



AGENDA

Historic District Commission Meeting

7:00 PM - Tuesday, July 11, 2023

Freighthouse

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

3 - 126

[1 206 N River Agenda Item](#)

[2 627 N River Agenda Item](#)

[3 31 N Washington agenda item](#)

[4 212 S Huron agenda item](#)

6.3. STUDY ITEMS

6.4. ADMINISTRATIVE APPROVALS

Approvals that should have been reported at May 23 meeting:

216 S Huron, asphalt roof to asphalt roof

12 W MI Ave, paint previously painted surfaces

315 N Grove, repaint wood siding

29 E Cross, repaint storefront and fire escape

Approvals for this meeting:

36 N Washington, awnings recovered

216 N Grove, repaint previously painted surfaces

120 E Cross, new like-for-like roof

121 N Washington, mural

516 N River, detached deck

311 Washtenaw, re-side nonhistoric addition

222 N River, air conditioning

57 E Forest, like-for-like roof

406 Maple, painting siding only

318 N Park, repaint front door

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 05/23/2023

127 - 136

[Historic District 5-23-2023 Minutes DRAFT](#)

9. ADJOURNMENT



HDC Work Permit Staff Review

Property address: 206 N River

Property History: This house contributes to the local and National Register districts. Its character-defining features include its gable front with raking cornice and cornice returns, its wood windows, its one-story secondary half-gable-front portion set back a little from the main mass on the north side, and its porches on the south side of the house with Tuscan columns with wood porch guardrails.

The house appears on the 1855 birds-eye-view map of Ypsilanti, and it has had its current configuration since about 1916. (The current addition at the rear of the house that is used as a garage was added between 1909 and 1916. See attached images from Sanborn maps.)

The main body of the house is covered in asbestos or asphalt shingles, but the garage addition did not receive those. It still has its original wood siding exposed.

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.



206 N River, front or west elevation.



206 N River, north side and northwest corner. Wood-sided portion to rear is portion where siding is proposed to be replaced.



206 N River, southwest corner and southern side of house. Wood-sided portion at very rear of house barely visible here is where the replacement siding is proposed.



206 N River, southwest corner and southern side of house. Wood-sided portion at very rear of house barely visible here is where the replacement siding is proposed.

Date of Application: May 24, 2023, withdrawn
June 9, 2023 reapplied (*Staff actually believes the applicant reapplied June 13, 2023, E Thackery, 7/5/23*)

Date of Review: June 21, 2023; re-reviewed July 5, 2023

Date of Meeting: ~~June 27, 2023~~ July 11, 2023

Proposed work: Replace existing wood siding on the garage portion of the house with smooth fiber cement siding like Hardie Plank Lap Siding.
Replace existing person-entry door with a same steel door.

Materials: White Hardie Plank Lap Siding, Smooth. Likely a 4" exposure.
Steel door, same as existing

Staff review:

1. First, the *Secretary of the Interior's Standards with Guidelines for Rehabilitating Historic Buildings* require that character-defining features of the historic property are identified. Is the wood siding on the rear-most addition on this house (the garage) a character-defining feature?

Because this garage is attached to the house and has been in place since about 1915, staff finds that this portion of the house is historic and its wood siding is a character-defining feature.

2. Second, then, the *Standards and Guidelines for Rehabilitating Buildings* ask whether the material could be repaired or whether the severity of the deterioration requires replacement. The Secretary of the Interior's Standard for Rehabilitation #6 states that "Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials."

The wood siding on this garage/rear-most addition is in poor condition. Applicant states that the workmanship on the installation of the siding about 1915 was not high quality—some planks are short and there are a lot of seams—and the siding currently allows squirrels to get into the house.

3. If the commission acknowledges that the *Standards and Guidelines* prioritize preservation and repair of the original materials over replacement, and accepts that this material is beyond repair, the question is what is an acceptable replacement? The Guidelines state that a character-defining feature that requires replacement "...should be replaced to match the historic feature based on physical... documentation of its form and detailing. As with repair, the preferred option is always replacement... in kind (i.e., with the same material, such as wood for wood). However, when this is not feasible, a compatible substitute material that can reproduce the overall appearance of the historic material may be considered."

4. The introduction to the *Standards and Guidelines* states that the Standards will be applied taking into consideration economic and technical feasibility.

Wood siding to replace wood siding is widely available, and easy to cut and install, so technical feasibility is not an issue for this review. Regarding economic feasibility, on June 22, 2023, Chelsea Lumber in Chelsea quoted staff cedar lap siding with a 4" reveal at \$35 per 12' length. Staff did not ask about pine siding. Smooth Hardieplank lap siding with a 4" reveal is \$8.69/ 12' length. The salesperson did state, however, that the Hardie product requires a special saw and mask for cutting, requires special installation, is brittle, and will still require painting. The quotes he provided did not include installation.

5. In addition, as per the city's historic preservation ordinance, when reviewing plans, the commission shall give consideration to the Standards and Guidelines, the house's historic or architectural value and significance, the relationship of the house's architectural features to the surrounding area, and the general compatibility of design, arrangement, texture, and materials proposed.

Value/significance. This house contributes to the district and still has many of its character-defining features (see Property History above), but the main body of the house has been covered in asphalt or asbestos siding. *Features.* The c. 1915 wood siding on this addition would be removed in this proposal, so its ability to serve as physical documentation for what had been on the addition would be lost. The proposed work is only on the secondary elevations to the rear of the house, however, and the area to be re-sided is not very visible to the street/sidewalk, especially from the south. Further, the other features on the house would not be affected. *Compatibility.* The proposed re-siding material, while not wood, is of a similar reveal to the original wood siding and would be smooth and painted, like well-maintained wood siding. If someone wanted to restore the house's presumed wood siding under the current asphalt siding, staff does not think that those restoration efforts would be negatively impacted by this proposed work, since this area is an addition anyway, and this material would be differentiated and compatible with wood lap siding, as long as it didn't negatively impact the wood where the two materials touch.

6. The 2017 Guidelines that accompany the Standards show a photo of smooth cementitious siding on a secondary elevation, and the caption states, "Smooth-surfaced cementitious siding may be used to replace deteriorated wood siding only on secondary elevations that have minimal visibility." (p 91)
7. In summary, staff believes the relevant questions in this case are, Is the wood siding on the rear-most portion of the house (the garage) beyond repair? If it is beyond repair, must it be replaced in kind with wood siding or is that infeasible economically or technically? If it is infeasible, is the proposed smooth Hardie Lap Siding an acceptable alternative? Might the cementitious siding be acceptable on the very rear of the house (on the east end), even if it is not acceptable on the north or south sides?
8. Staff finds that replacing a nonhistoric steel door with an in-kind steel door meets the Secretary of the Interior's Standard for Rehabilitation #9; the proposed door will not

destroy historic materials, features, or spatial relationships that characterize the property.

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

Relevant Secretary of the Interior's Standards:

#6 for siding, #9 for door

Potential Motions:

If infeasibility of wood is shown and replacement material is compatible: Move to approve Application PHDC-23-0050 for the proposed work at 206 N River for the: 1) replacement of a steel person-entry door with a like steel entry door on the garage/rear most portion of the house, and 2) the removal of deteriorated wood siding on the garage/rear most portion of the house and the installation in its place of white smooth HardiePlank Lap Siding, on the northern, eastern, and southern walls of the garage portion only. Because the wood siding was shown to be infeasible in this case, because the elevations affected are toward the rear and are secondary, and because the proposed replacement is compatible in this case, this proposed work meets the Secretary of the Interior's Standards for Rehabilitation 6 and 9 and the Guidelines for Rehabilitating Historic Buildings.

If infeasibility of wood is not shown, postpone: Move to postpone Application PHDC-23-0050 for proposed re-siding at 206 N River to the next meeting of the historic district commission, scheduled for July 11- 25, 2023, so that the applicant can provide more information as to why repairing and replacing the wood siding with wood siding on the garage portion of the house (at the house's eastern end) is technically or economically infeasible. Repair estimates and costs of replacement wood siding are requested by the commission, along with installation estimates. A procedural denial will be issued for this application if the commission does not act before Friday, August 4, 2023.

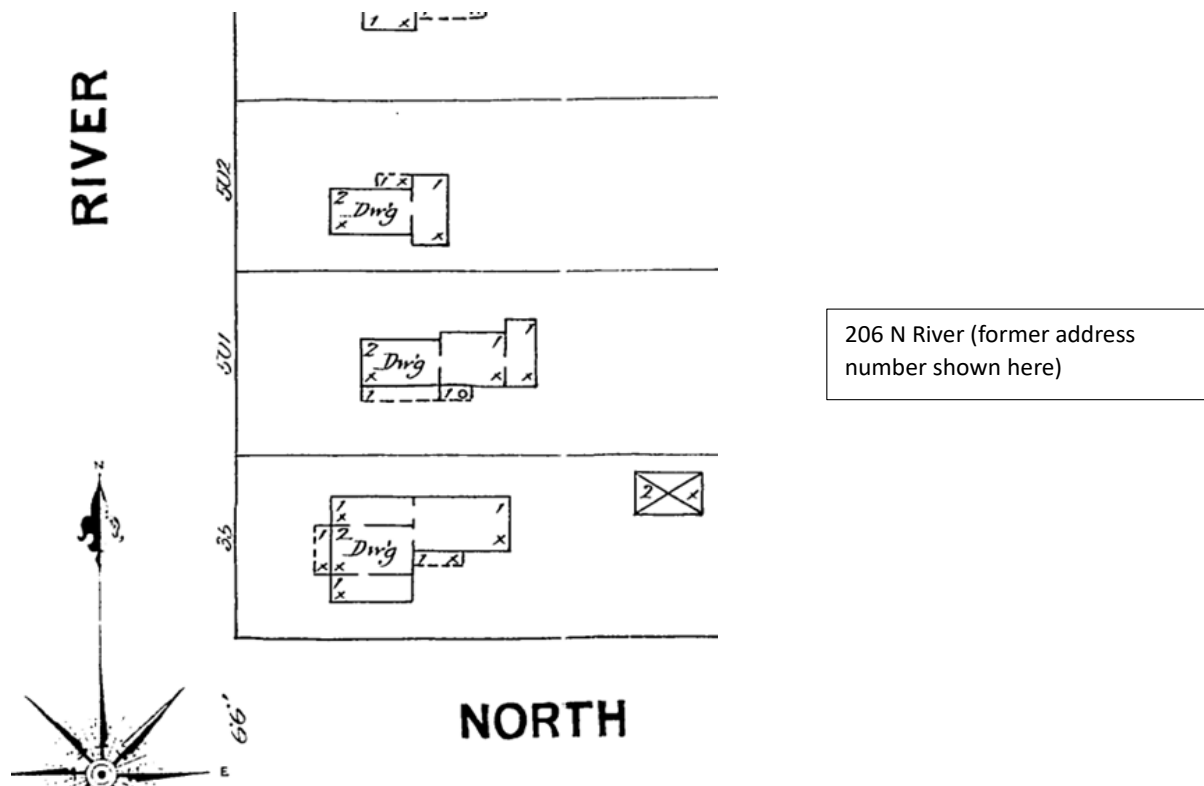
If infeasibility of wood is not shown, deny: Move to deny Application PHDC 23-0050 for the proposed work at 206 N River including the removal of wood siding on the attached garage portion of the house (the easternmost/rear most portion) and installation of smooth HardiePlank Lap Siding on that same portion of the house because this proposed work does not meet the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings. Specifically, the proposed work does not meet Standard for Rehabilitation #6, which requires that deteriorated historic features be repaired before being replaced. The Standard states that where the severity of deterioration requires replacement, the new feature will match the old in design, color, texture, and, where possible, materials. A compatible substitute can be used when replacing in kind is not feasible, but evidence of infeasibility was not included with this application. The replacement of a steel entry door with a like door can be approved by staff with an amended application.

Prepared by:

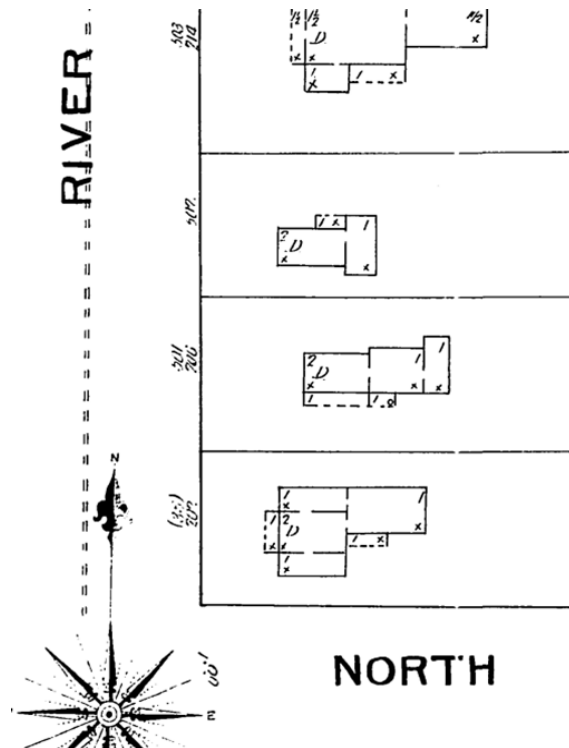
Ellen Thackery, Preservation Planner

Sanborn Map Images of 206 N River

1888:

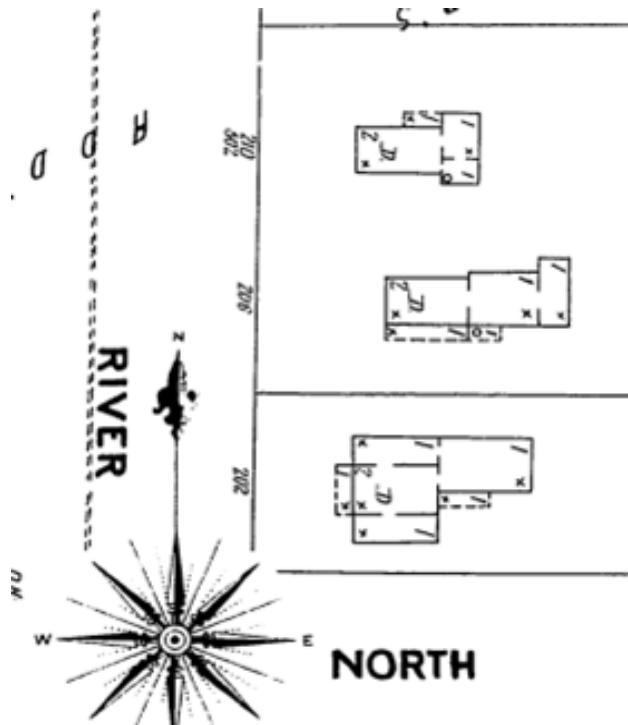


1893:



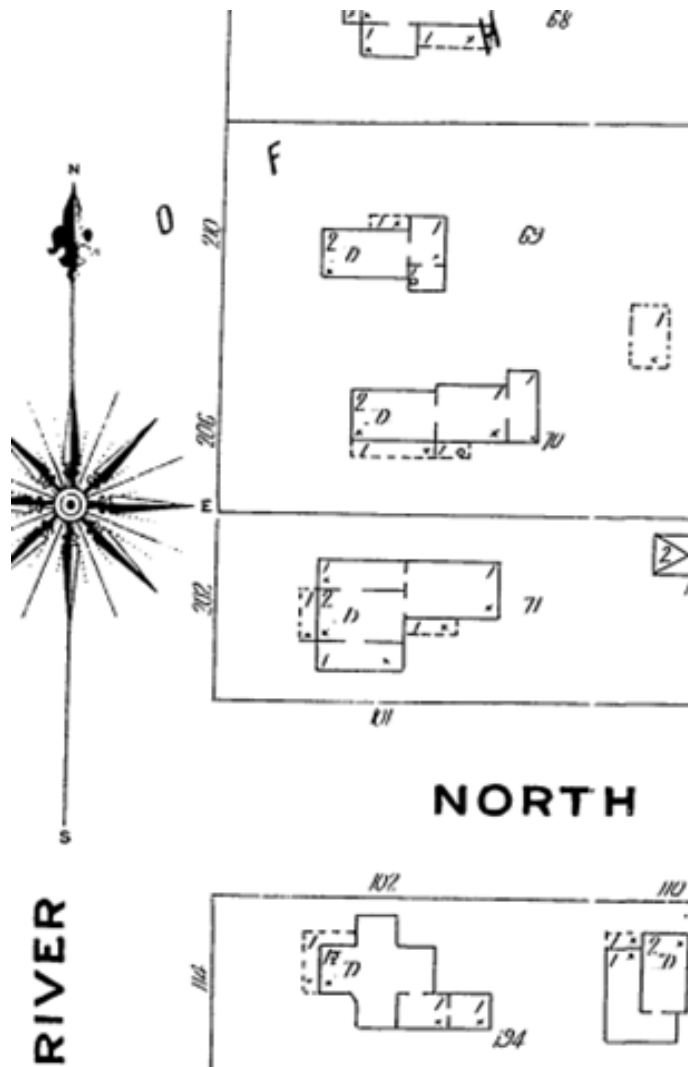
206 N River, 1893. Footprint unchanged from 1888.

1899:



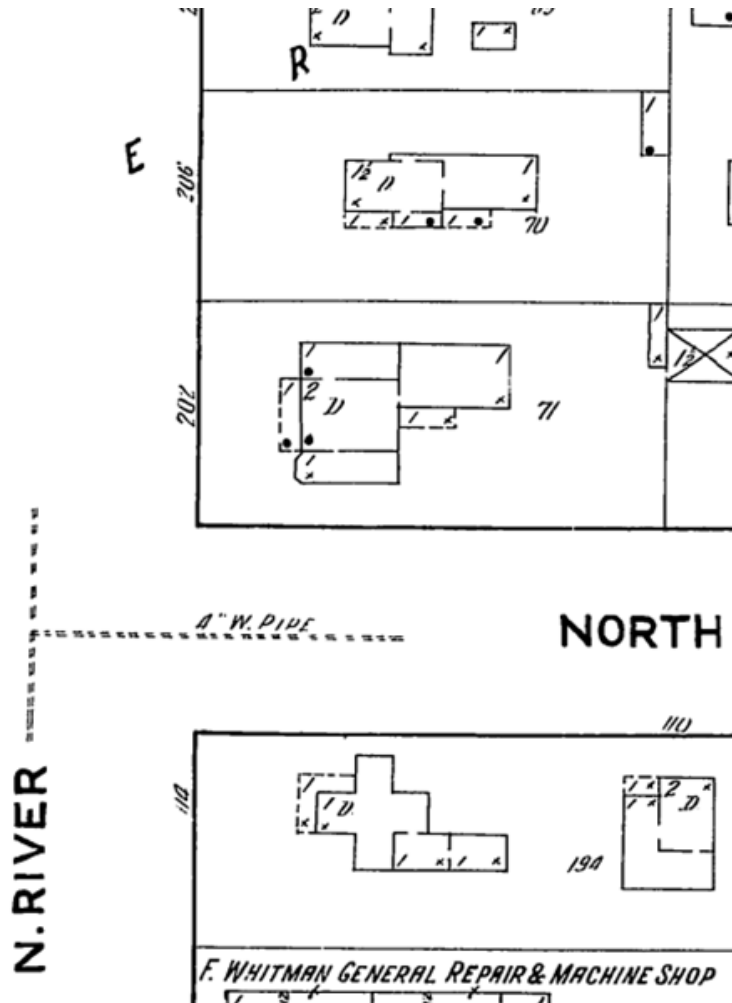
206 N River, 1899. Footprint unchanged from 1888.

1909:



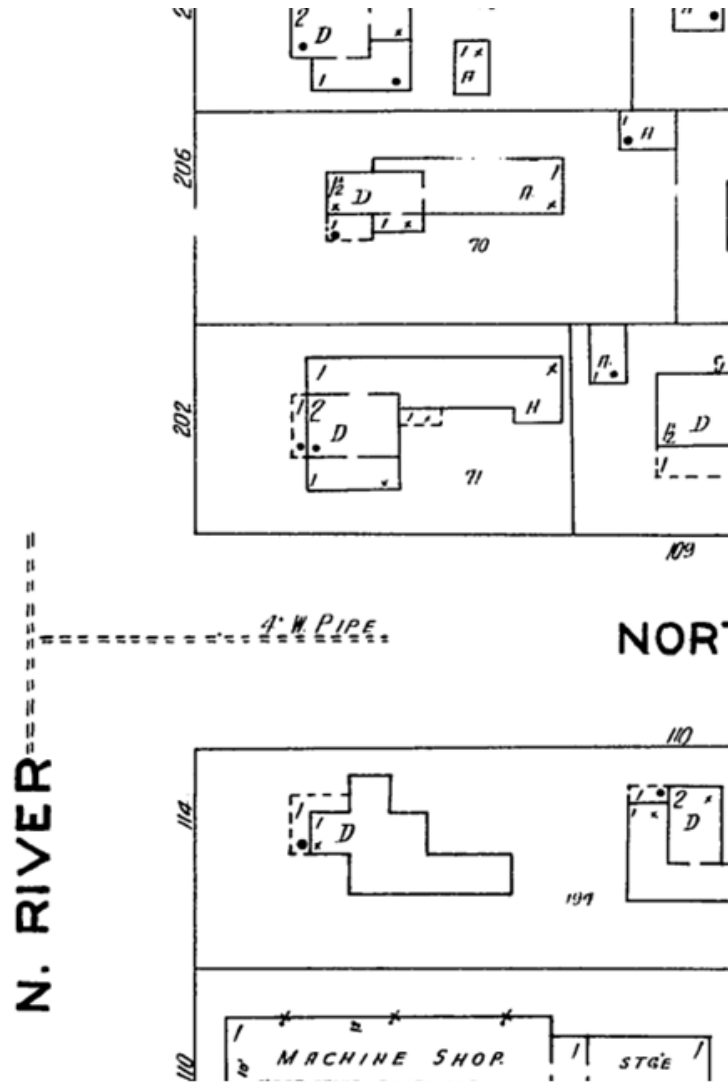
206 N River, 1909. Same footprint since 1888.

1916:



206 N River, 1916. Here, the footprint has changed.

1927:



206 N River, 1927. Here, the footprint of the rear addition looks as it did in 1916, but the second porch on the house's south side toward the east (rear) is not shown. That porch was likely just overlooked in 1927 because it does still stand.



RECEIVED

MAY 24 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: _____

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

206 N. River St.

Applicant

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

Name

Malcolm McDonald

Address

206 N. River St.

City

Ypsi

State

Mich.

