



AGENDA

Historic District Commission Meeting

7:00 PM - Tuesday, February 14, 2023
Council Chambers

Page

1. CALL TO ORDER
2. ROLL CALL

Alex Pettit, Chair
James Chesnut, Vice Chair
James Ratzlaff
Stefan Szumko
Delrhea Byrge
Ellen Thackery, Staff

3. APPROVAL OF AGENDA
4. PUBLIC COMMENT ON AGENDA ITEMS
5. PUBLIC HEARINGS
206-210 N Washington Proposed Demolition of Apartment Building and One-Story Office Wing

5.1. [1 206 N Washington agenda item UPDATED](#) 3 - 67

6. BUSINESS SESSION

6.1. OLD BUSINESS 69 - 97

[1 agenda item 201 E Cross](#)

6.2. NEW BUSINESS 99 - 170

[2 agenda item 306 S Washington](#)

[3 agenda item 20 22 N Huron](#)

[4 agenda item 520 N Huron](#)

[5 agenda item 76 N Huron](#)

[6 agenda item 220 S Huron](#)

6.3. STUDY ITEMS 171 - 183

[8 study item 121 N Huron](#)

[7 study item 119 N Huron](#)

6.4. ADMINISTRATIVE APPROVALS
310 Maple--asphalt roof to asphalt roof after storm damage

6.5. 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 01/10/2023 Jan 2023 Meeting Minutes DRAFT	185 - 203
8.2.	Approval of proposed HDC Annual Report HDC Annual Report 2022 final	205 - 209
8.3.	Approval of HDC annual Report for CLG--commissioners please email your current resume and your thoughts about the commission's achievements, challenges, needs, and goals to staff this week Ypsilanti CLG AnnualReport2022	211 - 216
9.	ADJOURNMENT	



HDC Work Permit Staff Review

Property address: 206-210 N Washington

Property History:

206 and 210 N Washington are now connected. The buildings were not considered contributing at the time of the National Register nomination in the early 1980s. The buildings were considered together as a modern three-story apartment building that did not contribute to the district. Now, it is understood that the taller building began in the mid-1800s as a two-story house and evolved into the three-story Modern apartment building that stands today, and that the one-story Modern portion was the architectural office of R. S. Gerganoff. The significance of Gerganoff's firm has become better understood since the National Register nomination was written, and now it would be argued by City and County historic preservation staff that both the one-story and three-story portions of the building would be reconsidered as contributing to the National Register district because of the architect's regional significance (Criterion B) and that the outbuildings are significant as well because they contribute to the district's setting, demonstrating the ways residential neighborhoods have changed over the years.

The building suffered a fire in 2017. See the attached building history, which has been **updated since the January 2023 historic district commission meeting**.

Because demolition of a historic resource in the historic district does not follow the Secretary of the Interior's Standards, no relevant Standards are cited below. Instead, a notice to proceed would eventually be issued for an approved demolition.

Date of Application: January 3, 2023; **new economic memo received February 6, 2023**

Date of Review: February 8, 2023

Date of Meeting: February 14, 2023

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.

Proposed work: Demolition of the three-story apartment building and one-story office wing. The plan is that another three-story apartment building will replace the current buildings, but that plan is not yet completely finalized. A concept has been provided with this demolition permit application.

Materials:

Demolition.

After that, a new building is tentatively being proposed to be built with painted lap siding and trim (material not specified on drawings), brick, and cast stone. Staff did not see window, door, or roof material specified on drawings.

Staff review:

1. Because the loss of any resource within the local historic district can have a significant impact on the district, considering a demolition application is a serious and two-part process.
2. At the first meeting at which a demolition application is considered, the Commission determines whether sufficient information has been submitted with the application.
3. If the application can be accepted as submitted, the Commission shall vote to accept the application and schedule a public hearing. **On January 10, 2023, the Commission voted that the application was complete and the public hearing was scheduled and noticed for February 14, 2023.**
4. So for part two of the demolition application process, the applicant seeks a certificate of approval for the demolition and a notice to proceed for the demolition of both the three-story apartment building and one-story office wing.
5. In order for these to be issued, the commission must find that any of the following conditions prevail, *and* that the proposed work can be demonstrated by a finding of the historic district commission to be necessary to substantially improve or correct any of the following conditions: 1) The resource constitutes a hazard to the safety of the public or the occupants. 2) The resource is a deterrent to a major improvement program that will be of substantial benefit to the community and the applicant proposing the work has obtained all necessary planning and zoning approvals, financing and environmental clearances. 3) Retaining the resource will cause undue financial hardship to the owner when a governmental action, an act of God or other events beyond the owner's control created the hardship, and all feasible alternatives to eliminate the financial hardship, which may include offering the resource for sale at its fair market value or moving the resource to a vacant site within the historic district, have been attempted and exhausted by the owner. The applicant shall provide proof of financial hardship as required and defined by the historic district commission. 4) Retaining the resource is not in the interest of the majority of the community.
6. In this case, the applicant is proposing that the first three reasons above apply—a hazard to safety, a deterrent to a major improvement program, and financial hardship.
7. According to the attached *Guidelines for the Consideration of Applications for the Demolition or Moving of Structures within the Ypsilanti Historic District* that accompany the Ypsilanti Historic District Demolition Permit Application:
 - a. If Application is Approved---If the Commission, having determined that the application for a permit to demolish or move a resource within the Historic District has met all requirements of the Ypsilanti Historical Preservation Ordinance and the Ypsilanti Historic District Commission Guidelines for the

Consideration of Application for the Demolition or Moving of Structures within the Ypsilanti Historic District, votes to approve the application for demolition or moving, the Ypsilanti Building Department shall be authorized to issue a permit once Building Department requirements are met.

- b. Approval to demolish or move may be issued either with or without reservation. Approval issued without reservation shall become effective immediately. Approval issued with reservation due to the historical/architectural/environmental significance of the involved resource shall not become effective until at least six (6) months after the date of such issuance in order to provide a period of time within which it may be possible to relieve a hardship or to cause the property, on its present site, to be transferred to another owner willing to preserve it. The Commission may arrange to have the exterior and interior of a structure approved for demolition or moving photographically recorded.
- c. If Application Is Denied---If the Commission denies demolition or moving, the applicant must be notified in writing of the reasons for the denial and of the applicant's right to appeal, first to the State Historic Preservation Review Board and second, if denied by the State Historic Preservation Review Board, to the Circuit Court. The Building Department must be provided with a copy of such letter.

Potential Motions:

To approve demolition: Move to issue a Certificate of Approval for Demolition for Application PHDC 23-0002 and issue a notice to proceed for the demolition of both the three-story apartment building and one-story office wing at 206 to 210 N Washington. This application for a permit to demolish a resource within the Historic District has met all requirements of the Ypsilanti Historical Preservation Ordinance and the *Ypsilanti Historic District Commission Guidelines for the Consideration of Application for the Demolition or Moving of Structures within the Ypsilanti Historic District*. This approval to demolish is issued without reservation and shall become effective immediately. The Ypsilanti Building Department shall be authorized to issue a permit once Building Department requirements are met.

To deny demolition: Move to deny a Certificate of Approval for Demolition for application PHDC 23-0002 for the demolition of both the three-story apartment building and one-story office wing at 206 to 210 N Washington. This application for a permit to demolish a resource within the Historic District has *not* met all requirements of the Ypsilanti Historical Preservation Ordinance and the *Ypsilanti Historic District Commission Guidelines for the Consideration of Application for the Demolition or Moving of Structures within the Ypsilanti Historic District*. The requirements this application did not meet include: [insert reasons for the denial here] . The applicant must be notified in writing of the reasons for the denial and of the applicant's right to appeal, first to the State Historic Preservation Review Board and second, if denied by the State Historic Preservation Review Board, to the Circuit Court. The Building Department must be provided with a copy of such letter.

Prepared by:

Ellen Thackery, Preservation Planner

206-210 N Washington Chronology (Updated 1/13/23)

The property at 206-210 N Washington includes an office/apartment building and two ancillary buildings: a hen house and carriage barn. The apartment/office building suffered a fire on January 1, 2017. Demolition by Neglect proceedings began September 7, 2018. The property entered tax foreclosure on April 2, 2019 and was owned by Washtenaw County until August 2019 when the City of Ypsilanti purchased it. The building's stability has been compromised due to the fire and it is on the city's dangerous buildings list. The City determined that affordable housing should be made available on site, issued a Request for Proposals (RFP), and selected Avalon Housing as the partner for this project in 2020. The proposed development proposes preservation of the two outbuildings behind the existing office/apartment building and demolition of the existing office/apartment building.

Property History

The building has been through many changes and alterations. Based on photos on file, the original building was a two-story Italianate house with a rear modest Queen Anne-style addition. Original house appears to date to ca.1860 while the rear addition dates to ca.1885. The property was first illustrated on a Sanborn Map in 1888, which depicted the footprint of the original house with the rear addition.¹ The map also noted four ancillary buildings on site. Northeast of the house was a wood house, ash house (both not extant), and hen house (extant). The fourth outbuilding appears to have been a carriage barn, located southeast of the house (extant). By 1916 the hen house had been converted to a garage.² The wood house and ash house were removed by 1927, and both the hen house and carriage barn were converted garages.³

By the 1930s, a one-story ell had been added to the south elevation, but the overall exterior of the house had changed little. By the 1940s, however, the building had been substantially altered by the addition of a third floor, and removal of the front porch for a one-story stone-clad entrance pavilion. A sign on the addition indicates it was the offices of notable Ypsilanti Architect, R. S. Gerganoff, who appears to have remodeled the rest of the building as well. Based on blueprints on file in the Planning Department, Gerganoff modernized the building ca. 1955, altering the façade, expanding the south ell, and adding the Modern features seen today. Photos from this period have not yet been identified.

R. S. Gerganoff

Rashko Stoyan Gerganoff was born January 19, 1887 in Kereka, Bulgaria.⁴ He immigrated to the United States in 1905 and worked as a cabinet maker before enrolling in the architecture program at the University of Michigan in 1910, graduating in 1917. He completed the State Board in 1920, the same year he became a citizen, and changed his name to Ralph Stephens Gerganoff.⁵ He worked for the Detroit firm Donaldson and Meier before establishing his own practice in Ypsilanti in 1925. Among his early projects in Ypsilanti was the Neoclassical-style Counselor Apartment building at 108 Washtenaw, which he owned. Early designs by Gerganoff appear to have favored Period Revival Styles.

¹ Sanborn Map Publishing, *Ypsilanti, Michigan*, (New York: Sanborn Map Publishing Co., 1888), 4.

² Sanborn, *Ypsilanti, Michigan*, (1916), 5.

³ Sanborn, *Ypsilanti, Michigan*, (1927), 14.

⁴ Peg Porter, "R. S. Gerganoff: An Architect for the 20th Century," *Ypsilanti Gleanings*

⁵ Porter, "R. S. Gerganoff," 3.

In the 1930s he designed the City Printing building on West Cross Street and a number of projects for Michigan State Normal College (now Eastern Michigan University).⁶ At this time, Gerganoff's buildings adopted elements of Modernism, such as the popular Art Deco and Art Moderne styles. Among his projects at the Normal College were multiple residences halls, Pierce Hall, and the Rackham School. It appears that during this period, his offices moved into the building at 206-210 N. Washington.

In 1947, Gerganoff brought his nephews Stoyan (Steve) and Zdravka (Zack) to Ypsilanti from Bulgaria.⁷ He put them through architecture school and employed them in his firm. During the mid-century the Gerganoff firm designed numerous schools in Ypsilanti, including the Chapelle School and West Junior High School. Other works included commercial buildings across Washtenaw County, and the Beyer Hospital in Ypsilanti. By this time, Gerganoff had heavily implemented the principles of Modernism into his designs, including his own home at 1330 Huron River Drive. His office building at 206-210 N Washington was remodeled in 1955 with an expanded office wing and Modern façade. R. S. Gerganoff died in 1966. The firm was succeeded by Stoyan Gerganoff, and later by Zdravka Gerganoff in 1980.⁸

Property Significance

According to the Ypsilanti Historic District National Register nomination, 206-210 N Washington is non-contributing to the district. The nomination does not mention the hen house or carriage barn. The local Ypsilanti Historic District listing does not denote contributing/non-contributing buildings, but in order to make defensible decisions, the HDC should consider the current NRHP listing as the guide.

Staff recommends that the principal building, 206-210 N. Washington, is significant under Criterion B, for its association with the productive life of R. S. Gerganoff. Gerganoff was a major local architect with works across the state. The building appears to have served as his offices for approximately 30 years.

Staff also recommends that the two ancillary buildings, the hen house and carriage house, be considered contributing to the Historic District. These outbuildings contribute to the district's setting, and embody the ways residential neighborhoods have changed over the years. Staff has not yet conducted research into the outbuildings' context; the intact henhouse, however, is possibly unique within the historic district.

Potential Demolition Mitigations

Avalon has expressed interest in demolishing the apartment and office buildings at 206-210 N Washington. Staff has identified possible demolition mitigation measures to include:

- Full documentation and a report on the property, to be kept on file at the Ypsilanti Historical Society.
- A report and/or survey on the works of the Gerganoff firm in Ypsilanti, to be kept on file with the City, Ypsilanti Historical Society, and Ypsilanti Public Library.
- Finding a way to move or preserve the outbuildings.
- Erecting an interpretive marker or markers at sites related to Gerganoff.
- Supporting a historic walking tour of Gerganoff buildings.

⁶ Porter, "R. S. Gerganoff," 20.

⁷ Porter, "R. S. Gerganoff," 21.

⁸ A2Modern, Ralph Gerganoff, accessed April 23, 2019, <http://www.a2modern.org/architects/ralph-gerganoff/>.

Photographic Timeline of 206-210 N. Washington. Historical photos are courtesy of Ypsilanti Historical Society.



206-210 N. Washington, ca. 1900. Photo looking northeast to façade and south elevation.



206-210 N. Washington, ca. 1900. Photo looking northwest to east and south elevations.



206-210 N. Washington, ca. 1900. Photo looking southwest to east and north elevations.



206-210 N. Washington, ca. 1930. Photo looking northeast to facade and south elevations. Note the one-story office addition.



206-210 N. Washington, ca. 1940. Photo looking northeast to facade and south elevations. Note the addition of the third floor and the carriage barn behind the one-story office wing.



206-210 N. Washington, 2019. Photo looking east to facade.



206-210 N. Washington, 2019. Photo looking northeast to façade and south elevation.



206-210 N. Washington, 2019. Photo looking southeast to façade and north elevation.



206-210 N. Washington, north carriage barn, 2019. Photo looking west to east elevation.



206-210 N. Washington, north carriage barn, 2019. Photo looking northeast to south and west elevations.



206-210 N. Washington, south carriage barn, 2019. Photo looking southeast to north and west elevations.

**Guidelines for the Consideration of Applications for the
DEMOLITION or MOVING of STRUCTURES
within the Ypsilanti Historic District**

A. RESPONSIBILITY OF THE HISTORIC DISTRICT COMMISSION	1
B. DEFINITION OF DEMOLITION	1
C. REQUIREMENTS OF APPLICANT	1
D. GROUNDS UPON WHICH APPLICATION MAY BE BASED	2
E. REQUIREMENTS OF COMMISSION	6
F. WHAT COMMISSION SHALL CONSIDER	7
G. COMMISSION DECISION	8
APPENDIX – FINANCIAL HARDSHIP	10
1. Definition	10
2. Consideration of a Claim of Financial Hardship	10
3. Burden of Proof	11
4. If Hardship is Found	12
5. If Hardship is Not Found	12
6. Appeal of Commission’s Decision	12
7. Some Issue at which Appeal Bodies May Look	12

A. RESPONSIBILITY OF THE HISTORIC DISTRICT COMMISSION

The Ypsilanti Historic District Commission's legal responsibility is the protection of the historic resources within the Historic District. The demolition or moving of any historic resource constitutes an irreplaceable loss to the Historic District and to the City of Ypsilanti. The demolition or moving of even a non-contributing resource can have serious consequences for the District as a whole. Consequently, demolition and moving are strongly discouraged. The demolition or moving of historic resources within the Historic District must always be the last resort.

B. DEFINITION OF DEMOLITION

The razing or destruction, whether entirely or in part, of a resource and includes, but is not limited to, demolition by neglect. Destruction by fire when arson by the owner or the owner's agent is proven shall be considered demolition. *(Note: the following guidelines apply only to applications for demolition, not to demolition by neglect or destruction by fire.)*

C. REQUIREMENTS OF APPLICANT

1. The APPLICANT who proposes to demolish or move a resource in the Historic District must submit an application which shall include all of the following:
 - a. Signatures of the applicant and property owner.
 - b. Name and mailing address of the property owner.
 - c. Name and mailing address of the applicant.
 - d. Specific grounds under the provisions of the Ypsilanti Historic District Ordinance upon which the application for a demolition or moving permit is based.
 - e. Information sufficient to justify the grounds upon which the applicant has chosen to base the application.
 - f. Written evidence that alternatives to demolition or moving have been evaluated (including but not limited to rehabilitation, sale, adaptive reuse) and both architectural and financial data to support a conclusion the demolition or moving is the only feasible option. This evidence shall show that the property was offered for sale, the price asked, the period of time during which the property was offered for sale, and how the property was advertised for sale.
 - g. Written evidence of any advice sought by the applicant from a professional(s) experienced in historic preservation work.
 - h. It is the applicant's burden to show that the application complies with the ordinance. If the applicant does not meet the burden, the application shall be denied.

D. GROUNDS UPON WHICH AN APPLICATION MAY BE BASED.

1. The resource constitutes a hazard to the safety of the public or the occupants.

Applicant shall provide:

- a. Written report by the Ypsilanti Building Official identifying the **hazard** posed by the building. Any dangerous conditions should be identified.
- b. Certified written report by a structural engineer licensed in Michigan as to the **structural soundness** of the building and its adaptability for rehabilitation. Any dangerous conditions should be identified.
- c. Detailed description of **existing conditions**.
- d. Detailed description of **proposed changes**.
- e. Site plan, to scale, showing the **location of the resource** proposed to be demolished in relationship to other structures on the property, and to the property lines.
- f. Site plan, to scale, and any other information which accurately describes the **proposed use and appearance** of the site after demolition or moving of the resource.
- g. Feasibility of **alternative uses** for the property that would allow retention of the structure.

As well as architectural & historical data, as available:

- a. Date of construction of the resource
- b. Architectural style of the resource
- c. Historic photographs of the resource
- d. Name of original owner / builder / developer
- e. Building timeline (i.e., dates and location of additions, demolition and changes)
- f. Detailed description of building materials that are original to the resource
- g. Historic information regarding the resource (i.e., notable residents, highly recognized landmark, important site, etc.)

2. The resource is a deterrent to a major improvement program that will be of substantial benefit to the community and the applicant proposing the work has obtained all necessary planning and zoning approvals, financing and environmental clearances.

Applicant shall provide:

- a. Written **description** of the nature of the proposed improvement and how it will benefit the broader community.
- b. **Site plan**, to scale, showing the site after the proposed work, including existing and new construction.
- c. Building **schematic plans and elevations** sufficient to illustrate the size, mass, materials and appearance of the proposed new construction in relation to remaining historic elements on the applicant's property and surrounding sites.
- d. Evidence of required **planning and zoning approval** for proposed work, financing and environmental clearances.

As well as architectural & historical data, as available:

- a. Date of construction of the resource
- b. Architectural style of the resource
- c. Historic photographs of the resource
- d. Name of original owner / builder / developer
- e. Building timeline (i.e., dates and location of additions, demolition and changes)
- f. Detailed description of building materials that are original to the resource
- g. Historic information regarding building (i.e., notable residents, highly recognized landmark, important site, etc.)

3. Retaining the resource will cause undue financial hardship (as defined in Appendix, p. 10 of this document) to the owner when a governmental action, an act of God or other event beyond the owner's control created the hardship, and all feasible alternatives to eliminate the financial hardship, which may include offering the resource for sale at its fair market value or moving the resource to a vacant site within the historic district, have been attempted and exhausted by the owner.

Applicant shall provide, in written form, information sufficient to establish financial hardship (as defined in Appendix, p. 10 of this document), which shall include:

- a. **Form of ownership** of the property, including names and addresses of the owners. If owner is an organization, governmental entity or corporation, include name and telephone number of a contact person.
- b. **Amount paid** for the property, date of purchase, party from whom property was purchased, and any relationship between the parties.
- c. **Remaining balance** on any mortgage or other financing secured by the property.
- d. If property is income-producing, (a) **annual gross income** for the previous three years (b) itemized **operating and maintenance expenses** (c) **depreciation deduction** (d) **annual cash flow** before and after debt service.
- e. **Assessed value and real estate tax** on the property, according to the two most recent tax assessments
- f. **Estimated fair market value** of the property (a) in its current condition (b) after complying with YHDC Standards and Guidelines (c) after the proposed demolition or moving.
- g. Any **real estate listing** of the property for sale or rent in the past three years, including price asked, open houses held, prospects shown the property and offers received.
- h. Three bids each for the **cost** of the proposed demolition or moving compared with the cost of complying with Ypsilanti Historic District Standards and Guidelines.
- i. Three bids each for the **cost** of the proposed demolition or moving compared with the cost of stabilizing or “mothballing” the resource.
- j. Long term and short term **availability of funds**, including incoming and financing, available to the owner that would allow retention of the resource.
- k. List of **financial incentives** for preserving the resource available to the applicant through federal, state, city or private programs.

As well as architectural & historical data, as available:

- a. Date of construction of the resource
- b. Architectural style of the resource
- c. Historic photographs of the resource
- d. Name of original owner / builder / developer.
- e. Building timeline (i.e., dates and location of additions, demolition and changes)
- f. Detailed description of building materials that are original to the resource
- g. Historic information regarding the resource (i.e., notable residents, highly recognized landmark, important site, etc.)

4. Retaining the resource is not in the interest of the majority of the community.

Applicant shall provide:

- a. Written description of the nature of the resource and existing conditions.
- b. Written description of proposed changes.
- c. Written discussion of how the demolition or moving of the resource might benefit the community.
- d. Site plan, to scale, showing the location of the resource proposed to be demolished or moved in relationship to other structures on the property, and to the property lines.
- e. Site plan, to scale, and any other information which accurately describes the proposed use and appearance of the site after demolition or moving of the resource.
- f. Feasibility of alternative uses for the property that would allow compliance with Ypsilanti Historic District Standards and Guidelines.

As well as architectural & historical data, as available:

- a. Date of construction of the resource
- b. Architectural style of the resource
- c. Historic photographs of the resource
- d. Name of original owner / builder / developer.
- e. Building timeline (i.e., dates and location of additions, demolition and changes)
- f. Detailed description of building materials that are original to the resource
- g. Historic information regarding the resource (i.e., notable residents, highly recognized landmark, important site, etc.)

=====

An application which does not include the required information and material is an **incomplete** application and shall not appear on a Commission agenda or be forwarded to the Commission until it has been determined by City staff to be complete and eligible for consideration by the Commission.

If the application is incomplete, the applicant shall be notified in writing that the application is incomplete and in what manner it is incomplete, in order to allow the applicant to submit such materials as will constitute a complete application.

An applicant who does not submit the requested materials risks denial of the application.

In all cases, the City shall supply **photographs** of the property, showing all elevations, close-ups of details, and relationship to adjacent and surrounding structures. Photos are to be labeled with street address, compass direction and date.

All documentation becomes part of the **public record**.

In all cases, the applicant should be urged to attend the Commission meetings/hearings at which the application is to be considered and to present his/her application to the Commission. If the applicant fails to attend, the Commission should record in its minutes:

When the application was filed and by whom,

When the applicant was notified of the meeting/hearing,

That neither the applicant or applicant's representative was present,

The time of day at which the applicant was to have appeared and the time of day at which it was determined that the applicant was not present,

That anyone wishing to address the Commission regarding the application was allowed to speak,

A list of the materials submitted by the applicant,

A list of the materials submitted by parties other than the applicant.

E. REQUIREMENTS OF COMMISSION

1. At the **first meeting** at which a complete (as determined by city staff) application for demolition or moving is considered, the **Commission shall follow its usual procedures**, allowing for presentation by the applicant and discussion by the Commission.

The Commission shall determine whether sufficient information has been submitted with the application. The Commission may request any additional information it deems necessary for its determination.

If the application **can be accepted** as submitted, the Commission shall vote to accept the application and schedule a public hearing. (The application is considered formally accepted as the date of the vote to accept.)

If the application **cannot be accepted** because additional information is needed, the application may be tabled until such time as the additional information becomes available.

No action shall be taken by the Commission at this first meeting.

Exception: If the structure proposed for demolition or moving is found, by **unanimous** vote, to have **no** historical or architectural significance, the Commission **may** approve the demolition or moving at this first meeting, without holding a public hearing.

2. Following the **first meeting** of the Commission at which such application is considered, the Commission shall request that a notice be published in a newspaper of general circulation in the City of Ypsilanti. Such notice shall be published **at least fifteen (15) days prior** to the next meeting at which the application is to be considered and shall contain:

- a. **Address of the structure.**
- b. **Nature of the application**
- c. **Name and address of the applicant.**
- d. **Date, time, and place** of the meeting at which the application shall be discussed and a statement indicating that reasonable time will be allotted for comments by the public. In addition, a **copy of such notice shall be mailed to the owner** of the resource, by regular first class mail, at the address contained in the application.

3. At the **public hearing** at which such application is considered, the Commission shall hear the applicant, the applicant's designated representative and any interested parties. The Commission shall then, without further comment from the applicant or the public, conduct its own discussion of the application and, if possible, reach a decision and vote either approval or denial.

F. WHAT THE COMMISSION SHALL CONSIDER in reviewing a Demolition/Moving application, as applicable:

The Commission shall **not** allow the demolition or moving of any resource which has historical and/or architectural significance **unless** one or more of the following conditions (*Ypsilanti Historical Preservation Ordinance, Sec. 54-83 (c)*) prevail (*the same conditions upon which an applicant must base his/her application*) and if, in the opinion of the Commission, the proposed demolition or moving will materially improve or correct these conditions:

1. The resource constitutes a **hazard to the safety** of the public or the occupants, as determined by the Building Department of the City of Ypsilanti.
2. The resource is a **deterrent to a major improvement program** that will be of substantial benefit to the community and the applicant proposing the work has obtained all necessary planning and zoning approvals, financing and environmental clearances.
3. Retention of the resource will cause undue **financial hardship** (*as defined in Appendix, p. 10 of this document*) to the owner when a governmental action, an act of God or other events beyond the owner's control created the hardship, and all feasible alternatives to eliminate the financial hardship, which may include offering the resource for sale at its fair market value or moving the resource to a vacant site within the historic district, have been attempted and exhausted by the owner.
4. Retention of the resource is **not in the interest of the majority of the community**.

Questions for the Commission to ask:

1. Does the resource proposed for demolition or moving have **architectural and/or historical significance**?
2. What would be the **effect on surrounding buildings** of demolition or moving of the resource?
3. What would be the **effect on the Historic District** as a whole of demolition or moving of the resource?
4. What would be the **effect on safeguarding the heritage of the City** of the demolition or moving?
5. What has been the **impact of any previous inappropriate alterations, construction or demolition** on the architectural significance of the resource?
6. Has owner offered the **property for sale**?
7. Has the owner asked a **fair price**?
8. Has the property been **marketed** for a reasonable time?
9. Has the property been **advertised broadly** in a reasonable manner?
10. Has the owner sought the **advice of a professional** experienced in historic preservation work?
11. What would be the **effect of open space** in that location if the lot is to be left vacant?
12. What would be the **effect on the community of any proposed replacement structure**?
13. What is the **appropriateness to the Historic District of the design** of any proposed replacement structure?

G. COMMISSION DECISION

1. If Application is Approved

If the Commission, having determined that the application for a permit to demolish or move a resource within the Historic District has **met all requirements** of the Ypsilanti Historical Preservation Ordinance and the Ypsilanti Historic District Commission Guidelines for the Consideration of Application for the Demolition or Moving of Structures within the Ypsilanti Historic District, votes to approve the application for demolition or moving, the Ypsilanti Building Department shall be authorized to issue a permit once Building Department requirements are met.

Approval to demolish or move may be issued either with or without reservation. Approval issued without reservation shall become effective immediately. Approval issued with reservation due to the historical/architectural/environmental significance of the involved resource shall not become effective until at least six (6) months after the date of such issuance in order to provide a period of time within which it may be possible to relieve a hardship or to cause the property, on its present site, to be transferred to another owner willing to preserve it.

The Commission may arrange to have the exterior and interior of a structure approved for demolition or moving photographically recorded.

2. If Application Is Denied

If the Commission denies demolition or moving, the applicant must be notified in writing of the reasons for the denial and of the applicant's right to appeal, first to the State Historic Preservation Review Board and second, if denied by the State Historic Preservation Review Board, to the Circuit Court. The Building Department must be provided with a copy of such letter.

APPENDIX

to the document entitled “Guidelines for the Consideration of Applications for the DEMOLITION or MOVING of STRUCTURES within the Ypsilanti Historic District”

Guidelines for the Commission when considering an application for demolition or moving based upon a claim of FINANCIAL HARDSHIP

The Commission shall make it clear in discussion and in its written record that each case of financial hardship is reviewed individually and that decisions from one case **cannot** be used in support of another claim on another property.

An applicant denied a permit to demolish or move a resource within the Historic District may claim financial hardship either during Commission consideration of the application or following Commission denial of the application.

1. Definition

Financial hardship is sometimes termed ‘a taking.’ The term ‘taking’ refers to the Just Compensation Clause of the Fifth Amendment to the U.S. Constitution which states “... nor shall private property be taken for public use, without just compensation.” This was originally interpreted to protect private property owners from actual seizure or physical taking of property. An expanded interpretation recognized that regulations (for example, historic district ordinances) may deprive private property owners of all reasonable use of and return from the property.

That said, there are no hard and fast rules for defining or determining financial hardship. Each Commission must make its own decision and, if the Commission’s decision is appealed, each subsequent body to hear the case will arrive at its own decision.

The most likely instance in which the taking issue arises in historic preservation is when the property owner is **denied permission to** alter or **demolish** (or move) his/her landmark property.

2. Consideration of a Claim of Financial Hardship

The Commission shall evaluate the financial capability of the resource, not the financial circumstances of the owner. An owner’s personal financial status is **not** an issue that the Commission may consider.

The applicant may claim that the cost of the preservation of a resource and its features will cause an undue and unreasonable financial burden. The following guidelines are intended to inform applicants as to the circumstances under which an applicant may claim financial hardship and seek approval to alter a property in a manner inappropriate to historic preservation (demolition or moving).

For the purposes of these guidelines, the term “financial hardship” shall refer to an owner’s inability to see a **reasonable** financial return on an investment if he/she is required to comply with the Ypsilanti Historic District Commission requirements to preserve the property.

Evidence of financial hardship is generally limited to instances when the cost of preservation exceeds the value of the building or when preservation will deprive the owner of **all** reasonable use of the property. **By law**, the owner is entitled only to a **reasonable** return on the property. If the applicant is claiming the cost of restoration is prohibitive, the applicant must present information sufficient to establish financial hardship.

3. Burden of Proof

Financial hardship cannot be simply claimed (“*I can’t afford it*”), it **must be proved** and **the burden of proof is on the applicant**. An applicant’s undocumented allegation of hardship is unacceptable. The Commission can and should require dollars and cents proof. The applicant must present written evidence sufficient to **prove** that **all** reasonable use and return will be lost if demolition or moving is denied. Simply showing some effect on value is not sufficient.

When considering financial hardship, the Commission may at its sole discretion consult experts (architects, engineers, appraisers, real estate analysts, market consultants, developers experienced in rehabilitation or reuse, etc.) to aid the Commission in determining if financial hardship exists, to research other uses for the property and to present evidence of reasonable financial use.

The applicant will have answered some of the following questions in his/her application. Nevertheless, the Commission must discuss them thoroughly when considering a claim of financial hardship.

1. Has the applicant tried to sell the property on its present site to a party willing to preserve?
2. Has the applicant tried to rent the property?
3. Has the applicant advertised the resource for sale or rental?
4. Has the applicant considered financially feasible alternate uses of the property which would allow its preservation?
5. Has the applicant explored the availability of financial programs that could assist in the rehabilitation and preservation of the resource?
6. Has the applicant considered stabilization or mothballing of the structure?
7. Has the applicant investigated the use of the resource by a public or quasi- public agency?
8. Has the applicant investigated the sale of the resource for moving and preservation on a new site? (The Commission should be aware that, once moved from its original site, the resource no longer has architectural and historical integrity.)
9. Can the resource still be used for its present purpose?

If none of these options have been considered, the owner cannot claim that he has **no** reasonable use or return and, therefore, he **cannot claim financial hardship**.

4. If Hardship is Found

If the Commission finds that without approval of demolition or moving, all reasonable use and return from the property will be denied the owner and that therefore financial hardship exists to the owner and that a governmental action, an act of God or other event beyond the owner's control created the hardship, and all feasible alternatives to eliminate the financial hardship, which may include offering the resource for sale at its fair market value or moving the resource to a vacant site within the historic district, have been attempted and exhausted by the owner, the Commission shall approve the proposed demolition or moving and provide a copy of its decision to the Building Department.

5. If Hardship is Not Found

If the Commission finds that **no hardship** exists, it shall **deny** the application, notify the applicant in writing of the reasons for the denial and the applicant's right to appeal to the State Historic Preservation Review Board and to the circuit court, and provide a copy of same to the Building Department.

6. Appeal of the Commission's Decision

The **Commission** should be aware that **many more cases are decided on the basis of procedural errors or inadequate law than on the basis of financial hardship.** Judicial review is limited to the written record made of Commission meetings and public hearings and the judge must uphold the Commission's decision if the record shows a reasonable basis for the decision and the decision is not clearly against the weight of the evidence presented. Courts are not favorably disposed to Commissions that fail to follow their own procedures or standards. But, if the decision is based upon substantial evidence in the record, a court will not substitute its judgment for that of the Commission. For that reason, the Commission must conduct its meetings and its public hearings strictly according to its ordinance, giving no consideration to personal opinions, emotional appeals and the like. In addition, the Commission must always strive to be fundamentally fair.

The **applicant** must show that the Commission abused its discretion, used an improper standard, did not make sufficient findings of fact, or that there was not substantial evidence in the record to support the Commission's findings.

7. Some Issues at which Appeal Bodies May Look

a. Did the Commission, in reaching its decision, conform to its established procedures and standards? Allow ample opportunity and time for the applicant and the public to state their positions? Make sufficient findings of fact?

b. Does the Ypsilanti Historical Preservation Ordinance promote a valid public purpose?

Regulation of private property will not constitute a taking as long as the regulation advances a legitimate governmental (public) purpose. The US Supreme Court has found that historic preservation regulation is indeed a valid public purpose.

c. Was the Ypsilanti Historical Preservation Ordinance enacted before the purchase of the property?

If so, the applicant can be expected to have been aware of the regulations.

Or were regulations enacted after purchase of the property?

The City of Ypsilanti and the Historic District Commission should periodically publicize the existence and boundaries of the Historic District to alert owners that their properties are within the District.

d. What has been the benefit of regulation to the public?

e. What has been the negative impact of regulation on the owner?

The court may balance the benefit of regulation to the public against a negative impact of regulation on the applicant. In recent years, some courts have upheld regulation despite serious financial damage to the owner.

The question is, does **some** reasonable use remain possible even though the owner's **desired** use is restricted? Property owners may not establish a taking "simply by showing that they have been denied the ability to exploit a property interest that they had heretofore believed was available. The applicant's claim that he/she cannot make **more** money from the property than he/she presently makes does not constitute hardship. Regulation of private property does not constitute a taking as long as the property owner retains some viable use of the property. Courts are apt to ask if the owner has tried to sell or rent the property or if financially feasible alternate uses have been considered – if not, the owner is not in a position to claim that there is no reasonable use or return.

April 2004

Credit due to:

Clarion Associates, Inc., *Contract with History: Preservation Legal Tools*, 1995

Roddewig and Duerksen, *Responding to the Takings Challenge*, 1989

Preservation League of New York State, *Economic Hardship Training for Landmark Commissions*

Ypsilanti Historic District Commission, *Policy on Demolition and Moving*, 1979

Ann Arbor Register of Historic Places, 1994

Gary L. Word, City Manager, City of Northville, 2001

Adopted June 2004 *HDC - demo guidelines, Ypsilanti*



Ypsilanti Historic District
Demolition Permit Application

Date Filed 1/3/23 for HDC meeting date _____

Property Address 206-210 N. Washington

Applicant: Name Avalon Housing, rep: Michael Appel

Address 1327 Jones Dr., Suite 102

City Ann Arbor State MI Zip Code 48105

Phone _____ Fax _____

Email _____

If applicant is not owner:

Owner's name City of Ypsilanti

Address 1 S. Huron St.

City Ypsilanti State MI Zip Code 48197

Phone 734-483-1100 Fax _____

Signature of Owner _____

Who will perform the work?

Contractor's name Phoenix Contractors (via demo sub TBD) ⁷³⁴⁻⁴⁸⁷⁻⁹⁶⁴⁰

Address and phone 2300 Bishop Circle E, Dexter, MI 48130

Cost of proposed work \$121,000 Permit Application Fee \$235

The permit fee is \$30 plus \$5 for each (or any portion of) \$3000 of construction cost and is due with the application. An additional administrative fee of \$50 applies to HDC work started without the issuance of applicable permits.

To complete this application:

1. Fill in all necessary information on both sides of this application
2. The following additional items must be submitted with the application in order for an application to be considered complete:
 - Information sufficient to justify the grounds upon which the applicant has chosen to base the application.
 - Written evidence that alternatives to demolition or moving have been evaluated (including, but not limited to rehabilitation, sale, adaptive reuse) and both architectural and financial data to support a conclusion that demolition is the only feasible option. The evidence shall show that the property was offered for sale, the price asked, the period of time during which the property was offered for sale, and how it was advertised.
 - Written evidence of advice sought by applicant from a professional experienced in historic preservation work.
 - It is the applicant's burden to show that the application complies with the Guidelines. If the application does not meet the burden, the application shall be denied.

Incomplete Applications will not be considered

Date filed 1/3/22 for meeting date 1/10/22
Property Address 206/210 N. Washington St.
Applicant Avalon Housing

Grounds upon Which an Application May be Based

Please check appropriate box and provide as many as possible of the materials listed under each of the grounds in the "Guidelines for the Consideration of Applications for the Demolition or Moving of Structures within the Ypsilanti Historic District" which is attached to this form.

- ☒ The structure constitutes a hazard to the safety of the public or the occupants
- ☒ The structure is a deterrent to a major improvement program that will be of substantial benefit to the community, and the applicant proposing the work has obtained all necessary planning and zoning approvals, financing and environmental clearances.
- ☒ Retaining the structure will cause undue financial hardship (as defined on p.10 of the Guidelines) to the owner when a governmental action, an act of God, or other event beyond the owner's control created the hardship, and all feasible alternatives to eliminate the financial hardship, which may include offering the resource for sale at its fair market value, or moving the resource to a vacant site within the historic district, have been attempted and exhausted by the owner.
- ☐ Retaining the structure is not in the interest of the majority of the community.

See attachment for further explanation.

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

My Signature

1/3/22
Date

For additional information visit our website www.cityofypsilanti.com, or contact the City of Ypsilanti Planning and Development Department, 734.483.9646.

Supplement to Ypsilanti HDC Demolition Permit Application

206 N Washington, Ypsilanti, MI

Grounds for Demolition of existing building

We have prepared the enclosed application for the Ypsilanti Historic District Commission. Most of the available grounds for demolition apply.

History: The existing building had a significant fire in 2017 that left it vacant and unlivable. The Owner at the time attempted to start a renovation, but ended up giving up the building to the County for non-payment of taxes, and it was bought by the City of Ypsilanti in August of 2019 so the City could control redevelopment of this important near-downtown site. Avalon Housing was selected by the City as a developer of choice to redevelop the building as low-income housing.

Avalon's architect, Cornerstone Design Inc (CDI), started on documentation and evaluation of the existing building in mid-2021 after the contractual issues between Avalon and the City were generally worked out. After extensive review, CDI recommended demolition and new construction because the building had extensive issues from the fire, from subsequent deterioration due to water and cold intrusion, and from inadequate and poorly done original construction. Architectural and structural reports on the existing building are attached. A preliminary discussion about demolition was held with the HDC in April 2022.

This application to the HDC is being submitted as the site plan approval process begins in early 2023. Once site plan approval is obtained, Avalon will seek tax credit financing (and other sources) for the project, which can be a matter of months or years depending on the competitiveness of the upcoming financing rounds. After financing is confirmed, full construction documents for the new building will be developed and bid out to subcontractors, then final financing documents will be developed. As a result, actual demolition is likely at least a year off, probably much more. Avalon anticipates returning to HDC with a full Work Permit Application when the planning and building materials selections are further along.

Grounds for Demolition: Under the existing conditions, most or of the available grounds in the application apply, as follows:

1. *The structure constitutes a hazard to the safety of the public or the occupants.* As noted above, the building is not currently livable, and is dangerous to visit. There are areas of heavily fire damaged construction which cannot be safely entered. Remaining floors have missing or severely deteriorated sheathing and even framing; framing and other construction is inadequate and poorly designed for current loads even before the fire; and there is extensive water intrusion making areas slippery. Fixing the issues is expected to cost as much as new construction, for a building with fewer and greatly inferior apartments than the new building (as well as not meeting current energy use goals and probably needing variances from some code requirements).
2. *The structure is a deterrent to a major improvement program.* We believe Avalon's proposed new low-income housing development will be an important benefit to the community, creating

a building which incorporates modern, efficient apartment units. City Council's selection of Avalon for redevelopment of the site indicates the value of affordable housing to the City. As indicated in the reports from Avalon's architect and structural engineer, and shared with staff and City Council in May 2022, the structure is a deterrent to Avalon's ability to redevelop the site as affordable housing. We have not yet "obtained all necessary planning and zoning approvals, financing and environmental clearances" as spec'd in the application, because we were told by the city that we should get HDC approval along with site plan approval, and because the competitive affordable housing financing requires site plan approval for a competitive application.

