AGENDA

Historic District Commission Meeting

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

Page

1. CALL TO ORDER
2. ROLL CALL

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

3. APPROVAL OF AGENDA
4. PUBLIC COMMENT ON AGENDA ITEMS
5. PUBLIC HEARINGS
6. BUSINESS SESSION

   6.1. OLD BUSINESS

   6.2. NEW BUSINESS 3 - 197

   1_306 S Washington agenda item
   2_509 N River agenda item
   3_316 N Grove agenda item final
   4_31 N Washington agenda item
   5_115 Maple agenda item
   6_302 W Cross agenda item
   7_411 N Huron agenda item
   8_10 N Washington Suite 102 agenda item
   9_76 N Huron agenda item

   6.3. STUDY ITEMS

   6.4. ADMINISTRATIVE APPROVALS
   Application 23-008 approved for painting at 520 N Huron
   Application 23-009 approved for rebuilding nonhistoric porch and ramp at 218 N Washington
   Application 23-0014 approved for removing nonhistoric gravel veneer around entrance at 31 N Washington

   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 2/14/23 199 - 210

Historic District 2-14-2023 Minutes DRAFT

9. ADJOURNMENT

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."

Application History: 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 at 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.

On February 14, 2023, this application was to be reviewed by the historic district commission. The commission's rules require that a commissioner must recuse himself/herself if the application being reviewed is adjacent to property owned by the commissioner. Commissioners can also consider recusing themselves if their property is within 300 feet of a property whose application is under review. On February 14, a commissioner who lives across the street from this property recused himself and so the application could not be reviewed at that meeting because there was a loss of quorum on this item. The item is back before the commission, and, with the January 26 amendment, **the application must receive commission action by March 27.** Staff can issue a

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.

procedural denial before that date if necessary. Alternatively, the commission and the applicant could agree in writing to extend the deadline for action.

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

Date of Review: March 8, 2023 (re-review after February meeting)

Date of Meeting: March 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.

306 S Washington, 2015, picture on file. This guardrail was not historic, but the height was likely close to the historic guardrail height. (The rail is close to how it appeared in 1981 on the attached survey sheet and it's near the bottom of the windows.) Thin pieces of wood were covering the historic, turned porch posts to create square porch posts for the guardrails and handrails. Those boxed-in historic, turned porch posts have now been exposed.

Staff review:

1. Historic porches on similar houses with turned porch posts often have porch guardrails like this:

Fig. 1. 509 N River

or this:

Fig. 2. McIntire Farmhouse, location unknown, Ypsilanti Historical Society.

2. When a porch guardrail is removed, the replacement must now meet current building code, with a guardrail at least 36″ tall. Installing a guardrail at that height is difficult with historic posts like those on this house. The base square at the unturned bottom of the porch post is intended to accommodate a railing lower than 36″ tall.
3. The district's *Fact Sheet* about porches (attached) calls for a lower guardrail (that fits the post) plus an additional booster rail installed above to meet current code.
4. Because of the turned nature of the historic porch posts, the only way staff could see that a booster rail could be added would be to add it to the top of a porch *rail*—staff doesn't see a way to add a pipe rail or similar extra rail to the historic *posts*.
5. The railing below on the left has a booster rail added directly to the top of a rail:

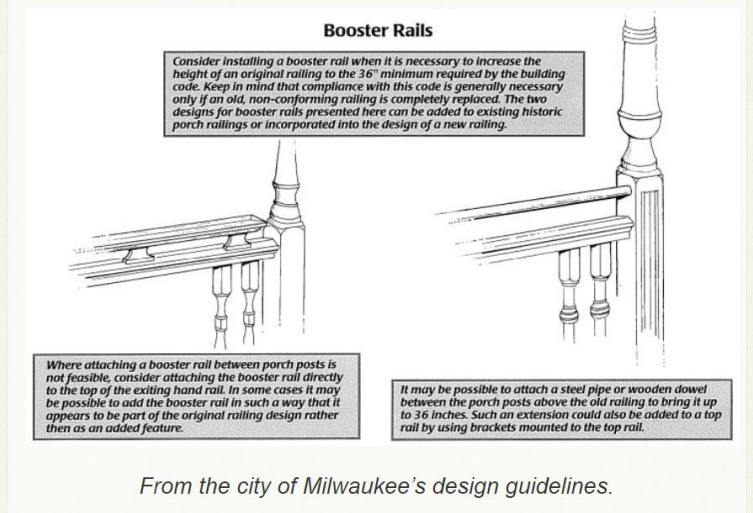


Fig 3. Left shows a booster rail attached to the top rail.

Another example of a booster rail is shown on the city's fact sheet about porches (below):

Fig. 4. Photo from Ypsilanti's Porches Fact Sheet showing an appropriate booster rail that boosts the guardrail to 36″ at the top but tapers down near the posts to meet the square bottoms of the turned posts.

6. This application proposes to add a new 36”-tall rail (no booster) to the historic posts using a piece of wood that would serve as the end vertical piece of the guardrail and that would be screwed into the base of the historic post. Near the top of the 36” tall vertical piece of wood, this application proposes a small wood spacer that would connect the vertical piece of wood to the tapering, turned post. (See *Figures 5* and *6* below.)

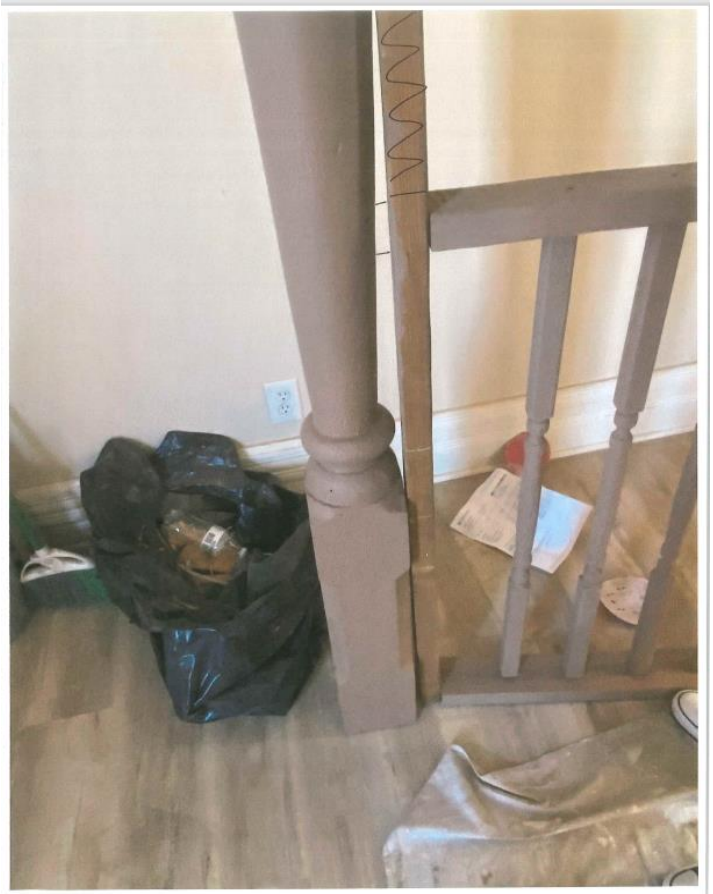


Fig. 5. Photo applicant submitted showing how he would attach the proposed guardrail to the historic post.

Fig. 6. Photo applicant submitted showing how he would attach the guardrail to the historic post. He explained it to staff and staff added the written details.

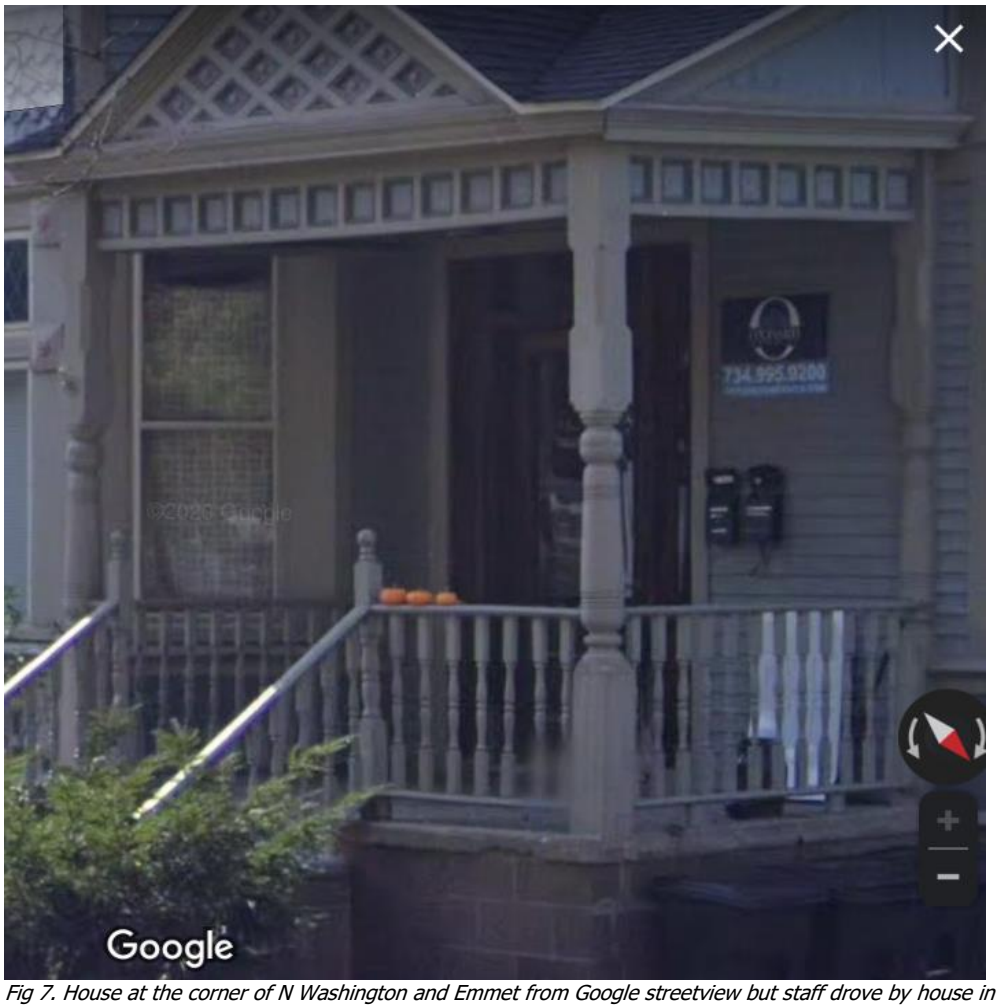


Fig 7. House at the corner of N Washington and Emmet from Google streetview but staff drove by house in March 2023. Does this house offer an alternate way to install the code-compliant railing? Here, the handrail on the steps is also integrated into the design. The top rail is higher than where it should be installed historically, but could it still be found to meet the Standards for Rehabilitation?

7. **Posts.** Staff finds that reusing the historic porch posts, as long as they are properly repaired and/or reinforced as necessary to be structurally sound, meets the *Secretary of the Interior's Standards for Rehabilitation* and the *Guidelines for Rehabilitating Historic Buildings*. If any of the posts is found to be beyond repair, the *Guidelines* state that limited replacement in kind based on the surviving posts (a replica of the historic posts) is appropriate, but an amended application would be necessary.
8. **Porch guardrail.** Since it is not known what the historic guardrail looked like for an accurate restoration, the *Standards and Guidelines for Rehabilitation* call for "a new design that is compatible with the size, scale, material, and color of the historic building." Staff finds that the proposed 36" guardrail is not compatible because it changes and diminishes the overall character of the house. The turned balusters or spindles might be appropriate but the proportions are incompatible because they don't

fit the historic posts. Further, the city's *Porches Fact Sheet* states that guardrails will be installed flat to the post and will have beveled top and bottom rails to shed snow. Staff could not tell if the proposed guardrail had beveled top and bottom rails. A design that used short spindles that fit the posts and a booster rail installed above the top rail would likely be compatible with the Standards and Guidelines. If there is no way such a porch railing could be installed with the historic posts, staff wonders if a guardrail with newel posts could be built independent of the historic posts to stand just behind them, so the guardrail would be to building code, and the historic posts would remain in place. There are likely many ways to design a solution that would be to code and compatible with the house, but staff finds that this application's proposed solution for a guardrail diminishes the historic character of the house and is not compatible with the Standards and Guidelines.

9. **Deck.** Staff finds that the proposed wood tongue-and-groove decking (to be painted) meets the Standards and Guidelines and the local design guidelines as conveyed in the *Porches Fact Sheet* attached.
10. **Skirting.** The *Porches Fact Sheet* (attached) for the local historic district states that skirting is required, but is not proposed here. An amended application is needed, but perhaps the commission could give staff approval for that item on this application.
11. **Steps and handrail.** This proposal would leave the existing steps and their existing handrail in place. If they end up needing to be extensively repaired or replaced, a new or amended application would be needed, and new handrails, like the porch guardrail that has been removed, would also need to meet current building code. According to the *Porches Fact Sheet*, the handrail on the steps should match the style of the porch's guardrail, and these would not match according to this proposal.
12. 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 proposed work is 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 reinstallation of the historic wood porch posts, the installation of the proposed wood 36" tall porch guardrail per the installation method proposed in the photographs submitted in February, and the installation of the wood tongue-and-groove decking, with the following conditions: the historic porch posts will be properly repaired and made structurally sound or replaced with wood replicas approved by staff, skirting that is approved by staff will be installed, if the handrails or steps must be extensively repaired or replaced, staff will review and approve the proposed work through an amended application, and all wood components of the porch will be painted to match the house. The work is approved because it meets the Secretary of the Interior's Standards 2, 6, and 9.

***
If the proposed work is found not to comply with the Standards: 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 tongue-and-groove decking because, although repairing, making structurally sound, and re-installing the historic porch posts and installing the proposed wood tongue-and-groove wood decking both meet the Secretary of the Interior's Standards for Rehabilitation, the proposed porch guardrail does not meet those Standards. The application can be corrected by: submitting a proposal for a porch guardrail that… [is short to fit the historic porch posts and proposing an appropriate booster rail above, other guardrail modification suggestions, and skirting is needed…]

***

An extension of this application in writing could be agreed upon by both parties as well.

Prepared by:
Ellen Thackery, Preservation Planner

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 grove 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.

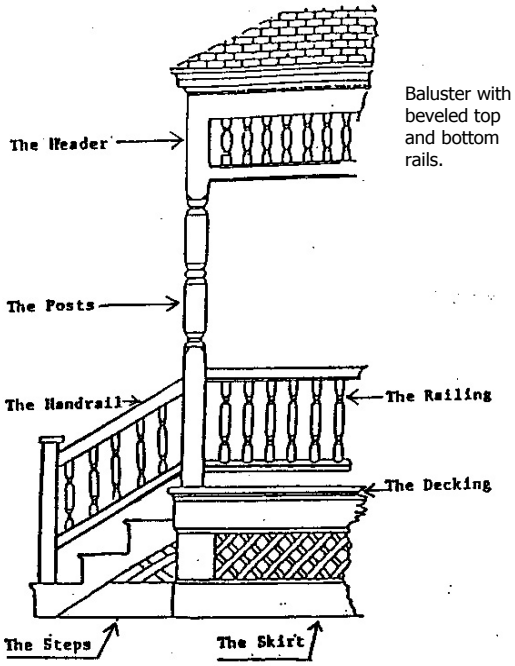
GUARD RAIL (on the porch): a guard rail may be required if the porch floor surface is of a certain height above grade. The guard rail must meet building code requirements in regards to height. If the original rail exists and the height needs to be increased, then an additional railing may be added to 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.

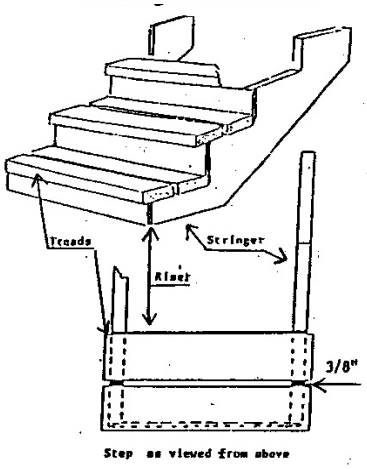
Last updated: January 2019

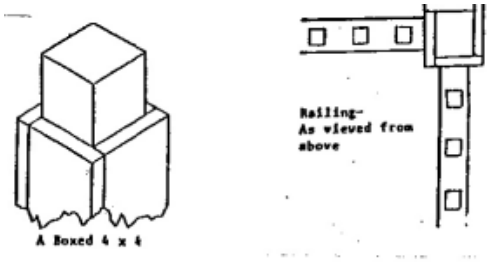
HAND RAIL (down the stairs): if a hand rail is required the hand rail must be graspable. Wood hand rails shall match the guard rail in style. Ends shall return to the wall or terminate at the post. All diagonal members shall be centered on the porch posts and newel posts with butt joints. 1 ½" painted 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

(✓) 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, (X)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 ( )	10
MAINTENANCE QUALITY:	Excellent (X)	Good ( )	Fair ( )	Poor ( )	10
ALTERATIONS:	None ( )	Minor (X)	Moderate ( )	Extensive ( )	15
ARE ALTERATIONS:	Appropriate (X)	Inappropriate ( )			5

Attach photo here

Design R.A. Schweitzer, 1981

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

Roll# 38 Frame# 27

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 grove 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

RECEIVED
NOV 21 2022
CITY OF YPSILANTI
BUILDING DEPARTMENT

City of Ypsilanti
Historic District Commission
Work Permit Application

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

OFFICE USE ONLY
Date Filed:
Meeting Date:
Action Item/Study Item

To complete this application:

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

INCOMPLETE APPLICATIONS WILL NOT BE PLACED ON THE AGENDA

Property

Address
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	State	Zip
Ypsilanti	Michigan	48197
Phone / Fax	E-Mail	
[redacted]	[redacted]	

Contractor

Contractor Name & Contact Info
Guy R. Huddleston - 734-276-5980 huddleston06731@comcast.net

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 the members of front porch and decking, Replace existing railing around porch. Install original wood, turned posts, Install new, taller, code-compliant ~~[illegible]~~ guardrail into historic posts. Install new wood tongue & groove porch decking. Repair & repaint existing anchor posts, ~~[illegible]~~ handrail, & steps

11/20/22

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

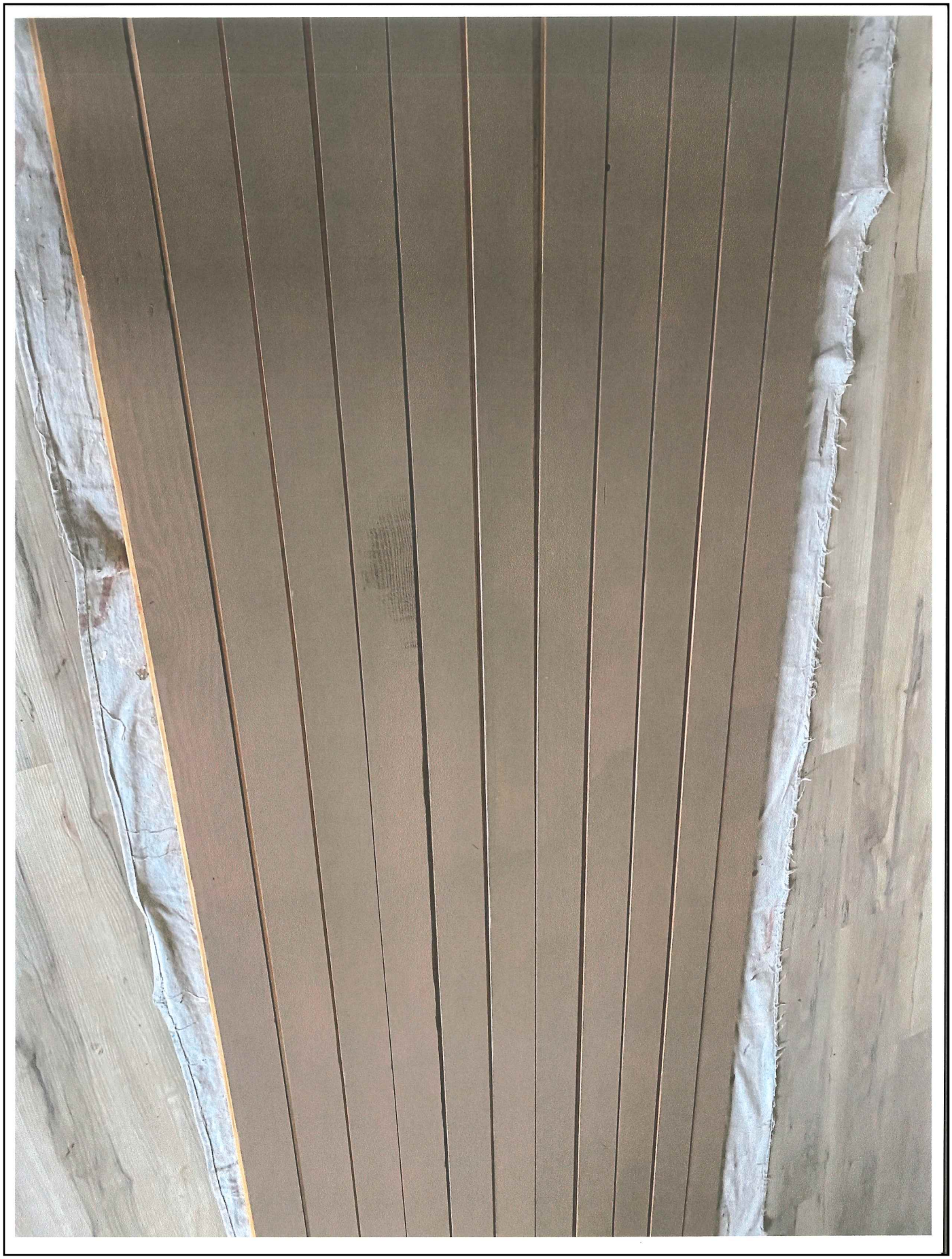
I hereby attest that the above information is accurate. I am authorized to and grant permission to the City of Ypsilanti staff to be on the subject property for the purposes of preparing staff reports and/or evaluating this application.

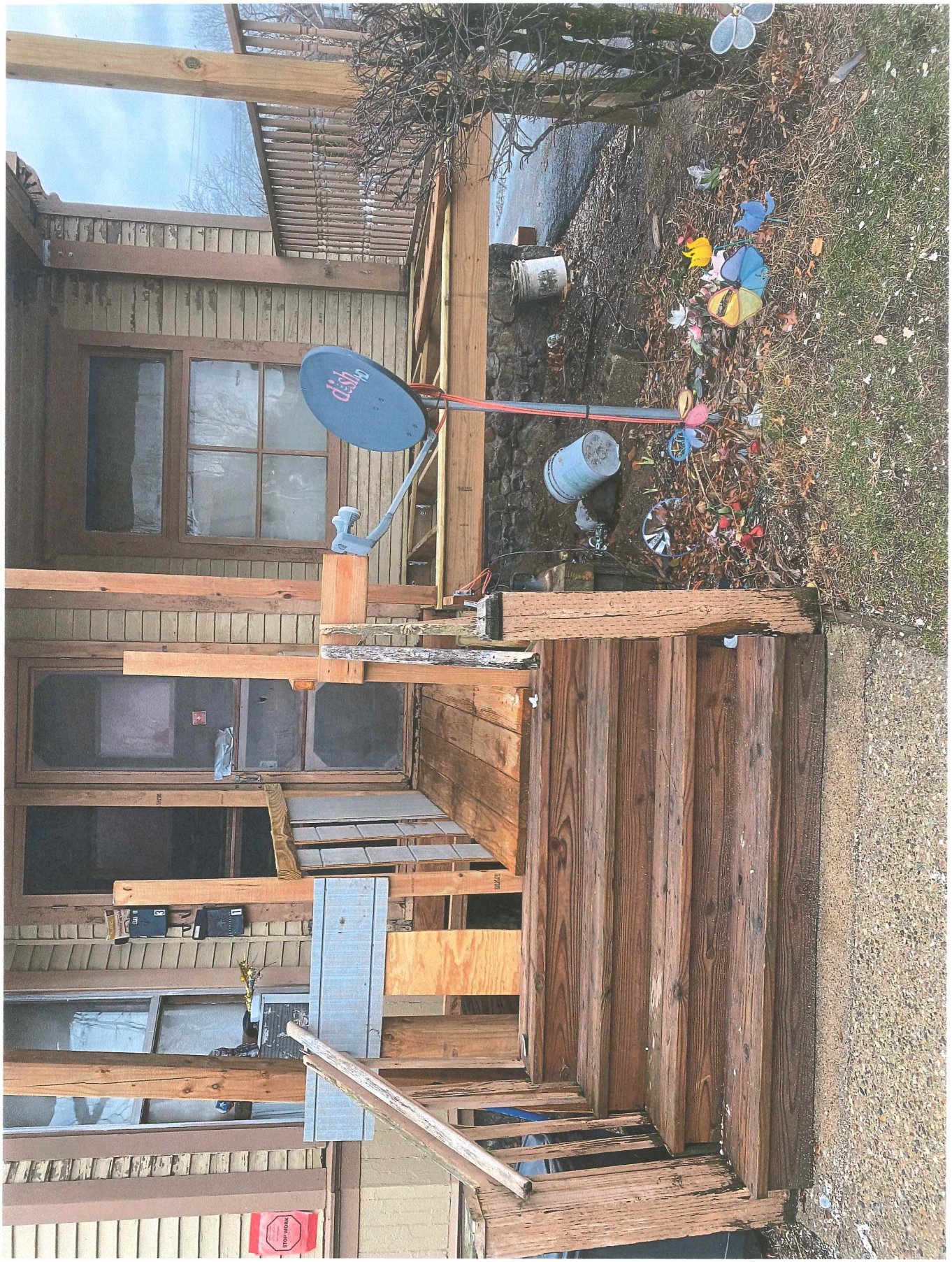
I further affirm that this property has, or will have before the proposed work is completed, a fire alarm system or smoke alarm complying with the Stille-DeRossett-Hale single-state construction code, PA 230 of 1972, as amended.

Sign [redacted]	Date: 11/21/22
Print Name: Guy 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.




dish

36"

HDC Work Permit Staff Review

Property address: 509 N River

Property History: This house contributes to the National Register and local historic districts. The National Register nomination describes this house as a "1- and 2-story, hip- and front-gable-roof Queen Anne."

Date of Application: submitted Dec 5, 2022 but application was not complete until March 2, 2023

Date of Review: March 8, 2023

Date of Meeting: March 14, 2023

Proposed work: remove/demolish asphalt siding, repair all wood windows and their components (weights, trim, etc.), replace garage overhead doors. Application originally also included replacing garage entry door (non-overhead), but applicant has removed that item from this application via email.

Materials: repair materials and consolidants like epoxy for repair of wood windows, replacement glass for wood windows as needed, wood filler and paint for trim, steel overhead garage doors.

Staff review:

1. Applicant included asphalt siding demo on this application. This material in this case is nonhistoric. Staff could actually approve this item administratively, but it was included on this application with these other items so it has been included in the recommended motion.
2. Applicant originally stated on the application that some windows would be duplicated and some would be repaired. Attached email from 3/2/23 confirms that all wood windows will be repaired. That is an item that staff could approve administratively, but since it was originally on this application, staff has included it in the recommended motion.

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.

3. The proposed garage door is the closest the original supplier could find. The original door is no longer manufactured and contractor states that it is beyond repair. See attached email from applicant and from Crawford's.
4. The entry door has been removed from this application per the attached email dated 3/2/23.
5. Some items have been approved administratively already, including the repair and painting of the wood siding once it's exposed; painting of siding, trim, and porch; and repair and in-kind replacement as necessary of gutters.
6. Staff asked applicant whether the proposed garage door could include windows similar to the original garage door, but applicant said it could not. (See attached 3/2/23 email.)
7. Staff finds that removing the nonhistoric asphalt siding (to repair, replace in kind as necessary, and paint the historic wood siding underneath) meets the Secretary of the Interior's Standards for Rehabilitation 2 and 6.
8. Staff finds that repairing all wood sashes and repairing and replacing glass as necessary meets the Secretary of the Interior's Standards for Rehabilitation 2 and 6.
9. Staff finds that the proposed replacement overhead garage door meets the Standards for Rehabilitation 6 and 9. The original garage overhead door is beyond repair and staff finds that this door is a compatible replacement.
10. Before proceeding with work, applicant must seek the appropriate building department permits. All construction debris must be properly disposed of.

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

Recommended Motion:

Move to approve Application PHDC-22-0106 and issue a certificate of appropriateness for the removal of nonhistoric asphalt siding, repair of all wood window sashes and repair and replacement of necessary window glass, and replacement of wood overhead garage door with replacement as proposed for 509 N River. The proposed work meets the Secretary of the Interior's Standards for Rehabilitation 2, 6, and 9.

Prepared by:
Ellen Thackery, Preservation Planner

R.30800
#6176

RECEIVED
DEC 05 2022
CITY OF YPSILANTI
BUILDING DEPARTMENT

PHDC 22-0106

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
509 N. River

Applicant

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

Name		
Stewart Beal		
Address		
23 N. Washington		
City	State	Zip
Ypsilanti	Michigan	48917
Phone / Fax	E-Mail	
[redacted]	[redacted]	

Contractor

Contractor Name & Contact Info
Owner to do work

Type of work

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

Complete Description of Proposed Work:

1. Remove-demo all asphalt siding.
2. Expose current wood siding, patch,repair, replace wood siding to match existing, then caulk, paint "Stunning impresionante Turquin" (Dark blue paint swatch attached).
3. Paint all exterior trim white(Oxford White Paint Swatch attached) Exterior of home attached.
4. Duplicate, and repair all sashs of wooden windows, patch and paint the trim (Oxford White) (Paint Swatch attached) Picture of Window attached.
5. Repaint deck "Stunning impresionante Turquin" (Dark blue paint swatch attached)(Picture of Deck that is currently blue).
6. Duplicate garage doors with new ones, (picture of garage doors attached).
7. Duplicate garage entry door with a new one (picture of garage entry door attached).
8. Repair, and duplicate gutters to match existing.

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

1. "Stunning impresionante Turquin" (Dark blue paint swatch attached)
2. "Oxford White" (Paint Swatch attached)

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:
$30,000	$45 + $45 =$90

Signature

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

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

Signature: [redacted]	Date: 12/5/2022
Print Name: Stert Bal	

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.

Ellen Thackery

From: Roman Williams [redacted]
Sent: Thursday, March 2, 2023 11:09 AM
To: Ellen Thackery
Subject: Re: 509 N. River - Work Permit

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

Are all windows repairable? If any are beyond repair, please send pictures of their condition and the technical specifications for the replacement windows you are proposing.Yes

Are the garage overhead doors you proposed available with small windows in them? No

What are you proposing for the garage entry door? If you are proposing replacement, please email me the technical specs for the proposed replacement. I am putting the garage entry door on hold

If I get this information by Friday at 4, I can get this application on the agenda for 3/14 at 7 pm. I know it's been a long time in the works. Please let me know. Thank you!

On Wed, Mar 1, 2023 at 4:47 PM Ellen Thackery <EThackery@cityofypsilanti.com> wrote:

> Hello. I'm reviewing everything ahead of my Friday deadline for the 3/14 HDC meeting. Have you been able to determine whether all windows are repairable or will some need to be replaced? The amended work application you emailed last month for window repair instead of replacement only had page 1. The page with the amended scope of work regarding window repair instead of replacement is missing. But at this point, since we are so close to the HDC meeting anyway, I can just leave it and get the window repair, asphalt siding removal, overhead garage doors, and garage entry door on the 3/14 HDC agenda if I can get the following information by Friday at 4 PM:
>
> Are all windows repairable? If any are beyond repair, please send pictures of their condition and the technical specifications for the replacement windows you are proposing.
>
> Are the garage overhead doors you proposed available with small windows in them?

Ellen Thackery

From: Roman Williams [redacted]
Sent: Tuesday, January 31, 2023 1:35 PM
To: Ellen Thackery
Subject: Fwd: Crawford Door
Attachments: Garage Exterior #.pdf; Garage Exterior # 1.pdf; Garage Exterior # 2.pdf; Garage Exterior # 3.pdf; Garage Exterior # 4.pdf; Garage Exterior # 5.pdf; Garage Exterior # 6.pdf; Crawford Door's Quote.pdf

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

Hi Ellen!!

I just forwarded you a message from Crawford Door who is located in Ypsilanti and who actually originally designed these doors

These specific historic doors are no longer in stock they stopped being created a long time ago

I've also attached pictures of these doors below these doors are sadly no longer repairable!

But Crawford Door did present a solution, which is to replace these doors but install doors with the same dimensions there quote is attached below!

---------- Forwarded message ---------
From: **Jeff Redwood** <jeff@crawforddoorypsi.com>
Date: Mon, Jan 30, 2023 at 12:33 PM
Subject: Crawford Door
To: [redacted]>

Roman, Attached is your quote to replace your garage doors. These current doors are Crawford Manufactured doors that have been discontinued now for over 40 years. They are missing hardware that is specific to this door and the wood is rotted. These doors are unrepairable and should be replaced. Please let me know if you have any questions. Thanks!

Sincerely

Jeff Redwood

Crawford Door Sales

334 E. Michigan Ave

Ypsilanti MI, 48198

Crawford Door Sales
334 East Michigan Ave
Ypsilanti, MI, 48198
734-483-4564

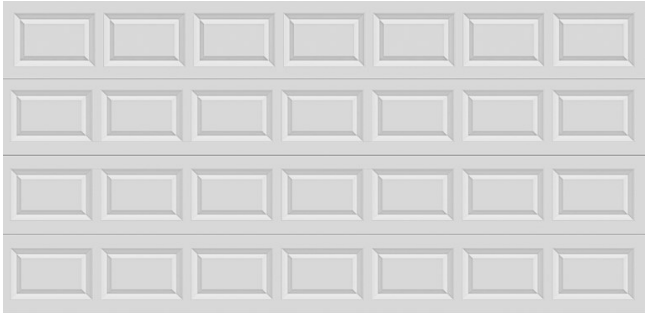
Quote# 575842
Created On : 01/30/2023 Modified On : 01/30/2023

Sales Lead Prepared by: Jeff Redwood

Customer Contact Information:
Name: Roman Williams
Primary Phone: [redacted]
Secondary Phone:
Email Address: [redacted]

Contact Address:
509 North river Dr
Ypsilanti, MI 48198
Install Address:
509 North river Dr
Ypsilanti, MI 48198

Door 1



Product images and colors presented are for illustrative purposes only and may differ from the actual product.

Door Description **Quantity: 1**

Size: 14' 0" x 7' 0'
WindCode: W0
Type: Classic™ Steel - Value Series
Design: Short Panel
Construction: 1-Layer Non Insulated 25 ga Tongue and Groove Joint
Model: T50S
Color: Standard White
Top Section: Solid Short Traditional
Glass: Not applicable with solid top section.
Spring: Coated Torsion 2 Springs
Track Size: 2" Flag & Jambs Separate
Track Type: standard
Mount Type: Bracket
Track Radius: 12
Lock: Exterior Keyed Lock #1
Lock Options: No Lock Hole (Std with no lock and inside slide lock optional on #1 & #3)
Strut: 1 Extra Strut
Vinyl Stop Mold: Stop Mold Included

Total:$1683

Crawford Door Sales
334 East Michigan Ave
Ypsilanti, MI, 48198
734-483-4564

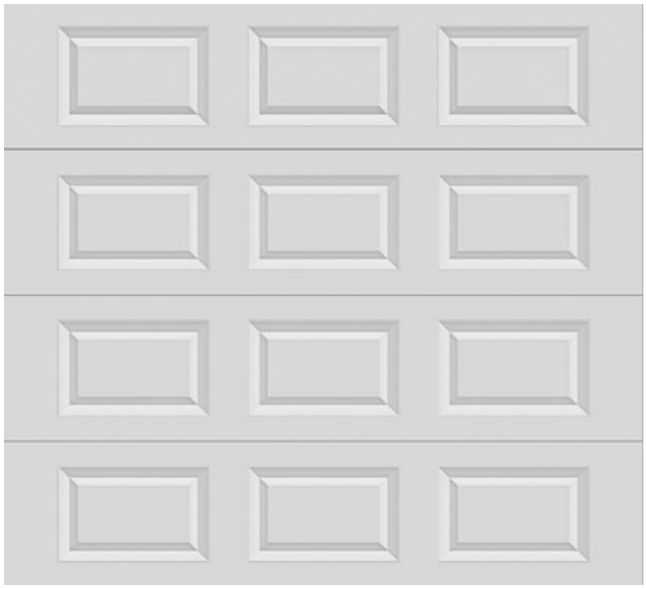
Quote# 575842
Created On : 01/30/2023 Modified On : 01/30/2023

Sales Lead Prepared by: Jeff Redwood

Customer Contact Information:
Name: Roman Williams
Primary Phone: [redacted]
Secondary Phone:
Email Address: [redacted]

Contact Address:
509 North river Dr
Ypsilanti, MI 48198
Install Address:
509 North river Dr
Ypsilanti, MI 48198

Door 2



Product images and colors presented are for illustrative purposes only and may differ from the actual product.

Door Description **Quantity: 1**

Size: 7' 8" x 7' 0'
WindCode: W0
Type: Classic™ Steel - Value Series
Design: Short Panel
Construction: 1-Layer Non Insulated 25 ga Tongue and Groove Joint
Model: T50S
Color: Standard White
Top Section: Solid Short Traditional
Glass: Not applicable with solid top section.
Spring: Coated Torsion
Track Size: 2" Assembled
Track Type: Low Headroom Front
Mount Type: Bracket
Lock: No Lock Hole (Std with no lock and inside slide lock optional on #1 & #3)
Lock Options: No Lock Hole (Std with no lock and inside slide lock optional on #1 & #3)
Strut: 1 Extra Strut
Vinyl Stop Mold: Stop Mold Included

Total:$1288

Opener 1

8365W-267-7 - WI-FI 1/2 HP AC Chain Drive 7' Rail
Quantity: 2

Total:$1050

Additional Items

Reframe Opening: *Item for Door - 1 **Quantity: 1**
SKU:24

Total:$300.00

Crawford Door Sales
334 East Michigan Ave
Ypsilanti, MI, 48198
734-483-4564

Quote# 575842
Created On : 01/30/2023 Modified On : 01/30/2023

Sales Lead Prepared by: Jeff Redwood

Customer Contact Information:
Name: Roman Williams
Primary Phone: [redacted]
Secondary Phone:
Email Address: beal@bealcapital.com

Contact Address:
509 North river Dr
Ypsilanti, MI 48198
Install Address:
509 North river Dr
Ypsilanti, MI 48198

Order summary

Door 1: 14' 0" x 7' 0 Classic™ Steel - Value Series (1)	**$ 1683**
Door 2: 7' 8" x 7' 0 Classic™ Steel - Value Series (1)	**$ 1288**
Opener 1: 8365W-267-7 - WI-FI 1/2 HP AC Chain Drive 7' Rail (2)	**$ 1050**
Reframe Opening - *Item for Door - 1 : SKU:24 (1)	**$ 300.00**

Accepted By

Quote# 575842 Created On : 01/30/2023

509 N River Photos Sent by Beal

12/2/22

CAUTION

12/5/22

FRED!

HDC Work Permit Staff Review

Property address: 316 N Grove

Property History: This house contributes to both the National Register and local historic districts. In the National Register nomination, it is described as a "2-story, cross-gable roof Queen Anne with pyramid-roof tower above entry hall."

Date of Application: February 13, 2023

Date of Review: March 7, 2023

Date of Meeting: March 14, 2023

Proposed work: Construct a shed

Materials: Wood framing, wood siding to match carriage house, asphalt shingles to match house and carriage house, wood flooring, existing wood windows and existing wood roller door.

