

1. Agenda

Documents: [HISTORIC DISTRICT COMMISSION MEETING AGENDA NOVEMBER 12, 2013 \(PDF\).PDF](#)

2. Agenda Packet A

Documents: [HISTORIC DISTRICT COMMISSION MEETING AGENDA PACKET NOVEMBER 12, 2013 A \(PDF\).PDF](#)

3. Agenda Packet B

Documents: [HISTORIC DISTRICT COMMISSION MEETING AGENDA PACKET NOVEMBER 12, 2013 B \(PDF\).PDF](#)

CITY OF YPSILANTI
Historic District Commission
Regular Meeting Agenda

Tuesday, November 12, 2013
7:00 p.m.

The Ypsilanti Historic District Commission works to safeguard Ypsilanti's built heritage by guiding development and renovation within the Historic District. Enabled by federal, state, and local legislation, the HDC seeks to stabilize and improve property values, to promote preservation education, and to develop the Ypsilanti Historic District as a vital living area.

An audio recording of the meeting will be made for the purpose of assisting in the preparation of official minutes only. Once the official minutes are approved the audio recording will be destroyed.

I. CALL TO ORDER AND ROLL CALL

Anne Stevenson, Chair	P	A
Hank Prebys, Vice Chair	P	A
Ron Rupert	P	A
Michael Condon	P	A
Jennifer Henriksen	P	A
Alex Pettit	P	A
Jane Schmiedeke	P	A

II. APPROVAL OF AGENDA

III. PUBLIC COMMENTS ON AGENDA ITEMS

IV. PUBLIC HEARING - none

V. BUSINESS SESSION

A. OLD BUSINESS

- | | |
|---------------------------|--------------------|
| 1. 313 South Huron | Window replacement |
| 2. 11 S. Adams | Re-roofing |

B. NEW BUSINESS

- | | |
|-------------------------------|-------------------------|
| 1. 121 W. Michigan Ave | Sign installation |
| 2. 318 N. Park St. | Window Replacement |
| 3. 214 N. Huron St. | Enclosure of Back Porch |
| 4. 407 Washtenaw | Window replacement |

C. STUDY ITEMS

None

D. ADMINISTRATIVE APPROVAL

None

E. OTHER BUSINESS

Property Monitoring – none

VI. AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS

VII. HOUSEKEEPING BUSINESS

Approval of the minutes of October 22, 2013

VIII. ADJOURNMENT

Secretary of the Interior's Standards for the Rehabilitation of Historic Structures

Developed by the U.S. Department of the Interior, the Standards provide a framework that guides protective decisions regarding historic structures. The Historic District Commission is required to cite applicable Standards with each formal decision it renders. It may also cite HDC Fact Sheets as part of its decision-making process.

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

A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.

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

The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.

3. Do not imitate earlier styles.

Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.

4. Preserve significant changes acquired over time.

Changes to a property that have acquired historic significance in their own right will be retained and preserved.

5. Preserve distinctive features.

Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

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

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.

7. Clean building gently—no sandblasting.

Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.

8. Preserve archaeological resources.

Archaeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

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

New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

10. New work shall be removable.

New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

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None

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10. New work shall be removable.

New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.



Ypsilanti Historic District Work Permit Application

Date filed 10/14/13 for HDC meeting date 10/22/13

Action item ☒

Study item ☐

Action items require payment of the application fee. There is no fee to submit a study item for discussion.

Property Address 313 South Huron Ypsilanti MI 48197

Applicant ☒ Owner ☐ Architect ☐ Contractor

Name Don Streng

Address 313 South Huron

City Ypsilanti

State MI

Zip 48197

Phone 734-730-5224

Fax _____

E-mail _____

Owner Don Streng
(If different than applicant)

Who will perform the work? ☐ Owner ☒ Contractor

Contractor

HDL - 248-318-6767

(Name, address,
phone)

282 Harpham ST. Commerce MI 48382

Action Items only:

Construction Cost _____

Permit Application Fee

25.00

The permit fee is \$20 plus \$5 for each \$3,000 of construction cost, and is due at the time of application.

To complete this application:

1. On the reverse side, summarize the work proposed, list the main materials to be used, and (if relevant) indicate the color scheme planned.
2. Attach the following documents:
 - a. Photo(s) showing all locations where work is proposed
 - b. Paint color chips (if relevant)
 - c. Catalog cut sheets or similar details for windows, doors, light fixtures, and any other manufactured or preassembled components
 - d. Dimensioned drawings of any new construction or modifications to existing structures
 - e. A site plan, if proposal is for work on the grounds and not just the structure (e.g., installing an air conditioning system compressor). For fences, new structures, or work that will alter the footprint of existing structures, a photocopy of the mortgage survey with proposed changes indicated is required.

Submit the completed application to the City of Ypsilanti Building Department, 1 South Huron Street, along with the application fee if you wish the HDC to consider the proposal as an action item, not a study item.

Incomplete applications will not be considered.

For additional information, or if you have questions, contact the City of Ypsilanti Planning and Development Department, 734.483.9646, hdc@cityofypsilanti.com.

Ypsilanti Historic District Work Permit Application

Date filed 10/14/13 for HDC meeting date 11/12

Property Address 313 South Huron

Applicant Don Streng

Description of proposed work (see sample applications)

One Window,
Bottom right, north side of house,
White Drafty window is reason
for replacement.

Materials

Exterior aluminum clad 850 Pella
White

Colors (Attach color chips or samples)

Body White

Trim White

Roof _____

Accent 1 White

Accent 2 White

Other _____

- ☐ 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. (Compliance with this act must be certified to complete this application.)

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

Sharon Sales Representative
Shannon Korash Signature of Applicant

10/14/13
Date

Back to Quote



Date: 07/01/2013

Mmanuel Lopez 372 734
Cell (734) 756-3163
LOWE'S HOME CENTERS, INC. #734
3900 CARPENTER ROAD
YPSILANTI, MI 48197
USA
(734) 477-5980



Project #: 385041898 Description: window estimate
Customer Name: DON STRENG
Customer Phone: (734) 730-5224
Customer Address: 313SOUTH HURON
YPSILANTI, MI 48197
USA

Line Item	Product Code	Unit Price	Quantity	Total Price
Frame Size	Description			
0001	Manufacturer: Pella Windows & Patio Doors			
Frame Size = 4' 0" W x 52" H	Division: Millwork			
RO Size = 48 3/4" W x 52 3/4" H	Product: Windows			
	Type: Double Hungs			
	Manufacturer: Pella Windows & Patio Doors			
	Material: Aluminum Clad Wood			
	Frame: Aluminum Clad Wood Frame			
	Energy Star (R) Qualified Products Only: Yes - I would like to view only the units that are qualified for Energy Star (R).			
	Energy Star (R) Zone: Northern			
	Product Family: Full Frame Pella Products			
	Product Configuration: Single Unit			
	Room Location: Bedroom 1			
	Opening Type: Exact			
	Frame Size Width: 4' 0"			
	Frame Size Height: 52"			
	Rough Opening Width: 48 3/4"			
	Rough Opening Height: 52 3/4"			
	Exterior Color: Brown			
	Exterior Paint Grade: Standard EnduraClad			
	Jambliner: Standard Jambliner			
	Wood Type: Pine - Standard			
	Interior Finish: Prefinished White			
	Sash Lock: Standard			
	Sash Lifts: Yes			
	Hardware Finish: White			
	Glazing: Advanced Low E Glass			
	Tempered Glass: No			
	High Altitude: No			
	Gas Filled: Argon			
	Sash Style: Even			
		\$653.45	3	\$1,960.35

Need Quote
for custom
DH.
52" x 52" exact
450 or 850 Series
3 1/2" jamb -

Grid Type: None
Fiberglass Insect Screen: Full Screen
Screen Color: Brown
Screen Mesh: InView
Attachment Method: Nail Fin
Attachment Method Application: Factory Applied
Wall Depth: ~~4 9/16~~ Applied 3 1/2
Series: 850 Architect Series
Will This Product Be Installed By Lowe's (R)? : Installed By
Lowe's (R)
Lead Time: 23
Part Numbers:
WTDVAUNIT
HTDSCREEN (1)

Project Total: \$1,960.35

Salesperson: MICHAEL LOPEZ (S0734ML1)

Accepted by: _____

Date: 07/01/2013

Print this Page

This Millwork Quote is valid until 7/ 7/2013. This is an estimate only. This estimate does not include tax or delivery charges. Delivery of all materials contained in this estimate are subject to availability from the manufacturer or supplier. All the above quantities, dimensions, specifications and accessories have been verified and accepted.

Back to Quote



Date: 07/01/2013

Manuel Lopez STK 734
Cell (734) 756-3163
LOWE'S HOME CENTERS, INC. #734
3900 CARPENTER ROAD
YPSILANTI, MI 48197
USA
(734) 477-5980



Project #: 385041898
Customer Name: DON STRENG
Customer Phone: (734) 730-5224
Customer Address: 313 SOUTH HURON
YPSILANTI, MI 48197
USA

Description: window estimate

* Pictures - Pella book, pages
11 and 19

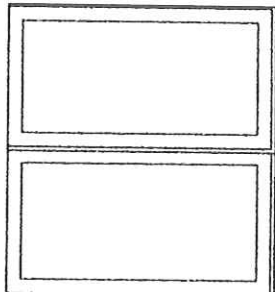
Line Item
Frame Size

Product Code
Description

Unit Price Quantity Total Price

0001

Frame Size = 4' 0" W x 52" H
RO Size = 48 3/4" W x 52
3/4" H



Manufacturer: Pella Windows & Patio Doors

Division: Millwork
Product: Windows
Type: Double Hungs
Manufacturer: Pella Windows & Patio Doors
Material: Aluminum Clad Wood
Frame: Aluminum Clad Wood Frame
Energy Star (R) Qualified Products Only: Yes - I would like to
view only the units that are qualified for Energy Star (R).
Energy Star (R) Zone: Northern
Product Family: Full Frame Pella Products
Product Configuration: Single Unit
Room Location: Bedroom 1
Opening Type: Exact
Frame Size Width: 4' 0"
Frame Size Height: 52"
Rough Opening Width: 48 3/4"
Rough Opening Height: 52 3/4"
Exterior Color: Brown
Exterior Paint Grade: Standard EnduraClad
Jambliner: Standard Jambliner
Wood Type: Pine - Standard
Interior Finish: Prefinished White
Sash Lock: Standard
Sash Lifts: Yes
Hardware Finish: White
Glazing: Advanced Low E Glass
Tempered Glass: No
High Altitude: No
Gas Filled: Argon
Sash Style: Even

Need Quote
for custom
DH.
52" x 52" exact
450 or 850 Series
3 1/2" jamb -

\$653.45

3

\$1,960.35

Grid Type: None
Fiberglass Insect Screen: Full Screen
Screen Color: Brown
Screen Mesh: InView
Attachment Method: Nail Fin
Attachment Method Application: Factory Applied
Wall Depth: ~~4 9/16~~ Applied 3 1/2
Series: 850 Architect Series
Will This Product Be Installed By Lowe's (R)? : Installed By
Lowe's (R)
Lead Time: 23
Part Numbers:
WTDVAUNIT
HTDSCREEN (1)

Salesperson: MICHAEL LOPEZ (S0734ML1)

Project Total: \$1,960.35

Accepted by: _____

Date: 07/01/2013

Print this Page

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Image/Sketch for Parcel: 11-11-39-403-010**City of Ypsilanti**[\[Back to Non-Printer Friendly Version\]](#) [\[Send To Printer\]](#)**Caption:** . PHOTO

