



AGENDA

Historic District Commission Meeting

7:00 PM - Tuesday, May 23, 2023

Council Chambers

Page

1. CALL TO ORDER

2. ROLL CALL

Alex Pettit, Chair

James Chesnut, Vice Chair

James Ratzlaff

Stefan Szumko

Delrhea Byrge

Ellen Thackery, Staff

3. APPROVAL OF AGENDA

4. PUBLIC COMMENT ON AGENDA ITEMS

5. PUBLIC HEARINGS

6. BUSINESS SESSION

6.1. OLD BUSINESS

6.2. NEW BUSINESS

[1 210 S Washington agenda item](#)

[2 218 N Washington agenda item](#)

[3 100 W MI agenda item](#)

[4 118 W Michigan Agenda Item](#)

[5 212 214 Ferris agenda item](#)

[6 311 E Forest agenda item](#)

[7 31 N Washington agenda item](#)

6.3. STUDY ITEMS

6.4. ADMINISTRATIVE APPROVALS

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 04/25/2023

[Historic District 4-25-23 DRAFT](#)

9. ADJOURNMENT

3 - 81

83 - 87



HDC Work Permit Staff Review

Property address: 210 S Washington

Property History: This house contributes to the National Register and local historic districts. The National Register nomination describes the house as a "two-story, side-gable, center-entrance Colonial." The garage where the work is proposed is detached and tucked behind the house and was built later than the house.

Date of Application: May 3, 2023

Date of Review: May 10, 2023

Date of Meeting: May 23, 2023

Proposed work: A new replacement garage door in the same size as the existing door.

Materials: Insulated, galvanized, painted steel in Charcoal by Clopay in Smooth finish.

Staff review:

1. The current garage door has flat panels and is made of deteriorating particleboard.
2. The proposed replacement is a flat panel steel door. Neither the existing door nor the proposed replacement has any windows.
3. Since neither the existing garage or the existing door would be considered contributing, and since neither has achieved significance, the relevant Rehabilitation Standard to consider is Standard 9.
4. Standard 9 states that exterior alterations "will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment."

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. Staff believes that the proposed door is compatible and does not destroy historic materials or spatial relationships and that it does not negatively impact the historic house or district.
6. Before proceeding with work, applicant must seek the appropriate building department permits.

Relevant Secretary of the Interior's Standards:
#9

Recommended Motion:

Move to approve Application PHDC-23-0038 and issue a certificate of appropriateness for the replacement of the existing garage door with a Clopay steel door in smooth Charcoal gray as proposed because the proposed work meets Secretary of the Interior's Standard for Rehabilitation 9.

Prepared by:
Ellen Thackery, Preservation Planner



House, east side and south end, 2023. Garage just visible behind house.



Garage. Steel garage door would replace particleboard pale blue door.



**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- 23-0038

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

210 South Washington St.

Applicant

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

Name

Bob and Amy Doyle

Address

210 South Washington 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

Crawford Door

Type of work

- ☐ Roofing
☒ Window/Door Replacement

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

- ☐ Painting
☐ Application Amendment
☐ Other

Complete Description of Proposed Work:

This work will replace the vehicular door into the unattached garage. The existing door has flat, unadorned panels (painted gray) and is made of particle board which has deteriorated.

The home was built around 1898, and the garage was added to the property at a later date based on Sanborn maps.

The proposed door has metal panels, which are flat and unadorned. The proposed door will have the same dimensions as the existing (7' x 16'). No windows are proposed. It will come pre-finished in charcoal grey.

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

The door will be insulated, galvanized and painted steel, as manufactured by Clopay. Finish as noted above.

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:

\$2,700.00

Permit fee:

\$45 + \$0.00 = \$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:

Date:

4-24-2023

Print Name: Robert R. Doyle

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

Garage Door @210 South Washington



View Looking Northwest

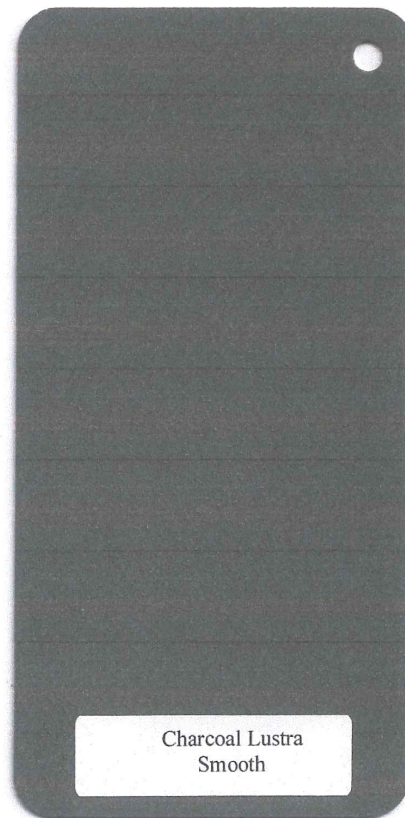


Front Elevation of Existing Door



Detail of Particle Board Deterioration of Ex. Door

Material and Color Sample
(actual sample to be
provided)





HDC Work Permit Staff Review

Property address: 218 N Washington

Property History: This house contributes to both the National Register and local historic districts. The National Register nomination describes the house as the "William M. Davis house (Ladies' Literary Club), c. 1844. 1 ½ story brick side-gable Greek Rev. with one-story ell to right, the whole fronted by porticos of square piers."

Date of Application: May 11, 2023

Date of Review: May 15, 2023

Date of Meeting: May 23, 2023

Proposed work: Install pipe bollards filled with concrete behind the house, between the house and the parking spaces so drivers can't accidentally drive forward and hit the house. They would be visible from Emmet Street and driveway but not from the front of the house.

Materials: 4" round steel pipes filled with concrete, black paint.

Staff review:

1. The proposed bollards will not be visible from the front of the house and will protect the house over the long term.
2. Staff believes that the proposed work meets Secretary of the Interior's Standard for Rehabilitation 9.
3. The proposed work will not harm historic materials, features, or spatial relationships and will not harm the historic property or its environment.
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-23-0039 and issue a certificate of appropriateness for the proposed steel bollards painted black to be installed between the parking spots and the house at 218 N Washington because the proposed work meets Secretary of the Interior's Standard for Rehabilitation #9.

Prepared by:
Ellen Thackery, Preservation Planner



Bollards will be installed every 6' separating parking spaces from house and ramp.



**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

218 N Washington

Applicant

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

Name

Keith Gipfert Gipfert's Construction LLC

Address

8445 Judd RD

City

Willis

State

Michigan

Zip

48191

Phone / Fax

517-596-7217

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

Keith Gipfert

Contractor

Contractor Name & Contact Info

Gipfert's Construction LLC

Type of work

- ☐ Roofing
☐ Window/Door
Replacement

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

- ☐ Painting
☐ Application Amendment
☒ Other

Complete Description of Proposed Work:

install 4" Round Steel Bollards painted black at the end of parking spaces at building every 6' to prevent vehicles hitting house and ramp, steel pipe 4" round 42" below ground and 42" above ground filled and embedded into concrete

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:

11,100.00

Permit fee:

\$45 + 15 = \$ 60.00

Signature

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

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

Signature:

Date:

5/03/2023

Print Name:

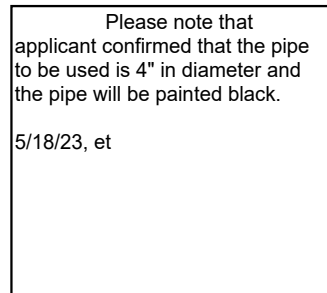
Keith Gípfert

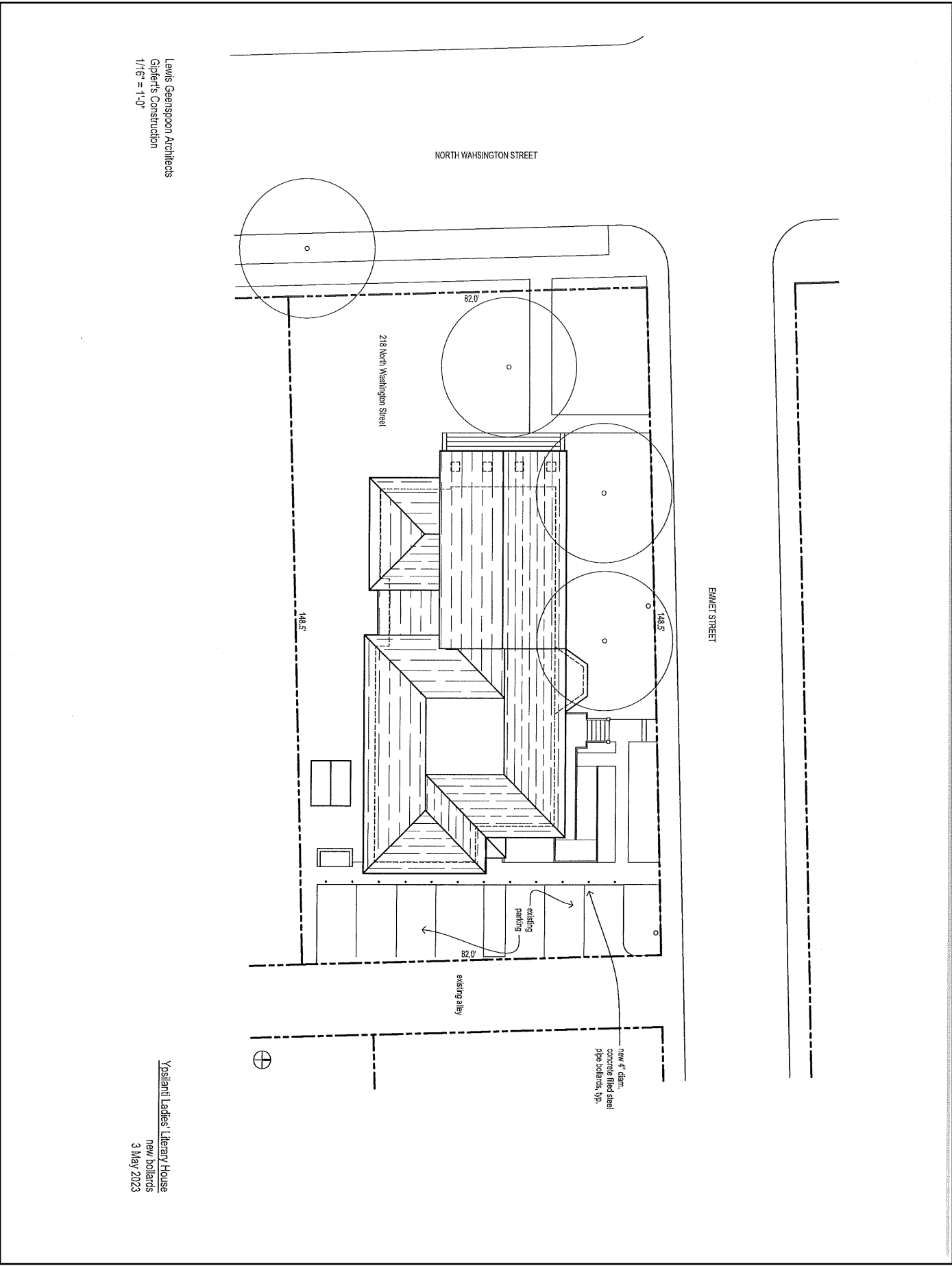
If you have questions about what the HDC generally permits or does not permit, or what they need to see in an application to render a decision, please call the office at 734-483-9646, email us at ethackery@cityofypsilanti.com, or view our factsheets at cityofypsilanti.com/hd.

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



SOLE AGENT





Lewis Geenspoon Architects
Giplett's Construction
1/16" = 1'-0"

Ysianiti Ladies' Literary House
new bollards
3 May 2023



HDC Work Permit Staff Review

Property address: 100 W Michigan Ave, Suite A

Property History: 100-102 W Michigan was known as the Worden Block. The National Register nomination from the 1980s dates this building from the early 1850s and describes it as a three-story, two-storefront-wide, brick commercial block, but notes that at the time of the nomination, the store was clad in metal paneling and so was not considered contributing at that time. It would be considered contributing now if a resurvey were being completed.

Date of Application: May 8, 2023

Date of Review: May 12, 2023

Date of Meeting: May 23, 2023

Proposed work: Hang a sign on the Huron Street side.