3. *Retaining the structure will cause undue financial hardship to the owner.* This is ultimately the call of the actual owner, the City of Ypsilanti. Avalon has determined that in order to provide affordable, supportive housing at this location, retaining the structure would make financing unlikely to succeed due to the lower number of units, the size and accessibility of those units, and the number of variances from current code and standards required to preserve the current structure.



RECEIVED FEB 6, 2023

To: Ypsilanti Historic District Commission
From: Avalon Housing, Inc.
Re: 206/210 N. Washington St.
Date: February 6, 2023

During discussion at your January 2023 meeting, there was a request for additional information from Avalon concerning our decision to propose demolition rather than preservation, in the format of a comparison between the two options. We are providing that information in this memo.

	Option A) <u>New Construction</u>	Option B) <u>Renovation/Partial Demolition</u>
Completed sf:	24,366	21,116
# units:	22	17
\$/sf:	\$234/sf	\$234/sf
\$/unit:	\$260K/unit	\$290.6K/unit
Accessible Units:	6	2
Units in new construction:	22	8
Units in existing structure:	N/A	9

Notes:

Option A, our preferred proposal, includes demolition of the entire existing residential structure and replacement with a 22-unit new construction apartment building.

Option B includes preservation of the exterior walls and foundation from the northern section but reconstruction of most or all of the interior and roof. We are assuming demolition of the single-story southern wing, and new construction of a 3-story addition in its place.

Early in our due diligence we set aside the possibility of limiting our work to the existing 3-story north section and 1-story south section. This decision followed a few considerations. First, the south section was a much later addition.



Second, although the fire occurred in the north section, the overall structure and especially the foundations of the south section had many additional problems. Third, based on the design done by our architect, this would probably generate only two new residential units, for a total of 11 units—at a likely even higher cost per unit than either Option A or Option B.

Our costs for Option A are based on our general contractor's estimates in fall 2022, using a schematic design and scope of work prepared by our architect. Option B will involve less demolition, but more complicated selective demolition; increased site work; and new construction costs throughout the entire south section, as well as the entire interior of the north section. As a result of these various offsetting savings and increased costs, we are using the same cost per sf estimate for both options.

Option B also falls short in our evaluation on a number of non-economic factors. The existing building main floor is about 2' above grade and it would also be difficult to match the floor levels at upper levels. As a result, the connections between the new construction and the existing building will prove challenging, so Option B only produces 2 units that are accessible or visitable to people with disabilities. Option A creates 6 such units. Option A units are all designed to current standards in terms of code and size; the 9 units in Option B that are in the existing north section will be much smaller with less light, some exposed mechanical systems, etc. If the City building officials decide that the renovation within the northern section is required to fully meet the code for new construction, even Option B may be optimistic on the ability to reach 9 units in the north section.



To: Joe Meyers, Director of Economic Development

From: Wendy Carty-Saxon & Michael Appel, Avalon Housing

Re: 206/210 N. Washington St. redevelopment

Date: May 13, 2022

This memo is an update regarding our due diligence work in response to the RFP for Affordable Housing Development at 206/210 N. Washington. If you could share this with interested City Council members and the Mayor, that would also be appreciated.

As you know, we have spent a good deal of time and effort to understand the current conditions at the property, asking our in-house development staff—along with our architect and general contractor—to determine the best path forward. Not only did our architect spend extensive hours on site both creating a more detailed layout of the existing building, but, at his suggestion, we also brought in a structural engineer to evaluate the building.

The conclusion of both the architect and the structural engineer is that the existing building is not a good candidate for renovation. This certainly arises from the damage done to the building due to the fire and to water exposure since. But the structural elements themselves raise significant challenges as well. The building was added on to multiple times, not just when the southern one-story addition was added; both the main three-story building and attached one-story building are comprised of multiple sections with differing and inconsistent structural layouts. Renovation of the structure would likely preserve little beyond the exterior walls once damaged elements are removed, unsafe conditions are addressed and current codes are applied.

Understanding that this conclusion was not the anticipated outcome in the development process, we met with both City and County staff charged with economic development and historic preservation, as the building is in the Ypsilanti Historic District, and our financing options would include County administration of federal funding that has historic preservation requirements. At their suggestion, we brought our findings to the Ypsilanti Historic District Commission (HDC) as a Study Item at their meeting on April 12, 2022. We understand that our proposal to demolish the existing residential structure, preserve the two historic out-buildings and build a new affordable housing development on the site will require approval by the HDC. No vote was taken, but the comments by the commissioners indicated their understanding of the situation. In particular, we were told that we should return with a formal request for their support at the appropriate time and that our request would need to meet the standards of the ordinance for demolition and that any efforts to recognize the history of the property should also be included.

Working with our architect, we believe we can develop up to 20 units of affordable housing in a building that will also include common tenant amenities. We continue to look at supportive housing as a needed and appropriate use at that location. We also believe there are a number of financing options that could work.

Our plan is to move forward our site plan and entitlement approval process in the coming months, including compliance with the community benefits ordinance. We still believe that we are on track to sign off on the due diligence contingency in our Sales Contract with the City by August 12, 2022. This would also put us in a good position for financing applications that will open up this summer and into the fall.

If you, Council Members, the Mayor, or other stakeholders have questions or want more information, please let us know. We are happy to share the basis of our conclusions, respond to questions, and listen to community preferences.

DocuSigned by:

wendy Carty-Saxon
14C5962F15134C8

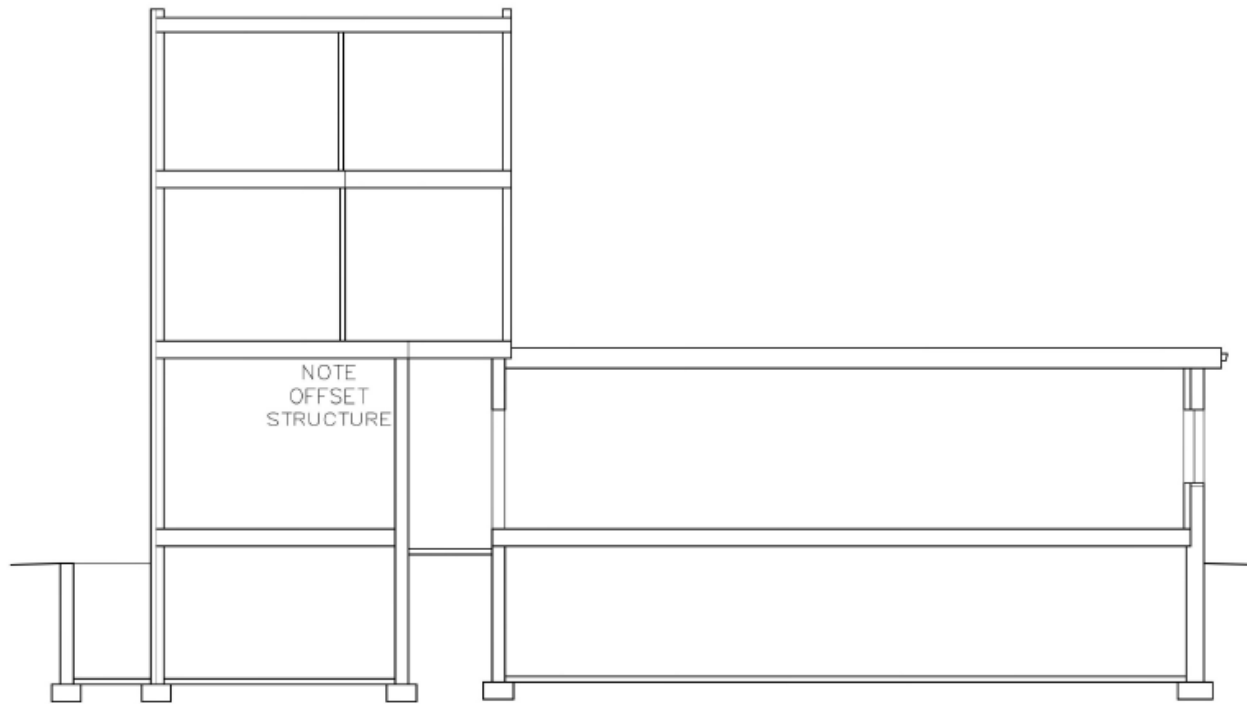












CORNERSTONE DESIGN INC
734.663.7580
CDIARCHITECTS.COM

SECTION A-A
206-210 N. WASHINGTON
YPSILANTI, MI



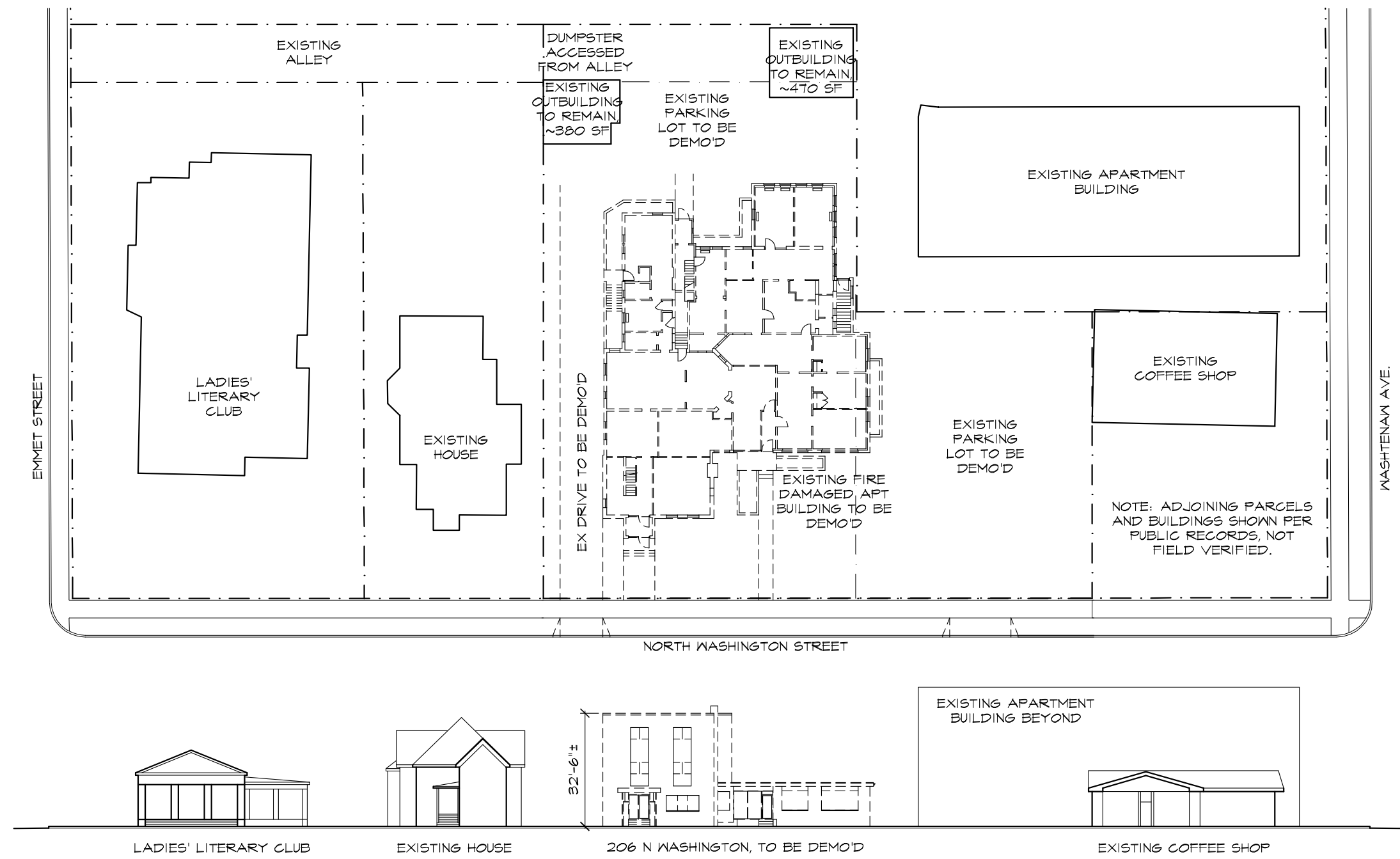
All drawings and designs copyright
2023 by Cornerstone Design Inc.

Cornerstone Design Inc
ARCHITECTS
210 Collingwood Dr., Suite 106, Ann Arbor, Michigan 48103
734.663.7580 info@cdiarchitects.com

Avalon Housing
1327 Jones Dr., Suite 102
Ann Arbor, MI 48105

Proposed Apartment Building
206 N Washington, Ypsilanti, MI

1/3/23
C-1



Demolition Plan and West Elevation with Context

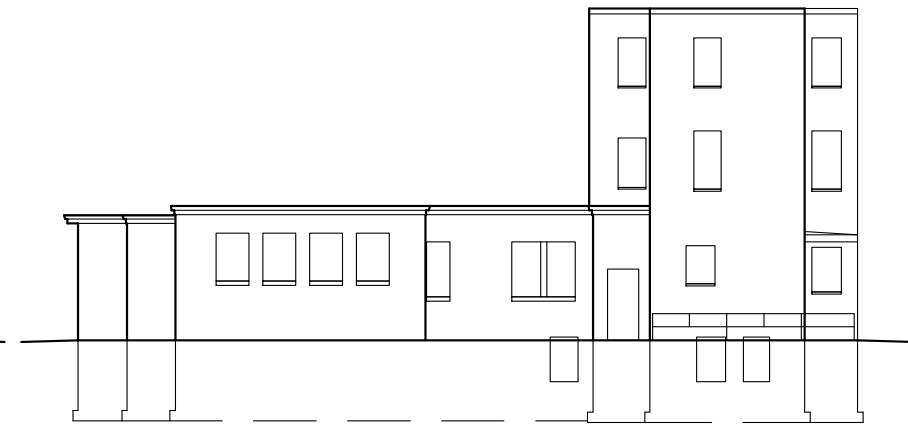
1" = 30'-0"

All drawings and designs copyright
2023 by Cornerstone Design Inc.

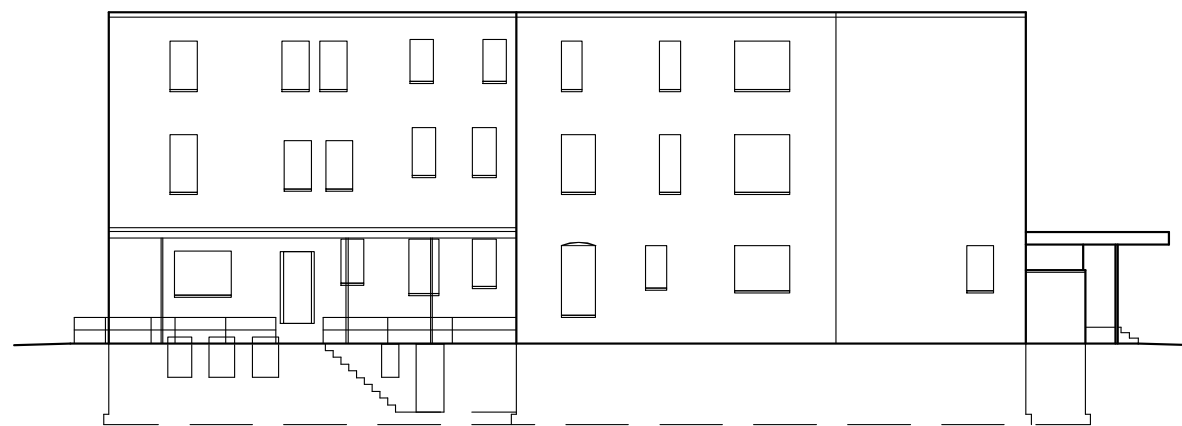
Cornerstone Design Inc ARCHITECTS 210 Collingwood Dr., Suite 106, Ann Arbor, Michigan 48103 734.663.7580 info@cdiarchitects.com	Avalon Housing 1327 Jones Dr., Suite 102 Ann Arbor, MI 48105	Proposed Apartment Building 206 N Washington, Ypsilanti, MI	1/3/23	D-1
--	--	---	---------------	------------



EXISTING SOUTH ELEVATION



EXISTING EAST ELEVATION



EXISTING NORTH ELEVATION



EXISTING WEST ELEVATION

Existing Building Elevations (proposed to be demo'd)

1/16" = 1'-0"

All drawings and designs copyright
2023 by Cornerstone Design Inc.

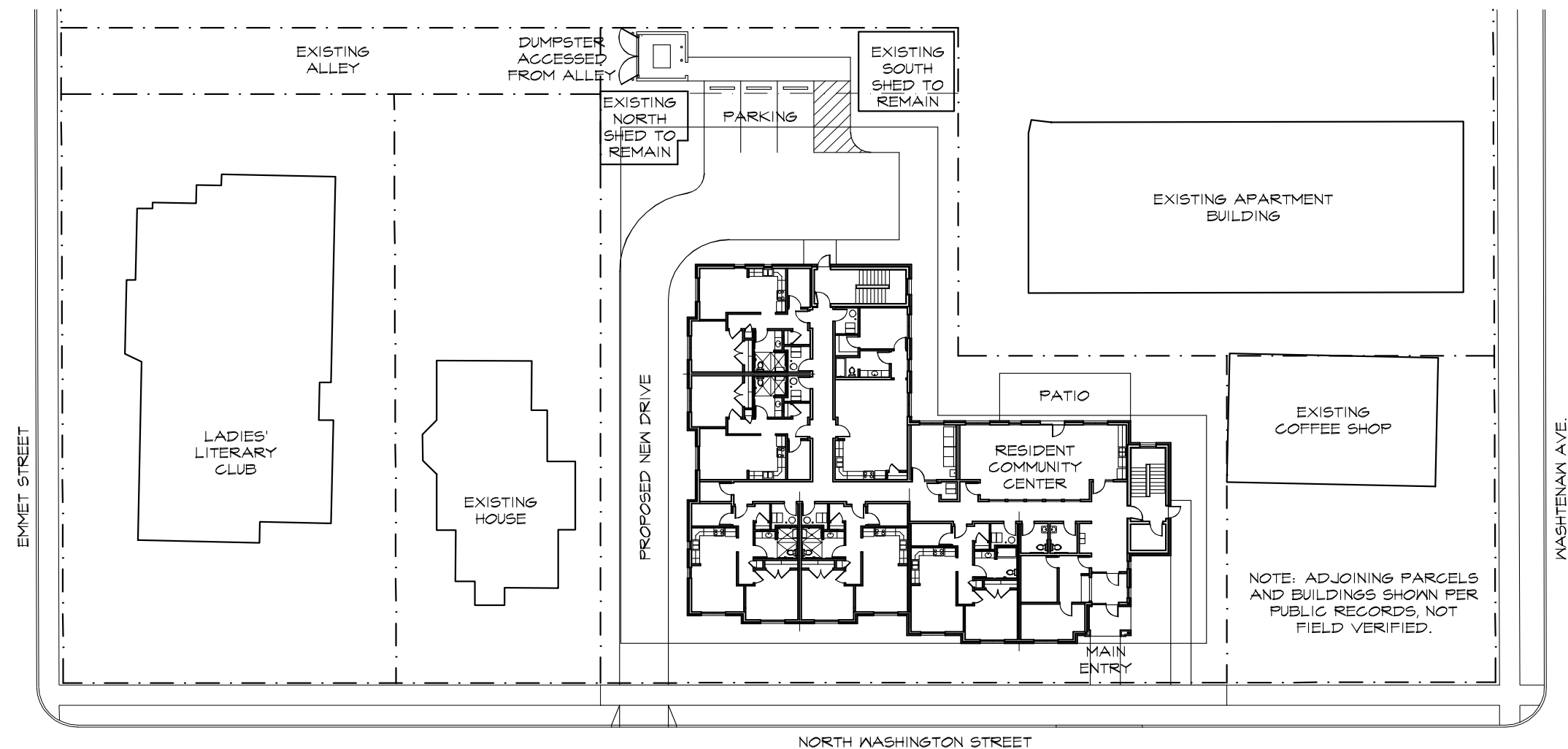
Cornerstone Design Inc
ARCHITECTS
210 Collingwood Dr., Suite 106, Ann Arbor, Michigan 48103
734.663.7580
info@cdiarchitects.com

Avalon Housing
1327 Jones Dr., Suite 102
Ann Arbor, MI 48105

Proposed Apartment Building
206 N Washington, Ypsilanti, MI

1/3/23

D-2



Proposed Site Plan and West Elevation with Context

1" = 30'-0"

All drawings and designs copyright
2023 by Cornerstone Design Inc.

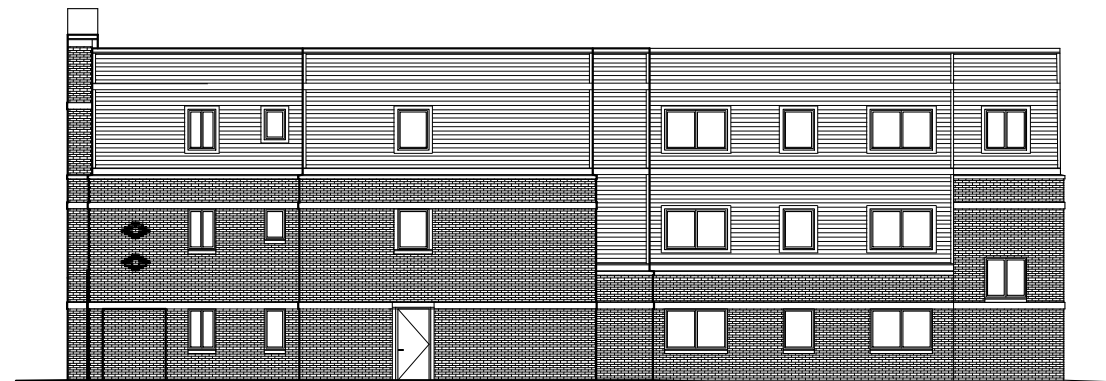
Cornerstone Design Inc
ARCHITECTS
210 Collingwood Dr., Suite 106, Ann Arbor, Michigan 48103
734.663.7580
info@cdiarchitects.com

Avalon Housing
1327 Jones Dr., Suite 102
Ann Arbor, MI 48105

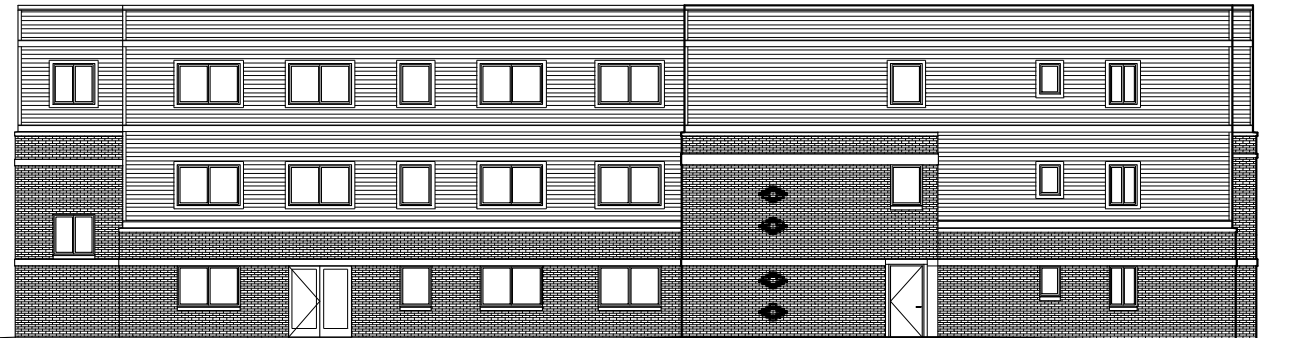
Proposed Apartment Building
206 N Washington, Ypsilanti, MI

1/3/23

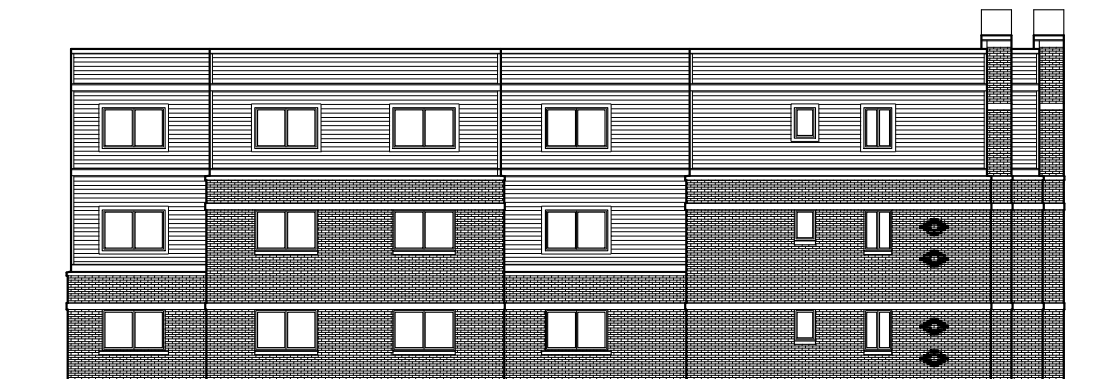
A-1



SOUTH SIDE ELEVATION



REAR (EAST) ELEVATION



NORTH SIDE ELEVATION



FRONT (WEST) ELEVATION

Proposed Exterior Building Elevations

1/16" = 1'-0"

All drawings and designs copyright
2023 by Cornerstone Design Inc.

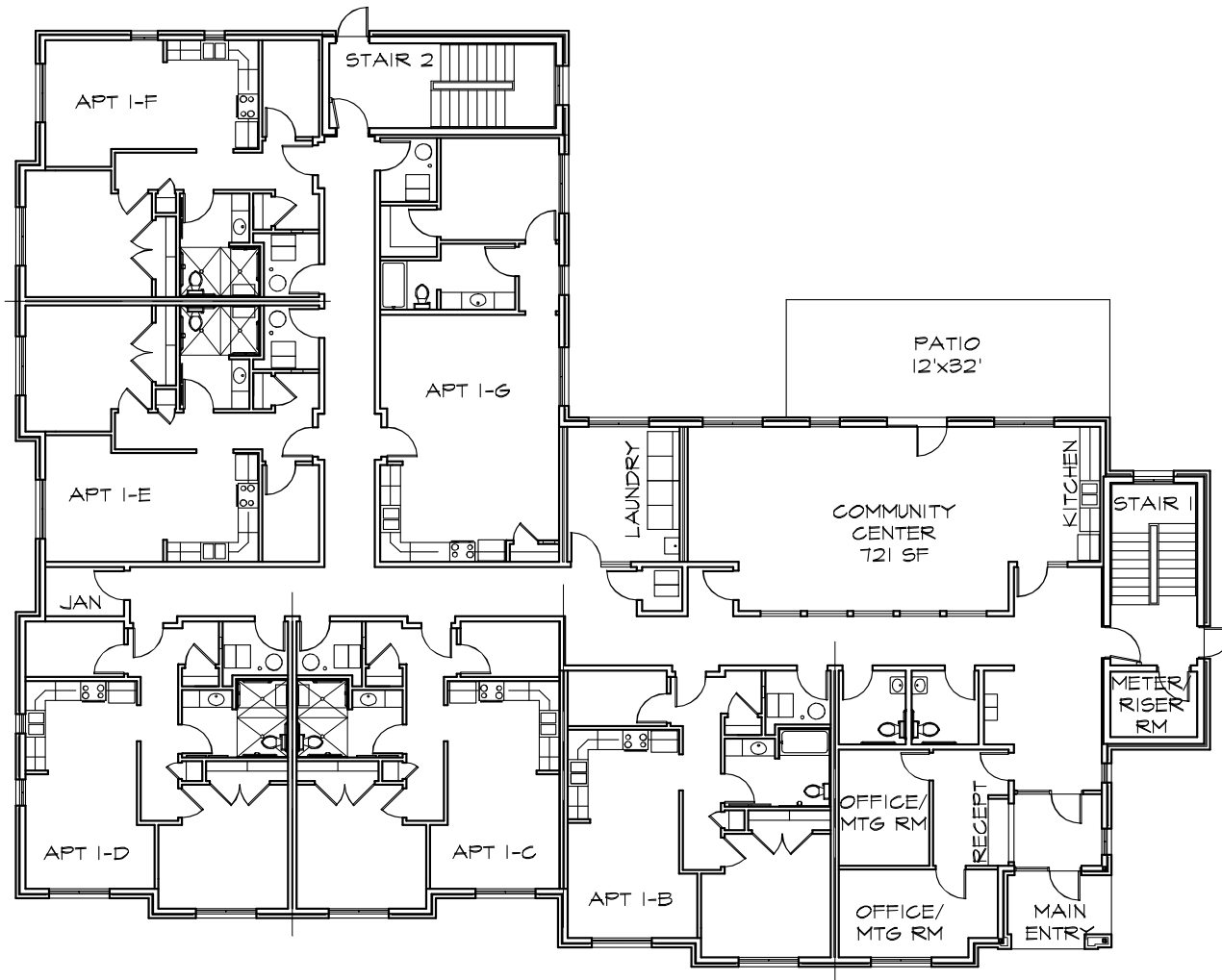
Cornerstone Design Inc
ARCHITECTS
210 Collingwood Dr., Suite 106, Ann Arbor, Michigan 48103
734.663.7580
info@cdiarchitects.com

Avalon Housing
1327 Jones Dr., Suite 102
Ann Arbor, MI 48105

Proposed Apartment Building
206 N Washington, Ypsilanti, MI

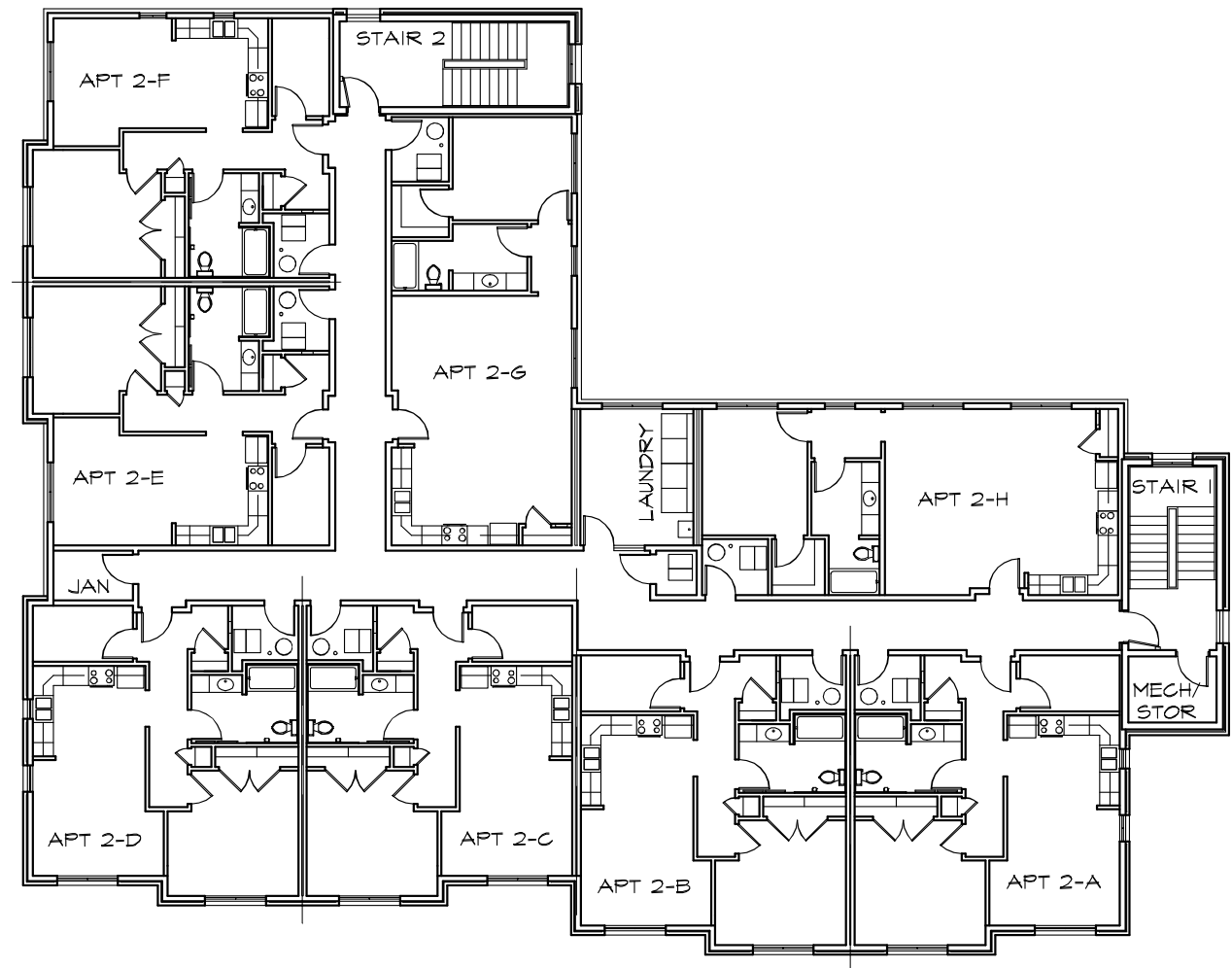
1/3/23

A-2



Proposed First Floor Plan

1/16" = 1'-0"



Proposed Second Floor Plan

Third Floor Similar

1/16" = 1'-0"

All drawings and designs copyright
2023 by Cornerstone Design Inc.

Cornerstone Design Inc
ARCHITECTS
210 Collingwood Dr., Suite 106, Ann Arbor, Michigan 48103
734.663.7580
info@cdiarchitects.com

Avalon Housing
1327 Jones Dr., Suite 102
Ann Arbor, MI 48105

Proposed Apartment Building
206 N Washington, Ypsilanti, MI

1/3/23

A-3



Structural Evaluation

206 – 210 N. Washington Street
Ypsilanti, MI 48197



Prepared For:
Avalon Housing

Date: 24 January 2022

Prepared By: Adam Wagner, P.E.
Wagner Engineering, LLC
Order Number: 2022-001

Order Number: 2022-001
Client: Avalon Housing
Project Location: 206 – 210 N Washington St, Ypsilanti, MI 48197

1.0 Introduction and Scope of Evaluation

I conducted a structural assessment on January 13th, 2022 of the abandoned apartment building located at 206-210 North Washington Street in Ypsilanti. This assessment was done at the request of David Esau at Cornerstone Design. The purpose of this structural assessment is to provide my opinion on the feasibility of reusing the existing interior framing to redevelop the building as a multifamily apartment in support of Avalon's housing mission.

The scope of this evaluation is limited to evaluating the existing conditions and the major structural items that would need to be addressed in order to redevelop the building as is. Additionally, as the structure is currently vacant and portions are open to the elements, this assessment is limited to the current site conditions assuming no further deterioration occurs.

2.0 Existing Structure Description and History

The existing lot is approximately 20,000 square feet and contains several structures, paved walkways, driveways, and parking areas. The main structure on the property is single story structure with basement that is attached to three story building referred to as the "Tower". There are also two outbuildings on the property. The three-story tower is the only structure evaluated as part of the assessment; the two outbuildings and the single-story structure were not evaluated and are outside the scope of this assessment.

The three-story tower originally was a much smaller structure both in terms height and footprint. The exact age and extent of the original structure is not known. Multiple additions have been added onto the original structure adding new floors and expanding the footprint to the east and west. The precise age, sequence, and history of these additions is not known, but the additions occurred incrementally over several decades. The construction methods and material types vary with each addition.

The three-story tower has approximately 2,330 square feet of gross area per floor and a full basement. The tower was subdivided into apartments until a significant fire in 2017 resulted in the property becoming vacant. At some point the majority of the interior finishes were removed within the tower and temporary shoring was added as the initial steps to renovating the property. However, the property was ultimately taken over by Washtenaw County as part of a foreclosure process, and the City of Ypsilanti is now the current owner.

For the purposes of this report and analysis, the tower has been dividing into three zones: Eastern, Central, and Western as shown in Figure 1. The construction methods and materials are relatively uniform within the zones.

Order Number: 2022-001
Client: Avalon Housing
Project Location: 206 – 210 N Washington St, Ypsilanti, MI 48197

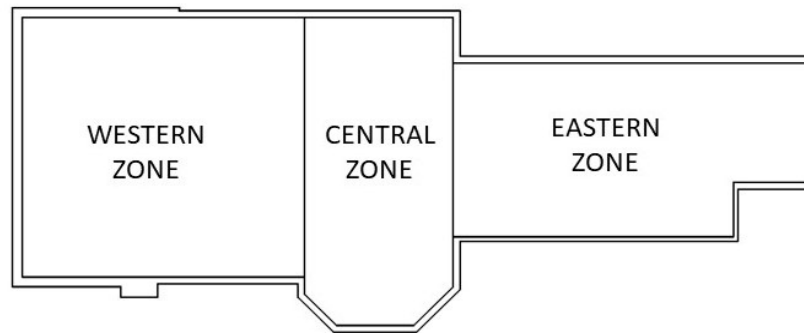


Figure 1: Building Zones

3.0 Analysis Assumptions

The following analysis is based on the existing layout as documented by Cornerstone Design, and the existing structure. Obviously, any future development would likely change the interior layout and that may necessitate redesign of the structural members and load paths. No proposed layout concepts were available at the time of this analysis; therefore, no specific future layouts were analyzed as part of this evaluation.

The 2015 Michigan Building code prescribes the following minimum live loads for multifamily residences:

Roof Live Load = 20 Pounds per Square Foot
Private Rooms and Corridors Serving Them = 40 Pounds per Square Foot
Public Rooms and Corridors Serving Them = 100 Pounds per Square Foot

It is assumed that any redevelopment of the property would include key-limited access at the building entry points, and that no portion of the building layout would be publicly accessible. Therefore, the 100 pounds per square foot (PSF) live load was not included in the analysis of the floor structure.

Floor dead loads were assumed to 15 PSF. This loading would include typical flooring types such as wood strip flooring or carpet, and also added drywall on ceilings that may be required for fire protection between living units. Tiled floor areas require a higher dead load than 15 PSF; however, this value varies depending on the tile type and assembly. Tile floors also generally have more restrictive deflection requirements than other flooring types. It is assumed that tile floors would be limited within the redevelopment and were not included in the analysis.

Snow loads were based on a snow ground load of 20 PSF, the minimum amount for the City of Ypsilanti.

A cursory wind loading analysis was done as a full analysis is outside the scope of the evaluation. Given the height of the structure and the length to width ratio the building footprint, one or both of the walls

Order Number: 2022-001
Client: Avalon Housing
Project Location: 206 – 210 N Washington St, Ypsilanti, MI 48197

that divide the Central Zone from the Eastern and Western Zones would most likely need to be converted to shear walls to provide the structure the necessary stiffness against required wind loads.

Structural member deflection requirements follow the 2015 Michigan Building code, and vary depending on what the structural element is supporting and the load type involved.

As noted, the structure has been modified several times throughout its life. This presents a challenge since the structural properties of old lumber can vary from modern lumber. Lumber from the nineteenth and early twentieth century was generally from old growth forests. This lumber has better strength properties than modern plantation raised lumber. Although there are no standard publications that specify the strength properties of old growth lumber for all species, it is a common practice to assume a grade higher when evaluating old growth lumber using modern material properties tables.

Additionally, the standard dimension of lumber has varied over time. The structure contains lumber that is full dimensions as well as a mix of nominal framing dimensions. This assessment considers the actual dimension of all framing lumber evaluated.

4.0 Eastern Zone Framing

4.1 Description

The Eastern Zone appears to be the most recently constructed portion of the building. The upper walls are 2x4 framing spaced at 16" on center with exterior 1x sheathing. A brick veneer is the finished exterior surface. There is a separate staircase that serves this portion of the building.

The floor/roofing framing is oriented north/south and varies between 2x10 and 2x8's spaced 16" on center. There is an interior bearing wall running the length of the zone in the east/west direction. The floor/ceiling joists run perpendicular to the bearing wall and the joists are spliced over the bearing wall. Window and door headers vary, but many are double 2x4's laid flat.

4.2 Analysis

The Eastern zone has the least amount of fire and water damage. There are a few areas, specifically at stairwell and at the northwest corner of the zone that abuts the Central Zone, where fire damage would necessitate the framing be replaced.

There are a number of load path discontinuities with the exterior wall framing around windows and other openings where the stud lines are interrupted and not appropriately supported by headers, such as in Figure 2.

Order Number: 2022-001
Client: Avalon Housing
Project Location: 206 – 210 N Washington St, Ypsilanti, MI 48197



Figure 2: Example of Wall Framing Discontinuity

The floor framing is a mix of 2x8's, 2x10, and 2x10's joists notched to match 2x8 depth and varies between floors. The third floor is 2x8 and the second floor and first floor are 2x10's. The joists are space 16" on center across all levels. The roof and third floor joists are spliced over the interior bearing wall. The roof, third and first floor framing is appropriately sized for their spans and the required loading with the current layout.

The interior bearing wall on the second and third floors is offset from the foundation by nearly two feet. This creates a situation where the second floor joists are carrying the full loading from the bearing walls above as shown in Figure 3. At the current span, the 2nd floor joists would be overloaded and not meet the minimum deflection requirements.

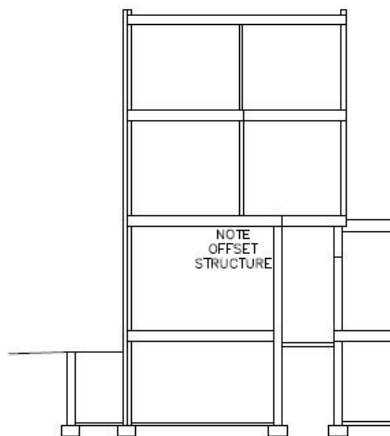


Figure 3: Eastern Zone Building Cross Section (Courtesy CDI Architects)

Order Number: 2022-001
Client: Avalon Housing
Project Location: 206 – 210 N Washington St, Ypsilanti, MI 48197

The window and door headers vary in size, but generally are appropriately sized for the current openings and joist spans.