Staff review:

1. Applicant proposes a new wood storage shed to be built just northeast of the house, close to the screened-in side porch toward the rear of the house.
2. Shed's west side would be visible from N Grove, when a viewer is looking at the front of the house, so the wood siding, asphalt shingles, and a window will be visible.
3. The shed's rolling door will be visible from inside the yard; it is on the shed's south side and opens into the yard.
4. The shed will be about 12' tall at its tallest point and about 8' wide and deep.
5. Staff finds that the proposed shed has a simple, modest design that is compatible with the house and carriage house. Staff also finds that the shed is not replicating historic details or trim so will be differentiated to avoid confusing the historic record. Staff believes the proposal meets the Secretary of the Interior's Standards for Rehabilitation, specifically Standard 9.

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.

6. Before proceeding with work, applicant must obtain the appropriate building department permits and zoning approval.

Relevant Secretary of the Interior's Standards:
#9

Recommended Motion:

Move to approve application PHDC 23-0012 and issue a certificate of appropriateness for the proposed construction of a shed at 316 N Grove, just northeast of the house, with wood siding and asphalt shingles to match the carriage house, wood windows and a wood rolling door, and with all wood materials painted to match the house and carriage house. The proposed work meets the Secretary of the Interior's Standards for Rehabilitation, specifically Standard 9. All necessary building permits and zoning approval must be obtained.

Prepared by:
Ellen Thackery, Preservation Planner

316 N Grove from west looking east. House's north side toward the rear has a screened-in porch visible here, and the proposed shed will be north and east of that porch. (Google streetview; staff verified 3/9/23.)

RECEIVED
FEB 13 2023
CITY OF YPSILANTI
BUILDING DEPARTMENT

City of Ypsilanti
Historic District Commission
Work Permit Application

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

Office Use Only:
Receipt: 31137
Method: Visa
Action/Study Item
PHDC-23-0012

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: 316 N. Grove St.

Applicant

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

Name: Hugh Kennedy and Dory Ulanoff (H & W)

Address: 316 N. Grove St

City: Ypsilanti | State: Michigan | Zip: 48198

Phone / Fax: [redacted]

E-Mail **Staff will contact you primarily via email*: [redacted]

Contractor

Contractor Name & Contact Info: Self

Type of work

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

Complete Description of Proposed Work:

Construct a free standing shed

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

{See attached drawings and materials list} 8'x8'4"x12+1

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:	Permit fee:
$ 800	$45 + 0 = $ 45.00

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: [redacted]	Date: Feb. 09 2023
Print Name: Hugh Kennedy	

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.

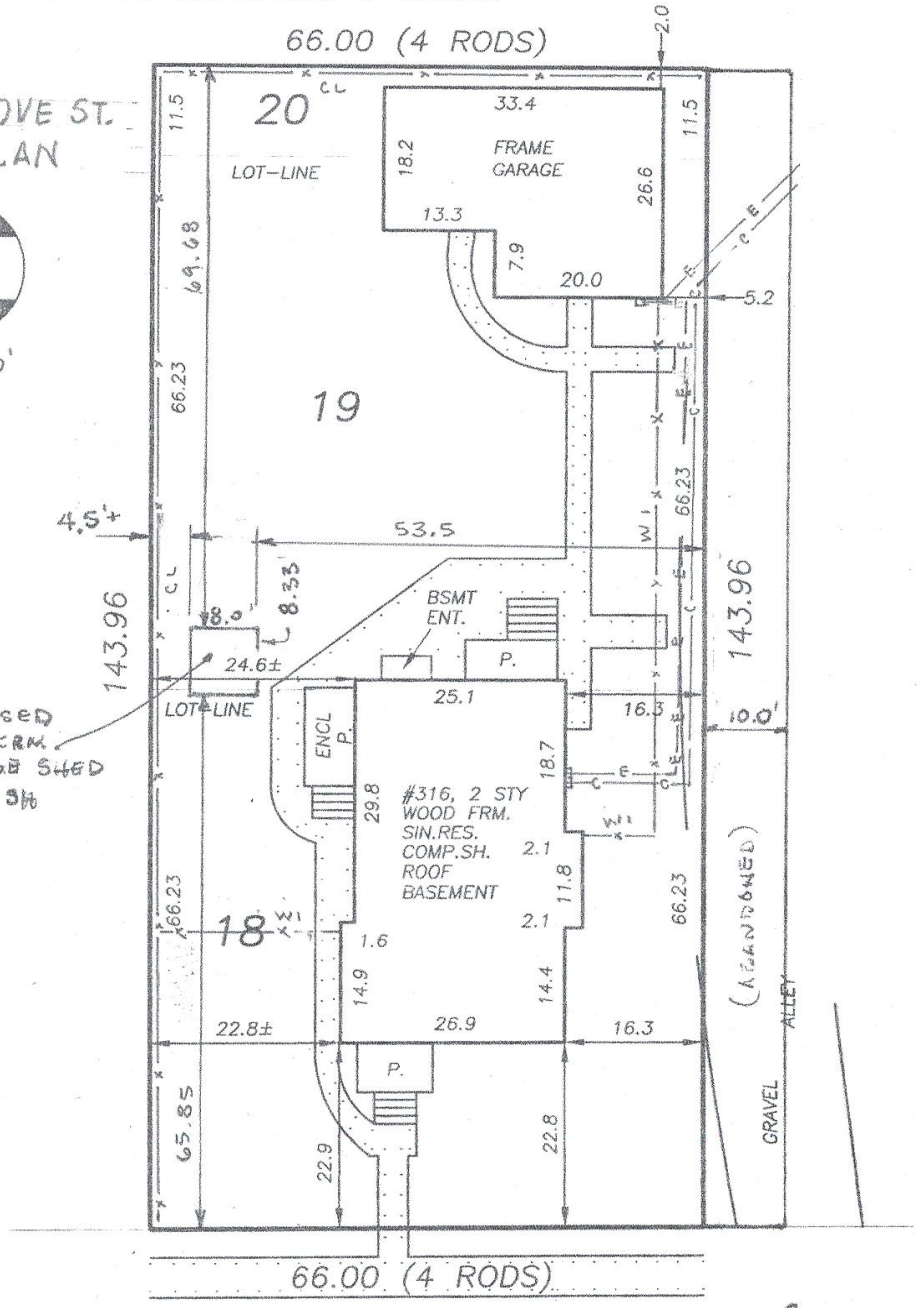
Feb 2023 lot 7

PHDC-23-0012 STORAGE SHED

THE LAND REFERRED TO IN THIS COMMITMENT IS SITUATED IN THE CITY OF YPSILANTI, WASHTENAW COUNTY, MICHIGAN, AND IS DESCRIBED AS FOLLOWS: THE SOUTH 4 ROADS OF LOT 18 AND SOUTH 4 RODS OF 19 AND SOUTH 4 RODS OF THE WEST 11½ FEET OF LOT 20, HUNTERS ADDITION, AS RECORDED IN LIBER V OF DEEDS, PAGE 166, WASHTENAW COUNTY RECORDS. SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

316 N GROVE ST.
SITE PLAN

1" = 20'



PROPOSED WOOD FRM. STORAGE SHED COMP SH ROOF

CL CHAIN LINK
WI WROUGHT IRON
-X- FENCE
-E- UNDER GROUND ELECTRIC
-C- UNDER GROUND CABLE

R = RECORDED
M = MEASURED
C = CALCULATED
± = MORE OR LESS

N. GROVE ST.
37' ASP. PAVE. CONC. CURBS

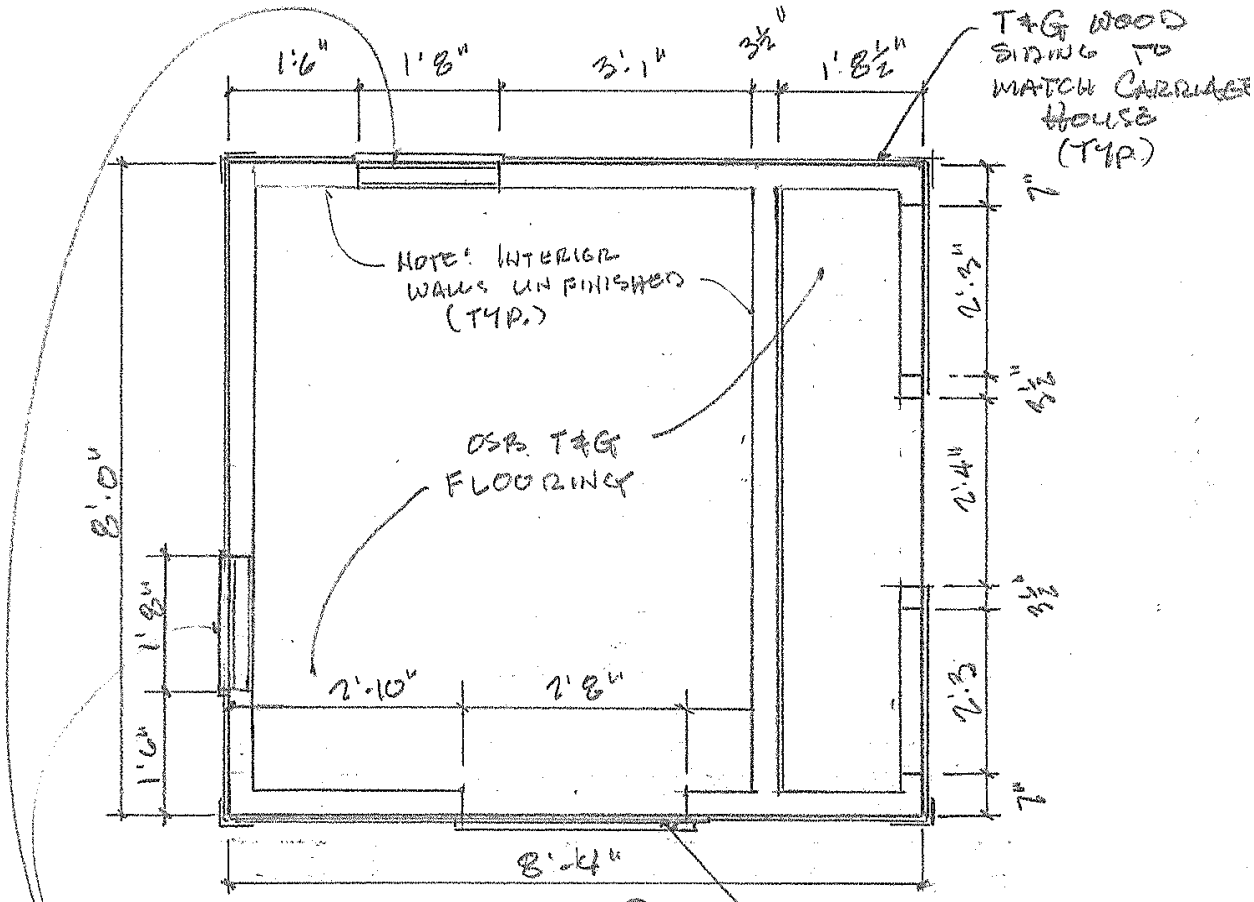
ZONING
CN-SF

We hereby certify that the building or buildings shown are located entirely on said described property and do not encroach on adjoining lands nor do adjacent buildings encroach on said described property except as shown. This is for mortgage purposes only and no property corners have been set by us. Distances shown are not to be used for building of structures or fences.

CERTIFY TO ALL TITLE COMPANIES.

Feb 2023
SPAT 1of

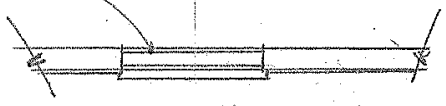
316 N Grove St. Storage Shed
Plans Elev & Details



Floor Plan
½" = 1'.0"

Existing 3'.0" x 6'.4" door on exterior track rollers

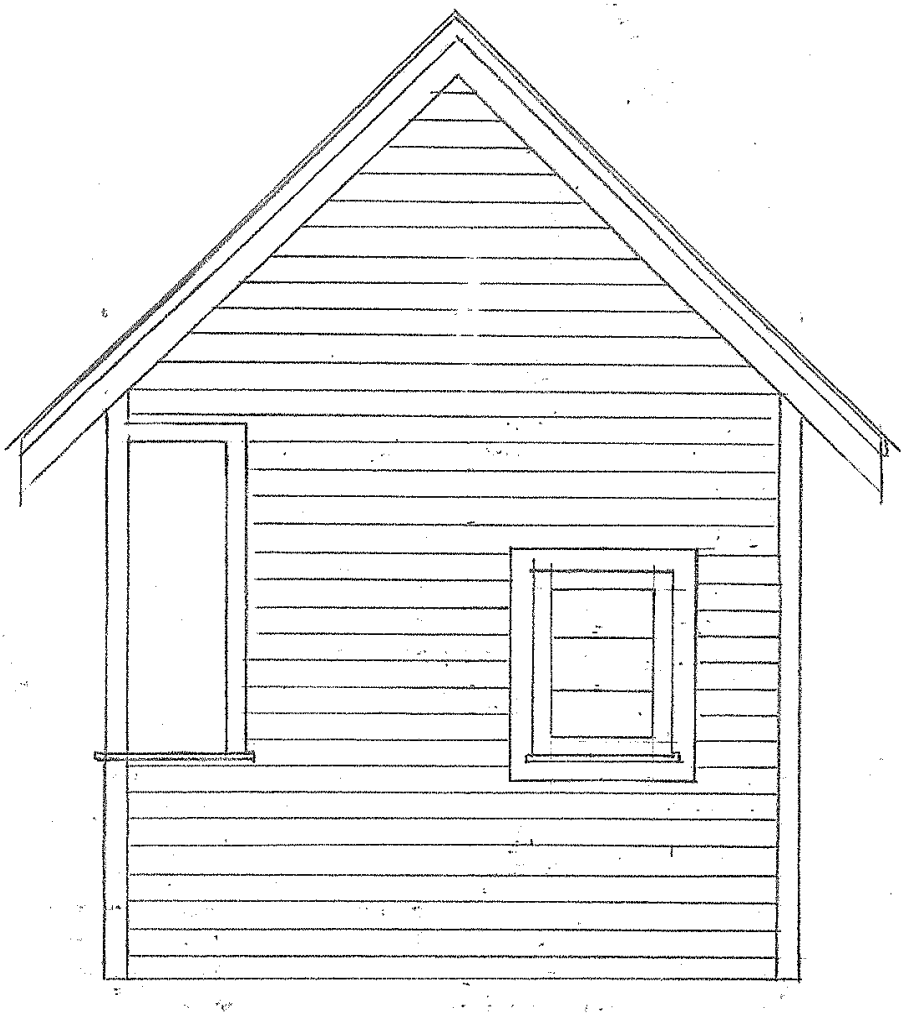
Existing 20" x 2'.5" window



East wall gable above door

Notes:

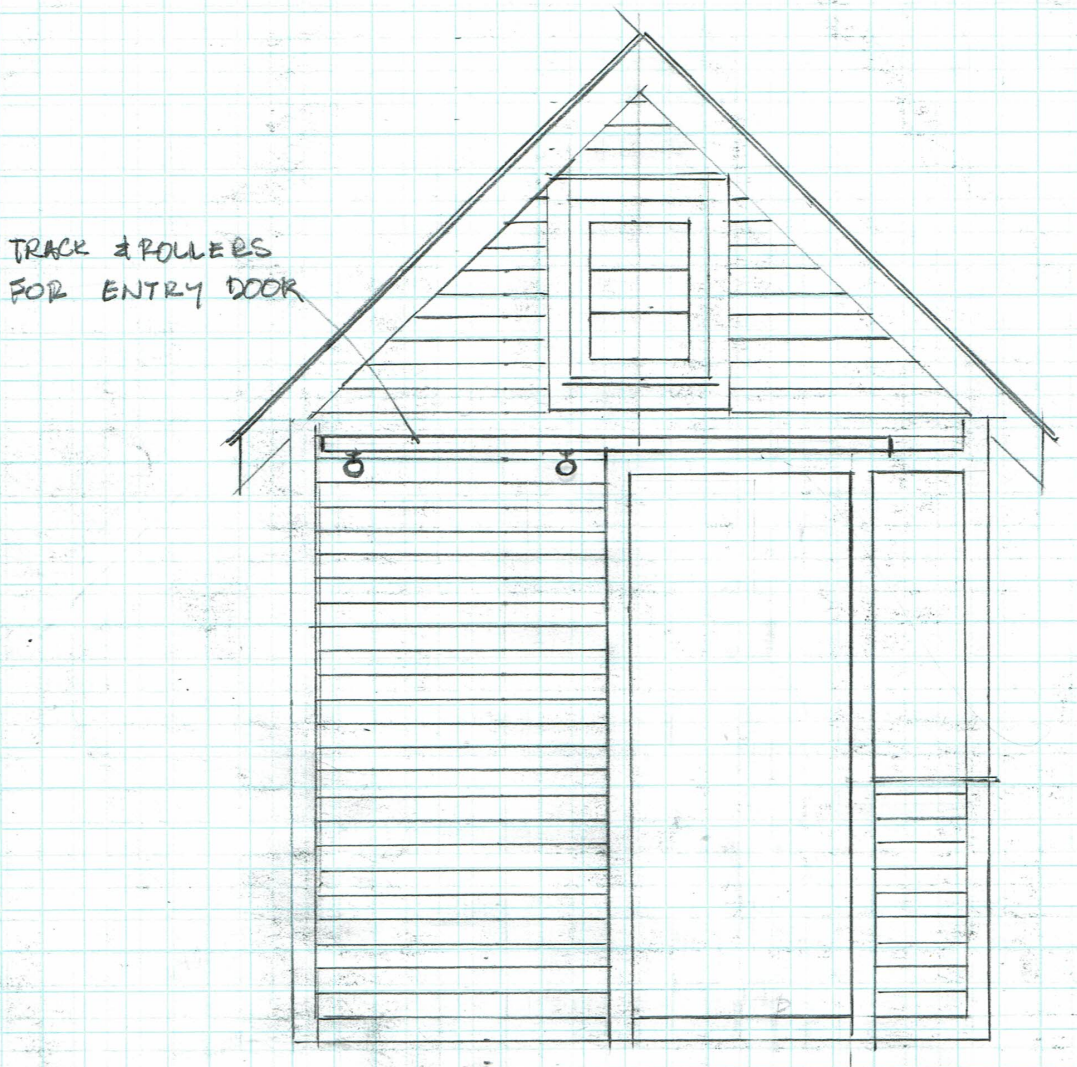
1. All painting & trim details to match Carriage House
2. Roof treatment to match House & Carriage House



NORTH
ELEVATION
1/2" = 1'-0"

316 N GROVE ST STORAGE SHED
PLANS ELEV & DETAILS

FEB 2023
SHT OK

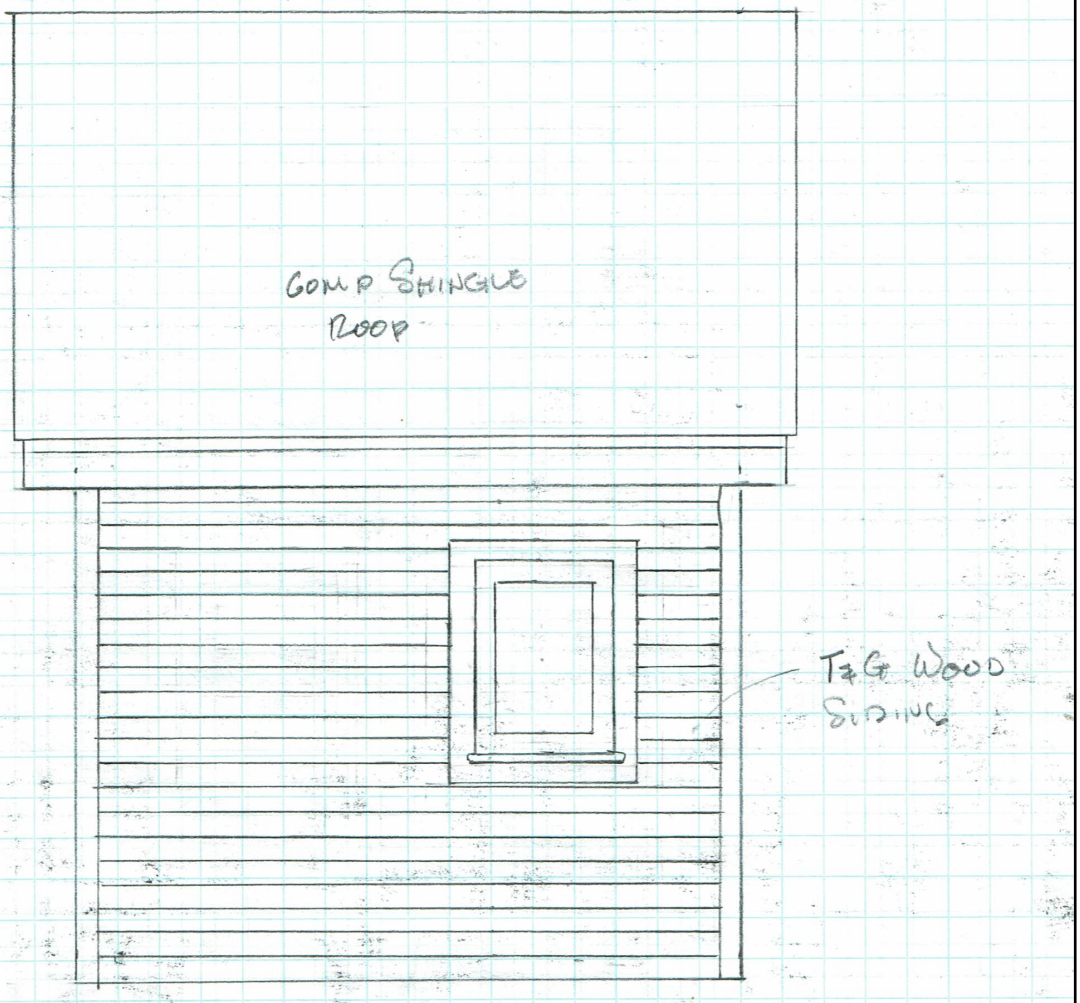


SOUTH ELEVATION
1/2" = 1'.0"

316 W GROVE ST

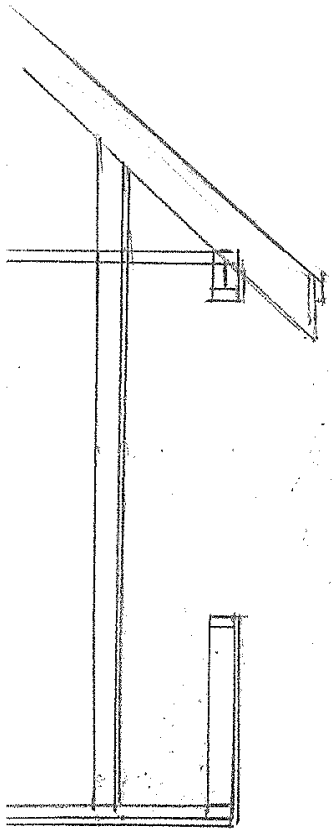
STORAGE SHED
PLANS ELEV & DETAILS

FEB 2023
SHT 03

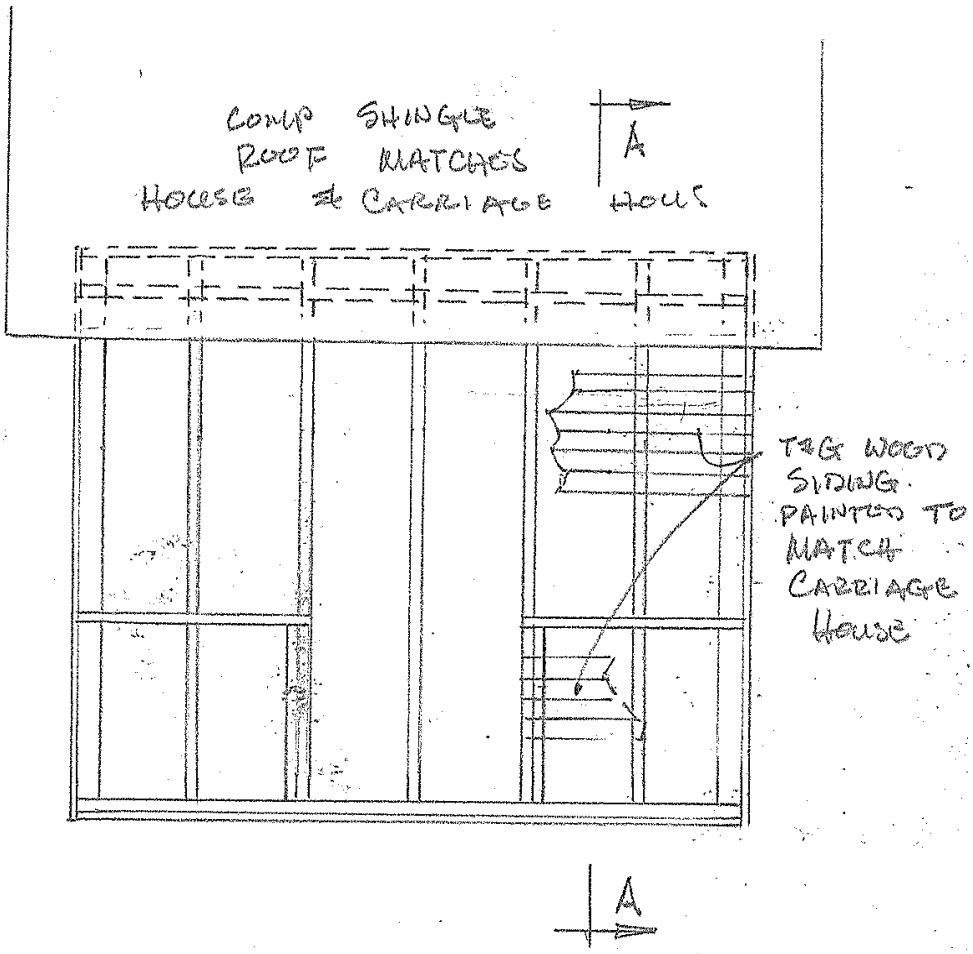


WEST ELEVATION
1/2" = 1'-0"

316 N GROVE ST STORAGE SHED FEB 2022
PLANS ELEV & DETAILS SHT 3 OF



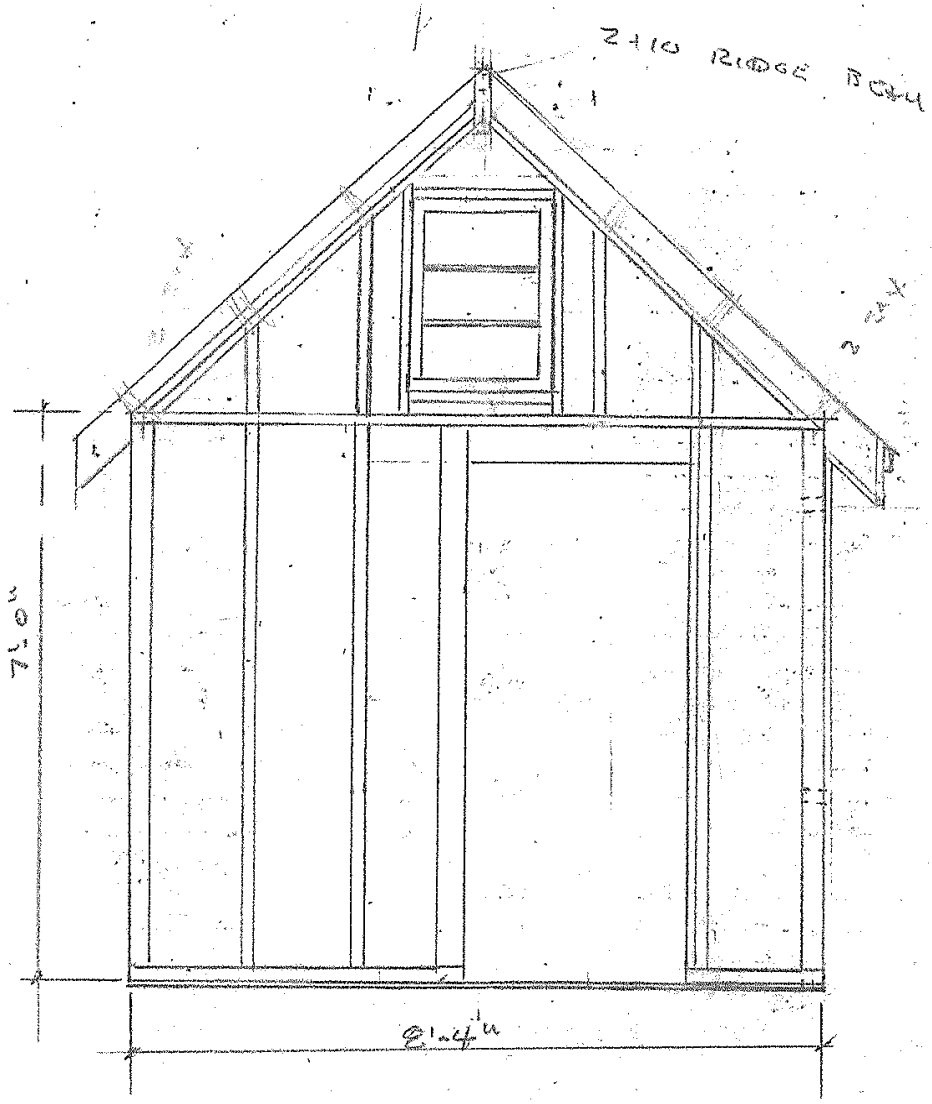
SECTION
A-A
1" = 2'-0"



EAST
ELEVATION
1" = 2'-0"

FRAMING DETAILS

316 N Grove St Storage Shed Feb 2023
Plans Elev. & Details Sht 2 of



South
Elevation
1" = 2'-0"

Framing Details

HDC Work Permit Staff Review

Property address: 31 N Washington

Property History: 31 N Washington contributes to both the local and the National Register historic districts. The National Register nomination describes the building as the "Martha Washington Theater Building—2-story, Commercial Brick block containing the theater and stores and offices." A *Detroit Times* article announced that the Theater opened October 21, 1915.

Date of Application: February 14, 2023

Date of Review: March 8, 2023

Date of Meeting: March 14, 2023

Proposed work: new signage, new windows, replacement awnings

Materials: new illuminated channel letter sign above Pearl Street entrance, new flat aluminum shape-cut non-illuminated sign on Washington; new replacement windows that are fiberglass-clad wood Marvin windows; and new awning over doors on Pearl Street and new long awning along Pearl Street, both in canvas or vinyl.

Staff review:

1. The City of Ypsilanti and the owners of 31 N Washington had been involved in a court case. Their case was settled and a consent judgment was issued in late October 2022. There are only a few parts of the judgment that pertain to exterior work on the building and the historic district commission.
2. ENTRANCE. Deja Vu will move its entrance to Pearl Street. The metal double doors already exist on the Pearl Street side. If Déjà Vu plans to replace these doors, that proposed work will need to be included on a future application.
3. WASHINGTON STREET ENTRANCE. The Washington Street entrance and storefronts will not be used for adult regulated nonconforming uses by the city's zoning

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.

ordinance, so exterior plans for these areas will be submitted soon. In early March, staff approved the removal of the nonhistoric gravel façade veneer around the Washington Street entrance. *The March 10, 2023 screenshot and email explanation attached describe the Washington Street door applications staff expects to see in the future.*

4. SECOND-FLOOR RESIDENTIAL RENTALS and WINDOWS. The second floor will be used as residential rental spaces. The second-floor windows are distinctive, character-defining features of the building but also were found to be deteriorated, to have lead paint, and to have asbestos in their glazing compound. New windows are proposed to match the originals.
    a. Detailed information about historic window measurements and proposed window measurements is attached.
    b. Proposed is the removal of 20 historic, wood, second-floor windows (15 on the Washington Street side, 4 on the Pearl Street side, and one on the rear of the building) and their replacement with Marvin wood windows clad with fiberglass, custom made to match the historic windows.
    c. The proposed windows will all be about 6″ recessed from the brick as the historic windows are, the mullions between the windows will be between 6 and 7″ as the historic mullions are, the muntins in the proposed transoms are within 1/8″ of the historic muntins, the proposed rail between the two moving sashes is within 1/4″ of the historic rail, and the proposed mull between the transom and the upper sash is within 1/4″ of the historic mull.
    d. There are two types of second-floor historic windows on this building: typical and the wider ones over the marquee. The areas of visible glass on the proposed windows to replace these two types vary slightly from the historic windows—the proposed windows will have slightly more glass visible. Also, the proportions of the units will vary slightly from their historic proportions—the upper double-hung sash will be slightly taller than they were historically, and the other two components get slightly smaller (the transom losing a little more height than the lowest sash). The visible glass areas of the historic windows are as follows (approximate measurements):
        i. Typical **historic** windows, visible glass area:
            1. Transom: 18 1/8″ x 29″ wide
            2. Upper double-hung sash: 17 ¾″ x 29″
            3. Lower double-hung sash: 29 ¾″ x 29″

        ii. Wider **historic** windows over marquee, visible glass area:
            1. Transom: 18 1/8″ x 37 1/8″ wide
            2. Upper double-hung sash: 18″ x 37 1/8″ wide
            3. Lower double-hung sash: 29 ¾″ x 37 1/8″ wide

    e. The visible glass areas of the proposed windows are as follows (approximate measurements)
        i. Typical **proposed** windows, visible glass area:
            1. Transom: 17 3/16″ x 29 11/16″ wide
            2. Upper double-hung sash: 20 15/32″ x 29 11/16″
            3. Lower double-hung sash: 30 29/32″ x 29 11/16″

        ii. Wider **proposed** windows over marquee, visible glass area:

1. Transom: 17 3/16" x 37 25/64" wide
2. Upper double-hung sash: 20 15/32" x 37 25/64" wide
3. Lower double-hung sash: 30 29/32" x 37 25/64" wide

f. Staff has requested an overall rendering of the proposed Washington Street façade to understand how the proposed black color will look as part of the overall plan, and to understand lighting and proposed doors.

g. *Staff has also requested more information pertaining to the profile details of the proposed windows' various components*, noting that the layered stops and rails of the historic windows create depth and interest.

5. SIGNAGE. According to the consent judgment:
   a. Déjà Vu will remove signage from the Washington Street side of the building, but they plan to restore the marquee and they will install the flat, shape-cut aluminum sign proposed here to direct people to the Pearl Street entrance. The consent judgment includes the specific details about this directional sign (material, flush-mount, size) that are included in the packet. *Staff seeks understanding as to how this sign will be visible at night because it is not lit and also where its exact location will be.* Staff recommends that the HDC's condition about this sign is that it is installed into the mortar joints and not into the brick.
   b. Déjà Vu will install a sign above the Pearl Street entrance, and it is the sign comprised of individual illuminated channel letters proposed here. The consent judgment specifies that this sign will in total be 226" (about 18 feet) wide and 47.5" tall and that Deja Vu will obtain HDC approval for the illumination of the channel letter sign. The original application's illustration of this sign proposal showed two color possibilities—one a pink gradient and one yellow or gold. Déjà Vu has decided on the pink option, per the clarifying email March 10.
6. AWNINGS.
   a. The consent judgment states that the existing maroon awning over the Pearl Street entrance will be removed and replaced with another maroon awning that will have no "lettering, signage, logos, advertising, pictures, or other marks." This awning is proposed here. The applicant would like to use vinyl for the awning but staff noted that the city's historic district design guidelines prefer canvas. The guidelines state that vinyl may be considered. Staff thought that because the Pearl Street awnings will be so long and have such an impact on Pearl Street that canvas would be preferred. Applicant planned to bring fabric samples to the HDC meeting 3/14/23.
   b. The consent judgment states that Déjà Vu may install green awnings along Pearl Street as they have been, but only one awning can display, "Where the party never ends." No other lettering, signage, logos, advertising, pictures, or other marks can be on the green awnings on Pearl Street.
   c. Staff seeks clarification as to how the Pearl Street façade and awnings will be lit.
7. Before proceeding with work, applicant must obtain the appropriate building department permits and zoning approvals.

Relevant Secretary of the Interior's Standards:
#6, #10

Potential Motion:

Move to approve application PHDC 23-0013 received February 14, 2023 and issue a certificate of appropriateness for the proposed work at 31 N Washington with conditions. The proposed work meets the Secretary of the Interior's Standards for Rehabilitation and the work includes:

- the removal of 20 historic, wood, second-floor windows (15 on the Washington Street side, 4 on the Pearl Street side, and one on the rear of the building) and their replacement with Marvin wood windows clad with fiberglass, custom made to the specifications in this meeting packet. This proposed work meets Secretary of the Interior's Standard 6 in that the new windows match the old in design and texture. The condition regarding the proposed windows is that staff shall have final approval of window color upon receiving façade renderings.
- the removal of any Washington Street signage for Déjà Vu (leaving the marquee intact) and the installation of a non-illuminated aluminum shape-cut directional sign as specified in this meeting packet *[location of sign should be clarified and specified here]*, with the condition that the installation will follow all installation guidelines specified in Ypsilanti's *Historic District Fact Sheet: Signs and Awnings*, available at https://cityofypsilanti.com/DocumentCenter/View/2007/Signs-and-Awnings . This proposed work meets Secretary of the Interior's Standard 10.
- the replacement of Pearl Street awnings as specified in this meeting packet, with the condition that the awning material be _____.[*any conditions about awnings and lighting?*] This proposed work meets Secretary of the Interior's Standard 10.
- the installation of the illuminated channel letter sign on the Pearl Street façade as specified in this meeting packet, with the condition that the installation will follow all installation guidelines specified in Ypsilanti's *Historic District Fact Sheet: Signs and Awnings*, available at https://cityofypsilanti.com/DocumentCenter/View/2007/Signs-and-Awnings . This proposed work meets Secretary of the Interior's Standard 10.

Prepared by:
Ellen Thackery, Preservation Planner

RECEIVED
FEB 14 2023
CITY OF YPSILANTI
BUILDING DEPARTMENT

City of Ypsilanti
Historic District Commission
Work Permit Application

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

Office Use Only:
Receipt: 31143
Method: Visa
Action/Study Item
PHDC-23-0013

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: 31 W. Washington St, Ypsilanti, 48197

Applicant

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

Name: Joel Stoin

Address: 204 W. Saginaw St

City: Hemlock | State: MI | Zip: 48626

Phone / Fax: [redacted]

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

Contractor

Contractor Name & Contact Info: Moltus Building Group / Joel Stoin [redacted]

Type of work

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

Complete Description of Proposed Work:

① Replacing the awning on the pearl st Side of the building. Staying the same size and shape as whats there. No Logo on the new awnings. Words: Where The Party never Ends per Settlement Agreement

② Replacing the windows in the upper apartment level. Windows are Rotted out and unrepairable. the old/current windows Require Lead and Asbestos abatement. The wooden frames are rotted beyond repair.

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

① material for awning is Ferrari Fabric material/ Nylon

② windows are fiberglass with a wood cap on the interior side

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:	Permit fee:
300,000	$45 + _____ = 540.01

Signature

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

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

Signature: [redacted]	Date: 1/31/23
Print Name: Joel Stein	

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.