Materials: High-density urethane foam board (HDU) and a wrought iron bracket.

Staff review:

1. Applicant proposes a non-illuminated sign that will hang from a metal bracket.
2. As long as the City's Historic District design and installation guidelines are followed, staff believes the sign meets the Standards for Rehabilitation. Relevant Historic District's Installation Methods Guidelines:
 - a. Signs must always be installed without causing undue damage to the fabric of the building.
 - b. 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.
 - c. Signs that must be affixed to a brick or stone wall shall be attached with installation devices located at the mortar joints wherever possible.
 - d. Holes created to allow the insertion of installation devices shall be caulked with an

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.

- exterior-grade, high-performance sealant to prevent water from entering the structure and causing damage to the fabric of the building.
3. The sign permit will still need to be approved by the building department and the city planner, and the building department requires sealed plans.
 4. Before proceeding with work, applicant must obtain the appropriate building department permits and zoning approval.

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

Recommended Motion:

Move to approve Application PHDC 23-0040 and issue a certificate of appropriateness for the installation of a sign hung at 100 W Michigan Avenue Suite A (on the Huron Street side), subject to the following conditions: all installation devices (screws, nails, bolts, anchors, etc.) shall be corrosion resistant, of a material that will be compatible with adjacent materials, and shall be inserted into mortar joints; any holes will be caulked with exterior-grade, high-performance sealant; and all necessary building permits and zoning approvals will be obtained before installation.

Prepared by:
Ellen Thackery, Preservation Planner



View of N Huron Street; proposed sign will be installed on gray painted brick building near door immediately next to parking lot. (*Google streetview*)



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

Office Use Only:	
Receipt:	31516
Method:	104650
Action/Study Item	
PHDC-	230040

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

100 W Michigan St A

Applicant

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

Name Michigan Custom Signs		
Address 26600 Heyn drive Novi MI		
City Novi	State MI	Zip 48374
Phone / Fax 734-846-1711		E-Mail *Staff will contact you primarily via email Kevin@MichiganCustomSigns.com

Contractor

Contractor Name & Contact Info

Michigan Custom Signs Kevin@MichiganCustomSigns.com

Type of work

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

Complete Description of Proposed Work:

INSTALL Scroll Bracket & Hanging Sign
ON to Building

TAPcons into mortar joints

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

HDU + wrought IRON

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:

\$45 + _____ =

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:

5-8-23

Print Name:

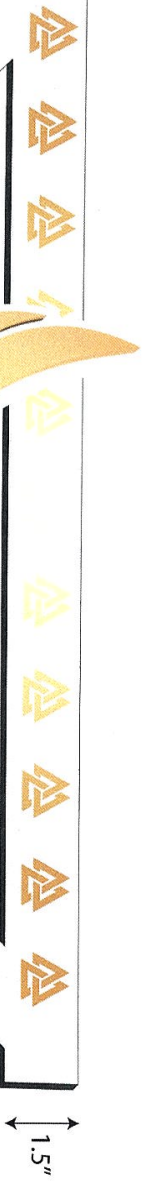
Kevin Carruthers

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.

24"

PH02-23 60410

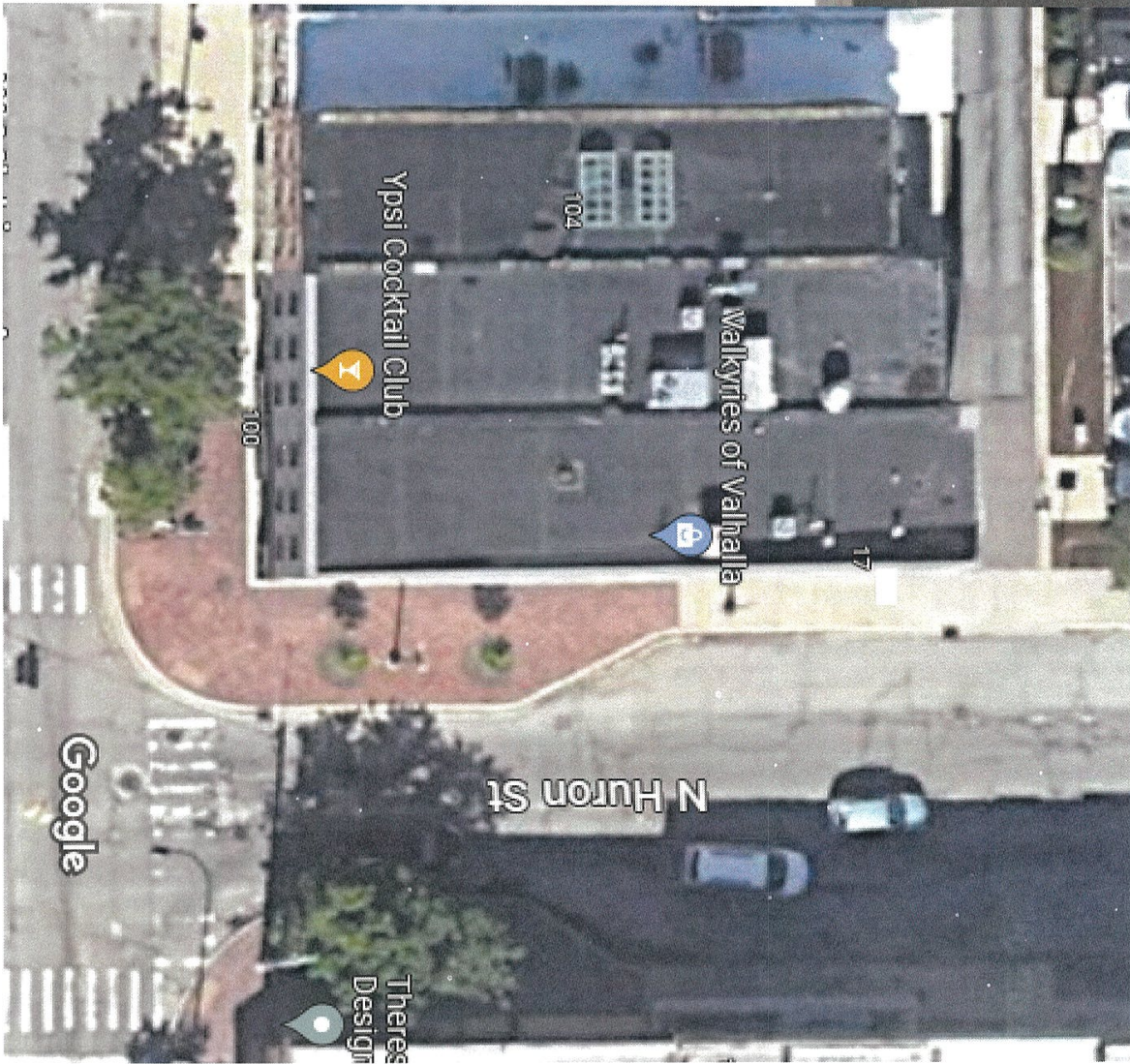
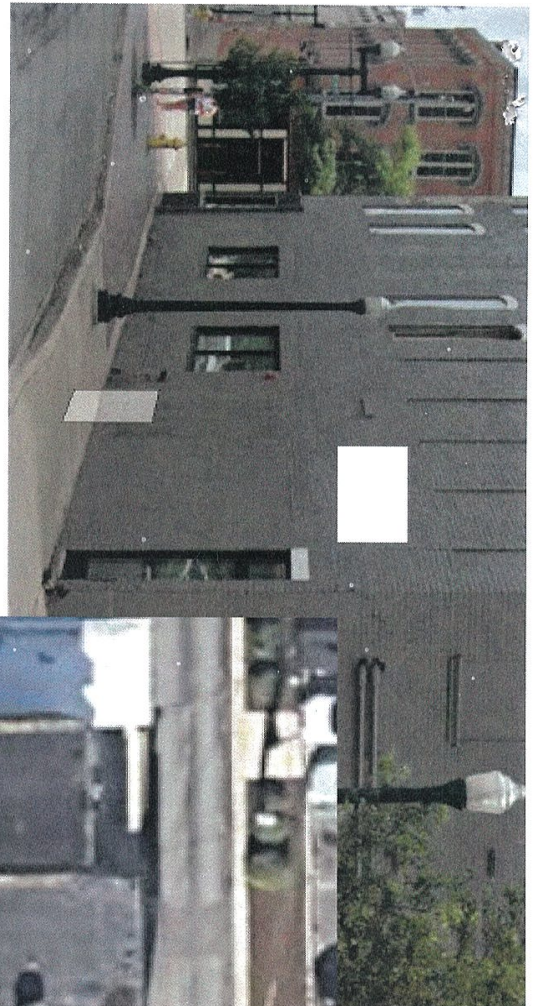


WALKYRIES OF VALHALLA

Metaphysical Supplies
Psychic Readings



41" Heavy duty scroll bra
22" between hooks





HDC Work Permit Staff Review

Property address: 118 W Michigan Ave

Property History: According to the September 1974 *Ypsilanti Gleanings* from the Ypsilanti Historical Society, Erastus Sampson had a drug store at 118 W Michigan (also called W Congress) as early as the 1840s. His original building burned down in the fire in 1851, and this brick building was built in its place shortly afterward. Mr. Sampson chose the Gothic Revival style for his drug store and his home (302 W Cross).

By 1963, 118 W Michigan had received a modern slipcover. In the early 1980s, when the National Register nomination was written, the slipcover was still in place so the building was considered noncontributing in the nomination. By 1984, the slipcover had been removed. (See photos below.) Certainly, the building would have been considered contributing if the nomination had been written a few years later once the slipcover had been removed.

At some point, interior-grade brick was used on the exterior of the building, and it is failing. This application seeks to replace these deteriorating bricks with exterior-grade bricks.

Date of Application: May 9, 2023

Date of Review: May 17, 2023

Date of Meeting: May 23, 2023

Proposed work:

South façade (front, Michigan Avenue side): trim installation and accent lighting installation; removal of interior-grade bricks and replacement with exterior-grade bricks; repainting storefront gray, leaving bricks unpainted.

North façade (rear): removal of interior-grade bricks and replacement with exterior-grade bricks.

All facades: scattered repointing

Materials:

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.

Benjamin Moore Kendall Charcoal paint for storefront level
¾" x 5/16" exterior grade shoe molding
1x4" exterior grade molding
4 x Toldbod outdoor wall light
1 floating oval outdoor LED wall sconce

Exterior-grade bricks as close to historic as possible
Mortar type not specified

Staff review:

1. This application is confusing to staff because it appears to include work on 116 W Michigan Ave as well. These properties have two different property/parcel IDs; it seems they should have two different applications for work. Or, perhaps 116 should be added to this application for the record.
2. Painting the storefront level gray meets the Secretary of the Interior's Standards for Rehabilitation, specifically Standard 9, in that the work is compatible and does not affect historic materials, the historic building, or the district.
3. Adding exterior trim to the storefront level also meets Standard 9 for the reasons listed above.
4. As long as the proposed lights meet the requirements in the city's zoning ordinance, the lights also meet Standard 9 for the reasons listed above—they are compatible and do not damage or destroy historic materials. Staff is not clear on the signage plan, since these proposed lights do not appear to be placed to illuminate any future signs.
5. As long as the mortar and brick removal methods and the mortar prescriptions in the National Park Service's *Preservation Brief 2: Repointing Mortar Joints in Historic Masonry Buildings* are followed, replacing interior-grade brick with exterior-grade brick will better preserve the building.
6. Before proceeding with work, applicant must obtain the appropriate building department permits.

Relevant Secretary of the Interior's Standards:
#9

Recommended Motions:

Move to approve Application PHDC 23-0043 and issue a certificate of appropriateness for the proposed work at 116 and 118 W Michigan Avenue with conditions. The proposed work and necessary conditions are as follows: installing exterior trim to storefront level and painting storefront level gray; removing interior-grade bricks and replacing them with exterior-grade bricks as close to the historic bricks as possible, with the conditions that power tools will be used by skilled contractors on the horizontal joints only (hand tools on the vertical joints) and that appropriate soft mortar will be used on all repointing (see *Preservation Brief 2* and Ypsilanti's *Historic District Fact Sheet: Masonry Repair and Cleaning* for details); and installing 4 proposed small downlights and 1 sconce between 116 and 118 at the storefront level, with the conditions that the proposed lighting must meet the city's ordinance and that it is

understood by the applicant that internally illuminated signs in the historic district are discouraged.