4.3 Conclusions

The Eastern Zone framing is in best condition structurally, and the existing framing is generally sound. The framed walls could be rehabilitated by replacing the burnt/water damaged studs, and either replacing or adding appropriately sized headers over the discontinuous studs.

Since the joists overlap the load bearing wall on the 2nd and 3rd floors, this limits the ability to economically reconfigure the floor plan without reframing the floor/roof.

The 2nd floor framing would at a minimum need to be doubled to account for the offset bearing wall above. However, this is a less than ideal as localized deflection next to the wall would likely occur. The preferred solutions would be to add a bearing wall that aligns with the bearing wall above, or add a beam below to transfer the loading directly to bearing walls or column. Both options would change the available space on the 1st floor and basement and may limit layouts for these areas.

5.0 Central Zone Framing

5.1 Description

The Central Zone is older construction relative to the Eastern Zone based on the materials and construction methods. The exterior walls are multi wythe clay brick construction. The floor and roof framing is oriented in the east/west direction spanning approximately 16', with a bearing walls dividing the Central Zone from the East and West zones. The bearings walls are either wood framed or masonry, depending on the location and floor level.

The exterior wall window header are 4x4 lumber on the interior face, and there appears to be a steel lintel over the exterior face opening.

5.2 Analysis

The existing 1st and 2nd floor is 2x10's spaced at 16" on center. Modern lumber would require a No 1 grade to reach this span for most species and would be marginal in terms of performance. Older lumber, as noted earlier, can generally be considered to perform a grade higher than its modern equivalent. Most framing lumber is a Number 2 grade or better. Additionally, the floor joists on the first and second floor are full dimensional 2x10's (vs nominal 2x10), and therefore have a larger cross-sectional area than a modern nominal 2x10. That said, the structure has seen fire and moisture damaged, and areas are exposed to the elements. Therefore, the service conditions likely have degraded the lumber and I would not consider the properties to be better than modern lumber.

The third-floor framing is 2x8's and does not meet prescriptive loading for the current span. In addition, the floor framing has many notches and penetrations that do not meet the prescriptive code requirements in terms of hole size and/or location on the joist.

The 3rd floor ceiling framing in the hallway and some adjacent areas to the hallway within the zone is fire damaged and should be replaced.

Order Number: 2022-001
Client: Avalon Housing
Project Location: 206 – 210 N Washington St, Ypsilanti, MI 48197



Figure 4: Failing Bearing Wall

The western bearing wall on the 2nd floor is failing as shown in Figure 4. This was likely caused by fire damage to the wood lintel. Additionally, the wall is not laterally supported on the hallway side. The wall will need to be completely rebuilt either with masonry or wood framed construction.

The wood window headers supporting masonry are generally sized appropriately. In general, it is not the best practice to use wood to support masonry as the wood dimensionally changes throughout the year at a different rate than the masonry will. Additionally, the wood has the tendency to wick any moisture that is present in the masonry leading to decay. The headers appear to be in sound condition; however, the cross section could not be visually inspected to verify this.

5.3 Summary

Overall, the Central Zone has significant issues that would need to be addressed regarding the floor framing and the bearing walls. The floor framing for all stories would need to be redone to meet the current span of 16 feet.

The eastern and western bearing walls likely would need to be retrofitted or reconstructed to act as shear walls. This work may necessitate reframing the floor even if the floor framing did not require replacement.

6.0 Western Zone Framing

6.1 Description

The Western Zone is the street facing section of the building, and it is in the worst structural condition of all the zones. The central stair case was badly damaged by the fire, and the northeastern quadrant of the zone was exposed to water infiltrating the roof and dripping down through all the floors.

The exterior walls are mostly multi wythe clay brick, except for the northwestern section that is CMU construction. The CMU portion is an addition likely added to give the front elevation symmetry.

The floors are framed in the north/south orientation, with some joists bearing directly on the masonry walls and other floor the joists are bearing on interior wood framed wall immediately adjacent to the exterior masonry walls. Floor sheathing is entirely missing on the first floor, and is damaged in the central hallway on the upper floors. The first-floor framing is supported at midspan by a timber beam with steel columns in the basement. Upper floors are supported by interior load bear walls, however many of those wall segments are not aligned over the basement beam.

Order Number: 2022-001
Client: Avalon Housing
Project Location: 206 – 210 N Washington St, Ypsilanti, MI 48197

6.2 Analysis

The Western Zone has numerous significant structural issues. First, the framing around the central stairway is fire damaged and must be replaced. In addition, the floor system around the stairway was not properly supported with appropriately sized headers in the floor framing. Or, the posts that supported the floor framing have been removed.



Figure 5: Masonry Connection

The CMU to original brick exterior wall vertical joint is not properly connected nor is it designed as an expansion joint. There is a significant gap between the two masonry surfaces as shown in Figure 5, but it appears the brick veneer is continuous across this joint. As a result, the two walls may move independently in and out of plane, but the veneer brick is likely bonded to both walls. This may be the cause of the large crack that has formed above the third-floor window on the front face of the tower.

Along the south western corner of the third floor the original clay brick exterior wall has been removed, and wood framing was added. It not clear if this wood framing was fastened to the masonry below it, and, therefore, likely is not providing any uplift resistance to internal pressures created by wind gusts.

The roof is supported by the interior wood wall furring, which is supported by the floor joists. This framing is not directly supported by the masonry exterior wall, which is causing a load path discontinuity.

The first-floor framing is nearly completely rotten beyond salvage.

The floor load path for interior walls is offset along many wall segments, and are not bearing directly over the main carrying beam to the basement. The existing interior load bearing walls therefore would need to either be reframed to form a continuous path to the foundation, or headers/beams added to properly support the loading from above.

6.3 Summary

The structural issues with the Western Zone are numerous. Overall, the interior framing for all floors must be replaced due to the fire and water damage, load path offsets, and poor connections between new and old work. It does not appear the interior framing of this zone is salvageable.

7.0 Roof

The original roof framing was visible from below. At some point after the fire an additional pitched roof was framed over the existing roof. The framing for this second roof was visible only in few areas, and appears to be 2x8's framed with a ridge board. A ridge board is not a structural element; it is used to help align the rafters. Therefore, it does not need to be directly supported from below. The rafters form a triangle in conjunction with the existing horizontal roof, and therefore the assembly is self-

Order Number: 2022-001
Client: Avalon Housing
Project Location: 206 – 210 N Washington St, Ypsilanti, MI 48197

supporting. However, this is predicated on the strength of the connection between the rafter ends and the existing roof, and for very shallow slope roofs this connection becomes impractical to achieve with typical fastening methods. This connection was not directly visible and it is not clear how this connection was made. Although this framing appears to be adequate to support its own weight, it's not clear what additional loading it could support as is. It obviously was done as a temporary measure and likely not intended as a durable solution. The roof would need further investigation to confirm its load bearing capacity.

It is not clear if the original roof had any pitch for drainage or how that drainage was handled. The second roof presents a problem in terms of fire protection in that it creates an inaccessible interstitial space where a fire could spread unnoticed throughout the structure.

8.0 Foundation

The foundation of the 3-story tower is mix of various types include rubble, brick, CMU, and concrete. Many areas are parged such that the foundation is not directly visible for inspection. That said, the majority of the exterior walls above grade are clay brick. Any differential settlement or movement would be obvious in cracking in the brick walls or by evident recent repairs. With the exception of the northwest corner of the building, all the brick appears to be in good shape. The northern western corner has a large crack above the third story window. As discussed earlier, this may be related to the CMU to brick connection and is probably not related to settlement.

10.0 Exterior Façade

Overall, the exterior brick façade is in good condition and is serviceable. Several areas will need repointing due to water damage, namely over the shed roof adjacent to the north side of the Eastern Zone. Additionally, there is damage to the interior surface of the north side of the Western Zone from fire and water damage. This area likely needs to be repointed with some brick replacement.

11.0 Summary of Structural Changes Necessary

The following is a summary, by zone, of the major structural changes that would be required, at a minimum, to rehabilitate the structure.

Eastern Zone

- Reframe the fire and water damaged wall framing on the south side by the stair case
- Reframe any exterior wall studs that are interrupted and not properly supported.
- Address the offset load bearing wall by either shoring the floor framing, installing a beam, or constructing a bearing wall with necessary footing and basement support.

Central Zone

- Reframe all floor joists.
- Replace joists that do not meet current guidelines for penetrations.
- Rebuild the eastern and western interior bearing walls as shear walls.

Order Number: 2022-001
Client: Avalon Housing
Project Location: 206 – 210 N Washington St, Ypsilanti, MI 48197

Western Zone

- Completely reframe all floor and roof assemblies
- Reframe the central staircase opening on all floors
- Address the exterior wall load path discontinuity by either reframing the joists to bear directly on the exterior wall masonry or by adding a ledger system.
- Engineer and address the discontinuity between the CMU wall and the original clay brick exterior wall.
- Repair the masonry on the exterior wall portions that have been replaced with wood framing

12.0 Conclusion

Ultimately, the redevelopment of a property such as this is dictated by the economics specific to project situation. Virtually any structure can be salvaged and rehabilitated with enough resources. In most cases, rehabilitation is dictated by external requirements such as historical preservation and not by financial considerations.

In this case, the 3-story tower foundation and the exterior brick work of the structure is performing adequately and is salvageable in most areas, with the exception of the CMU to original brick connection noted earlier. Beyond that, the extent of interior reframing required to make the current building layout meet minimum loading requirements is over 50% by floor area. This does not take into account future layout changes or additional loading beyond the code stated minimums. Significant changes to the current layout to meet future needs would likely necessitate reframing the majority of the structure.

The building is segmented in the three zones which are structurally independent, and it may be possible salvage one or more zones and demolish the remaining zones. It is also possible to reuse the existing foundation and exterior and frame new floor and walls within the confines of brick exterior walls. However, these approaches require temporary shoring, construction phasing, and site access limitations that generally increase the cost of construction.

Finally, the structural components that are in good condition now will not stay that way indefinitely given the current state of the structure. At the time of inspection, water was infiltrating the roof over the western zone, and water was making its way through every floor down to the basement. Temporary shoring in the basement consisted of Laminated Veneer (LVL) beams. These beams are generally rated for temporary exposure to water, but are not rated for continuous wet service. Additionally, there are other portions of the building exposed to the elements through window openings or other penetrations in the building envelope. In other words, given the typical timeframe for development of a property such as this, it is likely additional deterioration will occur.

In my opinion, the 3-story tower is not a good candidate for structural rehabilitation given the extent of damage and repairs that would be required.

If you have any questions, please feel free to contact me directly at 734-392-7034 or Adam@WagnerEngineer.com.



September 7, 2021

Building Evaluation Report
206-210 N. Washington St., Ypsilanti, MI

Prepared for: Avalon Housing, attn: Michael Appel and Wendy Carty-Saxon



INTRODUCTION:

The subject property was an apartment building, located near downtown Ypsilanti, prior to significant fire in early 2017 left it vacant. The prior private owner had planned to rehab the building, but ended up losing the property due to non-payment of property taxes after which it was taken over by Washtenaw County. Our understanding is that the City of Ypsilanti purchased the property from the County in order to control the form of development on this near-downtown site, and has contracted with Avalon Housing to evaluate the building for redevelopment. Cornerstone Design has worked with Avalon for many years, and was asked

A R C H I T E C T S

210 Collingwood Dr., Suite 106, Ann Arbor MI 48103

www.cdiarchitects.com

734.663.7580

to participate in the evaluation. Avalon provides low income housing; that is what the City is seeking for this site, ideally with a focus on elderly residents due to other losses in that market.

SITE DESCRIPTION:

The site is located about two blocks north of the downtown commercial district, with the closest facility being the AATA bus terminal making transit very convenient to residents. The lot size is about 19,927 square feet, configured in an L-shape from two original lots, with the north portion - where most of the building is - being much deeper, and the south portion which is mostly parking being shallower. The building steps around the knuckle of the L, coming only about a foot from the property line, and encroaching into the required setbacks.

There are about ten parking spaces available in the south portion of the site, and room for a few more cars in the back of the site accessed from a drive on the north side of the building. The south parking lot is currently regularly used by neighborhood residents, probably because the city has very strict street parking rules in this area. An alley runs down the middle of the block from the north, ending at this site, and the end of the alley has previously been used for a dumpster for the apartment residents. None of the site features are of the condition that would be desirable for reuse, and removal/replacement should be assumed.

The site includes two modest outbuildings which appear to be in significant disrepair, and are presumably without electricity, water, or sewer connections, but we have not had access for detailed evaluations. The northern one is believed to encroach over the east property line into the alley, and both are in the setbacks (so not using land which is otherwise very useful for the development). The City, which is well known for its active Historic District Commission, has noted that these are historic buildings and must be preserved, although funding any restoration seems problematic. The buildings are currently somewhat secured so hopefully not a potential danger to residents.

We assume all normal utilities are available to the building at this urban location. A gas meter is located on the front, but does not appear to be connected. Water service appears to come in the front of the basement, but would likely need enlargement or a second service if the building is to be provided with fire suppression as code would currently require. There is no apparent stormwater management so the site presumably relies entirely on the public system.

BUILDING DESCRIPTION:

The building appears to have been constructed in many phases, beginning with what was probably a very large and nice brick house (which itself may have been subsequently expanded based on the visible building conditions). We do not know when it was converted to apartment use, but at some point in the 1950s or 60s a new "modern" front was added to the 3-story portion of the building, and a similarly designed one story addition added to the south (in two or more phases).

The 3-story tower has about 2,330 SF (square feet) per floor (gross area, to outside face of walls), with the one-story portion being about 2,960 SF. This results in about 9,950 SF (gross) above grade and about 5,300 SF in the basement. The building previously had 16 apartments, including at least one in the basement. The usable interior area would be about 10% smaller above grade (~9,000 SF), and about 20% smaller in the basement (about 4,200 SF).

The original house appears to have been constructed of solid brick, two or three wythes thick, but subsequent additions including the tower above the first floor are mostly brick veneer on wood studs. The studs appear to use balloon framing techniques (where exterior studs extend through the building floor structure) which was generally long ago abandoned due to fire and other concerns. The modern front uses a very different brick than the original house (buff/orange vs. the original red), mostly over concrete block. A few areas of the exterior stud walls toward the back are covered with siding or thin brick, generally in poor condition. At least some of the old house foundations visible in the basement appear to be stone rubble.

Our understanding is that the City does not consider the apartment building itself to be historic, although it is located in the Historic District so designs would be subject to review by the Commission.

OTHER CONSULTANTS:

We have been provided with a few reports by other consultants looking into environmental issues, including asbestos, lead-based paint, and radon. Numerous locations were identified for both asbestos and lead-based paint, but radon testing showed no issues. The radon testers did recommend follow-up testing, particularly if the basement is occupied, and we'll note that the building is currently well-ventilated due to its state of disrepair which might help hold down radon levels. There was a gas station south of this site (most recently used for car repair, not gas sales, and now closed); we have been told this is being evaluated to see if there are potential environmental issues from old tanks, spills, etc.

FIRE DAMAGE:

The fire appears to have been worst in the area of the front stair in the tower, and particularly at the upper levels. The stair and surrounding framing is badly burned and will obviously need removal, as will much of the roof framing at least in the front half of the tower.



Fortunately most of the exterior wall behind the stair appears to be multi-wythe brick, so not much obvious loss of load-bearing capacity there. Floor sheathing is mostly missing at the first floor, presumably due to fire or water damage, and heavily damaged or deteriorated elsewhere in the front of the tower, and is recommended for replacement.

The fire also seems to have traveled to the back stair, with significant charring in much of the adjoining exterior stud wall which we would recommend for replacement.

The challenging call relates to smoke odors, which will be absorbed into existing wood and possibly brick. From past fire projects, I believe spraying the existing conditions with a primer like Kilz will reduce this, but it is hard to say how effective it will be.

GENERAL CONDITION:

The building was no prize prior to the fire – small apartments, oddly configured, with mostly narrow halls and narrower stairs. Windows are old and in poor condition, and it appears there was minimal insulation. Heat was provided by old radiators from a central boiler, with some apartments having thru-wall air conditioner units (several of the radiators tested positive for lead-based paint). The newer parts of the basement foundation, as well as the many window well walls, appear to be single wythe CMU probably with minimal reinforcing, with some worrisome cracking particularly on the west end of the south basement wall. The one good aspect is the exterior brick, which despite its age, appears mostly in good shape except the area north of the worst part of the fire where mortar is badly worn probably from heat and water penetration.



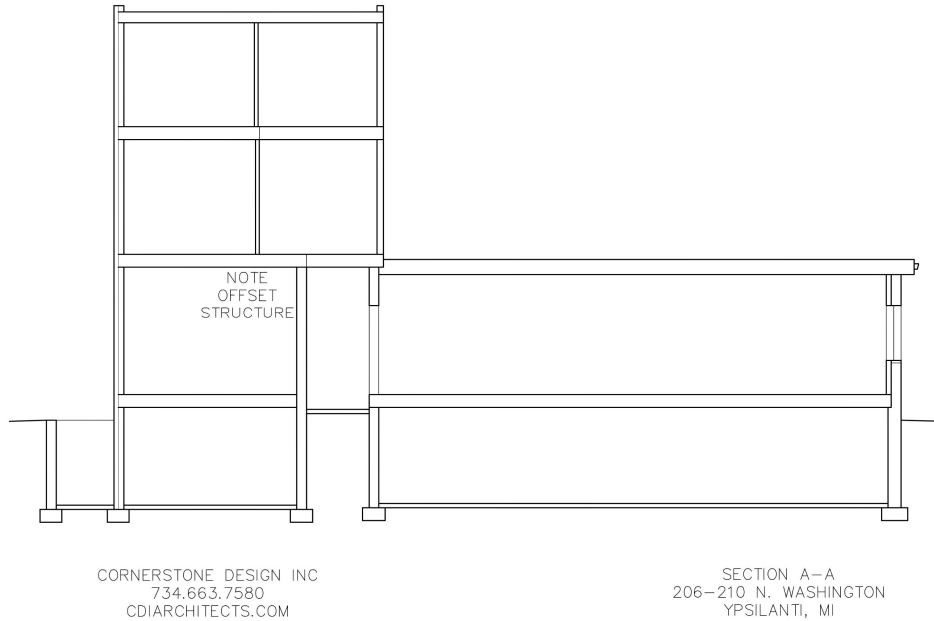
The fire caused a lot of damage, but the time since the fire has also not been good to the building, with no heat provided (so potential of frost heave damage) and minimal maintenance. The previous owner did apparently put a new roof over part of the tower after the fire, so it was not open to the elements, but there are some signs of water penetration possibly through broken windows and elsewhere, not to mention the water used to fight the fire. Much of the water, of course, eventually flowed to the basement, which would likely be damp anyways without conditioning. As a result, the basement surfaces are pretty well covered with mildew or worse. We should also note that the timelines for these projects are long; to get public approvals, get funding approved, do drawings, get permits, and close on funding could easily result in three or more years of deterioration before construction starts.

One particularly interesting area is the east side of the roof over the 1-story part of the building. It appears that the two rooms at the southeast corner may have been a late addition to the building, and (presumably) when those were added the roof over roughly the east half of the 1-story area was redone to slope to gutters on the east. It appears the old roof framing

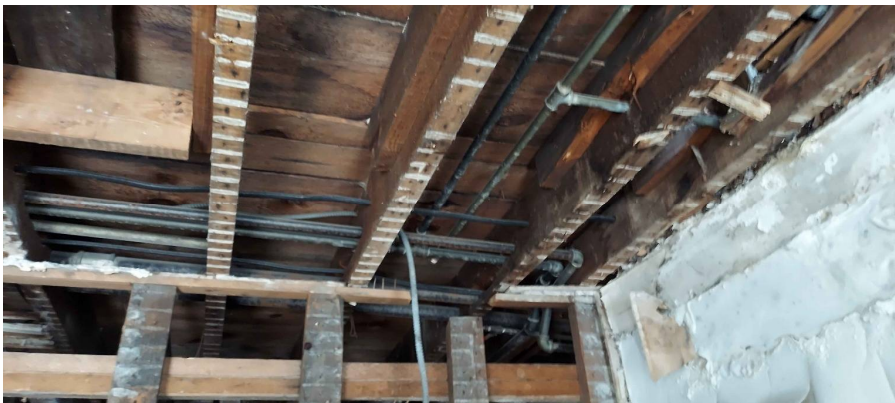
and sheathing was left in place as ceiling framing, with new structure added above, mostly invisible from below although there are finished recesses up into that area hinting at the situation (the stepped up roof is also visible from the tower windows). But the fire at the rear stair in the tower exposed an area of this roof structure, which is somewhat scary – random timber stubs over the earlier framing with timber beams connecting them, and filled in between with loose fill insulation that appears likely to be wet from the fire fighting and/or general humidity. We can't evaluate anything about the structural capacity, bearing locations, current condition of members, etc. without exposing it much more than it is now. Our recommendation would be to remove the entire raised roof and start over.



The existing tower framing is also challenging, with 2x8s at 16" on center at the 3rd floor and the roof, and 2x10s at 16" on center at the 2nd floor; we think the first floor was also 2x10s but didn't have good access to measure it due to dangerous conditions. Modern 2x8s could span about 11' with apartment loads (not higher loads in common areas); these are in places spanning as much as 16'. They are older wood, and often closer to the actual 2"x8" size than modern lumber, but it is difficult if not impossible to know what qualities to give it for calculation.



Many of the joists are also frequently cored for pipe penetrations, etc., probably more than should be allowed.



In numerous conditions, particularly the east half of the tower, the load-bearing walls do not align down to the foundation, so the center corridor walls on the 2nd and 3rd floors are carrying roof and floor loads down to the 2nd floor joists about 3' away from their bearing wall resulting in a significant point load. We did have this evaluated and the 2nd floor joists are (without

allowing for any unusual wood quality) significantly overloaded as a result. At a minimum each 2nd floor joist would need to be doubled with new 2x10s or better to have the capacity needed.

Our general recommendation would be as much removal and replacement as possible, as follows:

1. Remove all basement drywall and wood studs to address mildew/mold issues (treat remaining surfaces as needed).
2. Remove all first floor drywall, plaster, and furring. This is mostly in the 1-story wing, and although generally not in bad condition would need to be removed to determine roof structure conditions and bearing points, and to install new electrical wiring. Removal of drywall throughout the building (not that there is much left elsewhere) may be needed anyways to address lead-based paint and asbestos, and to improve insulation and wiring.
3. Remove and replace all windows with new energy efficient windows.
4. Remove all roofing, and replace while adding insulation as needed to meet or exceed code (replace damaged sheathing and joists as needed).
5. Remove and replace all mechanical and electrical systems, including radiators and water piping (the final HVAC system approach is still to be determined). If air conditioning is considered essential, mini-split heat pumps are probably the best solution.
6. Remove and replace all interior stairs, except the concrete stairs at the south end. New stairs should be a minimum of 3' wide (which the current 1st to 2nd floor rear stairs are not) and ideally be shallower than the existing although code compliance is unlikely to be easy to achieve.
7. Remove and replace the exterior wall by the rear stair, due to fire damage as noted above. The exterior thin brick needs to be removed and replaced anyways because it is falling off the building.
8. Remove and replace roof framing at the front half of the tower due to fire and water damage.
9. Remove (where not already missing) and replace floor sheathing throughout the tower portion of the building and elsewhere as needed.
10. Remove raised roof over the east half of the 1-story wing, probably including the ceiling framing and old decking; provide new sloped roof trusses.
11. Remove and replace all areaways (window wells) including new guardrails to code standard height and openness. Provide drainage systems if possible. Or abandon the use of the basement for apartments, and eliminate below-grade windows and wells.
12. Remove the failing roof over the northeast window well and entrances; replace if desired (it will help reduce water infiltration).
13. Remove and replace all site features (parking, drives, walks).

It is important to note that much of this work will involve uncovering areas which are not currently visible. These will likely result in additional work scope being required. In general, I think it is fair to say that the final project costs will be impossible to estimate up front, and many of the possible extras will be impossible to avoid once uncovered if the project is to be completed. I would recommend carrying a contingency of around 20% into construction on top of the contractor's best estimate of the costs for the planned scope of work.

As the reader will note, we have not started to discuss prospective layouts or likely numbers or sizes of apartments. Since it is only recently that the contractor has been able to make any effort at making the building safer, we have not even completed as-builts, and much more demo is needed to really determine loadbearing walls and points, or to do a full structural analysis (if it's even possible without knowing wood strengths). The building does probably most lend itself to 1-bed or even efficiency apartments due to the narrow areas available, especially in the tower, although efficiencies are discouraged or even not allowed by most affordable housing funding. These small units may be appropriate for elderly residents as desired by the city, but the narrow, steep stairs would be difficult to navigate.

We have also not yet addressed code compliance. The existing building was significantly out of compliance with current codes, including lack of sprinklers, stair widths and steepness, probably structural capacity, etc.; it is fortunate and somewhat surprising that (to our knowledge) nobody was injured in the fire. Discussion with the City would be required to determine what standards would be applied to the building in a renovation, given the likely scale of modifications anyways and that the building has sat vacant for years. Many of the out-of-compliance aspects will be difficult to improve, given the lack of space for sprinkler mains and shallower/wider stairs. Accessibility is not required by the Fair Housing Act as an existing apartment building, but may be required by building code and funding, and will be very difficult to provide as will accessible community space.

The schematic design originally done before any building study, and based on old inaccurate plans, showed significant interventions into the building to make it safer (new enclosed fire stairs) and to access a second floor added on top of the 1-story wing. While those are good approaches and still recommended, there appear to be far too many existing bearing walls for that plan to work as designed, and based on what I've seen I have no confidence of the ability of the existing foundations to support a second floor. It would probably be more cost effective to demolish the 1-story wing entirely and construct a 2-story building in its place than to modify the existing and expand it upward. This would also provide better opportunity for accessibility, code compliance, and safety for residents. Of course, much the same argument could be made for replacement of the 3-story tower.

CONCLUSION:

At first glance, the building offers an attractive opportunity: a location in the heart of Ypsilanti, two blocks from public transit, and with some structure in place. Unfortunately the quality of

206-210 N Washington Report, 9/7/21, p. 10

what is remaining is very difficult to evaluate, and the known issues are significant. Knowing the typical financial challenges of affordable housing, it is hard to see how the project is feasible especially given the impossible-to-predict costs. Demolition and new construction may be a more feasible and approvable prospect, with much more opportunity for safety, code compliance, and flexibility to meet Avalon's, the City's, and the neighborhood's goals.



HDC Work Permit Staff Review

Property address: 201 E Cross

Property History: This house is a Colonial Revival that was determined to contribute to both the National Register and local historic districts. The 1980s National Register nomination describes the house as a "2-story, side-gable, Colonial Rev. duplex." The 1982 survey sheet showing how the house looked at that time is attached.

Date of Application: 4/18/22; revised 11/11/22; revised February 2023

Date of Review: 2/7/23

Date of Meeting: 2/14/23

Proposed work:

Replacing four non-original windows with four wood windows with aluminum exterior cladding. Three windows are on the front of the house and one is on the east side.

The house has two units and the two sides of the house are mirror images of each other. The west side first floor of the house in the front has wood one-over-one windows in place. (These are not original to the house; the house's original windows are 6-over-ones.) On the first floor of the east side of the house, four vinyl windows were installed without proper permits. At the City's request, the property owner is now proposing to replace the vinyl with wood windows. The property owner proposes wood windows with aluminum cladding. The commission had requested measurements of the existing wood windows on the west side first floor of the house to ensure that the windows being proposed on the east side have similar proportions.

Materials: Andersen wood one-over-one windows with aluminum cladding to replace vinyl one-over-one Jeld-wen windows that had replaced four non-historic wood one-over-one windows.

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

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

3. Do not imitate earlier styles.

4. Preserve significant changes acquired over time.

5. Preserve distinctive features.

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

7. Clean building gently—no sandblasting.

8. Preserve archaeological resources.

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

10. New work shall be removable.

Staff review:

1. The house contributes to the district, but had undergone some alterations by 1982, including aluminum siding installation and window replacements on the first floor. Without seeing physical evidence under the aluminum siding and without historic photos, the exact evolution of the house is uncertain. If these three front window openings at the house's southeast corner as part of this application are original, Colonial Revival style would dictate that the windows in these openings would be double-hung, wood six-over-ones like the historic windows upstairs. It is possible, however, that alterations on the front of the house created new window openings on both sides of the front door(s) and one-over-ones were installed at that time. Regardless of the changes on the front of this property that may have occurred, several of this Colonial Revival house's historic features are still intact. The house's form is still in place that includes the dormers, the overhang of the roof, the original rectangular massing, and the hints at the symmetry on the front of the house that the style usually encouraged. In addition, all of the six-over-one wood windows that remain are integral to the house's style and history, as would be any wood siding, wood trim, or other details that remain under the aluminum siding.
2. While there are several features that are original to the house, staff finds that these four first-floor windows in this application were not among them. Staff finds that, because of exterior alterations that occurred before 1982, these four windows in this application were not historic or character defining, and staff finds that they did not achieve significance in their own right.
3. Because these first-floor windows were not historic materials, **the question is whether these four windows are appropriate replacements in this case.** To determine that, the commission considers the Secretary of the Interior's Standards for Rehabilitation, the Guidelines that accompany the Standards, local design guidelines (the Windows Fact Sheet), and the other factors listed in the city's historic preservation ordinance.
 - a. *The Standards.* Staff reviewed each Standard and determined that the Standard that applies in this case is Standard 9. (Staff considered each Standard in application to this case and many did not apply, like Standards 1, 3, 4, 7, 8, and 10. Others, like Standards 2, 5, and 6 that focus on preserving historic material, features, and character, did not apply when considering these four windows because these replacement windows in these openings were not historic.

Standard 9 states, "New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will 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 applicant is not selecting to try to restore a missing historic feature based on physical and documentary evidence, where they might be applying to install wood six-over-ones. In that case, the commission would be considering carefully how this work can be differentiated so that a false sense of the property's

development would be avoided. Instead, in this case, the applicant is applying to replace the replacements in a way that retains differentiation from the historic materials but is also compatible. The design of the replacements was already differentiated from the historic windows in that the replacements were one-over-ones. This application proposes to retain that difference, so the focus for the commission in this case becomes, **is the proposed work compatible with the historic materials, features, size, scale and proportion, and massing?**

Staff believes that the features, size, and scale and proportion of the proposed windows are close enough to the existing windows on the first floor on the west side of the house to be considered compatible. Wood windows are compatible, and aluminum cladding does not change the proposed windows' appearance, features, or scale and proportion.

- b. *The Guidelines* that accompany the Standards focus on retaining historic material, but they do recommend replacing "incompatible, non-historic windows with new windows that are compatible with the historic character of the building." The Guidelines do not recommend "installing replacement windows made from other materials that are not the same as the material of the original windows if they would have a noticeably different appearance from the remaining historic windows." Staff thinks the situation with this house is slightly out of line with these guidelines since it is not known at this time if these first-floor front window openings are original. Changing these first-floor windows to wood six-over-ones like those on the second floor would be in line with both of these recommendations, *if* the evidence shows that these first-floor window openings are original.
- c. The city's Historic District Fact Sheets form the *local design guidelines*. The Windows Fact Sheet is focused on preserving historic material, but when it provides guidance about replacement windows, it states, "Approval for replacement windows will be granted on a case by case basis. In all cases, the Commission will require an installation which does not reduce the glass area of any window. Wood replacement windows are preferred. Wood windows clad in aluminum or fiberglass may be approved in some cases."

The Fact Sheet continues, "The new window shall be the same configuration as the window it is replacing...Panels of glass in the replacement must match the size and shape of the original. The exterior trim installed after replacement must match the original."

Staff finds that the proposed windows would not reduce glass area, the windows are wood, and staff would suggest that, since the wood one-over-one windows that had been here (before the vinyl) were not historic, aluminum cladding in this case would be appropriate. The proposed configuration is the same as the configuration of the wood windows that had been in place. Staff did not consider trim closely—commission may want to look at the proposed trim carefully.

4. Before proceeding with work, applicant must obtain the appropriate building department permits.

Relevant Secretary of the Interior's Standards:
#9

Recommended Motion:

Move to approve application PHDC 22-0025 as amended and issue a certificate of appropriateness for the installation of four Andersen E-series wood one-over-one windows with aluminum cladding at 201 E Cross because the proposed work meets Standard 9 and the accompanying and local guidelines in that:

- the windows that were in place near the southeast corner of the house were not historic or contributing windows;
- these proposed windows in these locations will not destroy historic material and they will be compatible with the historic materials, features, size, scale and proportion, and massing;
- applicant has demonstrated that the four proposed windows will not reduce glass size, will have the same configuration, [and will have the same trim as the previous windows in these openings—staff did not really look closely at trim];
- and the commission determined that one-over-one windows in the window openings near the southeast corner of the house in this case are more appropriate than the six-over-one wood windows the guidelines and Standards would usually require, since it is currently unknown if these window openings are original to the house.

Prepared by:
Ellen Thackery, Preservation Planner



201 E Cross, November 2015, city files. The windows on the first floor, lower right were the ones replaced in 2022.



Photo provided by the homeowner of the fourth window that was replaced in 2022, on the east side of the property. November, 2022.



Photo taken by staff, November 8, 2022. Three windows on the lower right behind the shrub were replaced.



RECEIVED

APR 18 2017

CITY OF YPSILANTI
BUILDING DEPARTMENT

PHDC-22-0025 R. 29662 # 2017

**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

201 E Cross St, Unit 2, Ypsilanti, MI 48198

Applicant

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

Name

Judy Weinburger

Address

224 N River St.

City

Ypsilanti

State

MI

Zip

48198

Phone / Fax

E-Mail

Contractor

Contractor Name & Contact Info

Rafu Construction Raul Funes 734-604-8521

Type of work

☐ Roofing

☒ Window/Door
Replacement

☐ Porches

☐ Sign

☐ Fence (or other sitework)

☐ Painting

☐ Other

☐ Application Amendment

Complete Description of Proposed Work:

Replacing three front windows with similar double hung windows. Custom fit and matching trim.

This window quantity was later amended to four windows--three on the front of the house and one on the side.

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:
\$3,000

Permit fee:
\$45 + 50 = 95

Signature

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

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

Signature:

JUDITH WEINBURGER

dotloop verified
04/17/22 7:45 AM
EDT
EXVP-LVY8-BK9J-ITAT

Date:

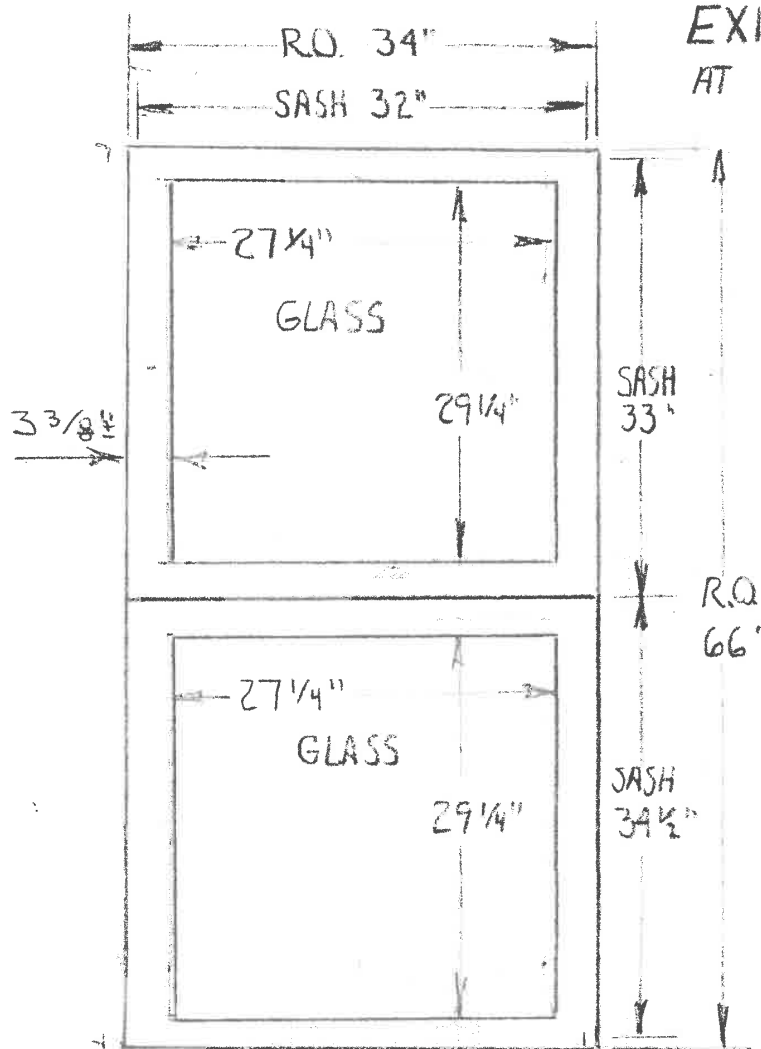
04/17/2022

Print Name:

Judith Weinburger

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.



EXISTING WINDOWS AT 201 E CROSS YPSI.MI

ROUGH OPENING 34" W X 66" H
GLASS 27 1/4" W X 29 1/4" H
SASH UPPER 32" W X 33" H
LOWER 32 1/2" W X 34 1/2" H

SCALE 1" = 1'0"

DATE 2-3-23

STANFORD
CREATIVE IDEAS

ENTERPRISES
BROUGHT INTO REALITY

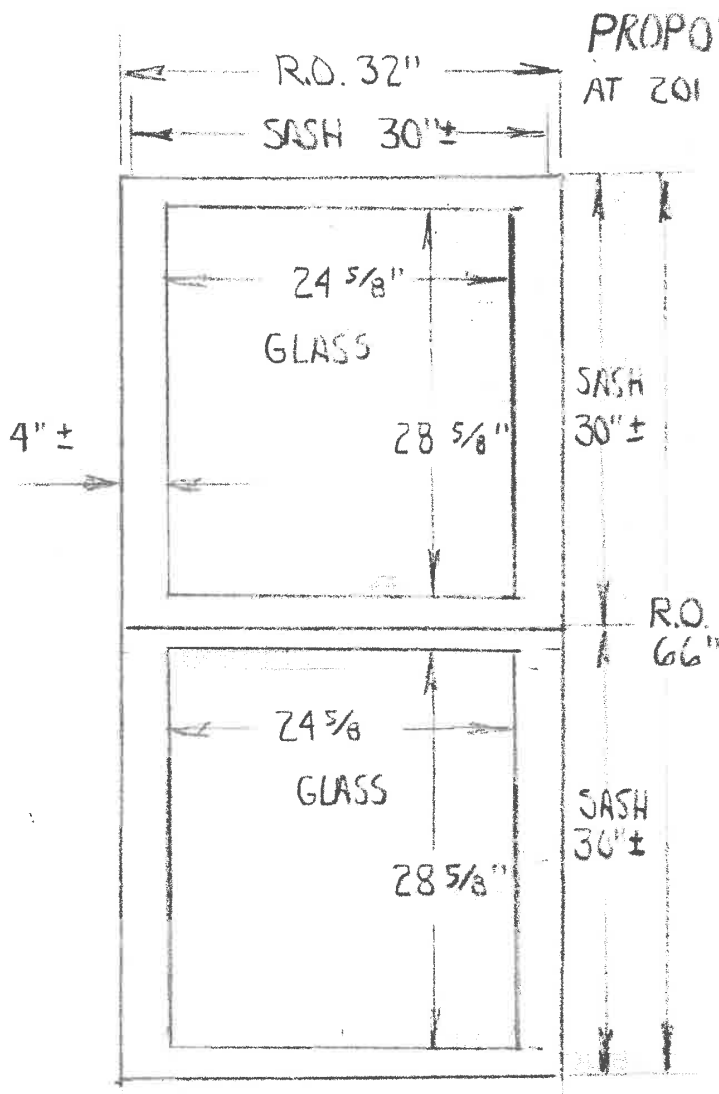
DESIGN BUILD

REMODELING CONTRACTOR

GYLL STANFORD
p (734)995.2541 • c (734)649.0974
email: GYLL@StanfordEnterprises.net

400 West Delhi
Ann Arbor, MI 48103
StanfordEnterprises.Net

Fully Licensed and Insured
Builders License #2101061670



PROPOSED WINDOW
AT 201 E CROSS YPSI, MI

ANDERSEN E-SERIES
WOOD /-ALUM. CLAD
STOCK SIZE
ETDH 2856

ROUGH OPENING 32"W X 66"H
GLASS 24 5/8"W X 28 5/8"H

SCALE 1" = 1' 0"

DATE 2-3-23

STANFORD **ENTERPRISES**
CREATIVE IDEAS BROUGHT INTO REALITY

DESIGN **BUILD**

REMODELING CONTRACTOR

GYLL STANFORD
p (734)995.2541 • c (734)649.0974
email: GYLL@StanfordEnterprises.net

400 West Delhi
Ann Arbor, MI 48103
StanfordEnterprises.Net

Fully Licensed and Insured
Builders License #2101061670

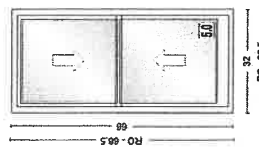
**SOLD BY:**

DIANA STANFORD (734) 217-3258

dstanford@manslumber.com

MANS LUMBER AND MILLWORK
2275 SOUTH INDUSTRIAL
HIGHWAY
ANN ARBOR, MI 48104**SOLD TO:**CREATED DATE
2/2/2023LATEST UPDATE
2/2/2023OWNER
DIANA STANFORD**Abbreviated Quote Report - Customer Pricing**QUOTE NAME PROJECT NAME QUOTE NUMBER CUSTOMER PO# TRADE ID
STANFORD - WEINBURGER STANFORD - WEINBURGER 3538690**ORDER NOTES:****DELIVERY NOTES:**

Item	Qty	Operation	Location	Unit Price	Ext. Price
100	3	Active/Active	None Assigned	\$1,012.12	\$3,036.36

RO Size = 32 1/2" x 66 1/2" Unit Size = 32" x 66" *stock size plus tax*

TCLDH2856, Unit E-Series Double-Hung, Equal Sash, 4 9/16" Frame Depth, Rigid Vinyl w/Integral Vinyl Drip Cap, White 2604 Exterior Frame, White 2604 Exterior Sash/Panel, Pine w/White - Painted Interior Frame, Pine w/White - Painted Interior Sash/Panel, Active/Active, Dual Pane Low-E4 Standard Argon Fill Ovolo Glass Stop Stainless Glass / Grille Spacer, 2 Sash Locks Bright Brass, WhiteJamb Liner, Clad Exterior / Wood InteriorJamb Liner Inserts, Limit Lower Sash, 4" Lower, White, 2604, Half, Aluminum

Insect Screen 1: E-Series Double-Hung, TCLDH2856 Half Aluminum White 2604

Unit #	U-Factor	SHGC	ENERGY STAR	Clear Opening/Unit #	Width	Height	Area (Sq. Ft)	Comments:
A1	0.31	0.3	NO	A1	27.6875	26.7500	5.14330	

approx - glass 27 5/8 x 29 3/8

Quote #: 3538690

Print Date: 2/2/2023 1:11:59 PM UTC

All Images Viewed from Exterior

Page 1 of 2

Re: quote # 3538690



Diana Stanford <DStanford@manslumber.com>

To Ellen Thackery

You replied to this message on 2/7/2023 9:15 AM.



