

1. Agenda

Documents: [HISTORIC DISTRICT COMMISSION MEETING AGENDA NOVEMBER 26, 2013 \(PDF\).PDF](#)

2. Agenda Packet A

Documents: [HISTORIC DISTRICT COMMISSION MEETING AGENDA PACKET NOVEMBER 26, 2013 A \(PDF\).PDF](#)

3. Agenda Packet B

Documents: [HISTORIC DISTRICT COMMISSION MEETING AGENDA PACKET NOVEMBER 26, 2013 B \(PDF\).PDF](#)

CITY OF YPSILANTI
Historic District Commission
Regular Meeting Agenda

Tuesday, November 26, 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
- B. NEW BUSINESS
 - 1. **312 N. River** Sign Installation
 - 2. **119 W. Michigan Ave.** Surveillance camera addition
 - 3. **315 Washtenaw** Paint & Window Replacement
- C. STUDY ITEMS
 - 1. **407 Washtenaw** Window Replacement
- D. ADMINISTRATIVE APPROVAL
 - None
- E. OTHER BUSINESS
 - Property Monitoring – 1) 613 N Prospect
 - 2) 42 E Cross

VI. AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS

VII. HOUSEKEEPING BUSINESS

Approval of the minutes of November 12, 2013
2014 HDC meeting dates

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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Alex Pettit	P	A
Jane Schmiedeke	P	A

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III. PUBLIC COMMENTS ON AGENDA ITEMS

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A. OLD BUSINESS

1. 313 South Huron

Window replacement

B. NEW BUSINESS

1. 312 N. River

Sign Installation

2. 119 W. Michigan Ave.

Surveillance camera addition

3. 315 Washtenaw

Paint & Window Replacement

C. STUDY ITEMS

1. 407 Washtenaw

Window Replacement

D. ADMINISTRATIVE APPROVAL

None

E. OTHER BUSINESS

Property Monitoring – 1) 613 N Prospect

2) 42 E Cross

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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
(Name, address,
phone)

HDL - 248-318-6767

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.

Lores Sales Representative
Shannon Kovach Signature of Applicant

10/14/13
Date

Back to Quote



Date: 07/01/2013

Manuel Lopez 972 734
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

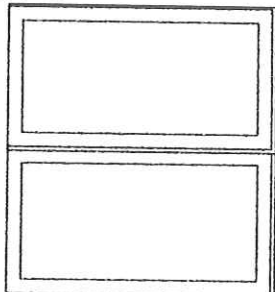
Line Item
Frame Size

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

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.

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

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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[Privacy Policy](#)



Ypsilanti Historic District

Work Permit Application

Date filed 10/2 for HDC meeting date 10/8

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 312 N. River

Applicant

☒ Owner ☐ Architect ☐ Contractor

Name Ypsilanti Food Coop

Address 312 N. River

City Ypsilanti State MI Zip 48198

Phone 734.483.1354 Fax _____

E-mail Corinne@ypsifoodcoop.org

Owner Corinne Sikorski
(If different than applicant)

Who will perform the work? ☐ Owner ☒ Contractor

Contractor Chrome Identity or (W4 Sign)
(Name, address, phone) 200 N. River

Action Items only:

Construction Cost 1500.00

Permit Application Fee 25.00

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
 - 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 10/2/13 for HDC meeting date 10/4/13

Property Address 312 N. River

Applicant Ypsilanti Food Corp

Description of proposed work (see sample applications)

Either paint or apply a vinyl
hogo to the building at the
NW corner

Materials

Paint
or
Vinyl: Brick wrap

Colors (Attach color chips or samples)