Prepared by:
Ellen Thackery, Preservation Planner



W Michigan Ave, 1963, Ypsilanti Historical Society. 118 W Michigan is the tallest façade with "Rexall Drugs" painted on its modern slipcover.



118 W Michigan Ave with its original façade exposed under scaffolding in 1984, Ypsilanti Historical Society.



CITY OF

Ypsilanti

PRIDE | DIVERSITY | HERITAGE

Historic District Fact Sheet

Masonry Repair and Cleaning

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.

Page 1 of 1

Repairing and Repointing Historic Brick

The soft, low-fired brick commonly used in pre-1900 buildings is like a loaf of bread – soft inside, crusty outside. It was laid up with soft mortar. Modern cement-based mortar is very hard and creates a serious problem if used with old soft brick. During the freeze-thaw cycle, hard mortar does not yield to expansion and contraction, causing the outer crust of the brick to spall, or break off. Once this crust is gone, moisture penetrates the brick; when it freezes, the brick is further damaged, ultimately turning it to dust. Thus, *soft mortar with high lime content must be used whenever old soft brick is laid or repointed. Any mortar must be tinted to match existing mortar color.*

Mortar Formula for Use with Soft Brick

- 10 parts sharp mason's sand
- 4 parts hydrated lime
- 1 part white Portland cement, Type I, ASTM C150
- 1/4 to 1/8 box of tint to match existing mortar color, as directed by manufacturer (run pancake tests to confirm dried color match)

Please see [NPS Technical Preservation Brief 2: Repointing Mortar Joints in Historic Masonry Buildings](#) for more details.

Cleaning Historic Masonry

Historic masonry (brick, stone, etc.) is susceptible to damage from modern cleaning techniques, and modern cleaning techniques may also damage the natural patina, an effect the original builders intended to achieve. Thus, masonry cleaning should be limited to the removal of surface grime (airborne dirt and pollutants); staining resulting from failed drainage systems, graffiti, and damaged and/or loose paint in preparation for repainting; or to determine the condition of the underlying masonry.

Repairs (tuck-pointing, brick replacement, etc.) must be done before cleaning, as the surface must be in good repair to prevent further damage. Rarely, gentle cleaning may be done first to discover the extent of needed repairs.

Abrasive cleaning and power washing is not permitted on any masonry surface.

Abrasive cleaning is any technique that wears away surface material, including but not limited to the use of materials under pressure, such as sand, baking soda, or ground corncobs; or the use of abrasive tools and/or equipment, such as wire brushes or sanders.

Chemical cleaning may be permitted, provided that the applicant submit written guarantees stating that any damage that might be caused shall be repaired in an appropriate manner and timeframe determined by the HDC, and that the cleaning method proposed is not known to cause damage to the type of material to be cleaned. With the exception of certain detergents, chemical cleaning is not recommended for most stone and stucco surfaces.

Please see NPS Technical [Preservation Brief 6: Dangers of Abrasive Cleaning to Historic Buildings](#) for more details.

Last updated: January 2019



**City of Ypsilanti
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Phone: (734) 483-9646

Fax: (734) 483-7260

www.cityofypsilanti.com

Office Use Only:

Receipt: 31535

Method: Visa

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 **118 W. MICHIGAN AVE, YPSILANTI, MI 48197**

Applicant

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

Name Adam Tasselmyer - Rexall Property LLC.		
Address 118 Michigan Ave.		
City Ypsilanti	State Mi	Zip 48197
Phone / Fax 734-487-8421		E-Mail *Staff will contact you primarily via email atasselmyer1@gmail.com

Contractor

Contractor Name & Contact Info

TBD

Type of work

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

Complete Description of Proposed Work:

This project consists of the installation of trim work detailing and accent lighting to the unfinished south facade along Michigan Avenue. The trim work design is inspired by the historic details found on the existing windows of the building. All trim and unfinished surfaces on the Michigan Ave facade are to be painted Benjamin Moore Historical Color: KENDALL CHARCOAL HC-166, the brick and stone work will remain unpainted. (4) Toldbod 6.1 Outdoor Wall lights will be installed over the storefronts, with (1) Floating Oval Outdoor Wall Sconce installed between the storefronts.

The North facade (back of the building) work will consist of removing incorrectly installed interior grade brick/mortar by the previous contractor. The incorrectly installed brick will be replaced with exterior grade masonry that will match as closely as possible the existing style/color. This will ensure the brick/motor does not degrade over time, as well as create a more consistent looking facade that mitigates the uneven changes in brick color. Brick tuckpoint repair will happen on all facades.

See attached drawings and product brochures for more detail.

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

Benjamin Moore Historical Color: KENDALL CHARCOAL HC-166 (paint sample attached)
3/4"x5/16" EXTERIOR GRADE SHOE MOULDING
1"x4" EXTERIOR GRADE MOULDING
(4) TOLDBOD 6.1 OUTDOOR WALL LIGHT
(1) FLOATING OVAL OUTDOOR LED WALL SCONCE

Permit Application Fee (action items only)

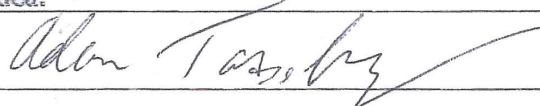
The fee is \$45 for the first \$3,000 in construction cost plus \$5 for every additional \$1 - \$3,000 of construction cost. There is a flat fee of \$10 for painting only. *An additional fee of \$50 applies to HDC work started without the applicable permit.*

Construction Cost:	Permit fee:
\$15,000	\$45 + 20 = \$65

Signature

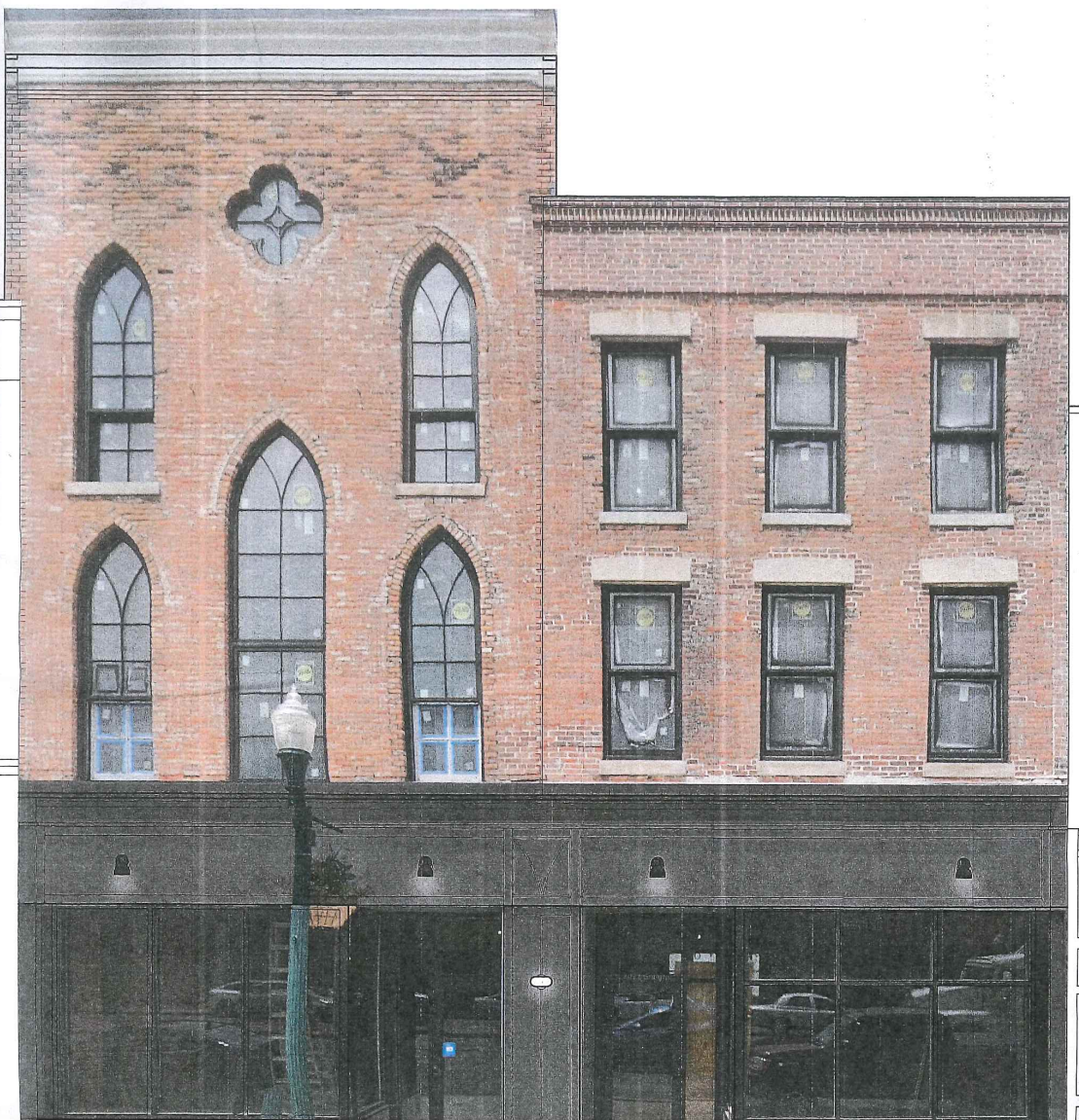
I hereby attest that the above information is accurate. I am authorized to and grant permission to the City of Ypsilanti staff to be on the subject property for the purposes of preparing staff reports and/or evaluating this application.

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:	05/09/2023
Print Name:	Adam Tasselmyer		

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.



AREA SHOWN IN GRAY - TO BE COMPLETED PER ORIGINAL PERMIT DRAWING

CUT BACK EXISTING STEEL POSTS FLUSH WITH SURFACE AND PATCH/FILL TO ALIGN WITH SURFACE - TYP. ACROSS FACADE

INSTALL PREFINISHED METAL FLASHING ABOVE MOLDING. TURN UP TO FACE BRICK 3" CONTINUOUS ACROSS FACADE. REMOVE AND REPLACE EXISTING MOLDING SHOWN IN LIGHT GRAY TO REMAIN 2" LOWER THEN INSTALLED

ALIGN 1"x1/2" EXTERIOR GRADE SHOE MOLDING WITH BOTTOM OF BRACE - CONTINUOUS ACROSS FACADE

ALIGN 1"x4" EXTERIOR GRADE MOLDING WITH INTERIOR EDGE OF WINDOW FRAME BELOW - BUILD OUT BOX - REPEAT ABOVE OTHER STOREFRONT

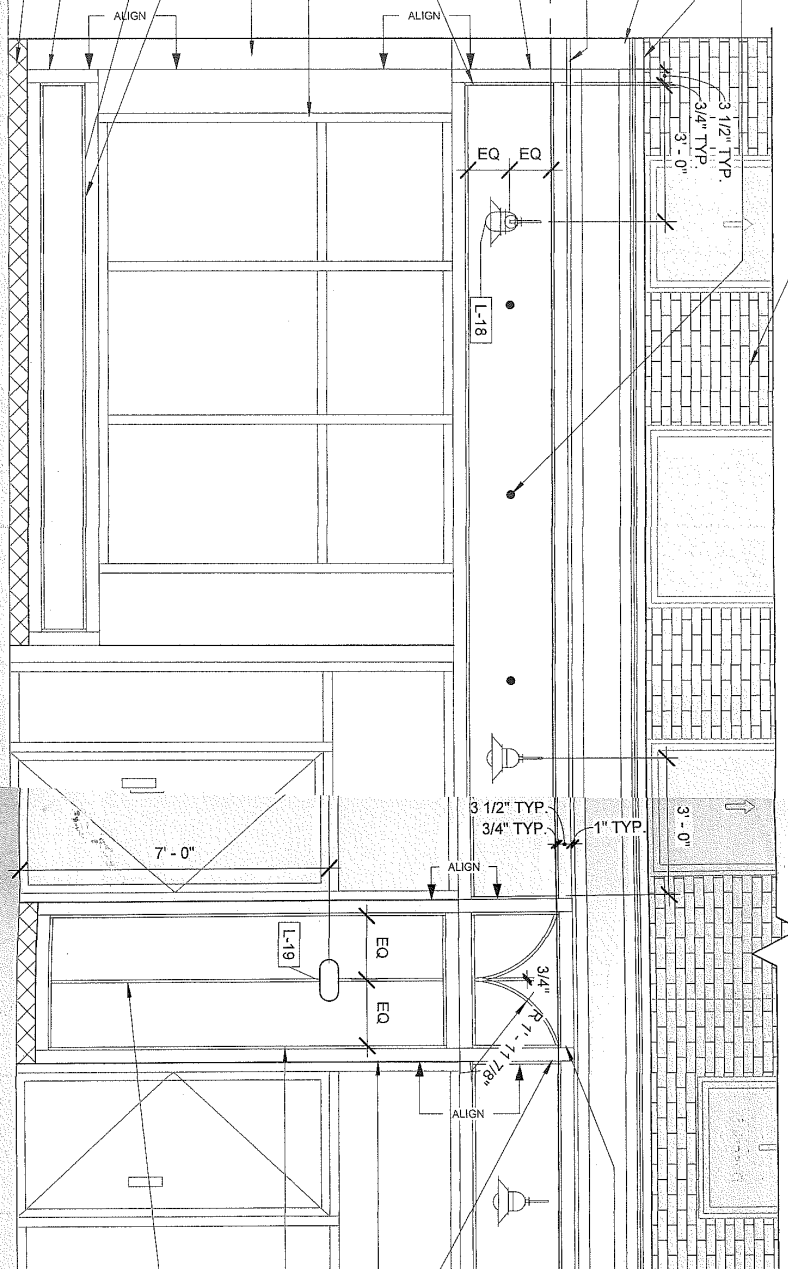
TRIM INTERIOR OF 1"x4" BOX WITH 3/4"x5/16" EXTERIOR GRADE SHOE MOLDING - REPEAT ABOVE OTHER STOREFRONT