Reply

Reply All

Forward



Tue 2/7/2023 9:10 AM

Attention: This email was sent to the City of Ypsilanti from an external source. Please be extra vigilant when opening attachments or clicking links.

E-Series Andersen is an aluminum clad product

Get [Outlook for iOS](#)



2275 S Industrial Hwy, Ann Arbor, 48104

Diana Stanford

Inside Sales Representative

734-217-3260

734 904-0722

DStanford@manslumber.com

manslumber.com



This email and its contents, including any documents transmitted with it, is confidential and intended for the recipient(s) specified in the message only. If you have received this transmission in error, please notify the original sender immediately and promptly delete any and all transmitted information. You are advised that you may not disclose, copy, or distribute this information without the express written consent of the original sender.

From: Ellen Thackery <ETHackery@cityofypsilanti.com>

Sent: Tuesday, February 7, 2023 9:06:59 AM

To: Diana Stanford <DStanford@manslumber.com>

Subject: quote # 3538690

Hi, Diana. We spoke once before about a quote you had provided for a Jeld Wen wood/aluminum clad window—I'm the staffer for the historic district commission in Ypsilanti. I'm re-reviewing these quotes for 201 E Cross in Ypsilanti and I had one more question. The Andersen E-Series window in quote 3538690 looks like it's a wood window with vinyl cladding—is that correct? Thank you!

Ellen



Ellen Thackery

Preservation Planner

Community & Economic Development Department

City of Ypsilanti

734-482-9709

www.cityofypsilanti.com

she/her



LEARN

DESIGN IT

TECH SPECS

E-SERIES

Easy cleaning from the inside of your home.

E-Series double-hung windows have two operating sash that move up and down allowing for ventilation on the top, bottom or both. The sash tilt in for easy cleaning from the inside of your home. Made of wood protected by an aluminum exterior, it's our fully customizable double-hung window.

★★★★ 3.7 (3) | \$\$\$\$

[Request a quote →](#)[Design this window →](#)

PRODUCT VIEW

MOST POPULAR INTERIOR OPTIONS



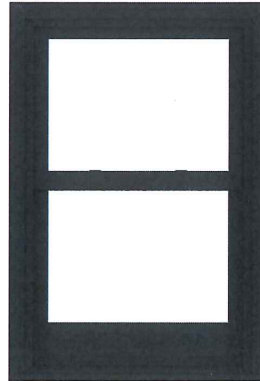
Black



Sandtone



Terratone

Dark
Bronze

Interior

Exterior

IS IT RIGHT FOR YOU?**Material**

Wood protected by aluminum exterior.

Colors

50 exterior colors and 14 interior colors along with natural, unfinished or stained wood to give you the option of a modern or



Support for replacing windows

Although the house is old, the windows and their aluminum screen are not original. The aluminum screens might be only from the 1960's. The windows do not operate easily, if at all anymore, because the wood has rotted and there are so many layers of paint on them. Over the years the house has settled so much that the windows are no longer plumb. Even with pins to lock them open a few inches, (to respond to the city's code) they don't stay up properly. They can fall down and injure someone. When trying to open and close them they can slip and crash down and break the glass.

The windows are inefficient. The tenants must pay for their heat. Even with the windows closed and locked and having added the plastic around them, drafts come through and enough frost forms to damage the surrounding walls. The tenants have complained. I don't want the tenants to sue me, and I don't want the house harmed by excessive water.

There are several different styles of windows on this house. The lower front windows are double hung sash windows. The upper front windows are double hung sash windows with grids dividing them into three over three panes. The ones I replaced matched the similar ones on the opposite side of the house. The back side of the house has five windows, two are double hung sash windows, one is an awning and two are aluminum sliding windows. The north side has five windows. Two upper with three over three double hung sash windows and three lower windows that are double hung sash windows. The south side has six windows, three double hung sash windows, two upper with three over three grids, and double hung sash, and one awning. Windows are very expensive. If I had to replace them with custom made wood windows, it would have cost three times what I had to pay and would have taken weeks to obtain the windows and I would never regain my investment.

Additionally, on August 3, the city inspected the home. The inspector commented on how nice the house is. She found a few very minor issues, like numbering the meters for the apartments and hanging the fire extinguishers on the wall.

I have lived in the city and paid taxes in the city for many years. I have restored many homes and worked with the city and will do so again. Please let us reach a reasonable way to resolve this.

8/9/22, 7:28 PM

IMG-7740.jpg

RIGHT SIDE BOTTOM
WERE REPLACED FRONT



<https://mail.google.com/mail/u/0/#inbox/FMfcgzGqPpjXggtbpCZsxJHkvsbQCXvV?projector=1&messagePartId=0.2>

1/1

8/9/22, 7:29 PM

IMG-7750.jpg

NORTH SIDE



8/9/22, 7:29 PM

IMG-7748.jpg

BACK + SIDE

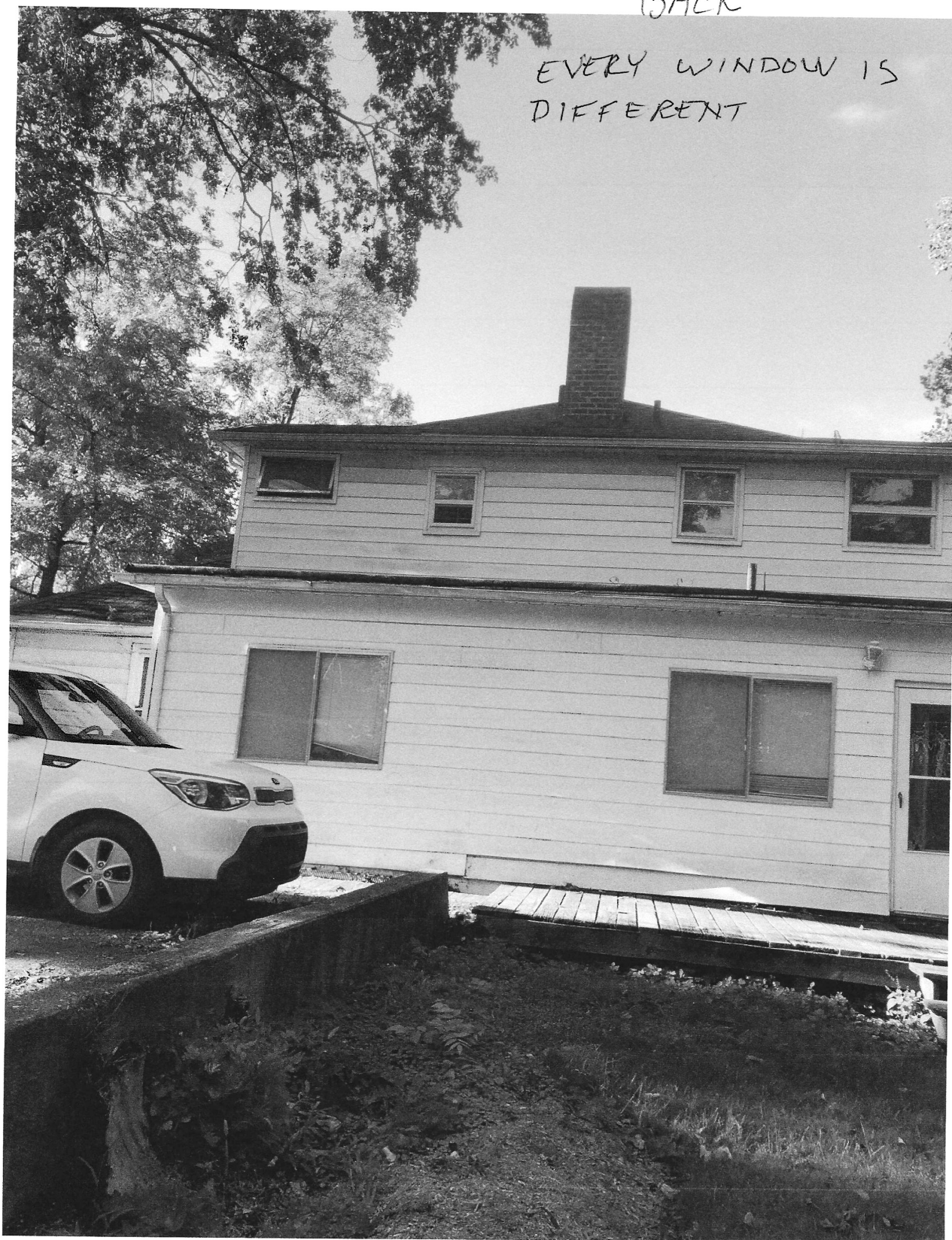


8/9/22, 7:30 PM

IMG-7747.jpg

BACK

EVERY WINDOW IS
DIFFERENT



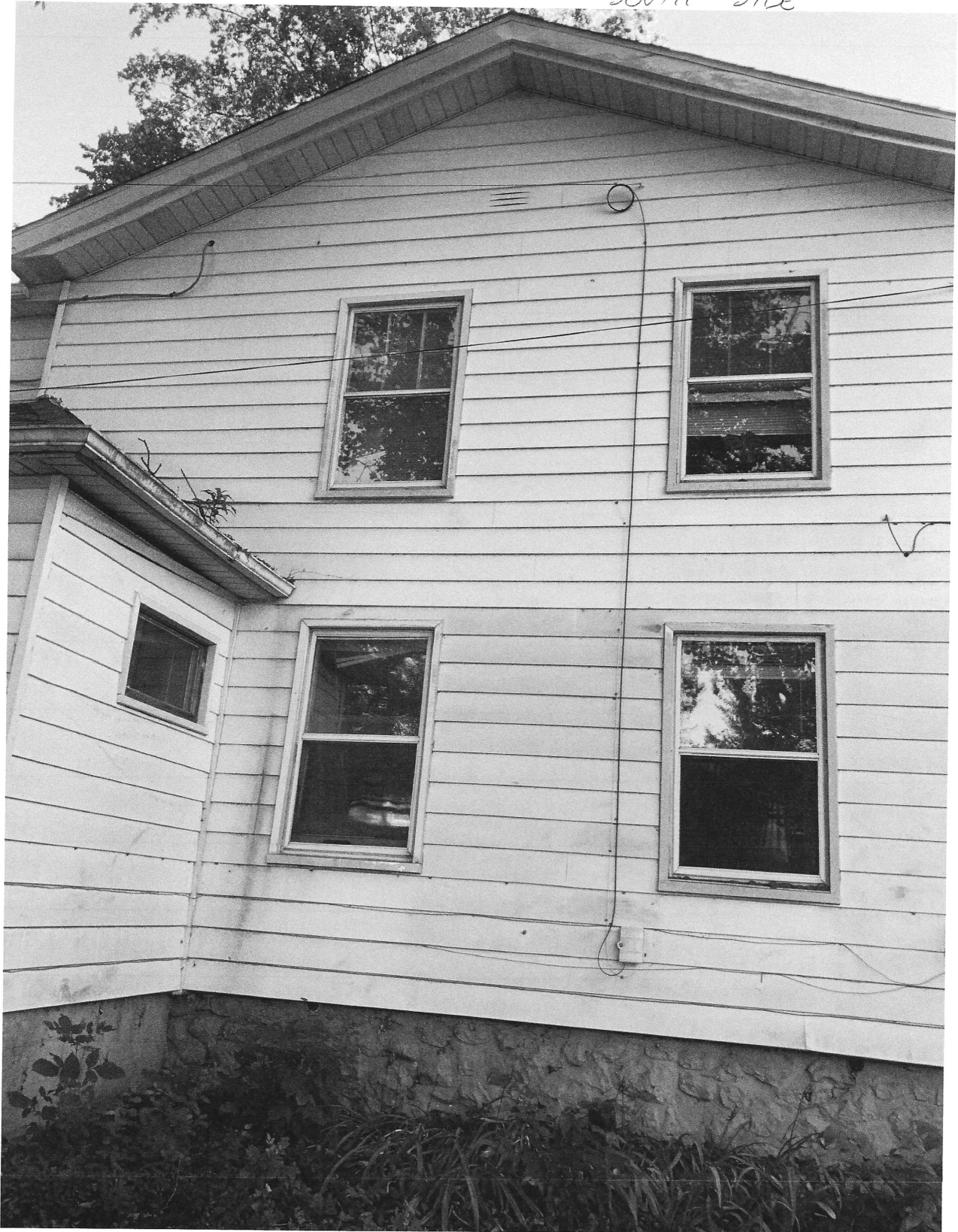
<https://mail.google.com/mail/u/0/#inbox/FMfcgzGqPpjXggtlCbFPgTtHjpKxftMR?projector=1&messagePartId=0.2>

1/1

8/9/22, 7:28 PM

IMG-7742.jpg

SOUTH SIDE



<https://mail.google.com/mail/u/0/#inbox/FMfcgZGqPpjXggtbpCZsxJHkvsbQCXvV?projector=1&messagePartId=0.2>

1/1

8/9/22, 7:41 PM

IMG-7754.jpg

CLOSE UP OF WINDOW



8/9/22, 7:29 PM

IMG-7745.jpg



<https://mail.google.com/mail/u/0/#inbox/FMfcgzGqPpjXggtbpCZsxJHkvsbQCXvV?projector=1&messagePartId=0.2>

1/1



INSIDE



INSIDE



INSIDE



OUTSIDE



OUTSIDE



OUTSIDE

ANOTHER QUOTE FOR CONSIDERATION AS AN ALTERNATE TO THE ANDERSEN



Diana Stanford

QUOTE BY : Diana Stanford

SOLD TO : STANFORD - WEINBURGER

PO# :

Ship Via : Ground

QUOTE # : JW2302001MP - Version 0

SHIP TO :

PROJECT NAME:

REFERENCE :

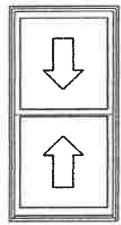
U-Factor Weighted Average: 0.3

SHGC Weighted Average: 0.24

LINE	LOCATION SIZE INFO	BOOK CODE DESCRIPTION	NET UNIT PRICE	QTY	EXTENDED PRICE
------	-----------------------	--------------------------	-------------------	-----	-------------------

Line 1

Rough Opening : 33 X 66



Viewed from Exterior. Scale: 1/2" = 1'

Frame Size : 32 1/4 X 65 1/4

Siteline Clad Double Hung, Auralast Pine,

Brilliant White Exterior,

Interior-Paint Perfect White/M64EXW31123,

Nail Fin (Standard), Color Match Metal DripCap,

4 9/16 Jamb,

Standard Double Hung, Window Opening Control Device (4" open) ASTM

Compl White Jambliner, Concealed Jambliner

Antique Brass Hardware,

US National-WDMA/ASTM, PG 35,

Insulated SunResist Annealed Glass, Protective Film, Silver Spacer, Argon

Filled, Traditional Glz Bd,

BetterVue Mesh Brilliant White Screen, Half Screen,

Custom-Width, *Custom-Height*, IGThick=0.698(3/32 / 3/32),- WOCD must be disengaged to reach full clear opening

U-Factor: 0.30, SHGC: 0.20, VLT: 0.47, Energy Rating: 13.00, CR: 60.00,

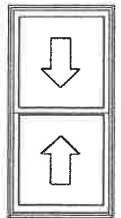
CPD: JEL-N-880-03843-00001

PEV 2022.4.0.4074/PDV 6.824 (12/02/22)NW

EA \$1,690.19 3 \$5,070.57

Line 2

Rough Opening : 32 X 66



Viewed from Exterior. Scale: 1/2" = 1'

25CDH3266N

Frame Size : 31 1/4 X 65 1/4

W-2500 Std Clad Double Hung, Auralast Pine,

Brilliant White Exterior,

Interior-Paint Perfect White/M64EXW31123,

Nail Fin (Standard), Vinyl DripCap,

4 9/16 Jamb,

Window Opening Control Device (4" open) ASTM Compl White Jambliner,

Exterior Jambliner Edge Cover,

Polished Brass Hardware,

US National-WDMA/ASTM, PG 35,

Insulated SunStable Annealed Glass, No Protective Film, Silver Spacer,

Argon Filled,

Fiberglass Mesh Brilliant White Screen,

IGThick=0.625(3/32 / 3/32), Clear Opening:27.6w, 28.9h, 5.5 sf- WOCD must be disengaged to reach full clear opening

U-Factor: 0.29, SHGC: 0.29, VLT: 0.56, CPD: JEL-N-850-02071-00001

PEV 2022.4.0.4132/PDV 6.894 (12/01/22)CW

EA \$1,143.69 3 \$3,431.07

plus tax



HDC Work Permit Staff Review

Property address: 306 S Washington

Property History: 306 S Washington contributes to the National Register and local historic districts. The National Register nomination describes the house as a "2-story, hip- and cross-gable-roof Queen Anne."

In November 2022, the front porch had been taken apart and new, unapproved materials began to be installed. The Building Department issued a Stop Work Order, the preservation planner requested an application for work in the historic district, and an application was submitted, but it was incomplete. On December 12, 2022, the preservation planner requested additional information, including written confirmation that the historic, original, turned wood porch posts will be repaired and reinstalled; written and/or sketched plan showing porch guardrail and how the guardrail will attach to the posts; how a booster rail, if one will be installed, will look and be installed; and written information about the proposed porch decking.

On January 26, 2023, builder Guy Huddleston stopped in to the office with photos of the proposed materials. The Queen Anne historic wood turned posts are shown, along with a contemporary 36"-tall porch guardrail with traditional turned balusters, and tongue-and-groove flooring. He signed an amended scope of work.

Date of Application: November 21, 2022; amended 1/26/23

Date of Review: February 7, 2023

Date of Meeting: February 14, 2023

Proposed work: Repair and reinstall historic turned wood posts, install new 36" tall, wood code-compliant guardrail, install wood tongue-and-groove flooring, and repair and repaint anchor posts, handrail, and steps.

Materials: Historic turned wood posts, contemporary wood guardrail with traditional-style balusters, wood (?) decking.

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

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

3. Do not imitate earlier styles.

4. Preserve significant changes acquired over time.

5. Preserve distinctive features.

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

7. Clean building gently—no sandblasting.

8. Preserve archaeological resources.

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

10. New work shall be removable.

Staff review:

1. On February 6, 2023, staff asked for: (1) a sketch or written description as to how the taller modern handrail will be installed into the historic posts and (2) for the technical specs for the flooring product.
2. Also on February 6, staff flagged for the building official that the proposal calls for the handrail on the steps to remain as is, but staff does not know if that will be possible with the historic porch posts and with modern code-compliant guardrail on porch. Staff's understanding is that if modern code-compliant guardrail will be used on the porch, then the handrail going down the steps must be the same height. In addition, the *Porches Fact Sheet* (attached) for the local historic district states that the handrail on the steps should match the style of the porch's guardrail, and these would not match according to this proposal.
3. Staff finds that reusing the historic posts complies with the Secretary of the Interior's Standards for Rehabilitation.
4. The original, historic porch guardrail is gone. It was not present when this porch was disassembled in late 2022. The guardrail in pictures is not a historic one, but it was lower than modern code calls for. (See photo from 2015 below.) Staff finds that the modern, 36" tall porch guardrail doesn't really meet the *Porches Fact Sheet*/design guidelines in that a shorter guardrail with an additional booster rail would likely work better with the house's style and with the historic posts, similar to the booster rail shown on the *Porches Fact Sheet*. Perhaps where the guardrail meets the posts, the top of the modern guardrail could be cut and angled down to meet the historic posts, similar to the way the sample booster rail is cut down and angled on the *Porches Fact Sheet*?
5. Staff needs more technical information to determine whether the proposed decking boards comply with the Standards and the *Porches Fact Sheet*.
6. Before proceeding with work, applicant must obtain the appropriate building department permits.

Relevant Secretary of the Interior's Standards:
#2, #6, #9

Potential Motions:

If the guardrail and decking are found to comply with the Standards: Move to approve application PHDC 22-0105 for the work proposed at 306 S Washington and issue a certificate of appropriateness for the repair and installation of the historic porch posts, the installation of the wood 36" tall porch guardrail with traditional turned balusters, and the installation of the [wood/ specify material] tongue-and-groove decking. [A condition might be that staff can approve the handrails on the steps if they are determined to need to be updated to match the new porch guardrail as well.] The work is approved because it meets the Secretary of the Interior's Standards 2, 6, and 9.

Move to postpone application PHDC 22-0105 for work at 306 S Washington in order for the applicant to provide more information regarding how the proposed porch guardrail will be

installed using the historic porch posts and regarding the proposed porch decking's material. The amended application was signed January 26, 2023, so an approval, denial, or procedural denial must be issued by Friday March 24, 2023.

Move to deny application PHDC 22-0105 for the work proposed at 306 S Washington for the repair and installation of the historic porch posts, the installation of the wood 36" tall porch guardrail with turned balusters, and the installation of the [wood/ *specify material*] tongue-and-groove decking because, although repairing and re-installing the historic porch posts meets the Secretary of the Interior's Standards for Rehabilitation, the proposed porch guardrails and the proposed [material] decking for the porch floor both do not meet those Standards. The application can be corrected by: submitting a proposal for the porch guardrail that and submitting a proposal for the porch decking that is

Prepared by:
Ellen Thackery, Preservation Planner



306 S Washington, 2015, picture on file. This guardrail was not historic. Thin pieces of wood were covering the historic turned porch posts to create square porch posts for the guardrails and handrails.

☒ Contributing ☐ Non-contributing ☐ LANDMARK

30

YPSILANTI MICHIGAN HISTORIC ARCHITECTURE SURVEY

Sheet# _____

SURVEY NAME YPSILANTI ARCHITECTURAL SURVEY

SURVEY DATE Fall 1982 SURVEYED BY Resource Design Group

ADDRESS 306 S WASHINGTON

HISTORIC NAME _____

CURRENT NAME _____

TYPE OF USAGE: ☐ Residential, ☒ Multi-residential, ☐ Commercial,
☐ Mixed commercial & residential.

Zoning _____

NUMBER OF FLOORS TWO FRONT DIRECTION EAST

SURFACE MATERIAL: WOOD SIDING ROOF MATERIAL: ASBESTOS

GRADED ITEMS - PLACE A CHECK OR "X" IN THE APPROPRIATE SPACE

STRUCTURAL CONDITION: Excellent (X) Good () Fair () Poor ()

MAINTENANCE QUALITY: Excellent (X) Good () Fair () Poor ()

ALTERATIONS: None () Minor (X) Moderate () Extensive ()

ARE ALTERATIONS: Appropriate (X) Inappropriate ()

Attach photo here

Style or Period

QUEEN ANNE

Date of Construction

ARCHITECTURAL MERIT

National Importance		
Local Excellence	X	35
Notable		
Worthy of Mention		
Poor		
Other		

INCIDENCE

Rare		
Moderate	X	10
Common		

Date of Photograph Fall 1982 85

Photo by Resource Design Group

Design R.A. Schweitzer, 1981

Roll# 38 Frame# 27





CITY OF

Ypsilanti

PRIDE | DIVERSITY | HERITAGE

Historic District Fact Sheet

Porches

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

All permit applications are available from the Building Department and at cityofypsilanti.com/permits.

Completed applications may be dropped off at the Building Department.

City Hall

One South Huron
Ypsilanti, MI 48197

Building

3rd Floor, City Hall
Phone: (734) 482-1025
cityofypsilanti.com/157

Planning

3rd Floor, City Hall
Phone: (734) 483-9646
cityofypsilanti.com/planning

Historic District

3rd Floor, City Hall
Phone: (734) 483-9646
cityofypsilanti.com/hd

All permits, fees, and factsheets can be found at cityofypsilanti.com/permits.

The following Historic District Commission (HDC) requirements apply to all porch projects, new or replacement. The Commission encourages the retention of original porch elements which still exist and, in some instances, requires duplication of parts. Historically open porches should not be enclosed, as doing so changes both the appearance and the function of the porch. Please Note: Treated lumber should be used only for the substructure of the porch. All parts of the porch that are above ground shall be painted or stained an opaque stain.

CEILING: the porch ceiling shall, in most cases, consist of bead board.

LIGHTING: Any changes in lighting for the porch area must be approved by the HDC. See the HDC lighting fact sheet for more information on options.

HEADER: the header, if any, and its decorative elements shall be appropriate to the style of the building and in the proper proportion.

POSTS: the style of the posts shall be appropriate to the style of the house and existing porch details. If 4 x 4s are boxed, resulting posts must be at least 5 x 5. Replacement posts must match original posts, if any still exist, or be of the same diameter as the originals. Split posts may be required for attachment to an exterior wall.

NEWEL: newel posts shall match or be related in style and size with porch posts. They shall be mounted on the bottom step and shall be capped.

DECK: the deck (floor) of the porch shall consist of 1 x 4 tongue and groove vertical grain fir porch flooring; a smooth side tongue and groove composite material, in matching thickness and width may be considered on a case-by-case basis. Boards shall be installed with the narrow ends of the boards against the wall of the house. The deck shall overhang the skirt and the skirt trim by at least 1". The last deck boards (one at each end of the porch) shall have the exposed tongue and groove trimmed off. The deck of the porch should be sloped in order to shed water.

SKIRTING: porch skirting is required. The skirt shall be framed in with a minimum of a 1 x 4. Prefabricated lattice is acceptable, although the HDC strongly recommends replicating the original style or using a decorative skirting.

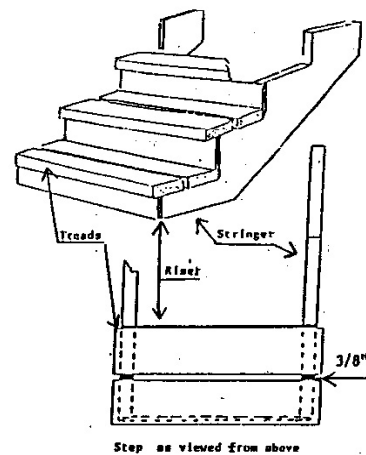
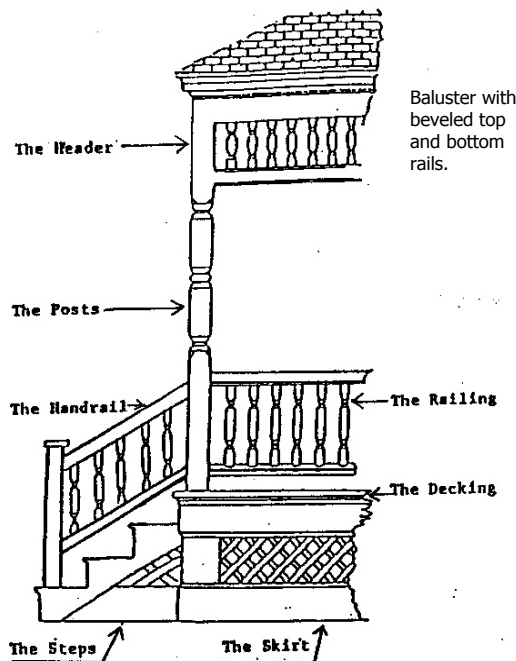
GUARD RAIL (on the porch): a guard rail may be required if the porch floor surface is of a certain height above grade. The guard rail must meet building code requirements in regards to height. If the original rail exists and the height needs to be increased, then an additional railing may be added to the existing in such a way that indicates that the additional railing is not original. The guard rail shall consist of three parts: a **top rail** shall be placed flat & shall have beveled top edges; **balusters** shall be spaced so that a 4" sphere cannot pass through and be set into the top and bottom rail, not attached to the exterior of the rails; a **bottom rail** shall be placed flat with beveled top edges, shall be at least 3" off of porch decking and shall have support blocks if the guard rail exceeds 8' between posts. Balusters are to be encased in between the top and bottom rails; not attached to exterior of the rails. All members shall be centered on the porch posts with butt joints.

Last updated: January 2019

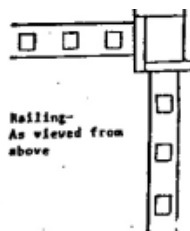
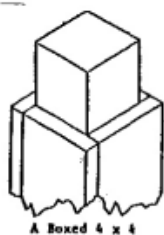
HAND RAIL (down the stairs): if a hand rail is required the hand rail must be graspable. Wood hand rails shall match the guard rail in style. Ends shall return to the wall or terminate at the post. All diagonal members shall be centered on the porch posts and newel posts with butt joints. 1 1/2" painted pipe rails may be approved.

STEPS: there are four different parts to the wooden step unit: stringers, treads, risers and skirt. Treads and risers shall be of 5/4" lumber. Treads shall rest on the stringers, not be rabbeted into the stringers. The tread shall consist of two boards separated by a 3/8" gap. Spacers shall fill the gap over the stringers. Treads shall have a nosing on the side of stringers. The rise must be enclosed with a solid panel and shall cover the stringer. The top step must be one rise below the deck. A skirt shall enclose the area beneath the stringers and shall be the same style as the skirting on the porch. Steps shall be uniform; the maximum difference from highest to lowest is 3/8". Pre-formed, multi-step concrete units are usually not appropriate.

**Porch elements are subject to the requirements as listed in the current building code adopted by the City of Ypsilanti.*



This is an example of an approved way to bring the porch railing up to code.



Last updated: January 2019



City of Ypsilanti

Community and Economic Development

December 12, 2022

HUDDLESTON GUY R II
3961 HILLSIDE DRIVE
YPSILANTI, MI 48197

RE: 306 S WASHINGTON HDC Work Permit Application PHDC-22-0105

Dear HUDDLESTON GUY R II,

I wanted to confirm that for the above-named application, we are still waiting for the items listed below to consider your historic district commission work application complete. **Your application cannot be reviewed or approved until it is complete.**

- Written confirmation that the historic, original, turned wood posts will be repaired and reinstalled.
- Written confirmation that the porch railing and handrails that were removed will be reinstalled. (Do they meet current building code?) If the old railings meet code and will be reinstalled, the commission needs a drawing showing all of the details and how the railings will attach to the posts. If new railings will be installed, they'll need the same details about design, construction, and materials that the building department will need to approve the required building permit application.
- Booster rail: information about the booster rail's design, materials, and how it will be installed if one will be added.
- Decking: written confirmation that the proposed work will meet the City's Fact Sheet (language below).

Porch Deck: the deck (floor) of the porch shall consist of 1 x 4 tongue and groove vertical grain fir porch flooring; a smooth side tongue and groove composite material, in matching thickness and width may be considered on a case-by-case basis. Boards shall be installed with the narrow ends of the boards against the wall of the house. The deck shall overhang the skirt and the skirt trim by at least 1". The last deck boards (one at each end of the porch) shall have the exposed tongue and groove trimmed off. The deck of the porch should be sloped in order to shed water.

The next historic district commission meeting is January 10, 2023 at 7:00 PM at the Ypsilanti Senior Citizens Center at 1015 Congress. **The deadline for these needed materials is January 3, 2023 at 4 pm.** Please contact me at 734-483-9646 or ethackery@cityofypsilanti.com with any questions or concerns. Thank you.

One South Huron Street
Ypsilanti, MI 48197

Tel: (734) 483-9646
Fax: (734) 483-7260

www.cityofypsilanti.com

Sincerely,

Ellen Thackery, Preservation Planner
Community & Economic Development Department

Cc: File
Building Department
Nicole Fortune, 309 Wilson Street, Ypsilanti, MI 48197

PHDC-22-0105



**City of Ypsilanti
Historic District Commission
Work Permit Application**

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

OFFICE USE ONLY

Date Filed:

Meeting Date:

Action Item/Study Item

To complete this application:

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

INCOMPLETE APPLICATIONS WILL NOT BE PLACED ON THE AGENDA

Property

Address

306 S. Washington

Applicant

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

Name

Nicole Fortune

Address

309 Wilson Street

City

Ypsilanti

State

Michigan

Zip

48197

Phone / Fax

[Redacted]

E-Mail

[Redacted]

Contractor

Contractor Name & Contact Info

Guy R. Huddleston - [Redacted]

Type of work

- ☐ Roofing
- ☐ Window/Door Replacement

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

- ☐ Painting
- ☐ Other
- ☐ Application Amendment

Complete Description of Proposed Work:

~~Replace existing roof~~ Remove and Replace
members of front porch and Decking, Replace
Existing railing around porch.
Install original wood, turned posts, Install new, taller, code-
compliant ~~hand~~ guardrail into historic posts. Install new
wood tongue & groove porch decking. Repair & repaint exist-
ing anchor posts, ~~the~~ handrail, & steps
JH 1/20/23

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

All color will match existing color on house (see
picture)

Permit Application Fee (action items only)

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

Construction Cost:

\$2,000.00

Permit fee:

\$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.

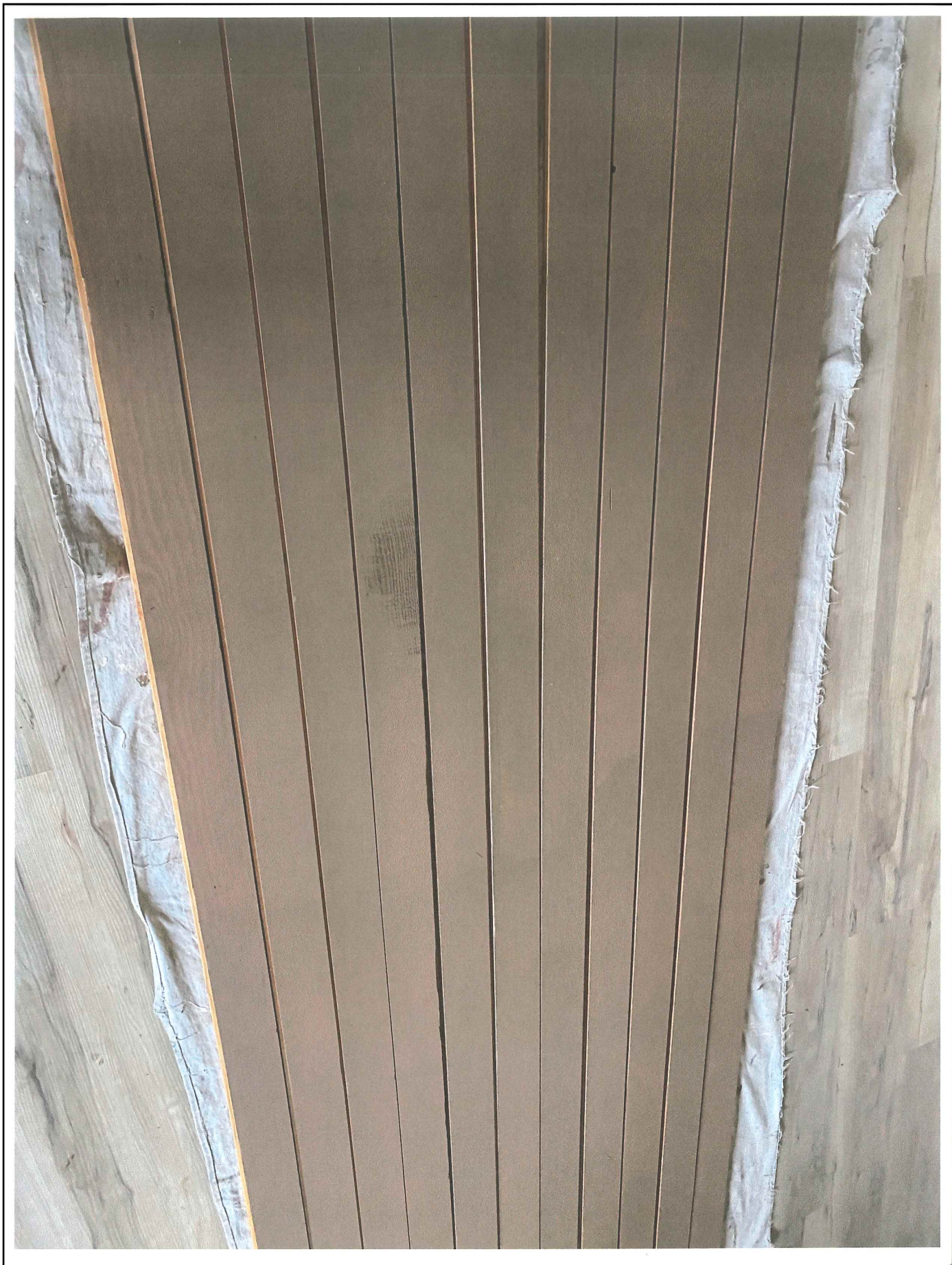
I further affirm that this property has, or will have before the proposed work is completed, a fire alarm system or smoke alarm complying with the Stille-DeRossett-Hale single-state construction code, PA 230 of 1972/as amended.

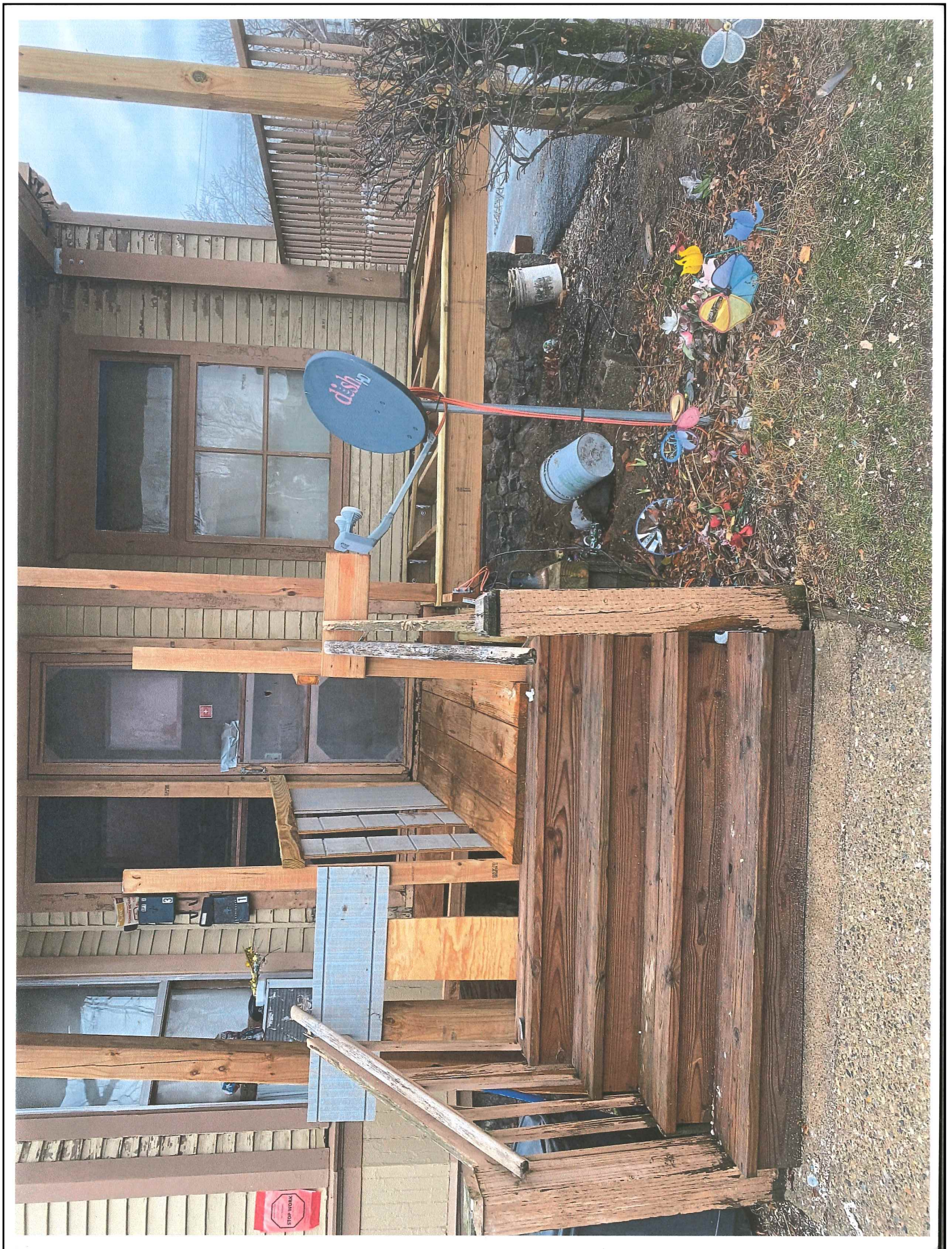
Print Name:  Date: 1/21/22
Gray R. Huddleston

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.











HDC Work Permit Staff Review

Property address: 20-22 N Huron

Property History: This building contributes to both the National Register and local historic districts. In the National Register nomination, the building is described as a "2-story brick, early 20th-century Colonial-inspired commercial block."

Date of Application: January 3, 2023

Date of Review: February 8, 2023

Date of Meeting: February 14, 2023

Proposed work: Installation of 30-panel, roof-mounted solar electric array.