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313 S. Huron 11/5/13

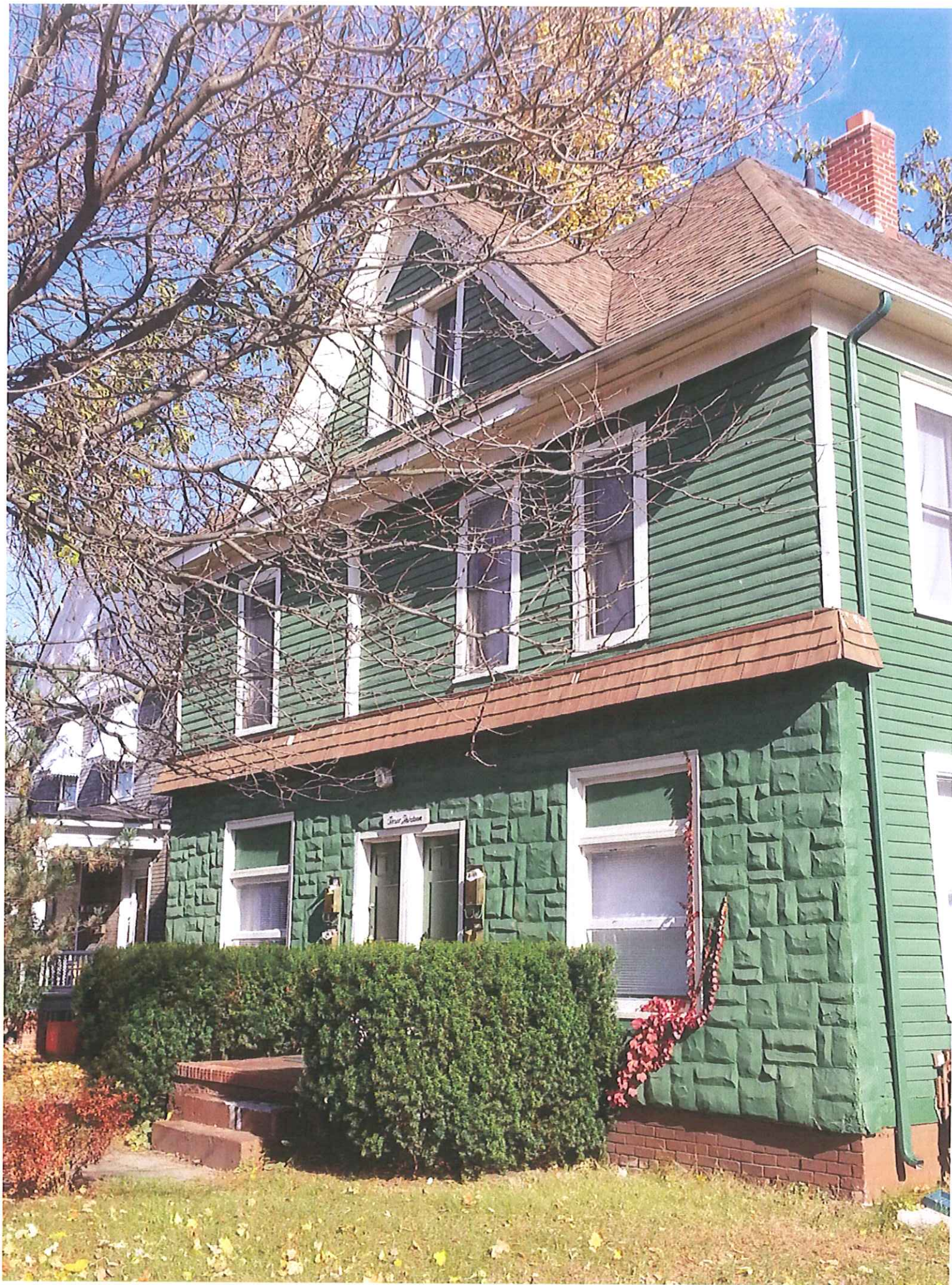




313 S. Huron St. 11/7/13



313 Huron St. 11/7/13



313 S. Huron St. 11/7/13



313 S Huron St. 11/7/13



Ypsilanti Historic District

Work Permit Application

Rec 16438

Date filed 10/14/2013

for HDC meeting date

10/22/13

Action item ☒

Study item ☐

Action items require payment of the application fee. There is no fee to submit a study item for discussion.

Property Address 11 S. Adams St., Ypsilanti, MI 48197

Applicant ☒ Owner ☐ Architect ☐ Contractor

Name Michael Morrissey

Address 11 S. Adams St.

City Ypsilanti

State MI

Zip 48197

Phone 734-475-1619 x23

Fax 734-475-3075

E-mail mikemorr@hotmail.com

Owner _____

(If different than applicant)

Who will perform the work? ☐ Owner ☒ Contractor

Contractor R.D. Kleinschmidt, Inc.

(Name, address,
phone)

19860 Sharon Valley Road, Manchester, MI 48158, 734-428-8836

Action Items only:

Construction Cost 8865.00

Permit Application Fee 35.00

The permit fee is \$20 plus \$5 for each \$3,000 of construction cost, and is due at the time of application.

To complete this application:

1. On the reverse side, summarize the work proposed, list the main materials to be used, and (if relevant) indicate the color scheme planned.
2. Attach the following documents:
 - a. Photo(s) showing all locations where work is proposed
 - b. Paint color chips (if relevant)
 - c. Catalog cut sheets or similar details for windows, doors, light fixtures, and any other manufactured or preassembled components
 - d. Dimensioned drawings of any new construction or modifications to existing structures
 - e. A site plan, if proposal is for work on the grounds and not just the structure (e.g., installing an air conditioning system compressor). For fences, new structures, or work that will alter the footprint of existing structures, a photocopy of the mortgage survey with proposed changes indicated is required.

Submit the completed application to the City of Ypsilanti Building Department, 1 South Huron Street, along with the application fee if you wish the HDC to consider the proposal as an action item, not a study item.

Incomplete applications will not be considered.

For additional information, or if you have questions, contact the City of Ypsilanti Planning and Development Department, 734.483.9646, hdc@cityofypsilanti.com.

Ypsilanti Historic District Work Permit Application

Date filed 10/14/2013 for HDC meeting date _____

Property Address 11 S. Adams St.

Applicant Ypsilanti, MI 48197

Description of proposed work *(see sample applications)*

Reroofing house

Materials

Shingles

Colors *(Attach color chips or samples)*

Body _____

Accent 1 _____

Trim _____

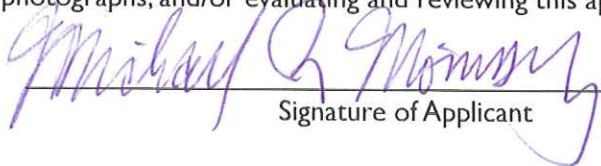
Accent 2 _____

Roof Virginia Slate

Other _____

- ☒ 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.
(Compliance with this act must be certified to complete this application.)

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



Signature of Applicant

10/14/13

Date

**R.D. Kleinschmidt, Inc.***We Build Our Reputation Around Your Home.*

19860 Sharon Valley Road
Manchester, Michigan 48158
Phone: (734) 428-8836

email: rdkinc@aol.com

Fax (734) 428-1030 Proposal 58389

PROPOSAL

TO	Michael Morrsey	PHONE	475-1619x23	DATE	5/14/2015
	11 S. Adams St.	JOB NAME / LOCATION			
	Ypsilanti, Mi. 48197				
	Salesman Don Hieber	JOB NUMBER	JOB PHONE		

We hereby submit specifications and estimates for:

ROOF AREA: ENTIRE HOUSE

Tear Off:

- ** Tear off all existing roofing material
- ** Provide and install 1-1/2" faced aluminum drip metal on all roof edges
- ** Provide and install ice & water shield up 72" from the eaves around the entire house
- ** Provide and install ice & water shield in valley areas
- ** Provide and install ice & water shield around chimney area
- ** Provide and install 15 lb. felt over remainder of roof area
- ** Provide and install closed valley system where valleys exist now
- ** Provide and install Tamko Heritage 30 yr dimensional shingles (hand nailed) over entire roof area
- ** Provide and install ridge vent to all roof peaks (necessary for adequate ventilation)
- ** Provide and install 2 roof vents to replace existing
- ** Install new flashing boots on all vent pipes
- ** Provide and install flashings where needed
- ** Seal around all protruding objects
- ** Provide and install new aluminum counter flashing on chimney
- ** Clean up and dispose of all job related debris upon completion of work
- ** Price: \$8,855.00

continued.....

We Propose hereby to furnish material and labor — complete in accordance with the above specifications, for the sum of:

dollars (\$).

Payment to be made as follows:

If this proposal is acceptable to you, please sign, date and return both copies to us within 30 days. We will then sign and return one copy to you.

All material is guaranteed to be as specified. All work to be completed in a professional manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Worker's Compensation Insurance.

Authorized
Signature _____Note: This proposal may be
withdrawn by us if not accepted within _____

days.

Acceptance of Proposal — The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Signature _____

Signature _____

Date of Acceptance: _____



R.D. Kleinschmidt, Inc.

We Build Our Reputation Around Your Home.

19860 Sharon Valley Road

Manchester, Michigan 48158

Phone: (734) 428-8836

email: rdkinc@aol.com

Fax (734) 428-1030 Proposal

58389

PROPOSAL

TO Michael Morrisey
11 S. Adams St.
Ypsilanti, MI. 48197
Salesman Don Hieber

PHONE 475-1619x23	DATE 5/14/2013
JOB NAME / LOCATION	
JOB NUMBER	JOB PHONE

We hereby submit specifications and estimates for:

ROOF AREA: ENTIRE HOUSE

NOTE: Any rotten or weakened plywood that needs replacement will be done at a rate of \$42.00 per 4 x 8 sheet.

A 30 Year Warranty by Manufacturer - A 10 Year Warranty on Workmanship by Installer. Any rotted roof boards needing replacement will be charged as an extra on a time and material basis.

We Propose hereby to furnish material and labor — complete in accordance with the above specifications, for the sum of:
Eight Thousand Eight Hundred Sixty-five and 00/100 *****dollars*(\$ 8,865.00)

Payment to be made as follows:

One Third Down when Job Begins
Balance upon Completion

If this proposal is acceptable to you, please sign, date and return both copies to us within 30 days. We will then sign and return one copy to you.

All material is guaranteed to be as specified. All work to be completed in a professional manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Worker's Compensation Insurance.

Authorized Signature

Shelley Stace 10-03-13

Note: This proposal may be withdrawn by us if not accepted within

days.

Acceptance of Proposal — The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Signature

Signature

Date of Acceptance: _____

Image/Sketch for Parcel: 11-11-39-102-019**City of Ypsilanti**[\[Back to Non-Printer Friendly Version\]](#) [\[Send To Printer\]](#)**Caption:** . PHOTO

****Disclaimer:** BS&A Software provides this Web Site as a way for municipalities to display information online and is not responsible for the content or accuracy of the data herein. This data is provided for reference only and WITHOUT WARRANTY of any kind, expressed or inferred. Please contact your local municipality if you believe there are errors in the data.

[Privacy Policy](#)



R.D. Kleinschmidt, Inc.
We Build Our Reputation Around Your Home.

November 1, 2013

City of Ypsilanti
Historical Committee
Building Dept.
One S. Huron
Ypsilanti, MI 48197

RE: Roofing Permit information for Michael Morrsey, 11 S. Adams, Ypsilanti

Mr. Morrsey asked me to provide you with information on the ventilation to be used on his roof. We are installing a ridge vent very similar to the one that is already on the roof. It will be completely covered by the shingles at the ridge of the roof.

The other question was about any trim to be replaced. The only thing that would be visible would be the drip edge metal which will be white. Any flashings used will be black, but more than likely not visible from the ground.

If you should have any other questions, please feel free to call us.

Thank you,

Michelle Stace



Ypsilanti Historic District

Work Permit Application

Rec 16464

Date filed _____ for HDC meeting date 11/12

Action item ☒

Study item ☐

Action items require payment of the application fee. There is no fee to submit a study item for discussion.

Property Address H & R Block, 121 W. Michigan Avenue

Applicant

☐ Owner ☐ Architect ☒ Contractor

Name Allied Signs, Inc.

Address 33650 Giftos

City Clinton Twp.

State MI Zip 48035

Phone 586-791-7900

Fax 586-791-7788

E-mail Kim@alliedsignsinc.com

Owner Thomas & Lois Willoughby

(If different than applicant)

Who will perform the work?

☐ Owner ☒ Contractor

Contractor Allied Signs, Inc.