EXISTING STOREFRONT TO REMAIN
PAINT ALL EXISTING SURFACES AND EXISTING NEW MOLDING PNT-4

TRIM INTERIOR OF 1"x4" BOX WITH 3/4"x5/16" EXTERIOR GRADE SHOE MOLDING - REPEAT BELOW OTHER STOREFRONT

ALIGN 1"x4" EXTERIOR GRADE MOLDING WITH INTERIOR EDGE OF WINDOW FRAME BELOW - BUILD OUT BOX - REPEAT BELOW OTHER STOREFRONT

EXISTING STONE BASE TO REMAIN UN-PAINTED



① HISTORIC FACADE - ELEVATION
3/8" = 1'-0"

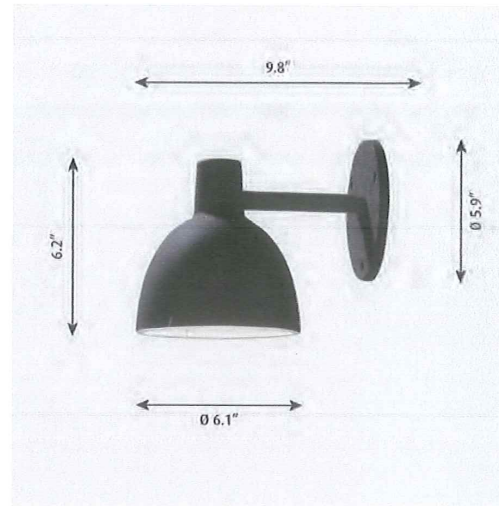
[illegible]

Toldbod 6.1 Wall

Project name:

Project type:

Notes:



Design

Louis Poulsen A/S

Product description

Small Scale wall fixture with a nautical shape and form—design based on Poul Henningsen's ellipse reflector. Ideal for garden and residential applications. The Toldbod Wall is part of a product family which includes a post top, bollard and pendants. Standard exterior colors are black or natural aluminum paint colors; additional colors are available.

Variant options

Color

☒ Black texture

☐ Natural paint aluminum

Light source

1x10W G16.5/F candelabra

Voltage frequency

120V

Floating Oval Outdoor LED Wall Sconce

By George Kovacs



Call Us 866.428.9289

Product Options

Finish: **Pebble Bronze** Sand Silver

Size: Small , Large

Details

- Opal shade
- Material: Metal
- Shade Material: Etched glass
- ADA compliant, Title 24 compliant
- ETL Listed Wet
- Made In China

Dimensions

Small Option Fixture: Width 5", Height 11", Depth 3"

Large Option Fixture: Width 5", Height 14", Depth 3"

Lighting

- Small Option: 12 Watt (1000 Lumens) 120 Volt Integrated LED: CRI: 80 Color Temp: 3000K
- Large Option: 14 Watt (1200 Lumens) 120 Volt Integrated LED: CRI: 80 Color Temp: 3000K

Additional Details

Product URL:

<https://www.ylighting.com/floating-oval-led-outdoor-wall-sconce-by-george-kovacs-GKOP123739.html>

Rating: ETL Listed Wet

Product ID: GKOP123739

Prepared by:

Prepared for:

Project:

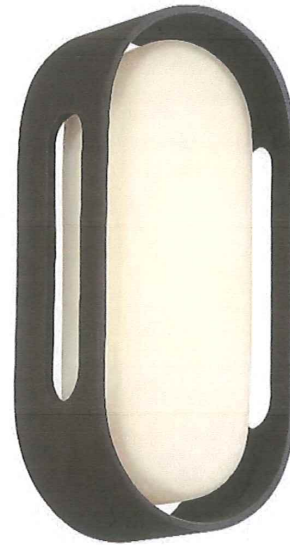
Room:

Placement:

Approval:

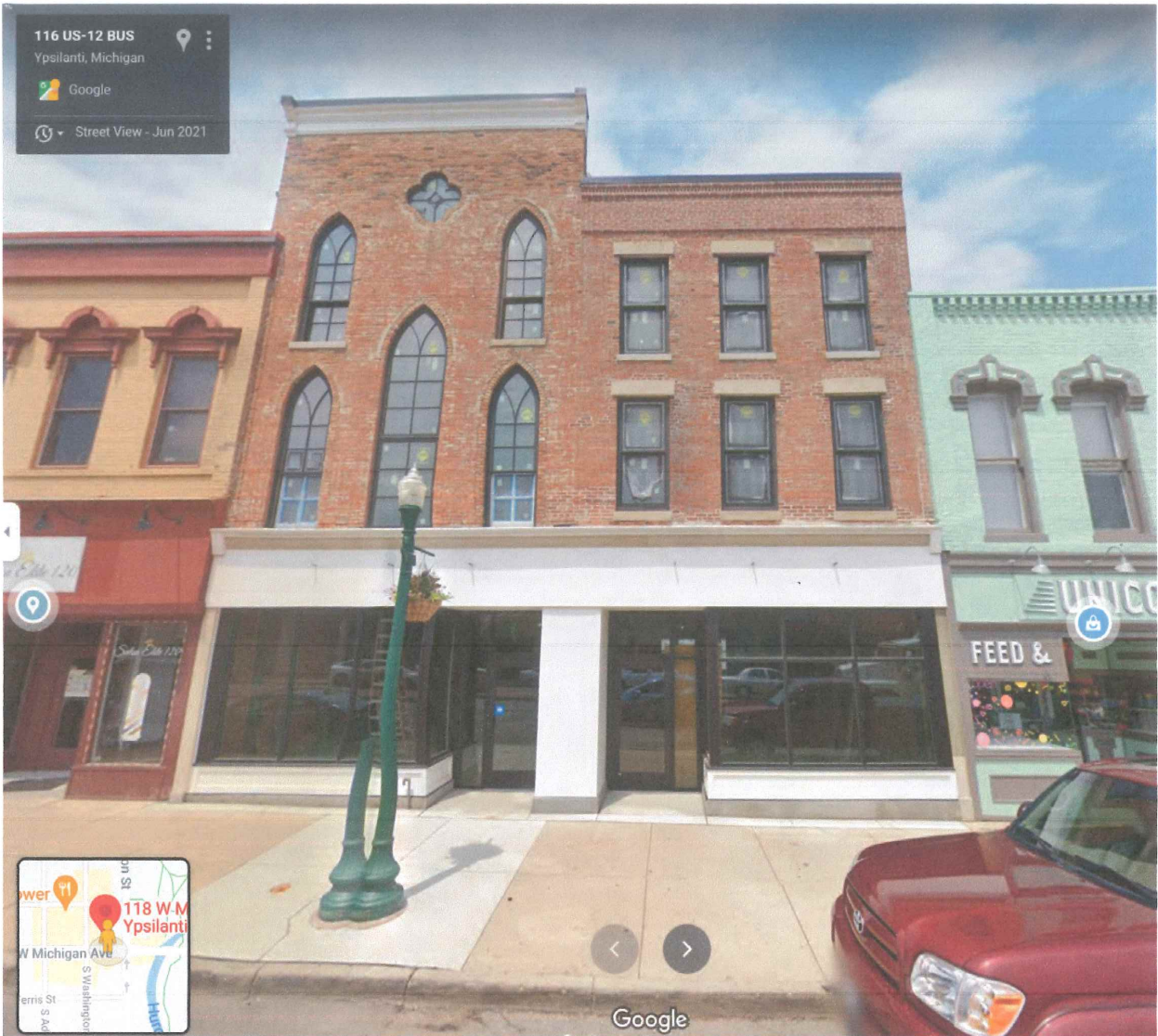


Created November 10th, 2021



Notes:

Michigan Ave Facade



EXISTING CONDITIONS - FULL FACADE VIEW FROM MICHIGAN AVE



EXISTING CONDITIONS - DETAILED STOREFRONT PHOTOS

Michigan Ave Facade



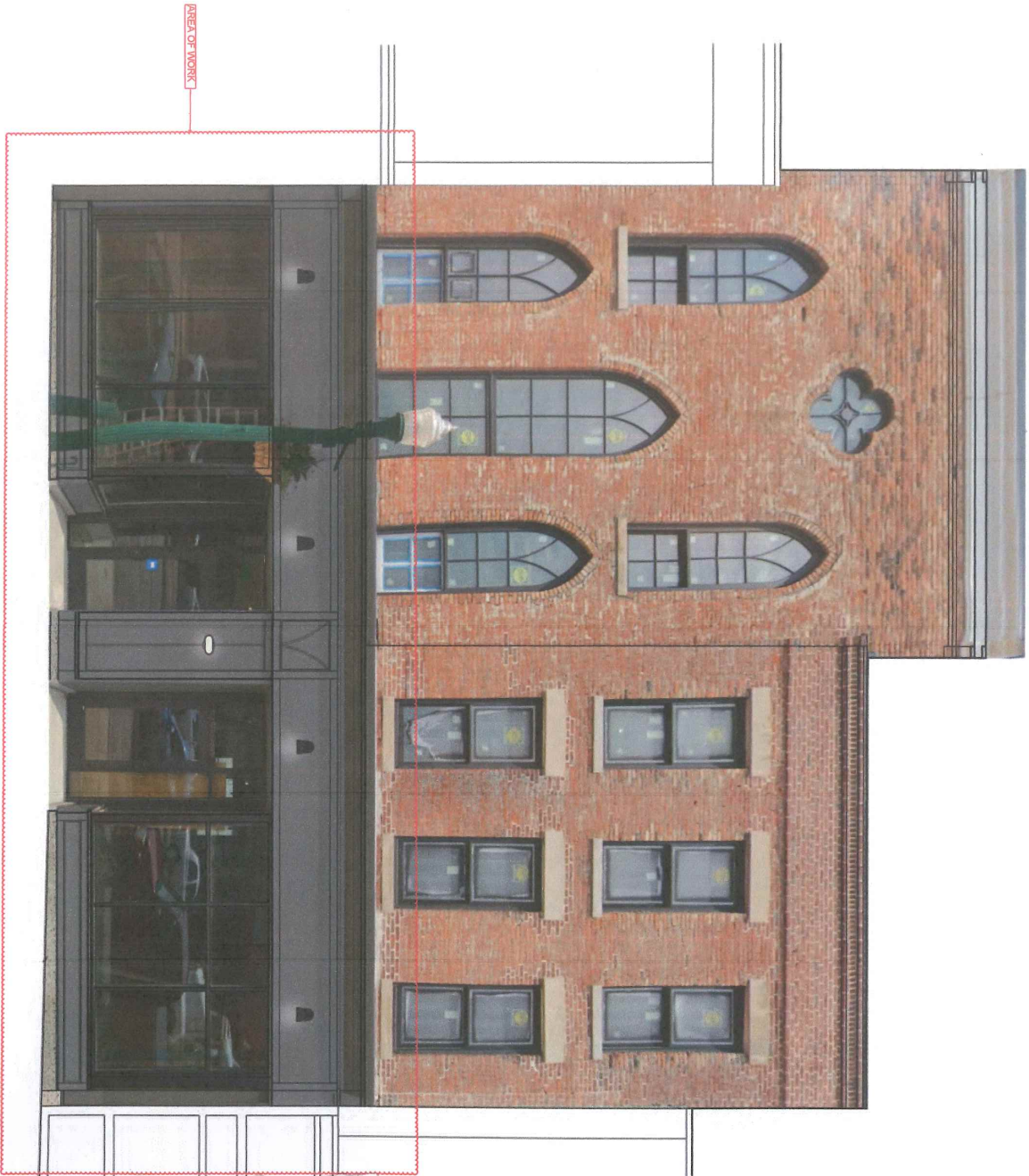
ALL WHITE
SURFACES ARE
TO BE PAINTED
KENDAL
CHARCOAL