Materials: Aluminum and glass

Staff review:

1. The commercial building has a parapet and a flat roof so the solar panels will not be visible from the sidewalk.
2. Proposed work will not impact any historic materials or historic character and will not be visible from the primary façade. The disconnect would be at the rear of the building, along with the utility meter.
3. Staff finds that the proposed work meets the Secretary of the Interior's Standards for Rehabilitation.
4. Before proceeding with work, applicant must obtain the appropriate building department permits.

Relevant Secretary of the Interior's Standards:
#2, #9

Recommended Motions:

Move to approve application PHDC 23-0001 and issue a certificate of appropriateness for the rooftop installation of 30 solar panels at 20-22 N Huron St as proposed because 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.

work meets the Secretary of the Interior's Standards for Rehabilitation, specifically Standards 2 and 9.

Prepared by:
Ellen Thackery, Preservation Planner



Staff photo, January 2023. 20 N Huron Street is the upstairs unit above the main storefront at 22 N Huron Street.



**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:

Receipt: 30783

Method: 1073

Action/Study Item

PHDC- 23-0001

To complete this application:

1. Complete this form.
2. Attach the following documents:
 - a. Photo(s) showing an overview of the building and 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 Friday eleven (11) days prior to the meeting.

INCOMPLETE APPLICATIONS WILL BE REJECTED

Property

Address

20-22 N. Huron St. Ypsilanti, MI 48197

Applicant

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

Name

James Spencer

Address

22 N. Huron St.

City

Ypsilanti

State

MI

Zip

48197

Phone / Fax

E-Mail **Staff will contact you primarily via email*

Contractor

Contractor Name & Contact Info

Sumpter Solar Services, Belleville MI 734-672-4181

Type of work

- ☐ Roofing
- ☐ Window/Door Replacement

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

- ☐ Painting
- ☐ Application Amendment
- ☒ Other

Complete Description of Proposed Work:

Installation of 30 panel roof mounted solar electric array. Array will not be visible from the street or otherwise detract from the historic look of the building.

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

Aluminum and glass

Permit Application Fee (action items only)

The fee is \$45 for the first \$3,000 in construction cost plus \$5 for every additional \$1 - \$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:

\$18,488

Permit fee:

\$45 + 15 = \$ 60.00

Signature

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

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

Signature:

Date:

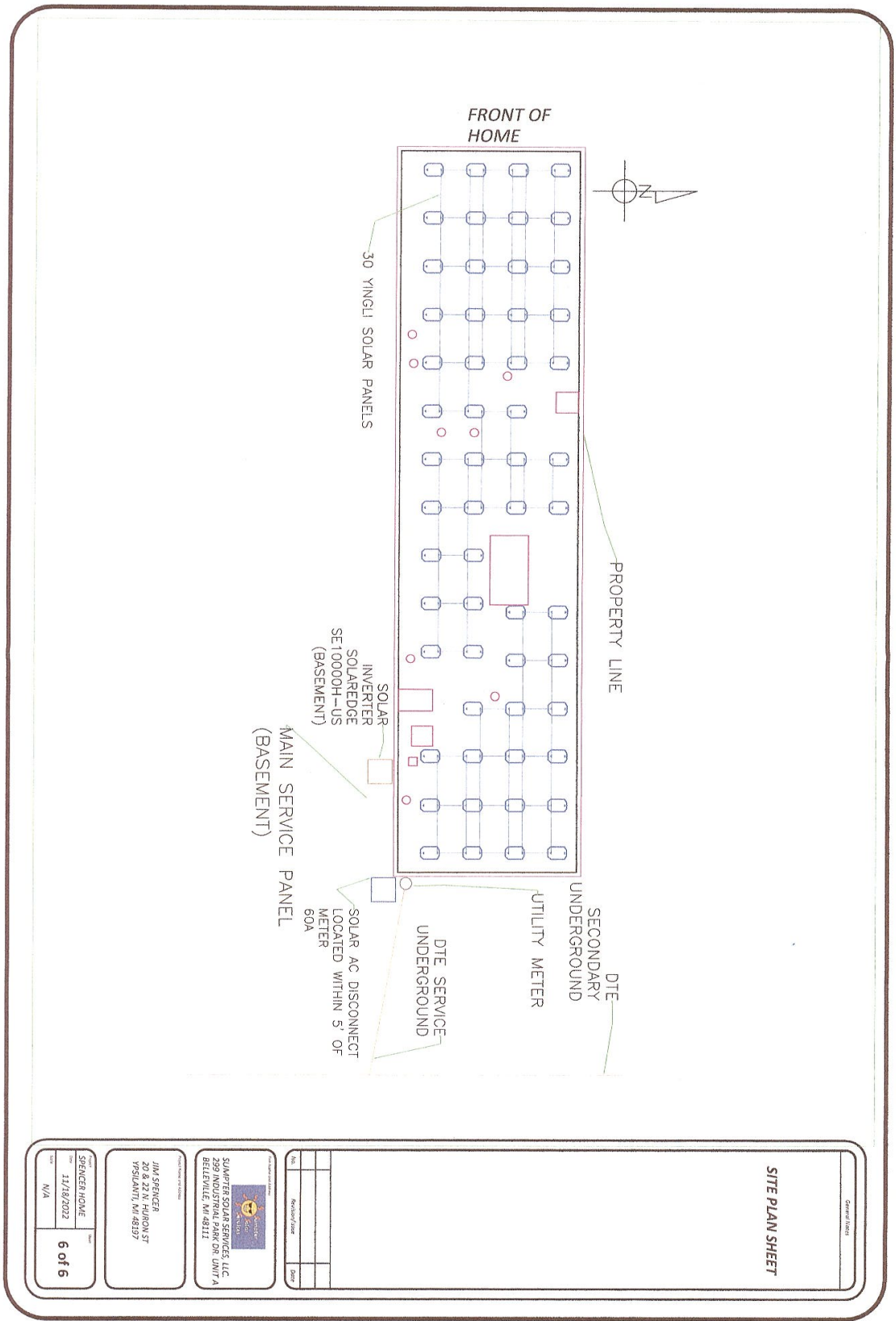
1/3/23

Print Name:

James Spencer

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

All other necessary Building Permits must be acquired before beginning work.



Jim Spencer
Solar Layout
Date: 1/14/22
Dr. by: MAK

30 solar panels,
total max power: 10,500 watts

front of building,
22 N. Huron

14 N Huron

Aerial View

Jim Spencer
Solar Layout
Date: 1/14/22
Dr. by: MAK

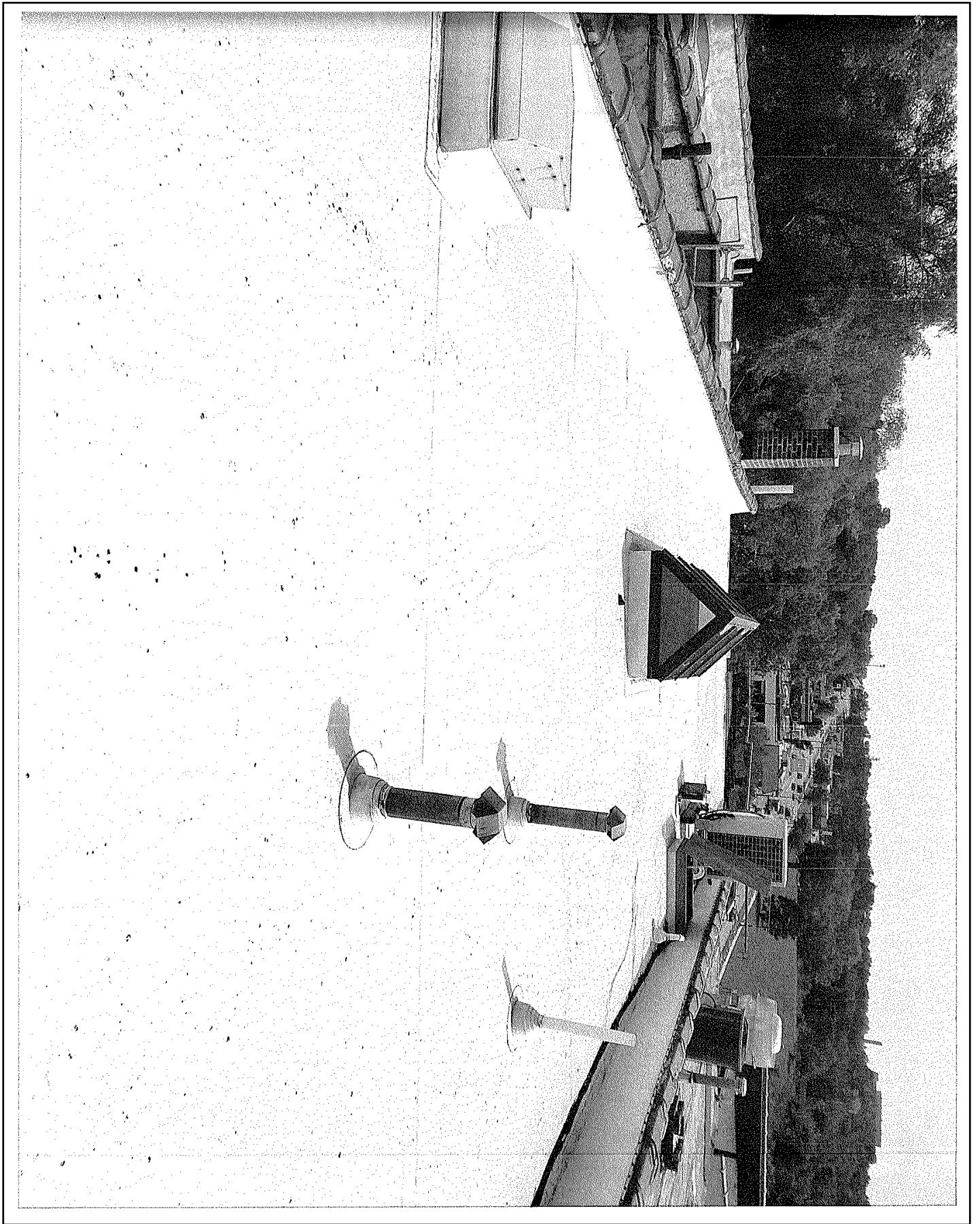
30 solar panels,
total max power: 10,500 watts

14 N Huron

front of building,
22 N. Huron

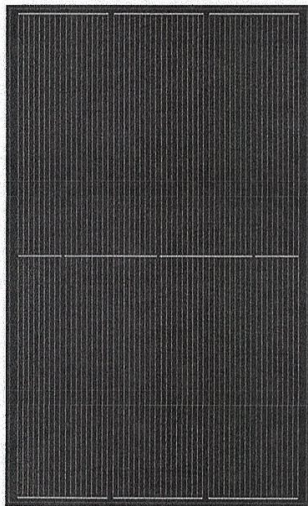
Street Level View





YINGLI SOLAR

YLM 120 CELL BLACK BLACK

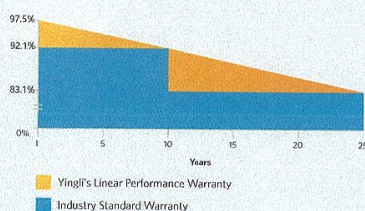


22.3%
CELL EFFICIENCY

12 YEAR
PRODUCT WARRANTY

0-5W
POWER TOLERANCE

25 Years Linear Warranty



YINGLISOLAR.COM



IMPROVED POWER NEVER SETTLE FOR LESS

Choosing the best P-type monocrystalline cells, YLM series modules are making the best out of your system. Trust in the expertise of Yingli and well proven technology.



Higher Durability

The multi-busbar design can decrease the risk of the cell micro-cracks and fingers broken.



High Power Density

High conversion efficiency and more power output per square meter, by lower series resistance and improved light harvesting.



Half-cell Design

Less energy loss caused by shading due to new cell string layout and split J-box, and lower cell connection power loss due to half-cell design.



Bigger Cells with better performance

A slight increase of the size of our cells, Boosts the performance of the newest modules by six percent on average.

Yingli Solar

Yingli Energy (China) Company Limited, known as "Yingli Solar", is one of the world's leading solar panel manufacturers with the mission to provide affordable green energy for all. Yingli Solar makes solar power possible for communities everywhere by using our global manufacturing and logistics expertise to address unique local challenges.

YLM 120 CELL BLACK BLACK

ELECTRICAL PERFORMANCE

Electrical parameters at Standard Test Conditions (STC)

Module type			YLxxxD-34d 1/2(XXX=Pmax) YLxxxD-34d 1500V 1/2(XXX=Pmax)			
Power output	P_{max}	W	360	365	370	375
Power output tolerances	ΔP_{max}	W	0 / +5			
Module efficiency	η_m	%	19.8	20.0	20.3	20.6
Voltage at P_{max}	V_{mpo}	V	33.65	33.85	34.05	34.25
Current at P_{max}	I_{mpo}	A	10.70	10.79	10.87	10.95
Open-circuit voltage	V_{oc}	V	40.85	41.05	41.25	41.45
Short-circuit current	I_{sc}	A	11.19	11.27	11.35	11.43

STC: 1000W/m² irradiance, 25°C cell temperature, AM1.5g spectrum according to EN 60904-3.
Average relative efficiency reduction of 3.3% at 200W/m² according to EN 60904-1.

Electrical parameters at Nominal Operating Cell Temperature (NOCT)

Power output	P_{max}	W	266.7	270.4	274.1	277.8
Voltage at P_{max}	V_{mpo}	V	31.2	31.3	31.5	31.7
Current at P_{max}	I_{mpo}	A	8.56	8.63	8.70	8.76
Open-circuit voltage	V_{oc}	V	38.1	38.3	38.5	38.7
Short-circuit current	I_{sc}	A	9.06	9.12	9.19	9.25

NOCT: open-circuit module operation temperature at 800W/m² irradiance, 20°C ambient temperature, 1m/s wind speed.

THERMAL CHARACTERISTICS

Nominal operating cell temperature	NOCT	°C	45±2
Temperature coefficient of P_{max}	γ	%/°C	-0.37
Temperature coefficient of V_{oc}	β_{voc}	%/°C	-0.29
Temperature coefficient of I_{sc}	α_{isc}	%/°C	0.06

OPERATING CONDITIONS

Max. system voltage	1000V _{DC} /1500V _{DC}
Max. series fuse rating *	20A
Operating temperature range	-40°C to 85°C
Max. static load, front (e.g., snow)	5400Pa
Max. static load, back (e.g., wind)	2400Pa
Max. hailstone impact (diameter / velocity)	25mm / 23m/s

*DO NOT CONNECT FUSE IN COMBINER BOX WITH TWO OR MORE STRINGS IN PARALLEL CONNECTION

CONSTRUCTION MATERIALS

Front cover (material / thickness)	low-iron tempered glass / 3.2mm
Cell (quantity / material)	120 / monocrystalline silicon
Frame (material)	anodized aluminum alloy
Junction box (protection degree)	≥ IP67
Cable (length / cross-sectional area)	1700mm / 4mm ²

- Due to continuous innovation, research and product improvement, the specifications in this product information sheet are subject to change without prior notice. The specifications may deviate slightly and are not guaranteed.
- The data do not refer to a single module and they are not part of the offer, they only serve for comparison to different module types.

QUALIFICATIONS & CERTIFICATES

IEC 61215, IEC 61730, CE, ISO 9001:2015, ISO 14001:2015, BS OHSAS 18001:2007, SA 8000



© Yingli Energy (China) Co., Ltd.

DS_YLM120CELL BLACK BLACK-34d_35mm_EU_UL_20201126_V04

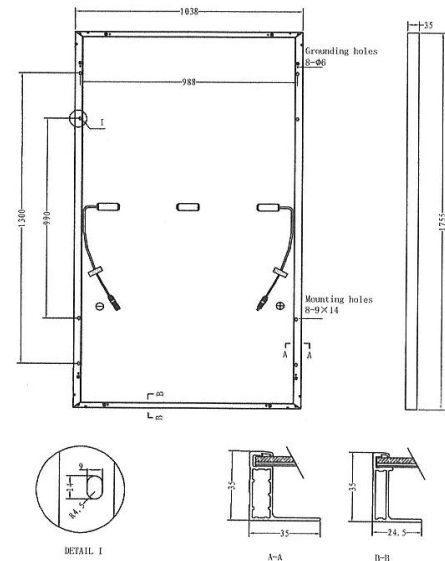
GENERAL CHARACTERISTICS

Dimensions (L / W / H)	1755mm / 1038mm / 35mm
Weight	19.5kg

PACKAGING SPECIFICATIONS

Number of modules per pallet	30
Number of pallets per 40' container	26
Packaging box dimensions (L / W / H)	1795mm / 1110mm / 1185mm
Box weight	620kg

Unit: mm



Warning: Read the Installation and User Manual in its entirety before handling, installing and operating Yingli Solar modules.

Yingli Partners:



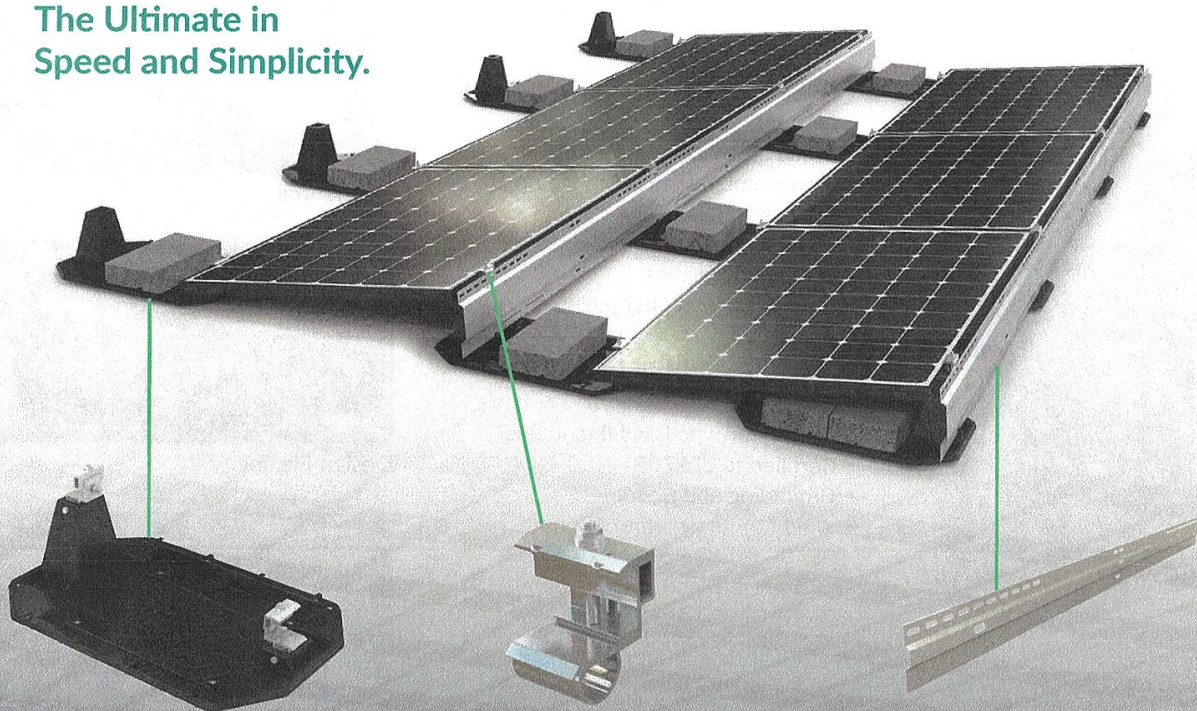
EcoFoot2[®]+

Ballasted Racking System

Installer-Preferred for Low-Slope Roofs

Three Main Components.

The Ultimate in
Speed and Simplicity.



Base

UL-Listed ASA based resin is a durable material commonly used for automotive and construction products. Wire Clips are built-in for easy wire management. Class A fire rated and UL2703 Certified.

Universal Clamp

The preassembled Universal Clamp is ready to go right out of the box. Simply drop the Clamp into the Base. Integrated Bond Pin achieves integrated grounding without the use of grounding washers. Fits 30-50mm module frames with a single component.

Wind Deflector

Corrosion-resistant wind deflector on every module helps minimize uplift, reduce ballast requirements and carries UL2703 validated ground path from modules and racking components.



EcolibriumSolar

Contact: 740.249.1877 | sales@ecolibriumsolar.com | www.ecolibriumsolar.com



HDC Work Permit Staff Review

Property address: 520 N Huron

Property History: The house contributes to both the National Register and local historic districts. In the National Register nomination, the house is described as a "1.5-story, front-gable, Arts-and-Crafts bungalow type."

Date of Application: January 23, 2023

Date of Review: February 8, 2023

Date of Meeting: February 14, 2023

Proposed work: Install a new front door, reconstruct front porch

Materials: wood front door to be painted, wood tapered porch posts, wood 1x4" tongue-and-groove wood planks, pine guardrail and spindles, 1x4" framing and lattice for porch skirt

Staff review:

1. House was purchased in late 2022 and porch work began without permits.
2. The Building Department issued a Stop Work order January 12, 2023.
3. Application was submitted that proposed all pressure-treated lumber and modern rail height on January 23, 2023. Staff contacted applicant and directed them to the Historic District Fact Sheet on Porches (attached), and described how the application will need to be revised.
4. Revised porch plan (attached) received February 3, 2022.
5. Front door: When staff looks carefully at the survey sheet from 1982, it appears that the original, historic Arts and Crafts/Craftsman-style front door was still there and it had a 6-light window high in the door. The proposed door—a 6-panel wood door—appears to staff to meet Standard 9. The proposed door is not trying to

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.

restore the missing feature, but it also doesn't destroy significant original material or character.

6. Porch: Tapered porch posts, porch railing in pine, and porch decking will all be restored to original appearance and painted. As long as the railing height and appearance will be restored to the historic height and appearance, this plan appears to staff to meet the Standards and local design guidelines.
7. Skirt: the skirting will include 1x4" framing and 2x2" lattice cut to fit. Skirting will be painted. This appears to staff to meet Standards and local design guidelines.
8. Before proceeding with work, applicant must obtain the appropriate building department permits.

Relevant Secretary of the Interior's Standards:
#2, #9

Recommended Motion:

As long as the porch will be restored to its historic appearance in materials and railing height:
Move to approve application PHDC 23-0004 and issue a certificate of appropriateness for proposed work at 520 N Huron, including a proposed wood front door replacement and new tapered porch posts, railings to historic height equal to the bottom of the front windows, and 1x4" tongue-and-groove decking, all in wood, because the proposed work meets the Secretary of the Interior's Standards for Rehabilitation 2 and 9.

Prepared by:
Ellen Thackery, Preservation Planner



Detail of front door from 1982 Survey Sheet. (City files)

☒ Contributing ☐ Non-contributing ☐ LANDMARK

#29
18

YPSILANTI MICHIGAN HISTORIC ARCHITECTURE SURVEY

Sheet# _____

SURVEY NAME YPSILANTI ARCHITECTURAL SURVEY

SURVEY DATE Fall 1982 SURVEYED BY Resource Design Group

ADDRESS 520 N. Huron

HISTORIC NAME _____

CURRENT NAME _____

TYPE OF USAGE: ☒ Residential, ☐ Multi-residential, ☐ Commercial,
☐ Mixed commercial & residential.

Zoning _____

NUMBER OF FLOORS 1 1/2 FRONT DIRECTION West

SURFACE MATERIAL: Stucco ROOF MATERIAL: Asphalt

GRADED ITEMS - PLACE A CHECK OR "X" IN THE APPROPRIATE SPACE

STRUCTURAL CONDITION: Excellent ☐ Good ☒ Fair ☐ Poor ☐
MAINTENANCE QUALITY: Excellent ☐ Good ☒ Fair ☐ Poor ☐

ALTERATIONS: None ☒ Minor ☐ Moderate ☐ Extensive ☐
ARE ALTERATIONS: Appropriate ☐ Inappropriate ☐

Attach photo here



Design R.A. Schweitzer, 1981

Style or Period

(Cottage) Bungalow
Blumenson p. 70
Date of Construction

ARCHITECTURAL MERIT

National Importance
Local Excellence
Notable
Worthy of Mention
Poor
Other

INCIDENCE

Rare
Moderate
Common

Date of Photograph Fall 1982

Photo by Resource Design Group

Roll# 29 Frame# 24



2022 photo from a real estate listing when house was for sale. (Realcomp)



January 2023, staff photo of work that had been completed without permits.



PHDC 23-
0004

31083
MC

**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

520 N. HURON ST

Applicant

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

Name

SAMIYAH BASIR

Address

47676 PEARL ST

City

YPSILANTI

State

MI

Zip

48197

Phone / Fax

E-Mail

Contractor

Contractor Name & Contact Info

John Balasis

Type of work

- ☐ Roofing
☒ Window/Door
Replacement

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

- ☒ Painting
☐ Other
☐ Application Amendment

Complete Description of Proposed Work:

REMOVE EXISTING WINDOWS AND TRIM
REPLACE WITH NEW SINGLE PANEL WINDOWS
PUT TRIM BACK UP AROUND WINDOWS
COMPLETE FRONT PORCH - this application
PROPOSED NEW FRONT DOOR - this application

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

Permit Application Fee (action items only)

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

Construction Cost:

#2500

Permit fee:

\$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 Signature]

Date:

1-23-23

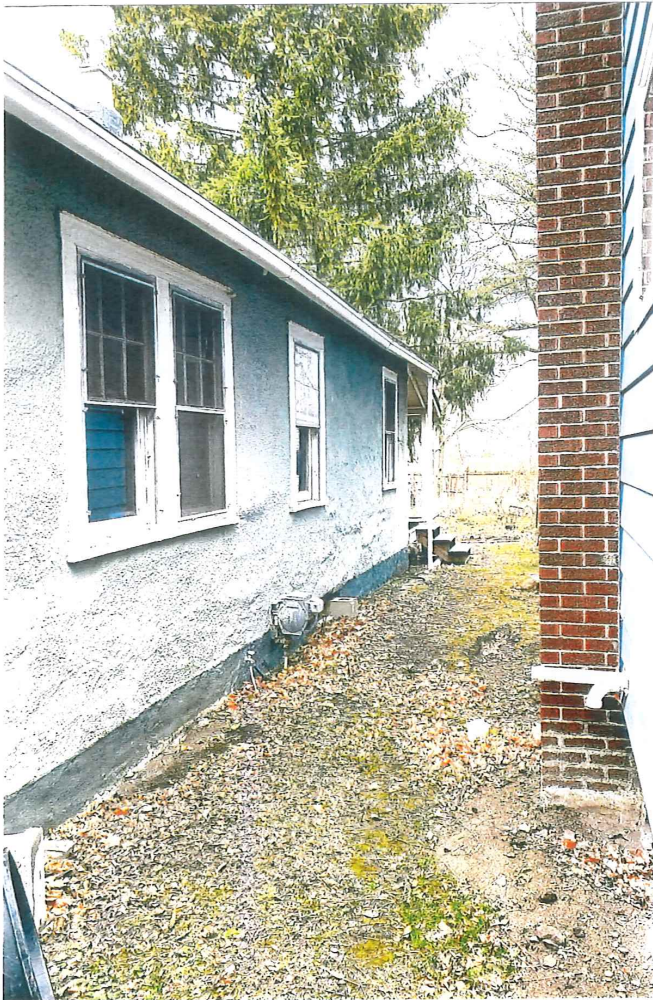
Print Name:

John Balas

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.

PH02-23-0004

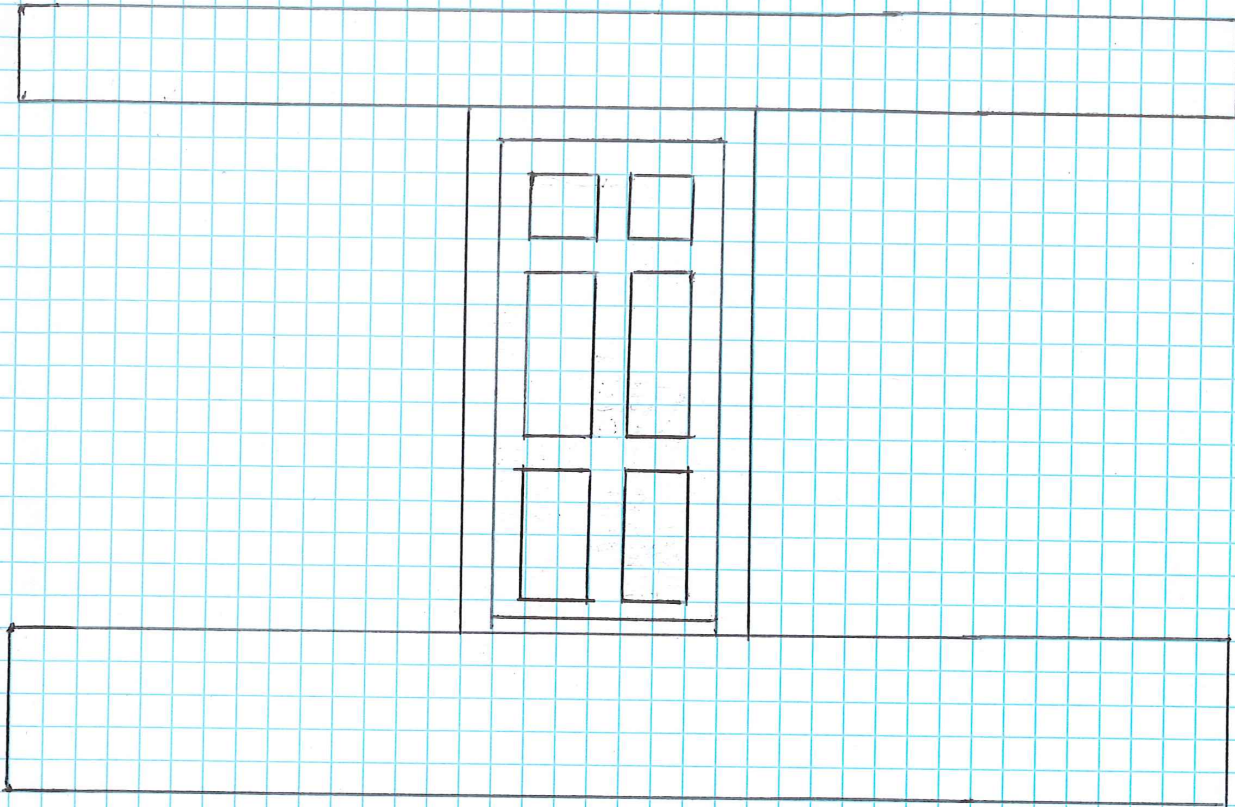


500 HURON ST.
YPSILANTI, MI 48197

PHDC-23-0004

HISTORICAL REVIEW

FRONT DOOR REPLACEMENT



REPLACE OLD DOOR TO NEW DOOR THE ORIGINAL DOOR WAS PAINTED RED. THE NEW DOOR NEEDS TO BE PAINTED RED TO MATCH THE PREVIOUS DOOR.

THE DOOR IS MADE OF SOLID WOOD. JELD-WEN

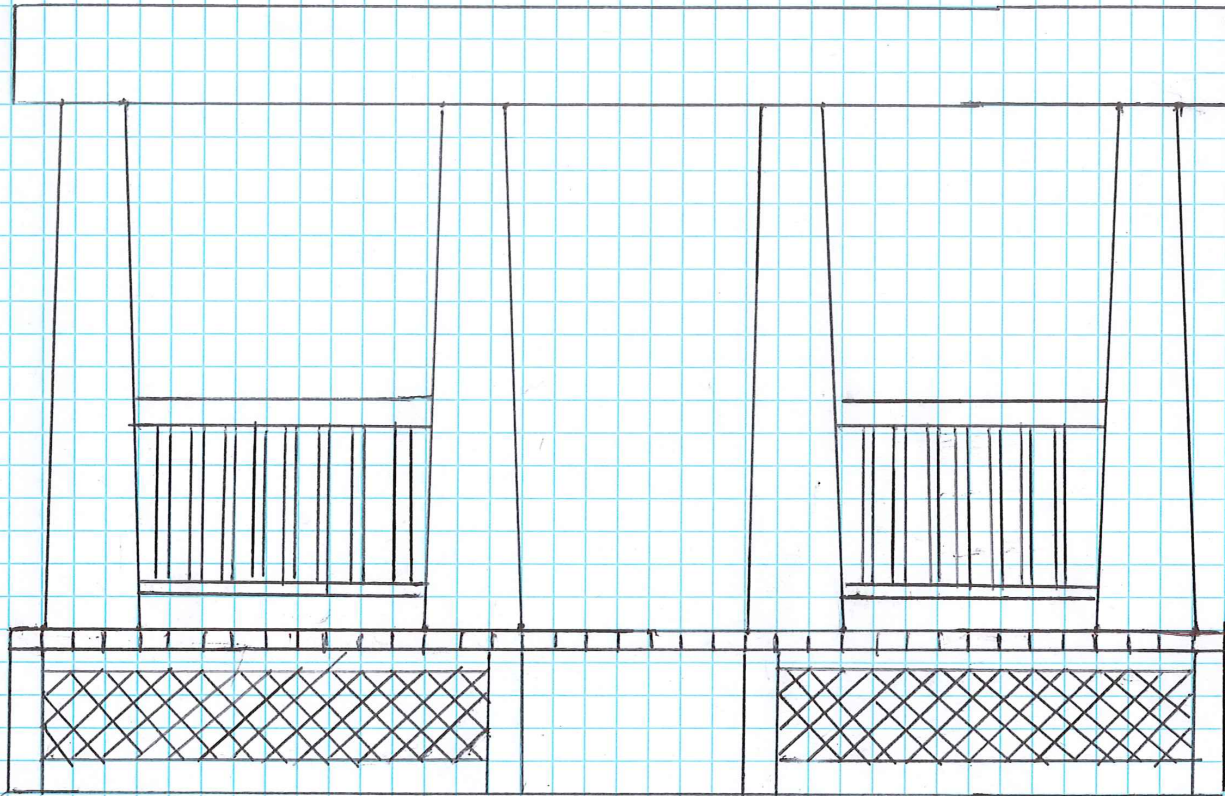
520 N. HURON ST

YPSICANTI, MI

HISTORICAL REVIEW

REVISED porch proposal 2/3/23

FRONT VIEW OF PORCH REPLACEMENT



POST WILL BE LIKE ORIGINAL WHERE THEY ARE BEVELED FROM TOP AT 6" TO THE BOTTOM OF 8". THERE ARE NO POST TO REPLACE JUST THE STANCES

RAILING WILL BE MADE TO A MAXIMUM HEIGHT OF 30" THE RAIL WILL BE MADE FROM PINE

THE DECKING WILL BE 1X4 TONGUE AND GROOVE WOOD PLANKS

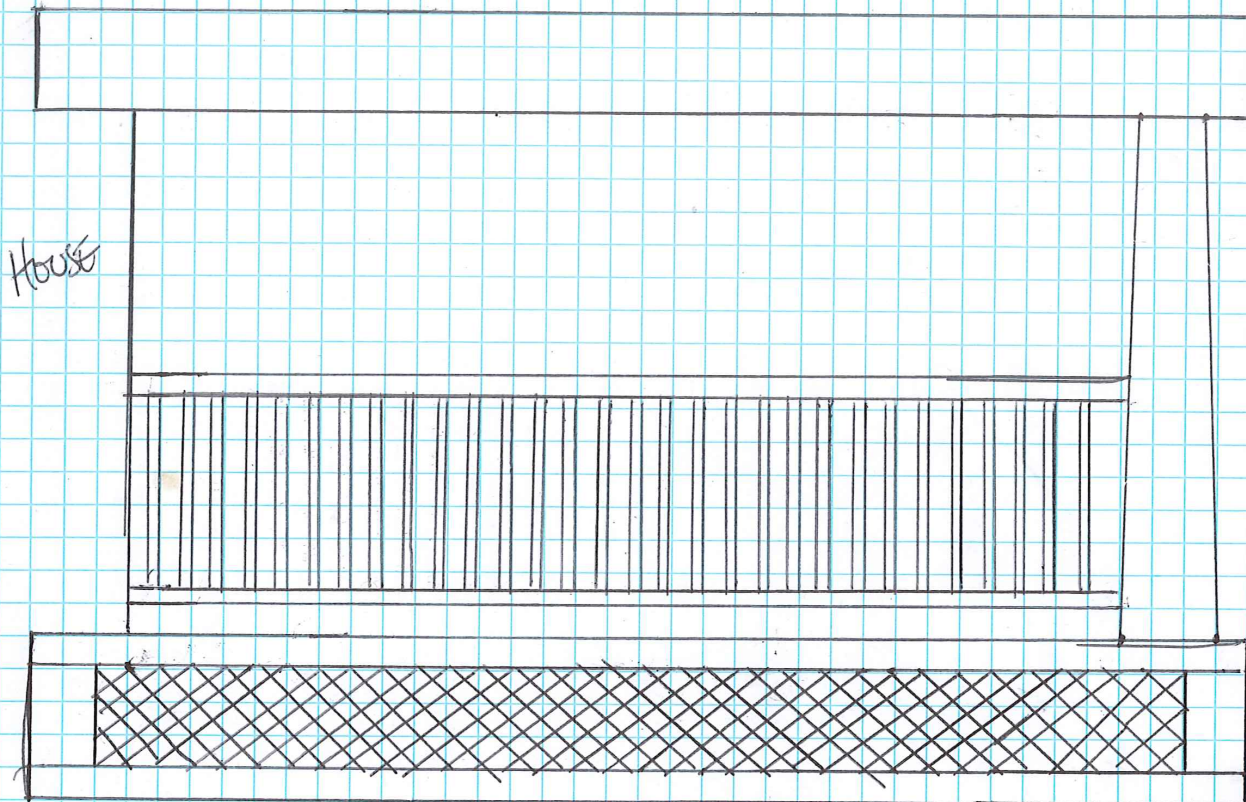
THE RAILING WILL BE MADE FROM PINE AND THE SPIGOLS WILL BE OF PINE.

PLAN TO PAINT IT THE SAME COLOR SCHEME AS THE HOUSE WITHOUT WHERE POST AND LIMOSINE LEATHER RAILING.

520 N. HURON ST
YPSICANT, MI
HISTORICAL REVIEW

REVISED porch proposal 2/3/23

FRONT VIEW OF PORCH SIDEVIEW



THE LATTICE AND TMM WILL BE 1X4 FRAMED AROUND WITH SKIRTING HAVING LATTICE INSIDE OF THE 1X4.

THE DECKING AND POST WILL BE CONSTRUCTED FROM PINE

POST 1X8X8 6" → 8" BEVEL FOR POST

DECKING 1X4 TONGUE AND GROVE

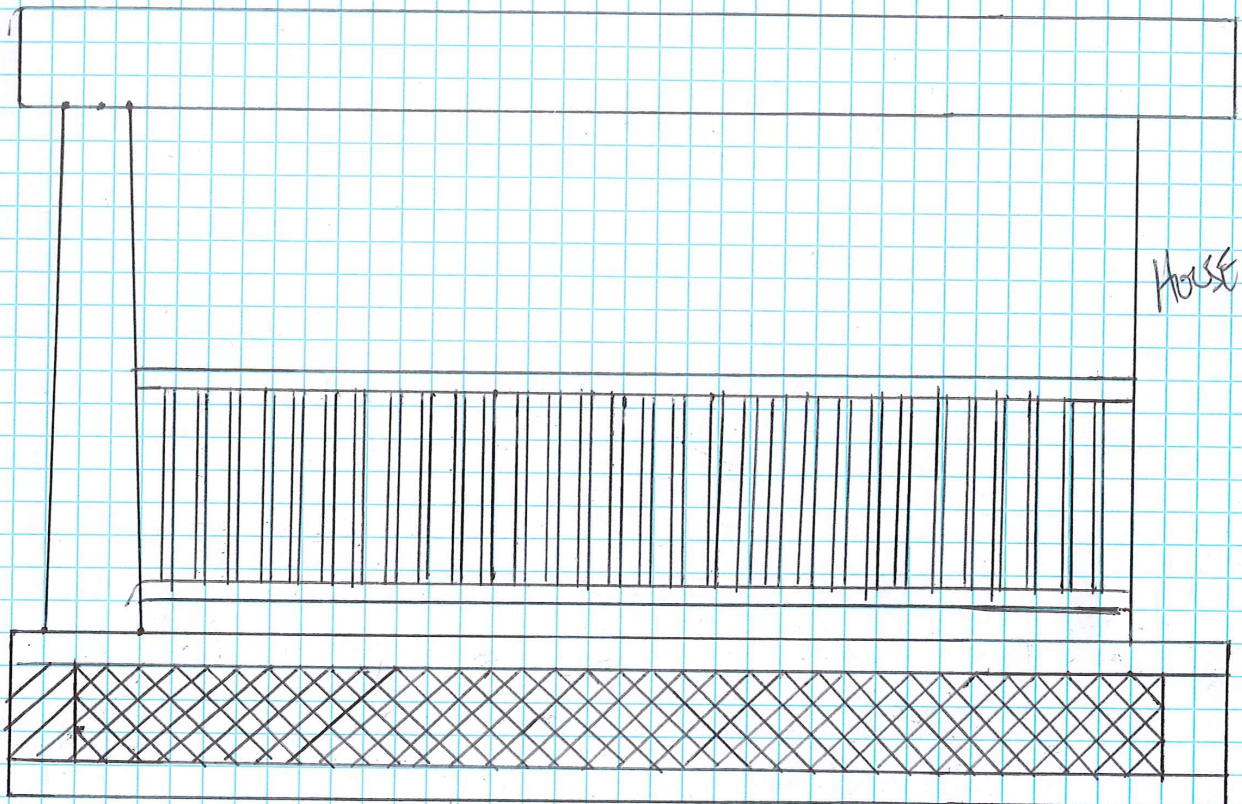
TMM 1X4 PINE

LATTICE WILL BE 2X2 FORM SHEET BY 2' X 6'

520 N. HUKOW ST
YPSICANT, MI 48197
HISTORICAL REVIEW

REVISED porch proposal 2/3/23

FRONT VIEW OF PORCH SIDEVIEW



THE GUARD RAIL HEIGHT WILL BE A MAXIMUM OF 30" THE
LATTICE WILL BE A 2X2

GUARD RAIL WILL BE MADE OUT OF PINE

ALL TOPWOOD WILL BE FROM PINE AND THEN PAINTED

POST WILL BE WHOLE IN COLOR

RAIL WILL BE LIMOSINE LEATHER

POST WILL BE BEVELED FROM TOP TO BOTTOM 6" → 8"



HDC Work Permit Staff Review

Property address: 76 N Huron

Property History: This property (Riverside Arts Center) contributes to both the National Register and local historic districts. In the National Register nomination, the building is described as the "Masonic Temple (1908-09)—large 3-story, brick, Neo-Classical Rev. Building." The applicant described that after a fire in the building in 1970, two-thirds of the third floor were removed, leaving an opening that looked out onto the new roof over the second floor at the rear (east) of the building. That opening was bricked in with cement block. Now, the organization wants to renovate that third-floor area to create some flexible space, and part of that renovation is to add some windows for daylight.