Zip

48198

Phone / Fax

[REDACTED]

E-Mail *Staff will contact you primarily via email

Contractor

Contractor Name & Contact Info

N/A

Type of work

- ☐ Roofing
☐ Window/Door Replacement

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

- ☐ Painting
☐ Application Amendment
☒ Other

Complete Description of Proposed Work:

Replace Siding
and Door

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

White Siding / Smooth Hardy Board

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:

\$ 3,000

Permit fee:

\$45 +

=

Signature

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

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

Signature

Date:

5/23/23

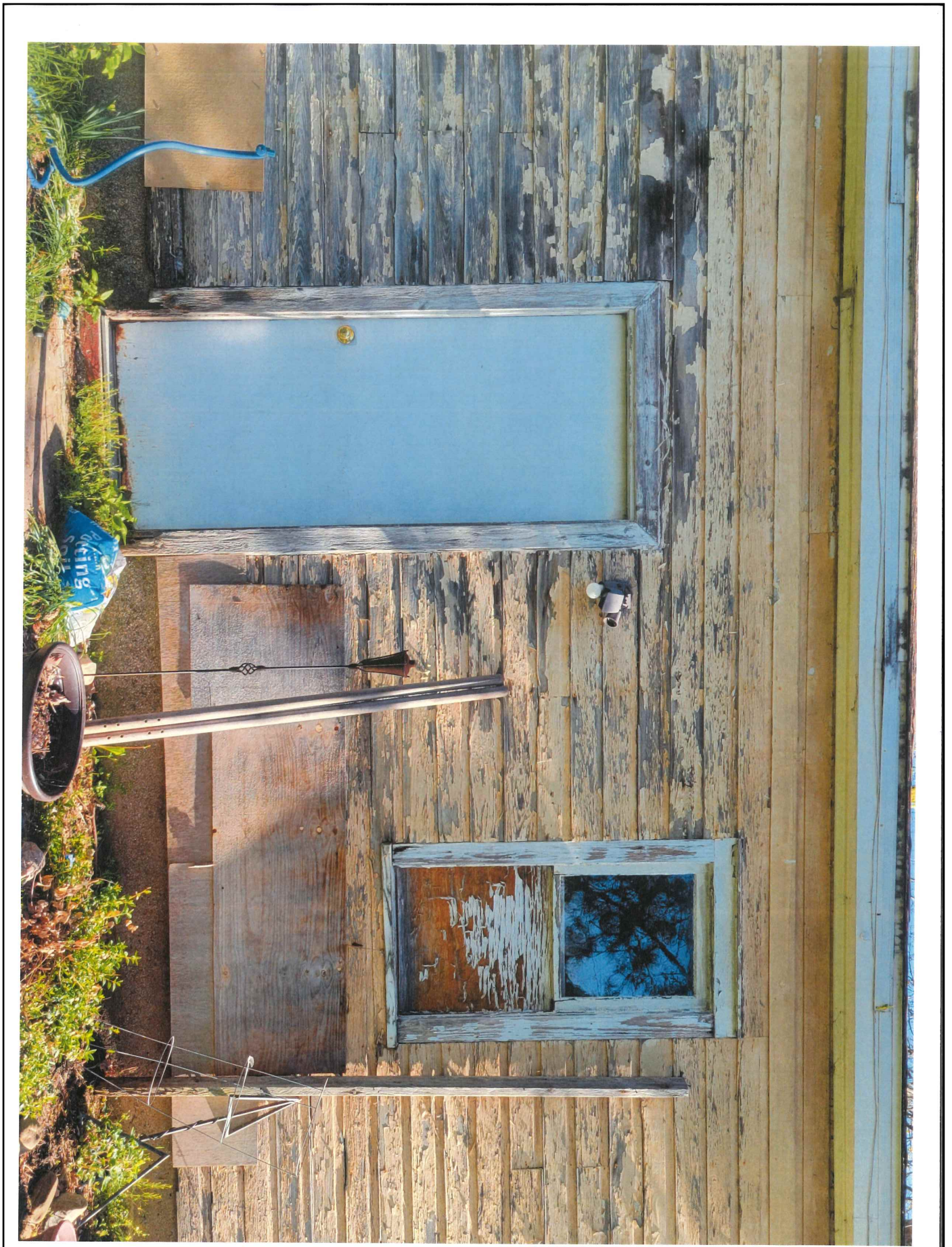
Withdrawn and then
resubmitted June 9, 2023
et

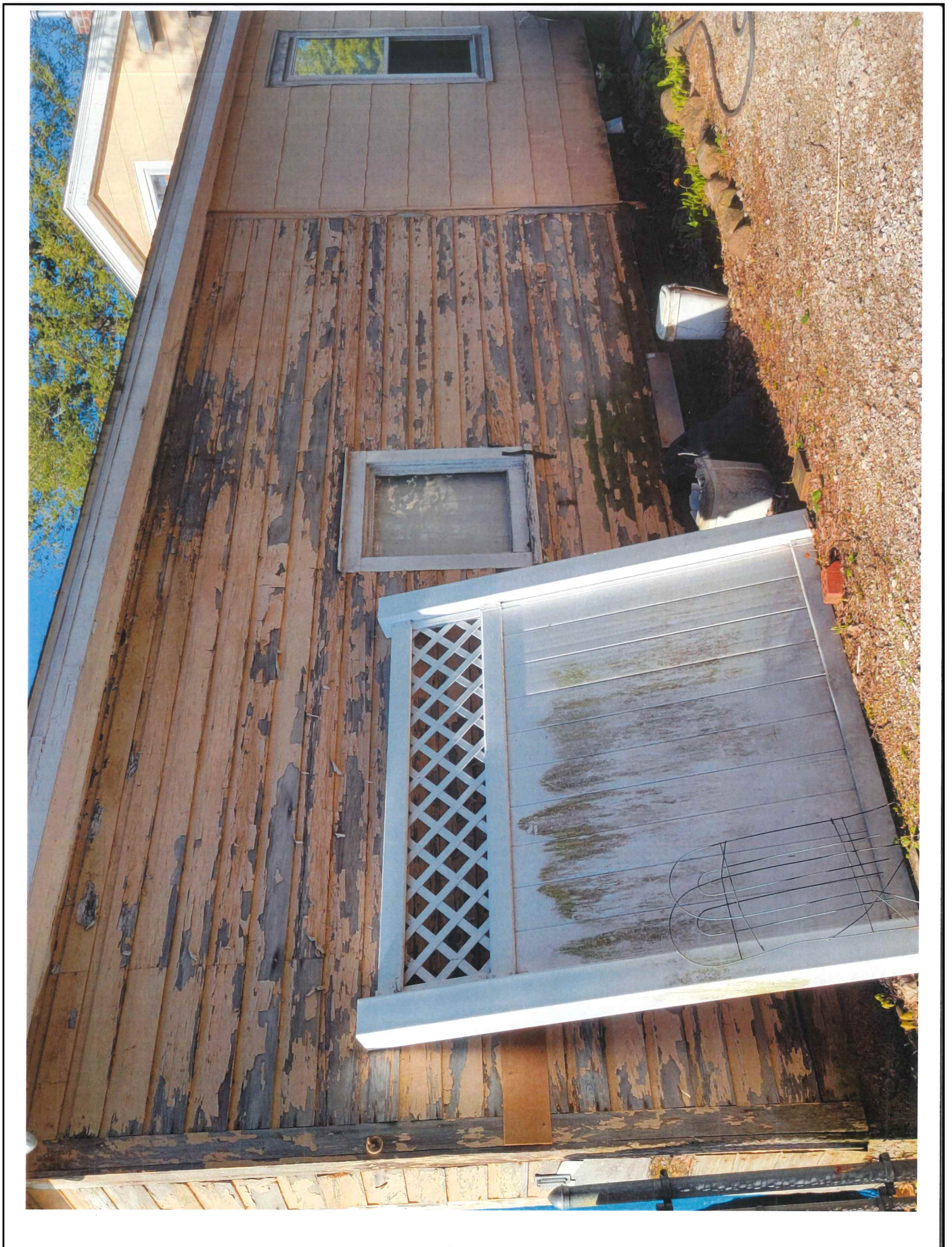
Print Name:

Malcolm McDonald

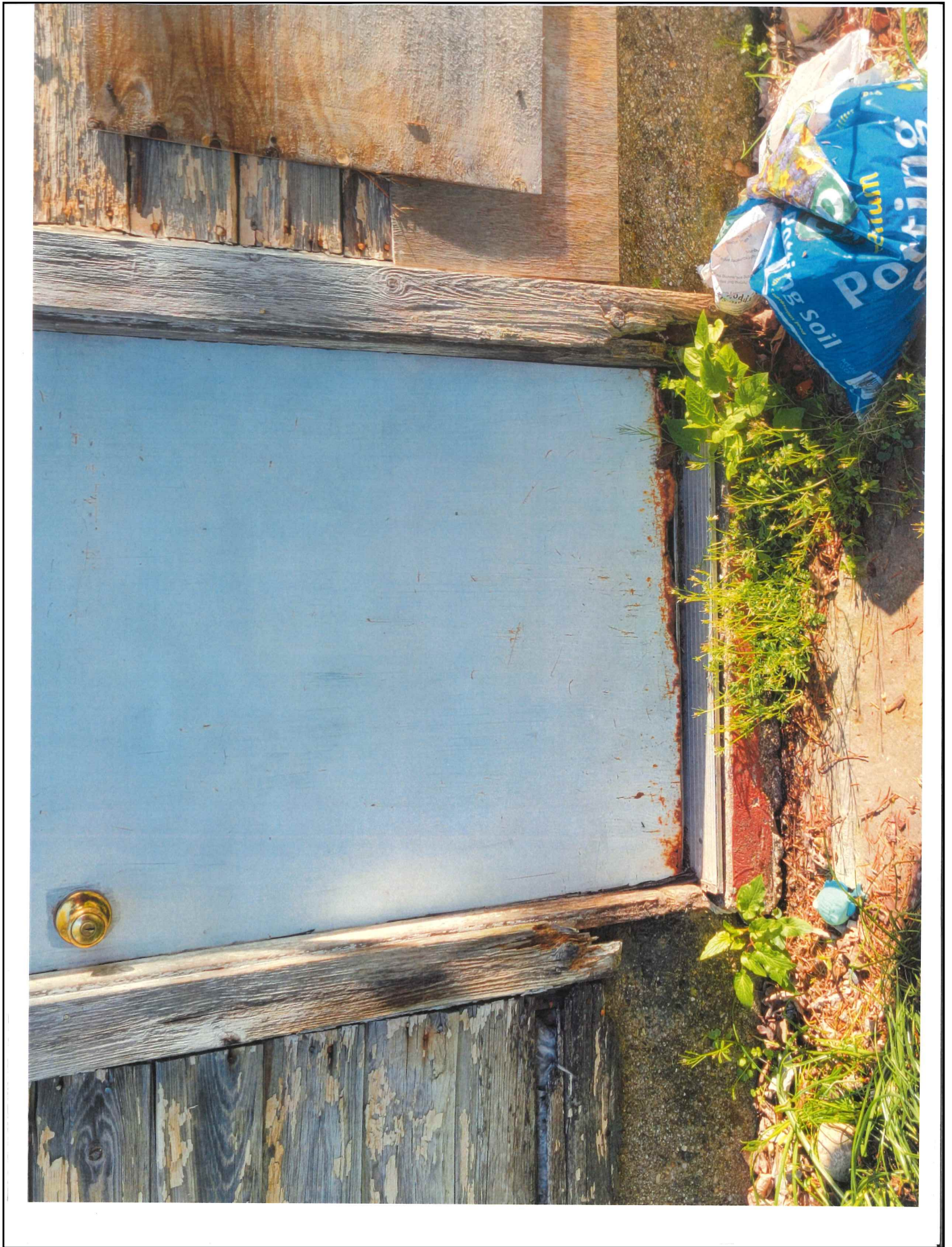
If you have questions about what the HDC generally permits or does not permit, or what they need to see in an application to render a decision, please call the office at 734-483-9646, email us at ethackery@cityofypsilanti.com, or view our factsheets at cityofypsilanti.com/hd.

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









Hardie Plank Lap Siding Specs

[Products](#)

HARDIE® PLANK LAP SIDING

Share





HARDIE® PLANK LAP SIDING

SMOOTH

You can't go wrong with this sleek, modern siding. Find the perfect color in our Statement Collection products or Dream Collection products. Or get it primed for paint.

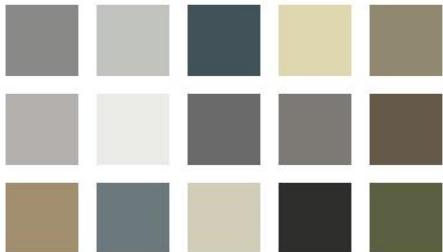
THE STATEMENT COLLECTION™

Classic shades—engineered with long-lasting ColorPlus® Technology—will make a statement that resonates for generations. The tried and true colors of James Hardie's Statement Collection™ products were designed for every home. They're our most popular hues. And they are readily available in your region.



SIDING COLORS

Arctic White



AVAILABLE SIZES

THICKNESS: 0.312"	WIDTHS: 8.25" EXPOSURES: 7"
LENGTH: 144" boards	

Magnolia Home | James Hardie Collection

Tell the story of your home with beautiful colors, styles and textures you love- all curated by Joanna Gaines. This collection was inspired by earthy and neutral tones and created to help simplify the process of re-siding your home, so you can design with confidence. All products come with ColorPlus® Technology finishes for added beauty with lower maintenance.



SIDING COLORS

Weathered Cliffs









[Request a Quote >](#)

[Request a Sample >](#)

Colors shown may vary due to screen resolution. Please see actual product sample for true color.

AVAILABLE SIZES

THICKNESS: 0.312"					
LENGTH: 144" boards	WIDTHS:	8.25"	7.25"	6.25"	5.25"
	EXPOSURES:	8"	7"	6"	5"

THE DREAM COLLECTION™

Hundreds of colors. Available for every style. If you can imagine the perfect custom palette for your home's exterior, the Dream Collection™ products can make it real. And with our baked-on ColorPlus® Technology, these colors build dreams that last.

Sort by color family

Classic Lights & Darks

Grays & Neutrals

Blues & Greens

Earth Tones

Peaceful Pastels



White Picket Fence

AVAILABLE SIZES

THICKNESS: 0.312"	WIDTHS: 5.25" 6.25" 7.25" 8.25"			
LENGTH: 144" boards	EXPOSURES: 4" 5" 6" 7"			

PRIMED FOR PAINT

James Hardie's primed for paint collection gives you the power to choose paint for your home's exterior. It's primed. It's ready for field painting. It's a durable, high-performance canvas.



AVAILABLE SIZES

THICKNESS:	0.312"	
LENGTH:	144" boards	
WIDTHS:	6.25"	8.25"
EXPOSURES:	5"	7"
	12"	5.25"
	10.75"	4"
	7.25"	9.25"
	6"	8"

Warranty Information >

Request a Quote >

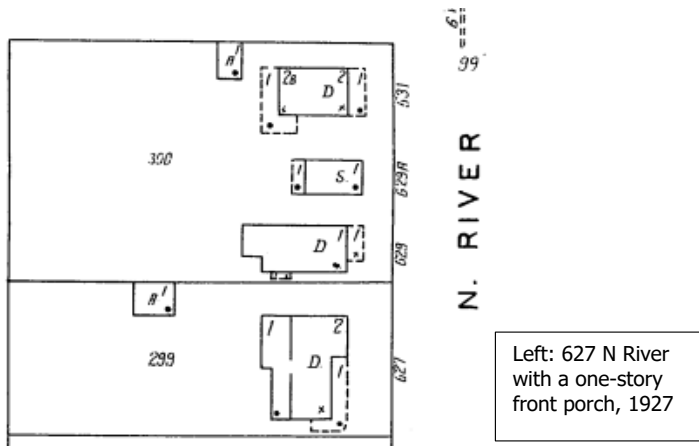
Request a Sample >



HDC Work Permit Staff Review

Property address: 627 N River

Property History: This house is not included in the National Register nomination from the 1980s, but it is in the local historic district. The house is a Greek Revival with an upright, gable-front portion to the north. The house had either a one-story or two-story wing to the south (it is now two stories), and staff believes that wing was expanded to the south at some point and that the roofline was likely altered. The first time the house is shown on a Sanborn map was in 1927 (although it was built much earlier) and its aerial view on that map looked like:



Over the years, the porch has been changed to two porches, likely the door on the upright, gable-front portion of the house was a window (the front door would likely have been accessed from the porch), and the house originally would have had windows with divided lights instead of the one-over-one windows now in place. Asphalt siding was installed at some point on the east and north sides. Wood siding was left exposed on the other two sides, but all wood siding has been exposed now. Because of the house's alterations over the years, staff believes the house would not be considered contributing to the district.

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.

In April, the work approved by either the commission or staff included: new asphalt roof, remove asphalt siding, repair wood siding/piece in new as needed, paint siding, repoint the chimney in spots, white k-style gutters, wood fascia as close to current profile as possible, and a new concrete porch/porches.

In April, the commission did not approve new replacement windows and requested 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 agreed to get a window repairperson to the house for an assessment.

Date of Application: June 20, 2023

Date of Review: June 23, 2023; re-review July 5, 2023

Date of Meeting: ~~June 27, 2023~~ July 11, 2023

Proposed work:

This application for commission review is for new front entry doors, a new basement entry and new concrete walls and drain near that entry, and new wood windows with aluminum cladding throughout the house.

Materials:

New, smooth fiberglass paintable doors or new wood doors in a Craftsman style to replace nonhistoric steel front doors

Steel or wood door to basement—plans call for steel

New concrete pad for new concrete steps to rest on, new concrete walls on either side of basement door and stairs

New drain installed in front of basement door

New one-over-one wood windows with aluminum cladding

Staff review:

1. **DOORS.** Existing steel front entry doors are not historic. Staff believes that replacing them with new smooth fiberglass or new wood doors meets Secretary of the Interior's Standards for Rehabilitation, specifically #9, which states, "New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment."

It is unknown what the historic front door looked like. The proposed doors do not destroy historic materials, features, or spatial relationships. They are differentiated—there is no chance that either fiberglass or new wood could be mistaken for a historic

door. Staff believes that a Craftsman-style door is not particularly appropriate for this Greek Revival house, but also that it is not any more or less appropriate than the steel doors that are currently in place. Perhaps more in line with Standard 3 would be a fiberglass or wood door that would let light in but also is simpler and less imitative of a style (like Craftsman).

2. **BASEMENT.** The house does not have interior access to the basement. Basement access is on the rear of the house. Currently, there are concrete steps down and a wood door at the base of the steps and rubble stone walls that have been parged flanking the steps. There is currently no guardrail between the stairwell and the backyard. Proposed is a new concrete pad, new drain, new concrete walls, new concrete steps, a metal door, and a metal guardrail between the yard and the stairwell. Staff believes this proposed work also meets Standard 9. This proposed work is on the rear of the property. While the rubble walls are likely old, staff does not know if they are original, and in any case, staff does not think they are character defining. The proposed work will drain water away from the house and will not destroy historic materials, features, or spatial relationships. The new work will be of concrete and steel, so will be differentiated, but will not be any less compatible than what is there currently and will hopefully work better for the house and, with the guardrail, will be safer for people.
3. **WINDOWS.** The windows currently in place are not original. A c. 1850 house would have windows with divided lights. These one-over-one wood windows in place may be quite old, however. It's possible that the asphalt siding and these windows were installed around the same time, around 1910 or 1920, or it may have been as late as the 1950s. (New patents for asbestos-cement siding were being issued between 1905 and 1920, but the popularity of this kind of siding lasted through the 1950s.)

The city's local guideline about wood windows (*Historic District Fact Sheet: Windows*) states, "If the existing windows are historic to the building, i.e. over 50 years old, every effort should be made to preserve them. If the applicant is citing poor condition as a reason for replacement, then they must provide documentation to that extent. At minimum, this should include detailed photos of each window proposed for replacement. Close-up shots showing the damage should be provided."

Applicant contends that the windows are in bad condition and are beyond repair. Applicant has provided photos and an inventory documenting current window conditions. Windows are wood one-over-ones, and many, if not all, have holes drilled into the lower sash for a window pin sash lock. Some have functioning storm windows and some do not. Applicant contacted window restoration professional James Turner, and Mr. Turner provided a proposal for new sapele wood double-hung windows (included with packet). The applicant has also received a quote for wood windows with aluminum cladding. What is not included in the packet is a quote for repairing/restoring the existing windows. Staff contacted Mr. Turner for more information, and Mr. Turner explained in a June 25 email that "there are windows on the building that may be able to be repaired but I felt that there are many units that were detracted [detached?] from the wall. Most of the components of the old windows had failed in the attachment to the wall and exterior structure." On June 26, Mr. Turner called staff and confirmed that

it was his opinion the windows on the whole were beyond repair, in large part because of the amount of deferred maintenance that this house had suffered over the years.

4. If the commission accepts that most or all of these windows are beyond repair, it needs to determine if the proposed windows meet the Standards.
 - a. Standard 6 states, "...Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials."
 - b. The Guidelines that accompany the Standards state that the following are ***not*** recommended:
 - i. "Changing the appearance of windows that contribute to the historic character of the building by replacing materials, finishes, or colors which noticeably change the sash, depth of the reveal, and muntin configurations; the reflectivity and color of the glazing; or the appearance of the frame."
 - ii. "Replacing an entire window when repair of the window and limited replacement of deteriorated or missing components are feasible."
 - iii. "Using substitute material for the replacement that does not convey the same appearance of the surviving components of the window or that is physically incompatible."
 - c. Ypsilanti's Historic District Fact Sheet about windows states, "Approval for replacement windows will be granted on a case by case basis. In all cases, the Commission will require an installation which does not reduce the glass area of any window. Wood replacement windows are preferred. Wood windows clad in aluminum or fiberglass may be approved in some cases."
5. Before proceeding with work, applicant must obtain the appropriate building department permits.

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

Recommended Motion:

Move to approve application HDC-23-0057 and issue a certificate of appropriateness for the proposed work at 627 N River to include new front entry doors in either smooth paintable fiberglass or wood [insert any conditions here]; removal of current elements leading to rear exterior basement access (rubble walls, stairs, door); installation of new concrete pad, steps, walls on both sides of steps, new drain, new metal door, and new metal guardrail; and removal of existing one-over-one windows and replacement with proposed Andersen E-series one-over-one double-hung windows in wood with white aluminum cladding. *[Any conditions can be included as well.]* The proposed work on the windows meets the Secretary of the Interior's Standards for Rehabilitation 6 because the house has been significantly altered, the windows currently in place are not original and are beyond repair, and the proposed windows match the existing in design and texture. The proposed work on the rear basement access and the two front doors meets Standard 9.

Prepared by:
Ellen Thackery, Preservation Planner



**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: 31476

Method: AMEX

Action/Study Item

PHDC- 23-0057

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

637 N. River Ypsilanti MI 48198

Applicant

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

Name

Doug Gerbner

Address

5757 Stonchedge Ct

City

Ann Arbor

State

MI

Zip

48105

Phone / Fax

[REDACTED]

E-Mail *Staff will contact you primarily via email

[REDACTED]

Contractor

Contractor Name & Contact Info

TFS Doug Gerbner 734 646 5139

Type of work

- ☒ Roofing
☒ Window/Door Replacement

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

- ☐ Painting
☐ Application Amendment
☒ Other

Complete Description of Proposed Work:

- ① Install new windows.
- ② New Doors (front entry) - wood or fiberglass (smooth) Craftsman style
- ③ Remove and install new Entrance for basement
steel or wood door to basement; drain
to be installed
new concrete walls on both sides of stairs to
basement.

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:

30,000 10,000

Permit fee:

\$45 + 15

=

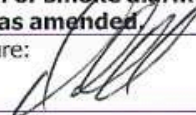
600

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:

6/20/23

Print Name:

Doug Leppner

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.

6/20/23, 11:09 AM

Feather River Doors 37.5 in. x 81.625 in. 6 Lite Craftsman Stained Chestnut Mahogany Left-Hand Inswing Fiberglass Prehung Front Door FF3...

#1 Home Improvement Retailer



You're shopping
Livonia
OPEN until 10 pm

Delivering to
48150

Search



Cart | 0 items

Home / Doors & Windows / Exterior Doors / Front Doors / Fiberglass Doors / Fiberglass Doors With Glass

Internet #202981638 Model #FF3790 Store SKU #173869 Store SO...

Top Rated

Feather River Doors

37.5 in. x 81.625 in. 6 Lite Craftsman Stained Chestnut
Mahogany Left-Hand Inswing Fiberglass Prehung Front Door

★★★★★ (148) Questions & Answers (137)

2.9k
2 front entries similar to
this. Wood or, if fiberglass,
smooth + paintable (not wood grain
look). see per Doug, 6/20/23



Hover Image to Zoom



Share Print

\$699⁰⁰



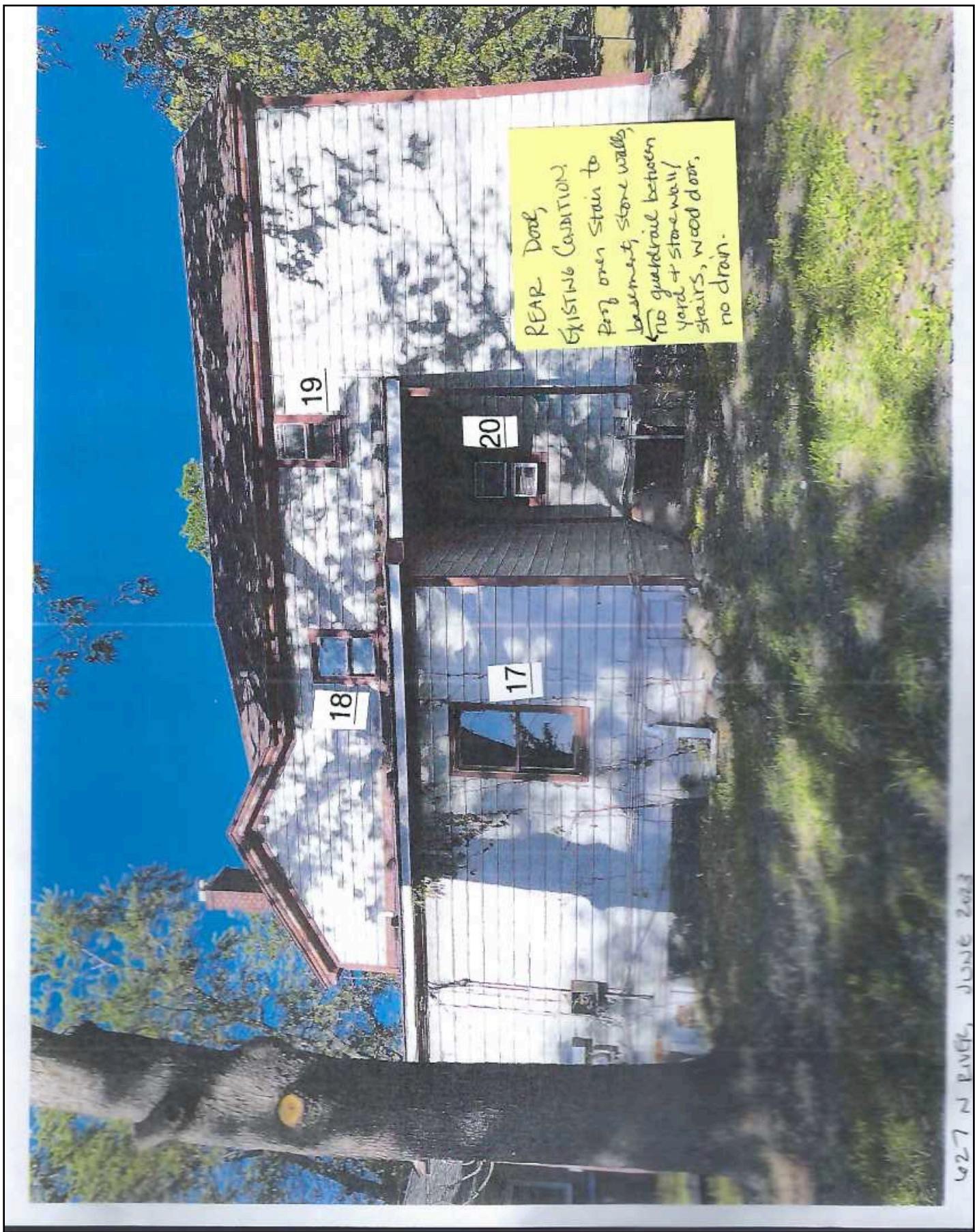
Pay \$649.00 after \$50 OFF your total qualifying purchase upon opening a new card. [Apply for a Home Depot Consumer Card](#)

Livonia Store

✓ 4 in stock Aisle 33, Bay 002

Door Handling: Left-Hand/Inswing

<https://www.homedepot.com/p/Feather-River-Doors-37-5-in-x-81-625-in-6-Lite-Craftsman-Stained-Chestnut-Mahogany-Left-Hand-Inswing-Fiberglass-Prehung-Fro...> 1/5



REAR DOOR,
EXISTING CONDITION:
Peg over stain to
basement, stone walls,
no guardrail between
yard + stone wall/
stairs, wood door,
no drain.