Body _____

Trim _____

Roof _____

Taupe to match trim of
our
building

Accent 1 _____

Accent 2 _____

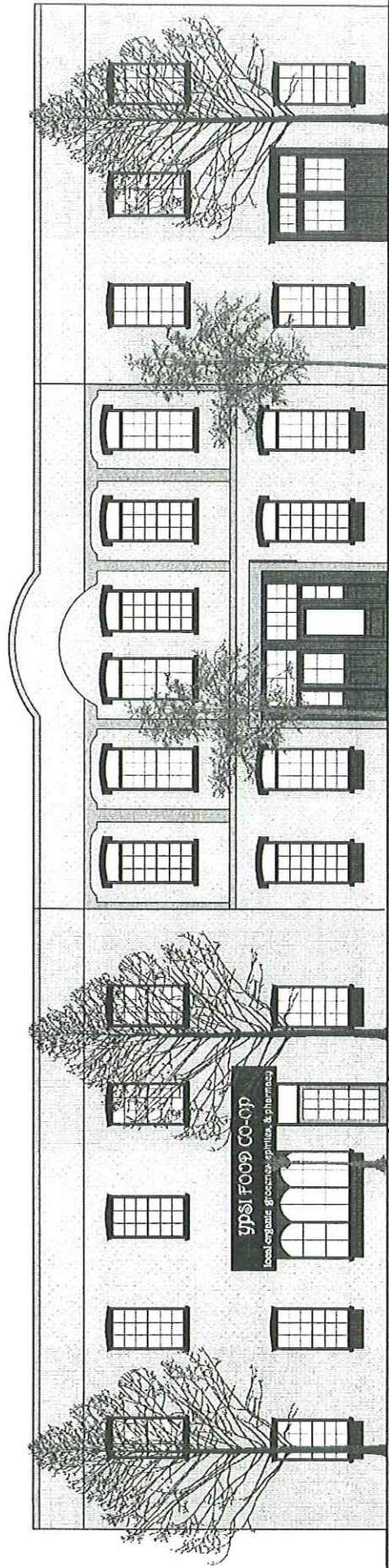
Other _____

☒ This property has, or will have before the proposed work is completed, a fire alarm system or smoke alarm complying with the Stille-DeRossé-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.

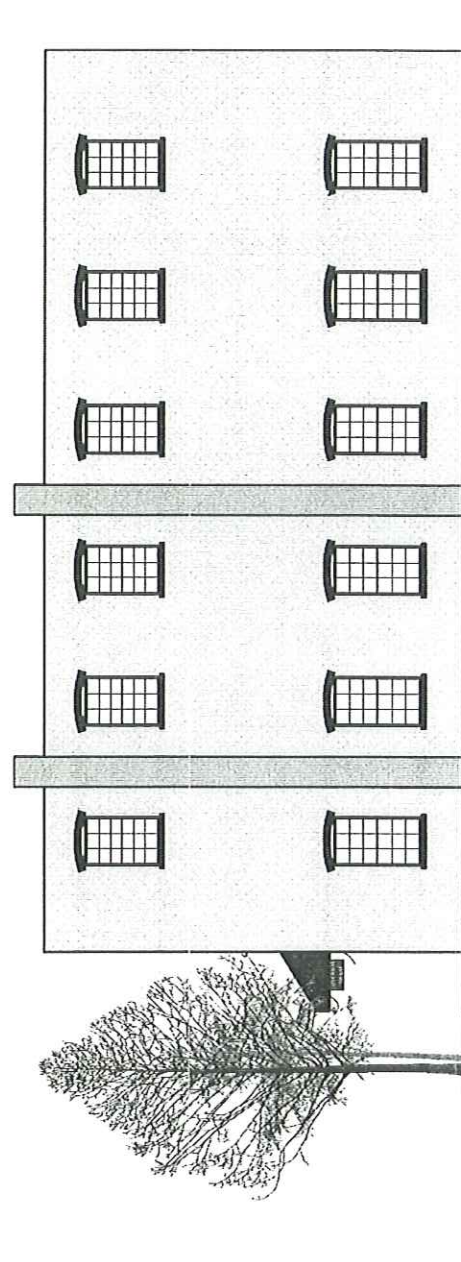
[Signature]
Signature of Applicant

10/2/13
Date



WEST (FRONT) ELEVATION

SCALE: 1/8"=1'-0"



SOUTH (SIDE) ELEVATION

SCALE: 1/8"=1'-0"

Subject: logo watermark composite
From: Julius deChavez <julius.dechavezdesign@gmail.com>
Date: 5/16/2013 9:06 PM
To: Corinne Sikorski <corinne@ypsifoodcoop.org>

here you go.

jules

--

julius deChavez

.. Print + Digital Art Director

deChavez Design, LLC _ 248 346 3073 C _ Reach me on Skype at:
deChavez Design, LLC _ 810 231 2231 H iconicbrandonskype

[deChavezDesign](#) | [deChavezFoto Imaging](#) | [Coroflot](#)

— C-NorthWest Wall.jpg —



— Attachments: —

C-NorthWest Wall.jpg

524 KB



Ypsilanti Historic District Work Permit Application

Date filed _____ 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 119 W. MICHIGAN AVE

Applicant ☐ Owner ☐ Architect ☐ Contractor

Name ANDREW HELLENGA

Address 1 S. HURON

City YPSILANTI State MI Zip 48197

Phone (734) 482-9623 Fax _____

E-mail andrew@ypsilantidelta.org

Owner RUTH ANN JANNICK
(if different than applicant)

Who will perform the work? ☐ Owner ☒ Contractor

Contractor ADT, Adam Barber 1400 E. AVIS Dr.
(Name, address, phone) MADISON HEIGHTS, MI (313) 649-7817

Action Items only:

Construction Cost _____ Permit Application Fee _____

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:

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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 _____ for HDC meeting date _____

Property Address _____

Applicant _____

Description of proposed work (see sample applications)

Mounting Surveillance Camera on the rear facade
of the building. Photo has been provided.