Date of Application: January 26, 2023

Date of Review: February 8, 2023

Date of Meeting: February 14, 2023

Proposed work: Adding three double-hung wood windows with aluminum cladding to a non-original cement block wall on the rear (east) facade

Materials: wood and aluminum (aluminum-clad wood)

Staff review:

1. Cement block wall is a non-original wall on the rear of the building.
2. Adding windows to this wall will not negatively impact historic materials or historic character.
3. Proposed windows are wood one-over-one, aluminum-clad windows. They have become available because they had been approved for use at Zingerman's in an Ann Arbor local historic district, but these three windows will not be used in that project, so they are available for use here.

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.

4. Staff believes this work meets Standard 9. The proposed work is compatible and does not negatively impact or destroy historic material or character.
5. Before proceeding with work, applicant must obtain the appropriate building department permits.

Relevant Secretary of the Interior's Standards:
#9

Recommended Motions:

Move to approve application PHDC-23-0005 and issue a certificate of appropriateness for the proposed installation of three new wood, aluminum-clad windows in a non-original, cement-block wall at the rear (east) of the Riverside Arts Center at 76 N Huron. The proposed work meets Secretary of the Interior's Standards for Rehabilitation, Standard 9.

Prepared by:
Ellen Thackery, Preservation Planner



Photo 1. For context, this picture shows a little of the front (west) façade of 76 N Huron, but also the entire north side of the building. It is visible that the third floor ends abruptly and that the first and second floors go back toward the rear (east) much further than the third floor does.



Photo 2. North side of 76 N Huron from the northeast. Again, it is clear that the third floor is smaller than the floors below. The non-original, cement block wall that forms the rear (east) wall of the third floor, where the new windows are being proposed, is just visible.



Photo 3. Standing on the roof over the second floor, looking from the building's rear (east) toward the west. This is the filled-in, cement block, rear wall for the third floor, where the windows are proposed to be installed.

From: Barry LaRue [REDACTED]
Sent: Wednesday, January 11, 2023 3:06 PM
To: Ellen Thackery <ETHackery@cityofypsilanti.com>; Alex Pettit [REDACTED]
Subject: Fwd: Marvin windows.

Attention: This email was sent to the City of Ypsilanti from an external source. Please be extra vigilant when opening attachments or clicking links.

Ellen & Alex,

Just for kicks here is the data and images of the windows proposed for the Riverside Arts Center. Black aluminum clad double hung.

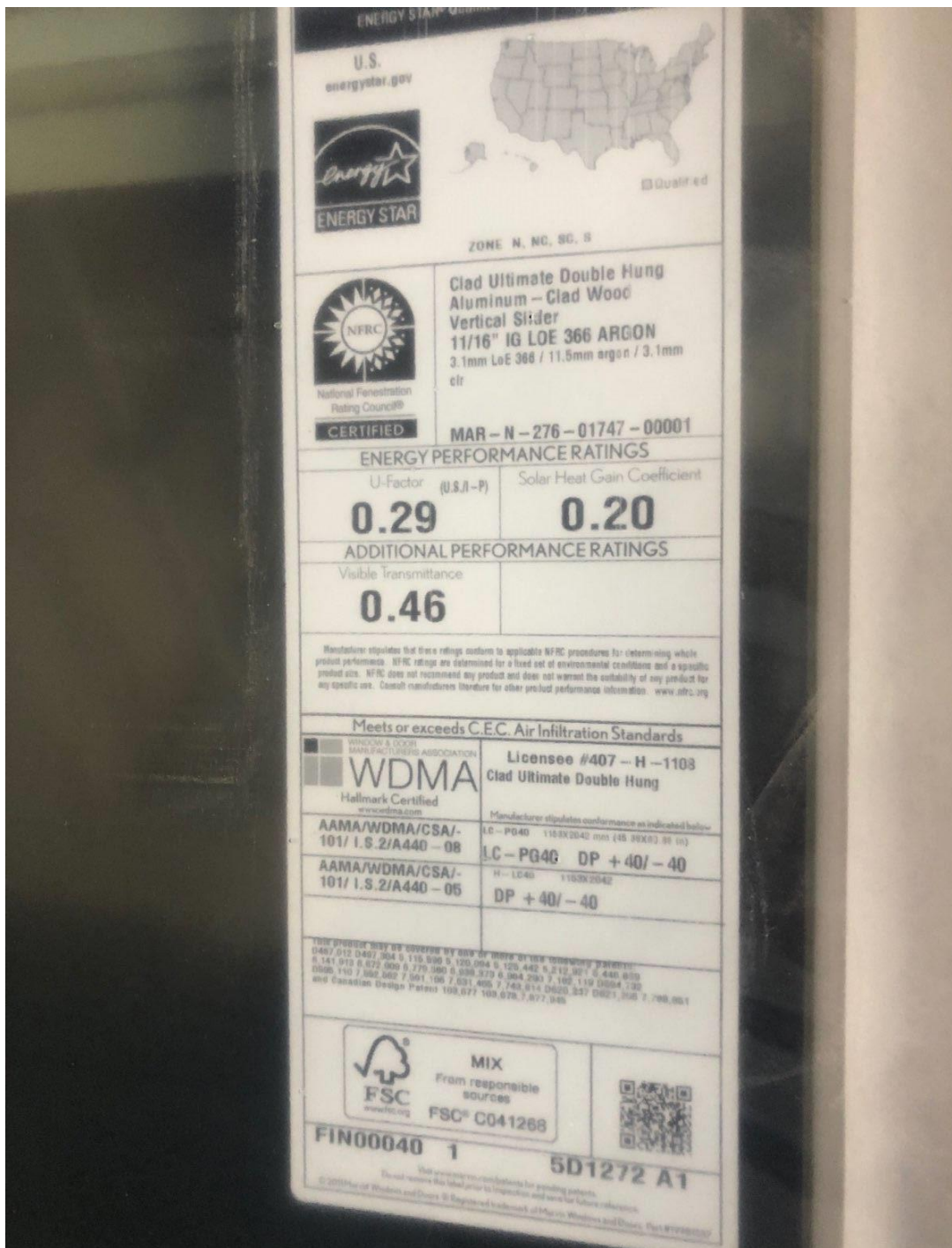
Sent from my iPhone

Begin forwarded message:

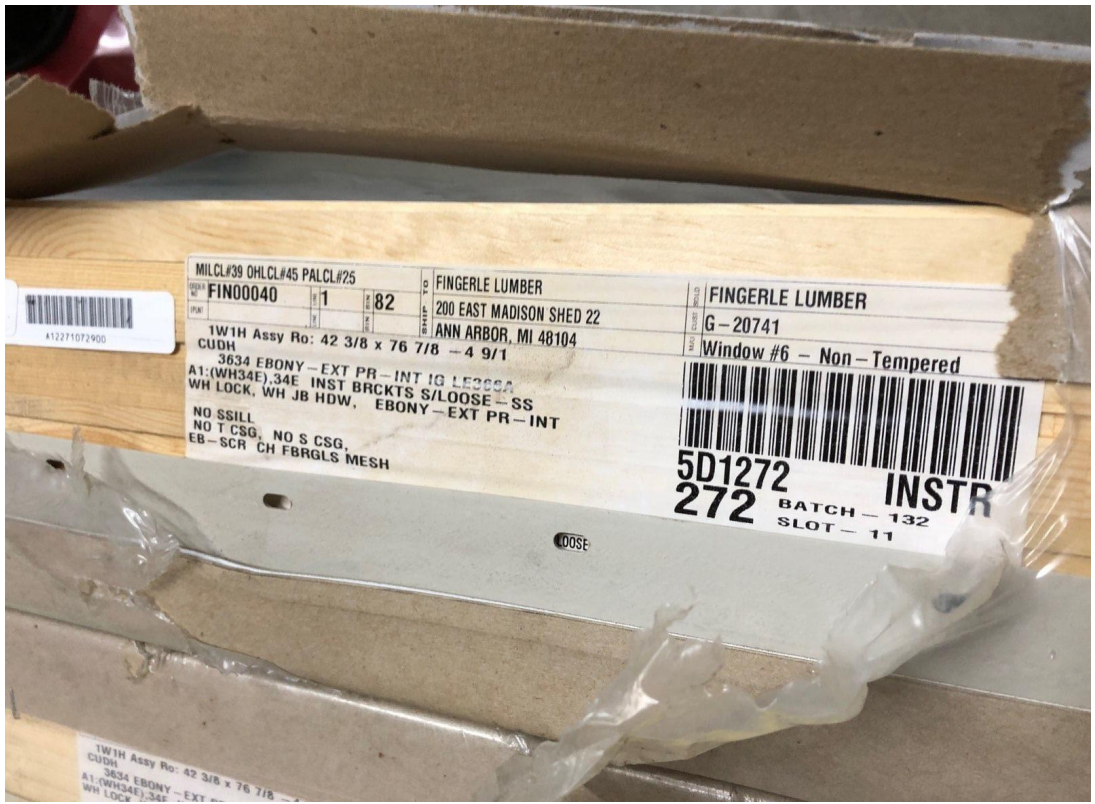
From: William Kinley [REDACTED]
Date: January 11, 2023 at 1:02:44 PM EST
To: Barry LaRue <[REDACTED]>, Brian Filipiak [REDACTED], Kathleen Talley [REDACTED], Maggie Spencer <[REDACTED]>
Subject: Marvin windows.

These are the windows that Phoenix Contractors will donate to RAC if they are approved for installation by Ypsi's Historic District Commission.

The pics of them installed are at Zingermans Deli, which is also in a historic district.



















A1



**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

31093
6885

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

76 N. Huron St.

Applicant

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

Name

Riverside Arts Center

Address

76 North Huron

City

Ypsilanti

State

MI

Zip

48197

Phone / Fax

E-Mail

Contractor

Contractor Name & Contact Info

Type of work

- ☐ Roofing
☐ Window/Door
Replacement

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

- ☐ Painting
☒ Other
☐ Application Amendment

Complete Description of Proposed Work:

Part of third floor renovation.

Cut 3 new openings in block wall
and install 3 42" x 76" double hung
Marvin windows. ~~Do~~ Aluminum clad
with concrete sill.

Photos sent to Ellen Hockery.

Elevation provided in building permit app.

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

Block, see above

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:

\$5,000.00

Permit fee:

\$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 Signature]

Date:

1-26-2023

Print Name:

Berry LaRue

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.



HDC Work Permit Staff Review

Property address: 220 S Huron

Property History: This house, the Barnard-Newton House, contributes to both the National Register and local historic districts. The house is described in the National Register nomination as a "two-story brick, hip-roof, L-shaped Italianate with Colonial Revival 2-story Tuscan -column portico in angle."

Date of Application: February 2, 2023

Date of Review: February 9, 2023

Date of Meeting: February 14, 2023

Proposed work:

On the house's south, the garage currently has non-contributing/nonhistoric overhead doors; the proposal is to replace these with carriage-style, wood, custom-made doors.

On the house's west side, there are currently two panels of long, wood windows that look like (but are not) French doors. The proposal is to replace one of these panels with new wood aluminum-clad windows and some brick infill, and to replace the other panel of windows with new wood aluminum-clad French doors. This proposal also would raise the interior floor to protect door sills from negative grading.

Materials: wood for the carriage-style garage doors;

wood with aluminum cladding for the windows, bricks to infill, and wood with aluminum cladding for the French doors

Staff review:

Windows on west side:

1. As the applicant has described at previous meetings when this work was being considered as study items, the wood at the bottom of these long windows has rotted out and been replaced at least once (see included photos), but the grade issue of water running

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.

toward these doors and toward the house had never been addressed.

2. To address the ongoing water issue, in this proposal, the interior floor will be lifted, concrete curbs are shown on the elevation, one set of the long windows will be replaced with shorter windows and brick infill, and the other set of windows will be replaced with French doors. It is hoped that this proposed work will mitigate the negative grade issue.
3. Staff understands that water issues must be addressed when preserving a structure. Getting these wood windows out of the way of water and keeping that water out of the house is very important. If it is not possible to address the gutter effect created by the walkway that runs behind the house (on the west side of the house), addressing the issue in this manner makes sense to staff. Further, staff understands that raising floors and new concrete curbs will likely necessitate replacement materials for the two sets of long windows on the west (rear) side of the house.
4. Staff finds that the proposed replacement materials meet the Secretary of the Interior's Standards for Rehabilitation, and staff finds Standards 2, 6, and 9 to be especially relevant.
5. Staff finds that the proposed replacements:
 - a. do not alter features, spaces, and spatial relationships that characterize the property (Standard 2);
 - b. do not destroy historic materials, features, and spatial relationships that characterize the property, and the new work will be compatible but differentiated (the aluminum cladding differentiates) (Standard 9); and
 - c. match the old in design and texture (Standard 6). Two kinds of replacements are being proposed for the existing long wood windows—a shortened version of the window panel with brick infill below it and French doors. Both of these replacements have the same divided light pattern as the historic materials have, and neither change the arched opening above. The shortened window does change the appearance of the historic window somewhat, and the brick infill might pose a materials challenge, but the proposed French door meets Standard 6 without any issue, in staff's opinion. Staff was curious about the ebony color noted on the plan—is a long-term paint change planned? The material proposed seems to staff to meet the Standard as well—a wood window/door with aluminum cladding seems to staff to meet the Standards and the district design guidelines/ Fact Sheet. (The Fact Sheet on windows states that "Wood windows clad in aluminum or fiberglass may be approved in some cases.")
6. Staff finds that for long-term preservation of the historic structure, an intervention on this side of the house is needed, and that materials that match the old as closely as possible are proposed here. Staff believes that the proposed window work meets the Standards.

Garage doors:

7. Staff finds that the proposed work on the nonhistoric garage doors meets Standard 9. The proposed replacements: will not destroy historic materials, features, and spatial relationships that characterize the property; will be compatible with the historic materials, features, size, and scale and proportions; and will also likely look differentiated, especially with contemporary hardware.
8. Before proceeding with work, applicant must obtain the appropriate building department permits.

Relevant Secretary of the Interior's Standards:
#2, #6, #9

Potential Motions:

Move to approve application PHDC-0006 and issue a certificate of appropriateness for the proposed work at 220 S Huron Street, to include replacements of two overhead garage doors with custom-made wood carriage-style doors on the house's south side and replacements of two window panels with Marvin wood and aluminum-clad products on the house's west side. On the west side, one window panel will be replaced with windows and appropriate brick infill, and the other window panel will be replaced with French doors, and technical details are included on the plan. *[insert any conditions]* The proposed work meets the Secretary of the Interior's Standards for Rehabilitation, specifically Standards 2, 6, and 9.

Move to postpone application PHDC 23-0006 for proposed work at 220 S Huron Street so that the applicant can provide more information to the HDC regarding *[include needed information here]*. Because the application was received February 2, 2023, an approval, denial, or procedural denial must be issued for this application before Friday, March 31, 2023.

Prepared by:
Ellen Thackery, Preservation Planner



City file photo from 2020, east (front) and south sides.



Photo provided by the applicant of project area—the garage doors on the south side are shown here, as well as the panels of windows on the rear (west side) that are proposed to be replaced. The windows to the left would be the shortened windows with infill brick below and the windows on the right would be French doors.

Photos showing current conditions, provided by the applicant:







Evidence of wood trim pieced in after years of deterioration, likely caused by the negative grade.



Evidence of wood trim pieced in after years of deterioration, likely caused by the negative grade.



**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:

Receipt: _____

Method: _____

Action/Study Item

PHDC- _____

To complete this application:

1. Complete this form.
2. Attach the following documents:
 - a. Photo(s) showing an overview of the building and 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 Friday eleven (11) days prior to the meeting.

INCOMPLETE APPLICATIONS WILL BE REJECTED

Property

Address

220 South Huron Street

Applicant

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

Name

Charles Bultman

Address

220 South Huron Street

City

Ypsilanti

State

MI

Zip

48197

Phone / Fax

E-Mail **Staff will contact you primarily via email*

Contractor

Contractor Name & Contact Info

Not yet selected

Type of work

- ☐ Roofing
☒ Window/Door
Replacement

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

- ☐ Painting
☐ Application Amendment
☐ Other

Complete Description of Proposed Work:

Replacement of non-contributing overhead doors with carriage style doors. Replacement of rotten window panels with new windows and doors. Raise interior floor to protect door sills from negative grading.

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 \$1 - \$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:

\$17,500

Permit fee:

\$45 + 25 = \$ 70.00

Signature

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

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

Signature:

Date:

24 January 2023

Print Name:

Charles Bultman

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

All other necessary Building Permits must be acquired before beginning work.

GENERAL NOTES

THE CONTRACTOR AND SUB-CONTRACTORS ARE TO PROVIDE ALL LABOR, MATERIALS, EQUIPMENT, AND THE FINAL FINISHED PROJECT AS OUTLINED AND REQUIRED BY THE PLANS, SPECIFICATIONS AND OTHER CONTRACT DOCUMENTS, AND SHALL BE SUPPLIED BY THE CONTRACTOR AS PER GOVERNING AND STATE AND LOCAL CODES AND ANY OTHER REGULATIONS AND CODES HAVING LOCAL JURISDICTION. THE WORK SHALL INCLUDE ALL SITE DEVELOPMENT AND ANY AND ALL WORK REQUIRED BY THE INSPECTION AGENCIES HAVING JURISDICTION.

THE CONTRACTORS ARE TO VERIFY ALL FIELD CONDITIONS BEFORE PROCEEDING WITH WORK. EACH SUB-CONTRACTOR IS TO FIELD VERIFY THE CONDITION OF THE SITE PRIOR TO COMMENCING THAT PORTION OF THE WORK, AND IS TO BRING ANY DISCREPANCIES TO THE ATTENTION OF THE GENERAL CONTRACTOR AND THE ARCHITECT BEFORE PROCEEDING. SUB-CONTRACTORS PROCEEDING WITH THEIR PORTION OF THE WORK WITHOUT REPORTING ANY DEFECTS IN PRIOR WORK WILL BE JUDGED TO HAVE ACCEPTED THE WORKING CONDITIONS AND AGREE THAT THEIR NEW WORK CAN ACCEPTABLY BE CONSTRUCTED ON THE WORK THAT HAS PRECEDED THEM.

DURING THE COURSE OF CONSTRUCTION, THE CONTRACTOR SHALL BRING TO THE ATTENTION OF THE ARCHITECT AND THE OWNER ANY AND ALL EXISTING CONDITIONS THAT APPEARS TO BE SUBSTANDARD. ALL WORK AFFECTED BY SUCH CONDITIONS SHALL STOP UNTIL ALL DISCREPANCIES ARE RESOLVED. SUCH CONDITIONS SHALL NOT BE COVERED OR CONCEALED BY NEW CONSTRUCTION WITHOUT APPROVAL OF THE ARCHITECT.

THE CONTRACTOR, BY COMMENCING THE WORK, ACCEPTS THE CONDITIONS OF THE SITE AND THE COMPLETENESS OF THE CONTRACT DOCUMENTS. ANY DISCREPANCIES BETWEEN THE DRAWINGS AND THE ACTUAL CONDITIONS SHOULD BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO BEGINNING THE WORK. NO EXTRAS SHALL BE ALLOWED FOR DISCREPANCIES AFTER THE WORK HAS BEGUN.

ALL WORK IS TO BE COORDINATED WITH ALL DRAWINGS AND THE DESIGN-BUILD REQUIREMENTS FOR MECHANICAL, ELECTRICAL AND PLUMBING.

ANY MATERIALS AND / OR LABOR, NEITHER SHOWN ON THE DRAWINGS NOR SPECIFIED, BUT WHICH IS OBVIOUSLY NECESSARY TO COMPLETE THE WORK OR TO COMPLY WITH LOCAL CODES SHALL BE SUPPLIED WITHOUT ADDITIONAL COST TO THE OWNER OR THE ARCHITECT.

THE CONTRACTOR IS RESPONSIBLE TO SECURE ANY AND ALL PERMITS, FEES, LABOR, EQUIPMENT, ETC. REQUIRED TO PROVIDE A COMPLETE PROJECT.

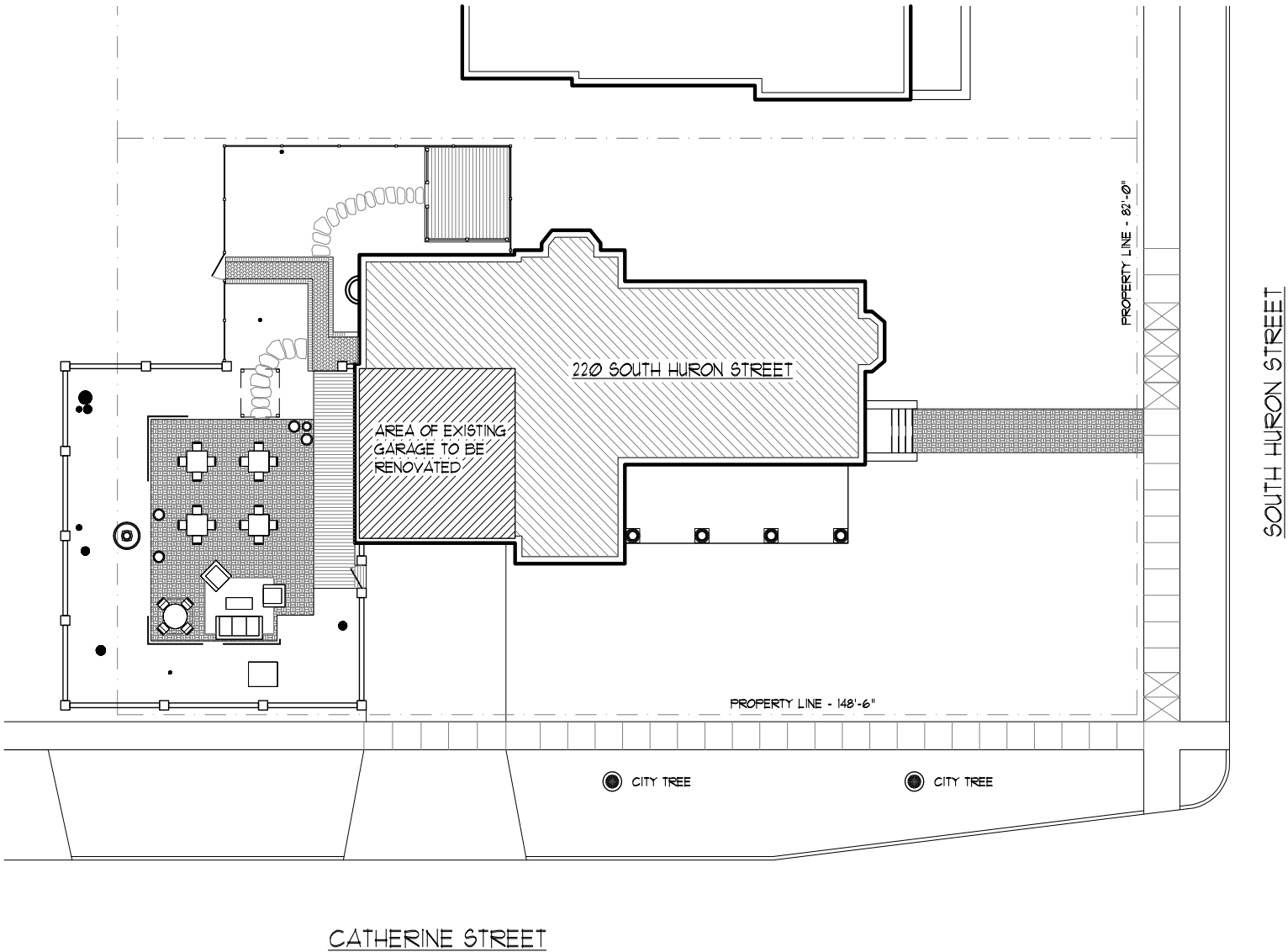
THE CONTRACTOR IS REQUIRED TO PROVIDE THE NECESSARY STEPS TO FULLY PROTECT THE PUBLIC FROM INJURY AS WELL AS ANY DAMAGE TO ADJACENT PROPERTIES DURING CONSTRUCTION AS REQUIRED BY LOCAL CODES. THE CONTRACTOR WILL ALSO PROVIDE FOR THE PROTECTION OF WORK TO DATE, ENSURING THAT NEW TRADES DO NOT DAMAGE FINISHED WORK BY OTHER TRADES.

THE OWNER SHALL OBTAIN 'ALL RISK' INSURANCE FOR THE DURATION OF THE PROJECT. THE CONTRACTOR SHALL OBTAIN THE CUSTOMARY STATUTORY INSURANCES, COMPREHENSIVE GENERAL LIABILITY, WORKMAN'S COMPENSATION, ETC. THE ARCHITECT AND THE OWNER SHALL BE NAMED AS AN INSURED PARTY TO THE 'ALL RISK' POLICY.

DIMENSIONS SHOWN OUTSIDE OF BUILDING ARE FROM FACE OF FINISH TO ROUGH OPENINGS, UNLESS NOTED OTHERWISE.

DIMENSIONS SHOWN INSIDE OF BUILDING ARE FROM FACE OF FINISH TO FACE OF FINISH, UNLESS NOTED OTHERWISE.

RENOVATIONS for THE NEWTON of YPSILANTI



Charles Butman
Architect

cbutman • flashnet
734 223 1358
220 south huron street - ypsilanti, mi 48197

DRAWING INDEX

- A-1 COVER SHEET, SITE DIAGRAM, NOTES
- A-2 FIRST FLOOR PLAN - DEMOLITION
- A-3 BUILDING ELEVATIONS - DEMOLITION
- A-4 FOUNDATION / FRAMING PLAN
- A-5 FIRST FLOOR PLAN - NEW WORK
- A-6 BUILDING ELEVATIONS - NEW WORK
- A-7 BUILDING SECTION
- A-8 SECTION DETAILS

DESIGN CRITERIA

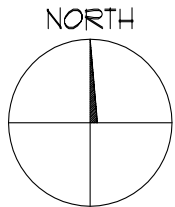
RESIDENTIAL BUILDING CODE - 2015
MICHIGAN (INTERNATIONAL) BUILDING CODE

ACCESSIBILITY CODE - ANSI (ICC A117.1-2009)
ACCESSIBLE and USABLE BUILDINGS and FACILITIES

OCCUPANCY - RESIDENTIAL GROUP R-3

CONSTRUCTION TYPE - TYPE 5B

FIRE PROTECTION - NO SPRINKLER



A-1

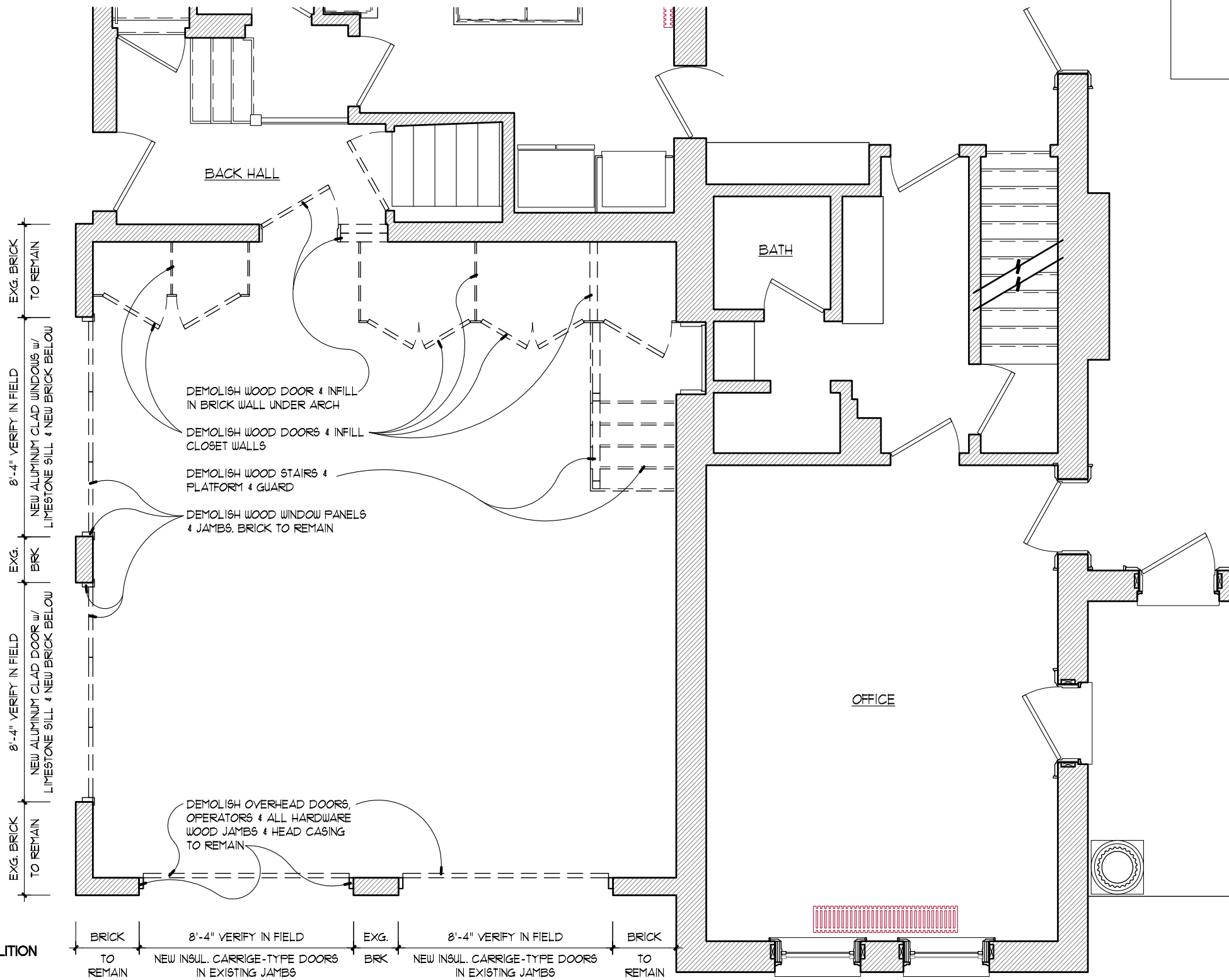
SITE DIAGRAM
THE NEWTON OF YPSILANTI
220 SOUTH HURON STREET
YPSILANTI, MICHIGAN

DATE 25 JAN 2023

SCALE 1" = 20'-0"

A-2

FIRST FLOOR PLAN - DEMOLITION
THE NEWTON OF YPSILANTI
220 SOUTH HURON STREET
YPSILANTI, MICHIGAN



Charles Butman
Architect

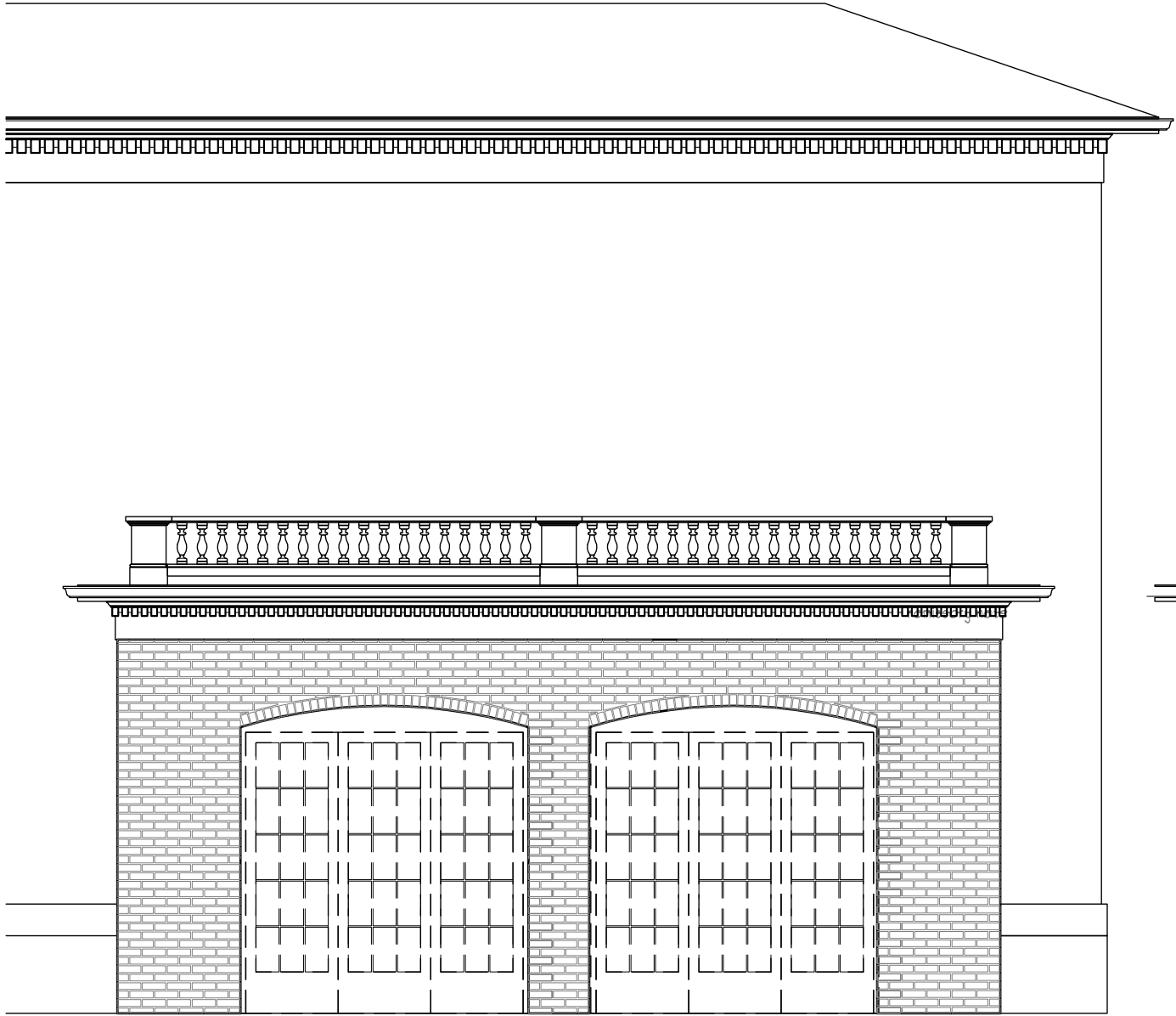
cbutman • flash.net
734 223 1358
220 south huron street - ypsilanti, mi 48197

DATE 25 JAN 2023

SCALE 1/4" = 1'-0"

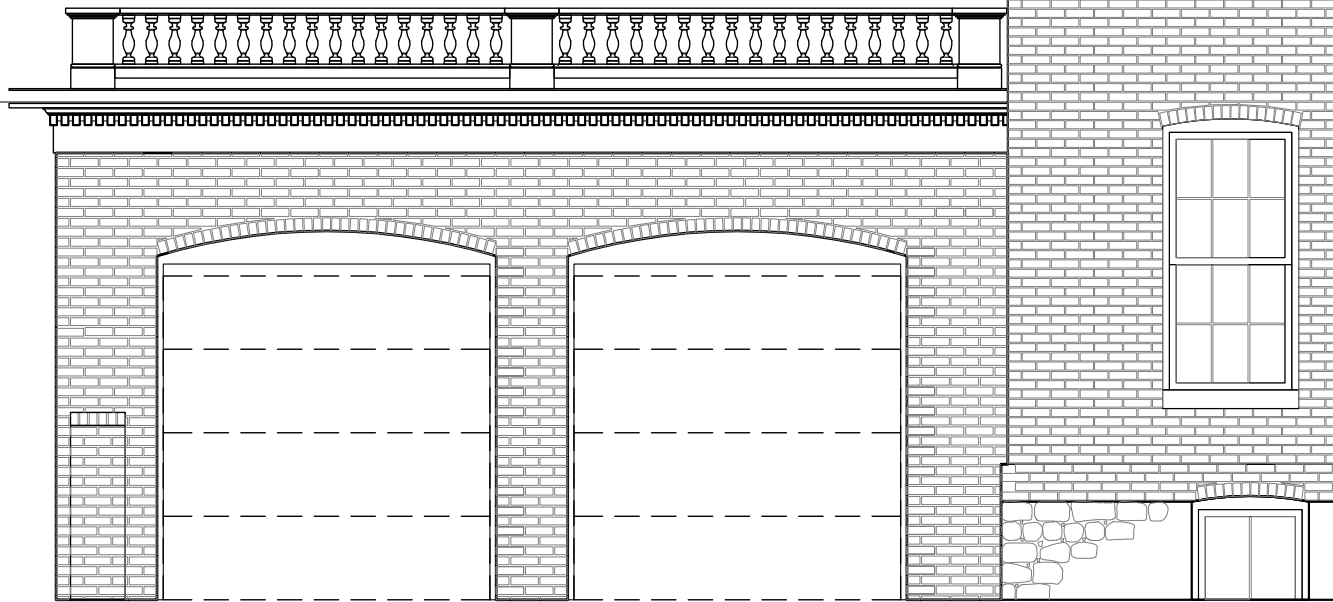
Charles Butman
Architect

ebutman • flash.net
734 223 1358
220 south huron street - ypsilanti, mi 48197



8'-4" VERIFY IN FIELD
DEMOLISH WOOD WINDOW PANELS
ALL BRICK TO REMAIN UNDISTURBED

8'-4" VERIFY IN FIELD
DEMOLISH WOOD WINDOW PANELS
ALL BRICK TO REMAIN UNDISTURBED



8'-4" VERIFY IN FIELD
DEMOLISH OVERHEAD DOORS
WOOD JAMBS & TRIM TO REMAIN
ALL BRICK TO REMAIN UNDISTURBED

8'-4" VERIFY IN FIELD
DEMOLISH OVERHEAD DOORS
WOOD JAMBS & TRIM TO REMAIN
ALL BRICK TO REMAIN UNDISTURBED

A-3

PARTIAL ELEVATIONS - DEMOLITION
THE NEWTON OF YPSILANTI
220 SOUTH HURON STREET
YPSILANTI, MICHIGAN

GARAGE ELEVATION - WEST

GARAGE ELEVATION - SOUTH

DATE 25 JAN 2023

SCALE 1/4" = 1'-0"

GENERAL NOTES - FOUNDATIONS

IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE ADEQUATE SHORING AND BRACING DURING CONSTRUCTION TO ACCOUNT FOR ALL FORCES, INCLUDING BUT NOT LIMITED TO FORCES FROM GRAVITY, EARTH, WIND, AND UNBALANCED FORCES DUE TO CONSTRUCTION SEQUENCE.

THE STRUCTURAL INTEGRITY OF THE BUILDING SHOWN ON THESE PLANS IS DEPENDENT UPON COMPLETION ACCORDING TO PLANS AND SPECIFICATIONS. STRUCTURAL MEMBERS ARE NOT SELF-BRACING AND SHALL BE SHORED AND/OR BRACED BY THE CONTRACTOR AS NECESSARY UNTIL STABILIZED BY VIRTUE OF COMPLETED CONNECTIONS.

GENERAL REQUIREMENTS

FOOTINGS:
3000 PSI POURED CONCRETE 20" WIDE x 10" DEEP (EXCEPT WHERE NOTED OTHERWISE) w/ 2 - #4 REBAR CONT. THROUGH LENGTH OF FOOTING.

PIER FOOTINGS (EXTERIOR):
3000 PSI POURED CONCRETE 2'-0" x 2'-0" x 12" DEEP w/ #4 REBAR @ 6" o. c. BOTH WAY w/ 10" @ CONCRETE PIERS w/ 4 - #4 REBAR VERT.

FOUNDATION WALLS:
3000 PSI POURED CONCRETE 10'-0" HIGH x 10" THICK w/ 4" BRICK LEDGE AS REQ'D w/ 1/2" ANCHOR BOLTS @ 32" o. c. (MAX) @ WITHIN 12" OF ALL CORNERS #4 REBAR @ 16" o. c. - HORIZ. (MAX) @ INSIDE FACE #4 REBAR @ 16" o. c. - VERT. (MAX) @ INSIDE FACE #4 FTG DOWELS @ 16 o. c. (MAX).

SLABS:
3000 PSI POURED CONCRETE
4" MINIMUM THICKNESS w/ 6 x 6 - W1.4 x W1.4 WELDED WIRE FABRIC ON 6 MIL VAPOR BARRIER ON 4" (MIN) GRAVEL BASE.

THE SLAB ON GRADE SHALL REST ON A MINIMUM OF 4" OF COMPACTED FILL.