4-27 N. RIVER, JUNE 2023



627 N RIVER, DOOR TO BASEMENT, EXISTING CONDITION. JUNE 2023

629 NORTH RIVER STREET YPSILANTI, MICHIGAN 48198

GENERAL NOTES

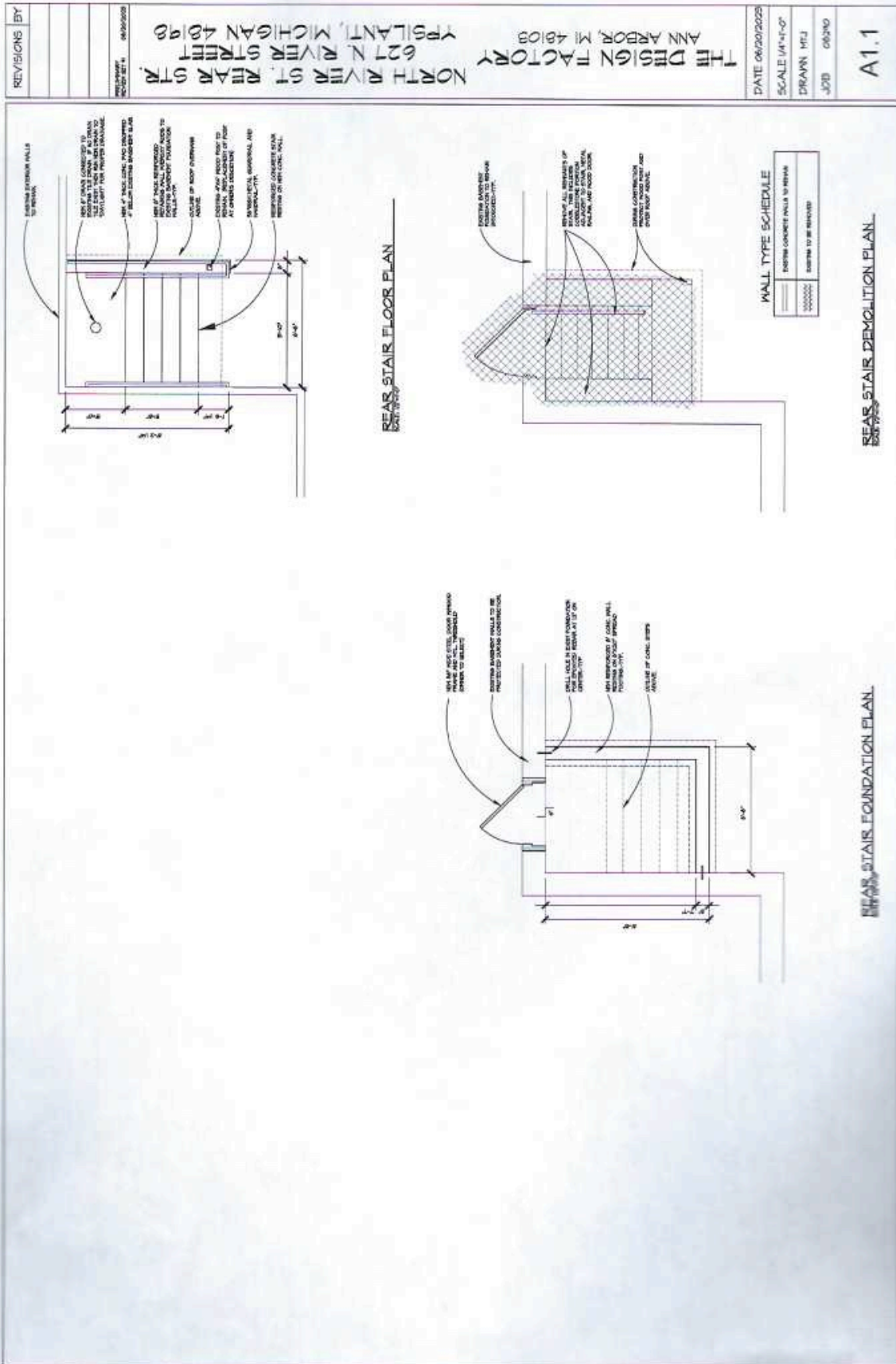
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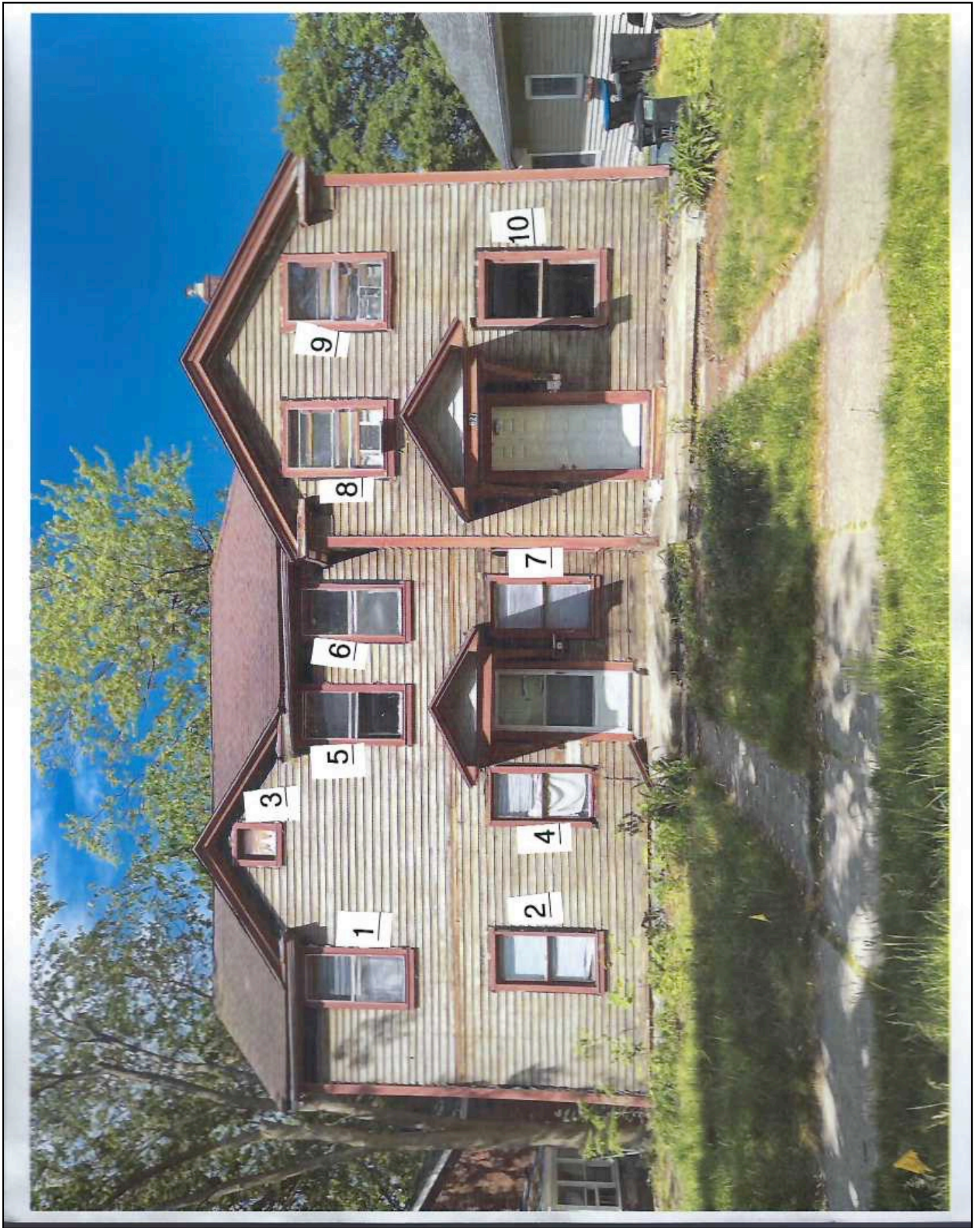
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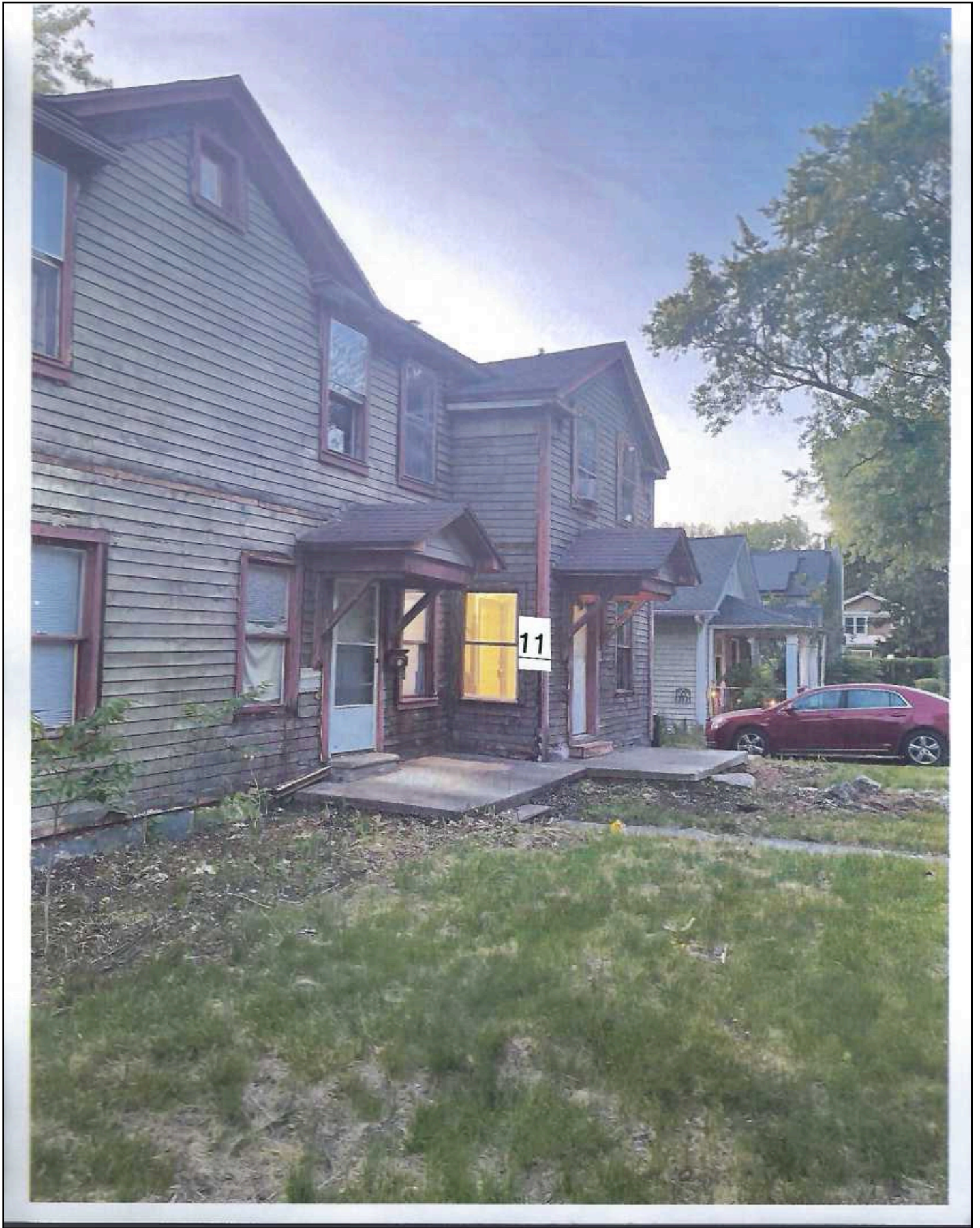
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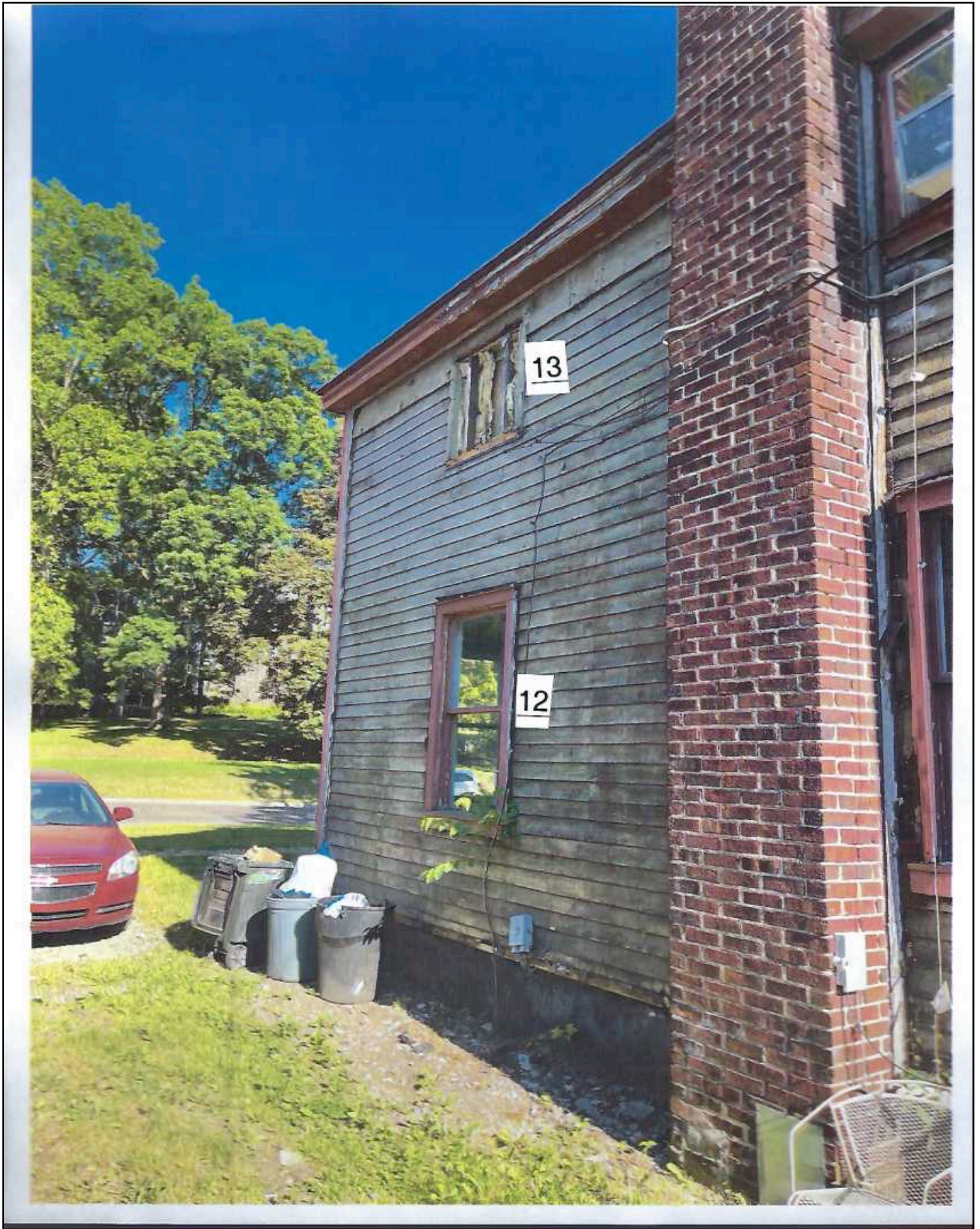
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627 N. RIVER STREET
YPSILANTI, MICHIGAN 48198

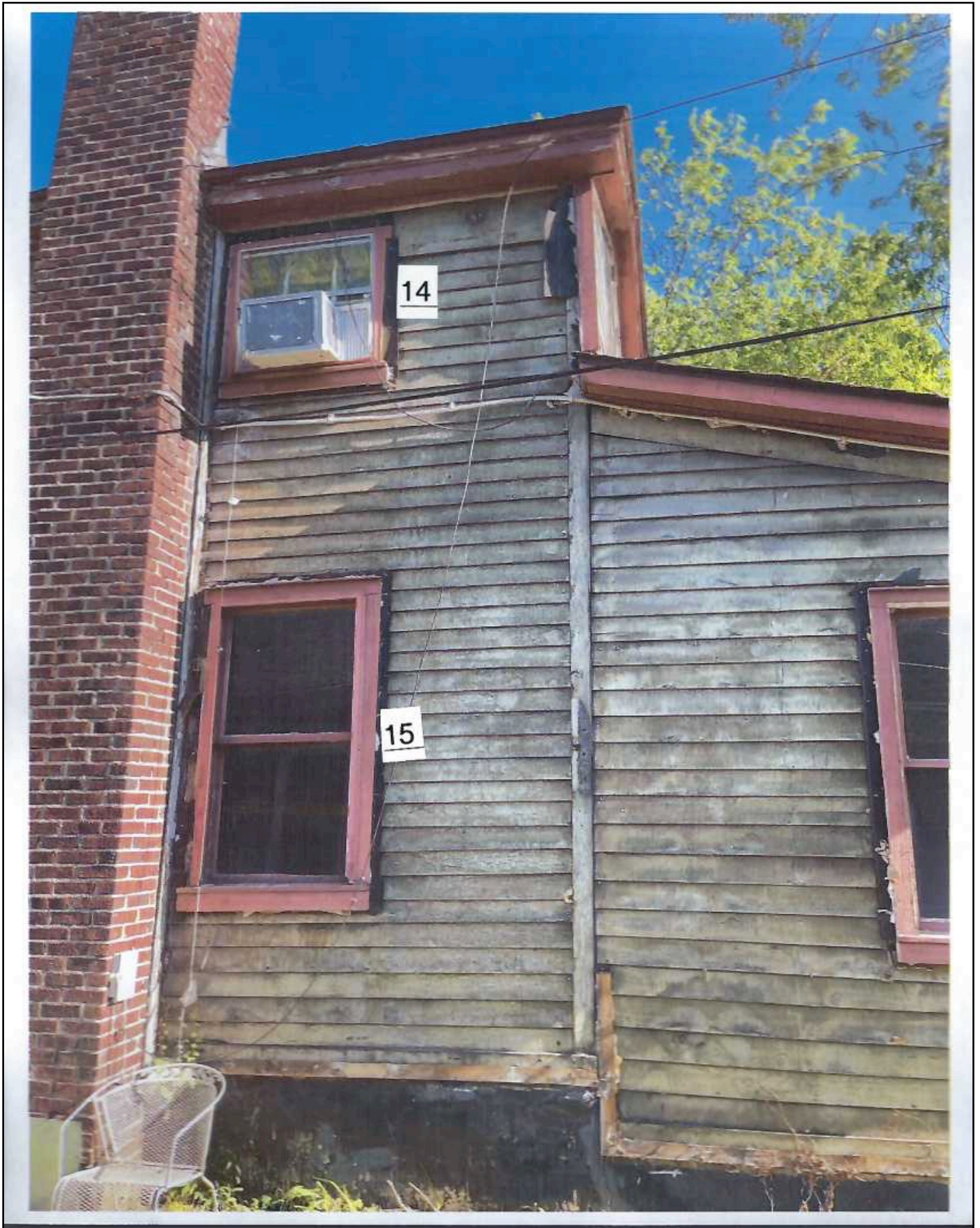
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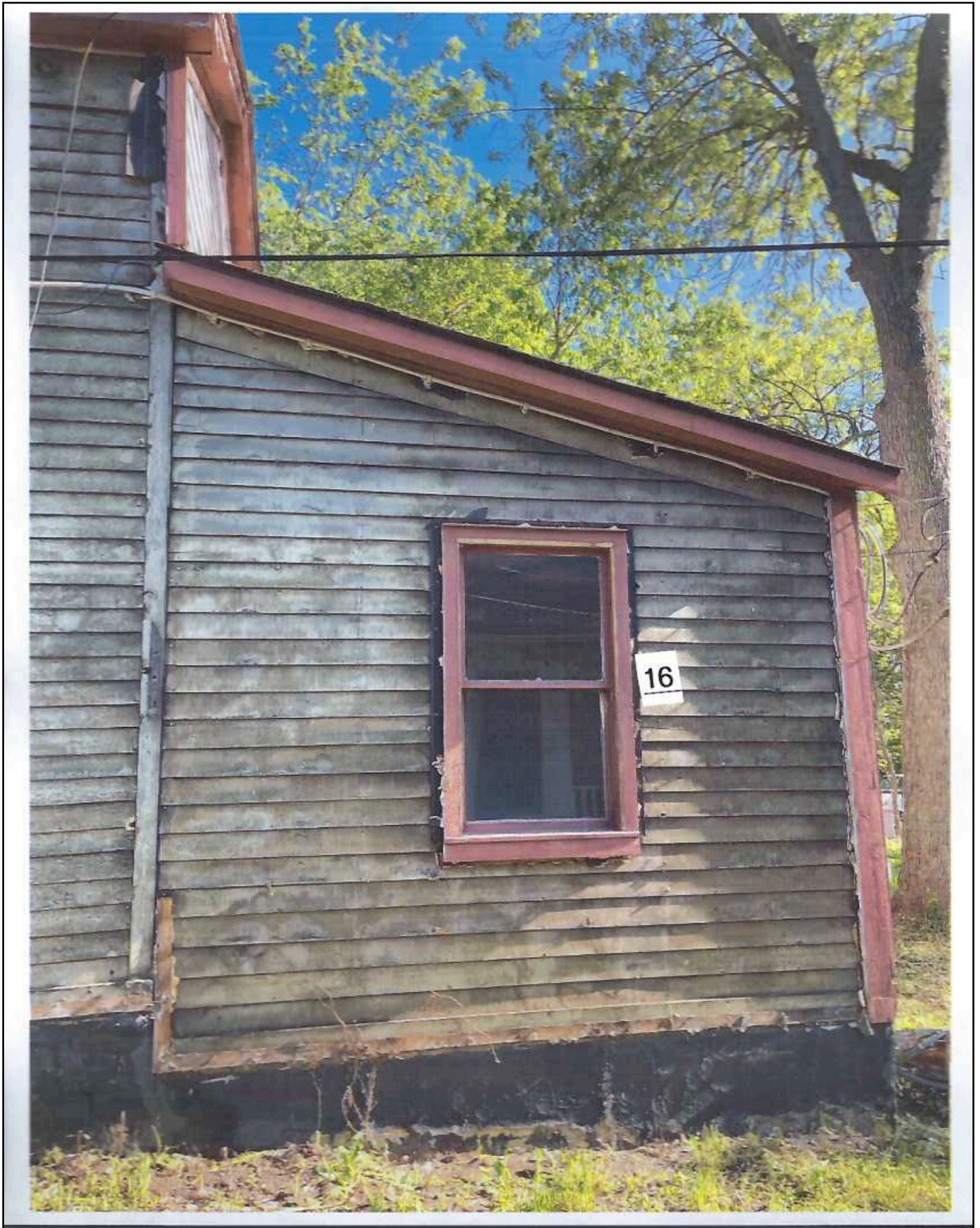