(Name, address, phone)

33650 Giftos, Clinton Twp. MI 48035 586-791-7900

Action Items only:

Construction Cost \$2,880.00

Permit Application Fee

\$25-

The permit fee is \$20 plus \$5 for each \$3,000 of construction cost, and is due at the time of application.

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1. On the reverse side, summarize the work proposed, list the main materials to be used, and (if relevant) indicate the color scheme planned.
2. Attach the following documents:
 - a. Photo(s) showing all locations where work is proposed
 - b. Paint color chips (if relevant)
 - c. Catalog cut sheets or similar details for windows, doors, light fixtures, and any other manufactured or preassembled components
 - d. Dimensioned drawings of any new construction or modifications to existing structures
 - e. A site plan, if proposal is for work on the grounds and not just the structure (e.g., installing an air conditioning system compressor). For fences, new structures, or work that will alter the footprint of existing structures, a photocopy of the mortgage survey with proposed changes indicated is required.

Submit the completed application to the City of Ypsilanti Building Department, 1 South Huron Street, along with the application fee if you wish the HDC to consider the proposal as an action item, not a study item.

Incomplete applications will not be considered.

For additional information, or if you have questions, contact the City of Ypsilanti Planning and Development Department, 734.483.9646, hdc@cityofypsilanti.com.

Ypsilanti Historic District Work Permit Application

Date filed _____ for HDC meeting date _____

Property Address 121 W. Michigan Avenue

Applicant Allied Signs, Inc.

Description of proposed work *(see sample applications)*

Remove existing H & R Block wall sign and install new set of H & R Block channel letters.

Materials

Aluminum and acrylic

Colors *(Attach color chips or samples)*

Body White

Accent 1 Light green

Trim White

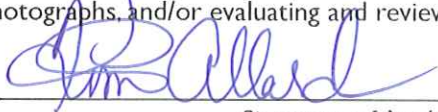
Accent 2 _____

Roof _____

Other _____

- ☐ 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.
(Compliance with this act must be certified to complete this application.)

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



Signature of Applicant

10/22/13

Date



Owner consent for sign Installation and permits

I Chuck Willoughby, property owner of the tenant space located at
(individual's Name)

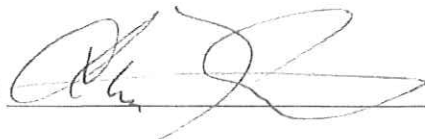
121 W. MICHIGAN AVE, YPSICANTI MI that is occupied by H&R Block do
(street address)

hereby certify that I am allowing Everbrite, LLC. (and / or Installer) to obtain permits and install signage at the above mentioned address. The contract is with H&R Block not the property owner.

Everbrite, LLC further agrees that all work will be done in compliance with all applicable laws, codes and ordinance, and any stipulations or restrictions listed on the permits.

Office address:

224 Raleigh Tavern Ln., North Andover, MA 01845

Signature 

Name CHUCK WILLOUGHBY, TEE

Date 10-15-2013

Existing

Allowable SQ.FT. 50 Building Area (HxW) 28' x 20' Current SQ.FT. 48

Main ID

Opportunity to increase size: ☐



Existing Conditions

Existing Signage

Sign Type:	Existing Sign Dimensions:	Illumination:	Face Color:	Sign Condition:	Shared Pylon/ Tenant Sign:
Box sign: ☐	H: 36" W: 16' 4"	LED: ☐	White: ☐	Good: ☐	Yes ☐
Channel letters: ☐	Band Dimensions:	Neon: ☐	Day/Night: ☐	Fair: ☐	No ☐
Other: ☐	H: 4' 7" W: 20'	Fluorescent: ☐	Other: ☐	Poor: ☐	

Additional notes:



Everbrite

Everbrite, LLC
4949 South 110th Street
P.O. Box 20020
Greenfield, WI 53220-0020
www.everbrite.com

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Site: HRB21006 YPSILANTI, MI

Prepared By: Tony Gorenc: 301974-0

Date: 09/19/2013

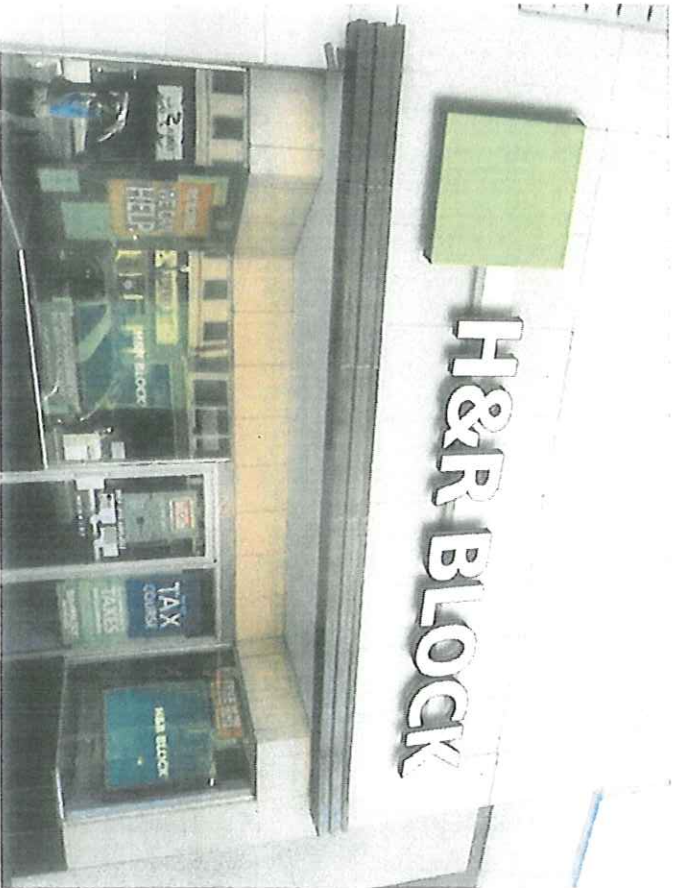
Page 2 of 11

A

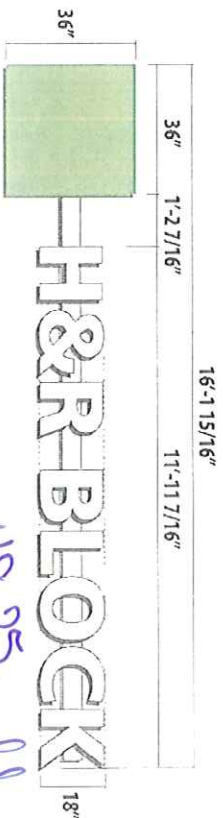
Proposed

Main ID

Allowable SQ.FT. 50 Total SQ.FT.



Approved
10-15-2013
Chuck Wilcox, TICE



48.25 hght.

Proposed

Signage Recommendations

Leave As Is: ☐	Retrofit: ☐	Channel Letters: ☐	Box Sign: ☐	Awning: ☐	Additional notes:
		Raceway? ☐			
		New face color			
		White: ☐			
		Day/Night: ☐			
		Other: ☐			
		Existing sign size			
		36" x 16' 4"			
		New sign size			
		36" - 18" x 16' 1 15/16"			



Everbrite

Everbrite, LLC
4949 South 110th Street
P.O. Box 20020
Greenfield, WI 53220-0020
www.everbrite.com

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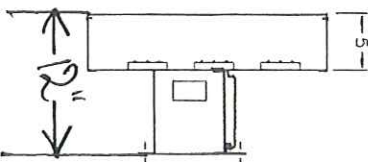
Site: HRB21006 YPSILANTI, MI

Prepared By: Tony Gorenc: 301974-0

Date: 09/19/2013

Page 3 of 11

A



NOTE: 12.50 FT. OF FILLER (LOGO)
NOTE: 62.41 FT. OF FILLER (LETTERS)

THICK COLOR

10-15-2013

 Everbrite		These drawings are the exclusive property of Everbrite, Inc. Use or, reproduction, any manner, without the written permission of Everbrite, Inc. is prohibited.	
P.O. Box 20000 Greenfield, WI 53220 414-529-1500			
TITLE LTR, HRB 36-18 RCWY W			
CON	BGH	DATE	09/24/13
CON	GR	SCALE	NIS
		ENGINE NO	41500
		REV	A



Ypsilanti Historic District Work Permit Application

Ref 16470

Date filed 10/28/13 for HDC meeting date _____

Action item ☒ Study item ☐

Action items require payment of the application fee. There is no fee to submit a study item for discussion.

Property Address 318 North Park St.

Applicant ☐ Owner ☐ Architect ☒ Contractor

Name Ypsilanti Restoration L.L.C.

Address 313 Maple St.

City Ypsilanti State MI Zip 48198

Phone 734-485-2653 Fax 734-485+-2651

E-mail mike@ypsilantirestoration.com

Owner Joe and Jenny Bertolotti

(If different than applicant)

Who will perform the work? ☐ Owner ☒ Contractor

Contractor Ypsilanti Restoration L.L.C.

(Name, address,
phone) same as above

Action Items only:

Construction Cost 3480

Permit Application Fee

3000

The permit fee is \$20 plus \$5 for each \$3,000 of construction cost, and is due at the time of application.

To complete this application:

1. On the reverse side, summarize the work proposed, list the main materials to be used, and (if relevant) indicate the color scheme planned.
2. Attach the following documents:
 - a. Photo(s) showing all locations where work is proposed
 - b. Paint color chips (if relevant)
 - c. Catalog cut sheets or similar details for windows, doors, light fixtures, and any other manufactured or preassembled components
 - d. Dimensioned drawings of any new construction or modifications to existing structures
 - e. A site plan, if proposal is for work on the grounds and not just the structure (e.g., installing an air conditioning system compressor). For fences, new structures, or work that will alter the footprint of existing structures, a photocopy of the mortgage survey with proposed changes indicated is required.

Submit the completed application to the City of Ypsilanti Building Department, 1 South Huron Street, along with the application fee if you wish the HDC to consider the proposal as an action item, not a study item.

Incomplete applications will not be considered.

For additional information, or if you have questions, contact the City of Ypsilanti Planning and Development Department, 734.483.9646, hdc@cityofypsilanti.com.

Ypsilanti Historic District Work Permit Application

Date filed _____ for HDC meeting date _____

Property Address 318 N. Park

Applicant Ypsilanti Restoration L.L.C.

Description of proposed work *(see sample applications)*

Remove existing window sashes from 6 locations and install 6 Jeld-Wen sash replacement kits to existing openings. New window sashes will be aluminum clad in white with 2 over 2 divided lites to match existing windows. original trim will be retained.

Materials

6 sash replacement kits

Colors *(Attach color chips or samples)*

Body _____

Accent 1 _____

Trim Hartford Green

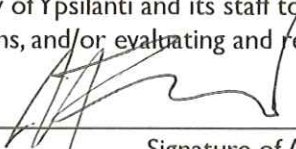
Accent 2 _____

Roof _____

Other _____

- ☒ 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.
(Compliance with this act must be certified to complete this application.)

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



Signature of Applicant

11/28/13

Date

Ypsilanti Restoration L.L.C.

313 Maple

Ypsilanti, MI 48198

office:(734) 485-2653 fax: (734)485-2651

Invoice

Date	Invoice #
10/28/2013	684

Bill To
Cheryl Farmer Office

Due Date	10/26/2013
----------	------------

Quantity	Description	Rate	Amount
	Rebuild existing brick retaining wall above ground level including concrete block back wall that is above the sidewalk, apply waterproofing to back of concrete block and rebuild the above ground brick using the existing footing. Reinstall capstones. Clean worksite and remove all debris. Price will not exceed \$2850	2,850.00	2,850.00

Thank you for your business.