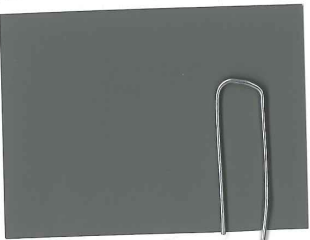
EXISTING CONDITIONS - DETAILED STOREFRONT PHOTOS



RENDERED MICHIGAN AVE ELEVATION - depicting paint color, trim details, and accent lighting



BODY: Kendall Charcoal HC-166



North Facade - Back of building



PHOTO OF EXISTING CONDITIONS



DARKER BRICK =
ORIGINAL BRICK

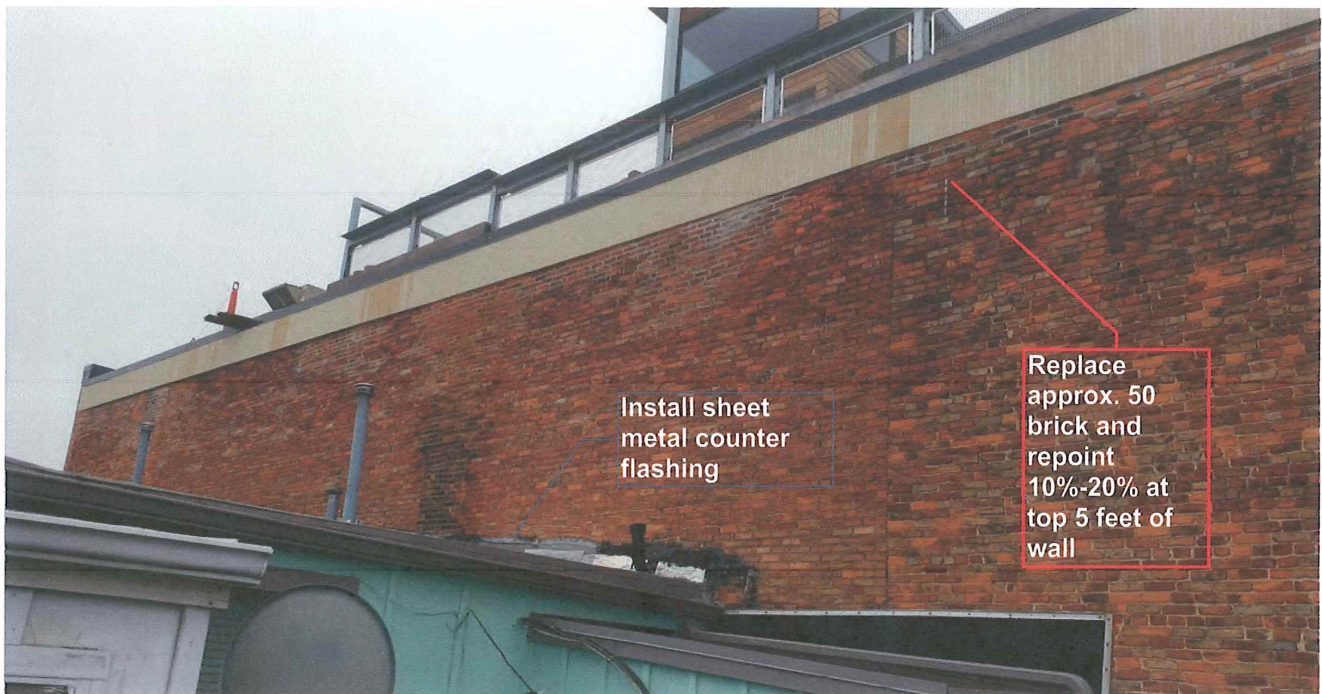
LIGHTER BRICK =
INTERIOR GRADE
BRICK AND
MORTAR TO BE
REPLACED WITH
BRICK SIMILAR
TO EXISTING
STYLE

DETAIL PHOTO OF BRICK WORK

10 % tuckpoint

Remove and
replace
demising wall
brick





Install sheet
metal counter
flashing

Replace
approx. 50
brick and
repoint
10%-20% at
top 5 feet of
wall





HDC Work Permit Staff Review

Property address: 212-214 Ferris

Property History: This house is considered a contributing property to the local and National Register historic districts. In the National Register, the house is described as "T-plan, 1 1/2-story front gable center section flanked by 1-story, side-gable wings, with raking cornices without returns."

In late 2022, the City noticed that work had been completed on the porch at 214 Ferris without permits. This application was then received and reviewed. The proposed work corrects the work that had been done that did not follow the district's design guidelines (attached).

Date of Application: May 11, 2023

Date of Review: May 18, 2023

Date of Meeting: May 23, 2023

Proposed work: Replace plywood porch decking with tongue-and-groove wood; replace T111 skirting with lattice skirting, paint all.

Materials: wood tongue-and-groove, wood lattice, paint

Staff review:

1. The work proposed meets the district's guidelines (attached) and Standard 9.
2. The work corrects unpermitted work.
3. 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 23-0044 and issue a certificate of appropriateness for the replacement of plywood

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.

with wood tongue-and-groove porch flooring and the replacement of T111 porch skirting with wood lattice at 214 Ferris, with the condition that all materials will be painted. The proposed work meets the design guidelines as specified in the district's Fact Sheet about porches and the Secretary of the Interior's Standard for Rehabilitation #9.

Prepared by:

Ellen Thackery, Preservation Planner



Existing conditions at 214 Ferris. Plywood decking and T111 skirting will be removed and be replaced by wood tongue-and-groove flooring and lattice skirting, similar to the porch at 212 Ferris, pictured below.





CITY OF

Ypsilanti

PRIDE | DIVERSITY | HERITAGE

Historic District Fact Sheet

Porches

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

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

Completed applications may be dropped off at the Building Department.

City Hall

One South Huron
Ypsilanti, MI 48197

Building

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

Planning

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

Historic District

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

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

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

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

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

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

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

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

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

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

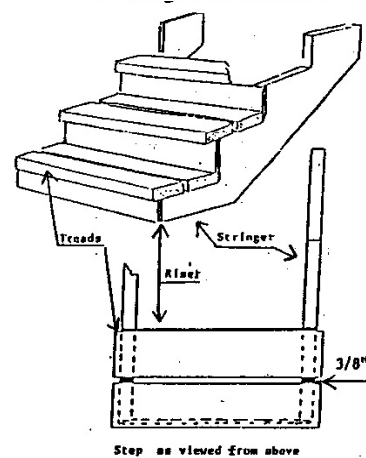
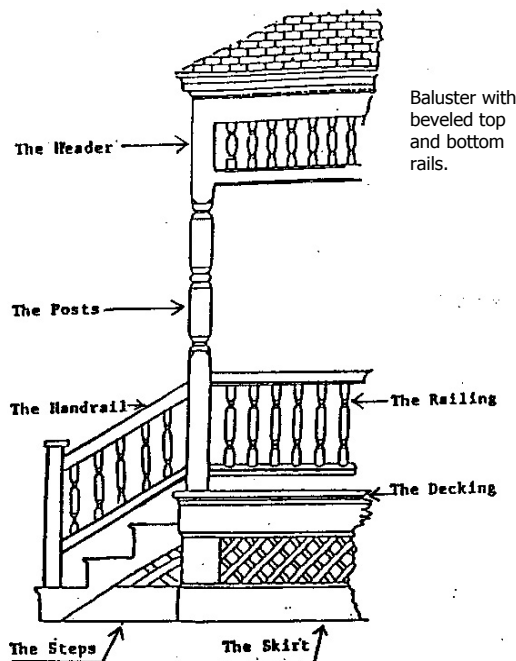
GUARD RAIL (on the porch): a guard rail may be required if the porch floor surface is of a certain height above grade. The guard rail must meet building code requirements in regards to height. If the original rail exists and the height needs to be increased, then an additional railing may be added to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

Last updated: January 2019

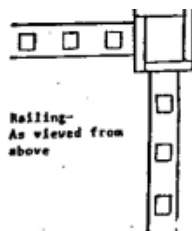
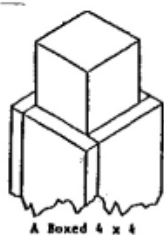
HAND RAIL (down the stairs): if a hand rail is required the hand rail must be graspable. Wood hand rails shall match the guard rail in style. Ends shall return to the wall or terminate at the post. All diagonal members shall be centered on the porch posts and newel posts with butt joints. 1 1/2" painted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

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

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



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



Last updated: January 2019



**City of Ypsilanti
Historic District Commission
Work Permit Application**
One South Huron • Ypsilanti, MI 48197
Phone: (734) 483-9646 • Fax: (734) 483-7260
www.cityofypsilanti.com

31561
1092

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

212-214 Ferris, Ypsilanti, MI 48197

Applicant

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

Name

NORTHWOOD PROPERTY LLC

Address

13 N. WASHINGTON, #171

City

Ypsilanti

State

MI

Zip

48197

Phone / Fax

734-368-8227

E-Mail

Office@NWPROPERTYLLC.com

Contractor

Contractor Name & Contact Info

Type of work

- ☐ Roofing
☐ Window/Door
Replacement

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

- ☒ Painting
☐ Other
☐ Application Amendment

Complete Description of Proposed Work:

Replace existing porch plywood w/ 1" tongue
& groove wood (Front porch 214) - Replace T 111'
skirting w/ wood lattice - No other alterations,
Paint w/ Sherwin Williams Superpaint Satin -
Same color as currently painted.

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

See photos -

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:

\$700.00

Permit fee:

\$45 + _____ =

Signature

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

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

Signature:

[Redacted Signature]

Date:

5/11/21

Print Name:

Diana Watches, Northwood Property LLC

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

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



Close X



4 ft. x 8 ft. Pressure Treated
Garden Wood Lattice

671

by Unbranded

Product Images



Hover Image to Zoom

Live Chat
Feedback



HDC Work Permit Staff Review

Property address: 311 E Forest Ave

Property History: This house is in the local historic district but would not be considered contributing to the district, so the relevant Standards for Rehabilitation to consider are Standards 9 and 10.

Date of Application: May 12, 2023

Date of Review: May 19, 2023

Date of Meeting: May 23, 2023

Proposed work: Install 12x16' detached Azek deck to rear of house. Deck will have wraparound steps and a privacy screen.

Materials: concrete footing, beams, Azek decking, and Azek privacy screen.

Staff review:

1. Applicant proposes a detached deck to the rear of the house.
2. Staff finds that the proposed deck meets the Secretary of the Interior's Standards for Rehabilitation, specifically Standards 9 and 10.
3. The proposed related new construction will not destroy historic materials, features, or spatial relationships, and the proposed deck, as long as its material is smooth and without exaggerated false wood grain, is compatible with the materials, features, size, scale, proportion, and massing of the house. Further, because the deck will be detached from the house, it could be removed in the future without impacting the house.
4. One concern staff has is how the detached deck will interact with the house and if the house will be able to shed water and moisture along the deck's edge closest to the house.
5. Before proceeding with work, applicant must obtain the appropriate building department permits.

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.

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

Recommended Motions:

Move to approve Application PHDC-23-0042 and issue a certificate of appropriateness for the detached deck, steps, and privacy screen of Azek material at 311 E Forest Avenue, with the condition that the Azek material is smooth in texture without an exaggerated faux wood grain. The proposed work meets Secretary of the Interior's Standards for Rehabilitation 9 and 10.