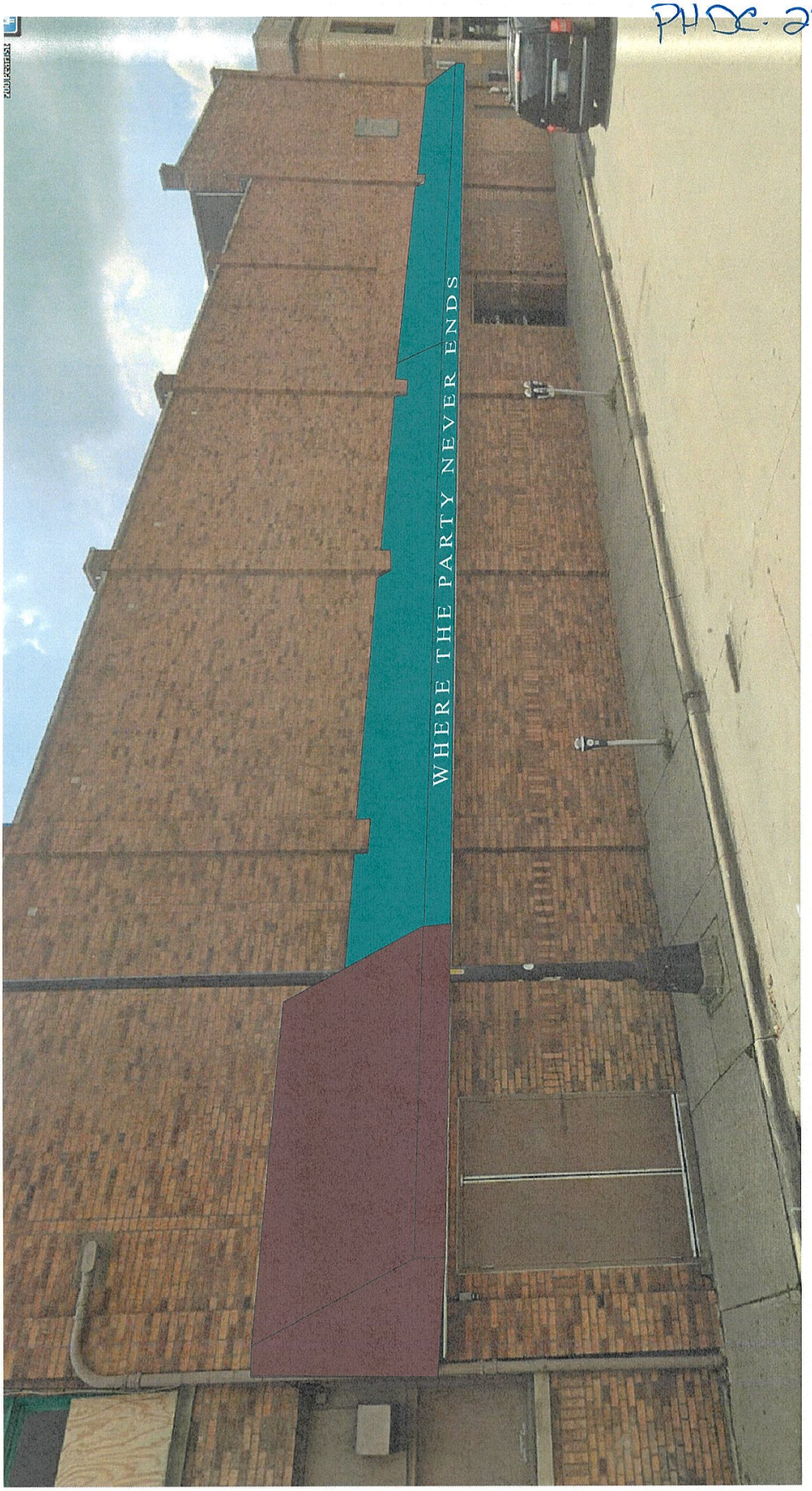
All other necessary Building Permits must be acquired before beginning work.

(4) Box Signage above Awning. w/ Lights and dimmable per settlement Agreement.

(5) Shape cut Aluminum Composite Signage Flush mount By Entrance per settlement

PHDC-23-0013

1



Porcelain green

Burgundy

1

Deja Vu Showgirls Ypsilanti
31 N. Washington Street

Interior-illuminated Channel Letter Options
Overall size = 226"w x 47.5"h = 74.5sqft

example

4

Deja Vu Showgirls Ypsilanti
31 N. Washington Street

Shape-cut Aluminum Composite Panel, Flush-mount to Building
Overall size = 16.5"w x 36"h = 594sqin

57

200 Pearl St
Déjà Vu
SHOWGIRLS
WHERE THE PARTY NEVER ENDS

March 10, 2023 clarification regarding Washington Street doors:

RE: Settlement agreement

JS Joel Stoin <[redacted]>
To Ellen Thackery
Fri 3:22 PM

dejavurenderingV2.pdf
6 MB

Screenshot 2023-03-10 151844.jpg
363 KB

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,

Here is a rendering of the Pearl St. Side. See attached. We will be going with the pink coloring.
We Were unsure of the Marque Lighting, because of the restrictions. They want to restore it with full functioning lights. The Problem is almost any amount of lighting will put them into violation of the lighting code, of .5 candle foot power. Please advise on whether there is a solution to this or not.
We do not have a rendering for the Washington St. side yet. We were unsure of the brick condition. I will work on getting a rendering.
The Washington St. doors we are looking to replace are the one to the apartment, and the one immediately to the left of the Current main entrance to Déjà vu. See attached. The doors circled in Red are to be replaced with, new historical matching doors. The doors circled in yellow are to be replaced to match what's currently there, minus the tint and no lettering or slogans/markings.
Any questions let me know.

Ellen Thackery

From: Bobby Althouse <[redacted]
Sent: Thursday, March 2, 2023 8:03 PM
To: Ellen Thackery
Cc: Joel Stoin
Subject: 31 N Washington St. Ypsilanti - Window Replacement
Attachments: Historical Quote 3-2-23.pdf; Shop Drawings.pdf; Structure Between Windows.pdf

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

Hello Ellen,

Please email me or call me on my cell at [redacted] with any questions. I will bullet point what the attachments are and the information within them.

***For reference from previous thread, you are correct in the way you numbered the windows as I had them labeled.

- windows 1-5 are Marvin's "Front Lefts,"
- windows 6-10 are Marvin's "Front Middle,"
- windows 11-15 are Marvin's "Front Rights,", and
- windows 16-19 are Marvin's "Right Side Tops"

Attachments:

- "Historical Quote" – Detailed Schedule for each window. Also, in Blue on the right are comparisons of Old Window to New Window Daylight Openings
- "Shop Drawings" – CAD drawings of windows to be installed with sizes.
- "Structure Between Windows" – Drawing of Installation Structure Between Windows

Other Measurements for Reference:

- Width of Muntin's: Existing 6/8" New 7/8"
- Width of Mullions Front: Range from approx. 6-7". We can stay in this range with new windows.
- Windows recessed approx. 6" from face of building at all points. Will be the same.
- Double Hung Check Rail: Existing 1-5/8" New 1-7/8"
- Horizontal Mull between Double Hung and Transom: Existing 2-3/4" New 2-1/2"

Bobby Althouse
Laurence Smith Window & Door
Office : ([redacted]
Cell : (98[redacted]

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15
Deja Vu
CHECK IN HERE
ON FACEBOOK
FOR FREE COVER
The Love Boutique
Deja Vu
734-487-2110

After

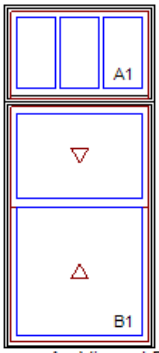
16
17
18
19
THE LOVE BOUTIQUE

LINE ITEM QUOTES

The following is a schedule of the windows and doors for this project. For additional unit details, please see Line Item Quotes. Additional charges, tax or Terms and Conditions may apply. Detail pricing is per unit.

Line #1 Qty: 5	Mark Unit: Front Left Side	Net Price: Ext. Net Price:	USD	[redacted]

MARVIN



As Viewed From The Exterior

FS 35 1/2" X 83"
RO 36 1/2" X 83 1/2"
Egress Information A1, B1
No Egress Information available.
Performance Information A1
U-Factor: 0.27
Solar Heat Gain Coefficient: 0.3
Visible Light Transmittance: 0.51
Condensation Resistance: 59
CPD Number: MAR-N-273-01788-00001
ENERGY STAR: N, NC
Performance Information B1
U-Factor: 0.28
Solar Heat Gain Coefficient: 0.32
Visible Light Transmittance: 0.54
Condensation Resistance: 55
CPD Number: MAR-N-272-01146-00001
ENERGY STAR: N, NC

Feature Mismatch: Divided Lite Options
Ebony Exterior
Bare Pine Interior
1W2H - Rectangle Assembly
Assembly Rough Opening
36 1/2" X 83 1/2"

D.O. = Daylight Opening

Unit: A1
Elevate Double Hung Transom
CN 36 X Basic Frame 23 1/4"
Rough Opening 36 1/2" X 23 3/4"
Ebony Exterior
Bare Pine Interior
IG
Low E2 w/Argon
Stainless Perimeter and Spacer Bar
7/8" SDL - With Spacer Bar - Stainless
Rectangular - Special Cut 3W1H
Ebony Ext - Bare Int

New D.O.:
Width - 29-11/16"
Height Transom - 17-3/16"
Height DH Top - 20-15/32"
Height DH Bot - 30-29/32"

Unit: B1
Elevate Double Hung
CN 3660
Rough Opening 36 1/2" X 60 1/4"
Cottage
Top Sash
Ebony Exterior
Bare Pine Interior
G.S. 30 3/4" X 21 17/32"
IG - 1 Lite
Low E2 w/Argon
Stainless Perimeter Bar
Bottom Sash
Ebony Exterior
Bare Pine Interior
G.S. 30 3/4" X 31 31/32"
IG - 1 Lite
Low E2 w/Argon
Stainless Perimeter Bar
Black Weather Strip Package
Almond Frost Sash Lock
Exterior Aluminum Screen
Ebony Surround
Bright View Mesh
4 9/16" Jambs
Nailing Fin

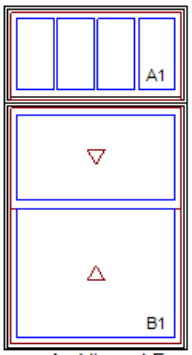
Old D.O.:
Width - 29"
Height Transom - 18-1/8"
Height DH Top - 17-3/4"
Height DH Bot - 29-3/4"

***Note: Divided lite cut alignment may not be accurately represented in the OMS drawing. Please consult your local representative for exact specifications.
***Note: Unit Availability and Price is Subject to Change
***Quote-Only: This unit is not yet available for order.

ote only

Line #2 Qty: 5	Mark Unit: Front Middle	Net Price: Ext. Net Price:	USD	[redacted]

MARVIN



As Viewed From The Exterior

FS 43 13/64" X 83"
RO 44 13/64" X 83 1/2"
Egress Information A1, B1
No Egress Information available.
Performance Information A1
U-Factor: 0.27
Solar Heat Gain Coefficient: 0.3
Visible Light Transmittance: 0.51
Condensation Resistance: 59
CPD Number: MAR-N-273-01788-00001
ENERGY STAR: N, NC
Performance Information B1
U-Factor: 0.28
Solar Heat Gain Coefficient: 0.32
Visible Light Transmittance: 0.54
Condensation Resistance: 55
CPD Number: MAR-N-272-01146-00001
ENERGY STAR: N, NC

Feature Mismatch: Divided Lite Options
Ebony Exterior
Bare Pine Interior
1W2H - Rectangle Assembly
Assembly Rough Opening
44 13/64" X 83 1/2"

Unit: A1
Elevate Double Hung Transom
Basic Frame 43 13/64" X 23 1/4"
Rough Opening 44 13/64" X 23 3/4"
Ebony Exterior
Bare Pine Interior
IG
Low E2 w/Argon
Stainless Perimeter and Spacer Bar
7/8" SDL - With Spacer Bar - Stainless
Rectangular - Special Cut 4W1H
Ebony Ext - Bare Int

New D.O.:
Width - 37-25/64"
Height Transom - 17-3/16"
Height DH Top - 20-15/32"
Height DH Bot - 30-29/32

Old D.O.:
Width - 37-1/8"
Height Transom - 18-1/8"
Height DH Top - 18"
Height DH Bot - 29-3/4"

Unit: B1
Elevate Double Hung
Basic Frame 43 13/64" X Call Number 60
Rough Opening 44 13/64" X 60 1/4"
Cottage
Top Sash
Ebony Exterior
Bare Pine Interior
G.S. 38 29/64" X 21 17/32"
IG - 1 Lite
Low E2 w/Argon
Stainless Perimeter Bar
Bottom Sash
Ebony Exterior
Bare Pine Interior
G.S. 38 29/64" X 31 31/32"
IG - 1 Lite
Low E2 w/Argon
Stainless Perimeter Bar
Black Weather Strip Package
Almond Frost Sash Lock
Exterior Aluminum Screen
Ebony Surround
Bright View Mesh
4 9/16" Jambs
Nailing Fin
***Note: Divided lite cut alignment may not be accurately represented in the OMS drawing. Please consult your local representative for exact specifications.
***Note: Unit Availability and Price is Subject to Change
***Quote-Only: This unit is not yet available for order.

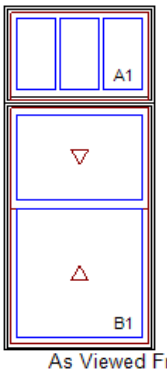
quote only

Line #3 Qty: 5	Mark Unit: Front Right Side	Net Price: Ext. Net Price:	USD	[redacted]

MARVIN

Feature Mismatch: Divided Lite Options
Ebony Exterior
Bare Pine Interior
1W2H - Rectangle Assembly
Assembly Rough Opening
36 1/2" X 83 1/2"

Unit: A1
Elevate Double Hung Transom
CN 36 X Basic Frame 23 1/4"
Rough Opening 36 1/2" X 23 3/4"
Ebony Exterior



As Viewed From The Exterior

FS 35 1/2" X 83"
RO 36 1/2" X 83 1/2"
Egress Information A1, B1
No Egress Information available.
Performance Information A1
U-Factor: 0.27
Solar Heat Gain Coefficient: 0.3
Visible Light Transmittance: 0.51
Condensation Resistance: 59
CPD Number: MAR-N-273-01788-00001
ENERGY STAR: N, NC
Performance Information B1
U-Factor: 0.28
Solar Heat Gain Coefficient: 0.32
Visible Light Transmittance: 0.54
Condensation Resistance: 55
CPD Number: MAR-N-272-01146-00001
ENERGY STAR: N, NC

Bare Pine Interior
IG
Low E2 w/Argon
Stainless Perimeter and Spacer Bar
7/8" SDL - With Spacer Bar - Stainless
Rectangular - Special Cut 3W1H
Ebony Ext - Bare Int

New D.O.:
Width - 29-11/16"
Height Transom - 17-3/16"
Height DH Top - 20-15/32"
Height DH Bot - 30-29/32"

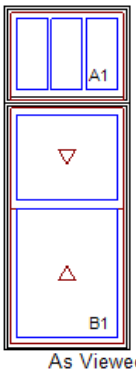
Unit: B1
Elevate Double Hung
CN 3660
Rough Opening 36 1/2" X 60 1/4"
Cottage
Top Sash
Ebony Exterior
Bare Pine Interior
G.S. 30 3/4" X 21 17/32"
IG - 1 Lite
Low E2 w/Argon
Stainless Perimeter Bar
Bottom Sash
Ebony Exterior
Bare Pine Interior
G.S. 30 3/4" X 31 31/32"
IG - 1 Lite
Low E2 w/Argon
Stainless Perimeter Bar
Black Weather Strip Package
Almond Frost Sash Lock
Exterior Aluminum Screen
Ebony Surround
Bright View Mesh
4 9/16" Jambs
Nailing Fin
***Note: Divided lite cut alignment may not be accurately represented in the OMS drawing. Please consult your local representative for exact specifications.
***Note: Unit Availability and Price is Subject to Change
***Quote-Only: This unit is not yet available for order.

Old D.O.:
Width - 29"
Height Transom - 18-1/8"
Height DH Top - 17-3/4"
Height DH Bot - 29-3/4"

quote only

Line #4 Qty: 2	Mark Unit: Side Front	Net Price: Ext. Net Price:	USD	[redacted]

MARVIN



As Viewed From The Exterior

FS 29 1/2" X 83"
RO 30 1/2" X 83 1/2"
Egress Information A1, B1
No Egress Information available.
Performance Information A1

Feature Mismatch: Divided Lite Options
Ebony Exterior
Bare Pine Interior
1W2H - Rectangle Assembly
Assembly Rough Opening
30 1/2" X 83 1/2"

New D.O.:
Width - 23-11/16"
Height Transom - 17-3/16"
Height DH Top - 20-15/32"
Height DH Bot - 30-29/32"

Unit: A1
Elevate Double Hung Transom
CN 30 X Basic Frame 23 1/4"
Rough Opening 30 1/2" X 23 3/4"
Ebony Exterior
Bare Pine Interior
IG
Low E2 w/Argon
Stainless Perimeter and Spacer Bar
7/8" SDL - With Spacer Bar - Stainless
Rectangular - Special Cut 3W1H
Ebony Ext - Bare Int

Old D.O.:
Width - 23-1/2"
Height Transom - 18-1/8"
Height DH Top - 17-5/8"
Height DH Bot - 29-3/4"

Unit: B1
Elevate Double Hung
CN 3060
Rough Opening 30 1/2" X 60 1/4"

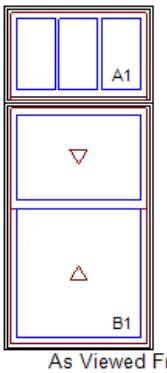
U-Factor: 0.27
Solar Heat Gain Coefficient: 0.3
Visible Light Transmittance: 0.51
Condensation Resistance: 59
CPD Number: MAR-N-273-01788-00001
ENERGY STAR: N, NC
Performance Information B1
U-Factor: 0.28
Solar Heat Gain Coefficient: 0.32
Visible Light Transmittance: 0.54
Condensation Resistance: 55
CPD Number: MAR-N-272-01146-00001
ENERGY STAR: N, NC

Cottage
Top Sash
Ebony Exterior
Bare Pine Interior
G.S. 24 3/4" X 21 17/32"
IG - 1 Lite
Low E2 w/Argon
Stainless Perimeter Bar
Bottom Sash
Ebony Exterior
Bare Pine Interior
G.S. 24 3/4" X 31 31/32"
IG - 1 Lite
Low E2 w/Argon
Stainless Perimeter Bar
Black Weather Strip Package
Almond Frost Sash Lock
Exterior Aluminum Screen
Ebony Surround
Bright View Mesh
4 9/16" Jambs
Nailing Fin
***Note: Divided lite cut alignment may not be accurately represented in the OMS drawing. Please consult your local representative for exact specifications.
***Note: Unit Availability and Price is Subject to Change
***Quote-Only: This unit is not yet available for order.

quote only

Line #5 Qty: 2	Mark Unit: Side Back	Net Price: Ext. Net Price:	USD	[redacted]

MARVIN



As Viewed From The Exterior

FS 35" X 83"
RO 36" X 83 1/2"
Egress Information A1, B1
No Egress Information available.
Performance Information A1
U-Factor: 0.27
Solar Heat Gain Coefficient: 0.3
Visible Light Transmittance: 0.51
Condensation Resistance: 59
CPD Number: MAR-N-273-01788-00001
ENERGY STAR: N, NC
Performance Information B1
U-Factor: 0.28
Solar Heat Gain Coefficient: 0.32
Visible Light Transmittance: 0.54
Condensation Resistance: 55
CPD Number: MAR-N-272-01146-00001

Feature Mismatch: Divided Lite Options
Ebony Exterior
Bare Pine Interior
1W2H - Rectangle Assembly
Assembly Rough Opening
36" X 83 1/2"

Unit: A1
Elevate Double Hung Transom
Basic Frame 35" X 23 1/4"
Rough Opening 36" X 23 3/4"
Ebony Exterior
Bare Pine Interior
IG
Low E2 w/Argon
Stainless Perimeter and Spacer Bar
7/8" SDL - With Spacer Bar - Stainless
Rectangular - Special Cut 3W1H
Ebony Ext - Bare Int

New D.O.:
Width - 29-3/16"
Height Transom - 17-3/16"
Height DH Top - 20-15/32"
Height DH Bot - 30-29/32"

Old D.O.:
Width - 27-5/8"
Height Transom - 18-1/8"
Height DH Top - 17-5/8"
Height DH Bot - 29-3/4"

Unit: B1
Elevate Double Hung
Basic Frame 35" X Call Number 60
Rough Opening 36" X 60 1/4"
Cottage
Top Sash
Ebony Exterior
Bare Pine Interior
G.S. 30 1/4" X 21 17/32"
IG - 1 Lite
Low E2 w/Argon
Stainless Perimeter Bar
Bottom Sash
Ebony Exterior
Bare Pine Interior
G.S. 30 1/4" X 31 31/32"

ENERGY STAR: N, NC

IG - 1 Lite
Low E2 w/Argon
Stainless Perimeter Bar
Black Weather Strip Package
Almond Frost Sash Lock
Exterior Aluminum Screen
Ebony Surround
Bright View Mesh
4 9/16" Jambs
Nailing Fin
***Note: Divided lite cut alignment may not be accurately represented in the OMS drawing. Please consult your local representative for exact specifications.
***Note: Unit Availability and Price is Subject to Change
***Quote-Only: This unit is not yet available for order.

Project Subtotal Net Price: USD [redacted]
6.000% Sales Tax: USD
Project Total Net Price: USD

quote only

PRODUCT AND PERFORMANCE INFORMATION

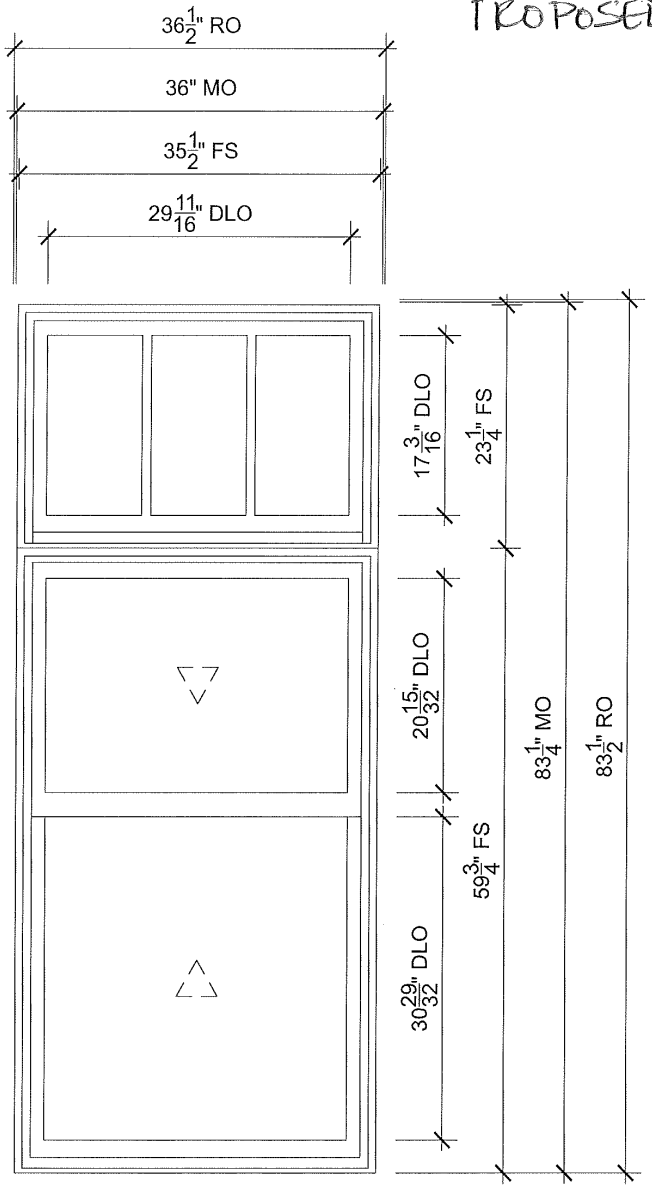
NFRC energy ratings and values may vary depending on the exact configuration of glass thickness used on the unit. This data may change over time due to ongoing product changes or updated test results or requirements.

The National Fenestration Rating Council (NFRC) has developed and operates a uniform national rating system for the energy performance of fenestration products, including windows and doors. For additional information regarding this rating system, see www.nfrc.org.

NFRC energy values and ratings may change over time due to ongoing product changes, updated test results or requirements.

quote only

PROPOSED



FRONT LEFT SIDE

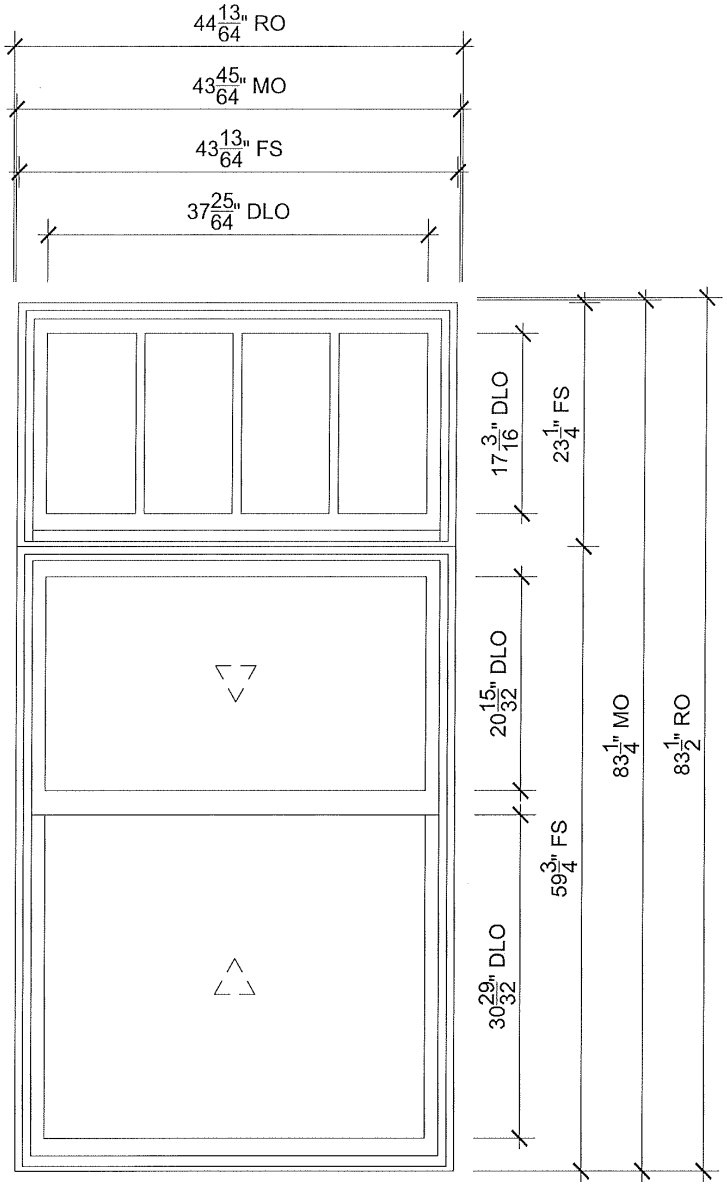
SCALE: 3/4" = 1'-0"

- 1/6 Head
- 3/6 Jamb
- 1/7 Sill
- 3/7 Check Rail
- 2/6 Horizontal Mullion
- 4/6 Jamb
- 2/7 Divided Lite

MARVIN

PROJ/JOB: Moltus Ypsilanti / Ypsi
DIST/DEALER: LAURENCE SMITH DIST INC
DRAWN: BOBBY ALTHOUSE
QUOTE#: VRWJP6C PK VER: 0004.01.00 CREATED: 03/02/2023 REVISION:

SHEET 1 OF 7



FRONT MIDDLE

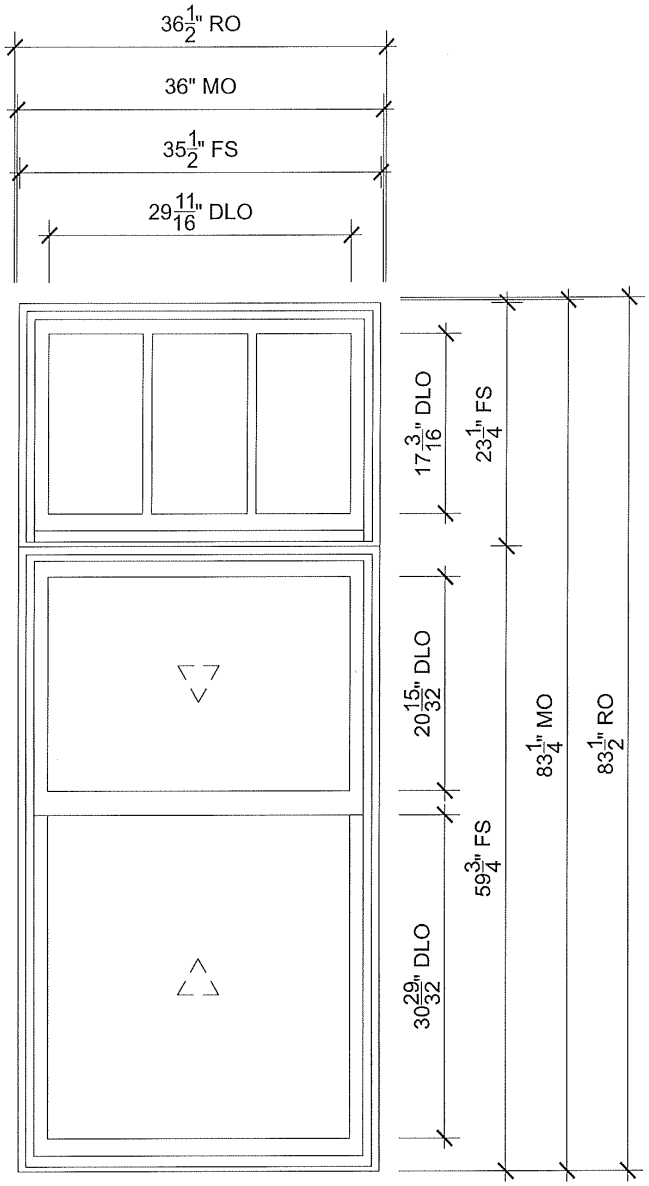
SCALE: 3/4" = 1'-0"

- 1/6 Head
- 3/6 Jamb
- 1/7 Sill
- 3/7 Check Rail
- 2/6 Horizontal Mullion
- 4/6 Jamb
- 2/7 Divided Lite

MARVIN

PROJ/JOB: Moltus Ypsilanti / Ypsi
DIST/DEALER: LAURENCE SMITH DIST INC
DRAWN: BOBBY ALTHOUSE
QUOTE#: VRWJP6C PK VER: 0004.01.00 CREATED: 03/02/2023 REVISION:

SHEET 2 OF 7



FRONT RIGHT SIDE

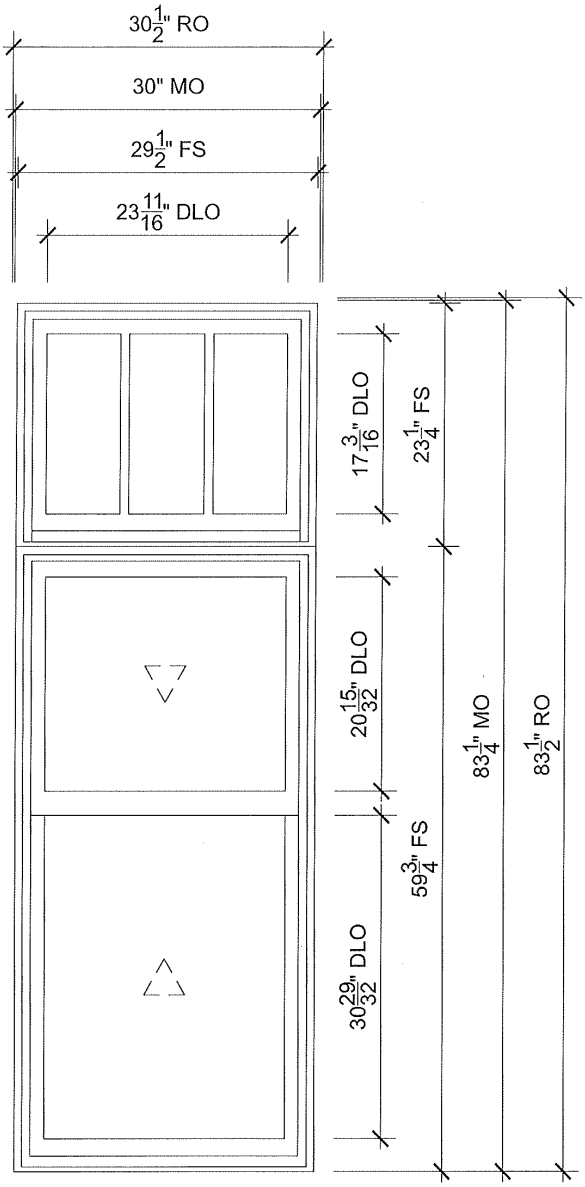
SCALE: 3/4" = 1'-0"

- 1/6 Head
- 3/6 Jamb
- 1/7 Sill
- 3/7 Check Rail
- 2/6 Horizontal Mullion
- 4/6 Jamb
- 2/7 Divided Lite

MARVIN

PROJ/JOB: Moltus Ypsilanti / Ypsi
DIST/DEALER: LAURENCE SMITH DIST INC
DRAWN: BOBBY ALTHOUSE
QUOTE#: VRWJP6C PK VER: 0004.01.00 CREATED: 03/02/2023 REVISION:

SHEET 3 OF 7

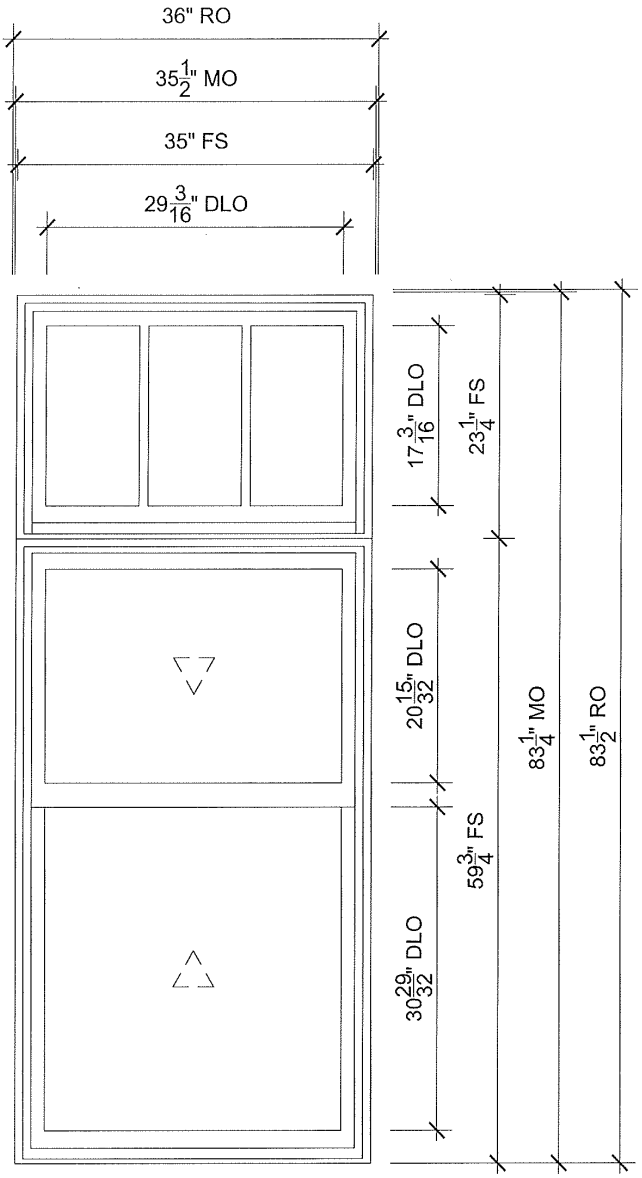


SIDE FRONT

SCALE: 3/4" = 1'-0"

- 1/6 Head
- 3/6 Jamb
- 1/7 Sill
- 3/7 Check Rail
- 2/6 Horizontal Mullion
- 4/6 Jamb
- 2/7 Divided Lite

MARVIN	PROJ/JOB: Moltus Ypsilanti / Ypsi DIST/DEALER: LAURENCE SMITH DIST INC DRAWN: BOBBY ALTHOUSE QUOTE#: VRWJP6C PK VER: 0004.01.00 CREATED: 03/02/2023 REVISION:	SHEET 4 OF 7



SIDE BACK

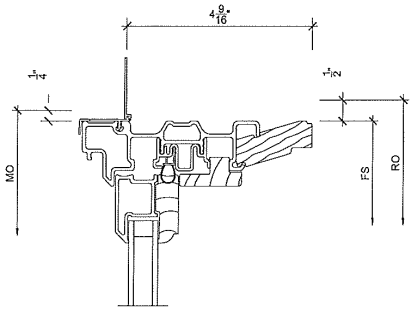
SCALE: 3/4" = 1'-0"

- 1/6 Head
- 3/6 Jamb
- 1/7 Sill
- 3/7 Check Rail
- 2/6 Horizontal Mullion
- 4/6 Jamb
- 2/7 Divided Lite

MARVIN

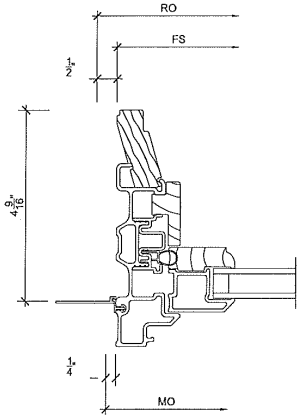
PROJ/JOB: Moltus Ypsilanti / Ypsi
DIST/DEALER: LAURENCE SMITH DIST INC
DRAWN: BOBBY ALTHOUSE
QUOTE#: VRWJP6C PK VER: 0004.01.00 CREATED: 03/02/2023 REVISION:

SHEET 5 OF 7



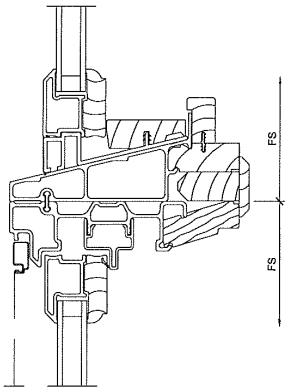
1/6 Head

SCALE: 3" = 1'-0"



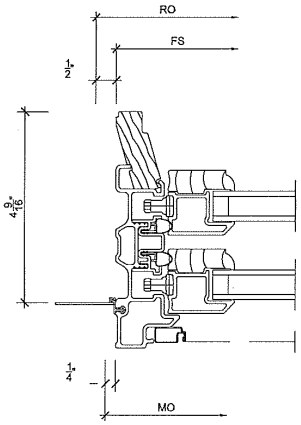
3/6 Jamb

SCALE: 3" = 1'-0"



2/6 Horizontal Mullion

SCALE: 3" = 1'-0"



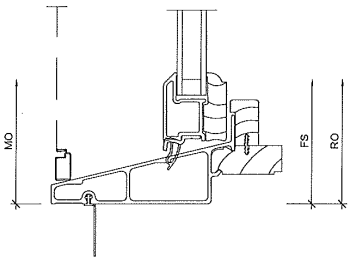
4/6 Jamb

SCALE: 3" = 1'-0"

MARVIN

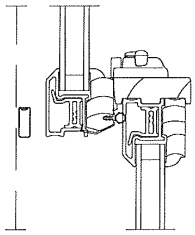
PROJ/JOB: Moltus Ypsilanti / Ypsi
DIST/DEALER: LAURENCE SMITH DIST INC
DRAWN: BOBBY ALTHOUSE
QUOTE#: VRWJP6C PK VER: 0004.01.00 CREATED: 03/02/2023 REVISION:

SHEET 6 OF 7



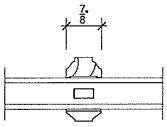
1 / 7 **Sill**

SCALE: 3" = 1'-0"



3 / 7 **Check Rail**

SCALE: 3" = 1'-0"



2 / 7 **Divided Lite**

SCALE: 3" = 1'-0"

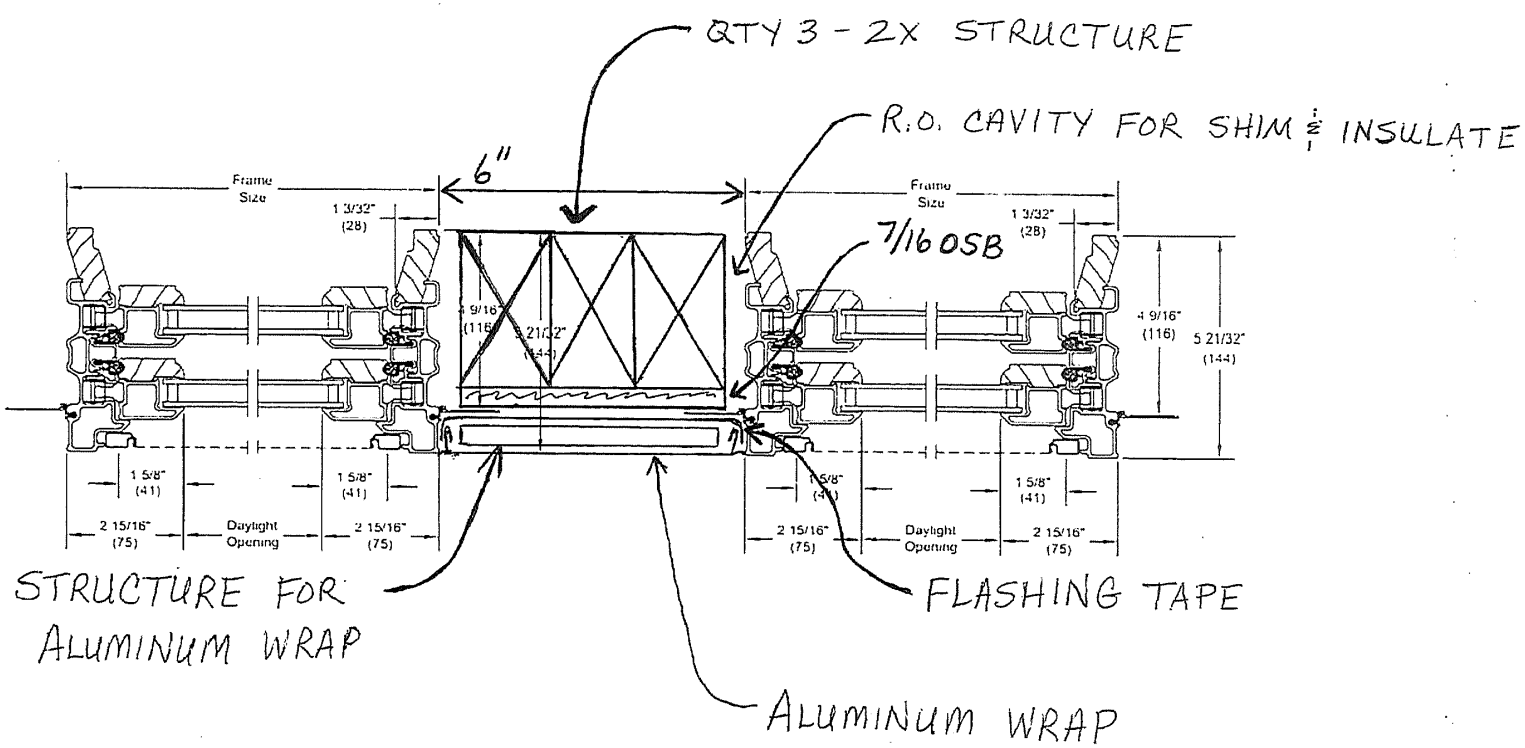
4 / 7 **NOT USED**

SCALE: 3" = 1'-0"

MARVIN

PROJ/JOB: Moltus Ypsilanti / Ypsi
DIST/DEALER: LAURENCE SMITH DIST INC
DRAWN: BOBBY ALTHOUSE
QUOTE#: VRWJP6C PK VER: 0004.01.00 CREATED: 03/02/2023 REVISION:

SHEET 7 OF 7



PROPOSED INSTALLATION STRUCTURE BETWEEN WINDOWS

2

Interior

2

Exterior

HDC Work Permit Staff Review

Property address: 115 Maple

Property History: 115 Maple contributes to both the National Register and the local historic districts. The National Register nomination describes the house as a "1-story, hip- and front-gable-roof Greek Revival."