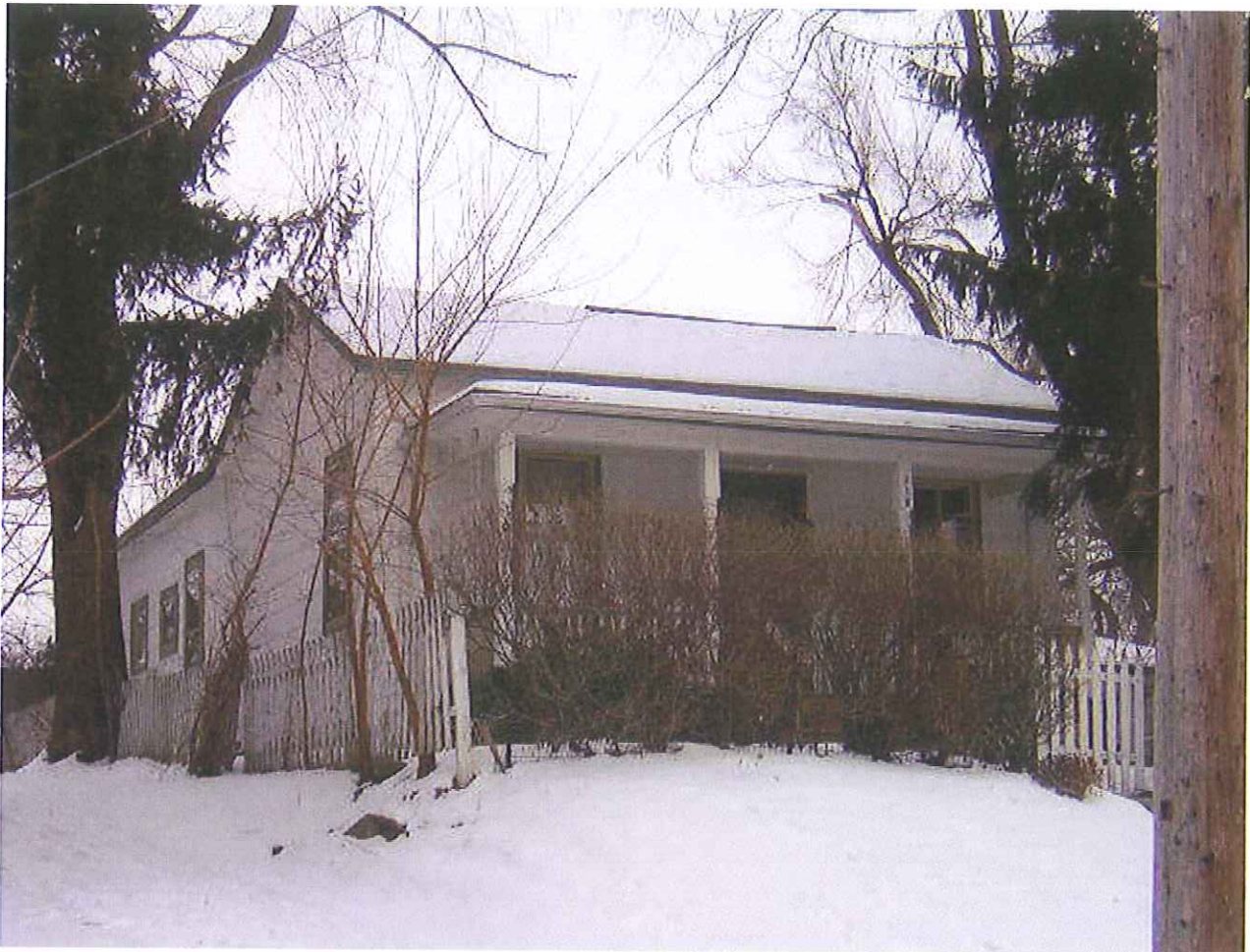
Total	\$2,850.00
Payments/Credits	\$0.00
Customer Total Balance	\$2,850.00

Image/Sketch for Parcel: 11-11-09-106-010

City of Ypsilanti

[\[Back to Non-Printer Friendly Version\]](#) [\[Send To Printer\]](#)

Caption: . PHOTO



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318 N. Park St. 11/7/13





318 N. Park St. 11/7/13



Ypsilanti Historic District

Work Permit Application

Rec. 16480

Date filed 10-29-13 for HDC meeting date 11-11-13

Action item ☒

Study item ☐

Action items require payment of the application fee. There is no fee to submit a study item for discussion.

Property Address 214 NORTH HURON STREET

Applicant

☒ Owner ☐ Architect ☐ Contractor

Name CHERYL C. FARMER

Address 214 NORTH HURON STREET

City YPSILANTI State MI Zip 48197

Phone 734-973-4800 Fax 734-973-4810

E-mail MAYORSIS@PROVIDE.NET

Owner CHERYL C. FARMER
(If different than applicant)

Who will perform the work?

☐ Owner ☒ Contractor

Contractor
(Name, address,
phone)

ANN ARBOR AU TRADES

2080 GEDDESTOWN, ANN ARBOR 48105

734-994-8421

Action Items only:

Construction Cost

7,000.00

Permit Application Fee

30.00

The permit fee is \$20 plus \$5 for each (or any portion of) \$3000 of construction cost. Payment is due at the time of application.

To complete this application:

1. On the reverse side, summarize the work proposed, list the main materials to be used, and (if relevant) indicate the color scheme planned.
2. Attach the following documents:
 - a. Photo(s) showing all locations where work is proposed
 - b. Paint color chips (if relevant)
 - c. Catalog cut sheets or similar details for windows, doors, light fixtures, and any other manufactured or preassembled components
 - d. Dimensioned drawings of any new construction or modifications to existing structures
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Submit the completed application to the City of Ypsilanti Building Department, 1 South Huron Street, along with the application fee if you wish the HDC to consider the proposal as an action item, not a study item.

Incomplete applications will not be considered.

For additional information, or if you have questions, contact the City of Ypsilanti Planning and Development Department, 734.483.9646, hdc@cityofypsilanti.com.

Ypsilanti Historic District Work Permit Application

Date filed 10-29-13 for HDC meeting date 11-11-13

Property Address 214 NORTH HURON STREET

Applicant CHERYL C. FARMER

Description of proposed work (see sample applications)

ENCLOSE BACK PORCH WITH GLASS DOORS
AND SCREENS

Materials

GLASS DOORS
SCREENS

Colors (Attach color chips or samples)

Body LIGHT GREEN

Accent 1 _____

Trim DARK GREEN

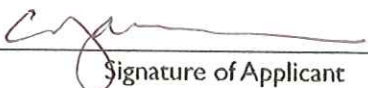
Accent 2 _____

Roof NA

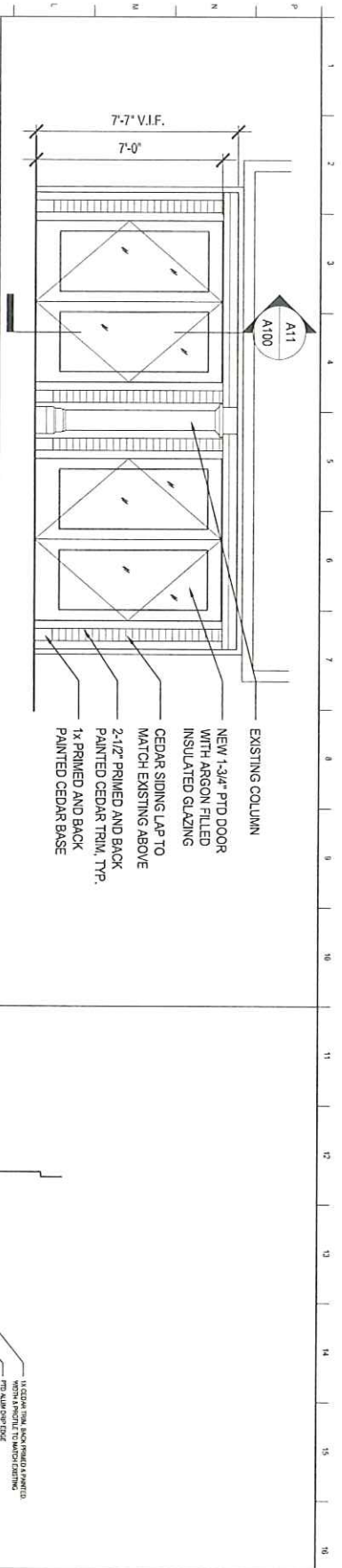
Other _____

☒ 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. (Compliance with this act must be certified to complete this application.)

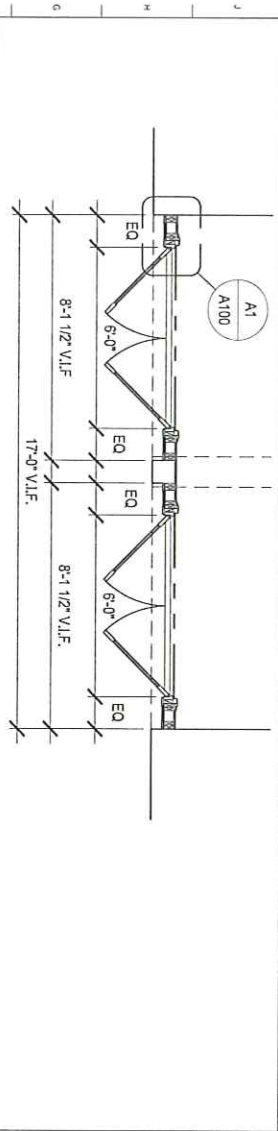
I hereby attest that the above information is accurate. I am authorized to and hereby grant permission to the City of Ypsilanti and its staff to be on my property for the purposes of preparing reports, taking photographs, and/or evaluating and reviewing this application.


Signature of Applicant

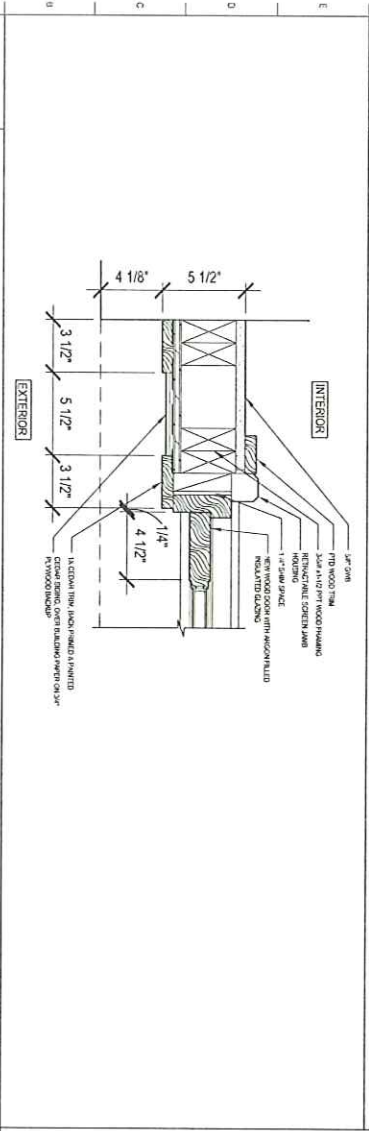
10-28-13
Date



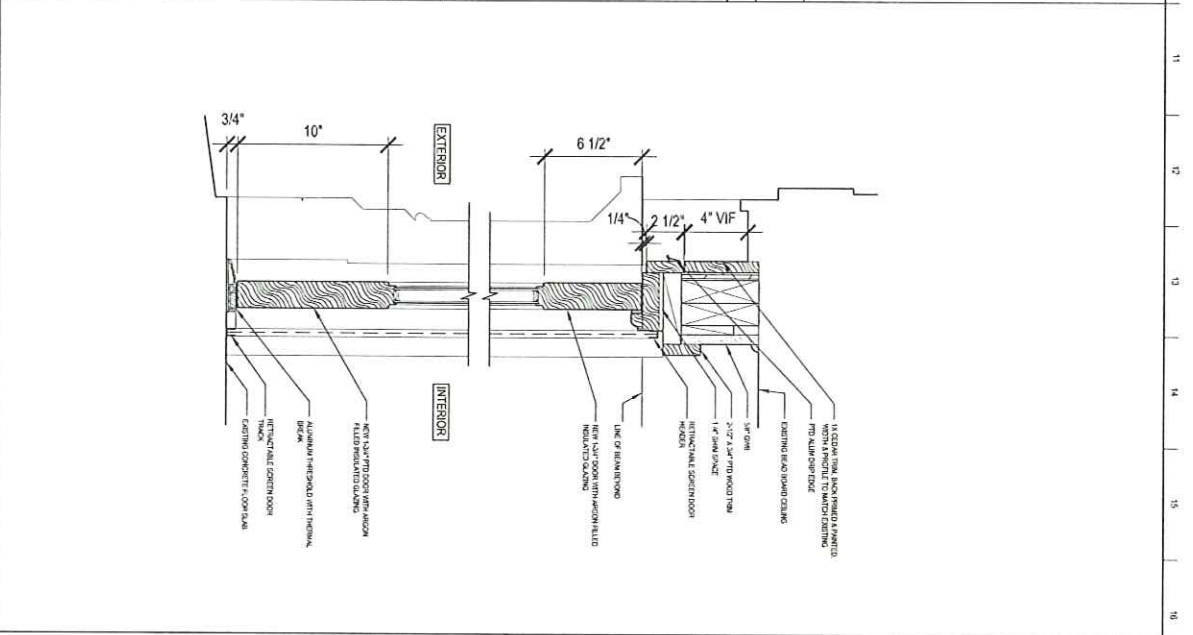
K1
PORCH ELEVATION



F1
PORCH PLAN



A1
DOOR JAMB DETAIL, TYP.