Prepared by:
Ellen Thackery, Preservation Planner



311 E Forest, staff photo, April 2023.



**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: 31562

Method: 105

Action/Study Item

PHDC-23 0042

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

311 E Forest Ave

Applicant

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

Name

Nikki Nabozny

Address

311 E Forest Ave

City

Ypsilanti

State

MI

Zip

48198

Phone / Fax

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

Contractor

Contractor Name & Contact Info

Douglas Post

313-407-3072

Type of work

- ☐ Roofing
- ☐ Window/Door Replacement

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

- ☐ Painting
- ☐ Application Amendment
- ☒ Other

Complete Description of Proposed Work:

Install 16'x12' detached deck to rear of home. See attached plans for more detail. Deck will have wrap around ~~two~~ steps on one corner and privacy screen on the west side. New patio door (previously approved) will open onto the deck.

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

Azek PVC decking in English Walnut and Weathered Teak

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:

\$14,100

Permit fee:

\$45 +

20

=

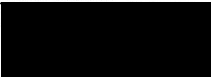
\$65

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:

5-12-2023

Print Name:

Nikki Nubozny

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.

NIKKI NABOZNY. DETACHED DECK

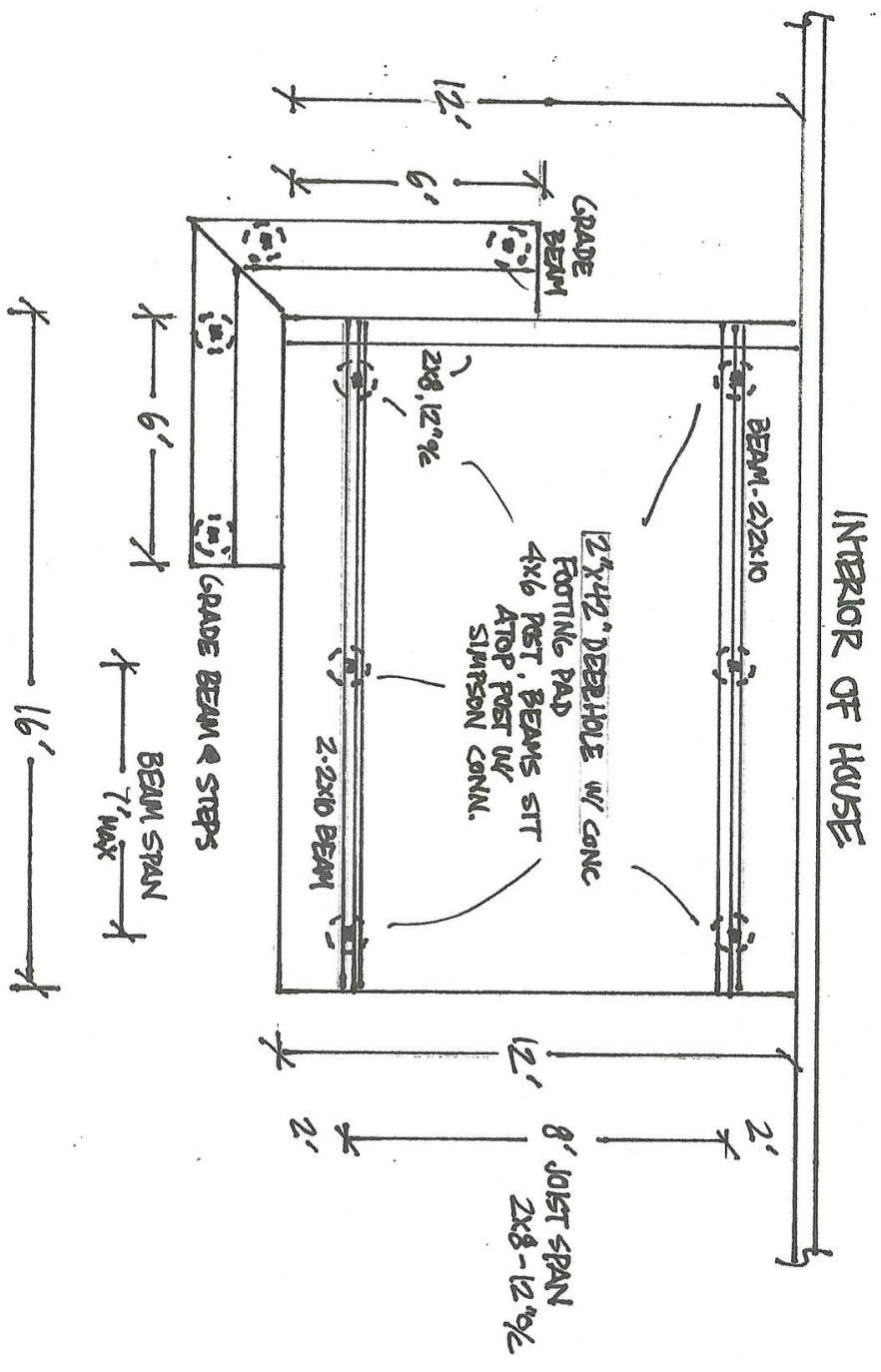
311 EAST FOREST, YPSI (CITY)

P402.23 (2342)

FOUNDATION & FRAMING PLAN

SCALE: 1/4" = 1'

PAGE 1 OF 4



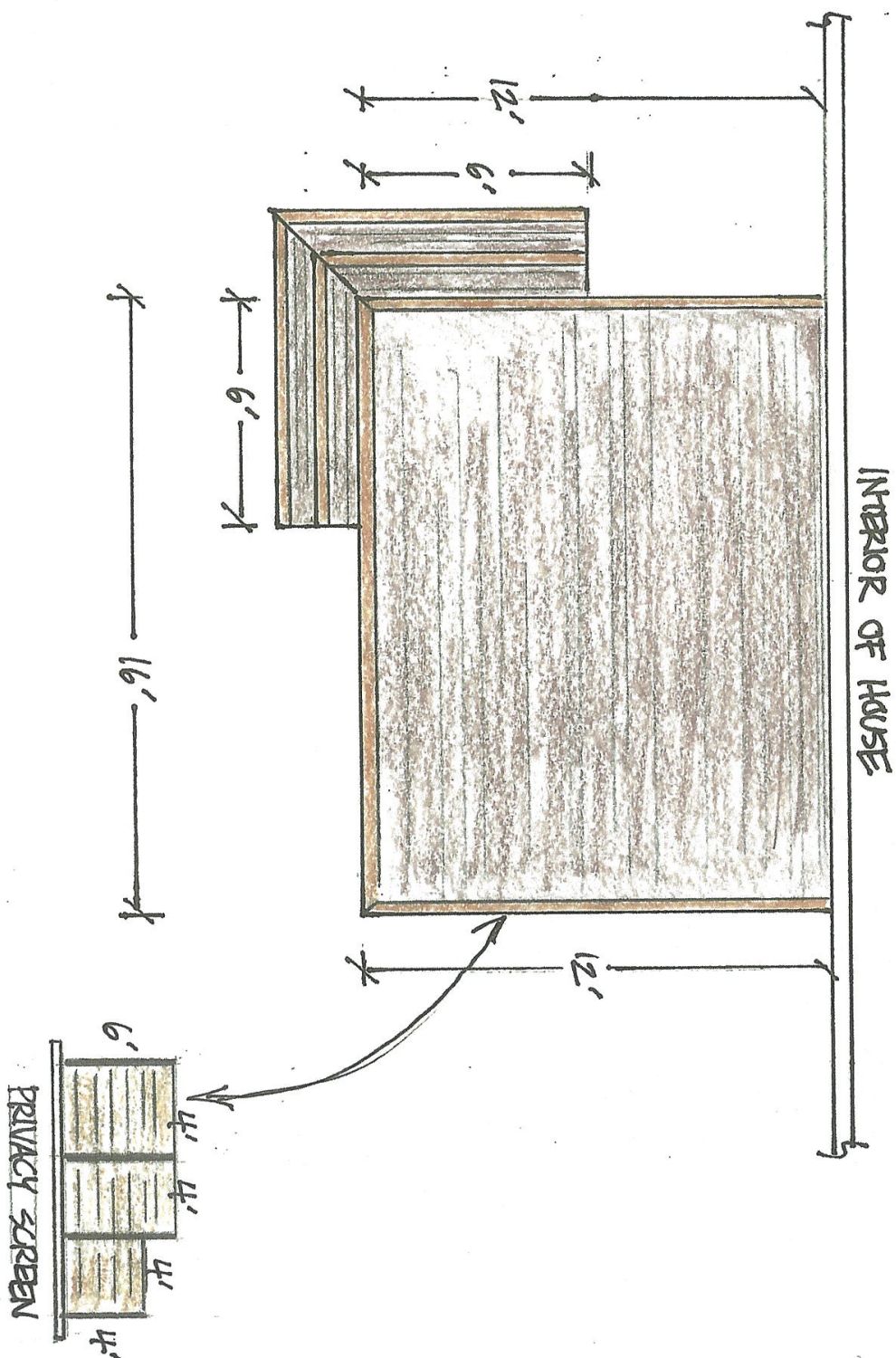
DESIGNED AND DRAWN BY DOUGLAS POST #2101087430 CELL 313.467.3072

311 EAST FOREST, YPSI (CITY)

DECKING DETAIL SHEET - HIDDEN FASTENERS SCALE: $\frac{1}{4}" = 1'$

MAIN COLOR: ENG. WALNUT PICTURE FRAME: WEATHERED TEAK

PAGE 2 OF 4

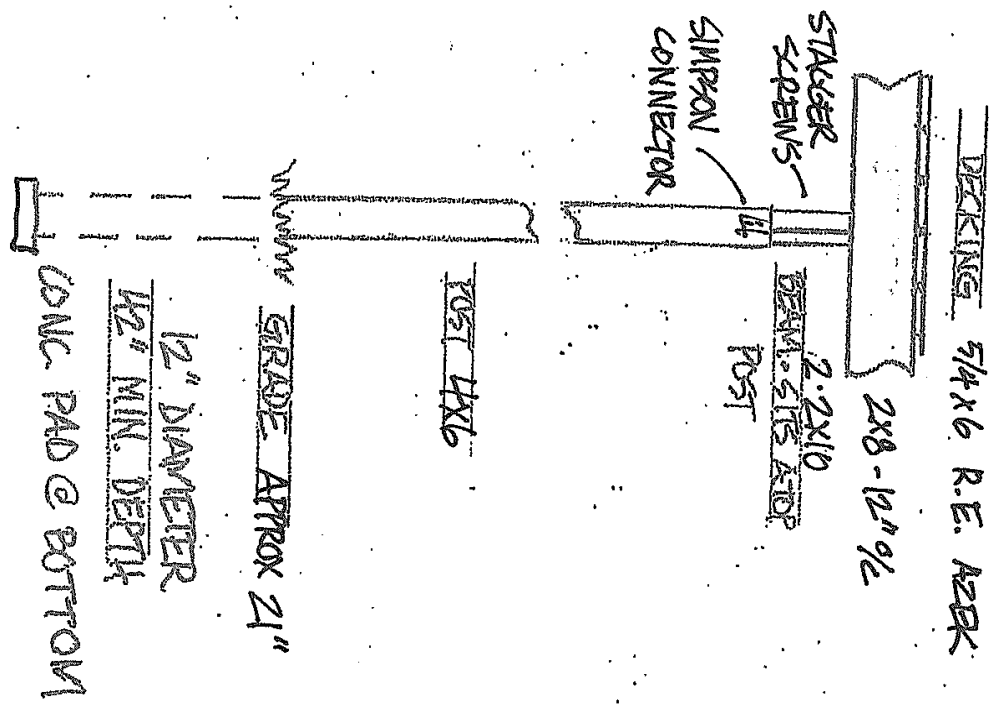


DESIGNED AND DRAWN BY DOUGLAS POST #2101087430 CBL 313.407.3072

NIKKI NABOZNY 311 E FOREST. YPSI (cm)

2x16 DETACHED DECK

PAGE 3 OF 4



FRAMING DETAIL
SHEET

NOT TO SCALE

48.46 ft

Total: 397.47 ft

149.52 ft

150.06 ft

PROPOSED DECK 12X16
2



48.99 ft



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: May 12, 2023

Date of Review: May 19, 2023

Date of Meeting: May 23, 2023

Proposed work: Covering the damaged brick under the marquee with architectural panels and restoring the marquee.