Date of Application: March 2, 2023

Date of Review: March 7, 2023

Date of Meeting: March 14, 2023

Proposed work: adding front porch guardrails

Materials: pine 2 x 4" rails, pine 2x 2" balusters, 1x2" common board, deck screws, 90-degree angle strong-ties, primer, white paint

Staff review:

1. The house already has non-original side guardrails but not front guardrails. Homeowner's insurance company requested that front porch guardrails be added.
2. Applicant proposes a simple painted wood guardrail that is the same height as the existing side guardrail height.
3. The existing porch posts are square so that makes it easier to attach the guardrails to the posts.
4. The proposed guardrail is not the 36" minimum that current code requires, but since the house is in the historic district and since this isn't an all-new replacement railing, the building inspector will allow it. The homeowner could add an unobtrusive booster rail above the 30-inch guardrail if desired.
5. Secretary of the Interior's Standards for Rehabilitation Standard 9 requires that new work will not destroy historic materials, features, or spatial relationships that characterize the property. The new work is to be differentiated from the old and compatible with the historic materials, features, size, scale and proportion, and massing.

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.

6. The Guidelines that accompany and illustrate the Standards recommend that a new porch design be compatible with the size, scale, material, and color of the historic building.
7. The City's *Porches Fact Sheet* states:
   "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."
8. Staff finds that the proposed plan is compatible and differentiated, meeting Standard 9 and the Guidelines.
9. Staff can't quite tell if the top and bottom rails have beveled top edges, and the Commission needs to determine if the proposal encases the balusters as the *Fact Sheet* calls for. On the whole, however, staff finds that the proposal meets the local design guidelines as conveyed in the Fact Sheet.
10. 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 23-0015 and issue a certificate of appropriateness for the work at 115 Maple for the installation of guardrails along the front of the front porch as specified because the proposed work meets Standard 9 and local and federal design guidelines. [could include any conditions.]

Prepared by:
Ellen Thackery, Preservation Planner

File photo from 2014.

Photos from the application showing porch from the front and sides:

Photos showing next door neighbor's porch that applicant based his design on:

RECEIVED
MAR 02 2023
CITY OF YPSILANTI
BUILDING DEPARTMENT

City of Ypsilanti
Historic District Commission
Work Permit Application

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

Office Use Only:
Receipt: 30 880
Method: MC
Action/Study Item
PHDC-23-0015

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: 115 Maple St.

Applicant

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

Name: Michael Leininger

Address: 115 Maple St.

City	State	Zip
Ypsilanti	MI	48198

Phone / Fax: [redacted]

E-Mail **Staff will contact you primarily via email*: [redacted]

Contractor

Contractor Name & Contact Info: owner

Type of work

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

Last modified June 2022

Complete Description of Proposed Work:

please see attached drawing — Looking to add Front Facing Railings onto Front Porch

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

Pine 2x4" — 4ea @ 2'x4'x8'
Pine 2x2 Baluster — 36 approximately
1x2" Common board
Deck Screws
4x 90° Angle Strong-Tie

Flat White Behr Latex paint
Alkali Acrylic Behr primer

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:	Permit fee:
$300	$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.

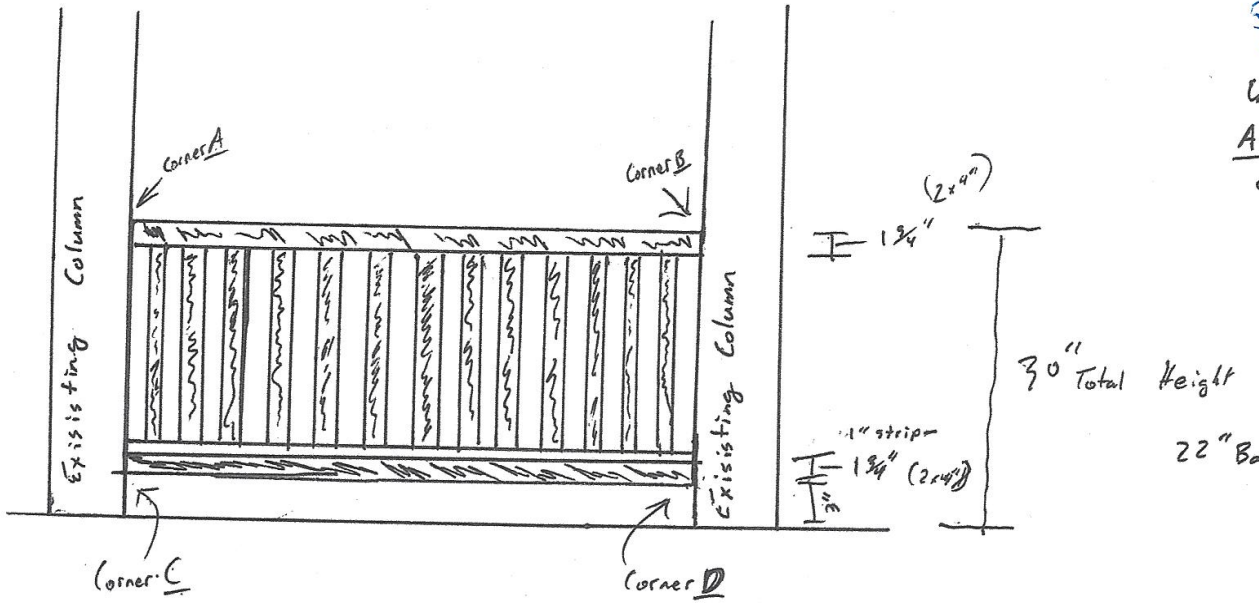
Signature: [redacted]	Date: 3/2/23
Print Name: M. Leininger	

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.

PHDC. 23-005

Undersides of corners A-D will be secured w 90° angle Strong-Tie.



Top railing to be palm sanded & beveled slightly for water drainage.

Top rail cap & bottom rail cap will be pine 2x4

Balusters will be mouted onto 1x2" common board; then to 2x4" bottom Rail
- If required, will be installed Top & Bottom

Balusters will be common Retail issue. (Lowes, Menards, Depot) 2"x2" spaced at No more than 3" apart.

Railing lengths to be 72" & 84", Right & Left respectively. (Should not require support b

Paint color used to be Behr Flat White

[redacted]

Front Porch Railing

HDC Work Permit Staff Review

Property address: 302 W Cross

Property History: 302 W Cross is the Erastus Sampson house. It contributes to both the local and National Register districts and the National Register nomination describes the house as a "2-story, L-shaped, brick Gothic with porches and bargeboards removed."

Date of Application: March 3, 2023

Date of Review: March 6, 2023

Date of Meeting: March 14, 2023

Proposed work: Installation of a mini-split and outdoor air conditioner that will require a line set run down the wall on the exterior. The unit and the line set will be on the west wall (not the primary, south elevation).

Materials: Lines will run down and over on the exterior of the house and will be protected by a PVC cover.

Staff review:

1. Staff finds that the proposed work will have minimal impact on the historic character and the property itself.
2. Staff finds that the proposed work meets the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings.
3. Staff finds that the work specifically meets Standard 9 in that the proposed work will not destroy historic materials, features, and spatial relationships that characterize the property.
4. Before proceeding with work, applicant must obtain the appropriate building department permits.

Relevant Secretary of the Interior's Standards:
#9

Recommended Motion:

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

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

3. Do not imitate earlier styles.

4. Preserve significant changes acquired over time.

5. Preserve distinctive features.

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

7. Clean building gently—no sandblasting.

8. Preserve archaeological resources.

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

10. New work shall be removable.

Move to approve Application PHDC-23-0016 and issue a certificate of appropriateness for the installation of an outdoor air conditioning unit and a line set on the west wall of 302 W Cross, with the condition that any screws or fasteners be installed into mortar joints and not bricks. The proposed work meets the Secretary of the Interior's Standards for Rehabilitation, Standard 9.

Prepared by:
Ellen Thackery, Preservation Planner

Undated historical photo from the Ypsilanti Historical Society.

302 W Cross, 1972, Ypsilanti Historical Society

302 W Cross, 2021, file photo.

RECEIVED
MAR 03 2023
CITY OF YPSILANTI
BUILDING DEPARTMENT

City of Ypsilanti
Historic District Commission
Work Permit Application

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

Office Use Only:
Receipt: 30888
Method: 141960
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 302 West Cross

Applicant

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

Name Patrick J. Walters

Address 636 South Mansfield Street

City Ypsilanti | State Michigan | Zip 48197

Phone / Fax [redacted]

E-Mail **Staff will contact you primarily via email* [redacted]

Contractor

Contractor Name & Contact Info
Pat Walters and Sons 734-483-5811

Type of work

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

Complete Description of Proposed Work:

Install Lennox Mini-split.
There will Be a outdoor Air Conditioner
with A Line set Run Down the outside wall.

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:	Permit fee:
$7000	$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.

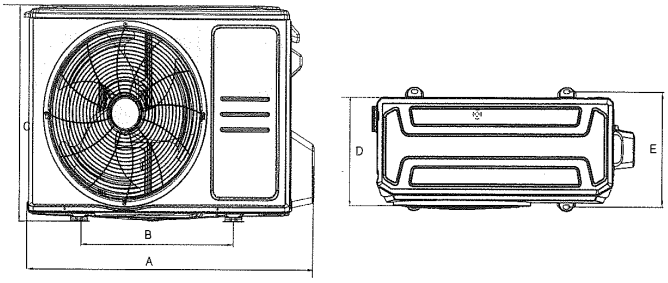
I further affirm that this property has, or will have before the proposed work is completed, a fire alarm system or smoke alarm complying with the Stille-DeRossett-Hale single-state construction code, PA 230 of 1972, as amended.

Signature:	Date:
Print Name: Patrick J Walters	

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.

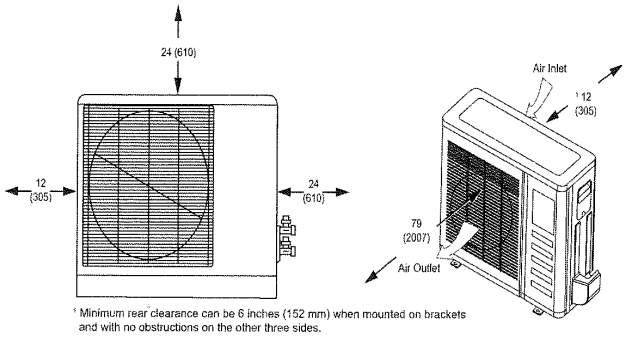
Outdoor Unit Dimensions



Model	Unit of Measurement	A	B	C	D	E
MPC018S4M-*P	inches	39	26-1/8	26-1/2	12-3/4	13-3/4
	mm	991	664	673	342	345
MPC024S4M-*P MPC030S4M-*P MPC036S4M-*P	inches	40-3/4	26-1/2	31-7/8	16-1/8	15-7/8
	mm	1035	673	810	410	403
MPC048S4M-*P	inches	41-3/4	25	52-1/2	16-3/8	17-5/8
	mm	1060	635	1334	416	448
MLB018S4M-*P MLB030S4M-*P	inches	40-5/8	26-1/2	31-7/8	15-1/8	15-7/8
	mm	1035	673	810	410	403
MLB036S4M-*P MLB048S4M-*P	inches	41-3/4	25	52-1/2	16-3/8	17-5/8
	mm	1060	635	1334	416	448

Figure 2. Outdoor Unit Dimensions - Inches (mm)

Outdoor Unit Clearances

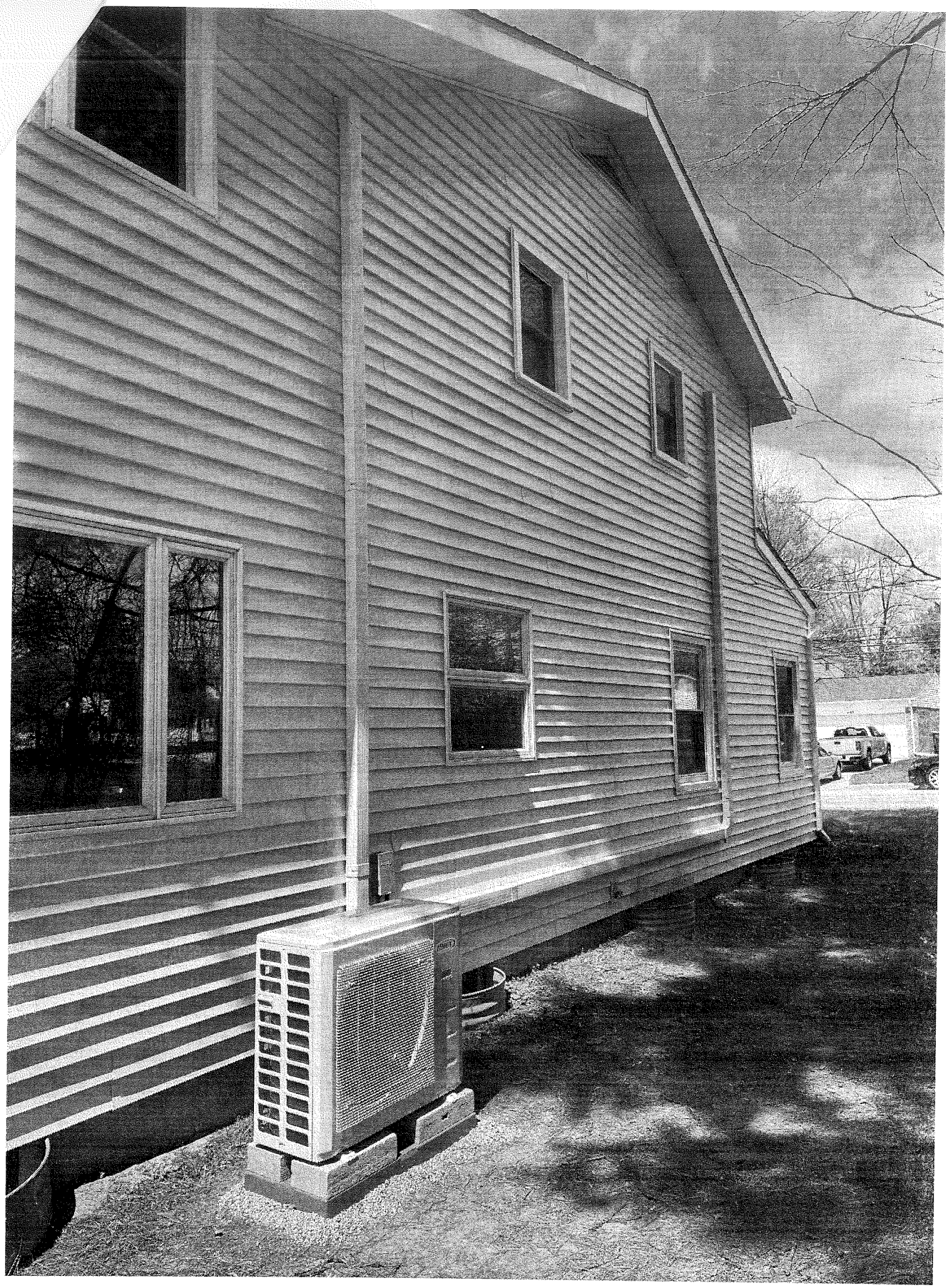


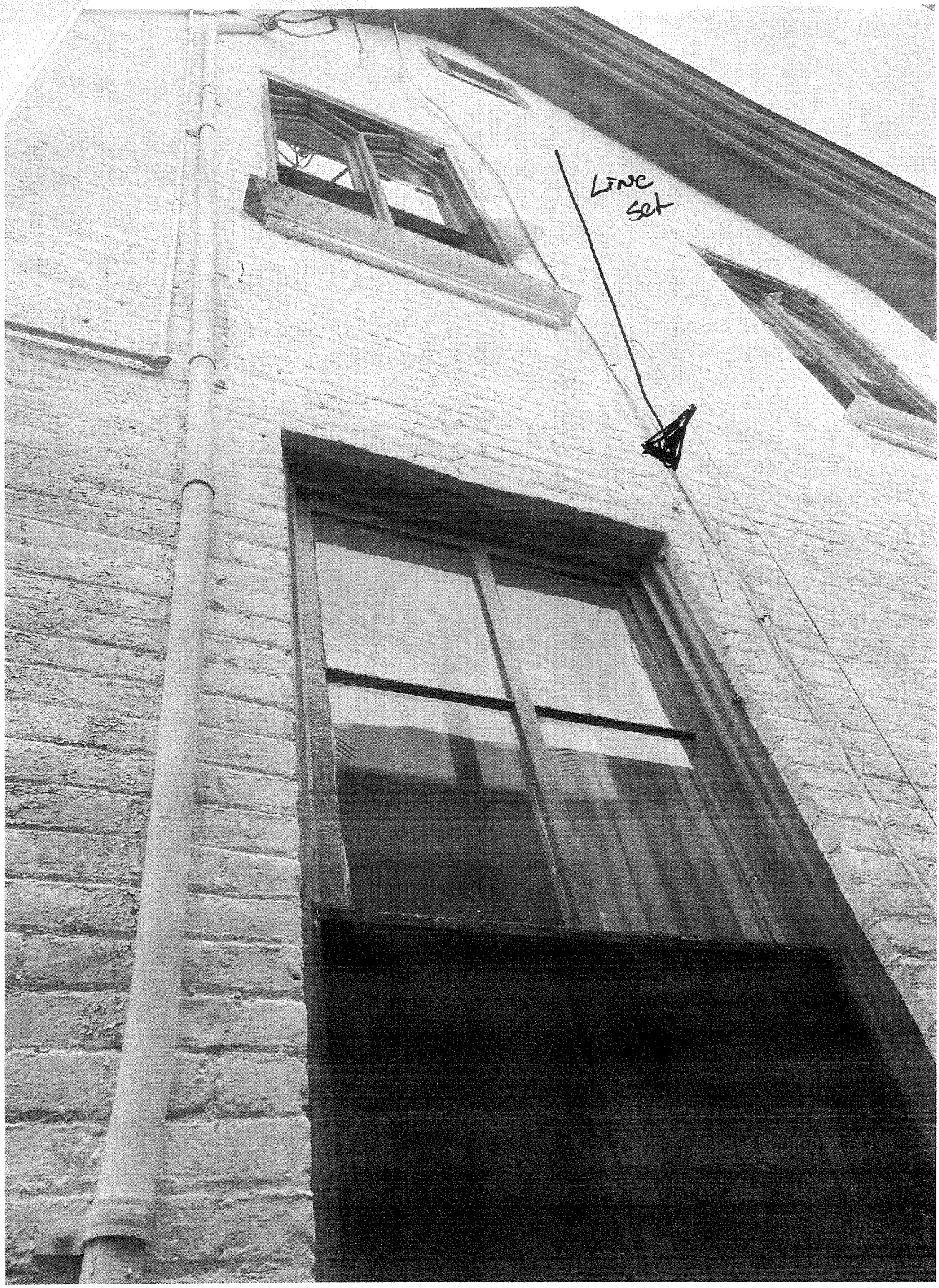
[1] Minimum rear clearance can be 6 inches (152 mm) when mounted on brackets and with no obstructions on the other three sides.

IMPORTANT

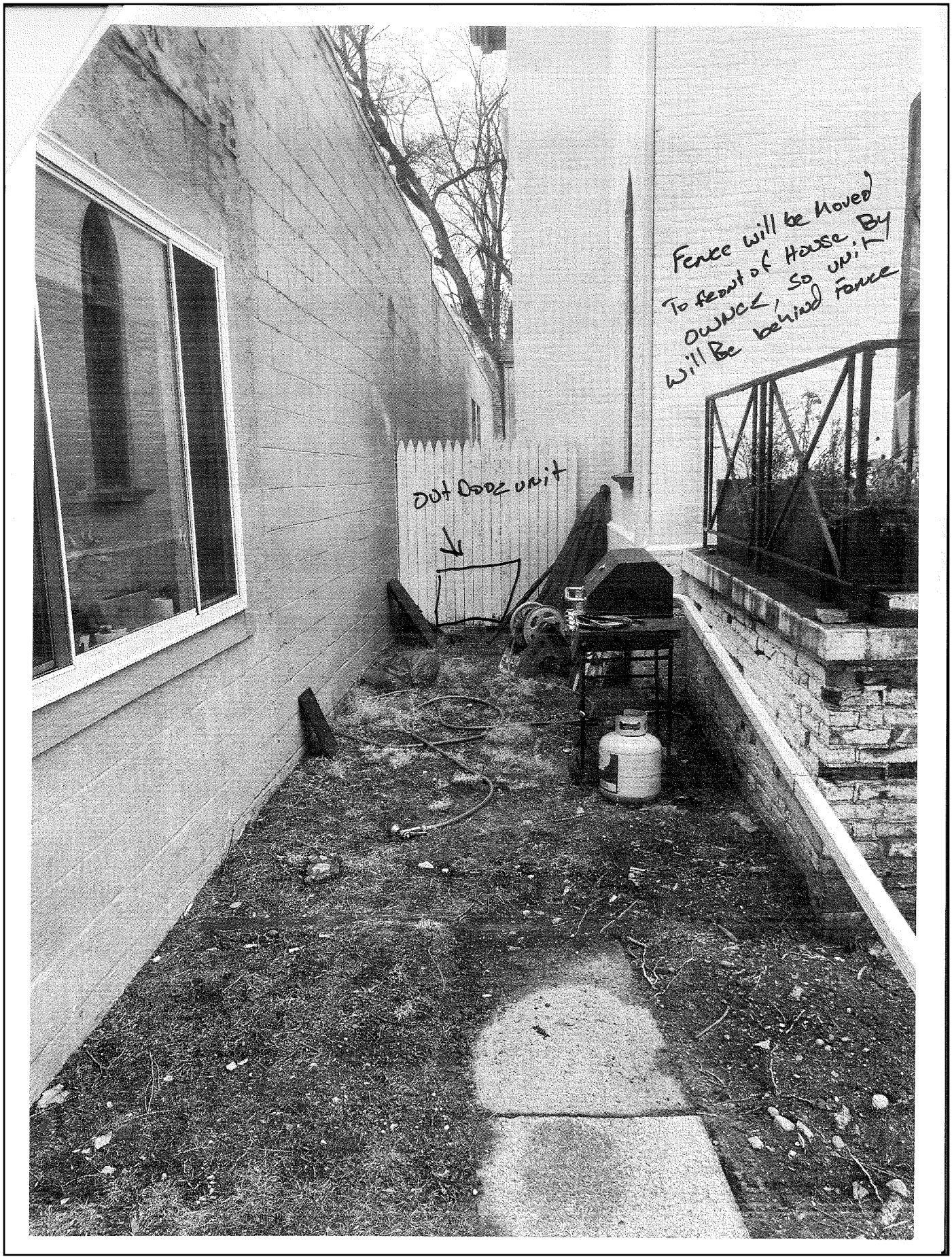
The construction of a canopy or shade is recommend when the outdoor unit is placed in direct sunlight all day with temperatures exceeding 100°F (38°C). This is necessary because of an ambient limit control set to 122°F (50°C) to protect the electronics. If the outdoor unit is placed in direct sunlight it is possible that the limit may activate and shut down the unit. A canopy is recommended

Figure 3. Outdoor Unit Clearances - Inches (mm)




Line
set

Line Set


Fence will be Moved
To front of House By
OWNER, So unit
Will Be behind Fence
OUT DOOR unit

HDC Work Permit Staff Review

Property address: 411 N Huron

Property History: This house contributes to both the local historic district and the National Register historic district. In the National Register nomination, the house is described as a "2-story, lavishly detailed, L-shaped Italianate."

Date of Application: March 3, 2023

Date of Review: March 6, 2023

Date of Meeting: March 14, 2023

Proposed work:
-Excavation of South lot for salvaged historic Metropolitan Block driveway and walkway, grading, and drainage
-Installation of drainage system to conduct water away from foundation
-Installation of Metropolitan Block driveway and walkway with suitable subgrade materials (geotextile, gravel, sand, and edge restraints) and best achievable grade
-New retaining wall/landscaping to preserve higher grade of five maple trees near condo alleyway

Materials: *Note: this box appears cut off on the application in the packet; the full text of that box is here:* Antique Metropolitan Block bricks, "French Drain Man" system (see Slide 16 of supplemental materials), woven geotextile, paving sand, crushed aggregate, edge restraints

Staff review:

1. Home has built-up soil and mulch against their foundation and water coming toward house instead of away.
2. Applicant seeks to excavate and remove extra material, protecting adjacent trees and utilities.
3. Applicant seeks to install drainage system using drain pipe and French drains.
4. Salvaged bricks will be installed over proper bed that allows stability and drainage.

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.

5. Applicant proposes installing a cut stone retaining wall for adjacent trees.
6. Staff finds that the proposed work will not destroy historic materials, features, or spatial relationships that characterize the property, that the resulting driveway and retaining wall will be differentiated but compatible, and that the proposed site work will help to preserve the property's historic character and materials, meeting Standards 2 and 9.

7. Standard 3 states that "changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken." Typically, this Standard is used when evaluating proposed work that uses modern or salvaged materials to create the look of a feature that never historically existed, such as building a new porch and giving it Queen Anne-style details that are not substantiated by documentary or physical evidence. Removing an old fence from one property and installing it as a fence at another similar-era property could cause the same problem—using salvaged materials in their original form and for their original use in a different location could confuse the historic record.

   Because of the proposed material, use, and arrangement in this case, however, staff does not believe that a false sense of historical development is created. Staff does not believe that a herringbone-patterned driveway for cars using modern installation methods could be mistaken to have historically been at the site, unlike salvaged porch parts on a new porch.
8. Staff finds that this proposed work meets the Secretary of the Interior's Standards, especially 2 and 9.
9. Before proceeding with work, applicant must obtain the appropriate building department permits, and zoning review if necessary.

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

Recommended Motion:

Move to approve Application PHDC 23-0017 and issue a certificate of appropriateness for the proposed work at 411 N Huron Street, including excavation, regrading, new drainage system, and installation of brick paver driveway because the proposed work meets the Secretary of the Interior's Standards for Rehabilitation, most specifically Standards 2 and 9.

Prepared by:
Ellen Thackery, Preservation Planner

This image from Google streetview shows the newer condos, maple trees, drop in grade, unpaved driveway in use, and 411 N Huron. Image captured October 2020. The tree that is yellow and green was not healthy and was removed since this picture was taken.

RECEIVED
MAR 03 2023
CITY OF YPSILANTI
BUILDING DEPARTMENT

City of Ypsilanti
Historic District Commission
Work Permit Application

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

Office Use Only:
Receipt: 30893
Method: 1001
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 411 N Huron St

Applicant

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

Name Hannah and Joshua McCready

Address 411 N Huron St

City Ypsilanti | State MI | Zip 48197

Phone / Fax [redacted]

E-Mail **Staff will contact you primarily via email* [redacted]

Contractor

Contractor Name & Contact Info

Premier Building Solutions, LLC.: 734.855.4480 - site preparation ; installation of pavers and drainage system by owners

Type of work

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

Complete Description of Proposed Work:

Excavation of South lot for new historic Metropolitan Block driveway and walkway, grading, and drainage
Installation of drainage system to conduct water away from foundation to lower grade.
Installation of Metropolitan Block driveway and walkway with suitable subgrade materials (geotextile, gravel, sand, and edge restraints) and best achievable grade
New retaining wall/landscaping to preserve higher grade of 5 maple trees near condo alleyway

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

Antique Metropolitan Block bricks, "French Drain Man" system (see Sli

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:	Permit fee:
$7,632.00	$45 + $150 = $ 195.00

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.

[redacted] Date: 3.2.2023

Print Name: Hannah and Joshua McCready

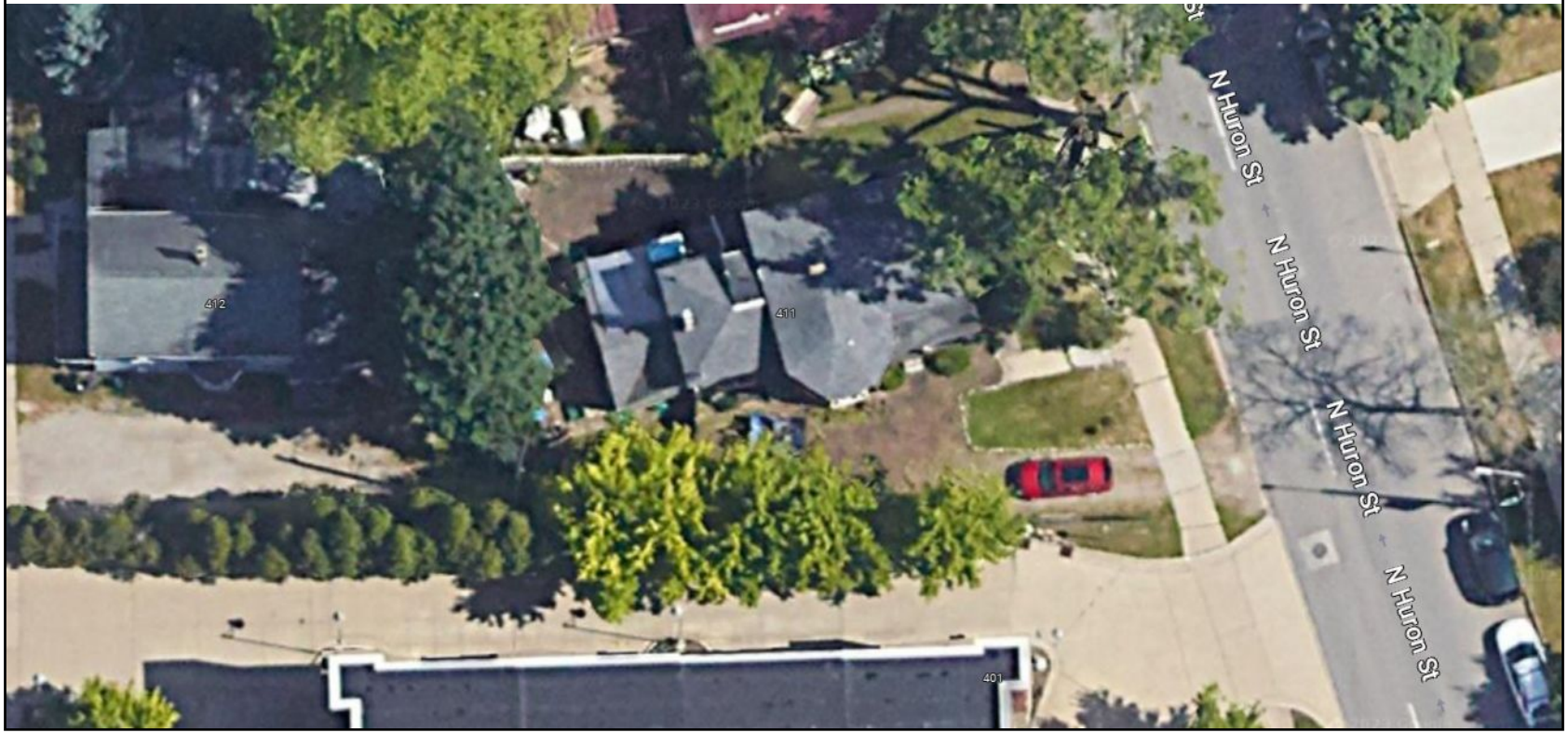
If you have questions about what the HDC generally permits or does not permit, or what they need to see in an application to render a decision, please call the office at 734-483-9646, email us at ethackery@cityofypsilanti.com, or view our factsheets at cityofypsilanti.com/hd.

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

411 N. Huron Paving and Grading - South Part of Lot

Josh and Hannah McCready
March 14, 2023

June 2022 Satellite Photo



Existing Conditions (1 of 4)

- South part of 411 N. Huron's lot slopes toward foundation along North/South due to neglect and improper gravel, mulch, and soil build up.
- Overall lot is sloped high to low from West to East.
- Soil build up is threatening the brick foundation and wood exterior
- The alleyway for the Firehouse Museum condos is parallel to and much lower than the south part of 411 N. Huron's lot.
- There is a concrete block retaining wall separating the the significantly different grades between the alleyway and 411
- Gutter downspouts now present, but there remains drip line from uppermost roof around bay window which is deteriorating mounded interior foundation.

Existing Conditions (2 of 4)

Improper grade sloping toward foundation due to mulch and soil build up (Left ~2” higher than right)

Problematic drip line and excessive soil build up near foundation

Existing Conditions (3 of 4)

Utilities and excessive soil build up around sunken window/exterior skirting

Problematic drip line around bay window - *see coal door for interior/exterior reference*

Existing Conditions (3 of 4)

Alleyway drainage and grade level differences between 411. N Huron held by retaining wall

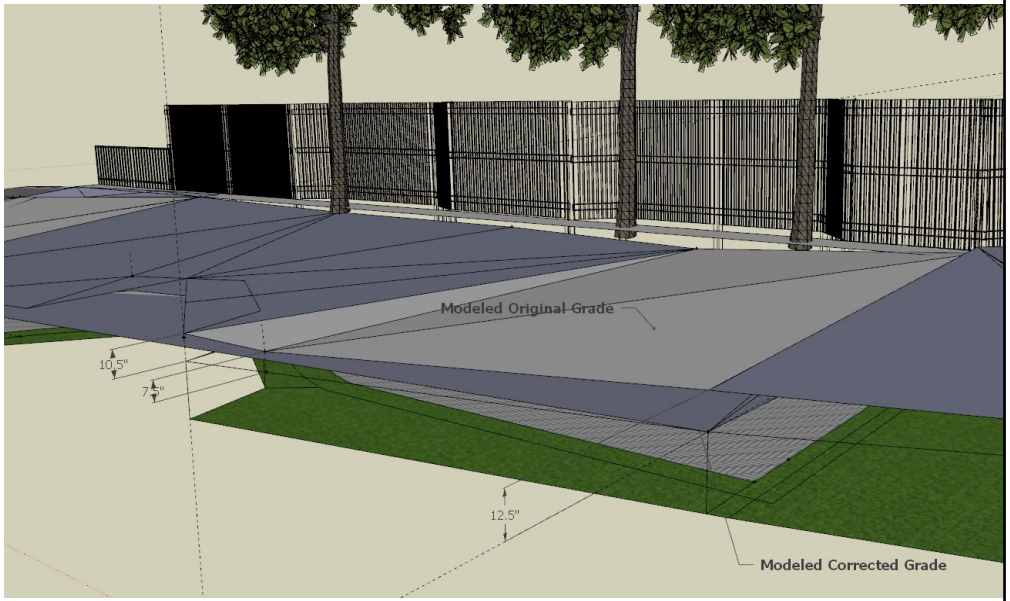
Heavily deteriorated foundation due to water under bay, similar foundation walls in better condition

Project Scope:

1. Excavation of South lot for new historic Metropolitan Block driveway and walkway, grading, and drainage
2. Installation of drainage system to conduct water away from foundation to lower grade.
3. Installation of Metropolitan Block driveway and walkway with suitable subgrade materials (geotextile, gravel, sand, and edge restraints) and best achievable grade
4. New retaining wall/landscaping to preserve higher grade of 5 maple trees near condo alleyway

Excavation (1 of 5) - Baseline for Grade to be set

- Correcting 411 N Huron's South lot portion should expose 18" of foundation brick below wood framing and trim.
- Removal of 8-12" of mulch/gravel is required to achieve this near foundation.