A11
DETAIL SECTION



QUINN EVANS
ARCHITECTS

2017 N MAIN STREET
ANN ARBOR, MI 48106
734.662.5000
WWW.QEARCHITECTS.COM

Farmer
Residence

Ypsilanti, MI
OEA No. 20050000

REAR
PORCH
PLAN &
ELEVATION

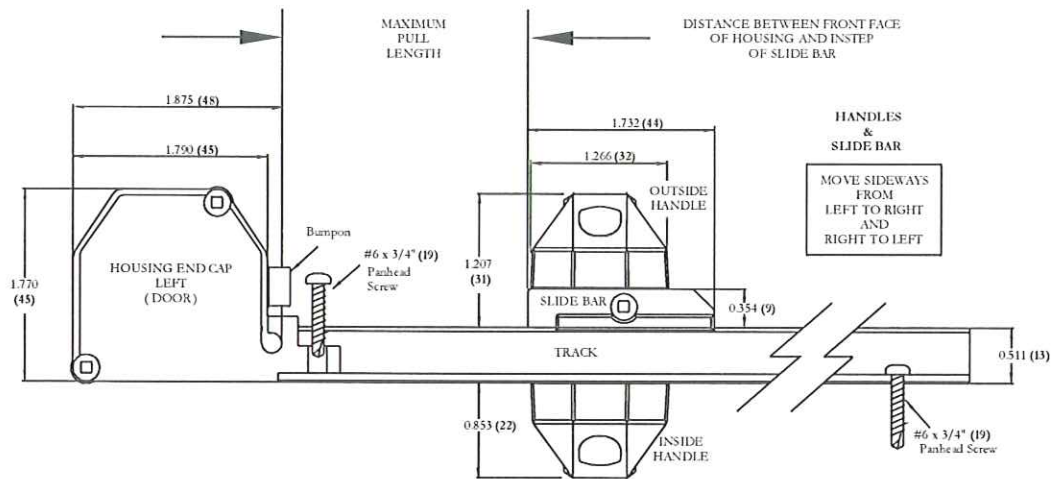
NO.	TITLE	DATE
1		08/01/12
2		
3		
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A100

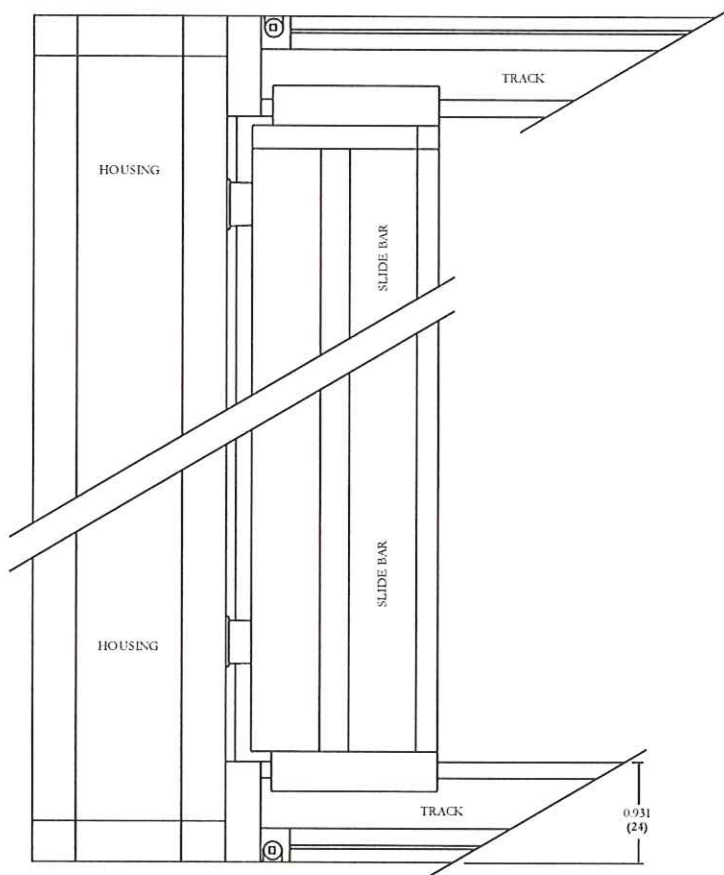
Professional Door Design Specifications

Detail Views

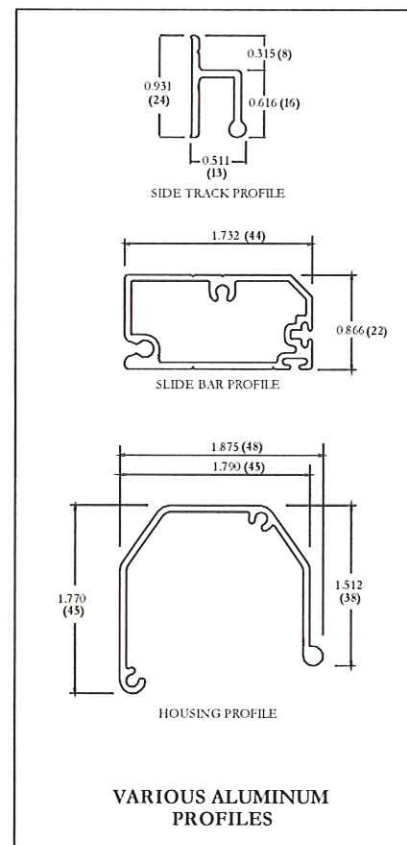
All Dimensions Are Shown In Inches Millimeters In Brackets



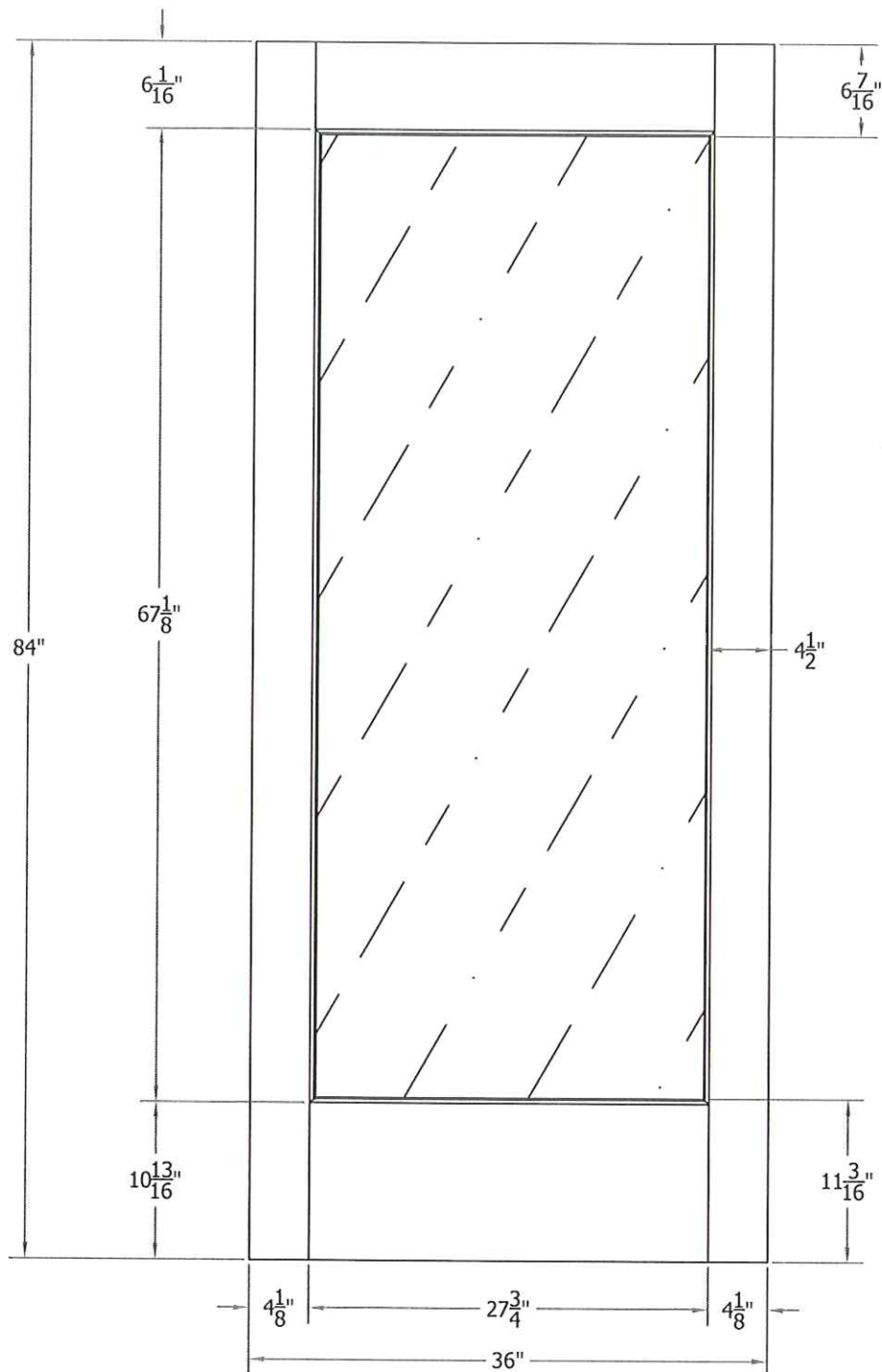
BOTTOM VIEW



FRONT VIEW



Creator: NDR	Date: 01/24/12	Revision: Rev:
Drawing Title: PSPROPRODDESIGNSPEC02		
© 2012 Phantom Mfg. Intl Ltd.		Scale: N.T.S.