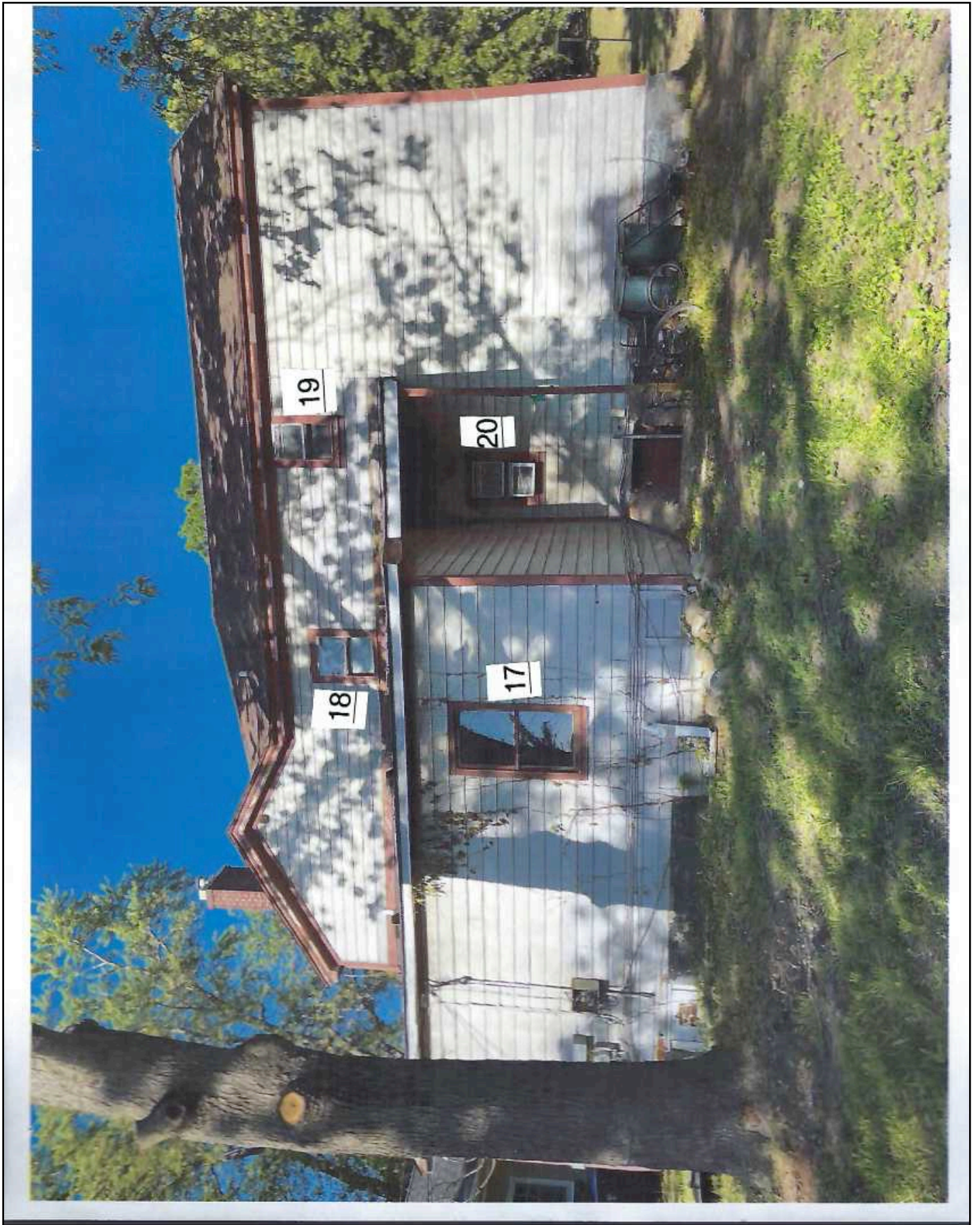


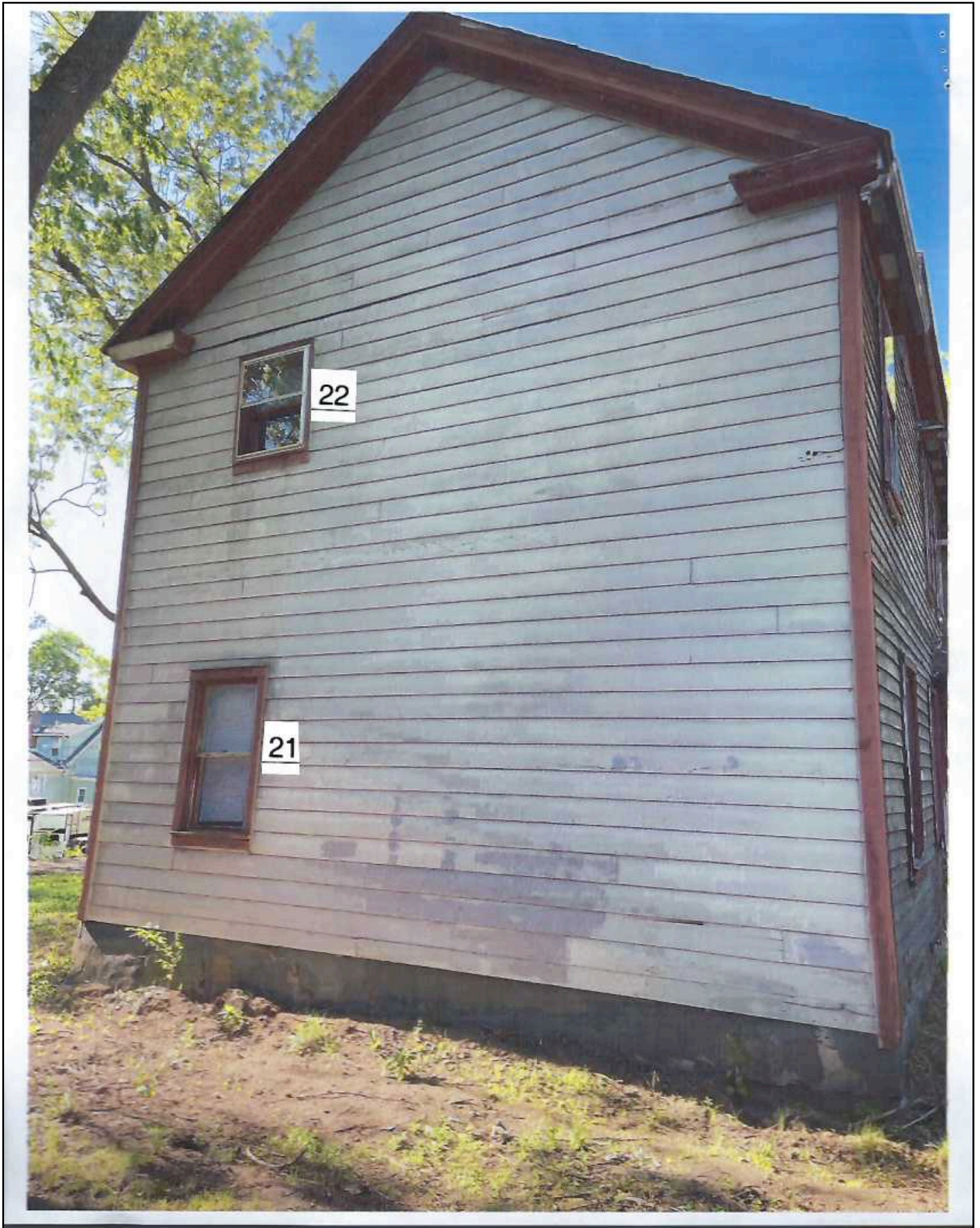












Description of windows in need of repair located at 627 N. River St.

Note 1: All windows have had trim installed over existing window trim which has caused extensive damage and rot due to the previous incorrect installation.

Window #1

See note 1

Decay and rot

Window sill is rotted

Frame is in very bad condition

Window #2

See note 1

Decay and rot

Window sill is rotted

Overall condition of window is poor

Window #3

See note 1

Decay and rot

Attic window to be rebuilt with an obscure glass

Window #4

See note 1

Decay and rot

Window sill is rotted

Window frame is extremely rotted

Window #5

See note 1

Decay and rot

Frame in very poor condition

Sill is rotted out

Window #6

See note 1

Decay and rot

Frame in very poor condition

Sill is rotted out

Window #7

See note 1

Decay and rot

Sill is rotted

Frame is rotted

Sash is falling apart

Window #8

See note 1

Decay and rot

Trim has been doubled up

Sill is rotted

Window #9

See note 1

Decay and rot

Trim has been doubled up

Sill is rotted

Window #10

See note 1

Decay and rot

Sash is rotted

Sill is rotted

Overall condition of window is poor

Window #11

See note 1

Decay and rot

Window sash is missing and also glass, plexiglass has been installed.

Sash is missing

Sill is rotted Frame is rotted

Glass is plexiglass

Window #12

See note 1

Decay and rot

Sash is in very bad condition

Sill is rotted

Overall condition of window is poor

Window #13

See note 1

Decay and rot

Window had been boarded up, not sure if window will be replaced or not.

Window in very bad condition

Window #14

See note 1

Decay and rot

Sill is rotted

Frame in poor condition

Overall window condition is poor

Window #15

See note 1

Decay and rot

Sash is in very bad condition

Sill is rotted

Framework is insecure

Window is in very poor condition

Window #16

See note 1

Decay and rot

Window frame in bad condition

Sash in in bad condition

Sill is rotted

Overall condition of window is poor

Window #17

See note 1

Decay and rot

Sill is rotted

Sash in poor condition

Trim in poor condition

Window #18

See note 1

Decay and rot

Frame is rotted

Sill is rotted

Sash is rotted

Window #19

See note 1

Decay and rot

Frame is rotted

Sill is rotted

Sash is rotted

Window #20

See note 1

Decay and rot

Not assessed fully due to air conditioner in window, unit is occupied by tenant

Window #21

See note 1

Decay and rot

Sill is rotted

Sash in very poor condition

Frame is in poor condition

Window #22

See note 1

Decay and rot

Sill is rotted

Sash in very poor condition

Frame is in poor condition

From: James Turner jamesturner.restoration@gmail.com
Subject: 627 N. River window project
Date: Jun 14, 2023 at 11:45:34 PM
To: [REDACTED]
Cc: James Turner jamesturner.restoration@gmail.com

Mr. Geidner,

Turner Restoration is honored to be able to offer this proposal for traditional wood double hung windows for 627 N. River.

This is a product quotation for the above referenced project on take-off data we received from your information shared with us and adjusted in providing window sizes and measurements.

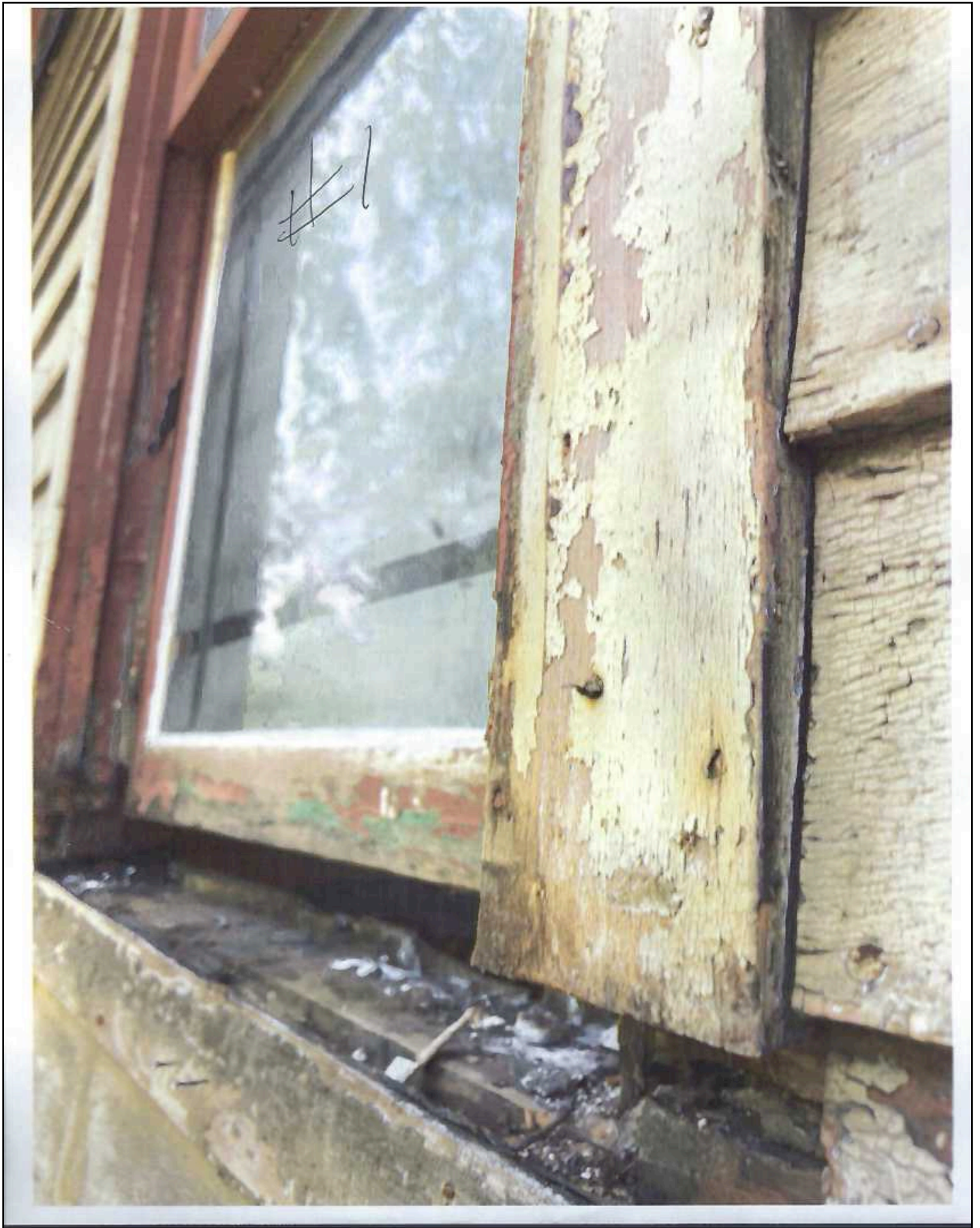
- (1) 32" x 54", Sapele in a 4 9/16" wall.....\$1,245
- (10) 36" x 60", Sapele in a 4 9/16" wall.....\$14,526
- (3) 32" x 57", Sapele in a 4 9/16" wall.....\$3,933
- (2) 32" x 36", Sapele in a 4 9/16" wall.....\$2,341
- (2) 24" x 36", Sapele in a 4 9/16" wall.....\$2,163
- (1) 36" x 36", Sapele in a 4 9/16" wall.....\$1,187

Shipping, installation, taxes, prime/paint.....\$46,711.70

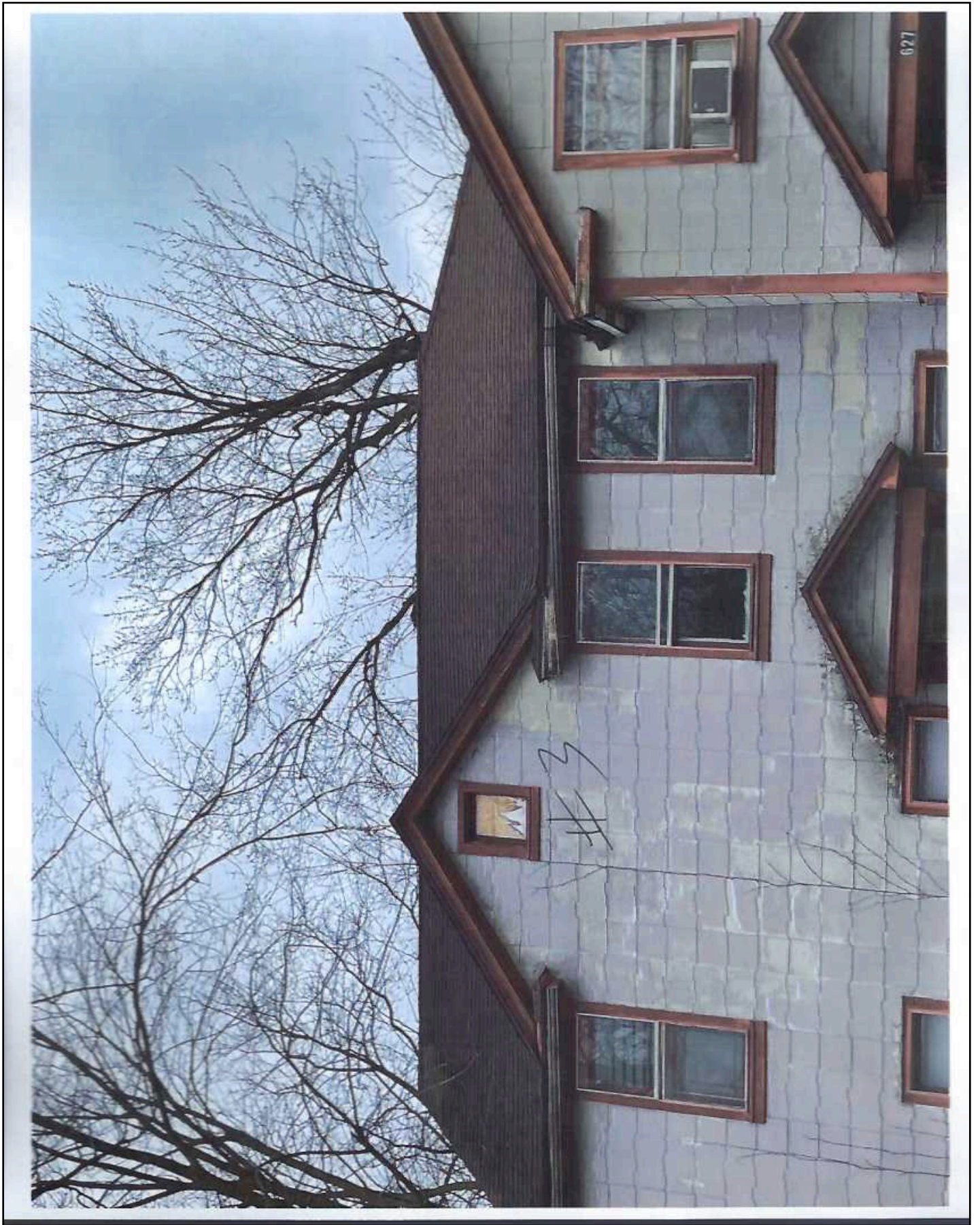
If you have any questions, please let me know if we can be of further assistance.

Thank you,

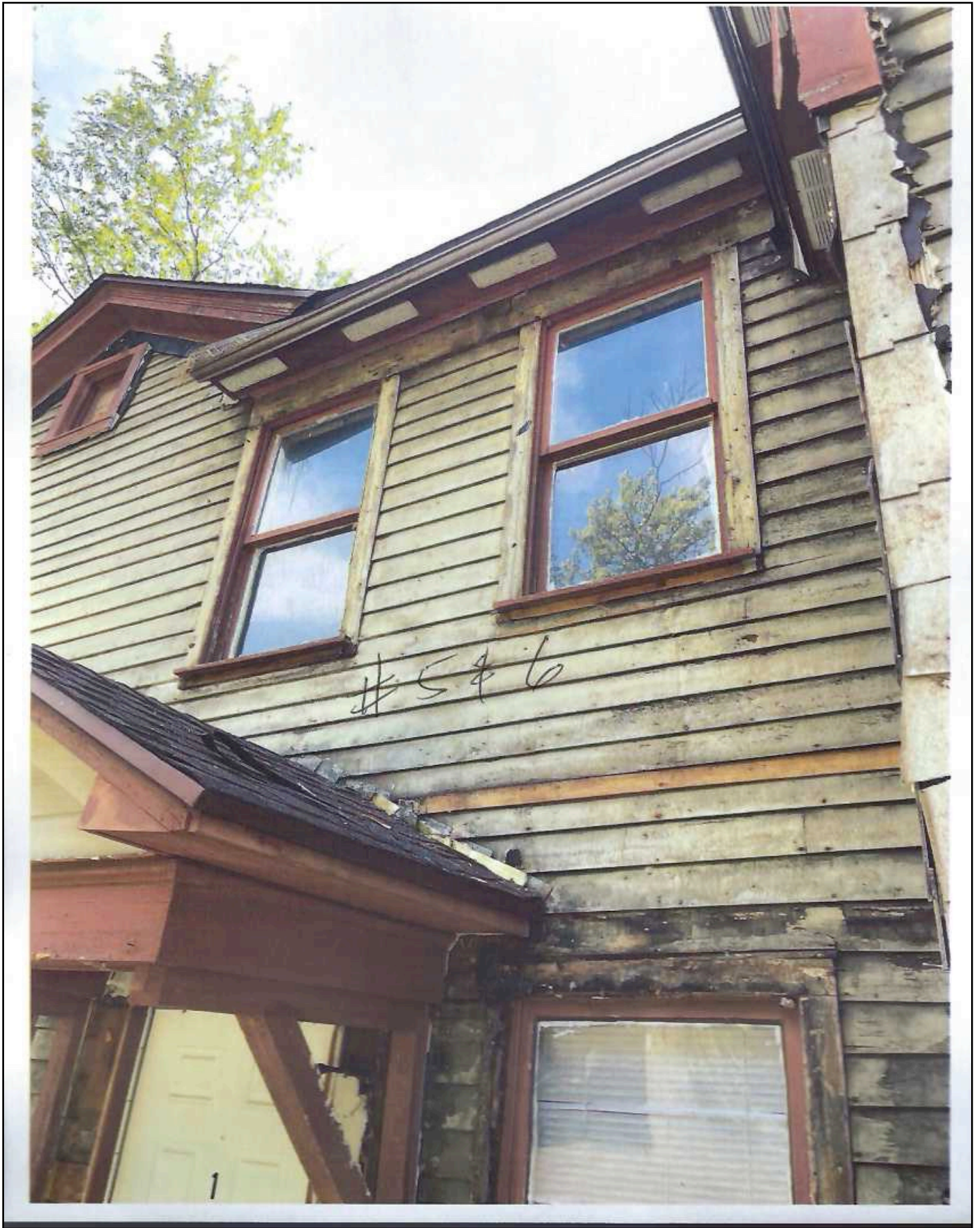
James A Turner
Turner Restoration LLC
P. O. Box 02775