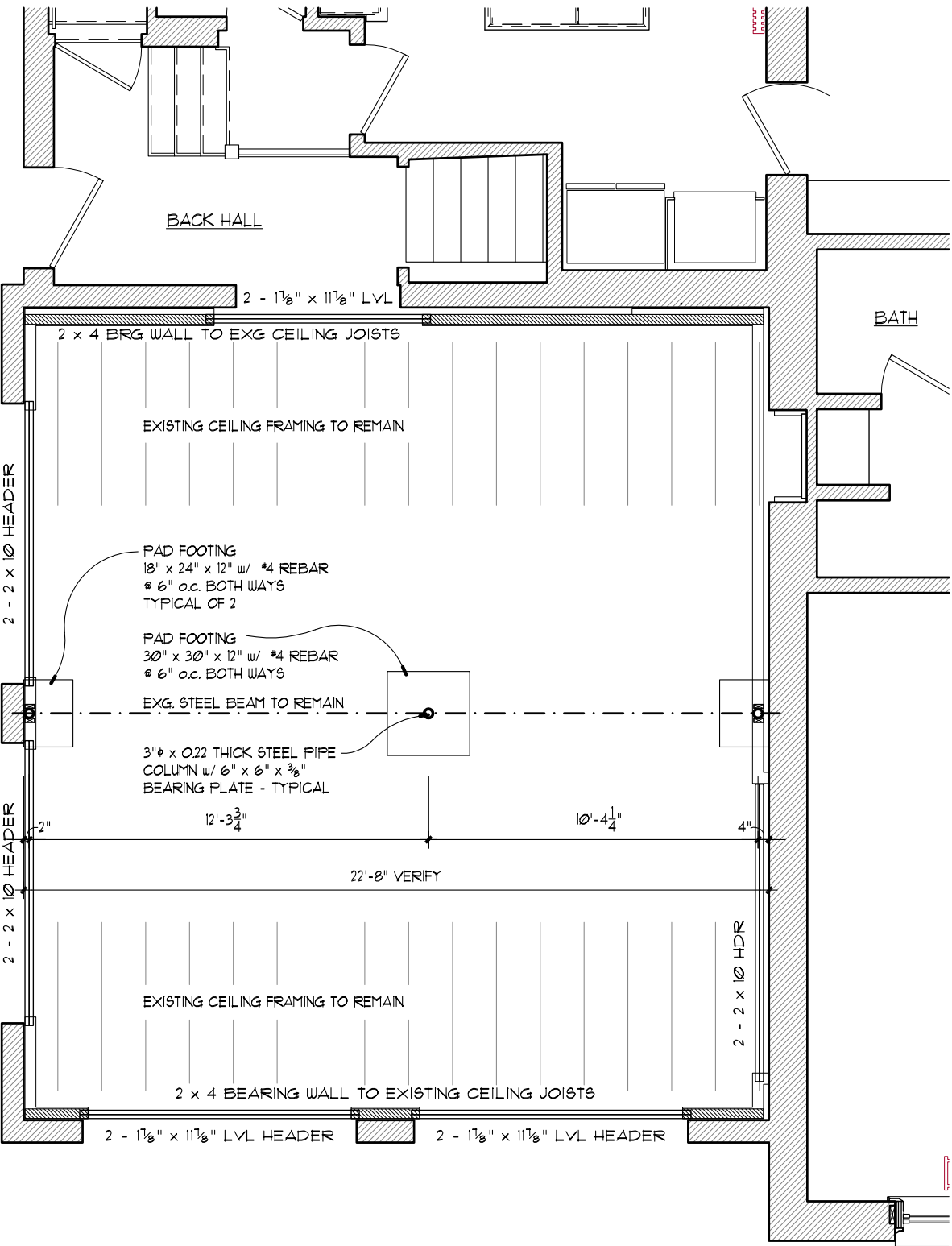
ALL FOOTINGS SHALL BEAR ON UNDISTURBED SOIL, HAVING A MINIMUM BEARING CAPACITY OF 3000 PSF.

CONCRETE

CONCRETE TO BE 3000 PSI AT 28 DAYS, WITH ASTM A-615 GRADE 60 REINFORCING BAR AND ASTM A-185 WELDED WIRE FABRIC.

ALL SLABS ON GRADE WHERE NOT OTHERWISE SPECIFIED, ARE TO BE 4" THICK WITH 6 x 6 - W1.4 x W1.4 WWF.

PROVIDE AIR-ENTRAINMENT (6% ± 1%) FOR CONCRETE EXPOSED TO WEATHER.



GENERAL NOTES - WOOD FRAMING

IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE ADEQUATE SHORING AND BRACING DURING CONSTRUCTION TO ACCOUNT FOR ALL FORCES, INCLUDING BUT NOT LIMITED TO FORCES FROM GRAVITY, EARTH, WIND, AND UNBALANCED FORCES DUE TO CONSTRUCTION SEQUENCE.

THE STRUCTURAL INTEGRITY OF THE BUILDING SHOWN ON THESE PLANS IS DEPENDENT UPON COMPLETION ACCORDING TO PLANS AND SPECIFICATIONS. STRUCTURAL MEMBERS ARE NOT SELF-BRACING AND SHALL BE SHORED AND/OR BRACED BY THE CONTRACTOR AS NECESSARY UNTIL STABILIZED BY VIRTUE OF COMPLETED CONNECTIONS.

CONTRACTOR IS TO USE AND FOLLOW ALL STANDARD USES, DETAILS, ETC. AS PROVIDED BY THE SPECIFIC MANUFACTURER OF THE FLOOR TRUSS SYSTEM. IF THESE DRAWINGS CONFLICT w/ ANY INFORMATION PROVIDED BY THE FLOOR TRUSS MANUFACTURER THE MORE STRINGENT SPECIFICATION WILL BE FOLLOWED.

GENERAL REQUIREMENTS - WOOD FRAMING

WOOD FRAMING TO BE HEM-FIR NO. 2 OR BETTER FOR 2x8 AND LARGER MEMBERS, AND SPF NO. 2 OR BETTER FOR 2x4 AND 2x6 MEMBERS.

ALL LUMBER IN CONTACT WITH MASONRY OR STEEL TO BE CCA TREATED.

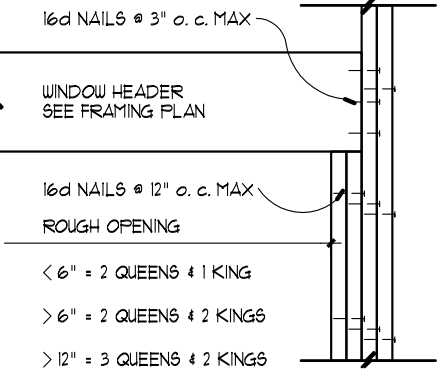
ALL FLUSH FRAMED CONNECTIONS ARE TO BE MADE USING JOIST HANGERS DESIGNED FOR THE SPECIFIC CONDITION UNLESS OTHER CONNECTIONS ARE PROVIDED. ANGLE BRACKETS ARE NOT ACCEPTABLE WITHOUT PRIOR APPROVAL. ALL JOIST HANGERS ARE TO BE INSTALLED PER MANUFACTURE'S RECOMMENDATIONS WITH MANUFACTURER RECOMMENDED NAILS.

WOOD TRUSSES SHALL BE SHOP FABRICATED TO THE REQUIREMENTS OF THE TRUSS PLATE INSTITUTE AND SHALL BE CAPABLE OF SUPPORTING THE LOADS INDICATED ON THE DRAWINGS. SHOP DRAWINGS SHALL INCLUDE ALL HEADERS AND GIRDER TRUSSES AND THEIR ASSOCIATED CONNECTIONS AND SHALL BEAR THE SEAL OF A P.E. REGISTERED IN MICHIGAN.

WOOD TRUSSES SHALL BE INSTALLED IN ACCORDANCE WITH THE HANDLING, INSTALLING & BRACING GUIDE HIB-91 BY THE TRUSS PLATE INSTITUTE.

LAMINATED VENEER LUMBER AND PLYWOOD JOIST CHORDS ARE TO VALUES OF Fb NOT LESS THAN 2800 PSI AND Fc PERPENDICULAR OF NOT LESS THAN 150 PSI AND Fc PARALLEL OF NOT LESS THAN 2800 PSI.

ALL FLOOR, ROOF, AND WALL SHEATHING TO BE STRUCTURAL I PLYWOOD OR OSB, WITH MINIMUM CHARACTERISTICS AND ATTACHMENT AS FOLLOWS: FLOORS- 3/4" T&G, GLUED AND NAILED w/ 10d @ 6". WALLS- 7/16" NAILED w/ 10d @ 6". ROOFS- 5/8" w/ H-CLIPS AND NAILED w/ 10d @ 6"



Charles Butman
Architect

cbutman • flashnet

734 223 1358
220 south huron street - ypsilanti, mi 48197

FOUNDATION / FRAMING PLAN

THE NEWTON OF YPSILANTI
220 SOUTH HURON STREET
YPSILANTI, MICHIGAN

DATE 25 JAN 2023

SCALE 1/4" = 1'-0"

cbultman • flash.net

734 223 1358

220 south huron street · ypsilanti, mi 48197

BACK HALL

BATHOFFICE

A-5

FIRST FLOOR PLAN - NEW WORK

THE NEWTON OF YPSILANTI
220 SOUTH HURON STREET
YPSILANTI, MICHIGAN

DATE 25 JAN 2023

SCALE 1/4" = 1'-0"

WINDOW SCHEDULE						
NO.	FRAME SIZE (W x H)	ROUGH OPN'G (W x H)	MANUF. #	HEADER HGT.	JAMB THK.	REMARKS
1	7'-5 13/16" x 6'-10"	7'-6 13/16" x 6'-10 1/2"	CNT668	6'-10 1/2"	4 9/16"	90x82 OXX - RIGHT. ACTIVE / MIDDLE PASSIVE
2	7'-8" x 4'-5 1/8"	7'-9" x 4'-5 5/8"	CUAWN3054 / 3254 / 3054	6'-10 1/2"	4 9/16"	PUSH-OUT AWNING / FIXED AWNING / PUSH-OUT AWNING

Charles Butman
Architect

ebutman • flash.net
734 223 1358
220 south huron street - ypsilanti, mi 48197

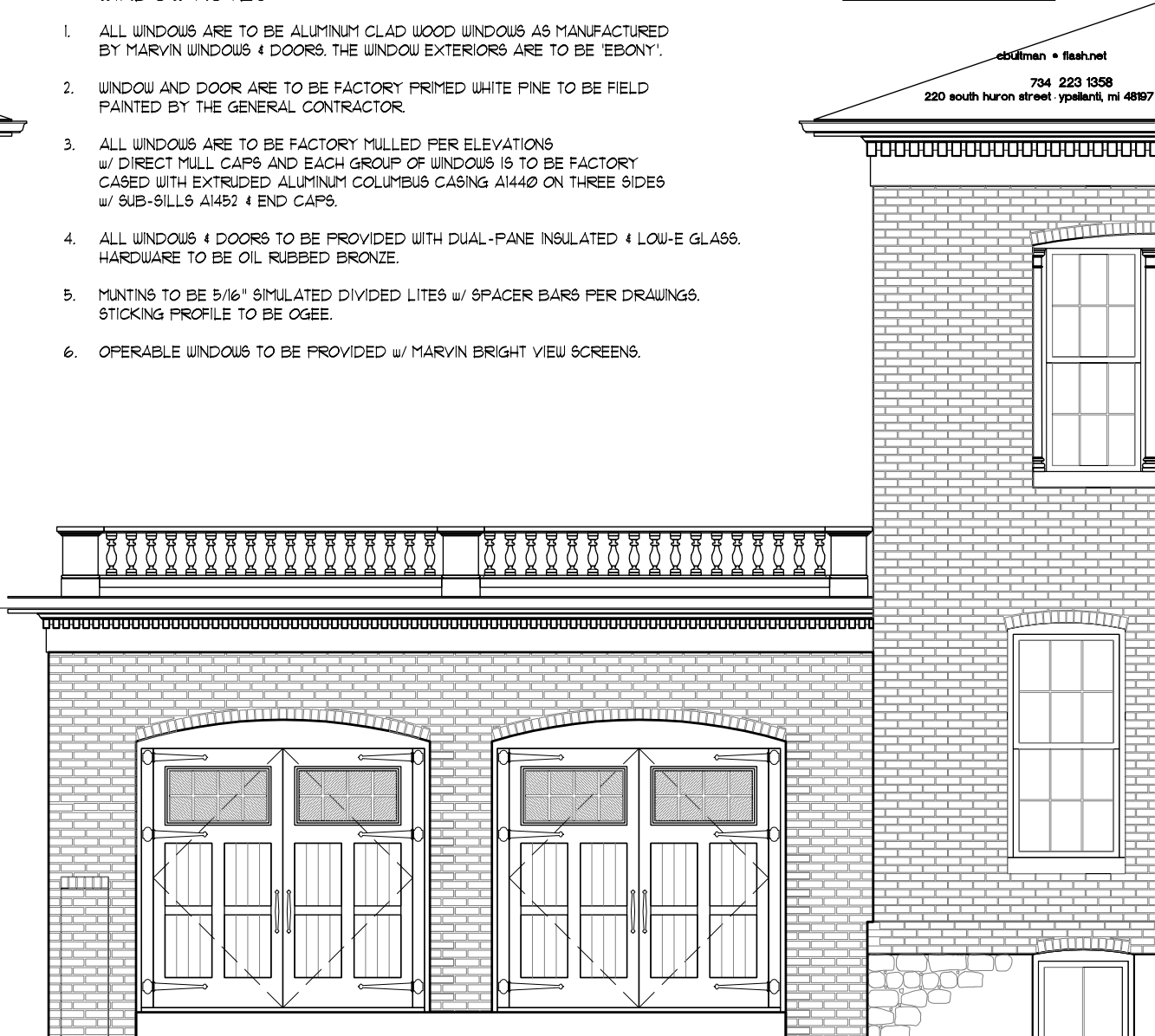
WINDOW NOTES

- 1. ALL WINDOWS ARE TO BE ALUMINUM CLAD WOOD WINDOWS AS MANUFACTURED BY MARVIN WINDOWS & DOORS. THE WINDOW EXTERIORS ARE TO BE 'EBONY'.
- 2. WINDOW AND DOOR ARE TO BE FACTORY PRIMED WHITE PINE TO BE FIELD PAINTED BY THE GENERAL CONTRACTOR.
- 3. ALL WINDOWS ARE TO BE FACTORY MULLED PER ELEVATIONS w/ DIRECT MULL CAPS AND EACH GROUP OF WINDOWS IS TO BE FACTORY CASSED WITH EXTRUDED ALUMINUM COLUMBUS CASING A1440 ON THREE SIDES w/ SUB-SILLS A1452 & END CAPS.
- 4. ALL WINDOWS & DOORS TO BE PROVIDED WITH DUAL-PANE INSULATED & LOW-E GLASS. HARDWARE TO BE OIL RUBBED BRONZE.
- 5. MUNTINS TO BE 5/16" SIMULATED DIVIDED LITES w/ SPACER BARS PER DRAWINGS. STICKING PROFILE TO BE OGEE.
- 6. OPERABLE WINDOWS TO BE PROVIDED w/ MARVIN BRIGHT VIEW SCREENS.



EXG. BRICK TO REMAIN | 8'-4" VERIFY IN FIELD | NEW ALUMINUM CLAD WINDOWS w/ LIMESTONE SILL & NEW BRICK BELOW | EXG. BRK | 8'-4" VERIFY IN FIELD | NEW ALUMINUM CLAD DOOR w/ LIMESTONE SILL & NEW BRICK BELOW | EXG. BRICK TO REMAIN

GARAGE ELEVATION - WEST



BRICK TO REMAIN | 8'-4" VERIFY IN FIELD | NEW INSUL. CARRIGE-TYPE DOORS IN EXISTING JAMBS | EXG. BRK | 8'-4" VERIFY IN FIELD | NEW INSUL. CARRIGE-TYPE DOORS IN EXISTING JAMBS | BRICK TO REMAIN

GARAGE ELEVATION - SOUTH

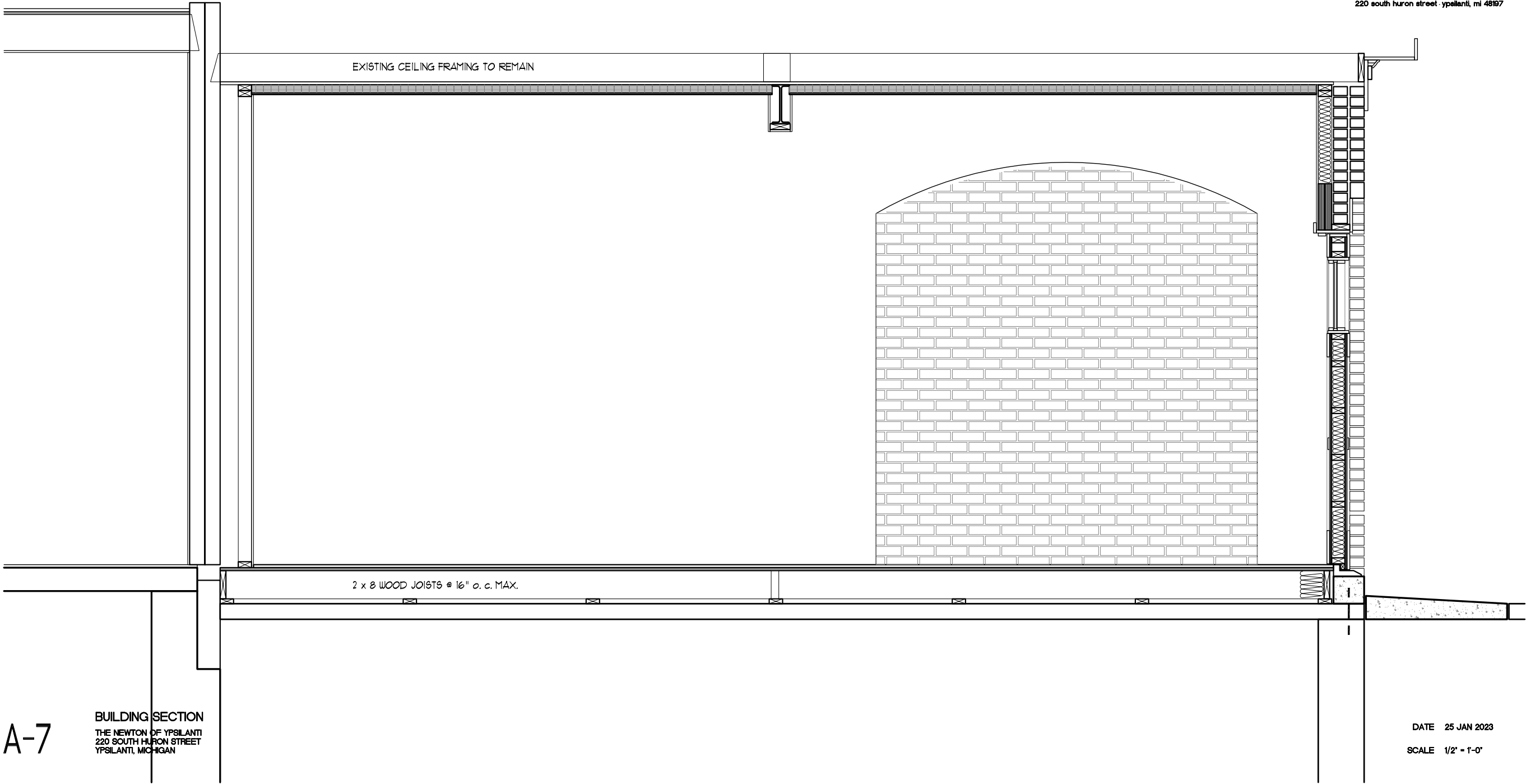
A-6

PARTIAL ELEVATIONS
THE NEWTON OF YPSILANTI
220 SOUTH HURON STREET
YPSILANTI, MICHIGAN

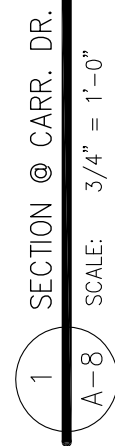
DATE 25 JAN 2023
SCALE 1/4" = 1'-0"

Charles Butman
Architect

cbutman • flash.net
734 223 1358
220 south huron street - ypsilanti, mi 48197



WALL / CABINET SECTIONS



cbultman • flash.net
734 223 1358
220 south huron street • ypsilanti, mi 48197

DATE 25 JAN 2023

SCALE 3/4" = 1'-0"



Historic District Commission

Study Item and Materials

121 N Huron



FEB 07 2023

RECEIVED

**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

PHDC-23-0010

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

121 N. Huron St.

Applicant

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

Name

Doug Kisor

Address

121 N. Huron St.

City

Ypsilanti

State

MI

Zip

48197

Phone / Fax

E-Mail

Contractor

Contractor Name & Contact Info

Doug Kisor

Type of work

- ☐ Roofing
☒ Window/Door
Replacement

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

- ☐ Painting
☐ Other
☐ Application Amendment

Complete Description of Proposed Work:

Replace three double-hung windows and a former door with a window. (see attached for details)

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:

\$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:

Date:

2-1-2023

Print Name:

Doug Kisor

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.

I.

REPLACE THREE DOUBLE-HUNG WINDOWS AND A FORMER DOOR WITH A WINDOW.

The home was built in 1871 by Dr. Watling. All original windows are in good working order. THE THREE WINDOWS IN QUESTION AND THE DOOR WERE PART OF A MODIFICATION TO THE ORIGINAL STRUCTURE. I WOULD ESTIMATE THE CHANGE HAPPENED IN THE 1950S WHEN THE SINGLE RESIDENCE BECAME FOUR APARTMENTS. CURRENTLY, THE BUILDING IS A SINGLE-FAMILY RESIDENCE.

The three windows in question are two over two with zinc glides. The windows are placed inside a brick opening with a brick-molding surround and a wood sill horn. The sill horn rest on a 4.5" limestone sill. The brick molding inset is 3" in from the face brick.

The window RO is 31 1/4" x 50"

Each of the three windows is consistent in size, opening, inset, and sill, allowing for slight variances in the original brick construction.

The original windows in the front two-thirds of the house are two over two double-hung windows. The original windows in the rear third of the house are two over two double-hung windows—a cost-savings measure when glass is expensive. (see images)



SOUTH ELEVATION

Window 1.

Door to replace with a window?

Note: windows in the rear third of the house are two over two double-hung.



NORTH ELEVATION

Window 2.

Window 3.

Note: Original windows in the rear third of the house are two over two double-hung.

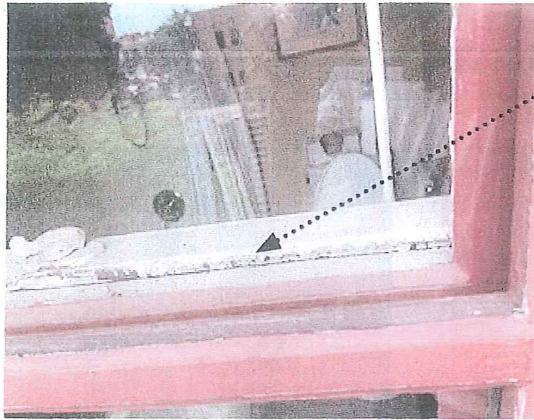
WINDOW DETAILS.

The three windows have broken glass, and the rails separate from the stiles in two cases. (see images)

We want to replace the three windows with two over two double-hung windows. While not matching the proportions of the original fenestration, the two over two windows do match the spirit of the windows in the back third of the home. (See attachment page 5)

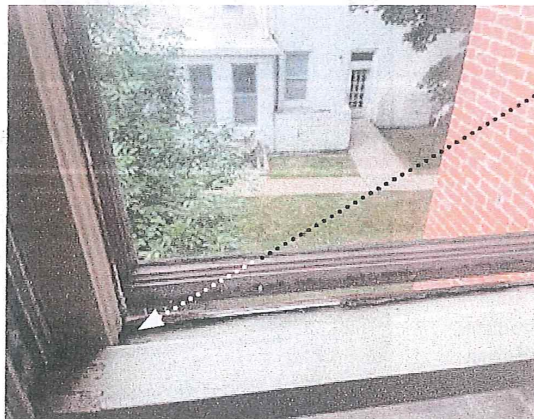
The windows will be placed one inch in from the frame molding matching the set-back and shadow of the existing windows.

The exterior finish color would be red to match the existing window paint color. (see swatch)



South Window

Window 1. The meeting rails are a mess, the sash does not move in the jam.



North Windows

Window 2. The side and bottom rail are disconnected. There is some rot in the rails. Glass is separated from the rails.



Window 3. Broken glass from rail separation. Sash is stuck in the jam.

3.

DOOR REPLACE WITH WINDOW.

A door was added to accommodate access to one of two previously existing apartments. The access stairs were removed decades ago. Our goal is to have an opening that would allow access to the porch roof in case of a fire.

The RO is 76 1/2" x 35 3/8"

The existing door and jam would be removed to the RO.

A 5" limestone sill would be placed in the opening with a 2 1/2" inset into the brick left and right. The sill will extend 1" from the wall face. The face width of the window surround will be 1 3/4". These dimensions match the dimensions of the home's original window openings.

The window replacement is a large two-over-two hinged window opening left. The window will be placed one inch in from the frame molding matching the set-back and shadow of the existing windows. (See attachment page 6.)



SOUTH DOOR

The door's panels are in very poor condition and the aluminum storm door is just wrong. The Threshold is questionable and overall the mix is energy inefficient.

4.

Initial Replacement supplier considerations

Double Hung windows

Pre-COVID replacement window consideration.

Paul Ward
47255 Michigan Ave.



QUOTE BY : Paul Ward
SOLD TO : Doug Kisor
PO# :
Ship Via : Ground

QUOTE # : JW201000YTH - Version 0
SHIP TO :
PROJECT NAME :
REFERENCE :

U-Factor Weighted Average: 0.29

SHGC Weighted Average: 0.17

LINE	LOCATION SIZE INFO	BOOK CODE DESCRIPTION	NET UNIT PRICE	QTY	EXTENDED PRICE
Line 1		Frame Size : 31 X 50 (Outside Casing Size: 34 X 51 13 16), Siteline Clad Double Hung, Auralast Pine, Mesa Red Exterior, Natural Interior, Aluminum Brickmould, Standard Sill Nosing, Color Match Metal DripCap, Mesa Red Trim, 4 9/16 Jamb, Standard Double Hung, Tan Jambliner, Concealed Jambliner Chestnut Bronze Hardware, US National-WDMA/ASTM, PG 35, Insulated Low-E 366 Annealed Glass, Protective Film, Black Spacer, Argon Filled, Traditional Glz Bd, Mesa Red SDL, 7/8" Bead SDL w/Perm Wood Trad'l Bead Int BAR, Light Bronze Shadow Bar, Colonial All Lite(s) 2 Wide 2 High Top, 2 Wide 2 High Btm, BetterVue Mesh Mesa Red Screen. Product Does Not Qualify for Accidental Glass Breakage Warranty Coverage, "Custom-Width", "Custom-Height", Glass Thick=0.698, Clear Opening: 27.2w, 21.4h, 4 sf U-Factor: 0.30, SHGC: 0.18, VLT: 0.42, Energy Rating: 12.00, CR: 60.00, CPD: JEL-N-880-03888-00001 PEV 2020.3.2.3117/PDV 6.289 (09 17 20)NW	\$822.68	3	\$2,468.04



Viewed from Exterior. Standard

Jalousie window idea to replace the back door.
There would be a limestone sill added to match
the existing sills.

LINE	LOCATION SIZE INFO	BOOK CODE DESCRIPTION	NET UNIT PRICE	QTY	EXTENDED PRICE
Line 2		Frame Size : 31 X 60 (Outside Casing Size: 34 X 61 13 16), Siteline Standard, Push Out Clad Casement, Auralast Pine, Mesa Red Exterior, Natural Interior, Aluminum Brickmould, Standard Sill Nosing, Color Match Metal DripCap, Mesa Red Trim, 4 9/16 Jamb, 4/4 Thick, Hinge Left, Classic Push Out Handle, Chestnut Bronze Hardware, W/Staybar Stainless Steel Operator/Hinge, US National-WDMA/ASTM, PG 35, Insulated Low-E 366 Annealed Glass, Protective Film, Black Spacer, Argon Filled, Traditional Glz Bd, Mesa Red SDL, 7/8" Bead SDL w/Perm Wood Trad'l Bead Int BAR, Light Bronze Shadow Bar, Colonial 2 Wide 2 High No Screen. Product Does Not Qualify for Accidental Glass Breakage Warranty Coverage, "Custom-Width", Glass Thick=0.698, Clear Opening: 21 1w, 56.8h, 8.3 sf U-Factor: 0.28, SHGC: 0.17, VLT: 0.40, CR: 63.00, CPD: JEL-N-891-01619- 00001 PEV 2020.3.2.3117/PDV 6.289 (09 17 20)NW	\$858.73	1	\$858.73
Total:					\$3,326.77
sales tax (6.00%):					\$199.61
Net Total:					\$3,526.38
Total Units:					4

Warranty: Protect yourself when you choose JELD-WEN Auralast pine products backed by a limited
lifetime warranty against wood rot and termite damage.

For CA Title 24 applications, refer to weighted average U-Factor and SHGC, and discuss with California energy
consultant to ensure compliance with code.



Historic District Commission

Study Item and Materials

119 N Huron



FEB 07 2023

RECEIVED

PHDC-23-0011

**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

119 N. Huron St.

Applicant

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

Name

Doug Kisor

Address

121 N. Huron St.

City

Ypsilanti

State

MI

Zip

48197

Phone / Fax

E-Mail

Contractor

Contractor Name & Contact Info

Doug Kisor

Type of work

- ☐ Roofing
☐ Window/Door Replacement

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

- ☐ Painting
☐ Other
☐ Application Amendment

Complete Description of Proposed Work:

Site sign for 119 N. Huron St. (see attached for details)

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:

\$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:

Date:

11-2023

Print Name:

Doug Kisor

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.

1.

Site sign: 119 N. Huron St.

Contact: [REDACTED]



Pantone P 120-12-U
HRgb : rgb(98,145,158)ex :
#62919e



Pantone P 10-3-U
Hex : #fbd88f
Rgb : rgb(251,216,143)



Pantone P 115-5-U
Hex : #7bc6eb
Rgb : rgb(123,198,235)



Pantone P 24-13-U
Hex : #dca063
Rgb : rgb(220,160,99)



Pantone P 168-5-U
Hex : #949257
Rgb : rgb(148,146,87)



Pantone P 13-16 U |
Hex : #60594d
Rgb : rgb(96,89,77)



LOCATION:

119 North Huron Street

Shown are two examples of site signage. The difference being the lower image place more emphasis on the street address.

The sign is two-sided.

The new sign will use the existing signpost used by Bredell & Bredell.

BASE MATERIALS:

5/8" MDO board or power coated aluminium with vinyl lettering and graphic elements.

SIZE:

Width, 33"

Height, 40"

Equals 9.16 sq ft.

The building's facade width is 18' 3."

Type families:

_IBM Plex sans and

_Filosophia

The type families are contemporary interpretations of nineteenth century type families.

DESIGNER:

Doug Kisor

734 904 0330

dkisor@collegeforcreativestudies.edu

2.

Site sign: 119 N. Huron St.

Contact: [REDACTED]





MINUTES

City of Ypsilanti
HISTORIC DISTRICT COMMISSION MEETING
Ypsilanti Senior Citizens Center, 1015 Congress
Ypsilanti, Michigan 48197

Tuesday, January 10, 2023
7:00 P.M.

CALL TO ORDER AND ROLL CALL

Alex Pettit Chair 7:05 PM

Commissioners Present: Alex Pettit, Delrhea Byrge, James Ratzlaff, Stefan Szumko, James Chesnut

Commissioners Absent: None

Staff Present: Ellen Thackery, Preservation Planner

APPROVAL OF AGENDA

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

Approval: Unanimous. Motion carried.

PUBLIC COMMENT ON AGENDA ITEMS- one comment read into the record, from Amy Doyle, attached

PUBLIC HEARING—none

OLD BUSINESS

201 E Cross

**Extension of the application review period*

Owner: Judy Weinburger, not present.

Staff: Commission will recall that this owner had installed vinyl windows on the front lower right (if one is looking at the house) without a review or permits. Commission had asked homeowner to measure wood windows in existence on the other side of the house and get a few other cost estimates for appropriate replacements. Getting the quotes and measurements took longer than expected, especially with the holidays. Applicant is requesting more time to furnish the commission with the necessary information. Commission rules allow staff to issue extension, but the extension must be approved by the Commission and both parties need to sign the extension agreement.

Discussion:

Motion: Szumko (second: Ratzlaff): Application PHDC 22-0025 for work at 201 E Cross, Unit 2, lacks information the HDC identifies as necessary to make a decision. The current deadline for commission action on this application is January 17, 2023. The applicant needs more time to gather the necessary information. I move to grant a 60-day extension of the commission's review period for Application PHDC 22-0025 so that the new deadline for commission action on this application is Friday, March 17, 2023 at 5:00 pm.

Approval: Unanimous. Motion carried.

NEW BUSINESS

307 N Washington

**Installation of solar panels*

Owner: Mark Maynard, present.

Staff: Proposal for the installation of solar panels on two roof slopes. One of the slopes is primary and the installation on that slope will be visible from the sidewalk. Staff noted that the proposal is mostly in line with the Secretary of the Interior's Standards for Rehabilitation, the accompanying Guidelines, and also the local Guidelines (in the form of the City's Fact Sheets). Historic materials would not be harmed by the proposed work; the work, if removed, would not harm the historic property or historic materials; but, because the proposed work is on the primary elevation and visible from the public right of way, the work will diminish (but not destroy) historic character.

Discussion: Contractor stated that for them, this is simply a standard rooftop installation. Commissioner stated that he understood the perspectives that no historic material would be degraded, that the primary elevation could cause a concern, and he added that the roof angle on this house is a little more shallow than other houses in the area, and there is a little less to see from the street. There is a fair amount of tree growth there as well. The contractor handed out a picture of a typical two-story solar installation and noted that all of the components are black. (Photo of typical installation attached.) Commissioner noted that the proposal oriented the panels on this primary roof slope in two different directions. Could that be distracting when viewed—are there visible gaps between the panels? The rack system allows the panels to be so close that a viewer will not see big gaps between the panels. They are butted up against each other for the most part. Height of panels from roof? Contractor states that it's a little under 8" from roof surface to top of panel.

Commissioner stated that solar panels are a removable feature that improves quality of life and that the solar panels help to protect the building—they are hard and offer additional protection to the roof. In addition, these asphalt roof shingles are not a distinct roofing material to protect, like a Spanish clay tile for example. This is an emerging technology for us that much of the rest of the world has already incorporated and used on historic buildings. Contractor states that the roof pitch will minimize the impact from the street. Commissioner asked could the panel layout be adjusted so that all of the panels go in one direction, more like the image shown in the sample picture? Here, some panels go in one direction and others go in the other—could that be changed? Contractor

says that they do that wherever possible, but on this roof, the construction and building code requires the panels to meet certain standards for fire and safety and access and so sometimes it's not possible to have all of the panels in one direction. Commissioner points to *Figure 3* in the staff report and notes that the proposed installation would have the leading edge of the layout proposed as continuous, unlike how *Figure 3* shows the panels' bottom edges as staggered or toothed. Commissioner noted that this proposed installation would detract less from the historic character of the building than *Figure 3* would. In addition, this proposed installation has all of the equipment like the inverter away from the primary façade, and no vertical conduits that will come down the primary elevation. Contractor confirmed. Commissioner noted that current solar shingles when installed can detract from historic character as well and it is not clear whether those shingles are as efficient as panels. Commissioner notes, though, that as the technology evolves and gets better, commissions could see proposed rooftop solar installations that look just like shingles and would very likely meet the Standards easily.

Motion: Szumko moved (Chesnut seconded) to issue a certificate of appropriateness for the installation of 19 solar panels on the roof and an inverter near the southwest corner of the house at 307 N Washington as proposed in Application PHDC 22-0108 dated December 21, 2022 because the proposed work meets the Secretary of the Interior's Standards for Rehabilitation 9 and 10.

Approval: Unanimous. Motion carried.

206-210 N Washington

**Determination of completeness for demolition application*

Owner: City of Ypsilanti. Other than preservation planner, no other City staff present. Applicant, Avalon Housing, represented by Michael Appel, David Esau, and Wendy Carty-Saxon, present.

Staff: First, even though this is not a public hearing, staff read a comment received into the record. *[Read attached comments.]* This application will not be new to any commissioners; commissioners saw this as a study item before and the task for tonight is to determine whether this application for demolition is complete. If the commissioners have the information they need in this application to be able to vote, then the commission could find this complete. If the commission feels they need a couple things, a commissioner could make a motion to find the application complete on the condition that a couple specific things are provided. If the commission feels that they need more than a few things in order to consider the application complete, it would be best practice to postpone the decision as to whether the application is complete until a later time when more information is received, and the commission could spell out the kinds of information that would make the application complete.

Some corrections for the record: The building history provided with the staff report noted that this history was for a Study Item. Staff noted that that terminology included is incorrect—this item before the commission is not a study item and staff will correct that in the documentation provided in the minutes. (See red strike-throughs and insertions on

the chronology attached.) Also, the building history provided indicates that the County is the owner—the City is actually the current owner and has owned the property since 2019. Lastly, Joe Meyers has since signed the application as the owner, as necessary, and staff will upload the updated documentation into the BSA system.

Staff noted that a site plan is needed, and that a simplified site plan is included here. Avalon confirmed that this site plan is very close to the completed site plan they will be submitting later in the week, and staff noted that a revised or new site plan could be shared with the commission and public as necessary. Avalon confirmed that the massing and scale shown in this application is a reasonable representation as to what the commission could expect to see when new construction is proposed.

Discussion: Commissioner noted that the applicant checked three boxes for “Grounds Upon Which an Application May Be Based”: The structure constitutes a hazard to the safety of the public or the occupants; The structure is a deterrent to a major improvement program that will be of substantial benefit to the community...; and Retaining the structure will cause undue financial hardship to the owner.... In order to justify demolition, each of these conditions requires a slew of documentation. We received lots of documentation, but this commissioner did not see a lot of documentation supporting the financial hardship criterion. It may not be strictly necessary because one criterion is enough for a compelling reason and for a notice to proceed by our ordinance, but commissioner flagged the concern here, because he sees a lot of documentation here but not the documentation that would support the financial hardship claim.

Applicant clarified that they will not be making a presentation at this meeting on the merits of the proposal but that they understand instead that this first review of the application is for completeness, and the actual presentation about the proposed demolition will be made at the next meeting about a month away. Applicant noted that all of the criteria in this case tie back to the process by which they came to be redeveloping the lot, and that is: the city owning a hazardous structure, wanting to redevelop it, choosing affordable housing as the public policy goal for the lot, and, to the applicant’s mind, that is the deterrent to the major improvement program. The City has determined the best use, and Avalon then determined that renovation, which is what Avalon expected to be able to do in the beginning, would not be feasible. Avalon checked the box for Financial Hardship on the application for demolition because “there is no pathway to finance affordable housing through the existing structure. It is that city goal, combined with our knowledge of affordable housing finance, and our ability to pull all together, that creates that financial hardship.”

Commissioner feedback. One commissioner explained that, regarding the financial hardship criterion, he would be looking for a pricing exercise that would say that there is a specific cost to keeping the structure intact or if there were a cost associated with maintaining the structure so it would not be a safety hazard. Could be a square footage estimate for the concept. This commissioner wants to see every bit of information so that the situation is clear before allowing demolition of a building for something new.

Another commissioner stated that, based on his experience, he imagines that the condition of this building would likely make retaining and maintaining this building for this purpose difficult. Other commissioner stated that he believes that that is based on some assumptions, because certainly buildings in bad condition have been rehabilitated for efficient new uses—that has certainly been done. The structural review here identifies a lot of the problems. Commissioner suspects that in the long run, structural requirements would limit design opportunities in getting units and revenue, and getting enough units to be the design they want would be one of the main challenges. But tearing down the building is a big step and will heavily impact the block. For *this* first step (review for completeness), it's about having the documentation to help make the decision.

A commissioner stated that the structural assessment included in the application appears to be thorough, although it doesn't put a number on the required work that would show a financial hardship for the City.

A commissioner noted that he mentioned the financial hardship criterion specifically as having a high burden of proof to meet in order to justify demolition because the commission's guidelines include strict language with this criterion. For example, the guidelines for this criterion for the commission state (available as part of the demolition application available on the Historic District website at <https://cityofpysilanti.com/263/Historic-District>):

"The Commission can and should require dollars and cents proof. The applicant must present written evidence sufficient to prove that all reasonable use and return will be lost if demolition or moving is denied. Simply showing some effect on value is not sufficient.

When considering financial hardship, the Commission may at its sole discretion consult experts (architects, engineers, appraisers, real estate analysts, market consultants, developers experienced in rehabilitation or reuse, etc.) to aid the Commission in determining if financial hardship exists, to research other uses for the property and to present evidence of reasonable financial use.

The applicant will have answered some of the following questions in his/her application. Nevertheless, the Commission must discuss them thoroughly when considering a claim of financial hardship.

1. Has the applicant tried to sell the property on its present site to a party willing to preserve?
2. Has the applicant tried to rent the property?
3. Has the applicant advertised the resource for sale or rental?
4. Has the applicant considered financially feasible alternate uses of the property which would allow its preservation?"

And it continues. Commissioner stated that it may not be necessary to try to make the case for financial hardship, but if financial hardship will be claimed, the commissioner is not seeing all of this documentation as part of this application.

Commissioner wondered if the City should be providing some of this information to the commission, since the City owns the property. Staff stated that she had spoken to the

department manager about some of these questions/concerns, and staff explained that the challenge for the city is that they have access to a housing fund, and they used it to purchase the property, but there is not money in the fund to rehabilitate the property. That's why the City issued the RFP and chose a partner to develop affordable housing on the site. Staff does not have, at this moment, the figures as requested earlier showing an apples-to-apples comparison of rehab costs vs demolition costs to develop affordable housing on this site, but staff did have the conversation about the city's inability to complete the development on their own without a partner. In addition, some of the financial incentives that are available to developers to do this work aren't available to the city because the city doesn't have income tax liability that make the available credits valuable.

Commissioner reminded that one piece of the challenge is that the commission is not charged with reviewing the financial situation of the owner, but is instead charged with reviewing the PROPERTY's financial situation.