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Revisions

Rev. #	Description	Date	by Whom

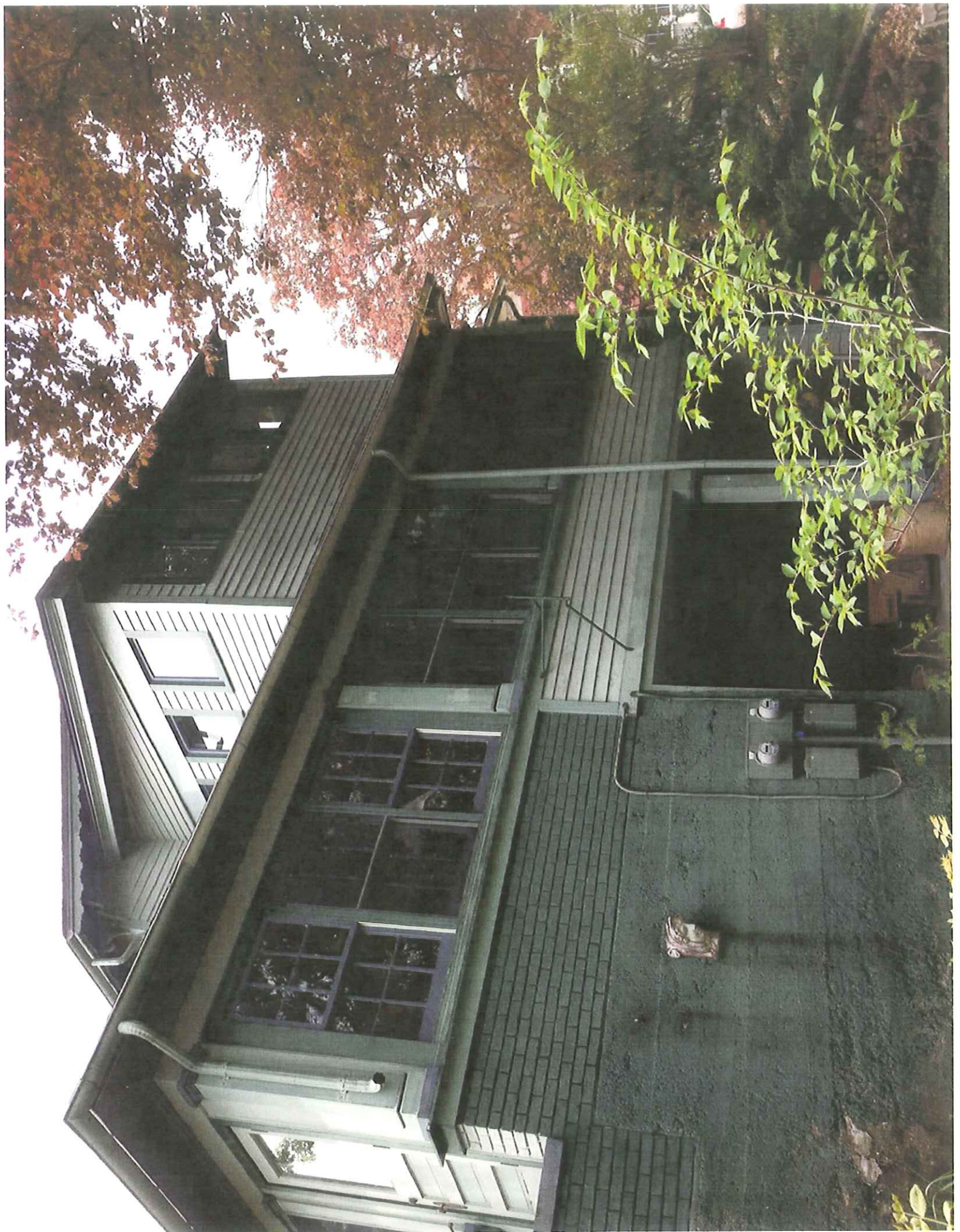
TITLE 1501 3/0 x 7/0
Customer Layout

DRAWING NO. D-1501-300-700-0300

LAYOUT 00	SCALE NTS	BORE PATTERN # 306
DRAWN BY: J. Decker	DATE 01/19/05	

Simpson®







[Print](#)

[View Insulated Glazing \(IG\) version](#)

Exterior French

1501

Series: [Exterior French & Sash](#)

Type: Exterior French & Sash

Standard Features

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PRIMED AND PAINTED

Available in Virtually Any Size

[Textured Glass Options](#)

[Try the Glass Taste Test](#)

[Available with UltraBlock® Technology,
5-year warranty](#)

Privacy Rating: 1

Panels: na

Moulding: na

Glass: 1/8" Single Glazed

Caming: na

Customer Service: 1-800-SIMPSON (746-7766)

Email: SimpsonCustomerService@brandner.com



Ypsilanti Historic District

Work Permit Application

Date filed 10-29-13 for HDC meeting date 11-12-13

Action item ☒

Study item ☐

Action items require payment of the application fee. There is no fee to submit a study item for discussion.

Property Address

407 Washtenaw Rd., Ypsilanti

Applicant



Owner



Architect



Contractor

Name

Greta Furlong

Address

3900 Steamboat Ct

City

Ann Arbor

State

MI

Zip

48108

Phone

(734) 604-2651

Fax

E-mail

gretafurlong@comcast.net

Owner

(If different than applicant)

Who will perform the work?



Owner



Contractor

Contractor

(Name, address,
phone)

Wallside Windows

27000 Trolley Industrial Dr., Taylor, MI

Contact: Scott Lambert (248) 755-2802

Action Items only:

Construction Cost \$1200.00

Permit Application Fee

The permit fee is \$20 plus \$5 for each (or any portion of) \$3000 of construction cost. Payment is due at the time of application.

To complete this application:

1. On the reverse side, summarize the work proposed, list the main materials to be used, and (if relevant) indicate the color scheme planned.
2. Attach the following documents:
 - a. Photo(s) showing all locations where work is proposed
 - b. Paint color chips (if relevant)
 - c. Catalog cut sheets or similar details for windows, doors, light fixtures, and any other manufactured or preassembled components
 - d. Dimensioned drawings of any new construction or modifications to existing structures
 - e. A site plan, if proposal is for work on the grounds and not just the structure (e.g., installing an air conditioning system compressor). For fences, new structures, or work that will alter the footprint of existing structures, a photocopy of the mortgage survey with proposed changes indicated is required.

Submit the completed application to the City of Ypsilanti Building Department, 1 South Huron Street, along with the application fee if you wish the HDC to consider the proposal as an action item, not a study item.

Incomplete applications will not be considered.

For additional information, or if you have questions, contact the City of Ypsilanti Planning and Development Department, 734.483.9646, hdc@cityofypsilanti.com.

Ypsilanti Historic District Work Permit Application

Date filed 10-29-13 for HDC meeting date 11-12-13

Property Address 407 Washtenaw Ypsilanti
Applicant Greta Furlong

Description of proposed work (see sample applications)

The home has vinyl windows throughout. These windows were installed before we purchased the property.

Three of the windows do not function properly. We would like to replace these with 3 new vinyl windows that match the others on the house

Materials

Wallside Vinyl windows - white

Colors (Attach color chips or samples)

Body _____

Accent 1 _____

Trim _____

Accent 2 _____

Roof _____

Other _____

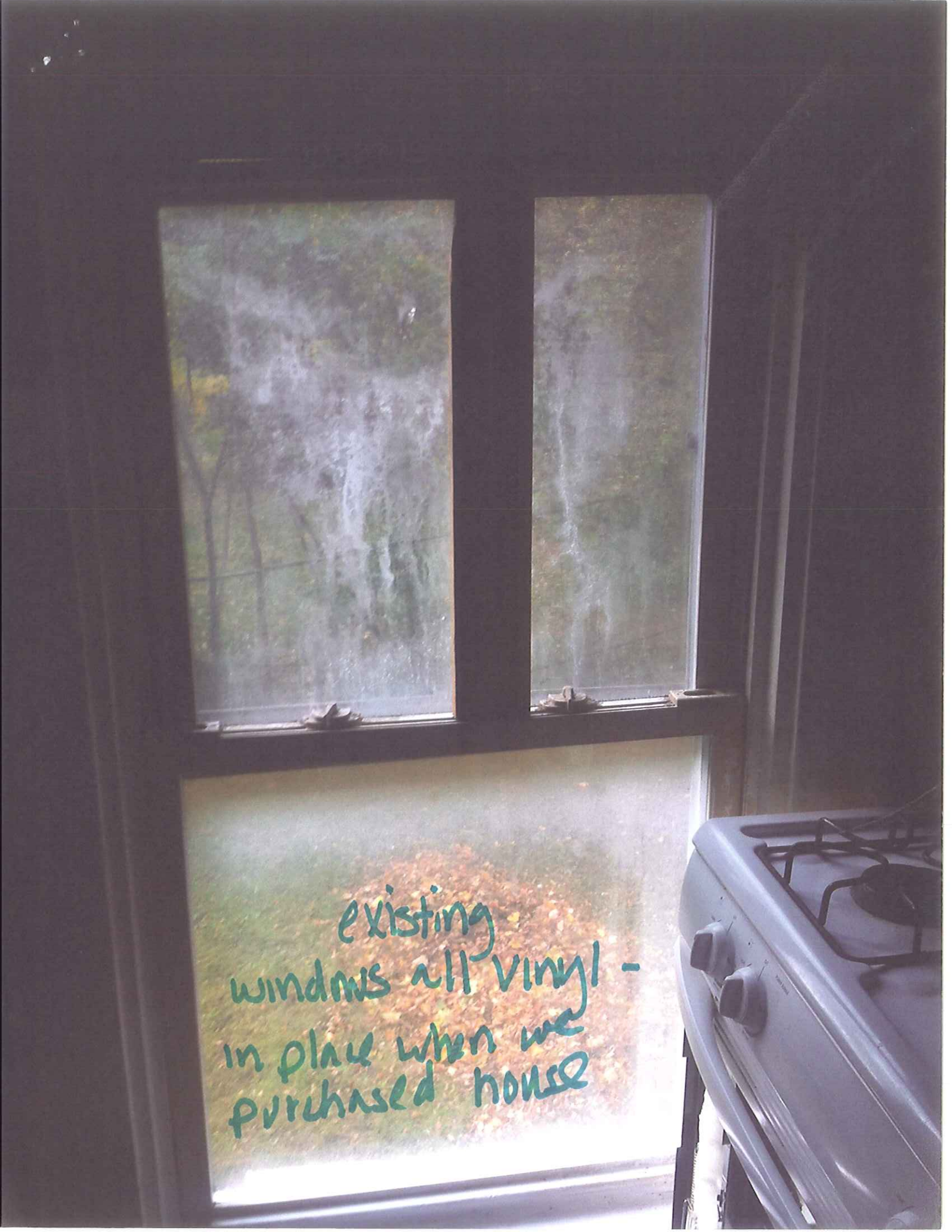


This property has, or will have before the proposed work is completed, a fire alarm system or smoke alarm complying with the Stille-DeRossett-Hale single-state construction code, PA 230 of 1972, as amended.
(Compliance with this act must be certified to complete this application.)

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

Greta Furlong
Signature of Applicant

10/28/13
Date

A photograph of a kitchen window with handwritten text. The window is divided into three panes: two small ones at the top and a larger one at the bottom. The view outside shows trees and a ground covered in fallen autumn leaves. To the right of the window, a portion of a white gas stove is visible, showing its burners and control knobs. The handwritten text is in green ink on the bottom pane of the window.

existing
windows all vinyl -
in place when we
purchased house



Image/Sketch for Parcel: 11-11-40-415-005**City of Ypsilanti**[\[Back to Non-Printer Friendly Version\]](#) [\[Send To Printer\]](#)**Caption:** . PHOTO