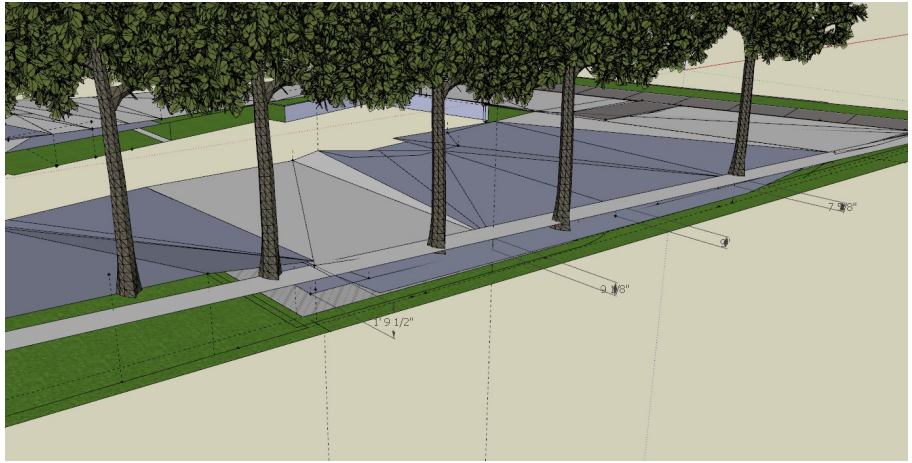
Excavation (2 of 5) - Grading proposal

Michigan Residential Code (2015) 1804.4 Site Grading:

- Greater than 1 vertical unit for every 20 horizontal units within the first 10 feet away from the foundation (5% Slope)
- Unless not possible due to soil conditions, then not less than 1 vertical unit for every 48 horizontal units (2%)

5% slope may be challenging to achieve due to trees

2% slope would be more achievable - this is the plan



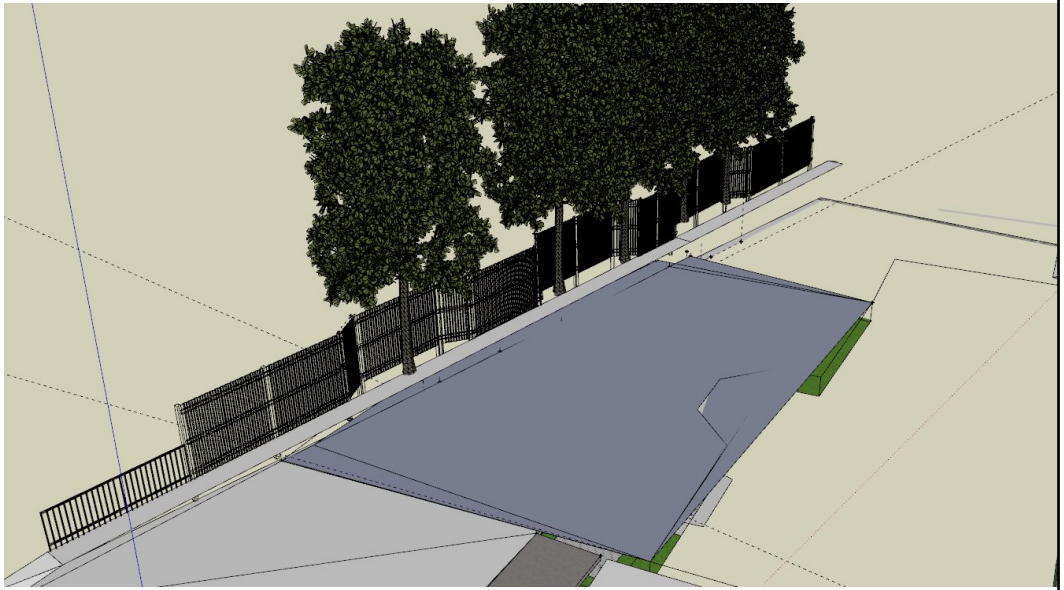
To achieve 2% slope between 21” and 8” of excavation needed near trees.

Average distance from foundation to trees is 24’, a 2% slope is 6” down, whereas 5% is 14.5”

Excavation (3 of 5) - Preserving grade around trees

Maple Trees have thick roots running parallel to fence

Ground level around trees will be retained to minimize disturbing root system, retaining wall will be needed



Excavation (4 of 5) - Excavation depth below grade for Driveway

Additional excavation below final grade required for subgrade materials and block thickness.

Total depth of 15 ½” for driveway,

10 ½” for walkway

Block: 3 ½”
Sand: 2”
Aggregate: 10” (driveway), 5” Walkway

Excavation (5 of 5)
Total Excavation Yardage Estimate

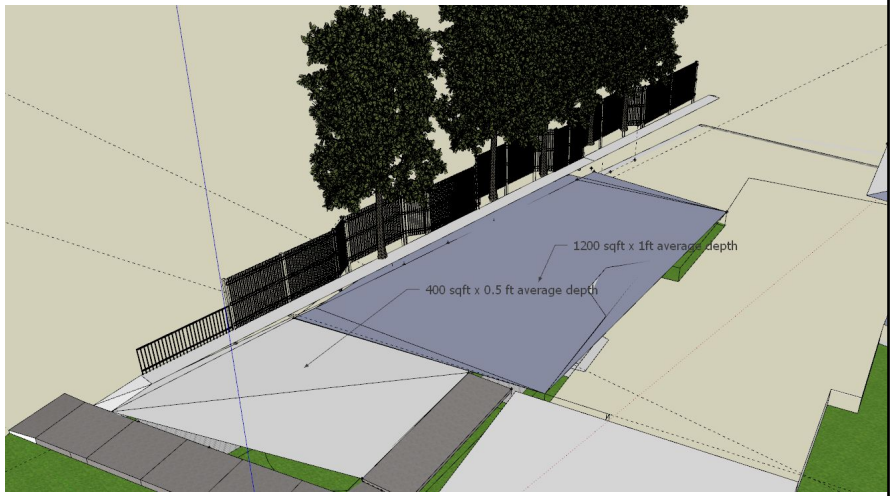
Estimate of cubic yardage for correcting the grade:

52 cubic yards

Excavation for rough driveway area (~800 sq ft of 15.5” deep, ~200 sqft of walkway 10.5” deep):

44 cubic yards

= ~96 cubic yards of dirt



Drainage System (1 of 4)

Drainage system needs to accomplish:

- Conduct water flowing West to East along lot slope off of the driveway
- Conduct roof runoff from gutters away from foundation
- Conduct un-guttered roof rain line away away from foundation
- Conduct surface water from driveway to lower grade
- Drain various sources to lower grade and storm drain
- Allow for cleanout

Drainage System - Summary (2 of 4)

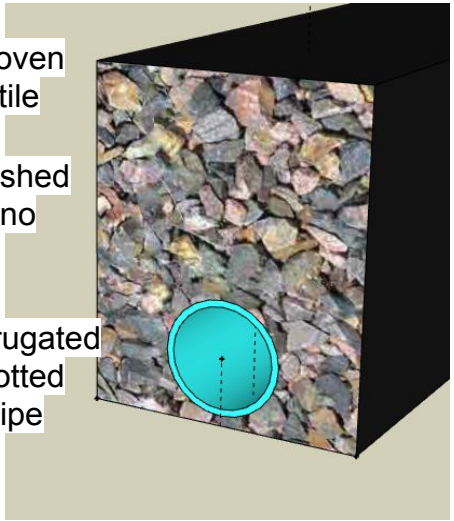
- Interrupter french drain sloped North to South to conduct water from overall lot slope
- South perimeter french drain with both slotted and unslotted pipe to conduct driveway surface water and water from other drains respectively
- Curtain french drain around bay window where there are no gutters terminating in under driveway drain pipe to south perimeter drain
- Catch basin for downspout with under driveway drain pipe terminating at South perimeter drain
- Pop up emitters placed near municipal drain
- Slopes of all drain pipe to exceed 1%.

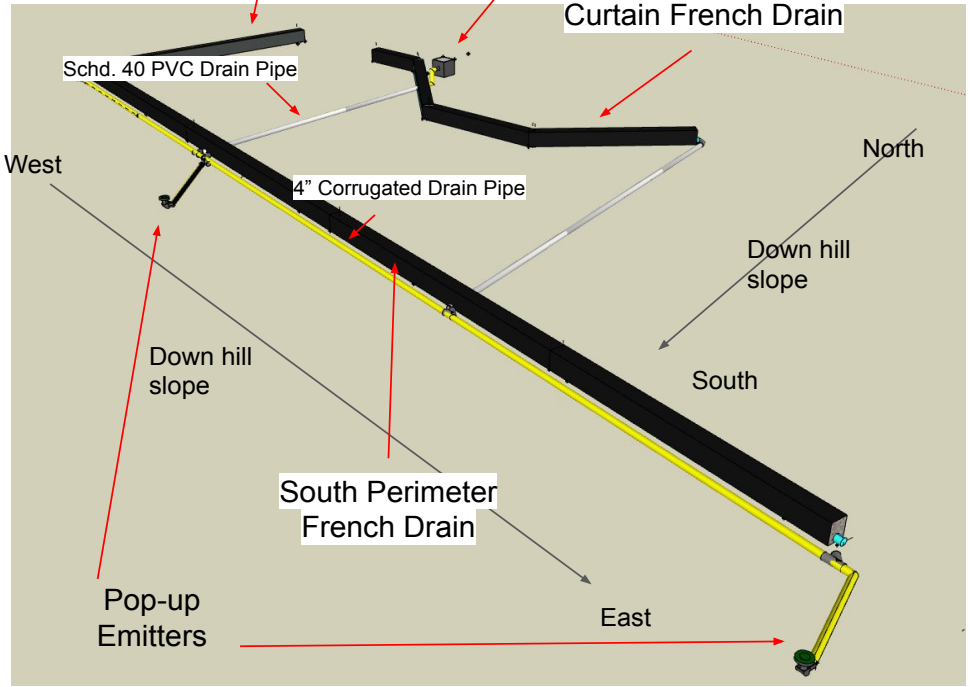
Drainage System - Layout (3 of 4)

4 oz Non-woven geotextile

¾” Crushed stone (no fines)

4” Corrugated and Slotted drain pipe





Drainage System - Materials (4 of 4)

French Drain Man - Almont, MI sells a variety of high quality drainage materials and accessories and has good best practice documentation available online.

Category	Item	Quantity	Purpose
Drainage	FDM's 12 in. Round Septic Distribution Box or Drain Basin (Grate Cover)	2	Downspout Drain to pipe
Drainage	4 in. High Octane® 8-Slot 100 ft. Roll	2	Slotted drain pipe for french drain
Drainage	4" x 100' Solid Premium Yellow Corrugated Pipe - French Drain Systems	1	Drainage of downspouts, interruptor drain, and curtain drain
Drainage	4 in. x 108 ft. FDM's 200 Year Tape - Extra Sticky & Extra Stretchy - French Drai	1	Sealing tape
Drainage	4 in. Baughman Tile Company End Plug Blow Mold - French Drain Systems	4	Closure for ends of pipes at high grade
Drainage	4 in. Single Wall Corrugated Drain Tile 90-Degree Elbow	2	Joint between interrupter drain and driveway drain
Drainage	4 in. Corrugated to 4 in. PVC HDPE Coupler	4	Connect PVC drain pipe to flexible pipe
Drainage	4 in. Corrugated Single Wall Cross Tee - French Drain Systems	4	Joining where multiple pipes come together
Drainage	4 in. Corrugated Drain Tile Wye	4	Joining where multiple pipes come together
Drainage	Pop-Up Emitter for Corrugated & Turf Restrictor Plate (4 in.)	2	Outlet near Drain (90 deg)
Drainage	Non Woven Geotextile Fabric 4 oz (9 sizes)	1	5x100 4 oz for drainage
Drainage	Non Woven Geotextile Fabric 4 oz (9 sizes)	1	5x50 (Extra + sidewalk)
Drainage	Southwest Boulder & Stone 6 in. Heavy Duty Steel Garden Staples	4	For pinning fabric

Other materials commonly available or the same as driveway (gravel)

Paving (1 of 7)

Below the excavation to correct the grade, an additional 15 ½ (driveway) to 10 ½” (walkway) must be excavated to allow room for the following paving Materials:

- Woven Geotextile
- ¾” No fines crushed limestone or other suitable aggregate, Compacted 10” deep for driveway or 5” deep for walkway
- All-purpose or leveling sand, 2” deep
- Metropolitan Block, 3 ½”
- Polymeric sand between brick joints
- Edge restraints

The excavation must extend past the footprint of the paving for stability.

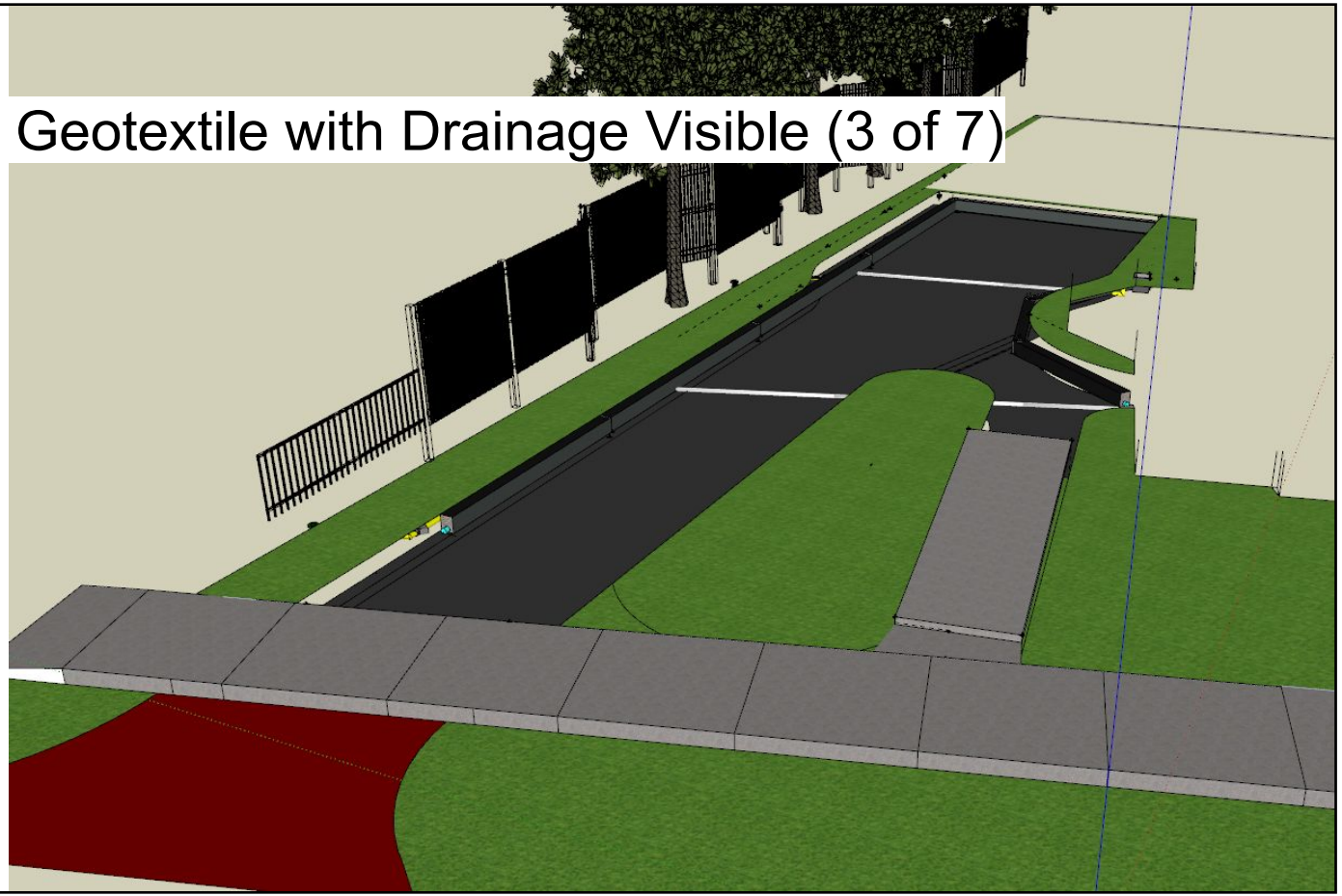
The drainage system will be installed in situ with the paving materials

Paving - Excavator Premier Building Solutions, LLC (2 of 7)

Premier Building Solutions, LLC of Livonia, MI will excavate based on area staked out by owners (approximately 1’ beyond current footprint of the driveway).

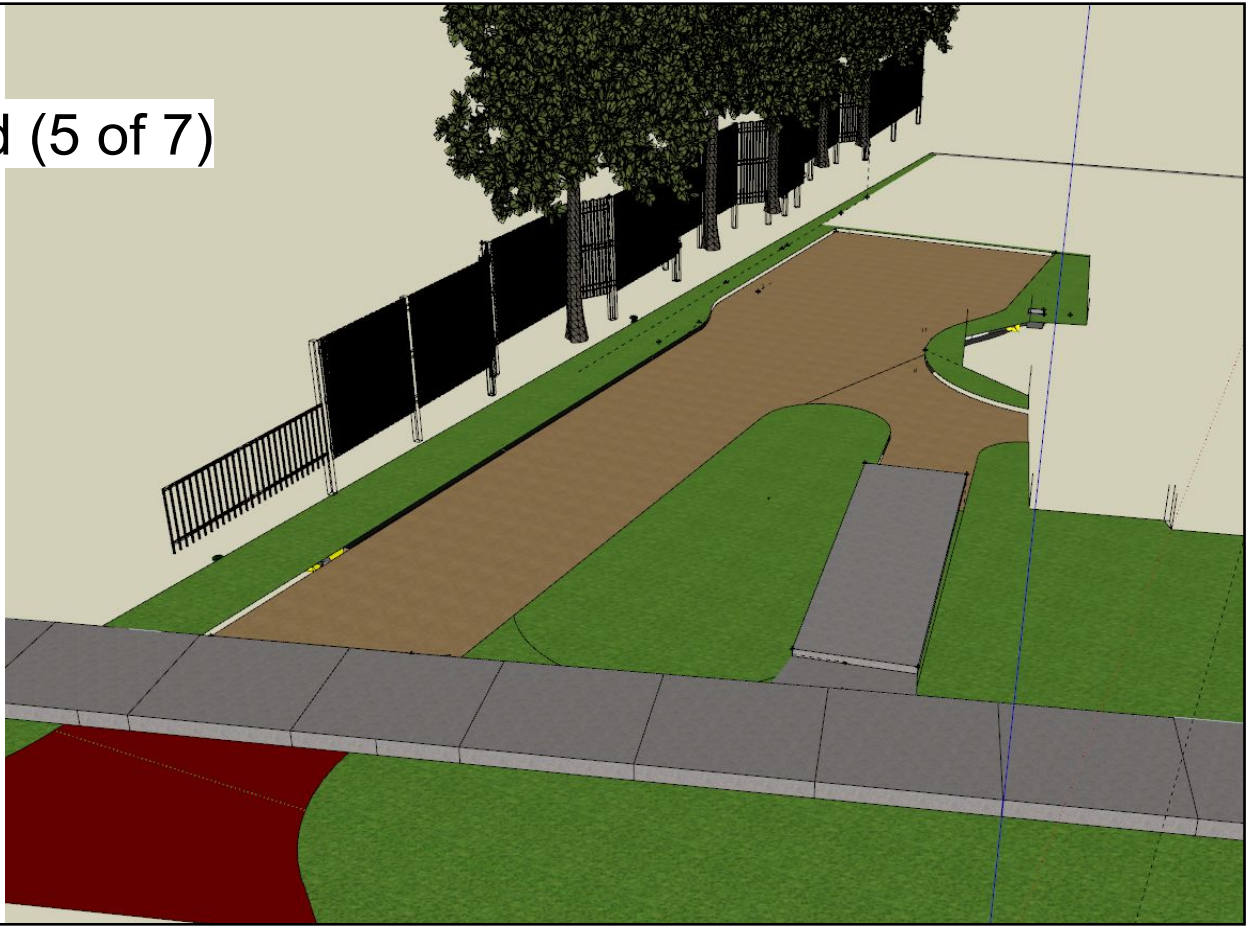
- Premier Building Solutions, LLC. will haul away material excavated.
- MISDig will mark all utilities impacted by the project before excavation begins.

Paving - Geotextile with Drainage Visible (3 of 7)

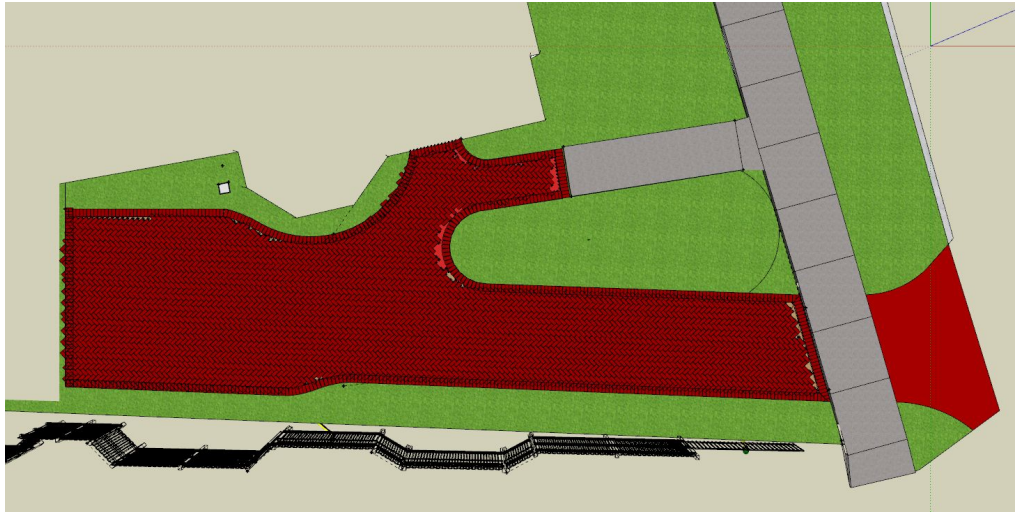


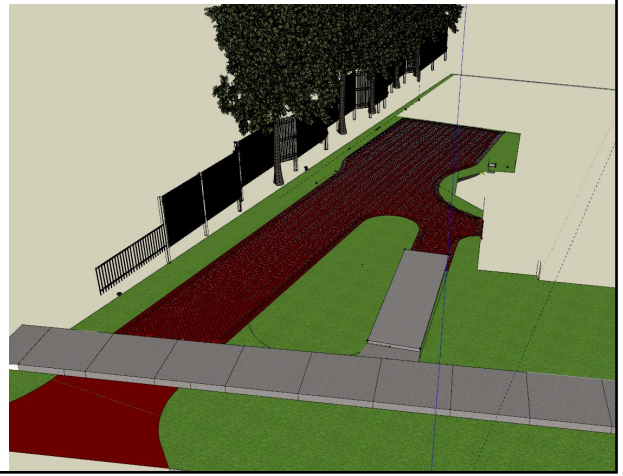
Paving - Gravel (4 of 7)

Paving - Sand (5 of 7)



Paving - Bricks (6 of 7) - Herringbone with border





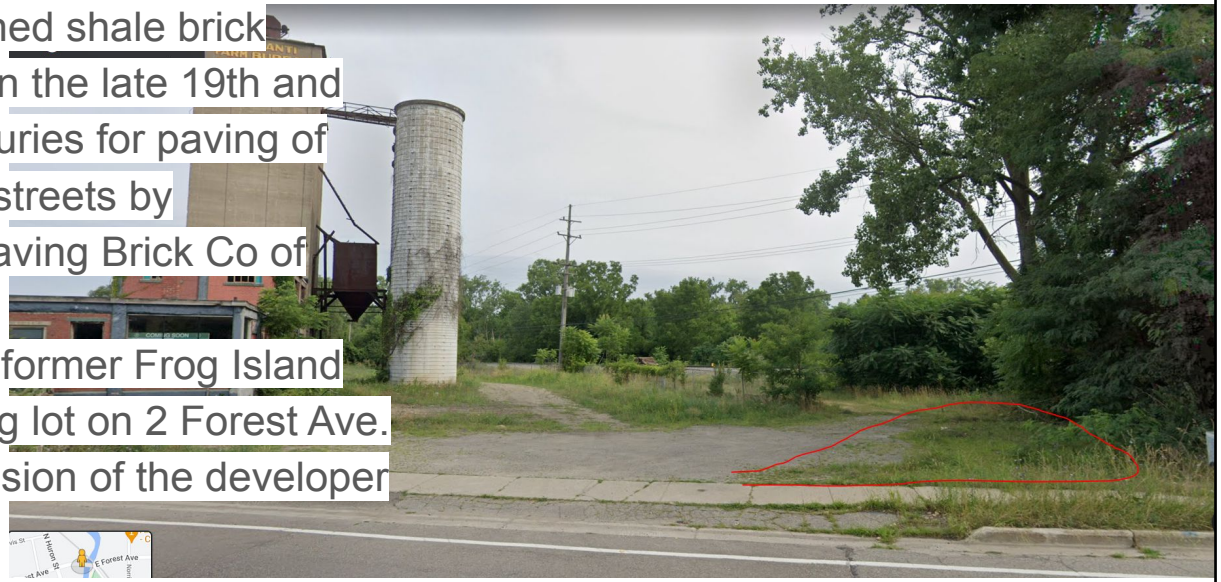
Paving - Edging (7 of 7)

Tree Wells/Retaining Wall

- Excavation will be below established maple tree root system
- Root system runs parallel to existing gravel drive
- Add cut natural stone retaining wall to preserve existing larger roots at present grade
- Plan to use appropriate anchoring

History: Metropolitan Block

- Kiln dried crushed shale brick manufactured in the late 19th and early 20th centuries for paving of American City streets by Metropolitan Paving Brick Co of Canton, Ohio
- Salvaged from former Frog Island Brewing parking lot on 2 Forest Ave. with the permission of the developer in April 2022



HDC Work Permit Staff Review

Property address: 10 N Washington

Property History: This property—an early 20th-century commercial block—was considered noncontributing at the time the National Register nomination was written. It is possible that restoration work since would make it considered contributing but more research is needed to determine that.

Date of Application: March 3, 2023

Date of Review: March 9, 2023

Date of Meeting: March 14, 2023

Proposed work: Open a boarded-up window and replace it with a new window to use as a carryout pass-through, install awning above, and install bar into mortar joints to the right of the window for hanging removable menu.

Materials: Aluminum-clad wood window with 9-over-9 configuration, black and white (charcoal) Sunbrella fabric waterfall awning with aluminum frame and hanging hardware for masonry, and metal bar for hanging menu with expansion bolts.

Staff review:

1. The proposed work is on the alley side (south side) of 10 N Washington.
2. **WINDOW.** The window that was boarded and drywalled in has now been revealed, and it is a historic window. This window is large, and the original window configuration has been revealed to be four over four.
3. The historic window looks to be in good condition, but a carryout window with near-constant use would need to operate smoothly, easily, and have no toxic substances to generate dust, especially with baked goods being passed through the carryout window (or sitting on counters). Staff does not know whether there may be lead in the window's historic paint, but staff worries about friction surfaces in near constant motion as a

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.

carryout window. Staff believes the window might be a good candidate for rehabilitation for a less intense use, but staff is concerned that even if this window were repaired and weight balanced, it might be a difficult window for this proposed intense use.

4. Applicant proposes a wood, aluminum-clad window that is nine over nine to match other newer windows elsewhere on the building, like at Go! .
5. This window, however, has revealed that the historic window configuration is four over four. The Guidelines that accompany the Secretary of the Interior's Standards for Rehabilitation state that it is recommended to use the historic window as a model for the new proposed window and that it is <u>not</u> recommended to replace the historic window with a new window that does not match it.
6. If the nine-over-nine windows were selected without historic physical evidence to substantiate the choice, and if those windows were to be replaced in the future, the historic four-over-four window would provide a good model. Staff believes that an aluminum-clad wood window that matches this historic window's four-over-four configuration and proportions would meet Standard 6. Staff finds that the proposed nine-over-nine window does not meet Standard 6.
7. **AWNING**. The fabric awning with writing only on the skirt meets the local design guidelines for awnings (attached) and Standards 9 and 10.
8. **MENU BOARD.** Staff thinks the removable menu board meets Standard 10. The menu might count as signage and should be discussed with the city planner for zoning approval.
9. Before proceeding with work, applicant must obtain the appropriate building department permits and zoning approvals as well for the awning and menu board.

Relevant Secretary of the Interior's Standards:
#6, #9, #10

Recommended Motion:

Move to approve Application PHDC-23-0018 and issue a certificate of appropriateness for the proposed work at 10 N Washington Suite 102 to include an awning in charcoal tweed Sunbrella fabric with writing only on the valance or skirt, a metal bar in a mortar joint for a removable menu, and a wood, aluminum-clad window under the awning but with a four-over-four configuration instead of the proposed nine-over-nine. This described work meets the Secretary of the Interior's Standards for Rehabilitation 6, 9, and 10 as well as local guidelines. Appropriate building department permits and zoning approvals are still needed.

Prepared by:
Ellen Thackery, Preservation Planner

10 N Washington, file photo from 2015. Proposed work is on the alley between this building and the building with stairs.

CITY OF

Ypsilanti

PRIDE | DIVERSITY | HERITAGE

Historic District Fact Sheet

Signs and Awnings

This Fact Sheet is not a substitute for the ordinance, but addresses common questions about City ordinances. For further information, please call the Building Department.

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.

SIGNS

In general, signs should not be designed as a permanent feature, as the life of a given building normally exceeds the life of any business located in that building. Animated signs and roof billboards are prohibited by the zoning ordinance and will not be approved.

Back-lit Signs: Back-lit signs are strongly discouraged within the Historic District. When a back-lit sign is approved, only the letters may emit light, the background shall be opaque.
Wall Signs: Signs which are attached to the façade of a building, such as just above storefront windows, are normally constructed of aluminum, wood or MDO (medium density overlay). Signs shall be weatherproof and thus not constructed of any materials which cannot withstand the elements. Signs of this "board" type shall have trim around all edges to protect the sign from water damage.
Neon Signs: Pre-existing neon signs may be restored. The use of new neon signs must be appropriate to the character of the building.

Installation Methods:

- Signs must always be installed without causing undue damage to the fabric of the building.
- All installation devices (screws, nails, bolts, anchors, etc.) shall be corrosion-resistant and of a material that will not react adversely with adjacent materials. In most instances, stainless steel will be the metal of choice.
- Signs may be attached to wood surfaces with nails or screws.
- Signs that must be affixed to a brick or stone wall shall be attached with installation devices located at the mortar joints wherever possible.
- Standoffs shall be used when installing a panel sign to a building in order to provide air circulation between the sign and the surface of the building.
- Holes created to allow the insertion of installation devices shall be caulked with an exterior grade, high performance sealant to prevent water from entering the structure and causing damage to the fabric of the building.

AWNINGS

Varying styles of awnings may be used within the Historic District. The style and type that is acceptable for a particular location depends on the style of the building on which it will be installed. Owners should consider matching the profile of awnings on adjacent structures.

Materials for Awnings:

- Awnings with the Historic District shall NOT be translucent.
- Awnings may be constructed of many different materials. Canvas awnings are preferred but vinyl, acrylic and other materials may be considered.
- Lights under awnings may be approved provided light does not show through the awning.
- Metal, fiberglass and unpainted aluminum awnings are generally not in keeping with the style of buildings within the Historic District and are not likely to be approved but are reviewed on a case-by-case basis.

Lettering for Awnings:

- Awnings should not, in general, serve as the primary sign for a business.
- If an awning is intended to serve as a sign, lettering may be added to the valance only. Any other proposed uses of lettering will be examined on a case-by-case basis.

Last updated: January 2019

RECEIVED
MAR 03 2023
CITY OF YPSILANTI
BUILDING DEPARTMENT

City of Ypsilanti
Historic District Commission
Work Permit Application

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

Office Use Only:
Receipt: 30894
Method: 350
Action/Study Item
PHDC- 23 - 0018

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: 10 N. Washington Ypsilanti Mi 48197 suite 102

Applicant

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

Name: Bill & Jessica Gleespen

Address: 708 Virginia Pl

City: Ypsilanti | State: MI | Zip: 48198

Phone / Fax: [redacted]

E-Mail **Staff will contact you primarily via email*: [redacted]

Contractor

Contractor Name & Contact Info: Pullum Window maker 313-418-6116 | Awning Johnson Sign Co 483-2000

Crawford door installing window 483-4563

Type of work

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

Complete Description of Proposed Work:

Uncover existing window in Alley replace w/ 3'x6'10" Double hung Aluminum Clad, wood frame window, w/ mullions. Dark brown color to match windows in suite 104 @ GO!

Install awning above window in alley. Black + White fabric Waterfall awning with "Gleehead Baking Company" on side and scalloped Valance with "Scones, cinnamon rolls, Bread" on front.

Install bar for hanging removable menu into mortar to the right of the window, using expansion bolts.

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

Aluminum Square 1" tube framed Awning w/ Vinyl Lettering applied to Sunbrella black fabric Awning Material Awning will be attached to masonry wall w/ 2 clips an 1/4"x1 1/2" expansion bolts alighned to mortar joints.

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:	Permit fee:
7800	$45 + 10 = 55

Signature

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

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

Signature: [redacted]	Date: 3-1-2023
Print Name: Bill Gleespen	

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.

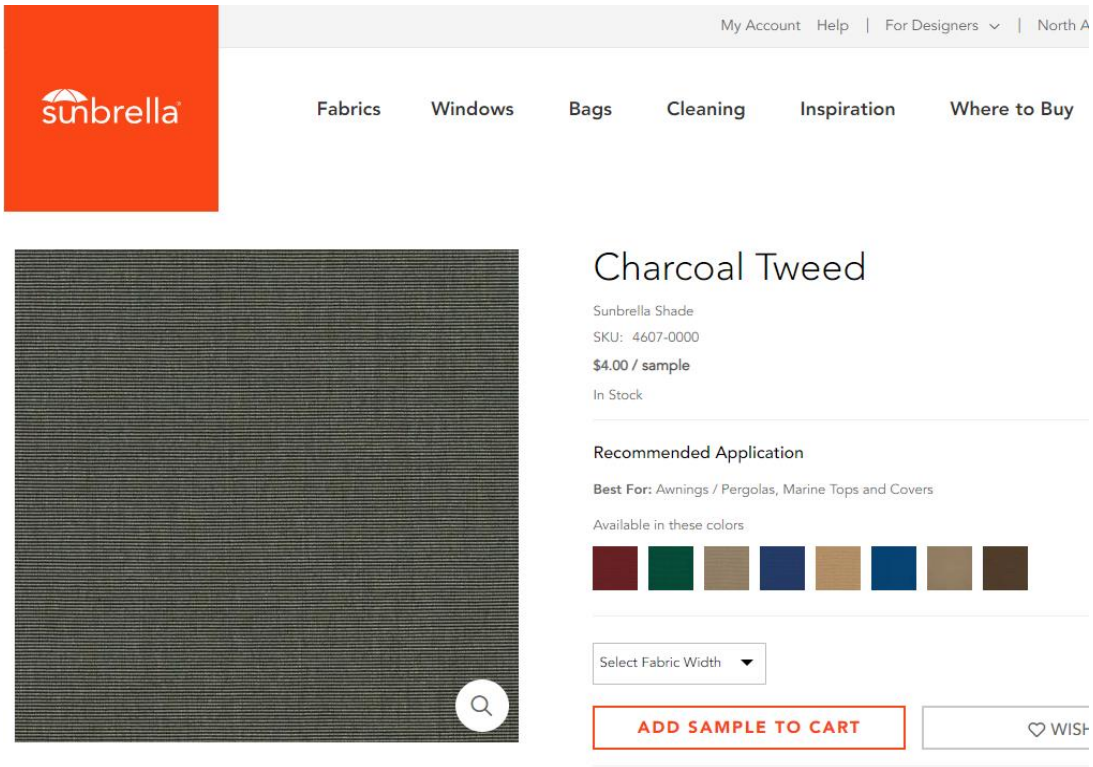
All other necessary Building Permits must be acquired before beginning work.

To whom it may concern,

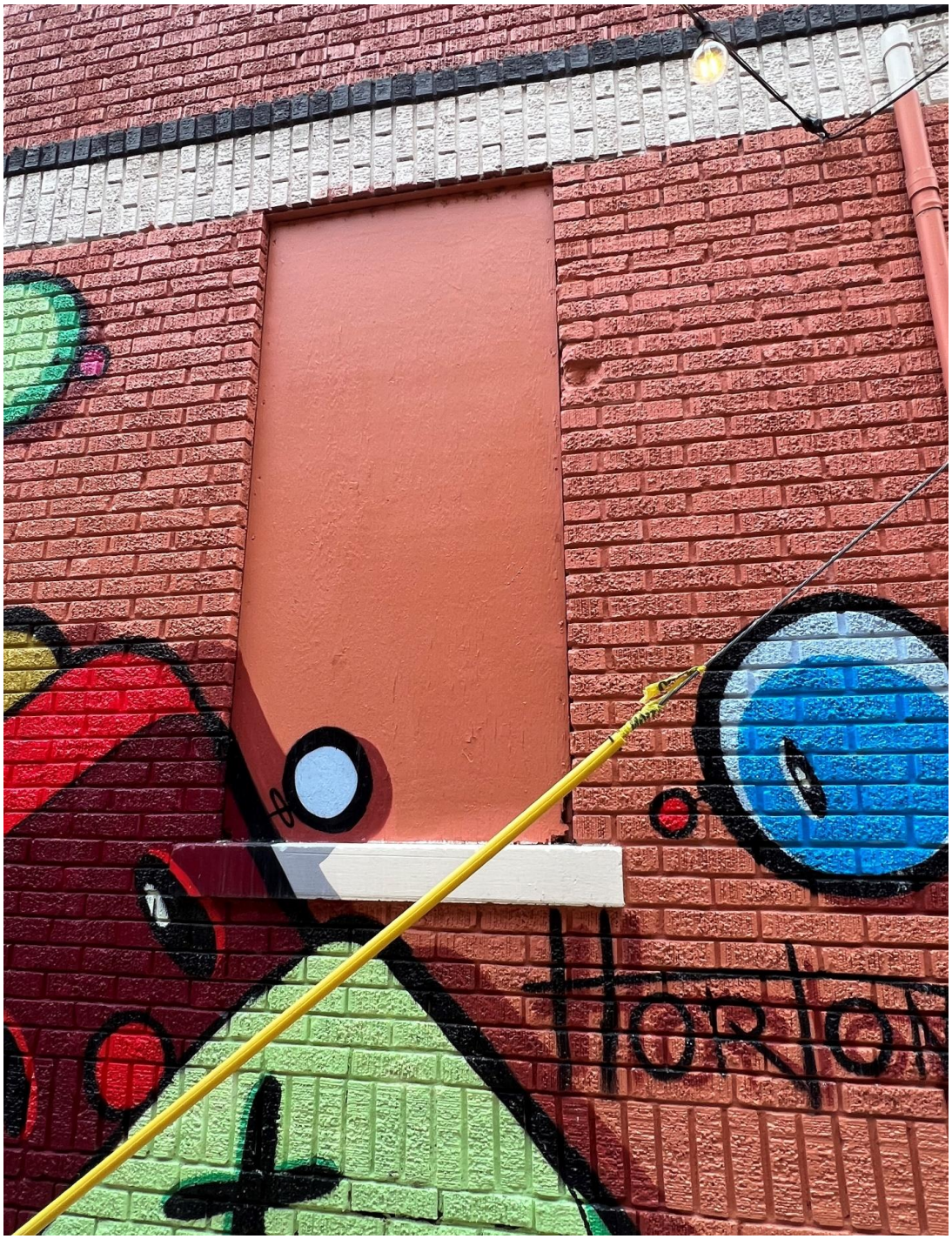
I, Elan Ruggill, the owner of 10 N. Washington St. Ypsilanti Mi, 48198 authorize Gleehead Baking Company to perform the proposed construction and remodeling as noted in submitted plans done by Focus Design as of 2/16/23 job no. 2307.