Materials: Fiber cement architectural panels, 1-watt LED bulbs

Staff review:

1. The commission approved the Marvin Elevate windows for the second-story replacements. (The historic windows had to be removed as part of the asbestos abatement upstairs.) The commission gave staff final approval on window color. Staff wanted to see a rendering of the whole façade before approving a window color.
2. Applicant provided a rendering (*Figure 1*) that shows black second-floor windows with gray architectural panels at the storefront level to cover the damaged bricks where the gravel veneer had been installed years ago.
3. Staff stated that the black on the windows makes the windows look a bit like industrial steel windows instead of the residential wood windows that were in place. Staff believes that the Marvin Bronze color would complement the other windows on the street better and look more historically appropriate, but staff also

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.

understands that the color palette for the windows is limited. Staff approved either color—ebony or bronze.

4. The bricks below the marquee were damaged where the gravel veneer was, and many bricks are missing. (*See Figures 2 through 7.*)
5. Applicant proposes architectural panels to cover this area. The old ticket window space will be covered as well. Proposed is a gray fiber cement product (materials attached).
6. Standard 9 of the Secretary of the Interior's Standards for Rehabilitation calls for new work to not destroy historic materials, features, and spatial relationships that characterize the property. The new work is to be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
7. Standard 10 calls for new work to be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property would be unimpaired. It seems to staff that these architectural panels would damage the bricks and any other materials the panels were attached to, so it does not seem to staff that the architectural panels would meet Standard 10.
8. The guidelines for rehabilitating historic buildings that accompany the Standards say that a missing historic feature can be reproduced if there is adequate documentary and physical evidence. Alternatively, especially in the absence of accurate information, a replacement feature can be designed that is compatible with the overall character of the building and compatible with the building's size, scale, material, and color of the historic building.
9. In this case, presumably there was some brickwork in the area below the marquee. It is hard to see what was in that space under the marquee in the historic photos because that area is always in shadow in pictures. (*See historic photos, Figures 8-12.*) We can see that next to the storefronts on either side, there has historically been two places to hang movie posters. There also may have been some cases for movie posters along the alcove walls under the marquee. The documentation staff has been able to find so far is not good enough to re-create a feature or features in masonry under the marquee.
- 10. Considering the absence of documentation, are the architectural panels being proposed compatible with the overall character of the building and compatible with the building's size, scale, material, and color?**
11. Regarding the marquee restoration, 448 LED light bulbs on the front of the marquee and 162 bulbs under the marquee are proposed, at 1 watt each (which is equivalent to 7.5 watts each incandescent). Staff believes that as long as the lights comply with the current ordinance regarding light levels and types, or as long as the city planner and/or planning commission approve a variance/exception from that ordinance, the restoration of that historic feature meets the Standards. Staff believes that Standard 5 is particularly relevant.
12. Before proceeding with work, applicant must obtain the appropriate building and zoning department permits and approvals.

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

Potential Motions:

Move to approve Application PHDC 23-0045 and issue a certificate of appropriateness for the work proposed at 31 N Washington. The work includes the restoration of the marquee using 1-watt LED bulbs, and the installation of gray Nichiha architectural panels to cover the damaged brick under the marquee. The proposed work meets the Secretary of the Interior's Standards for Rehabilitation, specifically Standards 5 and 9.

OR

Move to deny Application PHDC 23 0045 and issue a denial for the proposed marquee restoration using 1-watt bulbs and Nichiha architectural panels in gray at 31 N Washington because the proposed work does not meet the Secretary of the Interior's Standards for Rehabilitation. The proposed panels do not meet Secretary of the Interior's Standard 9 in that the panels are not compatible with the building's size, scale, material, and color of the historic building.

Prepared by:

Ellen Thackery, Preservation Planner



Fig 1. Color rendering showing owner's vision with black windows, black storefronts, gray architectural panels below the marquee, and black doors. Door glass would be clear, however—not tinted, and the gray panels would likely appear more gray.

Figures 2- 7, below. Photos showing damage from removing the gravel veneer that had been applied to the walls of the alcove under the marquee.















Fig. 8. The Martha Washington Theatre, 1936, Ypsilanti Historical Society.



Fig. 9 and 9a. Martha Washington Theatre, 1971, Ypsilanti Historical Society.



Detail of the storefronts and marquee at the Martha Washington Theatre, 1971. Ypsilanti Historical Society.



Fig. 10. Martha Washington Theatre, 1975, Ypsilanti Historical Society.



Fig. 11. Martha Washington Theatre, 1984, Ypsilanti Historical Society.

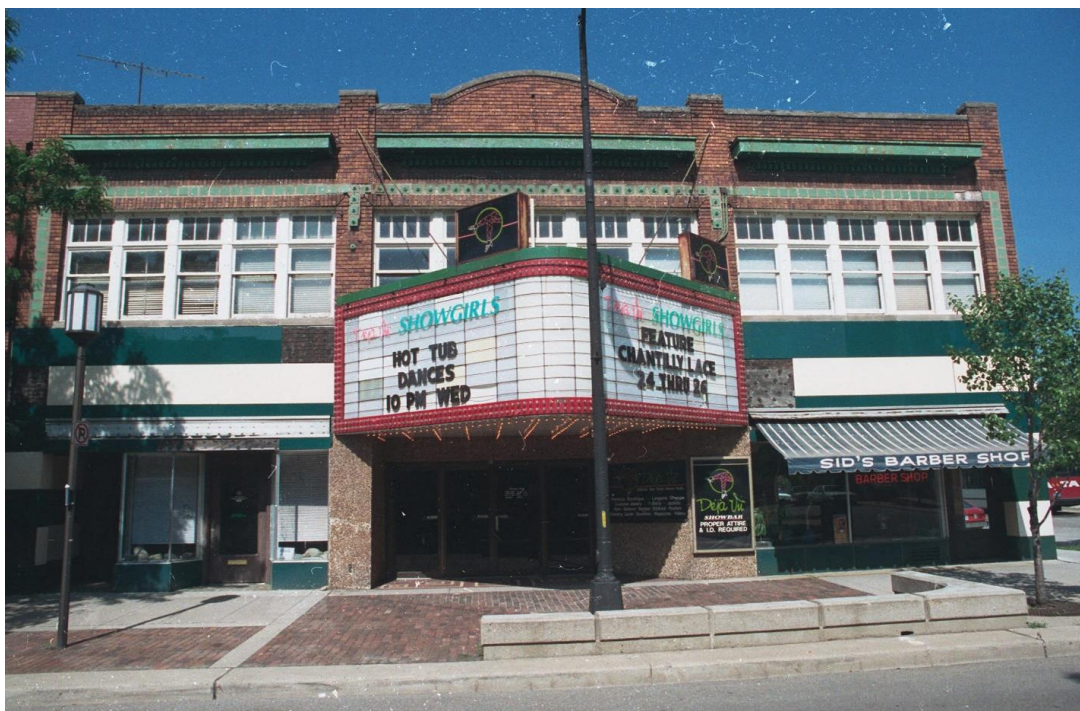


Fig. 12. Martha Washington Theatre, 1990s, Ypsilanti Historical Society.



**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

31 N. Washington St. Ypsilanti

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

9894911462

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

J.stoin@moltusbuild.com

Contractor

Contractor Name & Contact Info

Moltus Building Group.

Type of work

- ☐ Roofing
☐ Window/Door Replacement

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

- ☐ Painting
☐ Application Amendment
☒ Other

Complete Description of Proposed Work:

- Repair front facade facing Washington St under the marquee by covering with Nichiha Industrial Block (fiber cement) grey.
- Restore Marquee on Washington St. Keep existing colors and appearance. Just restoring to look new and back to it's original appearance.

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:

\$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: DocuSigned by:

Date:

5/12/2023

Print Name: A1D8814EF4B44E0...**Joel Stoin**

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.

Supplemental Materials for 31 N Washington, Washington Street Entrance Below Marquee

Entry below marquee: brick had been damaged by the gravel veneer that had been installed. The gravel veneer was removed to assess brick condition. Bricks are too damaged to repair.

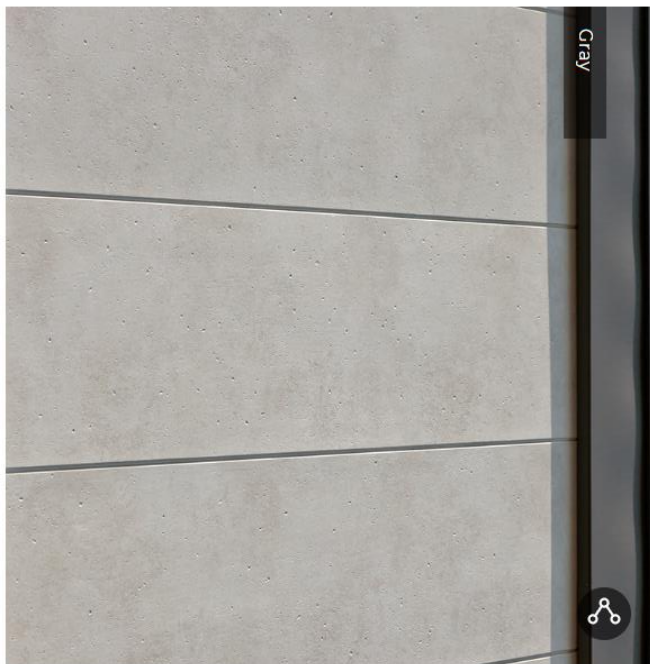
Proposed:

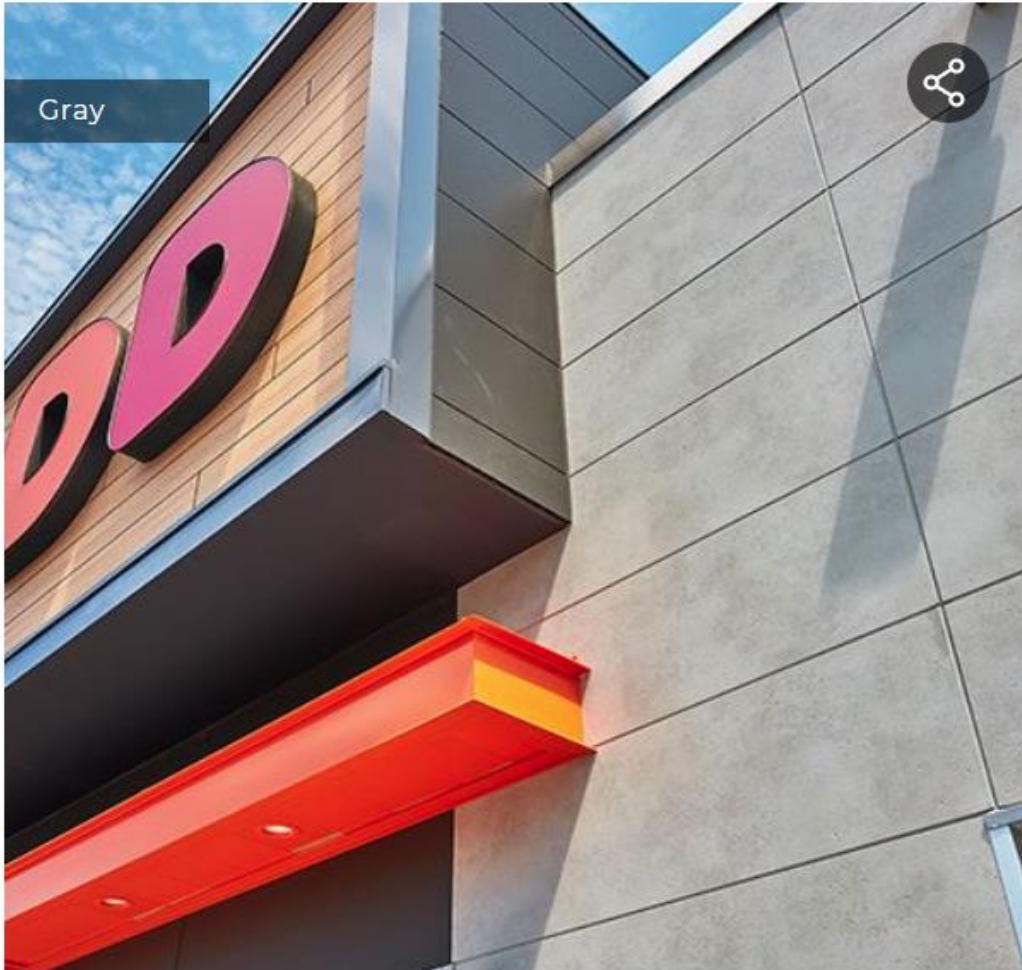
Paint storefronts black, replace doors with like doors with no tint—clear glass only

Install Nichiha fiber cement architectural panels in gray where gravel veneer was.