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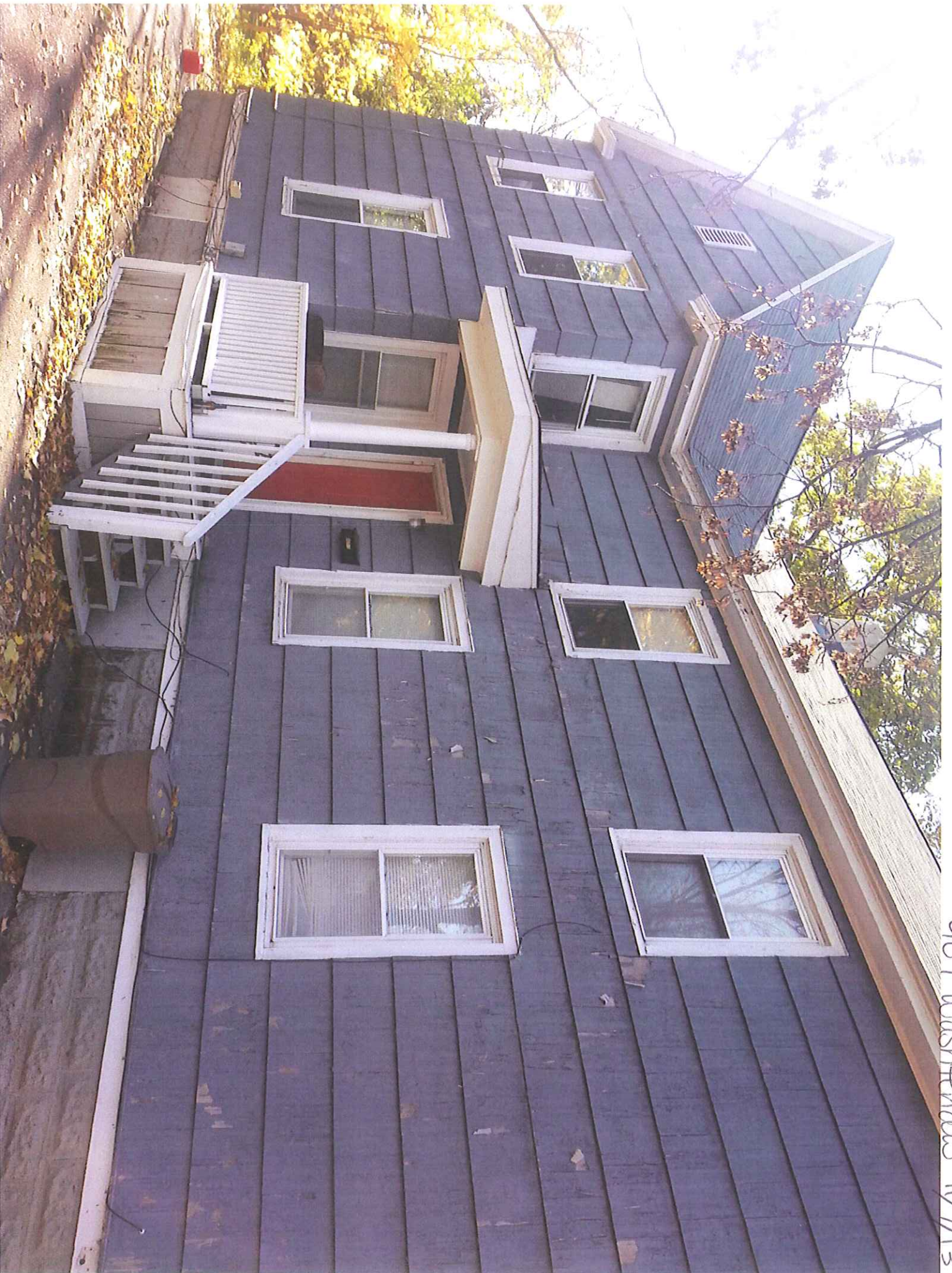
[Privacy Policy](#)

407 Washburn 11/7/13





407 Washington 11/7/13



907 Washburn 11/7/13



11/7/13

407 Washburn



Ypsilanti Historic District Work Permit Application

Date filed 7 NOV 13 for HDC meeting date _____

Action item ☒ Study item ☐ Action items require payment of the application fee. There is no fee to submit a study item for discussion.

Property Address 33 N WASHINGTON ST

Applicant ☐ Owner ☐ Architect ☐ Contractor ☒ TENANT

Name BRIAN ROBB

Address 408 EAST CROSS ST

City YPSILANTI State MI Zip 48198

Phone 734.217.8624 Fax _____

E-mail BROBB@CITYOFYPSILANTI.COM

Owner YPSILANTI ART THEATRE CORP
(If different than applicant)

Who will perform the work? ☒ Owner ☐ Contractor

Contractor _____
(Name, address, phone)

Action Items only:

Construction Cost \$200.- Permit Application Fee \$20.-

The permit fee is \$20 plus \$5 for each \$3,000 of construction cost, and is due at the time of application.

To complete this application:

1. On the reverse side, summarize the work proposed, list the main materials to be used, and (if relevant) indicate the color scheme planned.
2. Attach the following documents:
 - a. Photo(s) showing all locations where work is proposed
 - b. Paint color chips (if relevant)
 - c. Catalog cut sheets or similar details for windows, doors, light fixtures, and any other manufactured or preassembled components
 - d. Dimensioned drawings of any new construction or modifications to existing structures
 - e. A site plan, if proposal is for work on the grounds and not just the structure (e.g., installing an air conditioning system compressor). For fences, new structures, or work that will alter the footprint of existing structures, a photocopy of the mortgage survey with proposed changes indicated is required.

Submit the completed application to the City of Ypsilanti Building Department, 1 South Huron Street, along with the application fee if you wish the HDC to consider the proposal as an action item, not a study item.

Incomplete applications will not be considered.

For additional information, or if you have questions, contact the City of Ypsilanti Planning and Development Department, 734.483.9646, hdc@cityofypsilanti.com.

Ypsilanti Historic District Work Permit Application

Date filed 7 NOV 13 for HDC meeting date _____

Property Address 33 NORTH WASHINGTON STREET

Applicant BRIAN ROBB

Description of proposed work (see sample applications)

INSTALL COMMUNITY BULLETIN BOARD TO NORTH SIDE
OF MARTHA WASHINGTON THEATER.

BOARD WILL BE REMOVABLE.

BOARD WILL BE INSTALLED USING HILTI FASTENER
SYSTEM

(SEE PHOTO FOR LOCATION)

Materials

4' x 8' PAINTED & SEALED PLYWOOD

HILTI HIT-HY 150 FAST CURING INJECTION SYSTEM

Colors (Attach color chips or samples)

Body _____

Accent 1 _____

Trim _____

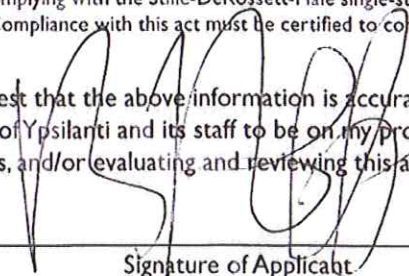
Accent 2 _____

Roof _____

Other _____

- ☐ 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.
(Compliance with this act must be certified to complete this application.)

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



Signature of Applicant

7 NOV 13

Date



613 N. PROSPECT 11/7/13



613 N. Prospect 11/7/13



1013 N. Prospect 11/7/13



613 N. Prospect 11/7/13

613 N. Prospect

Image/Sketch for Parcel: 11-11-04-480-009**City of Ypsilanti**[\[Back to Non-Printer Friendly Version\]](#) [\[Send To Printer\]](#)**Caption:** No caption found

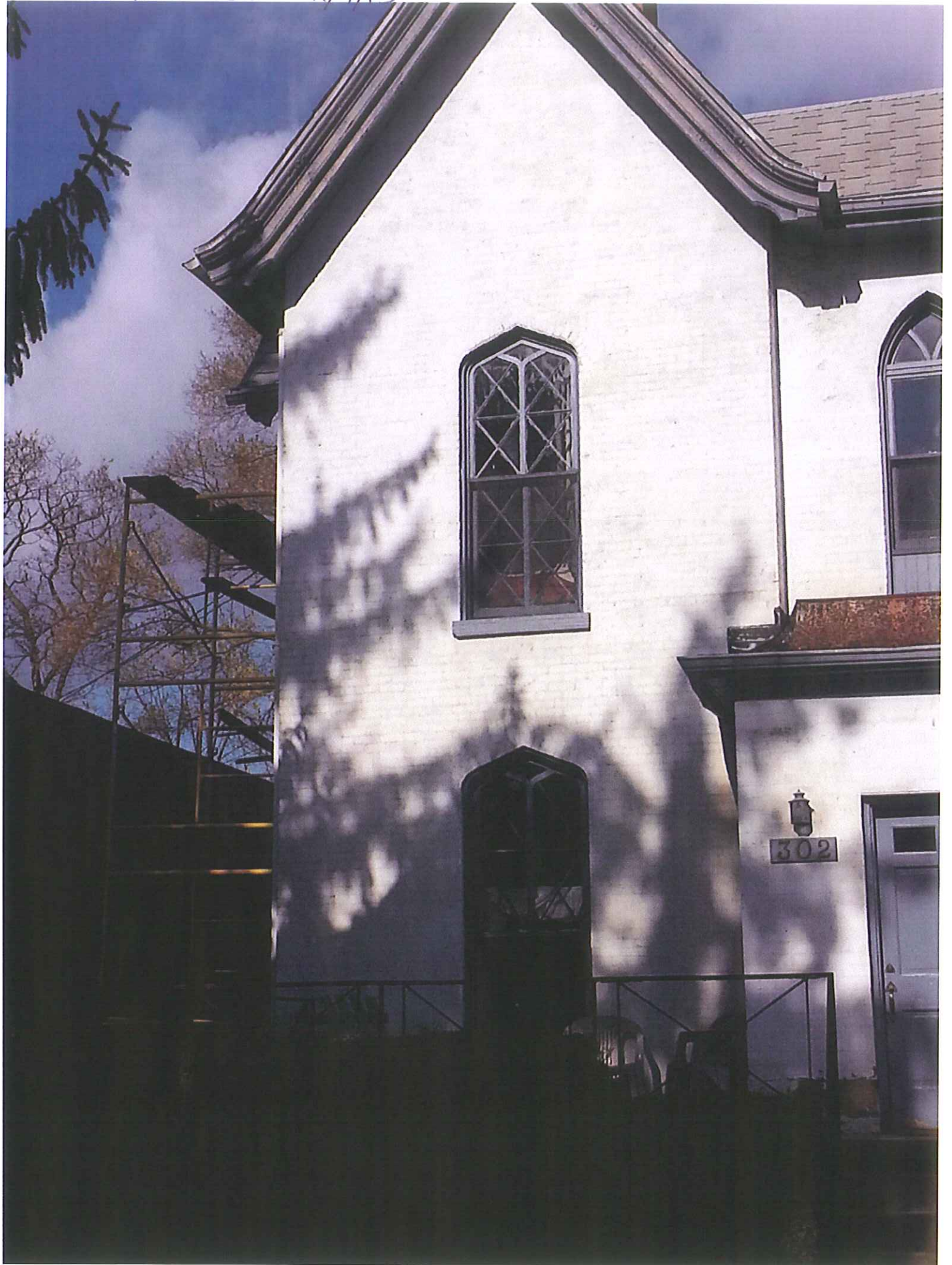
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[Privacy Policy](#)