Signature of owner

Date 3/2/2023



Proposed awning fabric



Boarded-up window from the exterior.

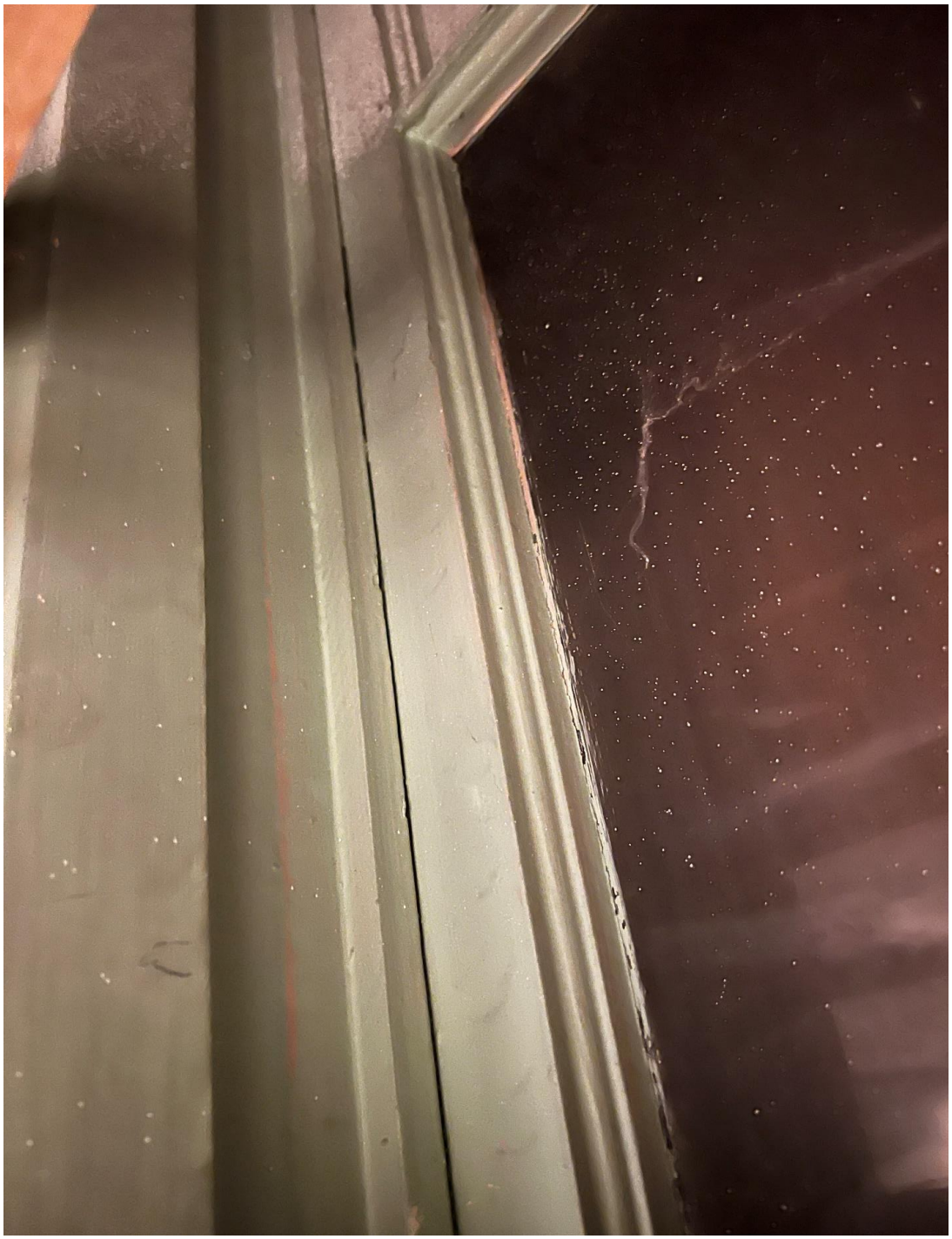
Boarded-up (and formerly walled-in) old window from interior.

Boarded-up (and formerly walled-in) old window from interior.

Boarded-up (and formerly walled-in) old window from interior.

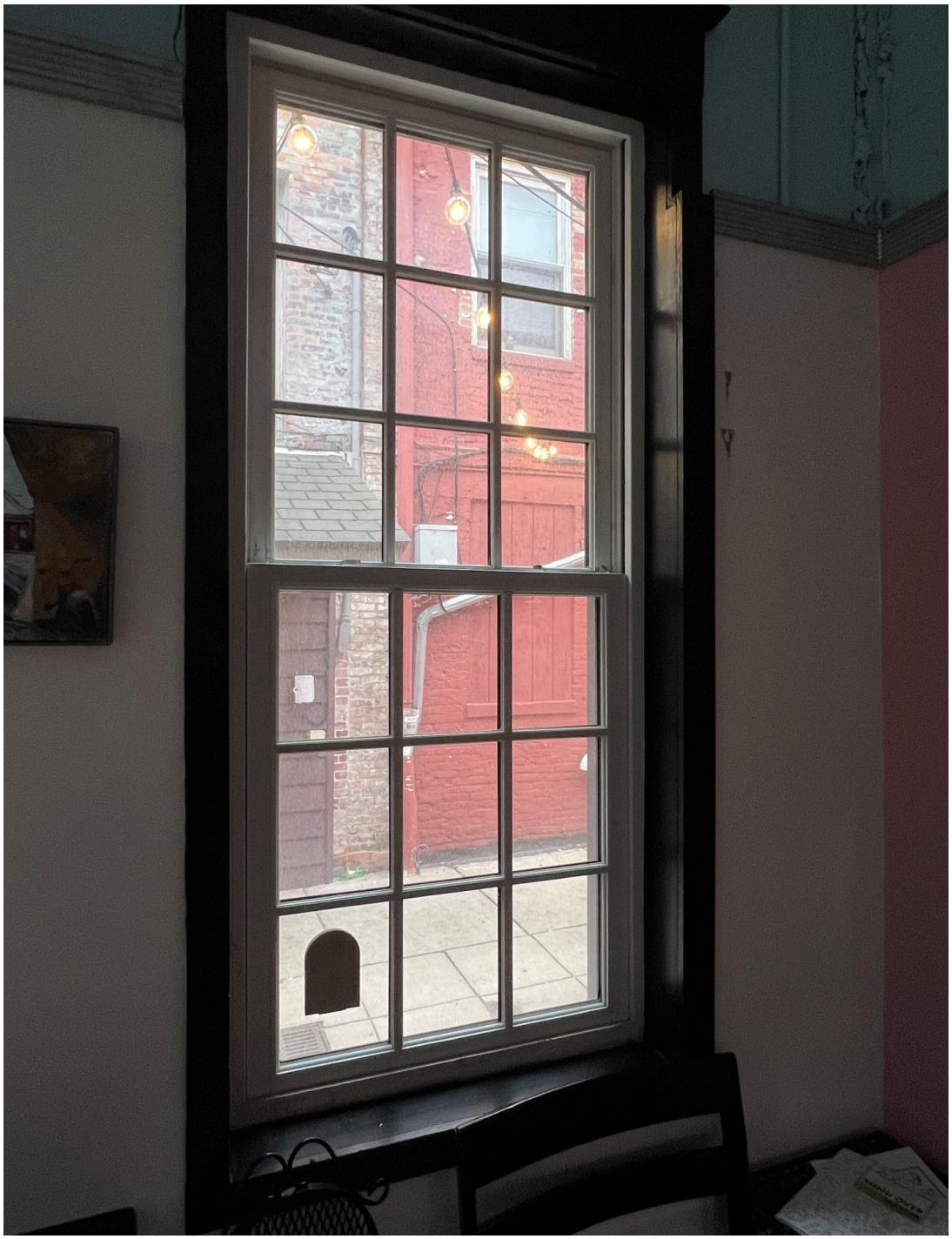
Boarded-up (and formerly walled-in) old window from interior.

Boarded-up (and formerly walled-in) old window from interior.



Boarded-up (and formerly walled-in) old window from interior.

Proposed new window to match other non-historic windows at Go! like this:



GLEEHEAD BAKING COMPANY

YPSILANTI, MI

SHEET INDEX

SHEET NO.	SHEET TITLE
1	CODE ANALYSIS, EGRESS PLAN, SITE PLAN
2	FLOOR PLAN
3	EXTERIOR ELEVATION
4	ELECTRICAL/ CEILING PLAN
5	PLUMBING DRAINS
6	PLUMBING SUPPLY

LEGAL DESCRIPTION:

OLD SID 11 11-030-118-40 YPC 2W-182A BEG AT A PNT ON E/LN OF WASHINGTON ST 141 FT N OF SW COR LOT 118,TH E 70 FT PARALLEL TO N/LN OF LOT,TH S40.8 FT IN E/LN OF LOT 118, TH W 70 FT PARALLEL TO N/LN OF LOT TO POB ORIGINAL PLAT

PROJECT DESCRIPTION:

TENANT BUILDOUT OF EXISTING SPACE AS A BAKERY PREP KITCHEN. THIS TENANT WILL SHARE SOME KITCHEN EQUIPMENT WITH GO! ICE CREAM, FACILITATED BY DIFFERENT OPERATING HOURS. REMODEL INCLUDES NEW SINKS & FLOOR DRAIN, MOVABLE EQUIPMENT., AND A FEW NEW POWER RECEPTACLES.

CODE ANALYSIS
YPSILANTI ZONING ORDINANCE

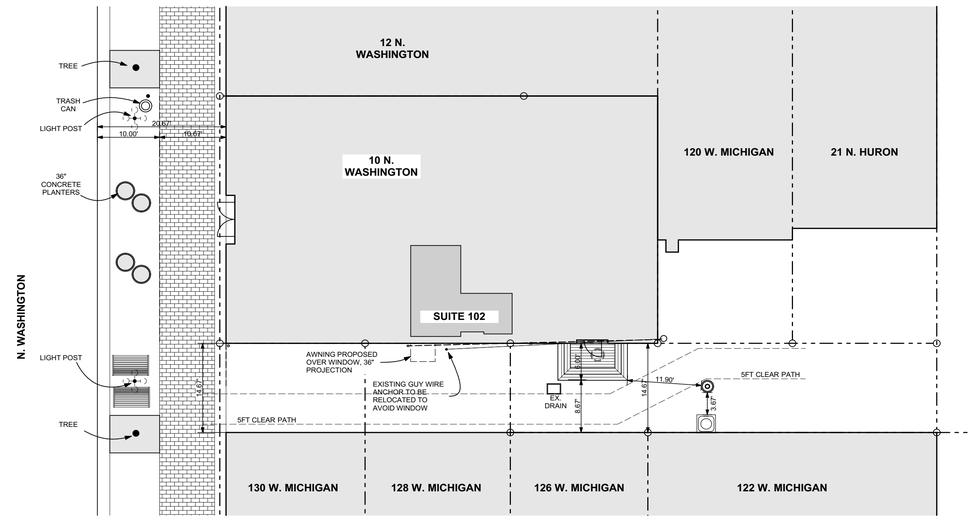
	THIS PROPERTY ZONED B3, CENTRAL BUSINESS DISTRICT
122-446	IN THE CENTER DISTRICT, A BAKERY IS A PERMITTED USE, CONSIDERED AS FOOD SHOP WITHOUT ALCOHOL, OR SMALL MANUFACTURING USE
ARTICLE 8	THIS SITE IS WITHIN THE HISTORIC OVERLAY DISTRICT, AND WILL REQUIRE A REVIEW BY THE HISTORIC DISTRICT COMMISSION FOR THE EXTERIOR WINDOW, AWNING, AND SIGNAGE. THE EXTERIOR WINDOW WAS APPROVED BY THE HISTORIC DISTRICT IN APRIL 2015, BUT WORK WAS NOT COMPLETED

CODE ANALYSIS
MICHIGAN BUILDING CODE 2015

303.1.1 303.3	**GLEEHEAD BAKING- USE GROUP B** FOOD PROCESSING LESS THAN 2,500SF, NOT ASSOCIATED WITH DINING
TABLE 508.4	ALL TENANTS ARE BUSINESS USES, AND NO SEPARATION IS REQUIRED
TABLE 601	EXTERIOR & INTERIOR BEARING WALLS ARE MASONRY, INTERIOR METAL OR WOOD STUD PARTITIONS. TREAT AS **CONSTRUCTION TYPE IS IIIB** (EXTERIOR WALLS REQUIRED TO BE 2-HR FIRE RATED)
TABLE 1004.1.1	**CALCULATED OCCUPANCY** BUSINESS USES 1 OCCUPANT PER 100 GROSS SF COMMERCIAL KITCHENS, 1 OCCUPANT PER 200 GROSS SF SUITE 101 EMBROIDERY SHOP- 416 SF/100= 4 OCCUPANTS **SUITE 102 GLEEHEAD BAKING CO.- 174 SF/ 200 = 1 OCCUPANTS** SUITE 103 VACANT SUITE 104 GO! ICE CREAM KITCHEN- 487SF/ 200 = 2.4 OCCUPANTS GO! ICE CREAM CUSTOMER AREA (TABLES & CHAIRS) WITH 110 SF OF CUSTOMER AREA 110 SF/ 15 = 7.3 OCCUPANTS TOTAL 15 OCCUPANTS
TABLE 1006.2.1	FOR THIS TENANT, ONE EXIT IS PERMITTED FOR USE GROUP B, NO SPRINKLER. WITH LESS THAN 30 OCCUPANTS AND WITH A COMMON PATH OF EGRESS TRAVEL LESS THAN 100 FT
TABLE 1018.2	MINIMUM CORRIDOR WIDTH IS 36" FOR OCCUPANCIES LESS THAN 50

MICHIGAN PLUMBING CODE 2015

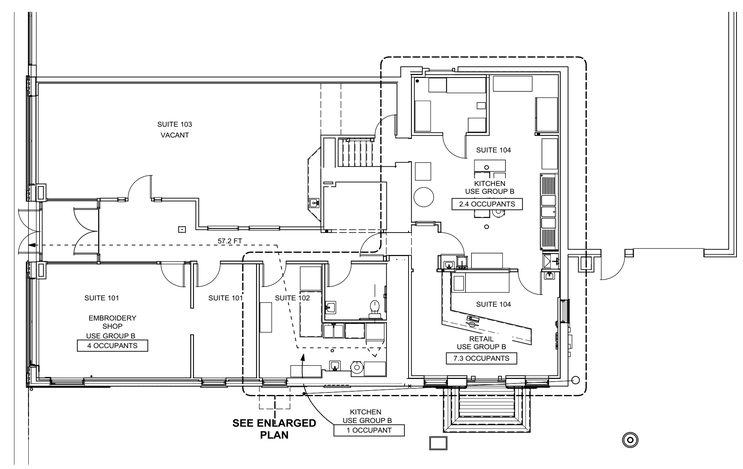
	IN DEC 2015, 4 OCCUPANCY AFFIDAVITS WERE CREATED TO LIMIT THIS BUILDING TO 15 OCCUPANTS OR LESS TO PERMIT THE USE OF A SINGLE UNISEX TOILET AS PERMITTED BY MPC 403.1
	THE 2015 OCCUPANCY AFFIDAVITS ARE AS FOLLOWS: HAIR SALON- 3 OCCUPANTS (NOW EMBROIDERY SHOP) VACANT SPACE- (NOW EMBROIDERY SHOP) FIVE STAR NETWORK- 3 OCCUPANTS (NOW PROPOSED BAKING CO.) SUITE 104 GO! ICE CREAM- 3 OCCUPANTS (STILL OCCUPYING SPACE) YOGA STUDIO- 3 OCCUPANTS (NOW VACANT)
	THE EXISTING UNISEX TOILET IS STILL ACCEPTABLE WITH THE FOLLOWING OCCUPANCIES : EMBROIDERY SHOP- 4 OCCUPANTS (CALCULATED BY AREA) GLEEHEAD BAKERY- 1 OCCUPANT (CALCULATED BY AREA) GO ICE! CREAM 3 OCCUPANTS (2015 AFFIDAVIT STILL IN EFFECT)



NORTH

SITE PLAN

1" = 10'



NORTH

EGRESS PLAN

1/8" = 1'-0"

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3300 Berry Rd, Ypsilanti, MI 48198

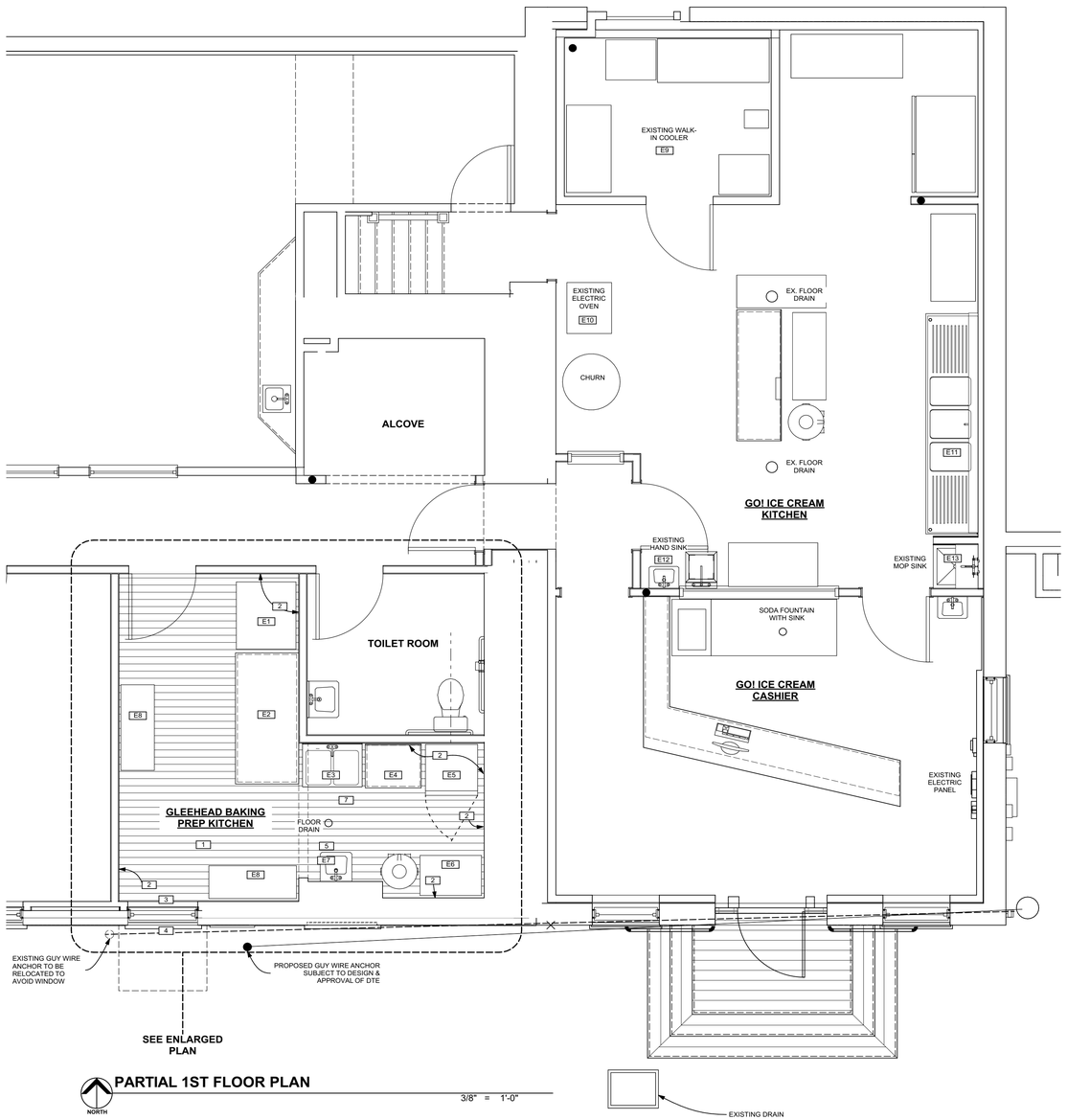
PROJECT:
GLEEHEAD BAKING COMPANY
10 N. WASHINGTON SUITE 103
YPSILANTI, MI

TITLE: **CODE ANALYSIS**

JOB NO:
2307

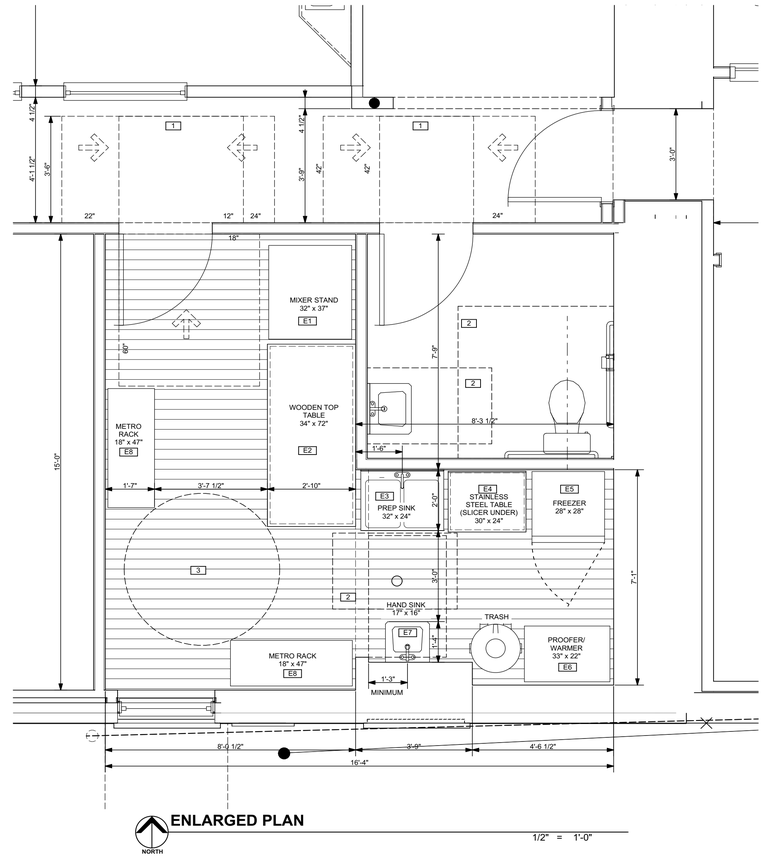
STATE OF MICHIGAN
TODD R. BALLOU
ARCHITECT
No. 1301048808

SHEET NO.
1



PARTIAL 1ST FLOOR PLAN

3/8" = 1'-0"



ENLARGED PLAN

1/2" = 1'-0"

FLOOR PLAN NOTES:

1. DASHED AREAS INDICATE REQUIRED DOOR CLEARANCES PER ICC A117.1 CHAPTER 4
2. DASHED LINES INDICATE REQUIRED CLEAR FLOOR SPACE PER ICC A117.1 CHAPTER 6
3. 5'-0" DIAMETER TURNING SPACE COMPLYING WITH ICC A117.1 SECTION 304

FLOOR PLAN NOTES:

1. NEW VINYL PLANK FLOORING- 174 SF
2. NEW FIBERGLASS REINFORCED PANELS (FRP) ON WALLS
3. REMOVE INTERIOR GYPSUM BOARD TO REMOVE/ INSTALL NEW WINDOW. PATCH INTERIOR GYPSUM BOARD WITH NO CASINGS. PROVIDE PAINTED WOOD SILL
4. REMOVE EXTERIOR PLYWOOD & EXISTING WINDOW. INSTALL NEW WINDOW. 3'-0" x 6'-10" DOUBLE HUNG, ALUMINUM CLAD, WOOD FRAME WINDOW, WITH MULLIONS. DARK BROWN COLOR VERIFY EXISTING WINDOW OPENING SIZE, MATCH RECENTLY INSTALLED WINDOWS AT GO! ICE CREAM
5. AT HAND SINK, PROVIDE SOAP DISPENSER, TRASH RECEPTACLE, AND "EMPLOYEES MUST WASH THEIR HANDS" SIGN

KITCHEN EQUIPMENT

NEW EQUIPMENT TO BE SELECTED OR PROVIDED BY TENANT

- E1 HOBART MIXER STAND 32" x 37"
- E2 WOODEN TOP WORK TABLE 34" x 72"
- E3 PREP SINK 32" x 24"
- E4 STAINLESS STEEL TABLE (SLICER UNDER) 30" x 24"
- E5 FREEZER 28" x 28"
- E6 PROOFER/ WARMER 33" x 22"
- E7 HAND SINK 17" x 16"
- E8 METRO RACK 18" x 47"

THE FOLLOWING EQUIPMENT IS SHARED WITH GO! ICE CREAM

- E9 EXISTING WALK-IN COOLER
- E10 EXISTING OVEN (ELECTRIC)
- E11 EXISTING 3-COMPARTMENT SINK
- E12 EXISTING HAND SINK
- E13 EXISTING MOP SINK

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PROJECT:
GLEEHEAD BAKING COMPANY
10 N. WASHINGTON SUITE 103
YPSILANTI, MI

TITLE: **1ST FLOOR PLAN**

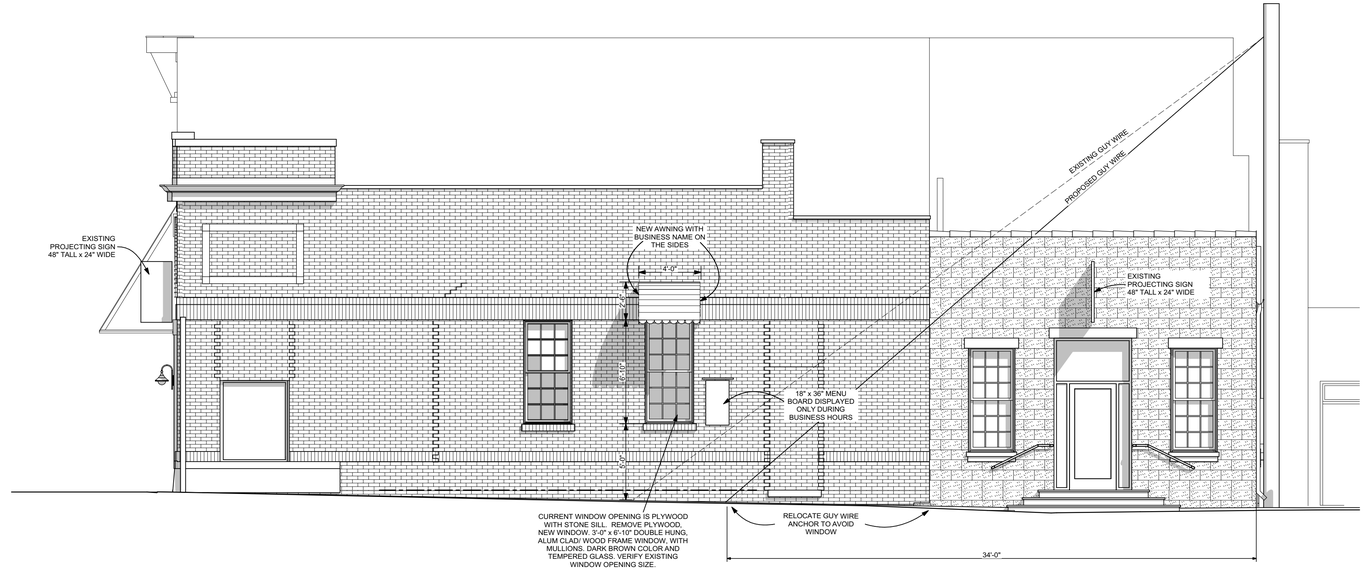
JOB NO:
2307

STATE OF MICHIGAN
TODD R. BALLOU
ARCHITECT
No. 1301048808

SHEET NO.
2

2/3 **FRONT ELEVATION**

1/4" = 1'-0"



1/3 **RIGHT ELEVATION**

1/4" = 1'-0"

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PROJECT:
GLEEHEAD BAKING COMPANY
10 N. WASHINGTON SUITE 103
YPSILANTI, MI

TITLE: **ELEVATION**

JOB NO:
2307

STATE OF MICHIGAN
TODD R. BALLOU
ARCHITECT
No.
1301048808
LICENSED

SHEET NO.
3

EXIT SIGNS & EMERGENCY LIGHTING

EMERGENCY LIGHTING IS NOT REQUIRED IN THIS TENANT SPACE BECAUSE THE SPACE DOES NOT REQUIRE TWO MEANS OF EGRESS. (MBC 1008.3)

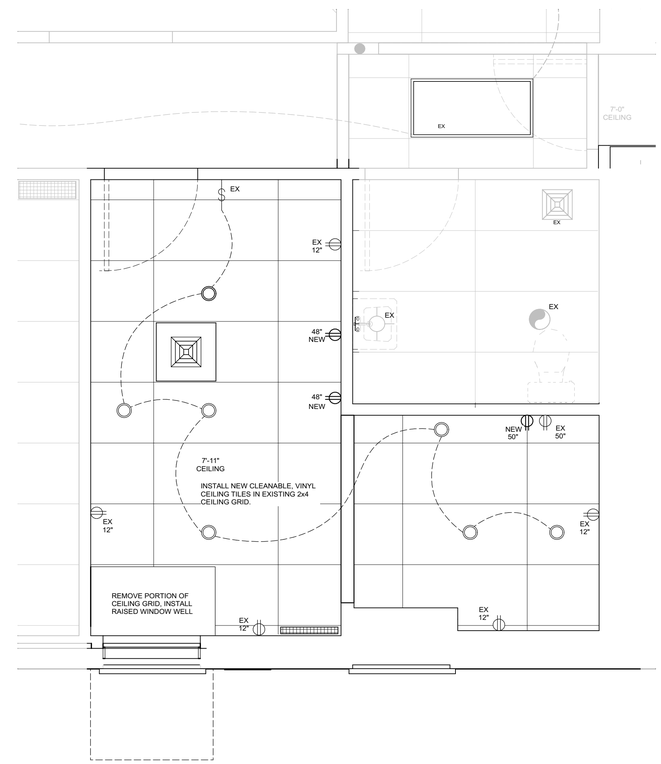
EXIT SIGNS ARE NOT REQUIRED IN THIS TENANT SPACE BECAUSE THIS SPACE REQUIRES ONLY ONE EXIT. (MBC 1013.1 EXCEPTION 1)

ONE EXIT IS PERMITTED IN SUITE 102 WITH USE GROUP B, NO SPRINKLER, OCCUPANCY LESS THAN 30, AND COMMON PATH OF EGRESS TRAVEL LESS THAN 100FT. THE EGRESS PATH IS 57 FT AS SHOWN ON THE EGRESS PLAN, SHEET 1

ELECTRICAL & HVAC LEGEND

ID	SYMBOL	DESCRIPTION	
		EXISTING 24" x 48" PENDANT FLUORESCENT FIXTURE	
		EXISTING RECESSED LIGHT	
		EXISTING BATHROOM VANITY LIGHT	
		EXISTING SINGLE-POLE/ THREE-WAY SWITCH.	
		EXISTING BATHROOM EXHAUST FAN	
		EXISTING HVAC SUPPLY DIFFUSER	
		EXISTING HVAC RETURN GRILL	

(3) NEW 20 AMP RECEPTACLES PROPOSED/ COORDINATE WITH EQUIPMENT LOCATIONS. NO CHANGES ARE PROPOSED TO HVAC AND LIGHTING.



NORTH

ELECTRICAL/ REFL CEIL PLAN - SUITE 102

1/2" = 1'-0"

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3300 Berry Rd, Ypsilanti, MI 48198

PROJECT:
GLEEHEAD BAKING COMPANY
10 N. WASHINGTON SUITE 103
YPSILANTI, MI

TITLE: **ELECTRICAL PLAN**

JOB NO:
2307

STATE OF MICHIGAN
TODD R. BALLOU
ARCHITECT
No. 1301048808

SHEET NO.
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PROJECT:
GLEEHEAD BAKING COMPANY
10 N. WASHINGTON SUITE 103
YPSILANTI, MI

TITLE: **PLUMBING DRAINS**

JOB NO:
2307

STATE OF MICHIGAN
TODD R. BALLOU
ARCHITECT
No. 1301048808
LICENSED

SHEET NO.
5

PLUMBING DRAIN NOTES:

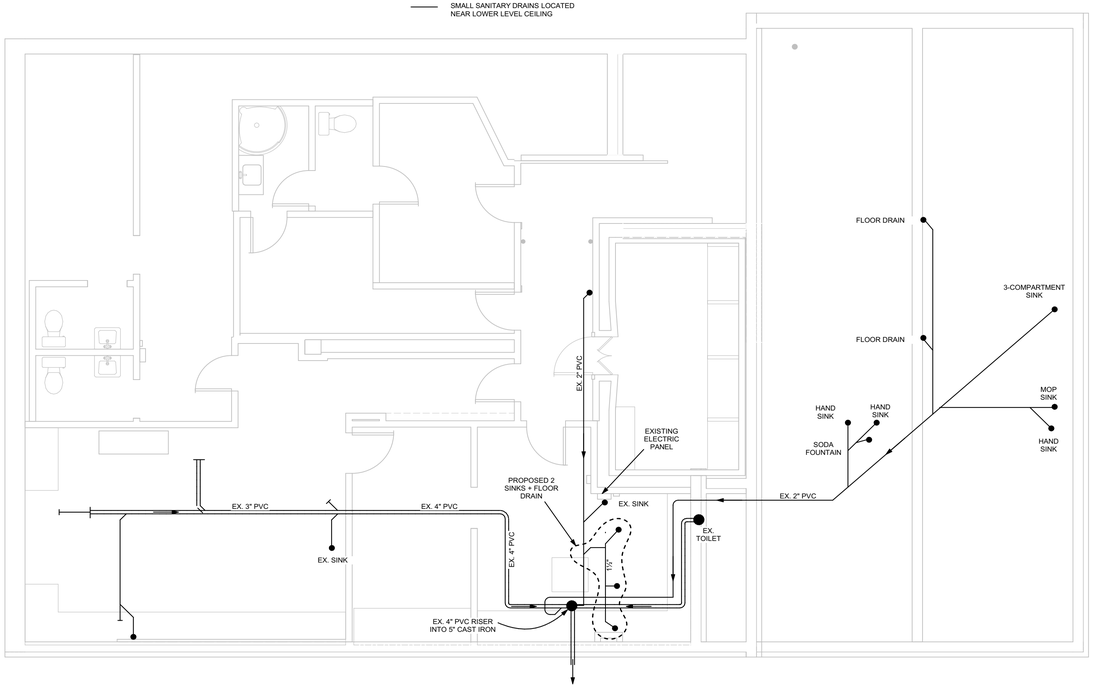
THIS IS A CONCEPTUAL PLUMBING PLAN INTENDED TO DEFINE THE SCOPE OF PLUMBING WORK.

PLUMBING SYSTEM IS SUBJECT TO FIELD INSPECTION BY REGISTERED BUILDING INSPECTOR

EXISTING DRAINS LOCATED BELOW BASEMENT SLAB ARE NOT SHOWN

═══ LARGE SANITARY DRAINS LOCATED NEAR LOWER LEVEL CEILING

——— SMALL SANITARY DRAINS LOCATED NEAR LOWER LEVEL CEILING



LOWER LEVEL PLUMBING DRAINS
1/4" = 1'-0"

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ESTIMATED WATER VOLUMES:

3-COMPARTMENT SINK	16" x 20" x 12" X 3 BOWLS = 11,520 IN^3 11,520 in^3 / 1728 = 6.67 ft^3 6.67 ft^3 x 7.48 = 49.8 gallons FILLED ONCE PER HOUR = 50 GPH
2-COMPARTMENT SINK	18" x 14" x 12" X 2 BOWLS = 6,048 IN^3 6,048 in^3 / 1,728 = 3.5 ft^3 3.5 ft^3 x 7.48 = 26.18 gallons FILLED ONCE PER HOUR = 27 GPH

MIN STORAGE CAPACITY:

107 GPH x 0.34 x 1.1 = 40 GALLONS

PROVIDE AT LEAST 40 GALLON CAPACITY

HOT WATER USEAGE

MICH. DEPT OF AGRICULTURE REVIEW MANUAL PART 9

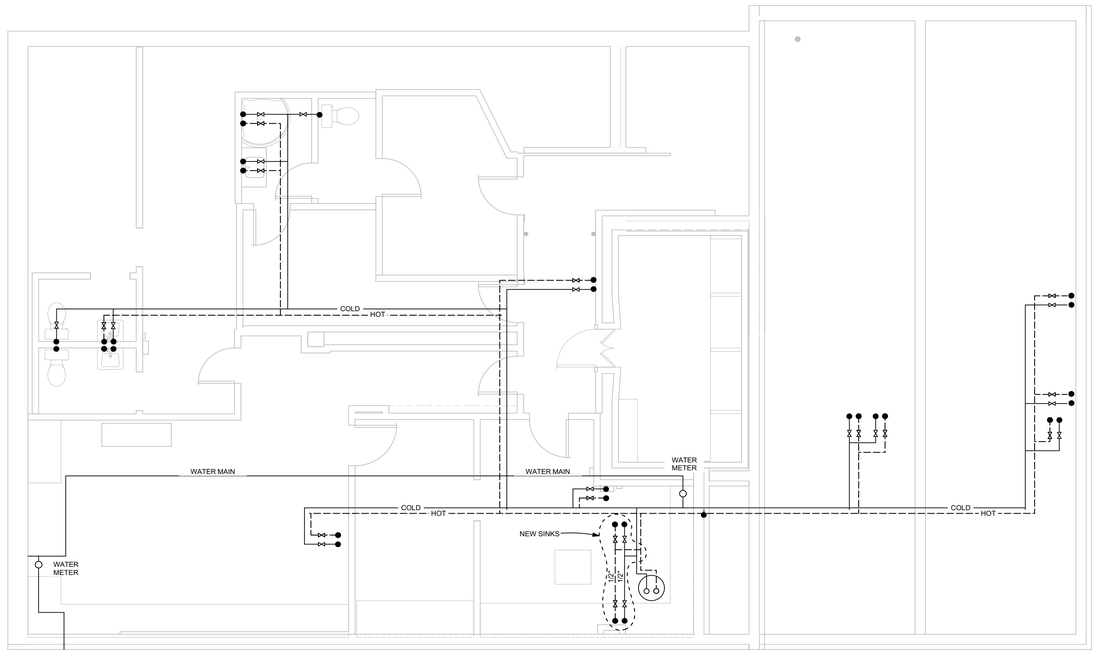
USER	FIXTURE	GPH	INCOMING TEMP	REQ'D TEMP	TEMP RISE	BTU REQ'D	
GO! ICE CREAM	3-COMPARTMENT SINK	50	40°	110°	70°	50 GPH x 70 x 8.33 / .75	38,873 BTU/H
	SERVICE SINK	5	40°	110°	70°	5 GPH x 70 x 8.33 / .75	3,889 BTU/H
	SERVICE SINK	5	40°	110°	70°	5 GPH x 70 x 8.33 / .75	3,889 BTU/H
	HAND SINK	5	40°	100°	60°	5 GPH x 60 x 8.33 / .75	3,333 BTU/H
	HAND SINK	5	40°	100°	60°	5 GPH x 60 x 8.33 / .75	3,333 BTU/H
TOILET RM	LAVATORY SINK	5	40°	100°	60°	5 GPH x 60 x 8.33 / .75	3,333 BTU/H
GLEEHEAD BAKING CO.	2-COMPARTMENT SINK	27	40°	110°	70°	27 GPH x 70 x 8.33 / .75	21,000 BTU/H
	HAND SINK	5	40°	100°	60°	5 GPH x 60 x 8.33 / .75	3,333 BTU/H
	TOTAL	**= 107 GPH**				**TOTAL**	**80,983 BTU/H**
EXISTING RINNAI ST80R 80 GALLON WATER HEATER PROVIDES MAX 199,000 BTUH							

PLUMBING SUPPLY NOTES:

THIS IS A CONCEPTUAL PLUMBING PLAN INTENDED TO DEFINE THE SCOPE OF PLUMBING WORK.