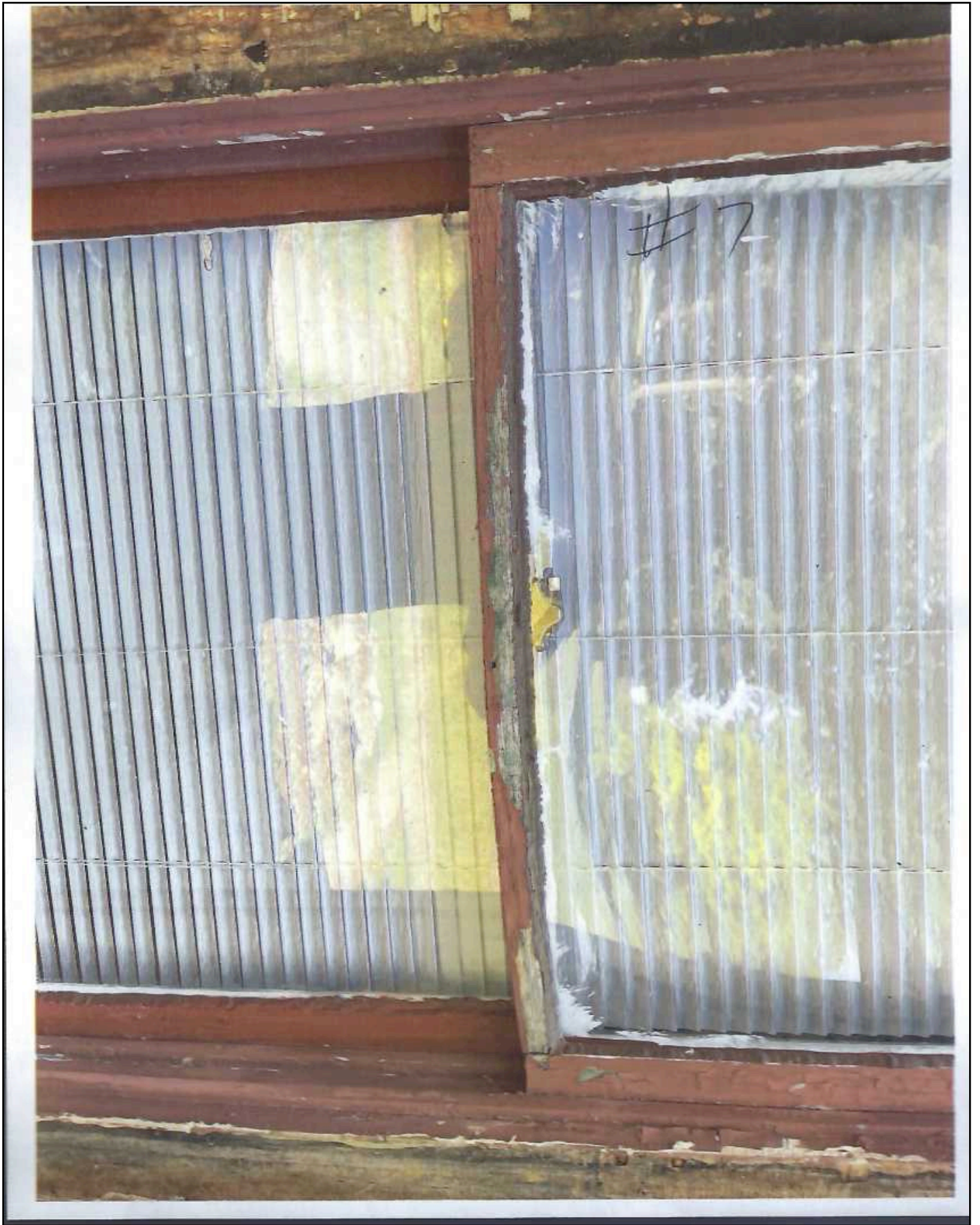


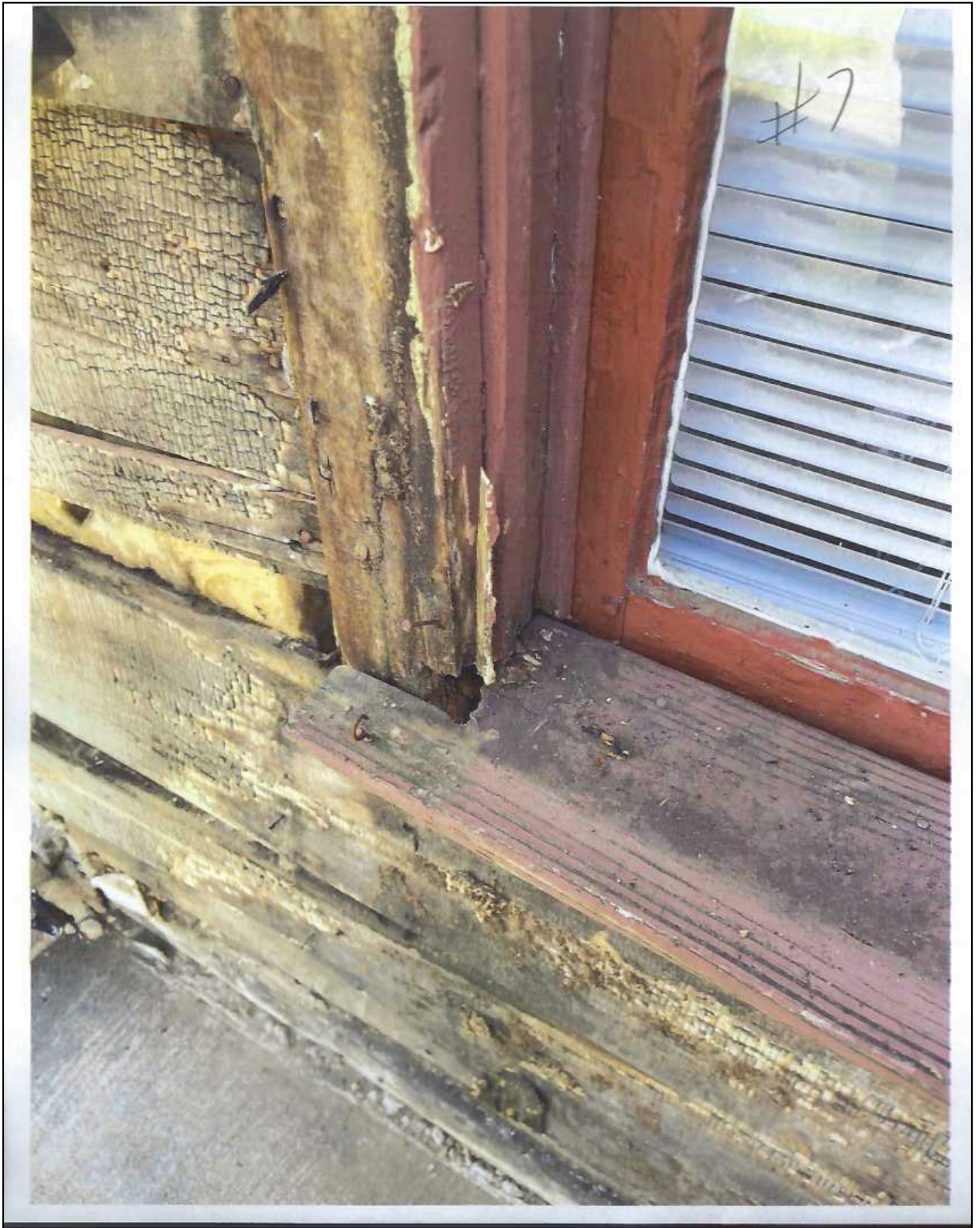




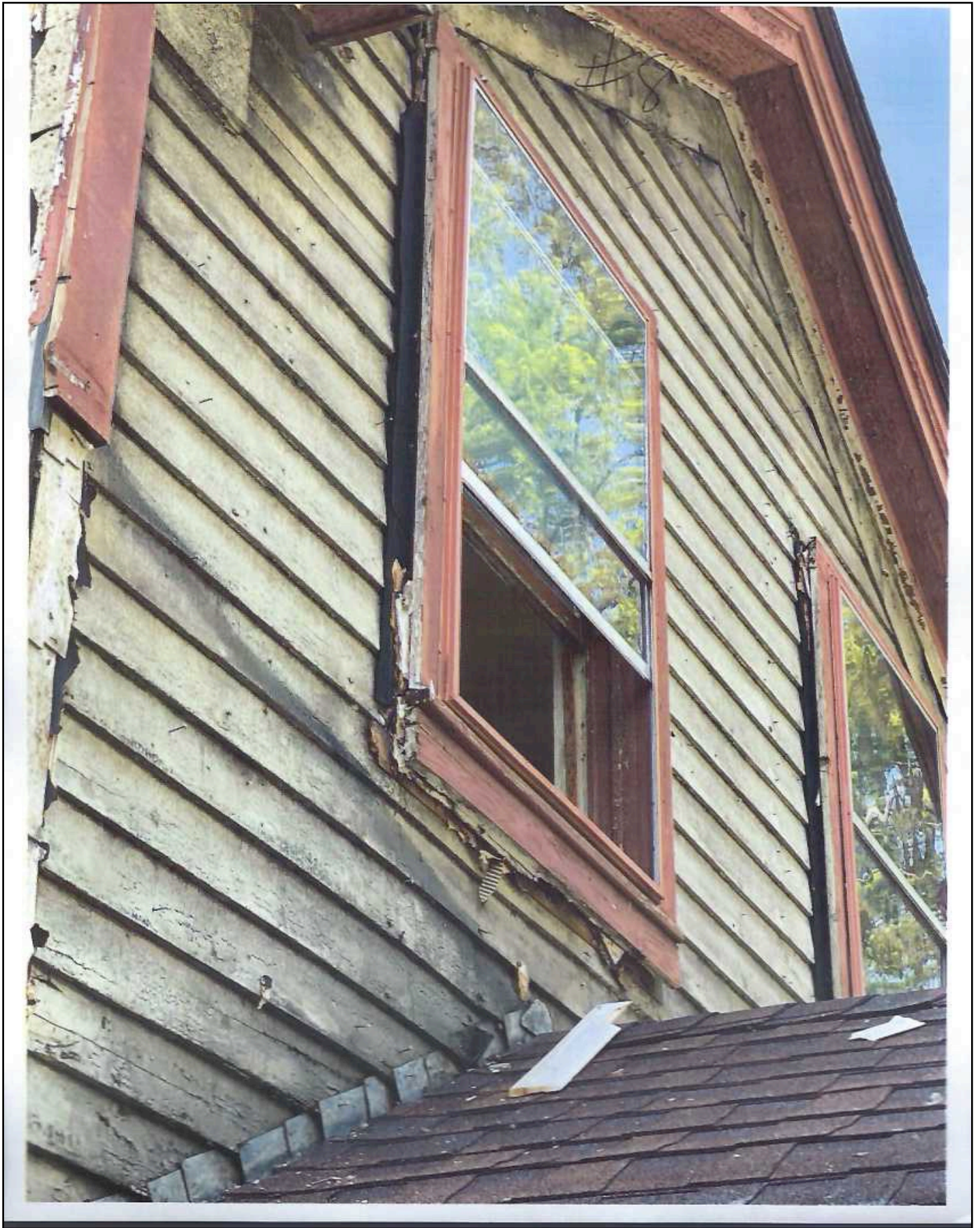


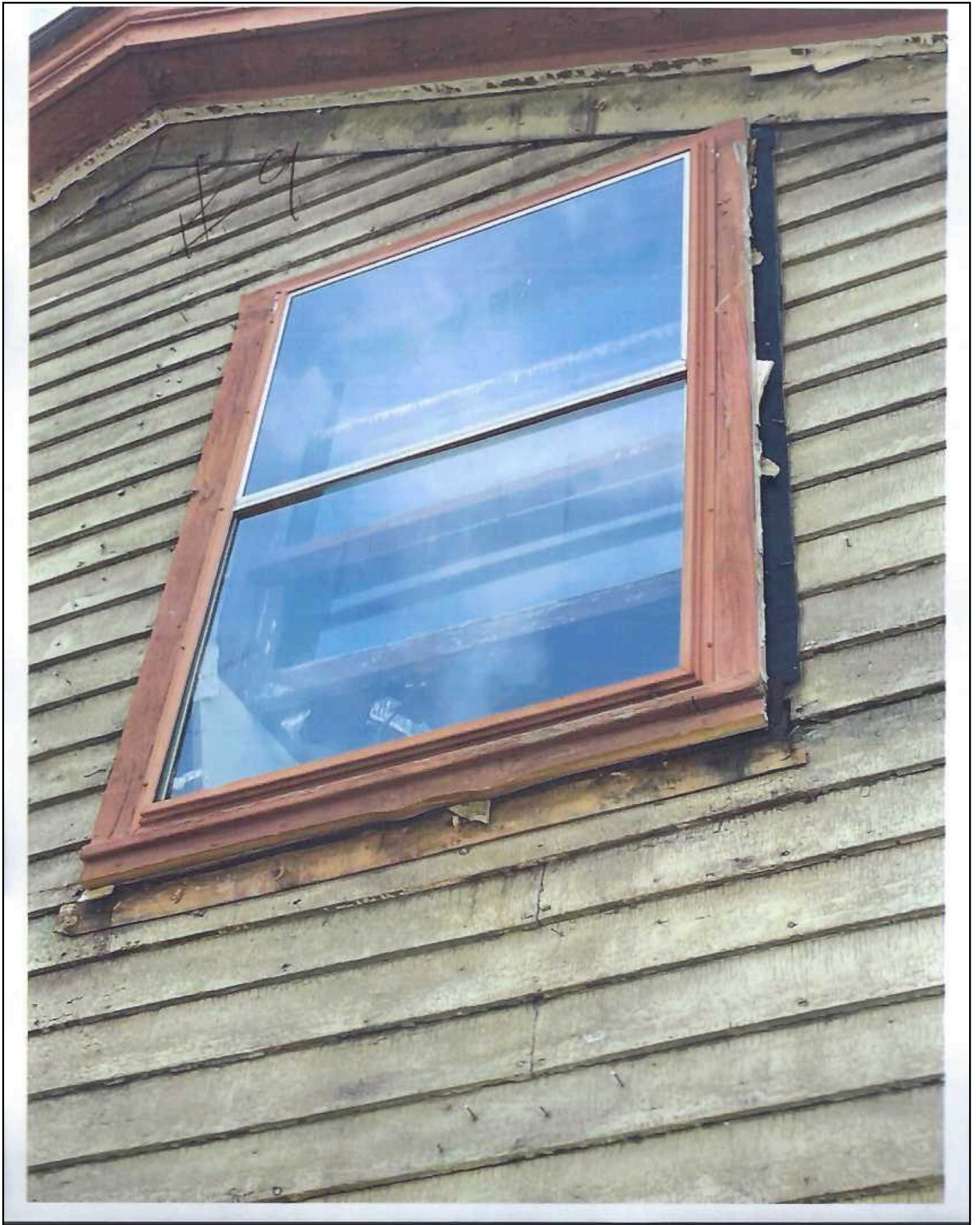




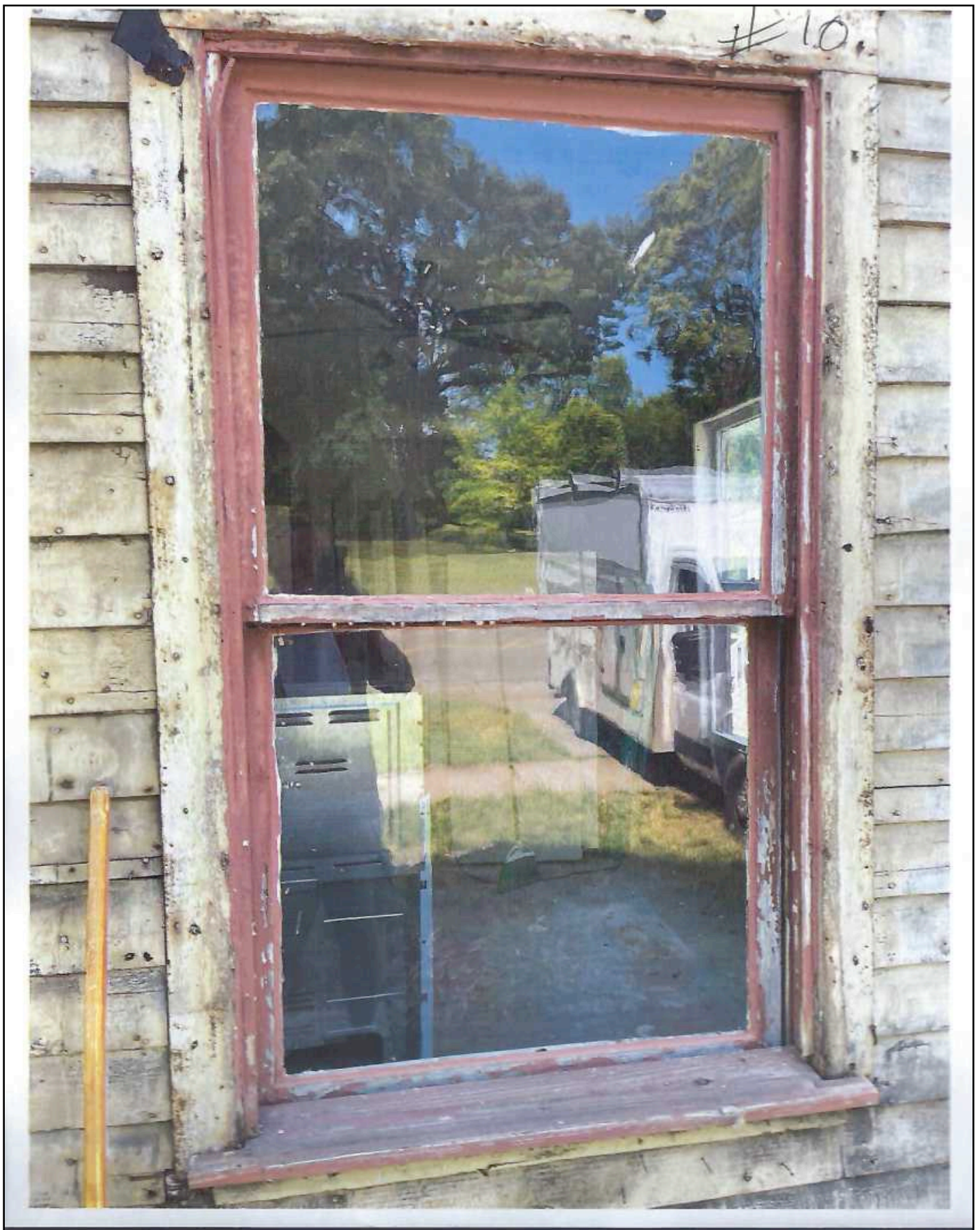


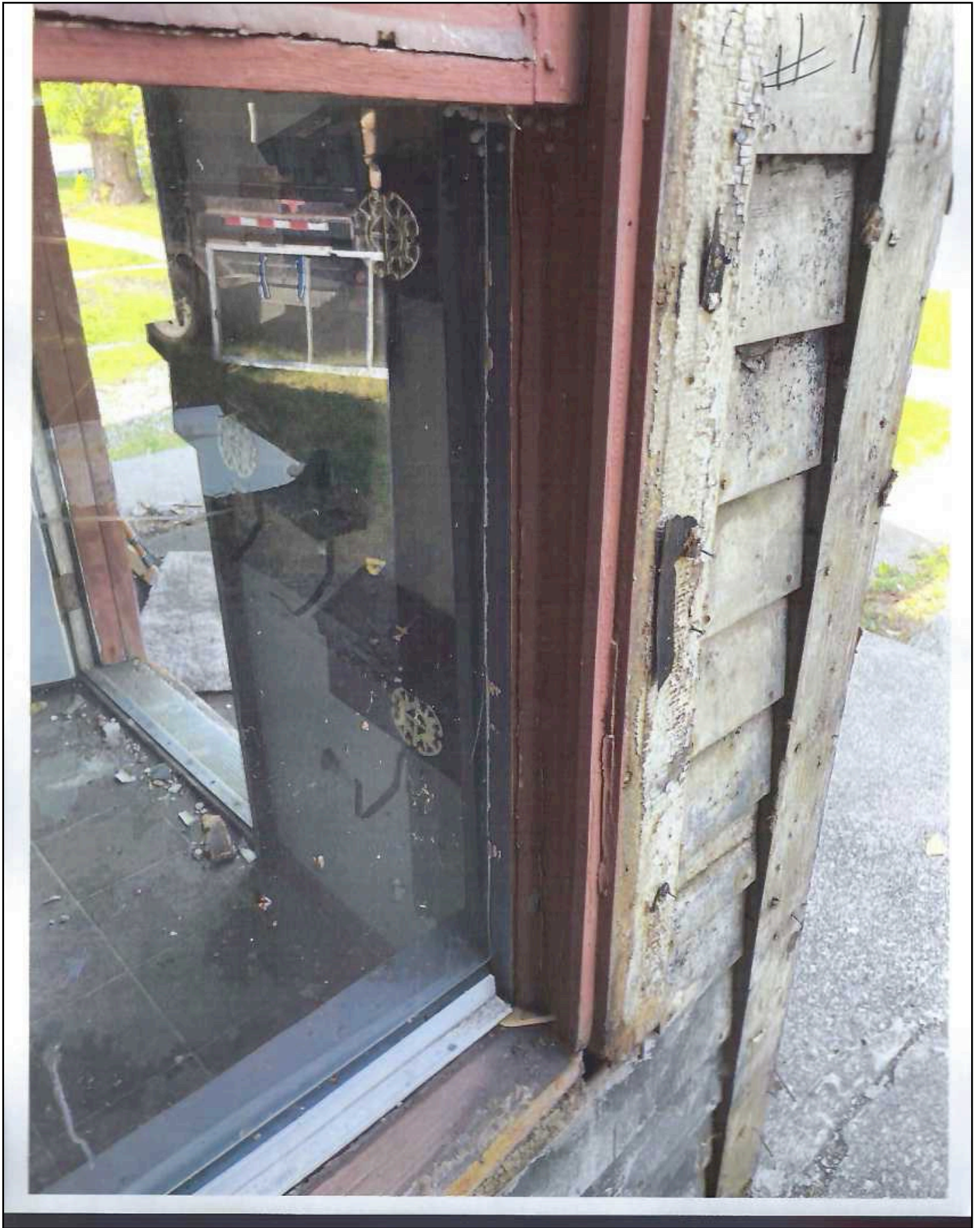










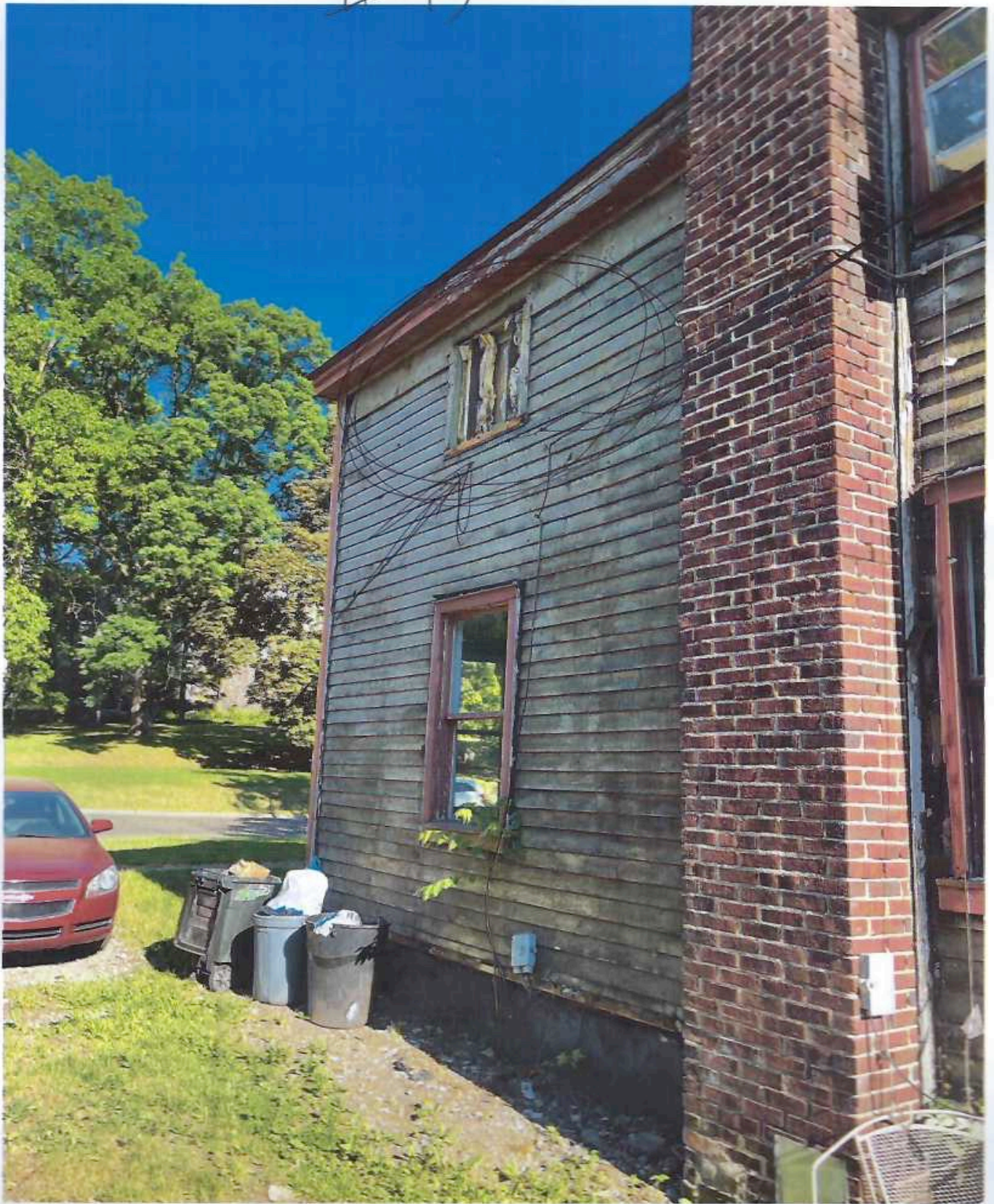




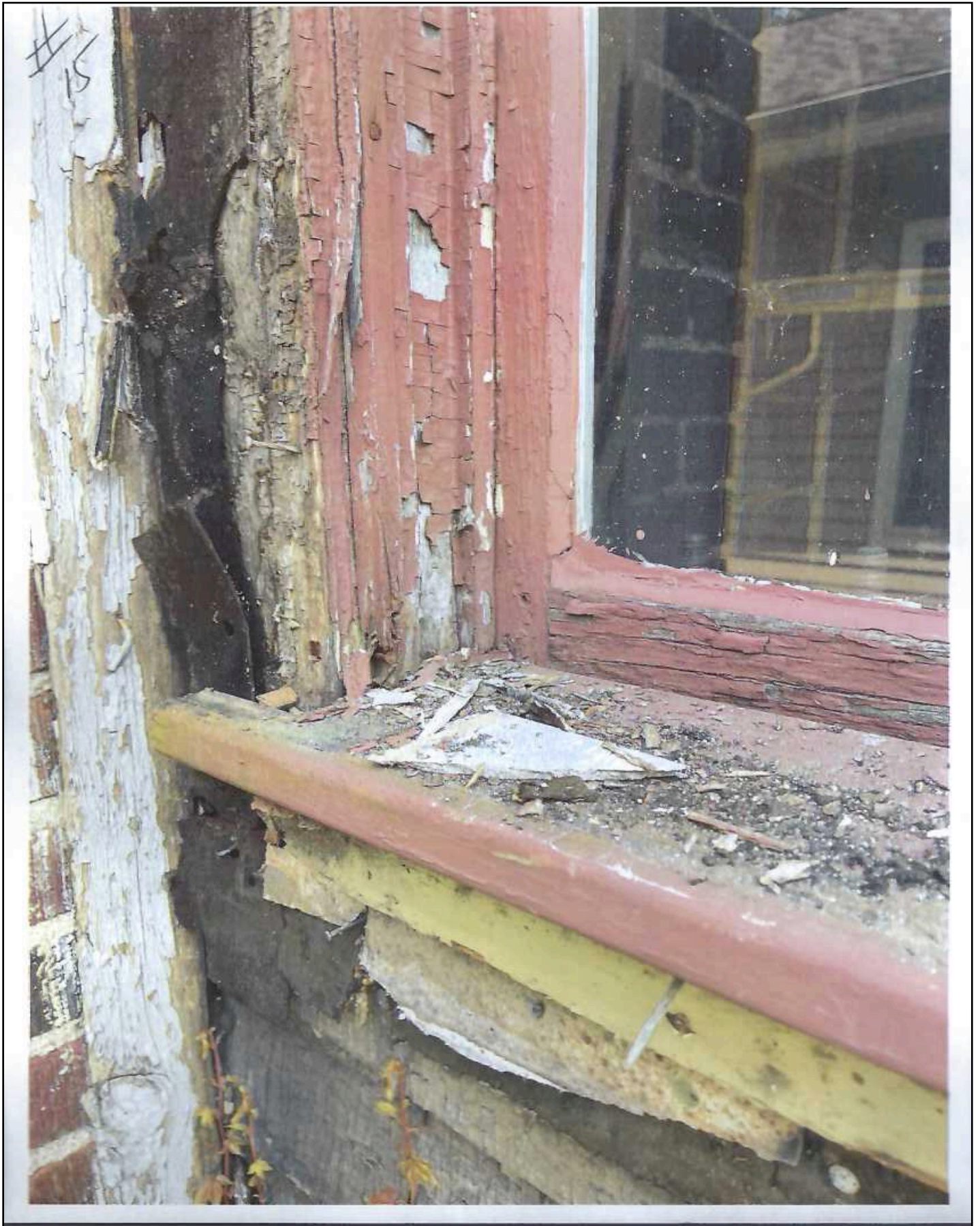
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13