219 N. Huron 11/7/13



302 W. Cross 11/7/13



302 W. Cross 11/7/13





42 E. Cross St. 11/7/13



326 E. Forest 11/7/13

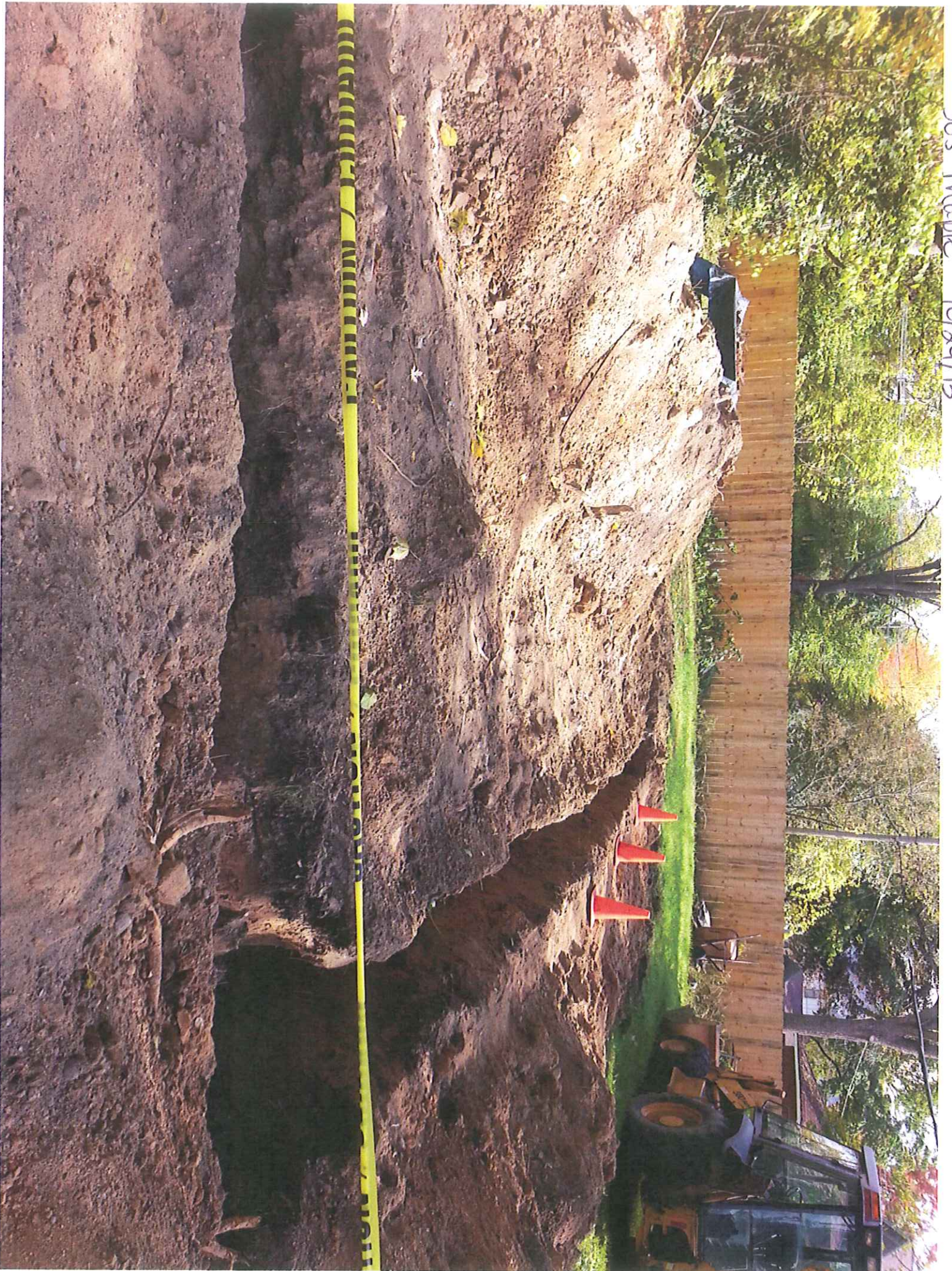


326 E. Forest W7/13

305 Maple 10/24/13



305 Maple 10/24/13



305 Maple 10/24/13



305 Maple 10/24/13



CITY OF YPSILANTI
HISTORIC DISTRICT COMMISSION
MINUTES OF OCTOBER 22, 2013

CALL TO ORDER AND ROLL CALL

Hank Prebys	Vice-Chair 7:00 PM
Meeting Location:	City Council Chambers, City Hall
Commissioners Present:	Hank Prebys, Ron Rupert, Alex Pettit, Michael Condon, Jane Schmiedeke
Commissioners Absent:	Anne Stevenson, Jennifer Henriksen
Staff Present:	Connie Locker, Planning Assistant Cynthia Kochanek, HDC Assistant

APPROVAL OF AGENDA

Motion: Rupert (second: Schmiedeke) moved to approve the agenda as presented.

Approval: Unanimous. Motion carries.

PUBLIC COMMENT ON AGENDA ITEMS - none

PUBLIC HEARING- none

OLD BUSINESS

313 Washtenaw

Applicant: Ron Rupert, contractor (present)

Discussion: Application is for the repair of the original wood windows at 313 Washtenaw. Will replace glass, will get ropes and pulleys in working order, rebuild rotted sash and with then paint and reinstall the windows. Will glaze the windows, fix the rotted seals and trim around the windows. All windows are 1-over-1 windows except for the three kitchen windows, where they are 6-over-6. Storm windows will be pre-tract, two storm on the top and bottom with the 1 ½ screen of white metal over the double hung windows. The two front large plate glass windows will have mullion down front with a t-channel and two storms on top of those to protect the windows. Configuration will be changed on top of the exterior storm but not the actual window. The four glass block basement windows will be removed and replaced with wood sash with storms over the top.

The mailbox, stair railing and porch are not included as part of this application.

Motion: Schmiedeke (second: Condon) moves to approve the application as submitted. Rupert abstains.

Secretary of the Interior Standard:
N/A

Approval: Unanimous. Motion carries.

41 Photo

Applicant: Mike Newberry, contractor (present)

Discussion: Application is for the amendment of previously approved paint colors on the structure at 41 Photo. The main body of the house is to be Betsy Ross House Blue, the trim will be Night Scape, the foundation will be Corduroy Black and the fence will be painted white.

Motion: Condon (second: Pettit) moves to approve amended colors as the main body of the house to Betsy Ross House Blue, the house trim to Night Scape, the foundation to Corduroy Black and the fence to white.

Secretary of the Interior Standard:
N/A

Approval: Unanimous. Motion carries.

NEW BUSINESS

118 S. Washington

Applicant: Kevin Hessen and Ken Arell, representatives (present)

Discussion: Application is for the installation of solar panels to the south, west and possibly the east sides of the garage at 118 S. Washington. The garage was built in 2002. The house sits on the corner of Washington and Woodward; the solar panels would not be visible from the front of the house, but would be visible from Woodward.

The garage has a pyramidal roof, but the panels would be installed in a stepped design due to the inefficiency of small triangular panels offered. Panels will probably be installed on three sides of the garage. They are dark blue in color.

Schmiedeke—wanted to know if the owner has considered solar shingles. Representatives note that the shingles are significantly more expensive than panels.

Dave Strenski (in audience) states that the shingles also don't generate the same level of power as the panels do.

Condon—impact of solar panels on historic structures is something that the HDC is still working out, but in his mind it is still a utility and HDC needs to look forward to new technologies.

Prebys—votes in support of the motion since the garage is a newer structure and the panels will be on the garage.

Motion: Condon (second: Pettit) moves to approve the installation of a solar array as shown in submitted photo to the south, west, and possibly east elevations of the garage.

Secretary of the Interior Standard:

#5: Preserve distinctive features.

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

#10: New work shall be removable.

Approval: Yay: 4 Nay 1. Motion carries.

323 Oak

Applicant: Dave Strenski, owner (present)

Discussion: Application is for the installation of solar panels on the house at 323 Oak. The back of the house is fairly new and was rebuilt in 2000. Applicant is proposing installation of panels on the west side of the roof and this will fill most of that roof side. Owner will install himself. One additional meter will be installed on the house, next to the existing meter with additional conduit work running down the side of the building. This conduit will be painted to match the existing body or trim color as appropriate.

Motion: Pettit (second: Condon) moves approval to install photovoltaic solar ray as specified in submitted documentation. The array will be on the west face of the roof that is to the northern most end of the house, as identified in documentation. Conduit work will run down the outside of the building and will be painted to match existing body or trim color as deemed appropriate during installation.

Approval: Unanimous. Motion carries.

Secretary of the Interior Standards cited:

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

#10: New work shall be removable.

308 Maple

Applicant: Dave Alber, owner (present)

Discussion: Application is for the painting of the gable end and eve piping in red. This work has already been done.

Motion: Schmiedeke (second: Rupert) moved to approve the application as submitted.

Approval: Unanimous. Motion carries.

Secretary of the Interior Standards cited:
N/A

313 S. Huron

Applicant: Don Streng, owner (absent)

Discussion: Application is seeking approval for the replacement of a window. The quote that is supplied with the application is for three units. No photographs or directional information on the window that is to be replaced.

Motion: Schmiedeke (second: Condon) moves to table for more information, including location of window to be replaced, why the window is being replaced and confirmation of the number of windows being replaced.

Approval: Unanimous. Motion carries.

Secretary of the Interior Standards cited:
N/A

11 S. Adams

Applicant: Michael Morrissey, owner (absent)

Discussion: Application is for re-roofing the house. The color of the roof is to be Virginia Slate.

Motion: Rupert (second: Condon) moves to table pending more information on where roof vents are going, color of drip edge and metal work. More information is needed as to whether the plan is to replace the gable end vents or to add ridge vents.

Approval: Unanimous. Motion carries.

Secretary of the Interior Standards cited:
N/A

8 W. Michigan

Applicant: Prudential Security, Inc., representative (absent)

- Discussion: Application is for the installation of a vinyl sign on the window at 8 W. Michigan. Image is included with the packet of the logo as it would appear on the window.
- Motion: Condon (second: Rupert) moves to approve the installation of a vinyl applied sign to the center window of the storefront as shown in submitted drawing. Other than signage area, all windows will remain transparent/clear.
- Approval: Unanimous. Motion carries.
- Secretary of the Interior Standards cited:
#10: New work shall be removable.

STUDY ITEMS

121 N. Washington

Applicant: Randy Masharka (present)

Discussion: Application is for the remodeling of the storefront in wood and brick to match the storefront next door, which is attached to his building. The building was built in 1944 and was originally a metalworking/machine shop; the existing front is not original to that time period. Applicant plans to open a photo studio in this location.

The windows behind the green enamel panels will remain as well as the green enamel. A wood signboard will be installed on top of the green enamel for the business sign. Glass will remain as existing, only with wooden framework instead of existing metal framework that is not structurally sound.

Applicant would also like a wooden door which is different from the existing glass door.

Schmiedeke—this would mean that there would be two different storefronts in one building. The brick under the windows occurs in the other half of the building, so that's not an issue.

Condon—recommends using a glass fabrication shop to help with resizing of the glass panel windows. Applicant states that installation method will allow glass size to remain the same.

Prebys—HDC would like working drawings in order to learn more about the project and how everything will fit together.

Rupert—recommends limestone sill rather than cypress sill under the windows.

Condon—not much room to put limestone, plus brick, in that space below the windows.

Schmiedeke—cannot vote to approve the use of wood framing around the windows because it would alter this storefront and not the other. Building is currently intact.

HDC needs better pictures of both this storefront and the one next door.

Pettit—sees merit in unified fronts but isn't necessarily married to them. Facades are facades, structure around is permanent. He would like to see a rendering of the project in very specific detail.

Condon—is not opposed to wood storefront, but not with brick at the bottom.

Prebys—states that the sign ordinance needs to be checked regarding this sign project.

HDC—for the signboard they suggest MDO plywood and have it framed so that water doesn't get in or vinyl coated aluminum.

Applicant also has 80% of the stucco repair that was required by the building inspector on the side of the building and this repair needs to be painted. HDC needs to know and approve the color for the side of the building and an application is necessary for this. Applicant is worried about the weather with regards to the painting of the stucco.

Rupert recommends Sherwin-Williams waster based masonry primer.

Thompson Block

Applicant: Stewart Beal, owner (present) with Thompson Block partners; Tyler Westin, with Thompson Block partners.

Discussion: The Planning Commission has unanimously approved application for Historic Planning development and the site plan has been approved. The Planning Commission has recommended approval to the City Council. They would like to request that the HDC write a general letter of support for the project and support for the site plan and project for the November 5th City Council meeting. The building permit was previously issued by HDC for August 2009 however a fire occurred in September 23, 2009. Since then, an additional lot has been purchased for a 26 car parking lot. The front of building will be significantly changed from an egress perspective. Parking on site will be eliminated, the sidewalk will be brought out and a patio at the building level added.

Not asking HDC for approval today, just need a general letter of support today for the project. The DDA has provided a letter of support as well. The applicant is looking for support from a total of about five organizations, including the HDC.

Beal has sent the information to the HDC chair and will send an email with the information to the HDC staff to write the letter. It is possible to do groundbreaking as early as the spring.

ADMINISTRATIVE APPROVALS

Discussion: Application is for the installation of a new roof to match the existing color and roofing material. Staff administratively approves this application.

Motion: Schmiedeke (second: Condon) move acceptance of administrative approval.

Approval: Unanimous. Motion carries.

OTHER BUSINESS

Property Monitoring

613 N. Prospect- the porch is taken apart

326 E Forest-garage siding

219 N. Huron- scaffolding for painting, will let this one go

302 W. Cross- scaffolding

AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS – none

HOUSEKEEPING BUSINESS

Approval of the minutes of October 8, 2013

Motion: Rupert (Second: Prebys) as submitted.

Approval: Unanimous. Motion carries.

ADJOURNMENT

Motion: Rupert (Second: Pettit) to adjourn.

Approval: Unanimous. Motion carries.

MEETING ADJOURNED AT 8:29 pm