PLUMBING SYSTEM IS SUBJECT TO FIELD INSPECTION BY REGISTERED BUILDING INSPECTOR

- COLD WATER SUPPLY
- HOT WATER SUPPLY
- G — GAS SUPPLY
- SHUT OFF VALVE



NORTH

LOWER LEVEL PLUMBING SUPPLY

1/4" = 1'-0"

PROJECT:
GLEEHEAD BAKING COMPANY
10 N. WASHINGTON SUITE 103
YPSILANTI, MI

TITLE: **PLUMBING SUPPLY**

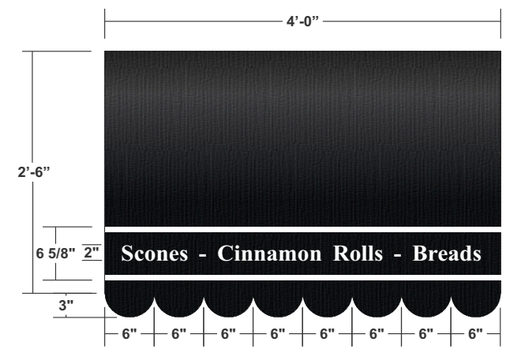
JOB NO:
2307

STATE OF MICHIGAN
TODD R. BALLOU
ARCHITECT
No. 1301048808

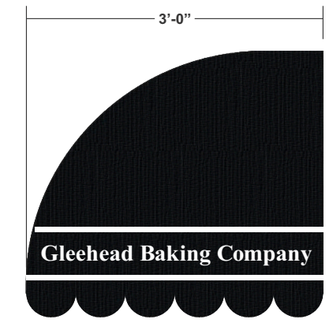
SHEET NO.
6

New Non-Illuminated Awning

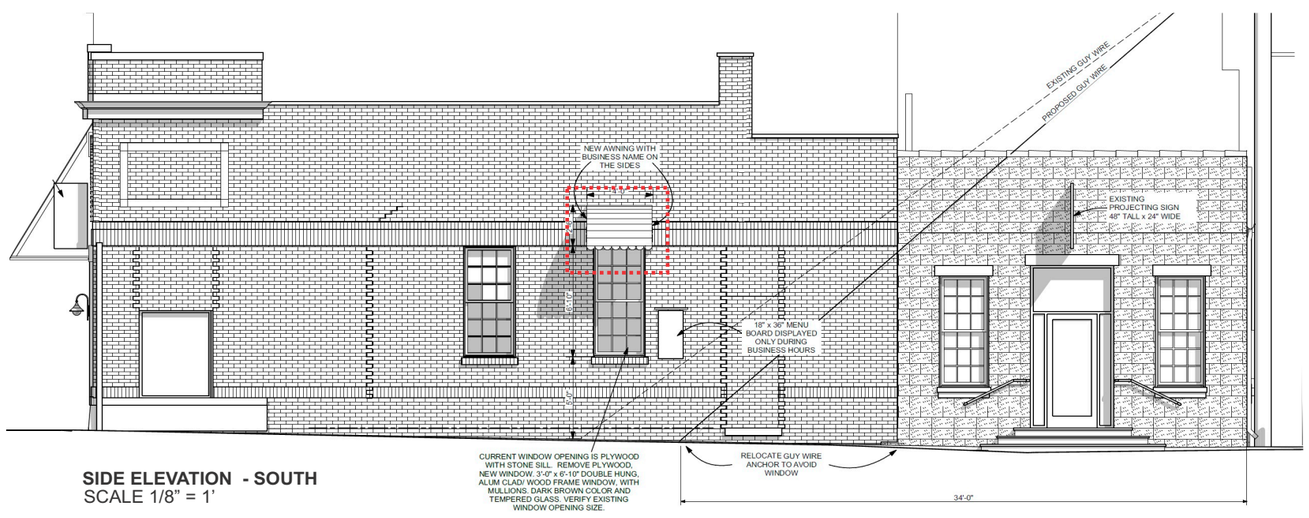
FRONT ELEVATION - WEST
SCALE 1/8" = 1'



FRONT



SIDE A



SIDE ELEVATION - SOUTH
SCALE 1/8" = 1'

SUNBRELLA
FABRIC AWNING
Charcoal Tweed

SIDE B

BUILD & INSTALL THIS NEW 1" ALUMINUM SQUARE TUBE FRAME AWNING WITH TEXTURED SCALLOP BOTTOM FABRIC SKIN. AWNING IS DECORATED WITH APPLIED WHITE VINYL GRAPHICS.THE AWNING IS ATTACHED TO THE MASONRY WALL WITH ALUMINUM "Z" CLIP (6) TOTAL AND 1/4" X 1 1/2" EXPANSION BOLTS (ALIGNED TO MORTAR JOINTS)

JOHNSON SIGN CO · ESTABLISHED 1964
2240 Lansing Ave, Jackson, MI 49202
2900 Alpha Access St., Lansing, MI 48910
663 S. Mansfield, Ypsilanti, MI 48198
1965 Pine Creek Rd., Manistee, MI 49660
517 784 3720 | www.johnsonsign.com

WSA WORLD SIGN ASSOCIATES
ISA INTERNATIONAL SIGN ASSOCIATION
MSA MIDWEST SIGN ASSOCIATION

THIS SIGN IS INTENDED TO BE MANUFACTURED IN ACCORDANCE WITH ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING & BONDING OF THE SIGN. SIGN WILL BEAR UL LABEL(S).
-SUITABLE FOR WET LOCATIONS- IN ACCORDANCE WITH NEC 600

JOHNSON SIGN CO DOES NOT PROVIDE PRIMARY ELECTRIC TO SIGN LOCATION RESPONSIBILITY OF OTHERS

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www.johnsonsign.com

# OF SETS	1	RETURN DEPTH	36"	RACEWAY COLOR	N.A.	DESIGNER	S WILKIE
FACE COLOR	CHARCOAL TWEED	TYPE OF INSTALL	Z CLIPS / ANCHORS	TRANSFORMER	N.A.	DATE	03/01/23
RETURN COLOR	CHARCOAL TWEED	TYPE OF FACE	15 OZ FABRIC	BALLAST	N.A.	JOB NO.	230658
RETAINER COLOR	N.A. (BLIND)	RACEWAY D. H. L.	N.A.	COMMENTS:		JOB NAME	230658-01
LED COLOR	N.A.	HOUSINGS	N.A.	SALESPERSON:	GEOF INNIS	ADDRESS:	10 N. Washington | Ypsilanti, MI 48197

APPROVED BY: _____

DATE: _____

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 building already has a solar installation—this proposal expands that.

Date of Application: March 2, 2023 via email; paid fee March 9, 2023; staff worked with applicant to keep application on agenda

Date of Review: March 10, 2023

Date of Meeting: March 14, 2023

Proposed work: Install new solar panels to match existing

Materials: metal and glass, electrical components

Staff review:

1. 76 N Huron has a third story along N Huron, but the building drops down to two stories toward the east of the building (at the rear). The third-story portion closest to N Huron has had a solar array since 2021. This application seeks to add to the existing solar array by adding panels to the roof of the two-story portion of the building.
2. The components proposed match the existing. Staff included the technical specifications from 2021 with this application.
3. Staff finds that the proposed work will not impact the historic character or any historic materials, meeting Secretary of the Interior's Standard 9.
4. Before proceeding with work, applicant must obtain the appropriate building department permits.

Relevant Secretary of the Interior's Standards: #9

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.

Recommended Motion:

Move to approve Application PHDC 23-0019 and issue a certificate of appropriateness for the proposed solar installation at 76 N Huron because it will not negatively impact the building's historic character or materials, meeting the Secretary of the Interior's Standards for Rehabilitation, Standard 9.

Prepared by:
Ellen Thackery, Preservation Planner

76 N Huron, October 2020, file photo.

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: 76 N Huron

Applicant

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

Name: Brandon Knight

Address: 2415 Burdette Street

City	State	Zip
Ferndale	MI	48220

Phone / Fax	E-Mail **Staff will contact you primarily via email*
2485214219	brandon@distributedpower.net

Contractor

Contractor Name & Contact Info: Distributed Power LLC

Type of work

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

Complete Description of Proposed Work:

We are installing solar panels as an addition to an existing

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:	Permit fee:
$19,008	$45 + $30 = $75

Signature

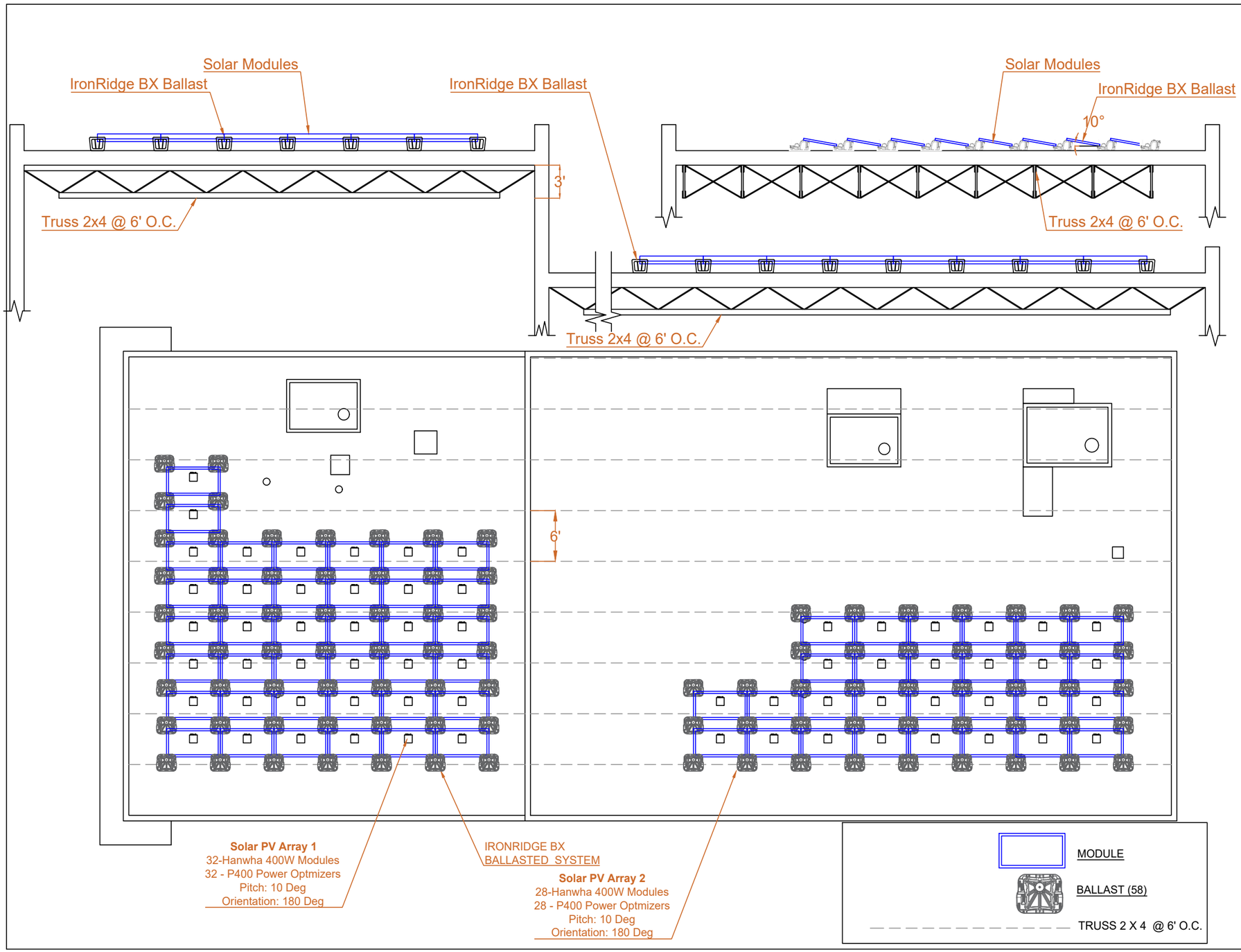
I hereby attest that the above information is accurate. I am authorized to and grant permission to the City of Ypsilanti staff to be on the subject property for the purposes of preparing staff reports and/or evaluating this application.

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

Signature: [redacted]	Date: 3/1/2023
Print Name: Brandon Knight	

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.



ATTACHMENT LAYOUT

Project Name:
Riverside Arts Center
Property address:
76 N Huron St
Ypsilanti, MI 48197

CONTRACTOR

Distributed Power

Adress: 2415 Burdette St.
Ferndale, MI 48220

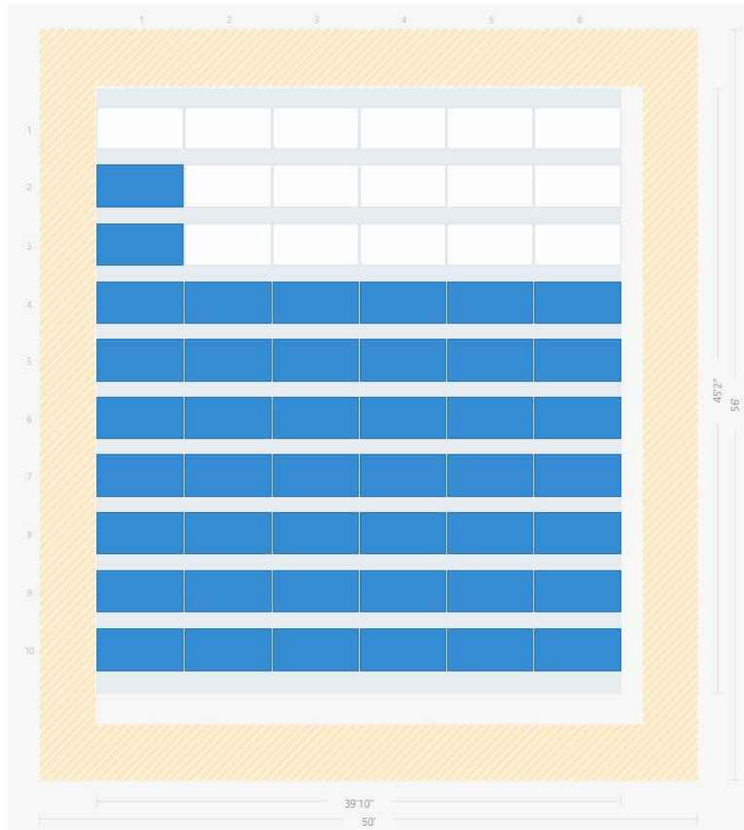
DISTRIBUTED POWER

ENGINEERINC

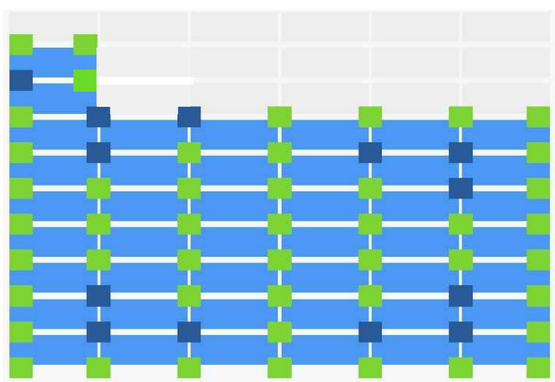
Drawn by: New@engineerinc.io

DATE: 02/21/2023

ARRAY 1



Prior to the commencement of work, the contractor shall verify the existing roof and framingconditions. Notify New@engineerinc.io of any Discrepancies prior to starting construction. Prior to the commencement of work, the contractor shall inspect framing for any damagesuch as water damage, cracked framing, etc. and notify New@engineerinc.io if any issues are found. These Plans are stamped for structural code compliance of the roof framing supporting the proposed PV installation reference only. These plans are not stamped for water leakage. PV modules, racking, and attachment components must follow manufacturer guidelines and requirements. Attachments to be installed in a staggered orientation to properly distribute loads.



Ballast and Anchors

Module count	44	Chassis count	58	Block count	133
Wind Anchors (est)	0	Seismic Anchors (est)	n/a	Anchors needed (est)	0
Block weight	2,061.50 lbs	Components weight	2,584.15 lbs	Total weight	4,645.65 lbs
Area	1,340.80 sq. ft			Ground Coverage Ratio	0.71
PSF Load	3.46 psf			Max Chassis Weight (Incl. 1 Module)	134.54 lbs

ENGINEERING REPORT

Project Name:
Riverside Arts Center
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Ypsilanti, MI 48197

CONTRACTOR

Distributed Power

Adress:2415 Burdette St.
Ferndale, MI 48220

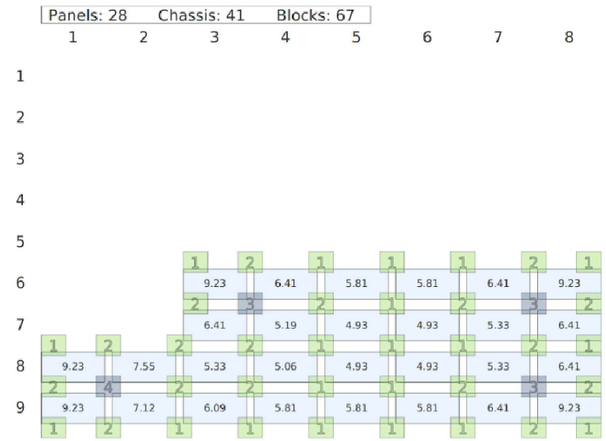
DISTRIBUTED POWER

ENGINEERINC

Drawn by: New@engineerinc.io

DATE: 02/21/2023

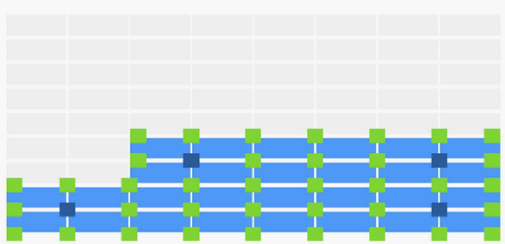
ARRAY 2



** If any changes are made to panel placement or location relative to roof edges, the ballast plan must be recalculated.*

Ballast and Anchors					
Module count	28	Chassis count	41	Block count	67
Wind Anchors (est)	0	Seismic Anchors (est)	n/a	Anchors needed (est)	0
Block weight	1,038.50 lbs	Components weight	1,629.41 lbs	Total weight	2,667.91 lbs
Area	909.34 sq. ft			Ground Coverage Ratio	0.67
Avg dist dead load	2.93 psf			Max chassis weight (Incl. 1 Module)	117.95 lbs

Results Click modules and chassis to view details



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Block weight	1,038.50 lbs	Components weight	1,629.41 lbs	Total weight	2,667.91 lbs
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Ypsilanti, MI 48197

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Ferndale, MI 48220

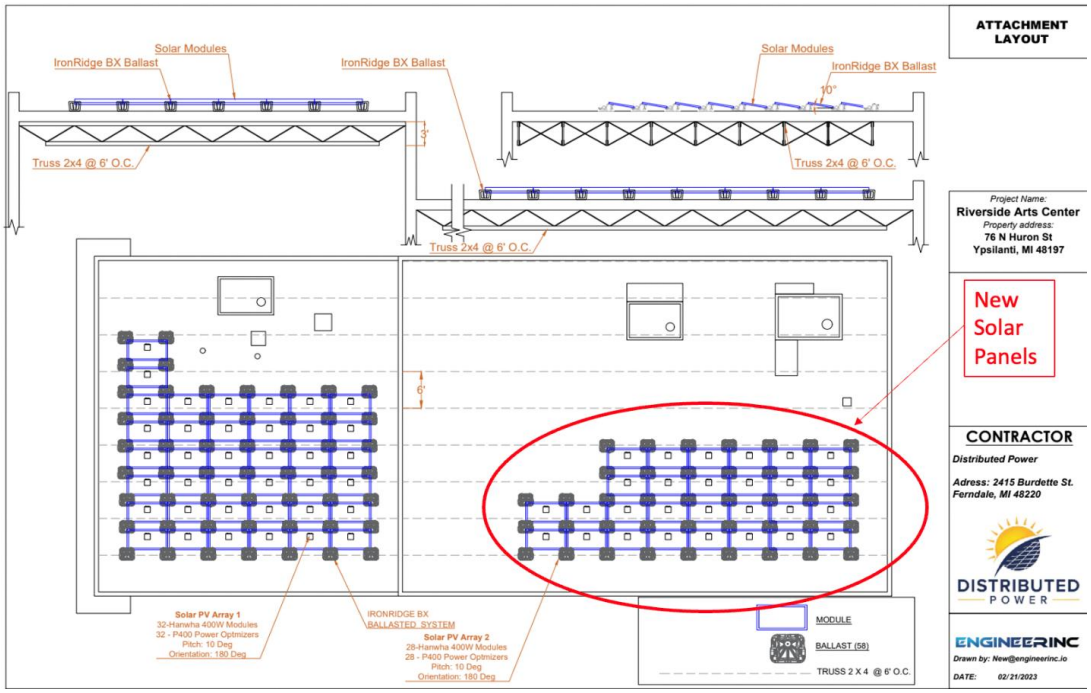
DISTRIBUTED POWER

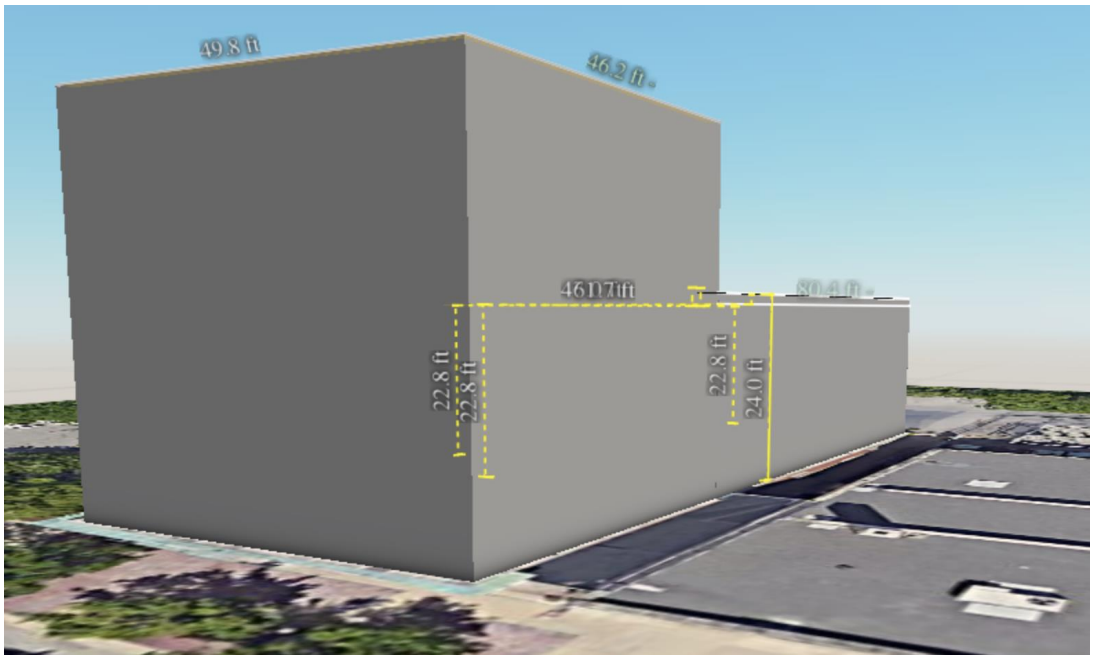
ENGINEERINC

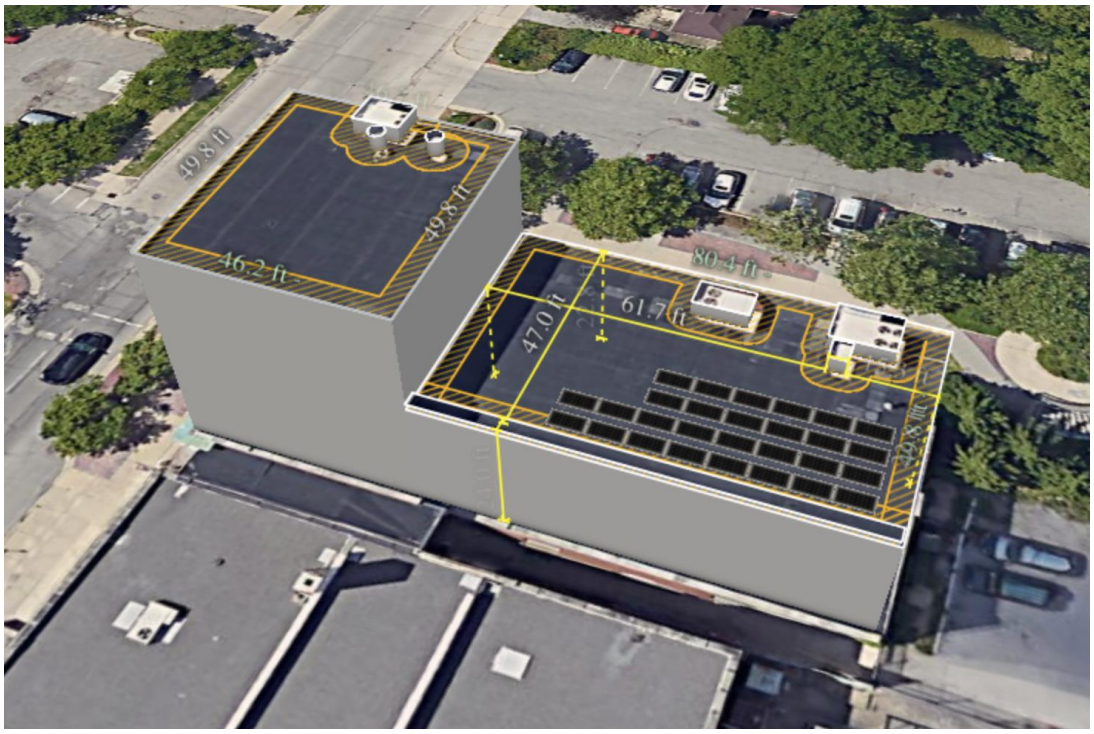
Drawn by: New@engineerinc.io

DATE: 02/21/2023

Supplemental Materials for 76 N Huron Solar Array Application, March 2023

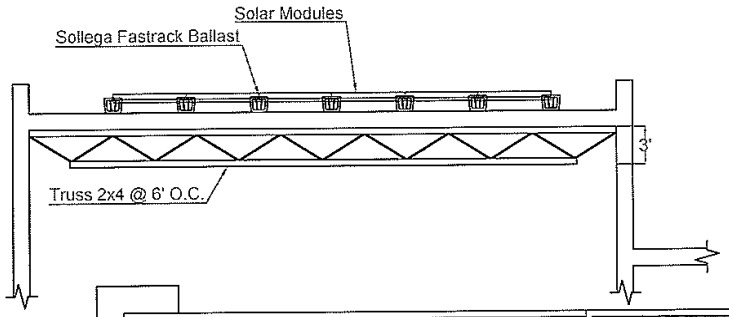


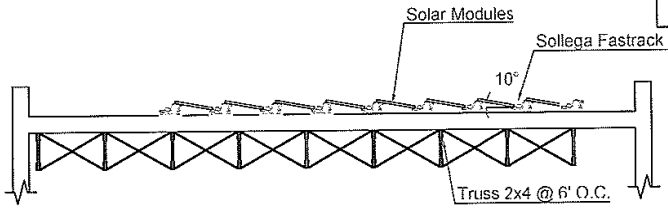


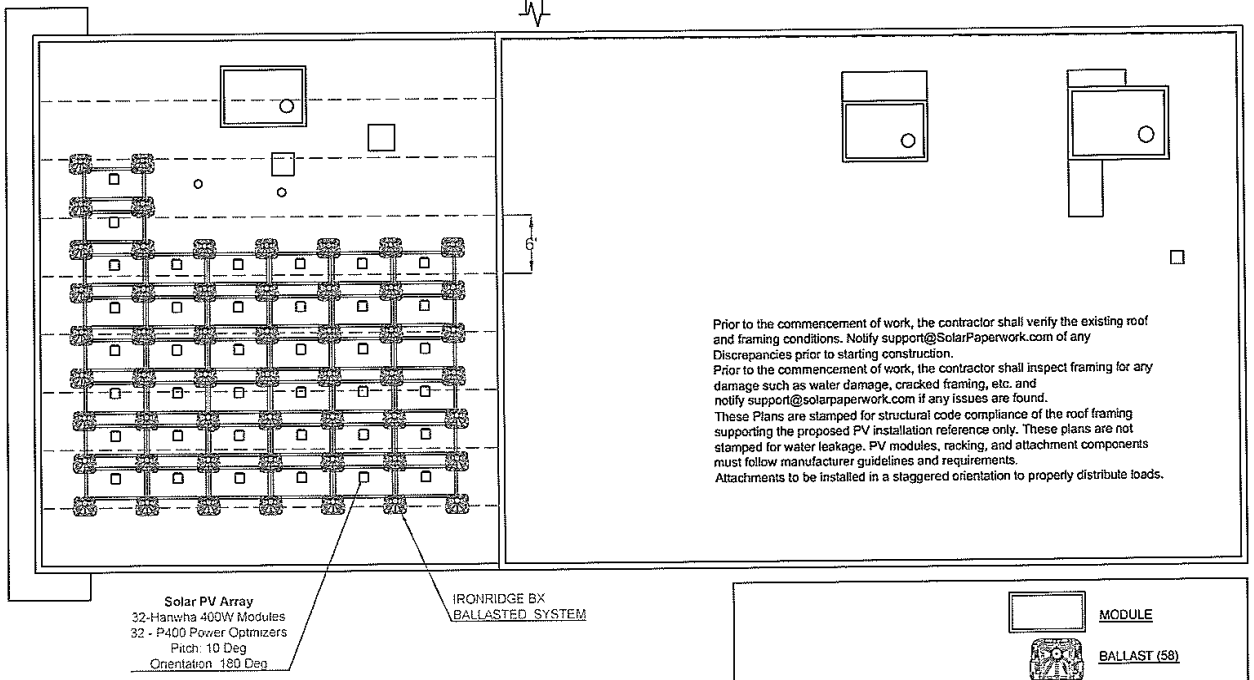

49.8 ft
49.8 ft
46.2 ft
80.4 ft
61.7 ft
47.0 ft

76 N Huron—solar technical specifications from 2021, added by staff

ATTACHMENT LAYOUT







Prior to the commencement of work, the contractor shall verify the existing roof and framing conditions. Notify support@SolarPaperwork.com of any Discrepancies prior to starting construction.
Prior to the commencement of work, the contractor shall inspect framing for any damage such as water damage, cracked framing, etc. and notify support@solarpaperwork.com if any issues are found.
These Plans are stamped for structural code compliance of the roof framing supporting the proposed PV installation reference only. These plans are not stamped for water leakage. PV modules, racking, and attachment components must follow manufacturer guidelines and requirements.
Attachments to be installed in a staggered orientation to properly distribute loads.

Project Name:
Riverside Arts Center
Property address:
76 N Huron St
Ypsilanti, MI 48197

STATE OF MICHIGAN
MANOUCHEHR HAKHAMANESHI
ENGINEER
No. 6201309226
LICENSED PROFESSIONAL ENGINEER

CONTRACTOR

Distributed Power

Adress: 2415 Burdette St. Ferndale, MI 48220

DISTRIBUTED POWER

Drawn by: Areg Aghayatns
SolarPaperwork.com
support@solarpaperwork.com

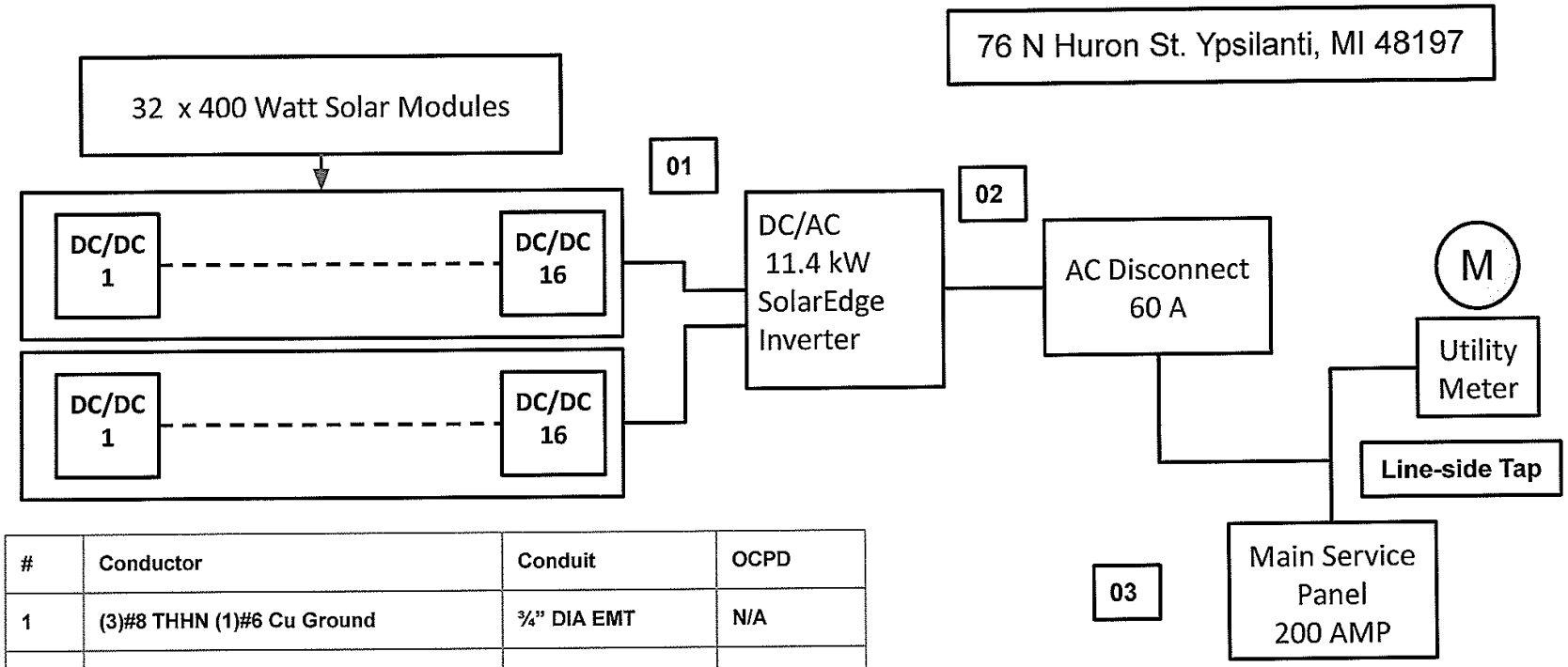
DATE: *04/22/2021*

SOLAR PAPERWORK

Project: 12.8 kW Ballasted Solar Array
Home Owner: Riverside Arts Center
Site Address: 76 N Huron St. Ypsilanti, MI 48197

DISTRIBUTED POWER

Electrical Diagram



#	Conductor	Conduit	OCPD
1	(3)#8 THHN (1)#6 Cu Ground	¾" DIA EMT	N/A
2	(3)#8 THHN (1)#8 THHN Ground	¾" DIA EMT	60 A
3	(3)#8 THHN (1)#6 Cu Ground	¾" DIA EMT	None

DISTRIBUTED POWER

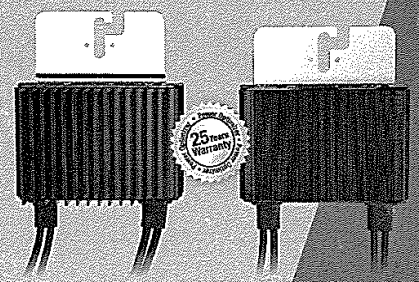
solaredge

SolarEdge Power Optimizer

Module Add-On For North America

P320 / P370 / P400 / P405 / P505

POWER OPTIMIZER



PV power optimization at the module-level

- Specifically designed to work with SolarEdge inverters
- Up to 25% more energy
- Superior efficiency (99.5%)
- Mitigates all types of module mismatch losses, from manufacturing tolerance to partial shading
- Flexible system design for maximum space utilization
- Fast installation with a single bolt
- Next generation maintenance with module-level monitoring
- Compliant with arc fault protection and rapid shutdown NEC requirements (when installed as part of the SolarEdge system)
- Module-level voltage shutdown for installer and firefighter safety

USA-CANADA-GERMANY-UK-ITALY-THE NETHERLANDS-JAPAN-CHINA-AUSTRALIA-ISRAEL-FRANCE-BELGIUM-TURKEY-INDIA-BULGARIA-ROMANIA-HUNGARY-SWEDEN-SOUTH AFRICA-POLAND-CZECH REPUBLIC

www.solaredge.us

solaredge

SolarEdge Power Optimizer

Module Add-On for North America

P320 / P370 / P400 / P405 / P505

OPTIMIZER MODEL (typical module compatibility)	P320 (for high-power 60-cell modules)	P370 (for higher-power 60 and 72-cell modules)	P400 (for 72 & 96-cell modules)	P405 (for thin film modules)	P505 (for higher current modules)	
INPUT						
Rated Input DC Power[1]	320	370	400	405	505	W
Absolute Maximum Input Voltage (Voc at lowest temperature)	48	60	80	125	83	Vdc
MPPT Operating Range	8 - 48	8 - 60	8 - 80	12.5 - 105	12.5 - 83	Vdc
Maximum Short Circuit Current (Isc)	11		10.1		14	Adc
Maximum DC Input Current	13.75		12.63		17.5	Adc
Maximum Efficiency			99.5			%
Weighted Efficiency		98.8			98.6	%
Overvoltage Category			II			
OUTPUT DURING OPERATION (POWER OPTIMIZER CONNECTED TO OPERATING SOLAREDGE INVERTER)						
Maximum Output Current			15			Adc
Maximum Output Voltage		60			85	Vdc
OUTPUT DURING STANDBY (POWER OPTIMIZER DISCONNECTED FROM SOLAREDGE INVERTER OR SOLAREDGE INVERTER OFF)						
Safety Output Voltage per Power Optimizer			1 ± 0.1			Vdc
STANDARD COMPLIANCE						
EMC			FCC Part15 Class B, IEC61000-6-2, IEC61000-6-3			
Safety			IEC62109-1 (class II safety), UL1741			
RoHS			Yes			
INSTALLATION SPECIFICATIONS						
Maximum Allowed System Voltage			1000			Vdc
Compatible Inverters			All SolarEdge Single Phase and Three Phase inverters			
Dimensions (W x L x H)	128 x 152 x 28 / 5 x 5.97 x 1.1		128 x 152 x 36 / 5 x 5.97 x 1.42	128 x 152 x 50 / 5 x 5.97 x 1.96	128 x 152 x 59 / 5 x 5.97 x 2.32	mm / in
Weight (including cables)	630 / 1.4		750 / 1.7	845 / 1.9	1064 / 2.3	gr / lb
Input Connector			MC4[2]			
Output Wire Type / Connector			Double Insulated; MC4			
Output Wire Length	0.95 / 3.0		1.2 / 3.9			m / ft
Operating Temperature Range			-40 - +85 / -40 - +185			°C / °F
Protection Rating			IP68 / NEMA6P			
Relative Humidity			0 - 100			%

[1] Rated STC power of the module. Module of up to +5% power tolerance allowed.
[2] For other connector types please contact SolarEdge

PV SYSTEM DESIGN USING A SOLAREDGE INVERTER[3][4]		SINGLE PHASE HD-WAVE	SINGLE PHASE	THREE PHASE 208V	THREE PHASE 480V	
Minimum String Length (Power Optimizers)	P320, P370, P400	8		10	18	
	P405 / P505	6		8	14	
Maximum String Length (Power Optimizers)		25		25	50[5]	
Maximum Power per String		5700 (6000 with SE7600H-US, SE10000H-US)	5250	6000	12750	W
Parallel Strings of Different Lengths or Orientations			Yes			

[3] For detailed string sizing information refer to: https://www.solaredge.com/sites/default/files/string_sizing_na.pdf.
[4] It is not allowed to mix P405/P505 with P320/P370/P400/P600/P700/P800 in one string
[5] A string with more than 30 optimizers does not meet NEC rapid shutdown requirements; safety voltage will be above the 30V requirement

CE ETL

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DISTRIBUTED POWER

Tech Brief

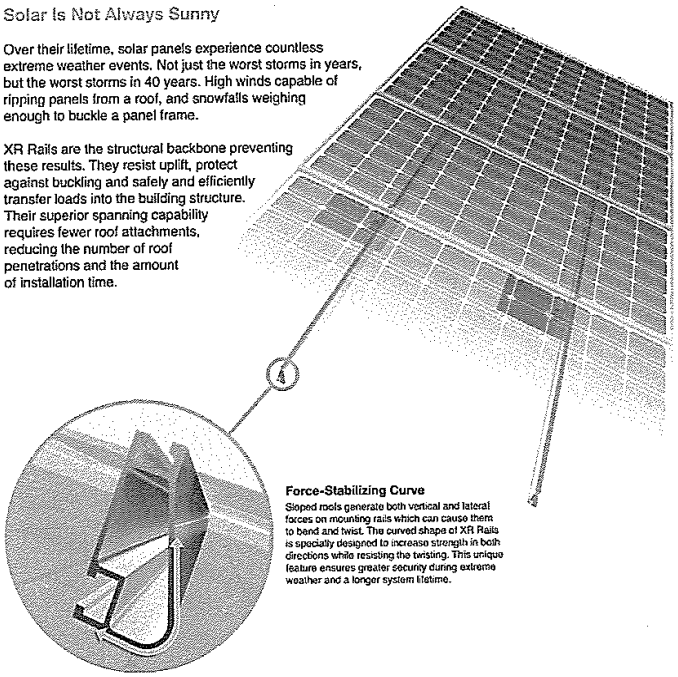
IRONRIDGE

XR Rail Family

Solar Is Not Always Sunny

Over their lifetime, solar panels experience countless extreme weather events. Not just the worst storms in years, but the worst storms in 40 years. High winds capable of ripping panels from a roof, and snowfalls weighing enough to buckle a panel frame.