Applicant offered that there may be part of an answer to this financial hardship question in that the former owner was not able to rehabilitate the property and lost it due to unpaid taxes. Whether they were unable or unwilling is a question the commission could ask. One commissioner offers that pages 74 and 75 of the packet gives a laundry list of what needs to be done to make the building habitable; keeping the same number of apartments, the rent the owner would have to charge would likely be increased. That seems to this commissioner part of that financial hardship piece. Applicant stated that other developers in addition to the last owner probably looked at the property and decided it was not feasible; Avalon seeks not to make a profit but to house people. Commissioner stated that that goal is understood and reasonable, but wanted to note that commission has also seen people develop properties that have seemed to others undevelopable but they, for whatever reason, are willing to make it work and take on the project, and cited the Thompson Block as a case in point. Commissioner stated that this structure has seen so much and has been through so much, and acknowledged that those changes complicate its redevelopment.

Commissioner noted that pages 74-75 are part of the architectural report and that the structural report concludes that the foundation and the exterior are in generally salvageable shape. That seems a priority consideration to this commissioner. As the engineer's report states, "Any structure can get salvaged at a cost," and so this commissioner finds it difficult to accept demolition in this case when the structural report finds the foundation and exterior generally salvageable. That said, this commissioner would lean on overall benefit to the community the commission serves and weighs the benefit of what is being proposed and the design and the community benefit against the loss of this building and the commission's responsibility to the Standards.

Staff reminds the commission that the paper trail--having the information on the record--is so important. If a decision is ever appealed, having the necessary information on the record is vital. The commission should feel free to request whatever information is necessary to create that public record. And a commissioner reminds that other, later

applicants may look to the record on this case and try to urge the commission to decide similarly based on similar information.

Commissioner asked about the major improvement program criterion and applicant explained that their intention with that criterion was that the city had chosen to issue an RFP to create affordable housing on this parcel (the major improvement program that will be of substantial benefit to the community), and the applicant who was selected to provide that housing determined that they could not use the existing building to provide that housing, so the existing building was a deterrent. Applicant team believes that they could not get funding for this project trying to use the existing building. The stairways would be problematic, and the units would be so small that funders would say they could invest elsewhere for a better end result.

Commissioner asked how can the City be a better steward of the property it owns—how can this building be better secured and made watertight? Staff will take that concern back to the City.

Applicant explained the timeline that will likely apply here. If MSHDA HOME funds are awarded, demolition and then new construction could begin about February 2024. If those funds are not awarded, another funding source would be sought, and, if that is successful, demolition and construction would begin about fall 2024.

Commission sought clarification on project scenario. There have been past times where the city finds itself with a proposed demolition but no approved construction plans and then the project stalls and the city has an empty lot. In this case, however, the demolition would not begin until the project funding is secured and the new construction plans are approved.

Commissioner sought better understanding of what the commission's task is at this meeting—staff clarified that commission is determining whether they have sufficient information at hand to make a decision about the demolition. They are not deciding on demolition tonight, but instead are deciding if they have the information needed to schedule the public hearing and get to the next step.

Commissioner asked whether there could be any architectural salvage on materials that are still usable. Applicant is open to that possibility but noted that much of the visible wood is either fire damaged or waterlogged. Applicant would be interested in sending materials elsewhere for reuse, but likely could not reuse the materials in the new construction.

Commissioners discussed whether the building's contributing/noncontributing status affects the decision, and the fact that the building was considered noncontributing at the time of the nomination, but might well be considered contributing now since the architect's legacy is better appreciated and this was his office for about 30 years.

Commissioner asked about environmental status of the property. Applicant explained that they've had a phase 1 and phase 2 environmental study. There's no environmental

contamination, but there is asbestos in the building that will need to be abated before demolition, and likely lead, but the site is appropriate for housing. The soil borings along the property line where the car repair shop had been all came back with no concerns. Commissioner asked if bats had been located, and applicant stated that the required review for endangered species act has not been done yet, but it will.

Commission and applicant discussed process going forward. Several commissioners indicated there was enough information here for them to make a decision, but two commissioners indicated that they'd need more financial information. One commissioner indicated he would want to see a full set of cost estimates for repairing and rehabilitating the building, as well as the cost for demo and new construction. Another commissioner agreed that the demolition guidelines support that request. Commissioner wants to see that it is clear and evident that the costs and both scenarios (demo + new construction vs rehabilitation of existing) were thoroughly investigated. Applicant explained that they did not complete that exercise entirely because as they began that exercise, the inconsistent sections of the building and the structural damage that needs to be repaired and brought up to code made evident early on that if the applicant reused any portion of the existing building, between damage to the existing elements and the structural problems between the elements, there was no ability to rebuild the building as it was. The end result would have been that you were going to spend the same or more to build a new building within the existing wall and get a lesser product. A big part of the problem is unseen—Avalon doesn't have funding outside of the funding provided by the grants and tax credits they get. So if an unforeseen issue becomes apparent, there is no additional funding to mitigate it like a private developer might have. Applicant will try to organize the info regarding financials so that the commission can better see that information. The applicant plans to gather some of the cost data needed and submit it to the staff for distribution with the February packet.

Motion: Ratzlaff moved (seconded by Szumko) to accept as complete Application PHDC 23-0002 dated January 3, 2023 for the proposed demolition of the existing building at 206-210 N Washington, and move to schedule a public hearing for the next historic district commission meeting, scheduled February 14, 2023. Staff will execute necessary tasks (publishing notice of hearing, notifying necessary neighbors of hearing, etc.) in order to hold the public hearing February 14, 2023. This motion is *not* a motion to approve demolition. No demolition can begin on site at this time.

Approval: Three ayes, two nays. Motion carried.

STUDY ITEMS—none

ADMINISTRATIVE APPROVALS—none

OTHER BUSINESS

1. **Property monitoring**
2. **Updates from Staff**

- a. Two commissioner terms were to end at the end of 2022; those commissioners were reappointed in December.
- b. The appeal for the case of vinyl windows on N Washington has closed; closing briefs were submitted and now we are waiting on the verdict.
- c. Staff is working on a grant application to get the local historic district resurveyed. Then perhaps we could update the study committee report from 1978 to meet modern standards. Grant application requires a letter of support from the commission. Because commission rules do not allow one commissioner to represent the whole commission, staff is requesting a resolution allowing a letter of support to be submitted with the grant application written on behalf of the whole commission but signed by only the chair.

3. Commissioner comments

- a. Pen Dam park concerns. Currently dam, building, and sign are historic resources on site, but are not protected. City has decided to remove dam; other elements would remain, but latest inspection report from November 2022 indicates some concerns. Some citizens have indicated interest in possibly protecting the building and the sign.

AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS- none

HOUSEKEEPING BUSINESS

1. Draft Minutes from December 13, 2022

Motion: Ratzlaff moved (second: Szumko) to approve the draft minutes for December 13, 2022 as submitted.

Approval: Unanimous. Motion carried.

2. Adoption of resolution allowing a letter of support to be submitted with grant application

Staff: See staff comments above.

Motion: Chesnut (second: Ratzlaff) moved to approve the adoption of the resolution allowing a letter of support to be submitted with the grant application.

Approval: Unanimous. Motion carried.

ADJOURNMENT

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

MEETING ADJOURNED at 9:54 p.m.

Full Minutes Prepared By: Ellen Thackery

SOLAR KING DISTRIBUTED THIS IMAGE AS AN EXAMPLE
OF A TYPICAL INSTALLATION, JAN 10, 2023 HISTORIC DISTRICT
COMMISSION

Solar King, LLC

Typical Roof Top Installation



Email received containing public comments, dated Tuesday, January 10, 2023, read into record
at the Historic District Commission meeting 1/10/23

HDC meeting of 1/10/23 re: 206-210 N. Washington St.



Amy Doyle <[REDACTED]>

To Ellen Thackery



Tue 5:48 PM

You replied to this message on 1/10/2023 5:53 PM.

Hello, Ms. Thackery.

I live at 210 S. Washington St., and am interested in the affordable housing project proposed by Avalon Housing.

Although I'm unable to attend tonight's meeting, I did review the agenda packet. Based on my initial impression, the proposal looks reasonable to me. I'd really like to see that burned-out, vacant building gone (even more since reading about its condition), and I'm supportive of the mission of more affordable housing in Ypsilanti, especially when coordinated by such a reputable organization as Avalon Housing.

I look forward to learning more, and hope to attend the upcoming public hearing.

Amy Doyle

206-210 N Washington ~~Demolition Study Item~~ Chronology (Updated 1/13/23, see strike-throughs and additions in red)

The property at 206-210 N Washington includes an office/apartment building and two ancillary buildings: a hen house and carriage barn. The apartment/office building suffered a fire on January 1, 2017. Demolition by Neglect proceedings began September 7, 2018. The property entered tax foreclosure on April 2, 2019 and ~~is now~~ was owned by Washtenaw County until August 2019 when the City of Ypsilanti purchased it. The building's stability has been compromised due to the fire and it is on the city's dangerous buildings list. ~~Washtenaw County proposes demolishing all structures on the property, including the apartment/office building and its two ancillary buildings.~~ The City determined that affordable housing should be made available on site, issued a Request for Proposals (RFP), and selected Avalon Housing as the partner for this project in 2020. The proposed development proposes preservation of the two outbuildings behind the existing office/apartment building and demolition of the existing office/apartment building.

Property History

The building has been through many changes and alterations. Based on photos on file, the original building was a two-story Italianate house with a rear modest Queen Anne-style addition. Original house appears to date to ca.1860 while the rear addition dates to ca.1885. The property was first illustrated on a Sanborn Map in 1888, which depicted the footprint of the original house with the rear addition.¹ The map also noted four ancillary buildings on site. Northeast of the house was a wood house, ash house (both not extant), and hen house (extant). The fourth outbuilding appears to have been a carriage barn, located southeast of the house (extant). By 1916 the hen house had been converted to a garage.² The wood house and ash house were removed by 1927, and both the hen house and carriage barn were converted garages.³

By the 1930s a one-story ell had been added to the south elevation, but the overall exterior of the house had changed little. By the 1940s however, the building had been substantially altered by the addition of a third floor, and removal of the front porch for a one-story stone-clad entrance pavilion. A sign on the addition indicates it was the offices of notable Ypsilanti Architect, R. S. Gerganoff; who appears to have remodeled the rest of the building as well. Based on blueprints on file in the Planning Department, Gerganoff modernized the building ca. 1955, altering the façade, expanding the south ell, and adding the Modern features seen today. Photos from this period have not yet been identified.

R. S. Gerganoff

Rashko Stoyan Gerganoff was born January 19, 1887 in Kereka, Bulgaria.⁴ He immigrated to the United States in 1905 and worked as a cabinet maker before enrolling in the architecture program at the University of Michigan in 1910, graduating in 1917. He completed the State Board in 1920, the same year he became a citizen, and changed his name to Ralph Stephens Gerganoff.⁵ He worked for the Detroit firm Donaldson and Meier before establishing his own practice in Ypsilanti in 1925. Among his

¹ Sanborn Map Publishing, *Ypsilanti, Michigan*, (New York: Sanborn Map Publishing Co., 1888), 4.

² Sanborn, *Ypsilanti, Michigan*, (1916), 5.

³ Sanborn, *Ypsilanti, Michigan*, (1927), 14.

⁴ Peg Porter, "R. S. Gerganoff: An Architect for the 20th Century," *Ypsilanti Gleanings*

⁵ Porter, "R. S. Gerganoff," 3.

early projects in Ypsilanti was the Neoclassical-style Counselor Apartment building at 108 Washtenaw, which he owned. Early designs by Gerganoff appear to have favored Period Revival Styles.

In the 1930s he designed the City Printing building on West Cross Street and a number of projects for Michigan State Normal College (now Eastern Michigan University).⁶ At this time, Gerganoff's buildings adopted elements of Modernism, such as the popular Art Deco and Art Moderne styles. Among his projects at the Normal College were multiple residences halls, Pierce Hall, and the Rackham School. It appears that during this period, his offices moved into the building at 206-210 N. Washington.

In 1947, Gerganoff brought his nephews Stoyan (Steve) and Zdravka (Zack) to Ypsilanti from Bulgaria.⁷ He put them through architecture school and employed them in his firm. During the mid-century the Gerganoff firm designed numerous schools in Ypsilanti, including the Chapelle School and West Junior High School. Other works included commercial buildings across Washtenaw County, and the Beyer Hospital in Ypsilanti. By this time, Gerganoff had heavily implemented the principles of Modernism into his designs, including his own home at 1330 Huron River Drive. His office building at 206-210 N Washington was remodeled in 1955 with an expanded office wing and Modern façade. R. S. Gerganoff died in 1966. The firm was succeeded by Stoyan Gerganoff, and later by Zdravka Gerganoff in 1980.⁸

Property Significance

According to the Ypsilanti Historic District National Register nomination, 206-210 N Washington is non-contributing to the district. The nomination does not mention the hen house or carriage barn. The local Ypsilanti Historic District listing does not denote contributing/non-contributing buildings, but in order to make defensible decisions, the HDC should consider the current NRHP listing as the guide.

Staff recommends that the principal building, 206-210 N. Washington, is significant under Criterion B, for its association with the productive life of R. S. Gerganoff. Gerganoff was a major local architect with works across the state. The building appears to have served as his offices for approximately 30 years.

Staff also recommends that the two ancillary buildings, the hen house and carriage house, be considered contributing to the Historic District. These outbuildings contribute to the district's setting, and embody the ways residential neighborhoods have changed over the years. Staff has not yet conducted research into the outbuildings' context; the intact henhouse, however, is possibly unique within the historic district.

Potential Demolition Mitigations

Washtenaw County would be interested with a mitigation agreement with the HDC to allow demolition. Staff has identified possible mitigation measures to include:

- Full documentation and a report on the property, to be kept on file at the Ypsilanti Historical Society.
- A report and/or survey on the works of the Gerganoff firm in Ypsilanti, to be kept on file with the City, Ypsilanti Historical Society, and Ypsilanti Public Library.
- Finding a way to move or preserve the outbuildings.

⁶ Porter, "R. S. Gerganoff," 20.

⁷ Porter, "R. S. Gerganoff," 21.

⁸ A2Modern, Ralph Gerganoff, accessed April 23, 2019, <http://www.a2modern.org/architects/ralph-gerganoff/>.

- Erecting an interpretive marker or markers at sites related to Gerganoff.
- Supporting a historic walking tour of Gerganoff buildings.

Photographic Timeline of 206-210 N. Washington. Historical photos are courtesy of Ypsilanti Historical Society.



206-210 N. Washington, ca. 1900. Photo looking northeast to façade and south elevation.



206-210 N. Washington, ca. 1900. Photo looking northwest to east and south elevations.



206-210 N. Washington, ca. 1900. Photo looking southwest to east and north elevations.



206-210 N. Washington, ca. 1930. Photo looking northeast to facade and south elevations. Note the one-story office addition.



206-210 N. Washington, ca. 1940. Photo looking northeast to facade and south elevations. Note the addition of the third floor and the carriage barn behind the one-story office wing.



206-210 N. Washington, 2019. Photo looking east to facade.



206-210 N. Washington, 2019. Photo looking northeast to façade and south elevation.



206-210 N. Washington, 2019. Photo looking southeast to façade and north elevation.



206-210 N. Washington, north carriage barn, 2019. Photo looking west to east elevation.



206-210 N. Washington, north carriage barn, 2019. Photo looking northeast to south and west elevations.



206-210 N. Washington, south carriage barn, 2019. Photo looking southeast to north and west elevations.



2022 Annual Report Historic District Commission and Historic Preservation Program Ypsilanti, Michigan

INTRODUCTION

The Historic District Commission of the City of Ypsilanti is governed by the Michigan Local Historic Districts Act, State of Michigan Public Act 169 of 1970 as amended, and by Chapter 54 of the City of Ypsilanti Code of Ordinances. The Commission works to safeguard locally designated historic resources through review of exterior changes. City staff works on a broader historic preservation program that aims to recognize significant historic resources across the city.

MEMBERSHIP

Alex Pettit, Chair
James Chesnut, Vice Chair
James Ratzlaff
Stefan Szumko

Delrhea Byrge
Jimmy Huffman (served April to
September 2022)
Jeff Muir (resigned in September 2022)

COMMISSION AND STAFF

According to Sec. 54-32 of the City's Historical Preservation Ordinance, Historic preservation is declared to be a public purpose with numerous community benefits. The Historic District Commission (HDC) has several responsibilities, but chiefly, it serves as the quasi-judicial body that ensures exterior alterations of historic properties meet the Secretary of the Interior Standards for Rehabilitation and local Design Criteria to protect the historic integrity of the district for future generations.

The HDC is comprised of seven members, including at least one architect or building/conservation expert, and two residents of the historic district. Preservation Planner Scott Slagor resigned his position in December 2021, and Preservation Planner Ellen Thackery began with the City in February 2022.

By February 2022, the historic district commission was meeting in person but Zoom was still an available option early in the year.

The turnaround time for most applications was about two weeks from submission to approval. Potential applicants are encouraged to bring projects to the HDC as study items before formal submission of an application. The study item allows the HDC to provide feedback to property owners at a conceptual stage, clarifying expectations and allowing for a more predictable final review.

INITIATIVES

State Historic Rehabilitation Tax Credit

In 2022, the state reinstituted the historic rehab tax credit that allows up to 25% of eligible expenditures to be returned to the property owner in the form of a state income tax credit that can be carried forward up to 10 years. Staff had originally planned an infoshop about the new program at the Freighthouse for mid-June 2022 to be presented by the state preservation architect. About 20 registrants had reserved their spots, but, unfortunately, the architect had to cancel our program. Instead, staff promoted and held office hours in City Council Chambers and helped people submit their credit applications in a one-on-one format.

Ypsilanti was able to get several applications for the state rehab tax credit program submitted in 2022. The program has a cap, and the commercial credits available reached their cap very quickly statewide. The residential side of the program experienced less of a rush statewide, and the program is again available in 2023 for owner-occupied residential properties that contribute to the local historic district or the National Register historic district. The preservation planner is happy to help homeowners determine if their home is eligible, and more information about the tax credit is available at <https://www.miplace.org/historic-preservation/programs-and-services/historic-preservation-tax-credits/state-historic-tax-credit-program/> . Staff plans another educational event about the program in 2023, along with a mailer.

Commissioner Training

Two new residents joined the commission in 2022, and both were given an orientation to the commission and a training on preservation law and the Secretary of the Interior's Standards for Rehabilitation. The whole commission expressed interest in trainings pertaining to new materials and also new construction in the district. Staff was able to arrange for a training on reviewing new construction in the historic district by preservation architect Mike Kirk at the June 14 commission meeting. The training was held during the regular meeting and Mike presented by Zoom. The training was well received.

Resurveying the Historic District

In the 2021 update to the City's Master Plan, resurveying the historic district was established as a goal, because the guiding documents for the local historic district from the 1970s and 1980s are no longer sufficient. Updated documents would help property owners and the city make the best decisions for the preservation of Ypsilanti's most historic resources. In October 2022, staff began drafting a grant application for a Certified Local Government grant for the resurvey. That application was completed and submitted February 1, 2023.

HDC Demolition by Neglect

In 2018, the HDC reviewed and made the determination that three properties in the historic district were in danger of demolition by neglect: 302 E Cross, 206-210 N Washington and 401 E Forest. Work to resolve the condition issues of those properties has made some progress.

302 E Cross: In 2021, the HDC authorized the city to take legal action with the owner of 302 E Cross to have the building repaired and secured. In 2022, the property owner has been issued citations and has entered into the administrative hearings process with monthly fines, and the owner has put the property on the market. Staff has heard from a couple interested potential buyers since fall 2022, and staff will work with the property owner to resolve open issues.

206-210 N Washington: The property at 206-210 N Washington was acquired by the City through foreclosure. The City is working on its redevelopment, which will ultimately resolve the case of demolition by neglect.

401 E Forest: In 2021, owners of 401 E Forest appeared to have been working to resolve the Demolition by Neglect Issues, albeit without permits. City staff continues to work to resolve this issue.

Throwback Thursdays

In 2021, staff worked to include "Throwback Thursday" features in the monthly City Newsletter utilizing old photos from City files and surveys as well as photos from the archives at the Ypsilanti Historical Society. In 2022, staff was posting weekly Throwback Thursday features on the historic district commission's facebook page instead. Staff is working with the City's communications manager to reinstitute Throwbacks in City newsletters in addition to the weekly facebook posts.

APPLICATIONS

If 2018 and 2019 are considered typical years for application submissions, 2021's application submissions were about 30% lower than typical. The City received more HDC applications in 2022 than it did in 2021—2022's total submissions were only 14% lower than typical totals. The number of applications and actions taken in 2022 is depicted in the table below.

Historic District Commission Actions, 2017-2021

	2017	2018	2019	2020	2021	2022
Approved as submitted	73	68	60	43	42	65
Approved with modifications	22	11	13	4	4	2
Approved administratively	36	27	44	32	31	29
Amended applications	4	5	3	1	0	3
Denied: lack of information	1	1	0	0	0	0
Denied: inappropriate	6	3	3	3	6	2

Pending at year end	2	1	0	0	0	2
Notice to Proceed	0	5	7	7	3	2
Total Applications	144	124	125	90	86	108
Study Items	43	41	35	12	16	26

The most common proposed projects were roofs (22 of the total applications), many of which were approved administratively. The second most common item was paint (12 paint jobs were proposed and all were approved administratively, but some of the proposed paint jobs were also part of other applications).

MAJOR PROJECTS in the HISTORIC DISTRICT

The Historic District continued to benefit from investment over the past year.

New Construction

The proposed new construction project at 220 N Park was approved as presented.

Demolitions

No major demolitions were completed in 2022. Demolitions of a nonhistoric metal shed and a nonhistoric addition on a historic house were both approved.

Appeals

One appeal was filed with the State Historic Preservation Office for vinyl windows that had been installed without HDC review or approval at 18 N Washington. The administrative law judge in the case ruled in the City of Ypsilanti's favor. The applicant may appeal that decision to circuit court in 2023.

LOOKING FORWARD

There are a number of goals to look forward to in 2023.

Goals

Staff intends to continue to promote the state historic rehab tax credit and plans to facilitate an educational event on the topic in 2023.

Staff and the HDC will continue to work toward the goals established by the State Historic Preservation Office in their 2018 Certified Local Government evaluation, including new design guidelines as applicable, continued survey of undesignated historic resources, and education opportunities. In 2022, staff began planning an Old House Expo/ Preservation-palooza event for 2023 and staff is hoping that educational event will be successfully implemented. Staff also sees a need to better track enforcement issues

in the district. Checking on issues, confirming that completed work matches approved work, and tracking the status of active cases are all enforcement-related tasks that staff sees a need to systematize going forward. Staff also intends to reinstitute the practice of new owner outreach in the district. On a quarterly basis, staff will run a report from the assessment database showing new owners that quarter, and those new owners will receive a welcome to the historic district information packet and letter. That practice was completed by the former preservation planner but was stopped in 2022, and staff intends to reinstitute that practice for 2023.

In 2021, the then-preservation planner mentioned that he hoped to "investigate the creation of a historic district study committee to update the current district to address boundaries that do not conform to parcel lines, an updated period of significance, and updated contributing/non-contributing resources list. The size of Ypsilanti's historic district and the timelines laid out in Michigan law make the update a challenge. Staff hopes a phased approach can be reached, coordinating the project with SHPO." Current staff agrees that the historic district study committee report from 1972 needs to be updated and believes that access to an updated survey that complies with modern standards would greatly improve the efficiency of that report-updating effort. Staff has sought a grant for a resurvey, and if that grant is awarded, once that survey is complete, this study committee report work could move forward. If the grant is not awarded, a phased approach to the study committee work may indeed become necessary in the coming years.

SUMMARY

Coming out of the pandemic, there has been a lot of pent-up demand to get work in the historic district done. Supply chain issues and labor shortages continue to challenge, but work continues to get proposed and completed, and the HDC and property owners continue to work together. The new preservation planner has heard from many property owners and residents who love their old houses and commercial buildings and love being part of the historic community that Ypsilanti is. The HDC and staff will build on the achievements of 2021 and 2022 in fulfilling goals for the historic preservation program in 2023.



Michigan State Historic Preservation Office
Certified Local Government Program
CLG 2022 Annual Report

1. CLG BASIC INFORMATION

CERTIFIED LOCAL GOVERNMENT

City of Ypsilanti

CHIEF ELECTED OFFICIAL

Nicole Brown, Mayor

CLG CONTACT PERSON (official person on file with National Park Service)

Ellen Thackery

TITLE

Preservation Planner

MAILING ADDRESS

1 S Huron St, Ypsilanti, MI 48197

EMAIL

ethackery@cityofypsilanti.com

TELEPHONE

734-482-9709

CLG/HISTORIC DISTRICT COMMISSION WEBSITE (if applicable)

<https://cityofypsilanti.com/263/Historic-District> There is also <https://cityofypsilanti.com/254/Historic-District-Commission>

2. HISTORIC DISTRICT ORDINANCE AND PRESERVATION PLANNING

A. DID THE CLG KEEP ITS HISTORIC DISTRICT ORDINANCE IN EFFECT FOR THE ENTIRE YEAR? ☒ YES ☐ NO (if no, briefly explain)

B. DID THE CLG ADOPT OR AMEND/REVISE/MODIFY ANY OF THE FOLLOWING DURING THE YEAR?

(Provide a link or attach any documents for which you select yes)

HISTORIC DISTRICT ORDINANCE

☐ YES ☒ NO

PRESERVATION PLAN (including master plan component)

☐ YES ☒ NO Still operating under the 2021 Master Plan update that includes the district resurvey as a goal.

HDC BYLAWS OR RULES OF PROCEDURE

☐ YES ☒ NO A change in the meeting frequency is due to get formalized by City Council soon, so that will officially go into effect in 2023.

DESIGN GUIDELINES (under PA 169, guidelines must be approved by SHPO)

☐ YES ☒ NO

COA APPLICATION/REQUIREMENTS

☐ YES ☒ NO

SURVEY PLAN

☐ YES ☒ NO

OTHER PRESERVATION-RELATED REGULATIONS/PROCEDURES (e.g., blight ordinances, demolition ordinances, downtown design standards, etc.)

☐ YES ☒ NO

3. HISTORIC DISTRICT COMMISSION

A. PROVIDE THE NAME AND TITLE FOR THE COMMUNITY'S STAFF LIAISON TO THE HDC

Ellen Thackery, Preservation Planner

B. DOES THE HDC USE AN ON-CALL PRESERVATION SPECIALIST (e.g., architect, historian, etc.)? ☐ YES ☒ NO (if yes, provide name/title)

C. IDENTIFY **CURRENT** HISTORIC DISTRICT COMMISSION MEMBERS.

(Submit a [resume](#) or [Attachment A](#) for each **NEW** commissioner appointed during the year)

NAME	ROLE (e.g., chair, vice-chair, etc.)	TERM STARTED	TERM ENDS
Alex Pettit	Chair	Dec 2022	Dec 2025
James Chesnut	Vice Chair	Dec 2022	Dec 2025
Delrhea Byrge	Commissioner	April 2022	Dec 2025
James Ratzlaff	Commissioner	Dec 2020	Dec 2023
Stefan Szumko	Commissioner	June 2021	Dec 2024

D. DOES THE HDC INCLUDE AT LEAST ONE MEMBER WHO IS A QUALIFIED PRESERVATION PROFESSIONAL? ☒ YES ☐ NO
 If you answer no, briefly identify how the CLG sought to identify qualified professionals (architects, historians, architectural historians, archaeologists, etc.) to fill vacancies AND submit a copy of related announcements, advertisements, or other means used to seek qualified members.

E. ARE THERE CURRENTLY ANY HDC VACANCIES?
☒ YES ☐ NO If yes, how many? 2

F. DID NEW COMMISSIONERS RECEIVE TRAINING MATERIALS AND INFORMATION ON THE LOCAL HISTORIC DISTRICT ORDINANCE?
☒ YES ☐ NO ☐ NOT APPLICABLE

G. DID AT LEAST ONE COMMISSIONER AND/OR STAFF PERSON PARTICIPATE IN TRAINING (e.g., conferences, webinars, and in-person workshops)?
☒ YES ☐ NO If yes, identify the training and participants below. If no, briefly explain why no one participated in training.

NAME OF TRAINING	PROVIDER	ATTENDEES
Reviewing New Construction Projects in the Historic District	Mike Kirk, AIA	All

H. WHEN ARE YOUR HDC'S REGULARLY SCHEDULED MEETINGS? (e.g., first Wednesday of each month)
 2nd Tuesday, November, December, January, February, and March; 2nd and 4th Tuesdays April through October

I. IDENTIFY THE MONTHS IN WHICH YOUR HDC MET AT LEAST ONCE.

MONTH	MEETING HELD?	QUORUM PRESENT?	MINUTES ON WEBSITE?*	MONTH	MEETING HELD?	QUORUM PRESENT?	MINUTES ON WEBSITE?*
January 2022	☐	☐	☐	July 2022	☒	☒	☒
February 2022	☒	☒	☒	August 2022	☒	☒	☒
March 2022	☒	☒	☒	September 2022	☒	☒	☒
April 2022	☒	☒	☒	October 2022	☒	☒	☒
May 2022	☒	☒	☒	November 2022	☒	☒	☒
June 2022	☒	☒	☒	December 2022	☒	☒	☒

*if not available on your website, submit minutes for at least two meetings

J. PROVIDE INFORMATION ON DESIGN REVIEW APPLICATIONS RECEIVED FOR REVIEW DURING THE YEAR.

APPLICATION TOTALS	RESULTS OF REVIEWS
# OF APPLICATIONS RECEIVED: 108	# OF CERTIFICATES OF APPROPRIATENESS ISSUED: 96
# OF APPLICATIONS REVIEWED BY STAFF ONLY: 29	# OF DENIALS ISSUED: 2
# OF APPLICATIONS REVIEWED BY THE HDC: 79	# OF NOTICES TO PROCEED ISSUED: 2
WERE ANY HDC DECISIONS APPEALED? ☒ YES ☐ NO (if yes, complete the information below)	

OF HDC DECISIONS APPEALED: 1

OF DECISIONS OVERTURNED: 0

OF DECISIONS AFFIRMED: 1

4. INVENTORY AND DESIGNATION

A. IDENTIFY NEW SURVEY PLANS, PROGRESS ON EXISTING PLANS, AND/OR CHANGES TO EXISTING SURVEY PLANS, INCLUDING CHANGES IN PRIORITIES OR PROCESSES.

Because the City's study committee report is from 1972 and the most recent survey is from 1982, a resurvey of the historic district was identified as a goal in the 2021 Master Plan Update for the city. Staff submitted a grant application to the Certified Local Government program to achieve this resurvey goal. If that grant is not awarded, working on that resurvey over the next several years as capacity allows will be a priority.

B. DID THE CLG ACTIVELY WORK ON OR COMPLETE HISTORIC RESOURCE SURVEYS? ☐ YES ☒ NO

If yes, identify them below. If the survey was completed but data and reports were not previously provided to SHPO, submit a copy with this report. Use additional sheets if necessary to capture all surveys in progress or completed.

NAME OF SURVEY	HOW MANY RESOURCES?	SURVEY PROVIDED TO SHPO?
		☐ YES ☐ NO
		☐ YES ☐ NO
		☐ YES ☐ NO
		☐ YES ☐ NO
		☐ YES ☐ NO
		☐ YES ☐ NO

C. DOES THE CLG HAVE SURVEYS TENTATIVELY PLANNED FOR NEXT YEAR? ☒ YES ☐ NO

If yes, briefly identify them, including the reason for the survey (e.g., part of work plan, development pressure, considering designation, etc.). If no, identify future survey goals that may be of interest.

Because the City's study committee report is from 1972 and the most recent survey is from 1982, a resurvey of the historic district was identified as a goal in the 2021 Master Plan Update for the city. (The out-of-date nature of both of these governing documents for the district have led to loss of some historic materials and some historic character, mainly because the noncontributing and contributing lists of historic resources are not current.) Staff submitted a grant application to the Certified Local Government program to achieve this resurvey goal. If that grant is not awarded, working on that resurvey over the next several years as capacity allows will be a priority.

D. WAS ANY MUNICIPAL-SPONSORED ARCHAEOLOGICAL SURVEY COMPLETED DURING THE YEAR? ☐ YES ☒ NO

If yes, identify them below.

NAME OF SURVEY	SHPO CONTACTED PRIOR TO WORK?	FOLLOWED STATE STANDARDS?
	☐ YES ☐ NO	☐ YES ☐ NO
	☐ YES ☐ NO	☐ YES ☐ NO
	☐ YES ☐ NO	☐ YES ☐ NO

E. DID THE CLG ENGAGE IN LOCAL HISTORIC DISTRICT DESIGNATION ACTIVITIES DURING THE YEAR? ☐ YES ☒ NO

If yes, identify them below. If associated reports were not previously provided to SHPO, submit a copy with this report. Use additional sheets if necessary.

DISTRICT NAME	STATUS AND ACTION	REPORT PROVIDED TO SHPO?
	☐ Draft/Underway ☐ Final/Completed ☐ New District ☐ Modification ☐ Elimination	☐ YES ☐ NO
	☐ Draft/Underway ☐ Final/Completed ☐ New District ☐ Modification ☐ Elimination	☐ YES ☐ NO
	☐ Draft/Underway ☐ Final/Completed ☐ New District ☐ Modification ☐ Elimination	☐ YES ☐ NO

	☐ Draft/Underway ☐ Final/Completed ☐ New District ☐ Modification ☐ Elimination	☐ YES ☐ NO
	☐ Draft/Underway ☐ Final/Completed ☐ New District ☐ Modification ☐ Elimination	☐ YES ☐ NO
	☐ Draft/Underway ☐ Final/Completed ☐ New District ☐ Modification ☐ Elimination	☐ YES ☐ NO
	☐ Draft/Underway ☐ Final/Completed ☐ New District ☐ Modification ☐ Elimination	☐ YES ☐ NO
	☐ Draft/Underway ☐ Final/Completed ☐ New District ☐ Modification ☐ Elimination	☐ YES ☐ NO

F. DO YOU KNOW OF ANY NATIONAL REGISTER OR LOCAL DISTRICT PROPERTIES THAT WERE MOVED OR DEMOLISHED? ☐ YES ☒ NO
If yes, briefly identify them below.

NAME/ADDRESS OF PROPERTY	NAME OF DISTRICT (IF APPLICABLE)

5. PUBLIC PARTICIPATION

A. WERE ALL HDC MEETINGS HELD IN ACCORDANCE WITH THE OPEN MEETINGS ACT, P.A. 267 OF 1976? ☒ YES ☐ NO (if no, briefly explain)

B. WAS INFORMATION ABOUT THE HDC, ITS MEETINGS, AND ITS ACTIVITIES MAINTAINED ON THE LOCAL GOVERNMENT'S WEBSITE?
☒ YES ☐ NO

C. BEYOND A WEBSITE, HOW DOES THE HDC PROVIDE INFORMATION ABOUT MEETINGS AND ACTIVITIES TO THE PUBLIC?
☒ Mailings ☒ Newspapers ☒ Posting at Municipal Building ☐ On-site Project Signs ☒ Direct Email ☐ Door Fliers ☐ Email List/Listserv
☐ Local Access Channels ☐ Community Events ☒ Other We do mailings and a newspaper posting if there is a public hearing. The Commission also has a facebook account and staff posts to that as well. The city website allows people to sign up to receive specific special alerts, like HDC-related alerts.

D. DID THE CLG/HDC PROVIDE, SPONSOR, OR PARTICIPATE IN PUBLIC EDUCATIONAL ACTIVITIES (e.g., walking tours, lectures, Preservation Month activities, historical marker programs) OR FORMAL TRAINING ON HISTORIC PRESERVATION? ☐ YES ☐ NO
If yes, identify the activities below. SHPO encourages sharing photos so we can highlight your efforts! Use additional sheets if necessary.

ACTIVITY	SPONSORING ORGANIZATION	DATE
Staff had planned an educational event about the state tax credit in June, but it had to be cancelled due to program timing, so, instead, staff held open office hours in City Council Chambers to help people with their tax credit applications.	City of Ypsilanti	June 2022

6. CLG/HISTORIC PRESERVATION GOALS

A. BRIEFLY DESCRIBE IF/HOW YOU MET THE GOALS IDENTIFIED IN YOUR LAST ANNUAL REPORT.

GOAL	DID YOU MEET THIS GOAL?	IF YES, DESCRIBE HOW IT WAS MET. IF NO, DESCRIBE WHY IT WAS NOT MET.
Continue to survey, establish new NRHP/local districts, and update existing.	☐ YES ☒ NO	This work will be ongoing.
Complete Commissioner Training	☒ YES ☐ NO	This goal was listed as having been completed in 2021, but the commission also requested a new construction training and staff was able to organize that for them in June 2022. Commission also would like a training about new materials. Staff is not

		sure the commission as a whole needs a basic training as was suggested in 2021.
Develop a plan to support the state tax credit at the local level.	☒ YES ☐ NO	Staff had planned an educational event about the state tax credit in June, but it had to be cancelled due to program timing, so, instead, staff held open office hours in City Council Chambers to help people with their tax credit applications.
	☐ YES ☐ NO	

B. BRIEFLY DESCRIBE YOUR TOP GOALS FOR NEXT YEAR (2022). EACH CLG MUST IDENTIFY AT LEAST ONE GOAL.

GOAL	IS THIS A MULTI-YEAR GOAL?	DO YOU NEED SHPO ASSISTANCE TO MEET THIS GOAL? IF SO, BRIEFLY DESCRIBE.
Continue to survey, establish new NRHP/ local districts, and update existing	☒ YES ☐ NO	There are many important survey goals in the City. One is getting the existing local historic district resurveyed. One is surveying, nominating, and designating historic places that help to tell stories of underrepresented communities. One is surveying and designating new local historic districts. All of these are important survey needs in the City, and staff, hopefully with help from SHPO and others, needs to figure out how to make all of this survey work happen.
Implement at least one public educational/engagement event--may be related to the state historic tax credit but may not be	☐ YES ☒ NO	
Conduct an enforcement audit for 2022	☐ YES ☒ NO	
Implement a system for effectively tracking and resolving enforcement issues	☒ YES ☐ NO	

7. MISCELLANEOUS INFORMATION

- A. WHAT ACCOMPLISHMENT/ACHIEVEMENT/EVENT FROM 2022 IS YOUR CLG/HDC MOST PROUD OF? OR IS THERE A PRESERVATION SUCCESS STORY FROM YOUR COMMUNITY THAT YOU WOULD LIKE TO HIGHLIGHT? SHPO encourages sharing photos!
- This isn't a specific achievement from 2022, but as a new staffer in the City, the preservation planner thinks that one huge accomplishment is that the City has such a strong preservation ethic. People care about their old houses and buildings, they invest in them, and they always want to know more about best practices. There are real and true passionate preservationists in Ypsilanti; that ethic has been cultivated and nourished over a long time, and it has been built on a long tradition of community grassroots activism that has made its way to the leadership in the City and into the very way the City operates.
- B. DESCRIBE ANY PROBLEMS, ISSUES, OR CHALLENGES (e.g., economic, political, operational) ENCOUNTERED IN THE LOCAL PRESERVATION PROGRAM IN 2022.
- Enforcement and violations in general are a big challenge for administering the district. Staff does not have the capacity to get out into the district as often as would be ideal, and so violations are sometimes noticed when code or building enforcement staff are out in the field. Sometimes stop work orders are issued, sometimes the preservation planner writes a letter inviting an application for the work noticed, but staff needs to work on getting enforcement mechanisms systematized and tracked effectively.

C. WHAT ARE THE MOST CRITICAL PRESERVATION ISSUES/NEEDS FACING YOUR COMMUNITY?												
D. SHPO IS HOPING TO HOST A STATEWIDE NATIONAL ALLIANCE OF PRESERVATION COMMISSIONS TRAINING FOR LOCAL HISTORIC DISTRICTS IN 2022. ARE THERE CERTAIN TOPICS THAT YOU WOULD LIKE TO SEE ADDRESSED? In 2023, a training on new materials that commissioners are faced with now, and some technical information about the materials and how to evaluate them would be helpful. Building code in historic districts and specifically how porches can be accommodated and should be treated and reviewed would also be helpful. Perhaps a brief refresher on Roberts Rules might be a useful training topic?												
E. DID YOUR COMMUNITY RECEIVE ANY PRESERVATION GRANTS (other than CLG grants) IN 2022? ☐ YES ☒ NO (If yes, briefly identify them below.)												
F. DID YOUR COMMUNITY HAVE ANY LOCAL INCENTIVE/GRANT/LOAN PROGRAMS (e.g., façade grant programs, DDA programs, low-interest loans, abatements, etc.) AVAILABLE FOR HISTORIC PROPERTIES IN 2022? ☐ YES ☐ NO (If yes, briefly identify them below.) <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 70%;">NAME OF PROGRAM</th> <th style="width: 30%;"># OF PROPERTIES BENEFITED</th> </tr> </thead> <tbody> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> </tbody> </table>	NAME OF PROGRAM	# OF PROPERTIES BENEFITED										
NAME OF PROGRAM	# OF PROPERTIES BENEFITED											
G. DO YOU HAVE ANY UPCOMING PROJECTS YOU WOULD LIKE TO DISCUSS FOR A POTENTIAL CLG GRANT APPLICATION? ☐ YES ☒ NO Not specific projects at this time (especially since a CLG grant application was just submitted February 1), but staff would welcome the opportunity to discuss how communities accomplish survey goals. Staff would like to hear about community models, resources, and best practices.												
H. IF REIMBURSED THROUGH A CLG GRANT, WOULD YOUR COMMUNITY POTENTIALLY BE INTERESTED IN PARTNERING WITH SHPO TO HOST A FUTURE NATIONAL ALLIANCE OF PRESERVATION COMMISSIONS TRAINING? ☐ YES ☐ NO												
I. IS THERE ANYTHING ELSE YOU WOULD LIKE TO SHARE WITH SHPO?												