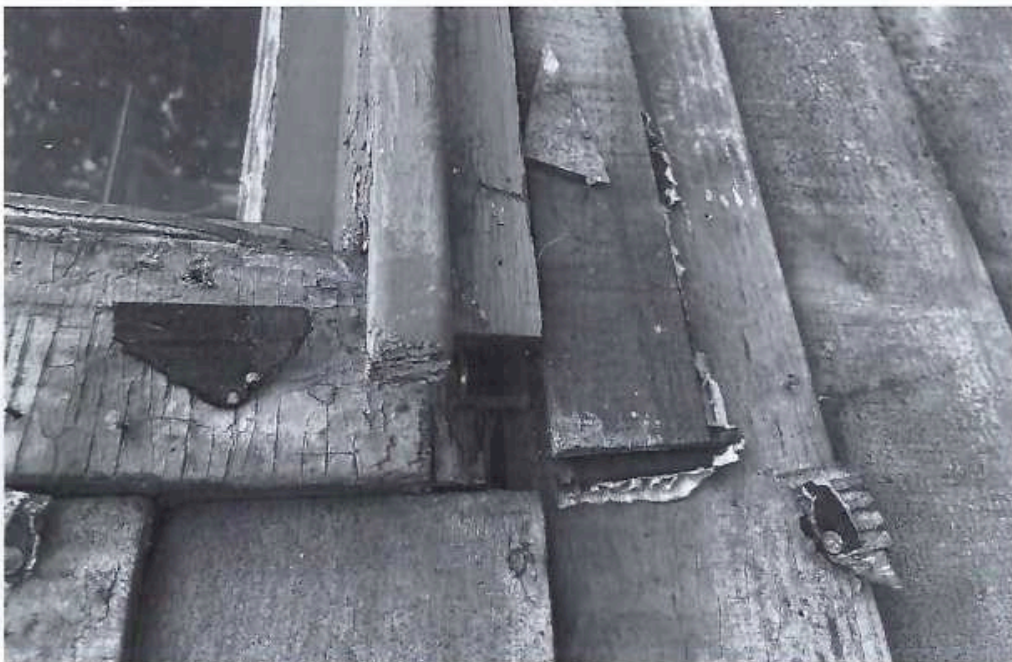




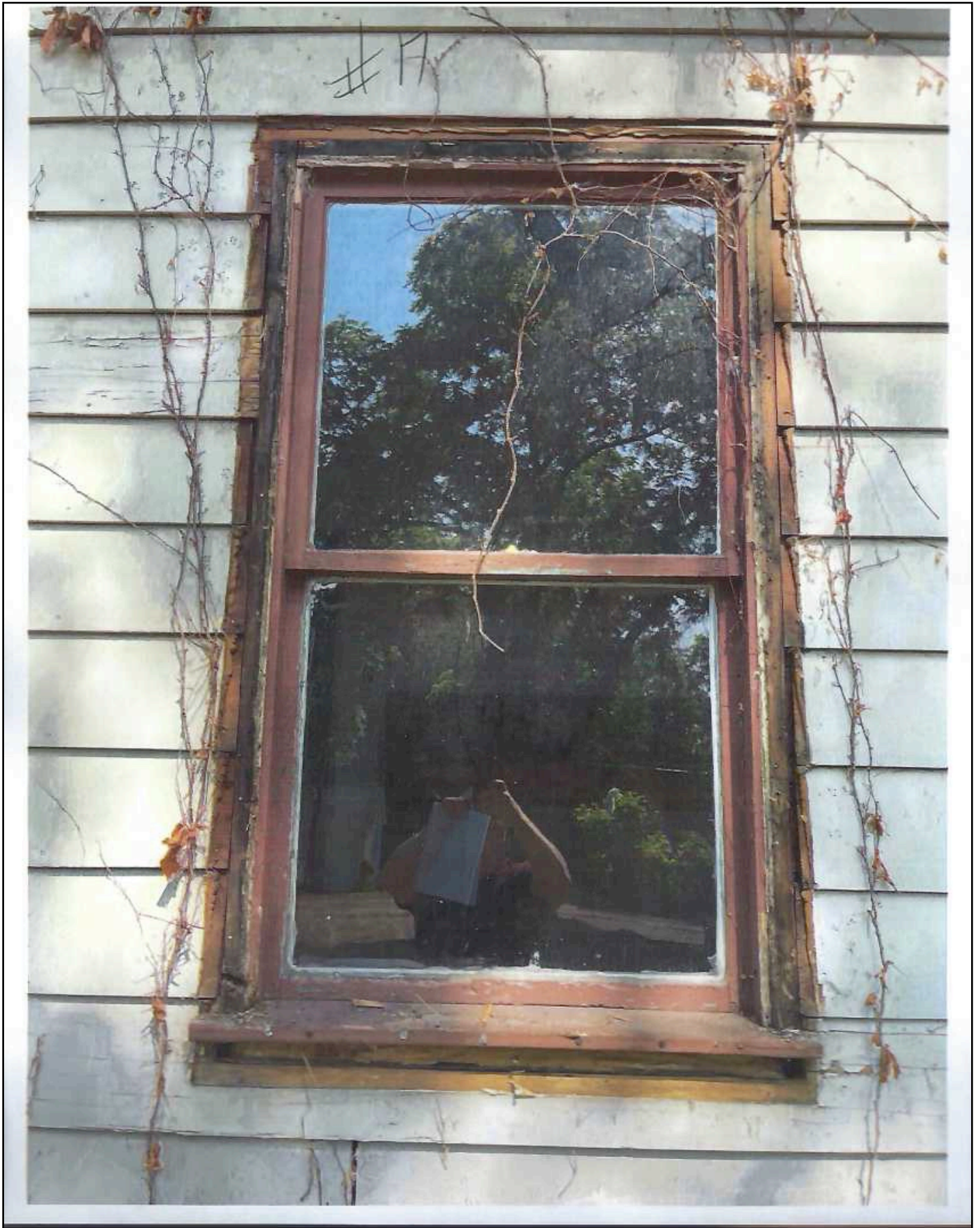
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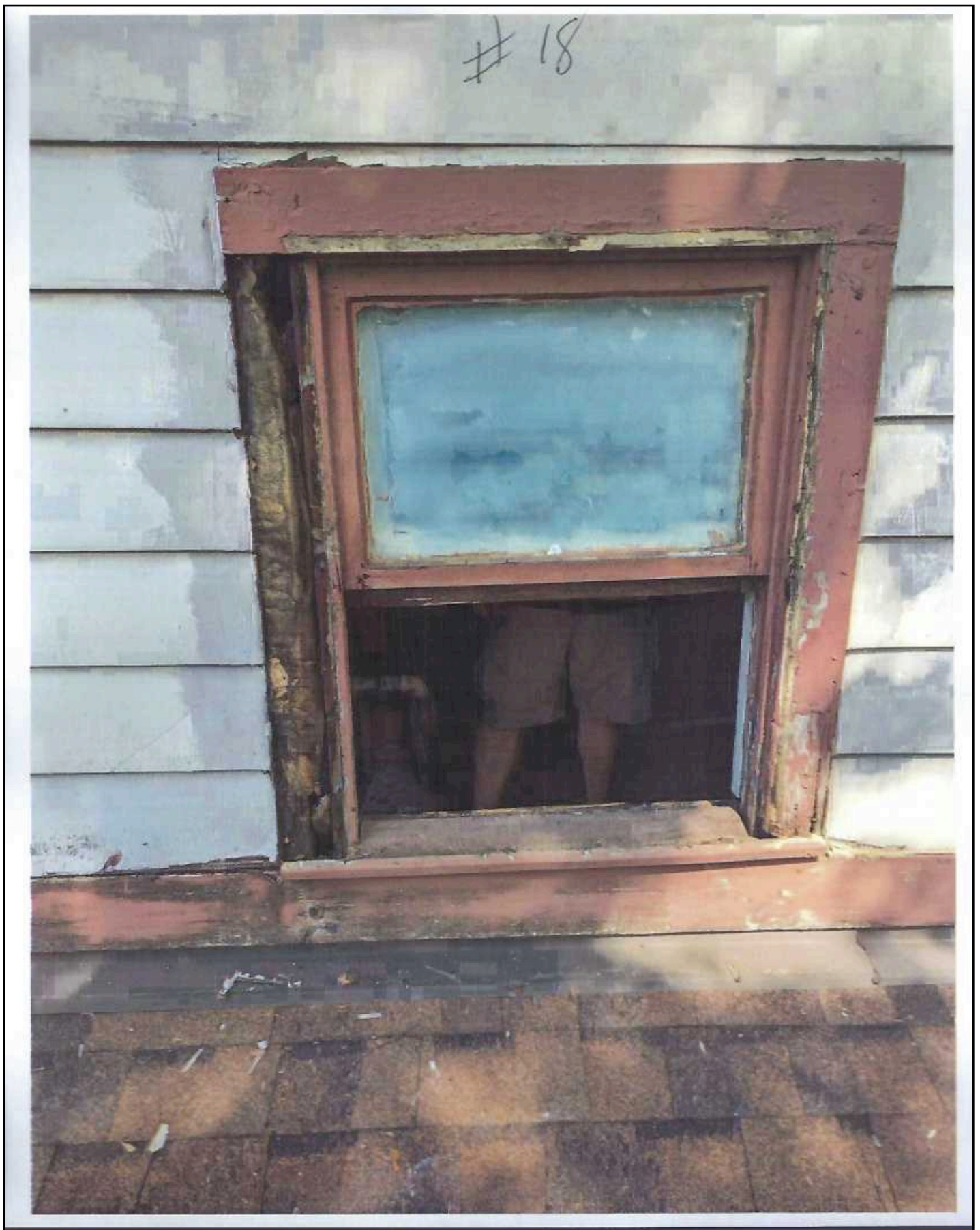


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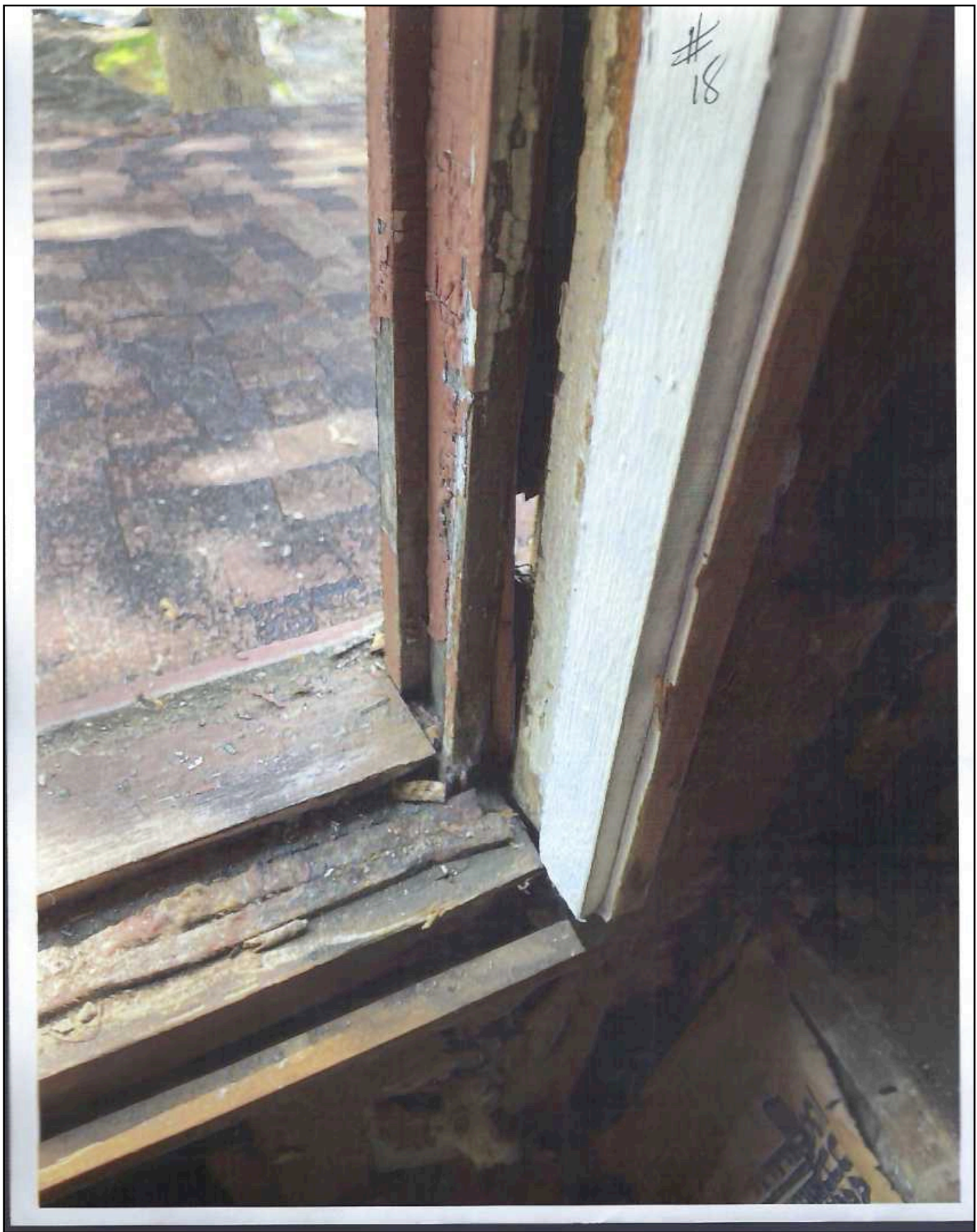


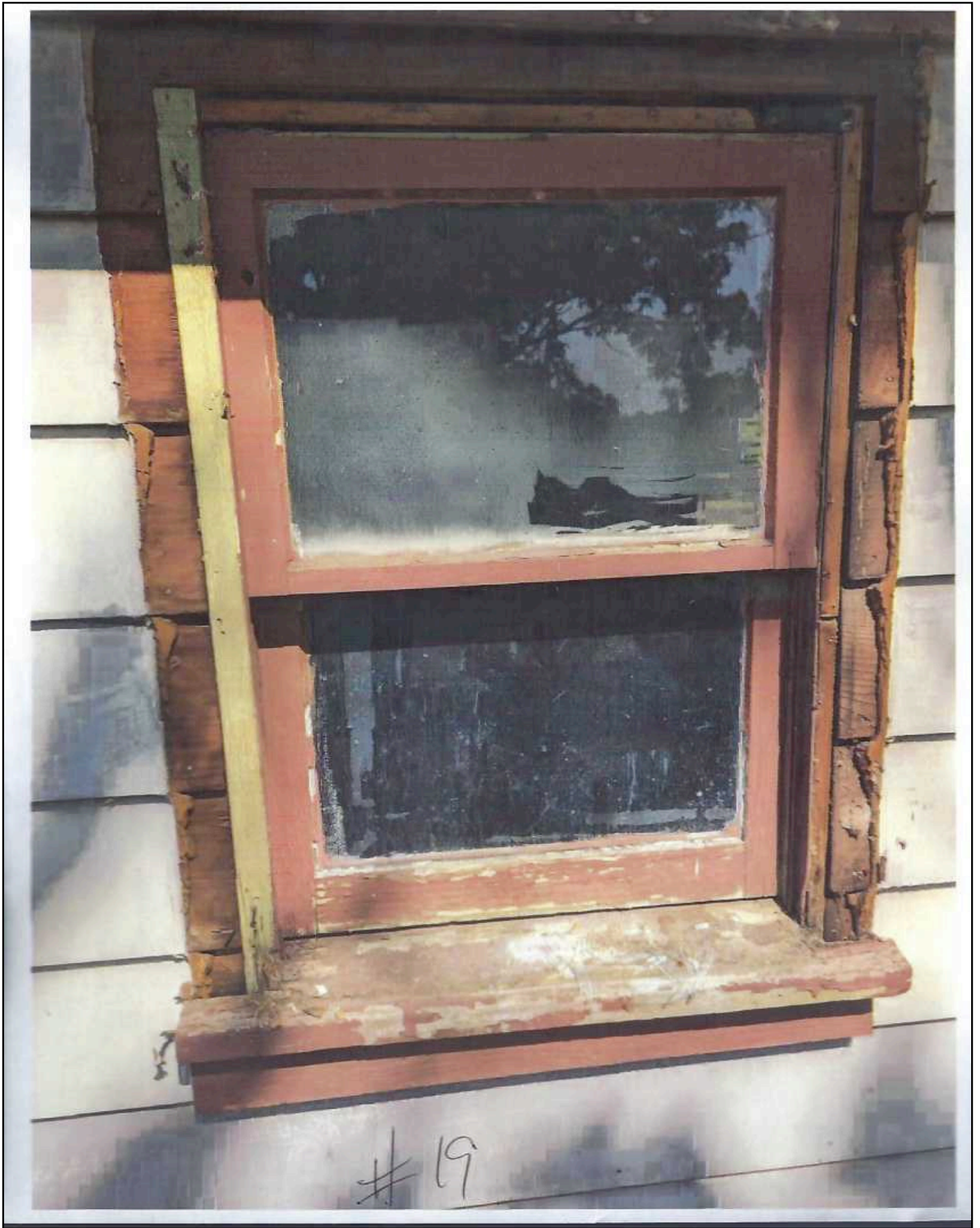














20

A/C in window

#21



#22





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: June 21, 2023

Date of Review: July 5, 2023

Date of Meeting: July 11, 2023

Proposed work: Replacing damaged bricks on the lower half of the building on the Washington Street façade with bricks as close as possible to existing.

Materials: salvaged exterior bricks as close to the existing bricks as possible.

Staff review:

1. In March, the commission approved the awning and signage on the Pearl Street side of the building, as well as Marvin Elevate windows for the second-floor replacements. (The historic windows had to be removed as part of the asbestos abatement upstairs.) In May, the commission approved the restoration of the marquee.
2. The bricks below the marquee were damaged where the gravel veneer had been installed by 1975, and many bricks are missing. (*See Figures 2 through 7.*) A proposal to use gray architectural panels to cover up the damaged bricks was denied by the commission in May because the proposal did not meet the Standards.
3. When considering which features of this historic building are character defining, it may be useful to consider this graphic ("Anatomy of a Main Street Building") from the Illinois Main Street program, cropped to focus on the storefront level:

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.

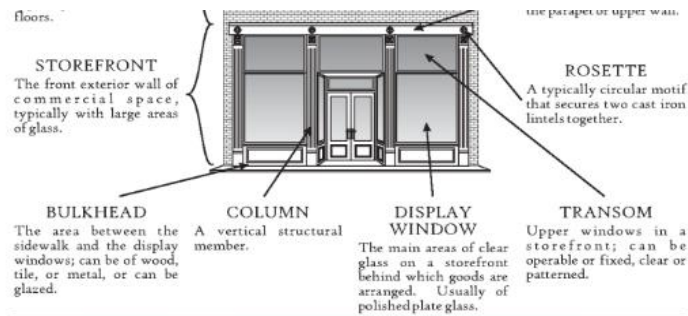
6. Repair, don't replace. Replacements shall match original.

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.



31 N Washington, July 2019, Google streetview

4. We can see that the vertical columns in the graphic serve a structural function and also provide the rhythm between the glass display windows. This theater has prominent brick columns that also provide the rhythm between the display windows, but in this case, in the 1960s or 1970s, those columns were covered in gravel veneer panels.
5. Because those columns perform that essential function of defining areas of the storefront, the commission required that those columns, as character-defining features, remain and look like columns.
6. There are many character-defining features of this building, of course, including the concrete or stone coping along the top of the parapet, the cornices above the second-story windows, the accent bricks that look like tiles above the second-floor windows, the second-floor windows themselves, the marquee, and the configuration of the first floor with two storefronts flanking an alcove under the marquee. All of these features are proposed to be retained.
7. This proposal also retains the columns as a character-defining feature. As long as the bricks used match the existing as closely as possible, are exterior bricks, and the mortar and joints will match the historic, staff believes that this proposal meets the Secretary of the Interior's Standards and Guidelines for Rehabilitation.

8. Standard 6 states, "Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence."
9. Repair is always preferable to replacement, but many bricks are severely damaged or missing in this case. (*See Figures 2 through 7.*) Because of the extent of the damage, staff believes that replacing the bricks that are damaged beyond repair or are missing with bricks that match the old in color, texture and will have the same mortar and joints meets Standard 6.
10. The masonry Guidelines that accompany the Standards include as a recommended course of action, "Replacing in kind an entire masonry feature that is too deteriorated to repair (if the overall form and detailing are still evident) using the physical evidence as a model to reproduce the feature... Examples can include large sections of a wall, a cornice, pier, or parapet. If using the same kind of material is not feasible, then a compatible substitute material may be considered." In this case, the physical evidence of the historic bricks in a running bond pattern is still evident on the faces of the columns. This proposal would replace those missing and damaged bricks in the running bond pattern matching the historic bricks, mortar, and mortar joints as closely as possible and carry that pattern across the walls of the alcove and above the doors.
11. It is true that in the historic photos we have, the alcove is dark and shaded, so we don't know exactly what lined the alcove walls—there may have been glass cases for movie posters. The wall with the ticket window appears to staff to have been modified, since it appears to bump out from the historic brick column on that side under the marquee. This proposal would follow the current contours of the alcove walls and just have bricks—no cases for posters.
12. Before proceeding with work, applicant must obtain the appropriate building department permits and approvals. The building department may require signed and sealed drawings to issue a permit.

Relevant Secretary of the Interior's Standards:
#6

Recommended Motion:

Move to approve Application PHDC 23-0056 and issue a certificate of appropriateness for the work proposed at 31 N Washington to repair and replace damaged bricks below the marquee (including the column faces and the entire alcove to and around the doors) with bricks laid in a running bond pattern, with the conditions that the bricks used will match the existing as closely as possible and are exterior bricks, the mortar composition will match the historic mortar composition, the masonry joints will match the historic masonry joints on the building, and the appropriate building department permit is obtained. This proposed work meets the Secretary of the Interior's Standard for Rehabilitation #6.