XR Rails are the structural backbone preventing these results. They resist uplift, protect against buckling and safely and efficiently transfer loads into the building structure. Their superior spanning capability requires fewer roof attachments, reducing the number of roof penetrations and the amount of installation time.



Force-Stabilizing Curve

Sloped roofs generate both vertical and lateral forces on mounting rails which can cause them to bend and twist. The curved shape of XR Rails is specially designed to increase strength in both directions while resisting the twisting. This unique feature ensures greater security during extreme weather and a longer system lifetime.

Compatible with Flat & Pitched Roofs

XR Rails are compatible with FlashFoot and other pitched roof attachments.

IronRidge offers a range of tilt leg options for flat roof mounting applications.

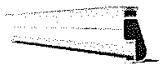
Corrosion-Resistant Materials

All XR Rails are made of 6000-series aluminum alloy, then protected with an anodized finish. Anodizing prevents surface and structural corrosion, while also providing a more attractive appearance.

Tech Brief

XR Rail Family

The XR Rail Family offers the strength of a curved rail in three targeted sizes. Each size supports specific design loads, while minimizing material costs. Depending on your location, there is an XR Rail to match.



XR10

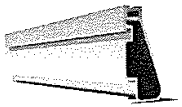
XR10 is a sleek, low-profile mounting rail, designed for regions with light or no snow. It achieves 6 foot spans, while remaining light and economical.

- 6' spanning capability
- Moderate load capability
- Clear & black anodized finish
- Internal splices available

XR100

XR100 is the ultimate residential mounting rail. It supports a range of wind and snow conditions, while also maximizing spans up to 8 feet.

- 8' spanning capability
- Heavy load capability
- Clear & black anodized finish
- Internal splices available



XR1000

XR1000 is a heavyweight among solar mounting rails. It's built to handle extreme climates and spans up to 12 feet for commercial applications.

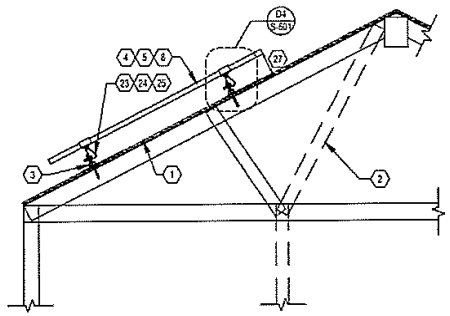
- 12' spanning capability
- Extreme load capability
- Clear anodized finish
- Internal splices available

Rail Selection

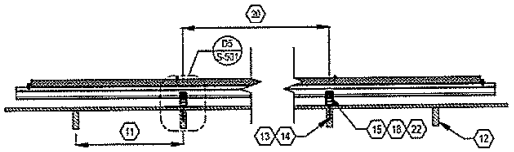
The following table was prepared in compliance with applicable engineering codes and standards. Values are based on the following criteria: ASCE 7-10, Roof Zone 1, Exposure B, Roof Slope of 7 to 27 degrees and Mean Building Height of 30 ft. Visit IronRidge.com for detailed span tables and certifications.

Load		Rail Span					
Snow (PSF)	Wind (MPH)	4'	5'-5"	6'	8'	10'	12'
None	100						
	120						
	140	XR10		XR100		XR1000	
	160						
10-20	100						
	120						
	140						
	160						
30	100						
	160						
40	100						
	160						
50-70	160						
80-90	160						

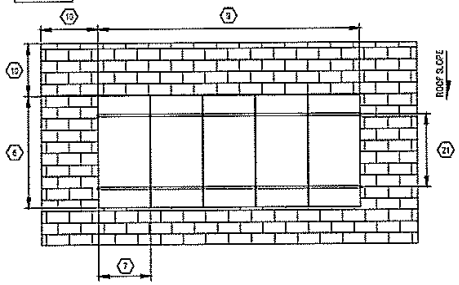
DISTRIBUTED POWER



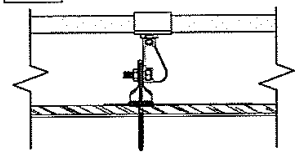
D1 RACKING DETAIL (TRANSVERSE)
NOT TO SCALE



D2 RACKING DETAIL (LONGITUDINAL)
NOT TO SCALE



D3 RACKING DETAIL (TOP)
NOT TO SCALE



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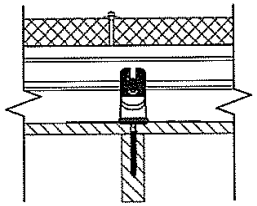
NOT TO SCALE



D5 DETAIL (LONGITUDINAL)
NOT TO SCALE

GENERAL NOTES

1. FIELD VERIFY ALL MEASUREMENTS

SHEET KEYNOTES

1. ROOF MATERIAL: ASPHALT SHINGLE
2. ROOF STRUCTURE: TRUSS
3. ATTACHMENT TYPE: IRONRIDGE FLASHFOOT2
4. MODULE MANUFACTURER: SILAFB
5. MODULE MODEL: SLA310M
6. MODULE LENGTH: 64.96"
7. MODULE WIDTH: 38.98"
8. MODULE WEIGHT: 41.89 LBS.
9. SEE SHEET A-103 FOR DIMENSION(S)
10. MIN. FIRE OFFSET: NO FIRE CODE ENFORCED
11. TRUSS SPACING: 24 IN. O.C.
12. TRUSS SIZE: 2X4 NOMINAL
13. LAG BOLT DIAMETER: BOLT/SCREW SUPPLIED WITH RACKING
14. LAG BOLT EMBEDMENT: PER RACKING MFG SPECIFICATIONS
15. TOTAL # OF ATTACHMENTS: 58
16. TOTAL AREA: 562.7 SQ. FT.
17. TOTAL WEIGHT: 1536.25 LBS.
18. WEIGHT PER ATTACHMENT: 26.49 LBS.
19. DISTRIBUTED LOAD: 2.73 PSF.
20. MAX. HORIZONTAL STANDOFF: 48 IN.
21. MAX. VERTICAL STANDOFF: LANDSCAPE: 26 IN., PORTRAIT: 33 IN.
22. STANDOFF STAGGERING: YES
23. RAIL MANUFACTURER (OR EQUIV.): IRONRIDGE
24. RAIL MODEL (OR EQUIVALENT): XR100
25. RAIL WEIGHT: 0.65 PLF.
26. MAX. TRUSS SPAN: 8 FT.
27. MODULE CLEARANCE: 3 IN. MIN., 6 IN. MAX.

DISTRIBUTED POWER

IRONRIDGE

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Hayward, CA 94544
1-800-227-9523
IronRidge.com

13. Systems using CAMO module clamps shall be installed with the following guidance:

    1) For single module installations ("orphan modules") using modules with a length greater than 67.5", CAMO clamps shall not be installed in regions that experience ground snow loads of 70psf and greater: such scenarios are shown by asterisks in the applicable span table.

    2) CAMO will function within a module's design load ratings. Be sure the specific module being used with CAMO is listed in IronRidge's installation manual, is suitable for the environmental conditions of a particular project, and meets the dimensional requirements shown in the figure below.

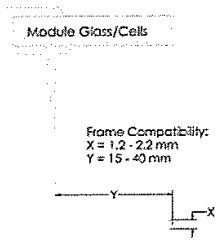

Figure 1: CAMO Module Frame Dimensional Requirements

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The span tables provided in this letter are certified based on the structural performance of IronRidge XR Rails only with no consideration of the structural adequacy of the chosen roof attachments, PV modules, or the underlying roof supporting members. It is the responsibility of the installer or system designer to verify the structural capacity and adequacy of the aforementioned system components in regards to the applied or resultant loads of any chosen array configuration.

Sincerely,

GANG XUAN ENGINEER NO. C061067

Date:
2018.09.18
09:52:26 -07'00'

Gang Xuan, PE, LEED AP
Senior Structural Engineer

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DISTRIBUTED POWER

Rail: XR100

Flush Mount System Span Table (inches)
Portrait Installation (Maximum Module Length 67.5")
Exposure B

Wind Speed (mph)	Roof Slope (degs.)	Ground Snow: 0 psf			10 psf			20 psf			30 psf			40 psf			50 psf			60 psf		
		Zone 1	Zone 2	Zone 3	Zone 1	Zone 2	Zone 3	Zone 1	Zone 2	Zone 3	Zone 1	Zone 2	Zone 3	Zone 1	Zone 2	Zone 3	Zone 1	Zone 2	Zone 3	Zone 1	Zone 2	Zone 3
110	5	118	104	83	98	98	83	83	83	83	81	81	81	73	73	73	67	67	67	61	61	61
	10	116	104	84	96	96	84	81	81	81	80	80	80	70	70	70	63	63	63	57	57	57
	15	115	103	83	95	95	83	80	80	80	76	76	76	67	67	67	60	60	60	54	54	54
	20	113	101	82	95	95	82	80	80	80	76	76	76	67	67	67	60	60	60	55	55	55
	25	112	100	82	95	95	82	81	81	81	77	77	77	68	68	68	61	61	61	56	56	56
	30	110	110	110	96	96	96	82	82	82	79	79	79	70	70	70	63	63	63	57	57	57
	35	109	109	109	97	97	97	85	85	85	83	83	83	74	74	74	67	67	67	61	61	61
	40	108	108	108	99	99	99	88	88	88	87	87	87	78	78	78	71	71	71	66	66	66
	45	107	107	107	102	102	102	92	92	92	91	91	91	85	85	85	78	78	78	72	72	72
115	5	118	99	79	98	98	79	83	83	79	81	81	79	73	73	73	67	67	67	61	61	61
	10	116	100	80	96	96	80	81	81	80	80	80	80	70	70	70	63	63	63	57	57	57
	15	115	98	80	95	95	80	80	80	80	76	76	76	67	67	67	60	60	60	54	54	54
	20	113	97	79	95	95	79	80	80	79	76	76	76	67	67	67	60	60	60	55	55	55
	25	112	96	78	95	95	78	81	81	78	77	77	77	68	68	68	61	61	61	56	56	56
	30	107	107	107	94	94	94	82	82	82	79	79	79	70	70	70	63	63	63	57	57	57
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	45	105	104	104	100	100	100	90	90	90	90	90	90	84	84	84	78	78	78	72	72	72
120	5	118	95	76	98	95	76	83	83	76	81	81	76	73	73	73	67	67	67	61	61	61
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	30	104	104	104	93	93	93	81	81	81	79	79	79	70	70	70	63	63	63	57	57	57
	35	103	103	103	94	94	94	83	83	83	82	82	82	74	74	74	67	67	67	61	61	61
	40	103	102	102	96	96	96	86	86	86	85	85	85	78	78	78	71	71	71	66	66	66
	45	102	101	101	98	98	98	89	89	89	88	88	88	83	83	83	78	78	78	72	72	72

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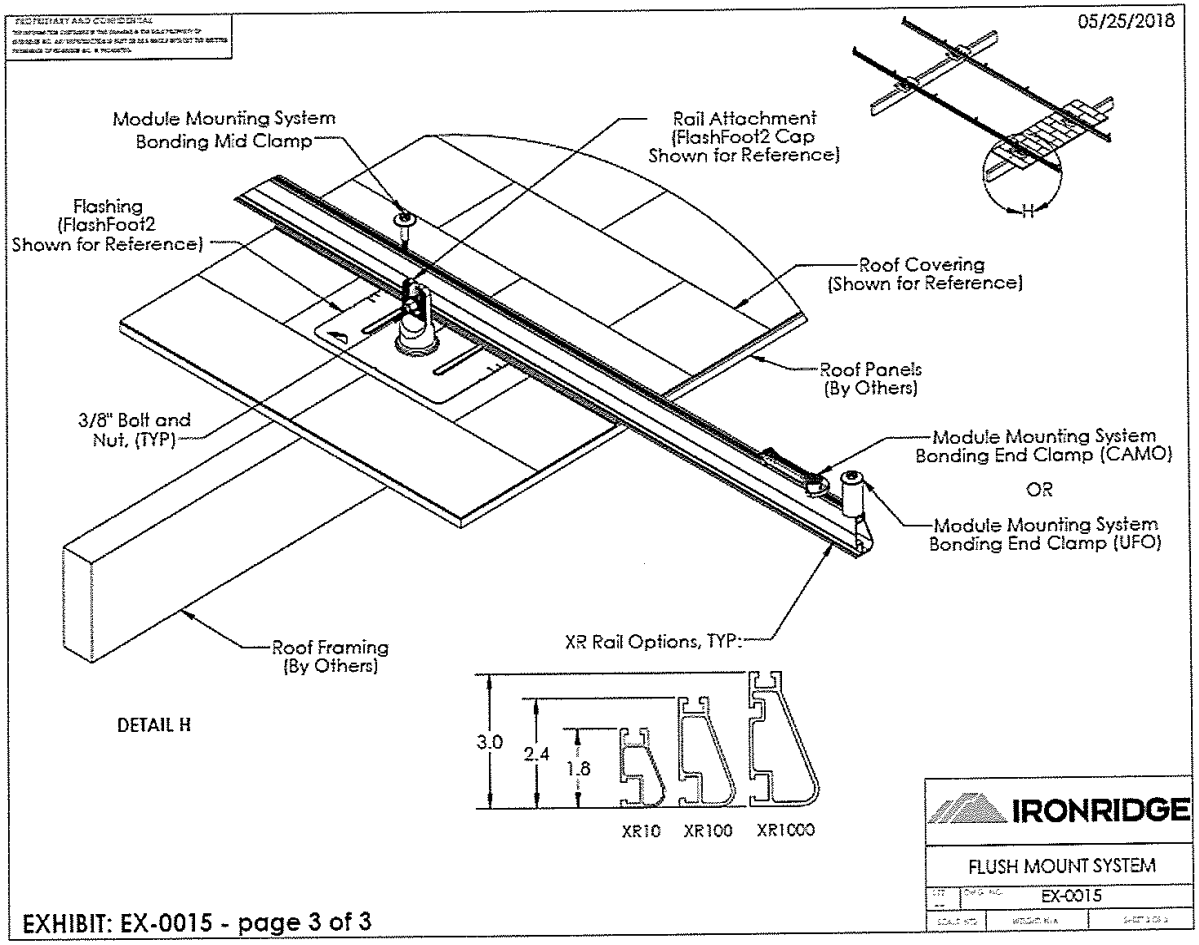

EXHIBIT: EX-0015 - page 3 of 3

DISTRIBUTED POWER

MINUTES

City of Ypsilanti
HISTORIC DISTRICT COMMISSION
Hybrid Meeting held in person and via Zoom

Tuesday, February 14, 2023
7:00 P.M.

CALL TO ORDER AND ROLL CALL

Chairperson Pettit	Video/telephone usage instructions given for potential attendees Meeting called to order at 7:02pm
Commissioners Present:	Alex Pettit – Washtenaw County, City of Ypsilanti James Chesnut – Washtenaw County, City of Ypsilanti James Ratzlaff – Washtenaw County, City of Ypsilanti Stefan Szumko – Washtenaw County, City of Ypsilanti
Commissioners Absent:	Delrhea Byrge – Washtenaw County, City of Ypsilanti
Staff Present:	Ellen Thackery, Preservation Planner Christopher Jacobs, Planning Director, present for the public hearing

APPROVAL OF AGENDA

Ratzlaff: Noted that he would need to recuse himself from the 306 S Washington agenda item because he owns an adjacent property. Pettit noted that in that case, the commission will lose quorum on that item, so an agenda amendment will be necessary. 306 S Washington will need to be removed from this agenda and added to the next meeting's agenda.

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

Voice Vote - Ayes: Commissioners Pettit, Szumko, Chesnut, Ratzlaff
Nays: None
Motion carried.

PUBLIC COMMENT ON AGENDA ITEMS, other than their agenda item and the public hearing item—none

PUBLIC HEARING
206-210 N Washington
**Proposed demolition of three-story apartment building and attached one-story addition; two historic outbuildings are to remain on site.*

First, chair asked **staff** to review the records received.

- Staff mentioned that the buildings were not considered contributing when the National Register nomination was written but staff at both the City and the County would consider them contributing now.
- The architect's and engineer's reports have been included in the packet. The architect found that there are significant issues with the building and likely many more that are unknown. The engineer concluded in 2022 that, in his opinion, the three-story tower is not a good candidate for structural rehabilitation.
- Staff reiterated that the two historic outbuildings are to remain standing, and staff shared the concern that these outbuildings need to be regularly maintained and used. The continued preservation of those outbuildings concerns staff.
- A site was included in the packet, and a more detailed site plan is available for viewing in the packet for the planning commission meeting 2/15. Staff offered to pull that up for viewing if anyone is interested.
- Staff suggested that public commenters might want to consider framing their comments for this commission (commission's purview includes the building's significance, whether a condition for a notice to proceed has been met, effect of the proposal on the historic district), and if their comments would be better shared with the planning commission, that meeting is 2/15/23 at 7 pm and comments can also be emailed to handrews@cityofypsilanti.com.
- Staff explained that the *Secretary of the Interior's Standards and Guidelines for Rehabilitating Buildings* generally guide the work of the commission. Demolitions, however, are almost always outside those Standards and so, for demolitions, Commissions issue Notices to Proceed. At least one of the four criteria need to be met in order to issue a Notice to Proceed.
- Applicant would not be demolishing immediately; financing and environmental clearances will need to be obtained before demolition could occur.

Chair opened the public hearing about 7:10 pm and explained the procedures of the hearing.

Chair invited **applicant to present**.

Applicant: Avalon Housing, Inc. Present: Wendy Carty-Saxon, David Esau, Donald Wesley, and Aubrey Patino.

Carty-Saxon: Expressed appreciation for the commission's review of the proposed demolition and the opportunity to review the application with the commission last month. Mentioned that last month, commission expressed interest in receiving more detailed information about preservation vs new construction and Avalon provided that and that summary is in the packet.

- Reminded commission of the situation—vacant building, city took possession and issued an RFP for affordable housing and selected Avalon as the partner. At that time, the building was already blighted, hazardous, and not weathertight, and water damage from the fire further damaged the structure. For these reasons, the building is a hazard to public safety.
- Further, as Avalon investigated the site for affordable housing, it became clear that keeping the building would be inconsistent with providing quality affordable housing on site. After commissioning a structural engineering report and after the architect spending extensive time on the site, it became clear that demolition and a new building was the only way to accomplish the city's affordable housing goals. That understanding after due diligence is what supports the argument that preserving the building will be a deterrent to a major improvement program.
- The financial realities of redevelopment in this case made rehabilitation of the existing building for affordable housing impossible. The costs involved don't result in the necessary value. Avalon's

comparison of costs and results are included in the packet, and the comparison demonstrates undue financial hardship.

Given these findings and the fact that the city had chosen Avalon to provide affordable housing on site, Avalon chose these three grounds to justify the proposed demolition.

Commissioner questions/comments:

Szumko: Noticed the poor condition and varied nature of the additions. Commented that one of the sheds could perhaps be used for bike storage.

Ratzlaff: Question about environmental testing—is there asbestos in the building? Radon? Were there any environmental issues with the repair shop next door? Architect mentioned that there is likely asbestos and it would be managed appropriately before demolition. The building is so open to the elements that any radon is not being trapped and so radon tests are not accurate with the building as it is; a radon mitigation system, either active or passive depending on test results, would be installed in the new construction. Regarding the repair shop next door, applicants' recollection is that no environmental hazards were found related to that shop. A Phase I environmental assessment is underway now, a Phase II will be done as needed, and a previous assessment indicated no hazards from next door.

Chesnut: Clarified the new financial summary provided. Applicant explained that the summary looks at the cost per square foot as the same, but because rehabilitation would provide fewer units, the per unit cost is higher with rehab than with new construction. Additionally, with higher unit costs, the competitiveness of the application for affordable housing incentives is decreased. Commissioner expressed appreciation for the new information.

Chair opened the hearing to members of the public who are **in favor** of the application.

Amy Doyle, 210 S Washington: Ypsilanti residents since 1990/historic district residents since 1998. Reviewed the materials from last month, appreciated the history of the site, does not feel that the site in its current condition contributes to the neighborhood, is glad that Avalon will be doing the project, and supports the project.

Bob Doyle, 210 S Washington: landscape architect and a licensed residential builder. Found the structural report valuable. Sympathized with the building's dimensional issues and the building's challenges to create housing for all people. Loves old buildings, but the work proposed will be a real asset to the community.

Josh Warn, 715 Cornell: board president of Religious Action for Affordable Housing, which works to make housing more affordable and has worked with Avalon. The quality of work Avalon does and their supportive management at their properties, along with the proposal being a good fit for the community, are reasons he supports proposal. He thinks it would be worthwhile to honor the history of the building and architect, but doesn't think the building has to be left standing to achieve that.

Stefani Crouse, 271 Stevens Dr in Ypsilanti Twp: works at Circling Back Peer Support Network in the city and is working to support people experiencing homelessness and housing insecurity. Appreciates efforts being made by Avalon to preserve the heritage of area—perhaps design elements—that could

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marry old with new. Affordable housing is the future—28% of city's residents are living at or below poverty level. We need to support these people so they can create history we'll want to preserve in the future.

Matthew Hoostal online supported these comments.

Barry LaRue, Oak Street: [online comment received by staff] He encouraged the stabilization and preservation of the outbuildings on site as the best-case scenario. He mentioned that if that is not possible, there is some precedent for allowing moving of buildings in order to save them. Perhaps Avalon would prorate the cost of moving the buildings if they cannot afford to maintain them on site. He has a large yard and would welcome the opportunity to work with Avalon on the preservation of at least one of the structures being moved to his yard.

Chair opened floor to people who **oppose** proposal.

Cheryl Farmer, 214 N Huron, since 1988: Serves on the Towner House Board, and the House was the flashpoint for the historic preservation movement in Ypsilanti. The fight to preserve this modest house indicates how Ypsilanti favors preservation of both modest and grand structures, and she supports the preservation of these outbuildings. Outbuildings help tell the story of the community and Ypsilanti has, unfortunately, lost many of them. She also expressed concern about the low number of parking spaces proposed. She indicated that she had thought the outbuildings were proposed to be demolished as part of the development and that 31 units would be built on site, but the proposed number is actually 22 units and the outbuildings are proposed to be preserved.

Chair opened floor to **questions** to which he would seek answers.

Staff Christopher Jacobs asked chair if the commissioners were aware that the outbuildings are proposed to be preserved and that the number of units is actually 22. Commission indicated they understood both of these facts.

Chesnut: asked for clarification on number of accessible units included in the 22 total units. Applicant and page 35 of packet explained that there will be 22 total units, and 6 of these will be accessible.

Chair checked with staff to see if there were any more people online who wanted to offer comments or questions; there were none and none in the room either.

Motion: Ratzlaff (second: Chesnut) moved to close the public hearing for this agenda item.

Roll Call Vote - Ayes: Commissioners Pettit, Chesnut, Ratzlaff, Szumko
Nays: None
Absent: Commissioner Byrge
Motion carried.

Commissioner comments/deliberation:

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Szumko: reiterated that it is unfortunate that a structure was destroyed by fire and it is unfortunate that the costs now to rebuild it make a restoration infeasible.

Chesnut: agreed that it would be difficult to let a historic resource go, but it is also a question of if this project doesn't go forward, how long might it be before another possibility develops? Feels that community is at a point where we can't let this building devolve/ self demolish any more. Appreciates the extra financial info applicant provided at his request.

Ratzlaff: agrees. The Thompson Block, former Civil War barracks, were likely of a simpler, more solid and more cohesive design and construction. This building was not cohesive in its construction, and if left as is, nature will take over and demolish it and affect nearby buildings. In this case, there is a hazard to the safety of the community. Wants to get into the record that if a building is going to be demolished, it must be absolutely be in the best interests of the city. The city and country gained something of incredible value when the Thompson Block was rehabilitated after its fire. Wants to put it on record that a demolition decision is not made lightly.

Chesnut: Wanted to get into the record that, with the preservation of the outbuildings, the applicant technically met the city's requirements and their burden of proof, in his opinion. Thanked everyone for their comments.

Pettit: Thanked everyone for their feedback; the participation in the public hearing shows that the community cares and that this decision about what to do with this building is not a decision made in isolation—everything in the district is connected. There are two issues: the demolition and the new construction that will come after. The loss of this building is meaningful—it is a loss in the district. But perhaps this building was already lost, and it's important to remember that the district is a living, evolving thing. History is made all the time. Believes that this path is a constructive way forward. Thanked everyone again for all of the information.

Motion: Szumko (second: Chesnut) moved 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.

Roll Call Vote - Ayes: Commissioners Pettit, Chesnut, Ratzlaff, Szumko
Nays: None
Absent: Commissioner Byrge
Motion carried.

OLD BUSINESS
201 E Cross, Unit 2
**Vinyl windows that had been installed without proper permits now to be replaced with wood windows with aluminum cladding.*

Applicant: Judy Weinburger, homeowner, and attorney Alexander Berry-Santoro - present

Discussion: *Notes per Staff Review: The house has some nonhistoric windows on the first floor in the front. Applicant had installed four vinyl windows without permits. Applicant now is proposing to replace these vinyl windows with four wood windows with aluminum cladding. Please note that the application in the packet says the applicant wants to replace 3 windows—a later revised application is for four windows. The application before the commission tonight is actually for FOUR windows. This application had received an extension for commission action.*

Applicant: does not have anything to add; thinks there have been sufficient conversations and that the proposed windows now meet the guidelines.

Pettit: Clarified which "existing" windows were measured. Applicant clarified that the measurements were of the existing wood windows on the west side.

Chesnut: The math on the measurements seems to be not quite accurate, but the vertical measurements/proportions are most important in these windows to correct the filled-in nature and thickness at the sill that the vinyl windows currently have. Importantly, this material will be more in line with the Standards and guidelines.

Ratzlaff: Tries to prioritize material for the well-being of the building.

Pettit: Is the trim proposal here understandable to the commission?

Ratzlaff asked some clarifying questions. Pettit communicated that part of the trim question is due to the fact that the window trim will be installed on aluminum siding. It will not look like wood trim on a wood-sided house.

Two commissioners agreed that addressing the vertical proportion issues that the vinyl windows currently have will go a long way toward resolving the issue these vinyl windows currently exhibit.

Motion: Szumko (second: Chesnut) moved 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;
• 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.

Voice Vote - Ayes: Commissioners Pettit, Chesnut, Ratzlaff, Szumko
Nays: None
Motion carried.

NEW BUSINESS

306 S Washington
**porch work; agenda item removed from this agenda for lack of quorum*

20-22 N Huron
**installation of solar panels on roof*

Staff report: Commercial building contributes to the district; building has a parapet on the front façade that will hide the solar panels on a flat or near-flat roof. Staff did not find that this proposal will have an impact on historic materials or historic character of the building.

Discussion:

Applicant: Invites everyone to their art gallery—open every first Friday. They look forward to continuing to contribute to downtown.
Commissioners: No concerns; inverters not on primary façade. Typically a proposal like this is what the commission would approve.

Motion: Szumko (second: Chesnut) moved 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 work meets the Secretary of the Interior's Standards for Rehabilitation, specifically Standards 2 and 9.
Voice Vote - Ayes: Commissioners Pettit, Chesnut, Ratzlaff, Szumko
Nays: None
Motion carried.

520 N Huron
**front door and proposed porch work*

Staff report: There was some unpermitted work on the porch that resulted in a pressure-treated deck, railing, and posts. A stop work order was issued, an application was submitted that included the pressure-treated components, and staff requested a new application that would meet the Secretary of the Interior's Standards for Rehabilitation and the local porch guidelines. That revised application was submitted and that is the one before

the commission now. Staff mentioned that she thinks there was a communications error. Staff had outlined to the applicant that because the porch deck is not over 30" from the ground, a porch guardrail is not strictly necessary. Staff believes the contractor took this to mean that the porch guardrails need to be 30" tall, but that is not the case. Staff spoke with the building inspector and, in this case, the porch guardrail could be installed where it originally was, where the top of the porch guardrail lines up with the bottom of the front windows. Written staff report discussed proposed front door briefly but staff did not mention the new proposed front door in the verbal report.

Discussion:

Applicant: Applicant apologized; had recently bought the house and the house was not listed on MLS as being in a local historic district. Now wants to get everything right and in line with the City's ordinances.

Commissioners: Clarified that the applicant would be willing to install the porch at a height lower than 30" to restore the porch to its historic appearance. Applicant happy to do that—it had been a misunderstanding as to what the 30" referred to. Commission agreed that that restored lower porch height would be beneficial for the house and stated that they'd want to include that requirement in the motion. Applicant does not know exactly how tall the bottom of the window is, but the motion can mention the bottom of the front windows is the key to the height of the guardrail.

Chesnut: Clarified the lattice installation. If you removed the vertical paneling installed below the porch now, structurally, there would be a band joist and a small gap visible. Typically, the lattice would go below that band joist. One option could be that that band joist gets painted black so it disappears visually and the lattice and its framing gets installed over it. Or, the vertical skirting boards could stay in place but be cut open near the bottom for ventilation for the porch decking and the lattice could be installed over that ventilation. It is a small gap between the bottom of the joist and the ground. Summarizing for the applicant: ventilation here would be key, but as long as the installation ends up looking like the drawing, that would be approved. There are a couple ways to achieve those objectives. One method would be keeping the vertical boards in place, painting them black, cutting a ventilation slit/hole low below the structural members, and installing white lattice and framing over those boards. Another might be to remove the vertical skirting boards and ventilate the porch and then install the trim and lattice.

Motion: Ratzlaff (second: Chesnut), as long as the porch will be restored to its historic appearance in materials and railing height, moved 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, with the condition that the skirting of the porch will look like the drawing and will ventilate under the porch.

Voice Vote - Ayes: Commissioners Pettit, Chesnut, Ratzlaff, Szumko
Nays: None
Motion carried.

76 N Huron

**install three wood windows with aluminum cladding on the nonhistoric concrete block wall*

DRAFT

Staff report: Staff summarized that the proposed windows will be in a nonhistoric wall and not visible from the ground. No historic materials or historic character will be impacted by the installation of these windows.

Discussion:

Applicant: Windows were originally scheduled to be installed at Zingerman's in Ann Arbor at an addition in the local historic district but they were ordered incorrectly and so are available for the Art Center. They will add a lot of light to that space. These windows' head height will pretty much match the historic windows on the front of the building.

Commissioners: Didn't have much discussion or any questions.

Motion: Szumko (second: Chesnut) moved 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.

Voice Vote - Ayes: Commissioners Pettit, Chesnut, Ratzlaff, Szumko
Nays: None
Motion carried.

220 S Huron

**replacing rear window panels that look like French doors with aluminum-clad windows and French doors*

Staff report: Commission has seen this proposed work a time or two before as study items. The proposed work is to mitigate a long-term water problem and to try to get the surfaces out of the water that drains against the house.

Applicant: Charles Bultman, applicant. A couple open issues: needs about 200 bricks, his hope is to find some bricks and would want to show them to the commission once they're located.

Commissioners: The infill bricks should be complementary/compatible but it's appropriate that they would be differentiated. The commission has on occasion approved infilled windows. How does raising the interior floor impact the exterior? Applicant stated that it won't really, but there will be a new concrete curb under the new windows and doors and also a new gently sloped ramp/apron up to the new garage doors.

[Discussed sections and how the vapor barrier and insulation will work on those new garage doors.]

[Discussed wood walkway behind house that creates a gutter and causes issues. Applicant does plan to remove it but doesn't know what will be below it.]

Motion: Szumko (second: Ratzlaff) moved 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. The proposed work meets the Secretary of the Interior's Standards for Rehabilitation, specifically Standards 2, 6, and 9.

Voice Vote - Ayes: Commissioners Pettit, Chesnut, Ratzlaff, Szumko
Nays: None

Motion carried.

STUDY ITEMS
121 N Huron

Applicant: Doug Kisor

Discussion: Mr. Kisor described what he's proposing. The house had been expanded at some point and the original roof pitch of the porch can be seen, but at some point, stairs and a door were added to get access to what was a second-floor apartment. The storm door is aluminum and then the wood door behind it may not have been an exterior door. They'd like to change this non-original door out. Spoke with Ypsilanti Restoration and was told that he'd never get bricks to match to infill to return the door to a window. Instead, applicant is considering a long two-over-two casement window there, where they could step out in case of a fire onto the porch roof, since the only other stair is at the front of the house. New casement window would have a limestone sill like the other windows. He also proposed replacing three non-original one-over-one windows with two-over-twos to match the other windows on the house. Commission was receptive to all of these ideas. As long as brick moulds and insets all match existing, commission indicated that they thought the proposed was a good solution for some previous (likely 1950s) work that would not have met the Standards. Applicant will bring a proposal as an action item.

119 N Huron

Applicant: Doug Kisor

Discussion: This proposal would be for a new sign to hang from an existing bracket. Could be MDO but he thinks would likely be powder-coated aluminum. Thinks the square footage is within the zoning ordinance. Commissioner mentioned that the commission considers how the sign will be installed and how it will impact the historic building. In this case, the sign is freestanding and so does not directly impact the historic building. So the question becomes, does the sign have a negative impact on the character of the historic building or the neighborhood? The commission agreed that in this case the sign would not negatively affect the building or district.

Commission looks forward to reviewing these proposals as they were outlined here.

ADMINISTRATIVE APPROVALS—
310 Maple: staff approved an asphalt roof for an asphalt roof.

OTHER BUSINESS
Property Monitoring:

Staff still wrapping up enforcement and audit from 2022
Staff encouraged commissioners to use See Click Fix (https://cityofypsilanti.com/506/Report-an-Issue) to send staff property concerns. If it's indicated that the issue is in the "Historic District," it will come right to me.

Updates from Staff:

31 N Washington (current location of Déjà Vu) had been in court and the case is now settled. The contractor stopped by the office 2/13/23 and mentioned that the court settlement (staff received and will review) requires that the second floor must be made safe as a living quarters, and that will require asbestos abatement. Part of that will be window removal and replacement because the historic windows tested positive for asbestos. These second-floor historic wood windows are unique and are character-defining features of the building. Because the asbestos work needs to go forward and is expensive, contractor asked if staff could get administrative approval for replacement windows. Staff explained that we need excellent documentation on window conditions and all measurements and the measurements need to be specific. Staff asked commission if it would be possible for the commission to give staff administrative approval for replacement windows as long as sufficient documentation is submitted. Sufficient documentation would include measurements of all components of existing windows including sashes, glass, and muntins, and sufficient evidence that the proposed windows duplicate all measurements and match shadow lines, configurations, window inset/recess from the face of the brick, and mullions, and that the proposed materials are acceptable.

Motion: Chesnut moved (Ratzlaff seconded) to approve staff administrative review and approval of the window application for 31 N Washington (the Déjà Vu building at the corner of Washington and Pearl), given the applicant provides detailed as-built drawings that include all measurements related to the windows in question for staff to review and determine whether that information is adequate for approval or determine whether the application needs to go before the whole commission for review.

Approval: voice votes, unanimous, motion carried.

218 N Washington: Ladies Literary Society/Foundation; handicapped ramp and porch were damaged by a car. Staff seeks ability to approve administratively the in-kind replacement of these non-historic features nonhistoric porch and ramp). Commission thought staff already had this approval ability, but approved this administrative review ability in the case of 218 N Washington just in case that administrative approval does not already exist. Staff has since confirmed (2/15/23) that it did already exist: staff has administrative approval of in-kind replacements of nonhistoric features, like detached HVAC units, rear egress stairs, etc.

Commissioner Comments
Historic District Perimeter Walk, 2/26, 10 am, meet at the Library, see YpsiReal website for more information.

AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS—none

HOUSEKEEPING BUSINESS

1. **Approval of the minutes of January 10, 2023**

Motion: Chesnut (second: Szumko) moved to approve the minutes of February 9, 2021, as submitted.

Voice Vote - Ayes: Commissioners Pettit, Chesnut, Ratzlaff, Szumko
Nays: None.
Motion carried.

2. **Approval of proposed HDC Annual Report and annual CLG report**

Staff: approval can be in one motion or two, but the commission receives two reports because the CLG program has a template we need to use for that report. Unless the City adopts the CLG format for this report, you will receive two reports to approve—one for the City/City Council, and one for the CLG program. You'll see that goals across both are similar: continued survey work, design guidelines if we need them (our Fact Sheets comprise our design guidelines), educational opportunities, and promoting the tax credit program for residential homeowners in 2023. Staff also believes that we need to systematize our enforcement so staff can better track it.

Commission: Will send resumes this week to submit with the CLG annual report, and if there are any goals to be added, commissioners will send them.

Motion: Ratzlaff (second: Chesnut) moved to approve the reports for both the CLG and the City annual reports for 2022, with the condition that additional goals may be added to them and the Downtown investment figures will be added to the CLG annual report.

Voice Vote - Ayes: Commissioners Pettit, Chesnut, Ratzlaff, Szumko
Nays: None
Motion carried.

ADJOURNMENT

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

MEETING ADJOURNED at 10:30 p.m.

Full Minutes Prepared By: Ellen Thackery

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