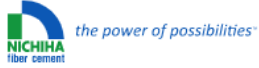
Proposed product:

<https://www.nichiha.com/product/industrialblock>









INDUSTRIALBLOCK

CONCRETE SERIES

- Natural concrete look with industrial appeal
- Ideal for interior or exterior designs
- Engineered with an [integrated rainscreen](#)

SPECIFICATIONS

AWP 3030	
Dimensions (in.)	17 7/8 H x 119 5/16 L
Dimensions (actual mm)	455 H x 3030 L
Thickness (in.)	5/8
Thickness (actual mm)	16
Weight (lbs. per panel)	57.3
Weight (lbs. per sq. ft.)	3.8
Exposed Coverage (sq. ft. per panel)	14.81
Packaging (pieces per pack)	2 [29.62 SQ. FT.]
Panel Orientation	Horizontal or Vertical

Proposed with black second-story windows, storefronts painted black, doors would NOT have tinted glass, and with architectural panels shown, but actual panel color would be slightly more gray:



And with leaves removed:



A note about the Marvin Elevate windows:
They come in these colors (exterior colors on the right):

DESIGN OPTIONS

INTERIOR AND EXTERIOR FINISHES

Elevate windows and doors features rich pine interiors and a durable, strong, and fully paintable Ultrex® fiberglass exterior, featuring our AAMA-verified acrylic finish for low-maintenance and superior aesthetics. Elevate Round Tops include the extruded aluminum exterior finished in commercial-grade paint for superior resistance to fading and chalking.

WOOD INTERIOR FINISHES

BARE PINE Wood comes bare and ready to be painted or stained
CLEAR COAT Wood is finished in the factory with a clear coat
PAINTED WHITE Factory painted
PAINTED DESIGNER BLACK Factory painted

FIBERGLASS EXTERIOR COLORS

STONE WHITE
CASHMERE
PEBBLE GRAY
BRONZE
EBONY

The owner proposes the ebony exterior finish (black). Staff was concerned that the black frame and sashes looks a bit like a steel industrial window instead of a residential window as it appeared before. The staffperson suggested that a pale gray closer to the color of the stone lintels would make the windows look more residential. Unfortunately, these Marvin Elevate windows don't come in a light gray close to the color of the stone lintels. (See above.) Their available gray has quite a bit of brown in it. It almost looks like taupe. Further, the proposed architectural panels are likely a different gray than the gray of the lintels, so going with the Pebble Gray second-story windows would likely be introducing another shade of brownish-gray into the mix. Staff noted that the Bronze color on the windows would look more historically accurate and would blend better into the neighborhood. Ultimately, staff approved either color, ebony or bronze.



MINUTES

City of Ypsilanti HISTORIC DISTRICT COMMISSION In-person Meeting

Tuesday, April 25, 2023
7:00 P.M.

CALL TO ORDER AND ROLL CALL

Chairperson Pettit Welcomed and thanked everyone for attending.
Meeting called to order at 7:05 pm

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

APPROVAL OF AGENDA

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

Voice Vote - Ayes: Four
Nays: None
Motion carried.

PUBLIC COMMENT ON AGENDA ITEMS—none

PUBLIC HEARING—none

OLD BUSINESS—none

NEW BUSINESS

627 N River

**Fascia, new concrete porch, white k-style gutters, windows*

Applicant: Doug Geidner, homeowner - present

Discussion: Staff Report: Staff has received and approved administratively an application for a new asphalt roof, to remove asphalt siding, repair wood siding/piece in new as needed, paint siding, and

repoint the chimney in spots. This application for commission review is for white k-style gutters, wood fascia as close to current profile as possible, new windows, window trim, and a new concrete porch.

Applicant stated that he has taken a hard look at the windows and really studied them and finds that they are in bad condition because they were not maintained over the years. He finds that they are very inefficient and he thinks it will be difficult to find a carpenter to repair them.

Pettit suggested that the commission pick up the aspects of the application that are not window-related first; suggested that the conversation begin with the gutters.

Gutters and fascia: It appears that the short length currently left on the house is a K-style gutter. Owner stated that the remaining pieces of k-style gutter are around the yard. Discussed how to install gutters, whether or not the fascia is a character-defining feature on the house, whether or not it makes sense to try to hang the gutters lower than would be typical to show the fascia. Applicant wants to try to keep the fascia, piece in new matching cedar as needed, and make gutters work on this style of fascia. Discussion about priority being that gutters work and that the water reaches downspouts that lead water away from the foundation. Conversation that the fascia profile/detail is important and will be visible in the gables, and will try to be replicated all around the house. Ultimately, though, to have good functioning gutters, the fascia detail might end up being covered where there are gutters and just visible in the gables.

Applicant asked about gutter guards—commission agreed that those would be fine; they are hard to see anyway.

Porch: Porches currently are just concrete slabs in front of entry doors. They are letting water into basement and against foundation. Applicant would like to pull the porches off, flash properly, and put some kind of porches back on; currently proposing to put concrete slab porches back in the size and shape that are currently there. Ultimately, however, applicant would like to build a porch close to the historic porch. He's hoping that when the asphalt siding comes off, there may be witness marks of the original porch. Staff shared an image of the 1927 Sanborn map that Barry LaRue had found and shared with staff. Staff will look at other Sanborn maps as well to see if they are at all informative, and staff will try to find old photos of this house to see if there is documentary evidence of the porch that was here. If no documentary evidence can be found, however, and if there are no marks on this house that can tell us what existed before, the size and shape of the historic porch is known, but not the details. The way forward at that point is a porch design that looks compatible but will not create a false sense of history. Applicant proposes pulling off siding, pulling off concrete porches, doing the necessary repairs, and then coming back to the staff and commission to communicate what he's found about the porch. The concrete porches are being proposed now. The commission indicated that they are comfortable with the proposal of replacing the porch like for like in materials and design but bringing the porch up to the height of the front doors. If he wants to amend the application to go with a more historically accurate porch, he'll come back to the commission.

Windows: Provided in the pictures are a wide variety of conditions. Commission's main charge is to preserve historic material whenever possible. Commission can see that some conditions are bad. But the commission can't necessarily see that every single window needs to be replaced.

Applicant can see that the existing windows are not energy efficient. Commissioner stated that appropriate maintenance paired with good storm windows can be as efficient as a new window.

Commissioner states that he doesn't have enough information here to approve the window replacements. Commission will need a detailed report showing which windows are in the worst condition, what the issues are with each window, and good documentation/photos of each. Applicant asked whether the City could provide a list of window repair people who could provide a conditions assessment/report. Staff will send the resources we have on window repair, with the understanding that the City doesn't recommend anyone. We just have a list of craftspeople who do this kind of work.

Commissioner clarified whether these proposed replacements are full frame, new construction, or inserts. Full window, completely filling rough opening. Commission is concerned with glass reduction, as the fact sheet about windows states.

Discussion about procedure. Applicant wishes to remove the proposed window replacement from this application, but go forward with the other work he proposed here. Commission agreed that the applicant can amend his application verbally, commission accepts the amended application, and then the commission moves on the amended application.

Applicant stated that he wishes to remove all window details from this application so he can get a window repairperson out for an assessment.

Motion: Pettit moved (Chesnut seconded) to accept amended application PHDC-23-0028 to exclude any aspects related to windows as the applicant has indicated during the meeting tonight.

Voice Vote - Ayes: Four.
Nays: None.
Motion carried.

Motion: Chesnut (second: Ratzlaff) moved to approve application HDC-23-0028 and issue a certificate of appropriateness for the proposed work at 627 N River to include white k-style gutters, wood fascia as close to current profile as possible, and a new concrete porch in the same size and shape as the existing. The proposed work on the fascia meets the Secretary of the Interior's Standards for Rehabilitation 6, the proposed concrete porch work meets Standard 9, and the proposed gutter replacement meets Standards 9 and 10.

Secretary of the Interior's Standards:

#6- Historic material will be repaired before being replaced; replacements when necessary shall match original.

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

#10- New work will be removable.

Voice Vote - Ayes: Four.
Nays: None.
Motion carried.

STUDY ITEMS- none

ADMINISTRATIVE APPROVALS

PHDC 23-0027 334 E Forest Ave, asphalt roof to asphalt roof

PHDC 23-0029 627 N River, asphalt roof to asphalt roof, remove asphalt siding and repair/replace as needed wood siding underneath, paint siding, scattered chimney repointing

PHDC 23-0030 309 E Forest, like-for-like roof on carport only

PHDC 23-0031 25 S Huron, flat EPDM roof to same EPDM roof + slate on decorative mansard roof commission already approved 4/11/23 for 27 S Huron (25 and 27 are attached but are technically two buildings/addresses in city's system)

PHDC 23-0032 216 S Washington, chain link fence for cedar privacy fence in backyard only

PHDC 23-0033 228 N Grove, tear off existing asphalt roof and install asphalt roof on house only (not on back porch or garage)

OTHER BUSINESS

1. Property Monitoring—commissioner noticed that some maintenance work around the district is happening, just like for like items. Staff clarified that maintenance is not work. Work changes the appearance of the resource; maintenance is eliminating the effects of weathering. When items need to be removed in order to do work, staff and/or commission needs to know about it. But regular paint touch-up, like for like rotten board replacement—these kinds of repairs are considered maintenance because they won't change the appearance of the building.

2. Updates from Staff

NAPC HDC training happened 4/13 and 4/20 and some commissioners attended. When we get access to the presentations, staff will share them around with all of the commissioners.

Staff has reserved Thursday evening, June 15, 7 pm for a virtual presentation on the state tax credit program. Commissioner suggested making it very clear on the promotional materials that this is for homeowner-occupied properties and the properties must contribute to the district.

Staff asked if as part of an administrative approval, a railing on the roof of a porch (like a balustrade on a balcony but it is decorative because the porch roof does not serve as an actual balcony) is removed for a new roof, must the balustrade be replaced? Commission replied that it depends. It depends on the house, whether or not the balustrade is a character-defining feature, and that application needs to come before the commission when there is a knock-on effect (like the removal of a railing) that needs to be resolved.

Staff also requested some feedback about commission operations and if commissioners had any suggestions as to how to make our operations run more smoothly.

3. Commissioner Comments

The NAPC commissioner trainings from 4/13 and 4/20 were good, and the alternate materials talk and the new construction talk may be most useful. Thinks that commissioners could really use some technical analyses on both window rehabilitation and new materials. Did see a useful picture that showed fiber cement right down next to a stair tread and it showed how the built-up snow over time dissolved that siding. Manufacturers' specs themselves state that fiber cement siding cannot be where snow or water will stand.

Commissioner comments about commission operations: commission feels supported. If staff could provide some research on alternate materials, that would be really helpful. Staff recalled that James Chesnut had done some research on alternate materials—especially windows—and maybe we should dust that off and see if it needs to be updated or cleaned up. Timing of the packet on Friday seems to work well. Commission likes to have the packet on Friday when possible because having the weekend is nice. Consider how we could better prepare applicants for the meeting. Especially windows. Think about updating the sample window app to show a good window conditions inventory and remembering to point people to that sample. Helping applicants to understand how best to organize their application or breaking up their applications so the items that would be easiest to approve are together and the items that will be the most difficult, like window applications that will likely need more work/documentation/discussion, could be peeled off into a separate application whenever possible to help the applicant get the most work approved possible and help them be successful.

Upcoming History Walk, Washtenaw Wanderers, May 6, 10 am, register on AVA.org and find the event and search Ypsilanti or at Ypsi Real.

AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS—none

HOUSEKEEPING BUSINESS

Approval of the minutes of March 14, 2023

Motion: Ratzlaff (second: Szumko) moved to approve the minutes of April 11, 2023, as submitted.

Voice Vote - Ayes: Four
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 8:45 p.m.

Full Minutes Prepared By: Ellen Thackery