Prepared by:
Ellen Thackery, Preservation Planner



Fig 1. Color rendering showing black window sashes (approved), black storefronts, and black center entry doors. **However**, door glass would be clear (not tinted) and **the architectural panels shown on the column faces and throughout the alcove will instead be bricks** to match existing as closely as possible.

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.

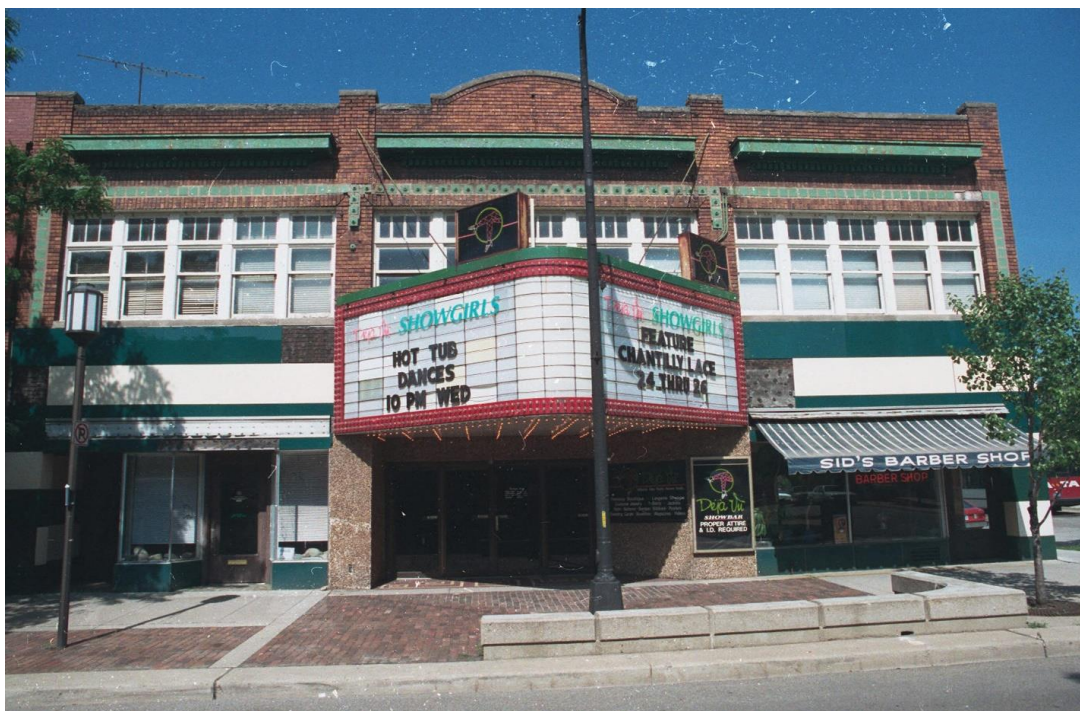


Fig. 12. Martha Washington Theatre, 1990s, Ypsilanti Historical Society.



**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, 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 / Moltus Building Group

Address

204 W. Saginaw

City

Hemlock

State

Mi

Zip

48626

Phone / Fax

[REDACTED]

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

[REDACTED]

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:

Replace and repair front (Side facing Wasington St.) facade. Doing the front facde in brick matching as closely as possible to existing brick. This is just the existing currently visible brick near and under the marquee.

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:

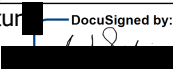
9000.00

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:  DocuSigned by:

Date: 6/21/2023

Print Name:  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.



HDC Work Permit Staff Review

Property address: 212 S Huron

Property History: This house contributes to both the National Register and local historic districts. In the National Register nomination, the house is described as the "D.C. Griffin House (1903)—2-story gable-roof, cut fieldstone, Arts-and-Crafts house with Elizabethan overtones, including a half-timbered treatment in the front gable using pebbles instead of stucco." The 2-story brick Italianate carriage house/stable is also listed as contributing as well.

Date of Application: June 30, 2023

Date of Review: July 6, 2023

Date of Meeting: July 11, 2023

Proposed work:

Roof repair and reroof

Reconstruct one chimney from salvaged materials on site. Repoint two other chimneys. The new mortar will match the color [and composition] of the original mortar.

Materials:

Roof: EPDM roof on flat parts of roof (where deteriorated metal roof is now), slate on sloped parts of roof (where slate is), and standing seam metal roof on low sloped areas (porches) where slate or metal coating had been but is not working.

Chimneys: Salvaged materials for chimney 1; historic mortar mix and color for repointing chimneys 2 and 3.

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.

Two images from the reports from potential contractors:



House's primary (east) facade



N ↑

Aerial view showing house and carriage house/ stable behind. Yellow numbers here corresponded to the contractor's codes for deteriorating conditions, but the picture is useful as an overview to the general roof issues because the carriage house has a flat roof, and the three flat areas of the house's main roof are also evident and in poor condition. There is a low-pitched porch roof on the north side of the house near the northwest corner, and there's a front porch with a gable on the east end (front).

Staff review:

Applicant proposes to:

1. Replace the damaged slate on main roof with slate available on site.

Staff finds that this proposed work meets the Secretary of the Interior's Standards for Rehabilitation, specifically Standard 6.

2. Remove steel roofing from the flat roofs [on the main house] and replace it with an EPDM membrane system; repair structural framing and sheathing if necessary.

Staff finds that the flat roofs are barely visible and so are not character-defining features. Staff believes that as long as the EPDM roofing is materially and chemically compatible with the historic materials like slate that it would touch, this proposed action meets Standard 9 in that the alteration would not destroy historic materials, features, or spatial relationships.

3. Replace roof membrane on the small, sloped roof with a new EPDM membrane system.

Staff understands this to be the roof on the carriage house, and if that is the case, that roof is not visible from the ground. It might be visible from upper windows of the house looking down. Again, staff finds this almost-flat carriage house roof not character defining, and so believes that the proposal would not destroy historic materials, features, or spatial relationships, meeting Standard 9. **Staff question: Is the "small, sloped roof" indeed the carriage house roof? If not, which roof is being referred to here and what is the plan for the carriage house roof?**

4. Remove deteriorated slate from the front porch, including the gable roof over the front door, and remove the steel roofing from the other porches. Repair structural framing and sheathing if necessary. Install a new standing seam metal roof system on all the porches. The panels would be 12" wide with a seam no higher than 1". Color TBD.

Staff:

Northwest porch and bay window:

The condition assessments show that the roofs on the porches and bay window are in bad condition. Staff finds that replacing the deteriorated metal roofs (like on the bay window and the porch at the house's northwest corner) with a metal standing seam roof meets Standard 6. The current roofs aren't seamed, but staff thinks the metal for metal is materially and visually close. A possible consideration: how will standing seams look above exposed rafter tails?

Front porch: Both CEI and Detroit Cornice and Slate recommend a metal roof on all these porch and bay window roofs—one quotes for a metal standing seam and the other quotes for copper. Neither quote keeps slate on the front porch. Architect Brenda Rigdon states in her narrative summary that it is because slate is not suited for the low pitch of the front porch. So, what material is a compatible replacement for the slate on the front porch?

The National Park Service's [*Preservation Brief 4: Roofing for Historic Buildings*](#) states:

In a rehabilitation project, there may be valid reasons for replacing the roof with a material other than the original. The historic roofing may no longer be available, or the cost of obtaining specially fabricated materials may be prohibitive. But the decision to use an alternative material should be weighed carefully against the primary concern to keep the historic character of the building. If the roof is flat and is not visible from any elevation of the building, and if there are advantages to substituting a modern built-up composition roof for what might have been a flat metal roof, then it may make better economic and construction sense to use a modern roofing method. But if the roof is readily visible, the alternative material should match as closely as possible the scale, texture, and coloration of the historic roofing material." (Emphasis added.)

This front porch roof is more readily visible from across the street than it is from the sidewalk (see Figures 1 and 2 below). From the sidewalk, staff thinks the porch roof looks more shingled, like asphalt, than metal. But from across the street, where more of the sloped portion of the roof is visible, staff can't really see a texture on the roof, but can see how metal porches on the front and sides would complement each other. Regarding the front porch, staff believes the questions for the commission are, **how readily visible is the roof of the front porch? If it is readily visible, does the proposed metal standing seam roof for this porch roof match as closely as possible the scale, texture, and coloration of the historic roofing material, meeting Standard 6? If it is not readily visible, does the proposed standing seam roof meet Standard 9 in that it will not destroy historic materials or features (like the stone it abuts) and in that it will be compatible with the house's historic materials, features, size, scale and proportion, and massing?**

Staff question: how would standing seams look when paired with the exposed rafter tails under the roofs?

5. Reconstruct one chimney from salvaged materials on site. Staff believes this proposed work meets Standard 6.
6. Repoint two other chimneys. The new mortar will match the color of the original mortar. This proposed work meets Standard 6, as long as the mortar strength as well as color both match the historic.
7. Before proceeding with work, applicant must obtain the appropriate building department permits.

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

Potential Motions:

Move to approve Application PHDC-23-0060 and issue a certificate of appropriateness for the work proposed at 212 S Huron to include: replacing the damaged slate on the house's main roof with slate available on site; removing steel roofing from the house's three flat roof sections and replacing it with an EPDM membrane system in [color], and repairing structural framing and sheathing if necessary; replacing the carriage house's roof membrane with a new EPDM membrane system in [color]; removing steel roofs from northwest porch and bay window and replacing them with a new metal roof [describe and color]; reconstructing one chimney from salvaged materials on site with the condition that the mortar used will match the historic in mortar color, composition, and joint size; repointing two other chimneys, with the condition that mortar used will match the historic in mortar color, composition, and joint size; and removing deteriorated slate from the front porch, including the gable roof over the front door, and replacing with a metal roof [describe and color], with the condition that if applicant wants to apply for the State Historic Tax Credits and the State Historic Preservation Office (SHPO) requires a change to the plan or materials to reserve the tax credit, staff will work with owner and SHPO to amend the application and approve it administratively. If required changes are substantial, staff can elect to bring the amended application back to the commission for review. Building permits are necessary for this work.

Move to postpone Application PHDC-23-0060 for work at 212 S Huron for the applicant to provide more information [describe] and/or the HDC to further research [insert research area].

Prepared by:

Ellen Thackery, Preservation Planner



Fig. 1. 212 S Huron, east or front façade from sidewalk. July 2023. The front porch's sloping portion is not really readily visible from this perspective, in staff's view. It does appear here to have more of a shingle texture than a metal one, however.



Fig. 2. 212 S Huron from across street, east end (front) and north side along alley. Front porch roof is quite visible from this angle, as are the slate roof on the rear-most portion of the house and the metal roofs on the bay window and porch on the north side of the house.



Fig. 3. 212 S Huron, north side in slightly more detail than Fig 2.



Fig 4. More detailed photo of north side porch roof and bay window roof, both deteriorated metal. Carriage house in background.



Fig. 5. 212 S Huron, north side porch detail of roof damage.



Fig. 6. Italianate carriage house, also contributing to the district. Conditions assessment noted that it has open flashing and eroded roof coating. Unclear to staff if the carriage house will get an EPDM roof or perhaps some other option.



**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- **23-0060**

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

212 S Huron, Ypsilanti, 48107

Applicant

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

Name

Esther Jentzen

Address

112 S. Washington St.

City

Ypsilanti

State

MI

Zip

48197

Phone / Fax

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

Contractor

Contractor Name & Contact Info

See attached quotes and summary

Type of work

- ☒ Roofing
☐ Window/Door
Replacement

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

- ☐ Painting
☐ Application Amendment
☒ Other

Complete Description of Proposed Work:

Please see the attached letter for the scope of work and the contractor's estimates for photos and details.

1. Roof Repairs and Replacement: The existing roofing systems are severely deteriorated.
2. Masonry: Rebuild one stone chimney and add a reinforced concrete cap; re-point two other chimneys from roof to cap.
3. Miscellaneous repairs/replacement of wood trim at roofs and porches.

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

Slate, stone, roof sealant, standing seam metal roof, wood, paint.

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:

\$119,278.00

Permit fee:

\$45 + \$198.73

=

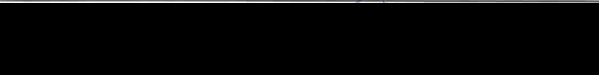
\$243.73

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:

06/30/2023

Print Name:

Esther E. Gentzen

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.



June 30, 2023

Ellen Thackery
City of Ypsilanti, Historic District Commission
One South Huron
Ypsilanti, MI 48197
(734) 482-9709
ethackery@cityofypsilanti.com



Ellen,

I am a consultant for Esther Jentzen, the owner of 212 S. Huron, who will occupy the house after repairs. The roofs of this house need urgent repairs. The deteriorating slate, flashing, and flat seam roofing allow water into the building. Ms. Jentzen has obtained quotes for repairs and replacing the deteriorated materials. Unfortunately, the cost of replacement is currently beyond what she can afford. We are proposing the following approach to repairs:

1. Replace the damaged slate on the main roof with slate available on site.
2. Remove the steel roofing from the flat roofs and replace it with an EPDM membrane system. The complete tear-off will allow the structural framing and sheathing to be inspected and repaired if necessary.
3. Replace the roof membrane on the small, sloped roof with a new EPDM membrane system.
4. Remove deteriorated slate from the front porch, including the gable roof over the front door, and remove the steel roofing from the other porches. The complete tear-off will allow the structural framing and sheathing to be inspected and repaired if necessary.
5. Install a new standing seam metal roof system on all the porches. The panels would be 12" wide with a seam no higher than 1". The color will be determined, and we will provide samples at the HDC meeting.

Regarding the slate on the north porch: Slate tile is not suited to the low pitch of the roof, as the long-term deterioration of the roof structure below demonstrates.

137 N Main St • Adrian MI 49221 • 734.717.2753
www.blackravenarchitects.com

BLACK RAVEN ARCHITECTS

Additional Photos of North Porch Roof:



BLACK RAVEN ARCHITECTS



BLACK RAVEN ARCHITECTS

These photos are of Indian Village and Grosse Pointe houses where a standing seam roof is combined with slate:



BLACK RAVEN ARCHITECTS



In addition to the roof work, one chimney will be reconstructed from salvaged materials on site, and two other chimneys will be repointed. The new mortar will match the color of the original mortar. Miscellaneous wood trim will be repaired or replaced as required and painted to match the existing trim.

The application for Historic District Commission review and supporting materials are attached.

Thank you,

A handwritten signature in black ink that reads "Brenda Rigdon".

Brenda Rigdon, Principal
Black Raven Architects LLC

BLACK RAVEN ARCHITECTS

Proposed Standing Seam Metal Roof:

The proposed roofing basis of design is MBCI 5V Crimp or MBCI Craftsman Series SB-12.



LOKSEAM®

LokSeam is a snap-together standing seam roof system with a 1 3/4" tall vertical rib, for use on roofs with a minimum slope of 3:12. LokSeam panels are available in 12", 16" and 18" widths. LokSeam panels can be installed over open framing or a solid substructure and are capable of transitioning from roof to fascia with the use of a rib cover. LokSeam does not require a solid substructure for support.



Product Specifications

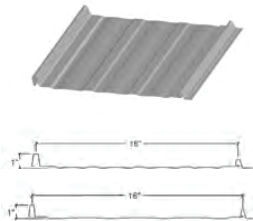
- **Applications:** Roof
- **Coverage Widths:** 12", 16", 18"
- **Minimum Slope:** 3:12
- **Panel Attachment:** Concealed Fastening System, Standard and UL90 Clips
- **Gauges:** 24 (standard); 22 (12", 16", 18"), 26 (12") (optional)
- **Texture:** Striated (standard); Embossed Striated (optional)
- **Coatings:** Galvalume Plus®, Signature® 200, Signature® 300, Signature® 300 Metallic

Features and Benefits

- Narrower widths, heavier gauges, striations and embossing minimize oil canning.
- Panels can be installed on roofs with a transition by using MBCI's die-formed rib covers.
- UL 580 rating is available, as well as UL 790, Class A for external fire, roof assembly for UL 263 for internal fire and the UL 2218 Class 4 impact rating.
- LokSeam carries Florida approval rating.

SLIMLINE®

The Slimline roof panel system offers a sleek contemporary profile ideal for residential and light commercial applications. This system offers a concealed fastener attachment. Slimline panels must be specified as striated or striated with minor ribs. Slimline cannot be end lapped.



Product Specifications

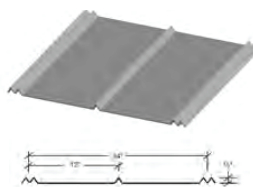
- **Applications:** Roof
- **Coverage Widths:** 16"
- **Rib Height:** 1"
- **Minimum Slope:** 3:12
- **Panel Attachment:** Concealed Fastening System
- **Gauges:** 29 (standard); 26 (optional)
- **Texture:** Striations (standard); Minor Rib Striations (optional)
- **Coatings:** Galvalume Plus®, Signature® 200

Features and Benefits

- UL 580 rating is available, as well as UL 790, Class A for external fire, roof assembly for UL 263 for internal fire and the UL 2218 Class 4 impact rating.
- Slimline carries Florida approval rating.

5V CRIMP

The 5V Crimp roof panel offers an ideal old-time, residential appearance. 5V Crimp is also an aesthetically pleasing solution for light commercial applications. The 5V Crimp panels require a solid roof deck with a waterproof membrane.



Product Specifications

- **Applications:** Roof
- **Coverage Widths:** 24"
- **Rib Spacing:** 12" on center
- **Rib Height:** 1/2"
- **Minimum Slope:** 3:12
- **Panel Attachment:** Exposed Fastening System
- **Gauges:** 29 (standard); 26 (optional)
- **Texture:** Smooth (standard)
- **Coatings:** Galvalume Plus®, Signature® 200

Features and Benefits

- UL 580 rating is available, as well as UL 790, Class A for external fire, roof assembly for UL 263 for internal fire and the UL 2218 Class 4 impact rating.
- 5V Crimp carries Florida and Dade County approval ratings.

For more information on how MBCI metal wall and roof systems can impact your next residential project, visit mbci.com/industries.



877-713-6224 | mbci.com | shop.mbc.com

Since 1976, MBCI has partnered with our customers to deliver high-quality metal building components backed by meaningful relationships and trusted performance. With our comprehensive portfolio and end-to-end expertise in building solutions, MBCI supports our customers throughout the project life cycle.

MAR_RES- NJ 4/21



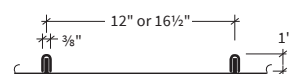
CRAFTSMAN™ SERIES

The Craftsman™ Series is a snap-on batten roof system, available in small and high profiles: small (SB) and high batten (HB).

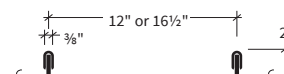
The Craftsman™ Series is a water-shedding system and can be used for roofs and fascias only when installed over a water-proofed solid substructure with a minimum roof slope of 3:12. The Craftsman™ Series design makes complicated building transitions simple without the necessity of flashings. Slope changes from roof to fascia to soffit can be made with one continuous pan and batten.

Product Specifications

- **Application:** Roof, Fascia
- **Coverage Widths:** 12", 16½"
- **Minimum Slope:** 3:12
- **Panel Attachment:** Concealed Fastening System
- **Gauges:** 24 (standard); 22, 26 (optional)
- **Finishes:** Smooth (standard); Striated (optional)
- **Coatings:** Galvalume Plus®, Signature® 200, Signature® 300, Signature® 300 Metallic



SB-12



HB-12

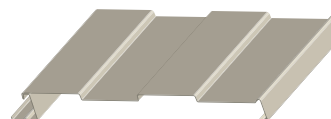
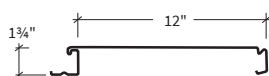
DESIGNER™ SERIES

The Designer™ Series panels provide the toughness of metal while creating an attractive, flexible and functional wall or fascia panel. The Designer™ Series is offered in fluted and flat panels, which are equally effective for new construction or retrofitting existing buildings.

If your design calls for a smooth or flat wall or fascia, look to the Designer™ Series 12.0 Flat Panel, which offers a 1¾-inch deep leg providing the perfect cavity for rigid board insulation.

Product Specifications

- **Application:** Wall
- **Coverage Widths:** 12" (flat), 16" (fluted)
- **Panel Attachment:** Concealed Fastening System
- **Gauges:** 24 (standard); 22 (optional)
- **Finishes:** Smooth (standard); Embossed (optional)
- **Coatings:** Galvalume Plus®, Signature® 200, Signature® 300, Signature® 300 Metallic



Ellen Thackery

From: Brenda Rigdon <brenda@blackravenarchitects.com>
Sent: Friday, June 30, 2023 4:12 PM
To: Ellen Thackery
Cc: Esther Jentzen
Subject: RE: HDC application for 212 S. Huron

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,

The preferred option is a long-term repair. After I reviewed the original proposal from CEI, I was concerned about the longevity of the "coatings," and I asked Esther to get a quote for the replacement of the flat roofs and the porch roofs. The prices were similar, and I think the standing seam roof is a good choice. The price from CEI for the standing seam roofs was a verbal quote; Esther can ask for an updated version before the meeting.

My apologies; the \$1500 figure on the emergency list should not be listed twice. I did my best to organize the options to make comparisons easy!

Cheers,



Brenda Rigdon, Principal
734.717.2753
137 N. Main St. • Adrian MI 49221
www.blackravenarchitects.com

From: Ellen Thackery <EThackery@cityofypsilanti.com>
Sent: Friday, June 30, 2023 3:17 PM
To: Brenda Rigdon <brenda@blackravenarchitects.com>
Cc: Esther Jentzen <esther.jentzen@gmail.com>
Subject: RE: HDC application for 212 S. Huron

Hello again! I've been reviewing the two CEI proposals. The way I'm understanding this is that the Preferred Option is a long-term repair—is that correct? It's not an emergency repair, right? Also, I notice on the emergency list from CEI there are two \$1500 charges for what appears to me to be the same thing. Am I misunderstanding? Thanks!



Ellen Thackery

Proposal

		Resources Unlimited Masonry Restoration and Development Company	
		6-13-2023	
Services provided by:		Services provided at:	
Resources Unlimited Masonry P.O. Box 3976 Ann Arbor, MI 48106 Phone: 734-846-4096 E-mail: billing@resources-unlimited.co		Esther Jentzen 212 S Huron St Ypsilanti, MI	
Rebuild stone chimney approx 4-5 feet (above roof line) Build specialized scaffold Reinforced concrete cap include Includes labor and materials		\$10,000.00	
Tuckpoint 2 other chimneys on house from roof up Depending on deterioration, \$4500 each		\$4,500.00 \$4,500.00	
Plus manlift approx \$4500-4700		\$4,700.00	
50% down to start, Balance upon Completion			
Total		\$23,700.00	

Proposal



CEI Michigan LLC
PO BOX 310
Hamburg, MI 48139
p: (517)548-0039
www.ceigroupllc.com

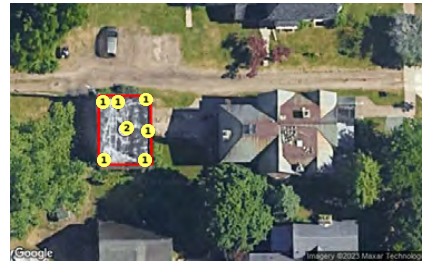
212 South Huron
212 South Huron Street
Ypsilanti, MI 48197

212 South Huron
212 South Huron Street
Ypsilanti, MI

Opp/Job ID 1753655

Section: Section 2
Size: 978 Sq Ft

Serviceman Derek Rosiek
Proposal Date: 06/09/2023



Please check next to the deficiencies you authorize for repair, then total, sign, and date where indicated

Deficiencies

1



Open Flashing (Emergency) - 04/12/2023
Quantity: 10 EA

Deficiency: The flashing is showing signs of failure.

Corrective Action: Clean the area of repair to a suitable surface. Apply a layer of flashing cement to the prepared area. Embed fabric into the flashing cement. Apply a second layer of flashing cement over the embedded fabric.

Estimated Repair Cost: \$1,500.00

2



Erosion Of Coating (Emergency) - 04/12/2023
Quantity: 1500 Sq Ft

Deficiency: The protective layer of aluminum coating is starting to erode. This allows the UV rays to deteriorate the membrane .

Corrective Action: Clean the repair area to a suitable surface. Apply a new layer of protective coating over the prepared area.

Estimated Repair Cost: \$9,810.00



CEI Michigan LLC
PO BOX 310
Hamburg, MI 48139
p: (517)548-0039
www.ceigrouppllc.com

212 South Huron
212 South Huron Street
Ypsilanti, MI 48197

212 South Huron
212 South Huron Street
Ypsilanti, MI

Opp/Job ID 1753655

Section: Section 1
Size: 2770 Sq Ft

Serviceman Derek Rosiek
Proposal Date: 06/09/2023



Please check next to the deficiencies you authorize for repair, then total, sign, and date where indicated

Deficiencies

1



(Emergency) - 04/12/2023
Quantity: 25 EA

Deficiency: Damaged or missing slate

Corrective Action: Replace damaged slate (there is enough new tiles in attic)
A 60' articulating lift will be required and ground protection mats will be needed.

Estimated Repair Cost: \$9,035.00

2



Oxidation or Rust (Emergency) - 04/12/2023
Quantity: 1000 Sq Ft

Deficiency: On upper flat lock steel roof the protective coating has broken down and the metal is exposed to the elements, oxidation or rust will take over and reduce the materials integrity. It has all ready started to get small holes in it from the rust

Corrective Action: Clean and apply a rust inhabiting coating (in a Galvanized or rust color) flashing grade on curbs, chimneys, pipes and holes and a top coat over entire area.

Estimated Repair Cost: \$23,285.00



CEI Michigan LLC
PO BOX 310
Hamburg, MI 48139
p: (517)548-0039
www.ceigrouppllc.com

212 South Huron
212 South Huron Street
Ypsilanti, MI 48197

212 South Huron
212 South Huron Street
Ypsilanti, MI

Opp/Job ID 1753655

Section: Section 1 (continued)

Size: 2770 Sq Ft

Serviceman Derek Rosiek

Proposal Date: 06/09/2023



Please check next to the deficiencies you authorize for repair, then total, sign, and date where indicated

Deficiencies

3



Oxidation or Rust (Emergency) - 04/12/2023

Quantity: 1 EA

Deficiency: In the steel valleys and the pans around chimneys protective coating has broken down and the metal is exposed to the elements, oxidation or rust will take over and reduce the materials integrity.

Corrective Action: Clean and apply a rust inhabiting coating (in a Galvanized or rust color) flashing grade chimneys flashing and holes and a top coat over entire area.

A 60' articulating lift will be required to perform this work.

Estimated Repair Cost: \$9,163.00

4



(Emergency) - 04/12/2023

Quantity: 350 Sq Ft

Deficiency: 3 porch and 3 bay window flat lock steel roofs have rusted and have started to become loose around the edges

Corrective Action: Secure metal as needed Clean and apply a rust inhabiting coating (in a Galvanized or rust color) flashing grade on holes and a top coat over entire area.

Estimated Repair Cost: \$9,035.00



CEI Michigan LLC
PO BOX 310
Hamburg, MI 48139
p: (517)548-0039
www.ceigrouppllc.com

212 South Huron
212 South Huron Street
Ypsilanti, MI 48197

212 South Huron
212 South Huron Street
Ypsilanti, MI

Opp/Job ID 1753655

Section: Section 1 (continued)

Size: 2770 Sq Ft

Serviceman Derek Rosiek

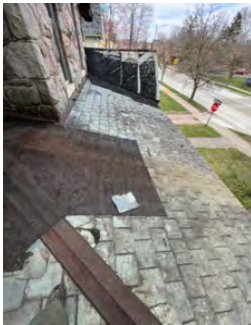
Proposal Date: 06/09/2023



Please check next to the deficiencies you authorize for repair, then total, sign, and date where indicated

Deficiencies

5



(Emergency) - 04/12/2023

Quantity: 700 Sq Ft

Deficiency: Slate and area of decking on front porch are damaged beyond repair.

Corrective Action: Remove existing slate, repair deck as needed (structural damage will need to be accessed once roof is removed and repaired on a time and material basis), cover entire area with a high temperature ice shield and install a galvanized standing seam roof system per industry standards

Estimated Repair Cost: \$24,785.00



CEI Michigan LLC
PO BOX 310
Hamburg, MI 48139
p: (517)548-0039
www.ceigroupllc.com

212 South Huron
212 South Huron Street
Ypsilanti, MI 48197

212 South Huron
212 South Huron Street
Ypsilanti, MI

Opp/Job ID 1753655

Serviceman Derek Rosiek
Proposal Date: 06/09/2023

PAYMENT TERMS

Net 30. Credit Cards Accepted, Call 517-548-0039 ext. 121

AUTHORIZATION TO PROCEED

Signature: _____ Date: _____ \$ _____

Printed Name: _____ PO # _____

I hereby authorize to have the above deficiencies repaired.

*Please sign and date, then fax to:
Or scan and email to: derekr@ceigroupllc.com; drosiek@ceigroupllc.com*



CEI Michigan LLC
PO BOX 310
Hamburg, MI 48139
p: (517)548-0039
www.ceigrouppllc.com

212 South Huron
212 South Huron Street
Ypsilanti, MI 48197

212 South Huron- Flat Metal
212 South Huron Street
Ypsilanti, MI

Opp/Job ID 1760737

Section: Section 1
Size: 277 Sq Ft

Serviceman Derek Rosiek
Proposal Date: 06/28/2023



Please check next to the deficiencies you authorize for repair, then total, sign, and date where indicated

Deficiencies

1
☐



(Remedial) - 06/28/2023
Quantity: 300 Sq Ft

Deficiency: The flat roof is rusted and has deteriorated with age.

Corrective Action: Install 1/2" high density board. Install new EPDM over top. Fabricate and install new edge metal.

Estimated Repair Cost: \$11,357.00



CEI Michigan LLC
PO BOX 310
Hamburg, MI 48139
p: (517)548-0039
www.ceigrouppllc.com

212 South Huron
212 South Huron Street
Ypsilanti, MI 48197

212 South Huron- Flat Metal
212 South Huron Street
Ypsilanti, MI

Opp/Job ID 1760737

Section: Section 2
Size: 178 Sq Ft

Serviceman Derek Rosiek
Proposal Date: 06/28/2023



Please check next to the deficiencies you authorize for repair, then total, sign, and date where indicated

Deficiencies

1



(Remedial) - 06/28/2023
Quantity: 150 Sq Ft

Deficiency: The flat roof is rusted and has deteriorated with age.

Corrective Action: Install 1/2" high density board. Install new EPDM over top. Fabricate and install new edge metal.

Estimated Repair Cost: \$7,298.00



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212 South Huron
212 South Huron Street
Ypsilanti, MI 48197

212 South Huron- Flat Metal
212 South Huron Street
Ypsilanti, MI

Opp/Job ID 1760737

Section: Section 3
Size: 127 Sq Ft

Serviceman Derek Rosiek
Proposal Date: 06/28/2023



Please check next to the deficiencies you authorize for repair, then total, sign, and date where indicated

Deficiencies

1



(Remedial) - 06/28/2023
Quantity: 125 Sq Ft

Deficiency: The flat roof is rusted and has deteriorated with age.

Corrective Action: Install 1/2" high density board. Install new EPDM over top. Fabricate and install new edge metal.

Estimated Repair Cost: \$5,207.00



CEI Michigan LLC
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www.ceigroupllc.com

212 South Huron
212 South Huron Street
Ypsilanti, MI 48197

212 South Huron- Flat Metal
212 South Huron Street
Ypsilanti, MI

Opp/Job ID 1760737

Serviceman Derek Rosiek
Proposal Date: 06/28/2023

PAYMENT TERMS

Net 30. Credit Cards Accepted, Call 517-548-0039 ext. 121

AUTHORIZATION TO PROCEED

Signature: _____ Date: _____ \$ _____

Printed Name: _____ PO # _____

I hereby authorize to have the above deficiencies repaired.

*Please sign and date, then fax to:
Or scan and email to: derekr@ceigroupllc.com; drosiek@ceigroupllc.com*

MINUTES

City of Ypsilanti HISTORIC DISTRICT COMMISSION Regular Meeting held in person

Tuesday, May 23, 2023
7:00 P.M.

CALL TO ORDER AND ROLL CALL

Chairperson Pettit Welcomed attendees.
Meeting called to order at 7:04pm

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
Delrhea Byrge – Washtenaw County, City of Ypsilanti

Commissioners Absent: None

Staff Present: Ellen Thackery, Preservation Planner

APPROVAL OF AGENDA

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

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

PUBLIC COMMENT ON AGENDA ITEMS, other than their agenda item—none

PUBLIC HEARING—none

OLD BUSINESS—none

NEW BUSINESS

210 S Washington

**new garage door*

Applicant Bob Doyle, present

Historic District Commission

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Staff report: This house contributes to the district. The garage was built later and is tucked behind the house. Proposed work is a new garage door in charcoal by Clopay. Sample of material was passed around. Staff did not find that this proposal will have an impact on historic materials or historic character of the building and that the proposal meets Standard 9.

Discussion:

Applicant: Had nothing to add.

Commissioners: Clarified which side of the sample is the side that will be visible on the door.

Motion: Ratzlaff (second: Byrge) moved to approve application PHDC 23-0038 and issue a certificate of appropriateness for the replacement of the existing garage door at 210 S Washington with a Clopay steel door in smooth Charcoal gray as proposed because the proposed work meets the Secretary of the Interior's Standards for Rehabilitation, specifically Standard 9.

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

218 N Washington

**concrete bollards*

Applicant: Carol Cramer, chair and representing the Ladies' Literary House Foundation, present

Staff report: House contributes to both the National Register and local district. Proposed work is a series of 4" steel pipes filled with concrete that will serve as bollards between the parking lot and the house. Proposal is that they will be black, but staff wondered if commission would like to give staff administrative approval of a color change if building code will require a color other than black. Staff recommends approval because the bollards will be pretty unobtrusive, meeting Standard 9, and will preserve the house over the long term.

Discussion:

Applicant: Applicant confirmed the bollards can be painted whatever color is required—they just want to protect the house.

Motion: Szumko (second: Ratzlaff) moved to approve Application PHDC 23-0039 and issue a certificate of appropriateness for the proposed steel bollards painted black, or whatever color is required by building code, to be installed between the parking spots and the house at 218 N Washington because the proposed work meets the Secretary of the Interior's Standard for Rehabilitation 9.

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

100 W Michigan Ave, Suite A

**install a hanging sign near door to suite*

Staff report: This sign will hang on the secondary façade, not on W Michigan but on the N Huron side. Staff outlined the installation requirements in the staff report and in the motion itself, and staff notes that the building inspector is requiring architect's sealed plans for this sign, probably because it will hang over a public
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right of way. Staff will remind contractor of that requirement in the letter following this meeting. Staff reminds commission to add Standards 9 and 10 to this motion.

Discussion:

Applicant: Not present.

Commissioners: Clarified what "sealed" means in this context. Staff explained that an architect will need to provide drawings with his or her seal on them so that the building department can be sure that the installation will be safe. Commissioners clarified location of sign.

Motion: Szumko (second: Byrge) moved to approve application PHDC-23-0040 and issue a certificate of appropriateness for the installation of a sign hung at 100 W Michigan Ave 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. The proposed work meets Secretary of the Interior's Standards for Rehabilitation, Standards 9 and 10.

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

118 W Michigan Ave

**exterior trim added at the storefront level, accent lighting along the signband, removal of interior-grade bricks and replacement with exterior-grade bricks, scattered repointing, painting storefront gray.*

Staff report: The proposed work is for both 118 and 116 W Michigan. 118 is the taller of the two and was not considered contributing when the National Register nomination was written because it had had a slipcover on it, but the building would be considered contributing today. [Summarized proposed work.] Staff noted that it seemed confusing to only show 118 W Michigan on the application, but staff explained that when the building department was consulted, 118 tends to be the address used for work on both buildings and a note is made in BSA in the descriptions of proposed work that the work is on both buildings and those notes almost serve as a cross reference. Staff also clarified with architect that a mortar analysis will be done but hasn't been done yet and that the method for removing bricks has not been determined yet. Staff and architect also clarified that the intention is that the downlighting will provide some lighting to the signs so the signboard signs will not need to be internally lit.

Applicant: Adam Smith, architect, present. Clarified that this agenda item had been approved a few years ago, but the pandemic came and now the owner would like to pick the work back up again, but the six-month window on the HDC application had passed.

Commissioners: no questions or concerns because they had seen this application before.

Motion: Szumko (second: Ratzlaff) moved 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. Relevant Secretary of the Interior's Standards for Rehabilitation include Standard 9.

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

212-214 Ferris

**replacing porch decking boards and skirting; correcting previously unpermitted work*

Staff report: House contributes to the National Register and local historic districts. House is a duplex, so both porches should be the same. At some point, the porch at 212 was completed within the guidelines, but when 214 got its porch redone late last year, they went ahead with the work without approval or permits and the work does not meet the Standards or Guidelines. Currently, 214 has plywood boards on the porch and T111 siding below the porch. After work is completed, both porches will be the same and both will be up to the Standards and Guidelines, with tongue-and-groove decking and lattice skirting.

Applicant: Not present
Commissioners: The lattice could really use a picture frame around it.

Motion: Ratzlaff (second: Byrge) moved to approve application PHDC-23-0044 and issue a certificate of appropriateness for the replacement of plywood boards 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.

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

311 E Forest Ave

**building a detached deck*

Staff report: This house is in the district but is not considered contributing. The Commission has seen this project a couple times, first as a study item and the commission recently approved the door onto the deck. The deck is now the item before the commission. It is detached. Since there are no historic materials to preserve, Azek is what is being proposed. The only question staff had was whether the house will be able to properly shed water where the deck and the house are close.

Applicant: Nikki Nabozny, applicant, present. Shared samples.

Commissioners: If deck is graded appropriately and considering that the Azek is planks that will drain water and snow between them, the detached deck should perform fine. The privacy screen is also likely Azek. The Azek has a slight texture to keep it safe but it's not plastic looking and deeply textured as some other composite and synthetic materials are. No railing is necessary at this height.

Motion: Byrge (second: Szumko) moved to approve application PHDC-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.

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

31 N Washington

**covering damaged bricks in the theater's alcove below the marquee and restoring the marquee.*

Staff report: Commission has seen this building before—it is the Martha Washington Theatre which contributes to the local and National Register districts. The work being proposed here is covering the damaged bricks below the marquee with architectural panels and also restoring the marquee. Staff's written report in the meeting packet summarizes the question about the proposed architectural panels as follows, "Considering the absence of [photographic] 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?"

Applicant: Joel Stoin, applicant, represents owners. Present. Points out that these bricks below the marquee were previously covered with panels that were like a stucco with stone or gravel embedded, like a gravel veneer. They had hoped to be able to restore the bricks that had been under this gravel veneer, but the bricks turned out to be heavily damaged. The material they propose is a fiber cement material that installs similar to a shiplap and is supposed to look similar to concrete.

Commissioners: First question about the proposed replacement material: color. The Standards require that exterior alterations will be compatible with the historic materials, features, size, scale, proportion, and massing to protect this property and its environment. The previous stone was brownish and blended in and the existing bricks would blend in, whereas this proposed material does not blend in with the rest of this building and the neighboring spaces. Is there a different color that would appear more compatible? Applicant explains that this material is what the owners chose, but note that it's not as light as it appears in the rendering. Commissioner states that considering the windows and the neighboring buildings, the proposed color and material does not seem compatible. Commissioner notes that making the panels so light in color contrasts with the rest of the building but matches the marquee in lightness and so it detracts from the restoration work on the marquee because it diminishes the contrast between the marquee and the rest of the building. Commissioner notes that it is not just the color, but it is the scale of the pattern—it is affecting the sense of the building's proportion, and it does diminish the work being proposed for the marquee. The building was brick and it wants to be brick so that the marquee can be the focal point. Commissioner notes that we look at materials but also texture and the rhythm of window openings on this building and neighboring buildings. Commission generally seeks to

preserve materials, but in this case, the original materials are heavily damaged so looking at what would an appropriate replacement material be? Commissioner notes that we are looking at scale and proportion as well.

Applicant seeks a solution the commission can approve because of the court-imposed deadlines. Commissioner states that brick would be the best starting point; it is what was there, and it would be an easily approvable material. Applicant states that he does not think the owners will want to go with brick. Could they propose this material in a different color? Commissioner asks whether commissioners could get on board with something closer to the brown gravel veneer in color that was there, would that be constructive to this discussion? Commissioner states that before we consider that, let's understand the nature of the rest of the proposal: black storefronts, red entry doors. Looking at the rendering on page 80 of the packet, black windows, black storefront to right, teal storefront on left painted black would make sense tying this composition together as one piece of architecture, bring the marquee back to life--now we need to figure out what is appropriate for the area in the center below the marquee.

Applicant asks if the owner selected the proposed material in black, so the whole storefront level was in black and you would not see the horizontal lines, would that be more acceptable to the commission? One commissioner indicated that it would, but one commissioner indicated that that treatment's success is very reliant on paint color, whereas brick, which the commission would not allow to be painted in the future, would always work. Commissioner is not sure that a solid band of black at the storefront level would actually work from a compatibility and composition perspective. Black would hide the seams it's true, but it would introduce a different proportional problem—the black storefront level from side to side would create a plinth and would feel very heavy. Commissioner offered that if the "columns" from top to bottom could be brick and then the remaining material could be black, that would at least read more like the traditional building with storefronts. Retaining the brick columns on the streetface only would be less brickwork, commissioner agreed. Columns should read from parapet to street. When you look at past pictures, keeping that line created by the columns is important. The material (fiber cement) has not been used in the central downtown in commissioner's memory, and the way it is being proposed to be used is not the way a traditional storefront would be used—the material is not broken up, even by a ticket window anymore. Applicant reminded commission that this Washington Street side of the building will be leased out and not used by Déjà vu. Commissioner expressed that the fiber cement should not be right at the sidewalk level where snow could pile up against it or rain could splash back on it.

[Discussion about the building's changing features over time.]

[Discussion about materials Nichiha makes—would any be more appropriate? Are there other options that might work better? Nichiha makes several different products—one looks like shiplap, one looks like traditional lap siding. Commissioner states that traditional lap siding on this building downtown would not be appropriate either.]

Historic material was brick and later covered by the brown gravel veneer. One commissioner states that the commission's charge is to apply the Secretary of the Interior's Standards for Rehabilitation. The building and its materials are valued—those are our charge.

The columns (and some of the alcove) appear to have always included glass cases that housed movie posters.

Commissioner agrees that the way the building has historically read is that from the street from left to right, there was a column, glazing on the storefront, a column (even with a display case), the alcove, a column with a display case, another storefront, and another column. Those columns and storefronts made breaks in the composition. The application of one material on the storefront level covering the fronts of those columns changes the building and its proportions, and using one continuous black band of color along the sidewalk would take the breaks in the composition and the framing of the entry doors and marquee away. One continuous band of color along the bottom cannot do the architectural work of framing the entry and marquee the way it was intended.

Tenants in this part of the space can seek approval for signage but Déjà vu cannot seek any more signage on the Washington side of the building, per the court order.

Commissioner states that the continuous band of light-colored material at the center of the building as proposed is not compatible with the building's design; if the columns were defined, even if it's the columns only on the streetface with this proposed material proposed in the alcove only, that might be a more compatible design for this building. This continuous band of material across the front is not compatible or harmonious with the other buildings in the neighborhood. These columns may not be structural, but visually, they are like columns and when you look at page 80 of the packet, you can see the columns that run from the top of the parapet and should run down to the sidewalk or almost the sidewalk. Covering up the streetfacing sides of those columns (like with this fiber cement material) doesn't work. One commissioner notes that one of the "columns" (the one to the right of the entry doors when looking at the building) has been altered and so it will appear wider than the column to the left and that poses a design challenge (see page 68 of the packet) but the commissioner thinks it is still worth figuring out—the column does still need to read as a column from the front of the building. This design challenge is worth resolving because this is the work that these important buildings require and deserve.

Commissioner states that even if this column to the right were all brick and so wider than the column on the left, he still thinks that would look appropriate and then a different material inside the alcove meets that column. He believes that would still be appropriate.

[Commission discusses that bricks on the fronts of the columns only wouldn't be as difficult or expensive as bricks filling in the entire alcove. There are some design challenges in here with the different surfaces and making them work together, but commissioner believes it could be done and a sense of proportion could be preserved.]

Commissioner wonders if a veneer brick on the visual columns would solve many of the perceived issues with brick—material, time, expense.

It is understood that because these columns originally had cases built into them, they were not complete brick all the way up, but now that a replacement is being considered, the Standards require a compatible design—looking at compatibility with this building and the other neighboring buildings. The proposed paneling is not compatible on the fronts of the columns. Other neighboring buildings have the brick columns between the storefronts and that rhythm of columns and storefronts is what helps make a design compatible and approvable.

Applicant seeks a list of materials that will be approved. Commissioners state that it is not just a list of materials—it is how the materials are applied that make a proposal approvable. Commissioner stated that the columns on the streetfront cannot be this material installed in the way that this rendering shows. The continuous read of this material across the front of the columns does not work for this street. Commissioner was thinking that if the column faces were something that is more harmonious with the rest of the street, then, when the column turns inward (into the alcove), it could potentially be a different material.

Applicant expressed frustration that every rendering and proposal costs money and he doesn't know if it will be approved. Chair explained that the commission offers the option to bring a design in for free as a study item and discuss it with the commission before submitting an application as an agenda item.

[Discussed idea of another material that would allow the column to read as a column from the parapet to the base, with the storefronts and entries as punchouts. Brick would be best, but if you showed a different design that had that sensibility, that could possibly get approved. If an applicant brought a sketch instead of a rendering as a study item, that would be less costly for the owners, and it makes for a more efficient process.] Applicant stated that owners are investing a lot into making this corner look better and are investing in security and the restoration of the marquee. Staff states for the record that for historic district commissions, it is not about what looks better—it is instead about what meets the Standards and Guidelines. It is really important that the commission always refers back to the Standards and Guidelines.

Commissioner states that there is brick and brick veneer—brick veneer might be a more cost effective option and might be a viable option in this case. Commission believes that for the design to be harmonious and compatible with the building and with the street, the columns need to read as columns—the commission has identified that the columns from top to bottom are an important character-defining feature of the building and so seek to bring the verticality of the columns from the parapet to the street, and to retain the rhythm of the streetscape which is structural column, storefront, structural column, storefront. It is about color in part but also materiality. Commissioner suggests bringing product specs for the next product proposed and also please consider a study item before the next application.

[Discussed process delays and product delays and pressure from the court-imposed deadline. Commission discussed that for a study item, participating by Zoom could be an option, since feedback is the product instead of a commission decision.]

[Discussed that some buildings downtown don't follow this rhythm of column, storefront, column storefront. Commission stated that there are a few reasons for that—each building is its own resource and we consider it individually and in concert with the others. What works for one building might not work for another building and what works for one street might not work for another street. Also, some work in the district was done before the district was established in 1978, so some work that was done before then would not be in line with the Standards and Guidelines today. Experience of professionals who work with historic buildings regularly and who work in historic districts regularly is invaluable.]

Staff stated that the projects that the commission reviewed on the street do indeed follow that established rhythm of column, storefront, column storefront and referred to the Google streetview to show examples. Restated that a study item could be handled by Zoom, and commissioner added that a team of professionals would be welcome and that could be productive since the study item discussion could be had over Zoom.

Staff clarified that the Standards and Guidelines say that your first line of action is restoring a feature, and if that feature cannot be restored then we'd be looking to reproduce it in its original material. In this case, we'd be trying to reproduce the feature in brick. If that is not possible, then you are looking at designing a new feature that is compatible and differentiated. Chair states that in this case, the original material was brick. It is within the Standards and Guidelines to require that the replacement be brick. But the Commission is interested in trying to find a solution that will be as much like brick as possible and resemble what was there to carry out the function of that and the read of the façade.

[Procedural discussion regarding application amendment.]

Applicant amended application PHDC 23-0045 to exclude the fiber cement architectural panels and to only include the restoration of the marquee.

Motion: Chesnut (Szumko seconded) moved to accept amended application PHDC 23-0045.

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

Motion: Ratzlaff (second: Byrge) moved to approve amended application PHDC-23-0045 and issue a certificate of appropriateness for the work proposed at 31 N Washington as amended, only including the restoration of the marquee using 1-watt light bulbs. This meets Secretary of the Interior's Standards for Rehabilitation #5 and #9.

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

STUDY ITEMS—none

ADMINISTRATIVE APPROVALS—

None reported.

OTHER BUSINESS

Property Monitoring:

Letters to places commissioners have reported have gone out and staff is following up.

Staff has sent a letter to the owner of the depot and staff is following up, trying to get a meeting on the calendar.

Staff met with the new owner of 302 E Cross and her contractor so that project is beginning to take shape.

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 staff.

Updates from Staff: none

Commissioner Comments:

There is a new window company in town called Hinge and Sill. Staff will send the list of window professionals that she knows of to all commissioners. City does not recommend any contactors, but staff will provide a list of known contractors as a courtesy and that is made clear when the list is sent.

AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS—none

HOUSEKEEPING BUSINESS

1. Approval of the minutes of April 25, 2023

Motion: Szumko (second: Chesnut) moved to approve the minutes of April 25, 2023, as submitted.

Voice Vote - Ayes: Commissioners Pettit, Chesnut, Ratzlaff, Szumko, Byrge
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 9:38 p.m.

Full Minutes Prepared By: Ellen Thackery