Materials

Camera, Arm Bracket, Wiring (not seen from outside).

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.)

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Andrew McCarty
Signature of Applicant

11/20/2013
Date

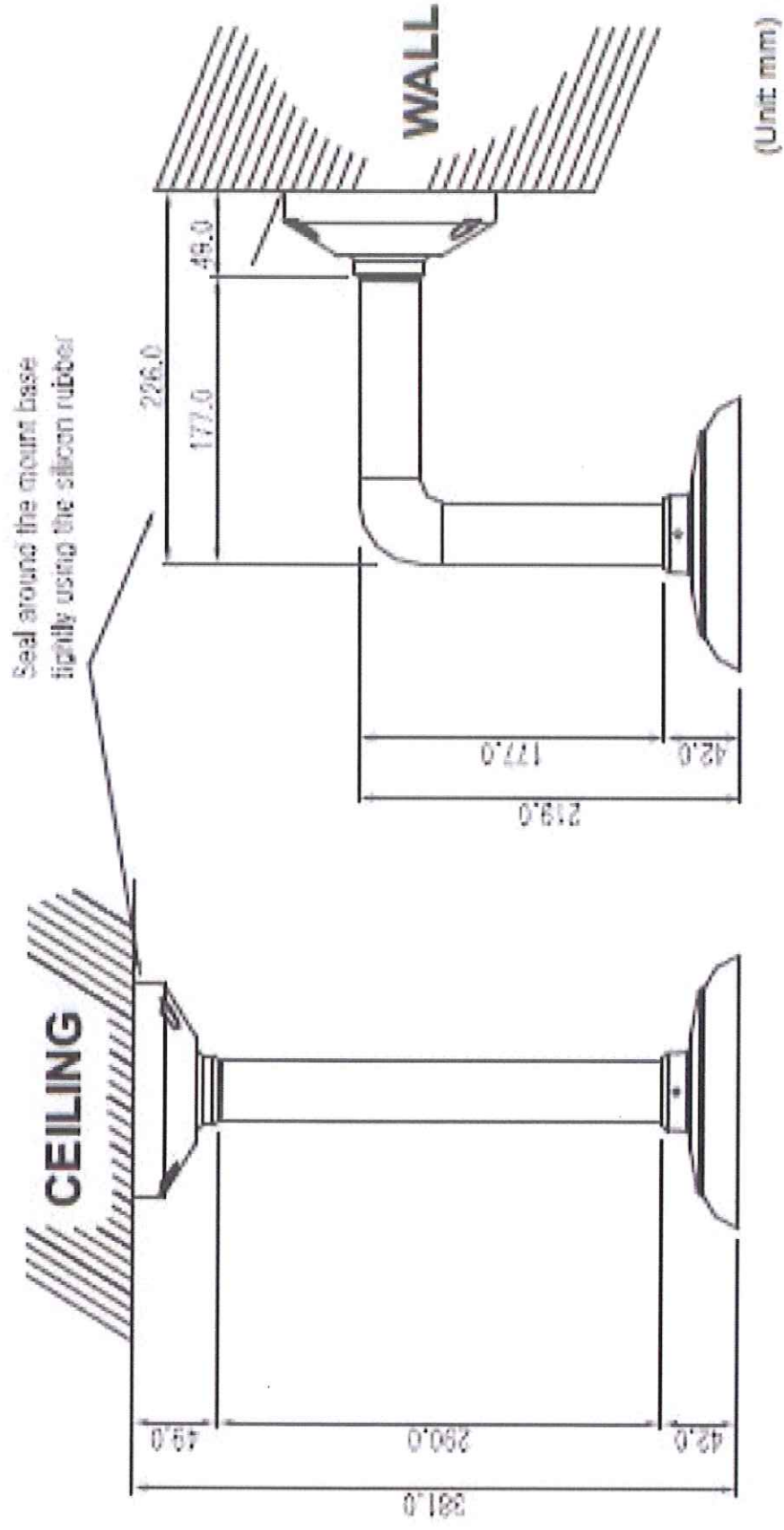
11/4/13

119 W. Michigan Ave

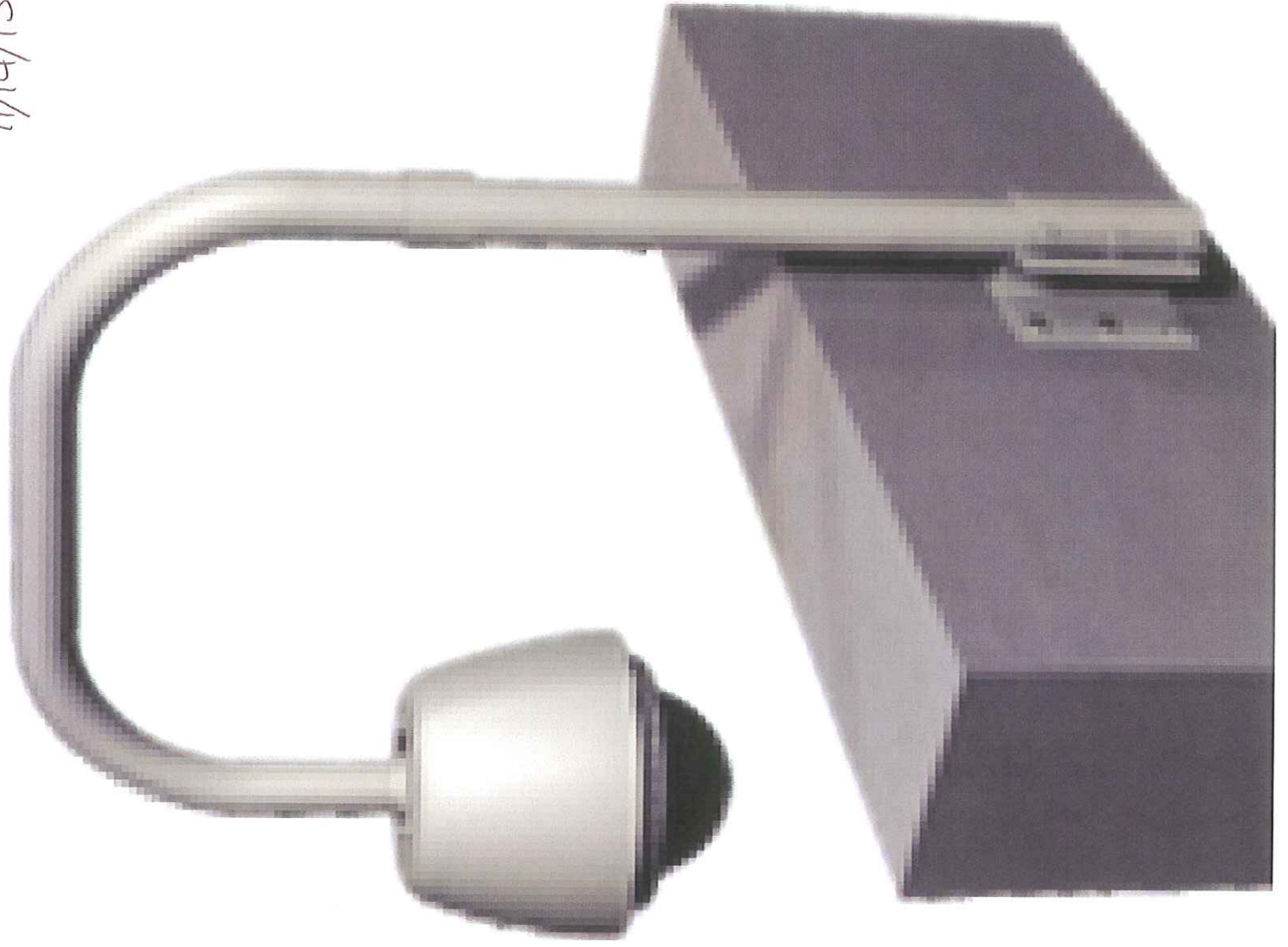


11/14/13

119 W. Michigan Ave



11/14/13 119 W. Michigan Ave.





Ypsilanti Historic District Work Permit Application

Date filed 11.20 for HDC meeting date 11.26

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 315 WASHINGTON

Applicant ☒ Owner ☐ Architect ☐ Contractor

Name Successful Real Estate Investment LLC

Address 1475 Centennial Ct

City Canton State MI Zip 48187

Phone 734-777-0328 Fax 734-483-5686

E-mail khaledan1@aol.com

Owner _____
(If different than applicant)

Who will perform the work? ☒ Owner ☐ Contractor

Contractor _____
(Name, address, phone)

Action items only:	
Construction Cost <u>\$24,000</u>	Permit Application Fee <u>\$100</u>
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.	

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Ypsilanti Historic District Work Permit Application

Date filed _____ for HDC meeting date _____

Property Address 310 Wash tenaw Ave, Ypsilanti,

Applicant Successfull Real Estate Investment LLC

Description of proposed work (see sample applications)

WINDOW REPLACEMENT
PAINT.

Materials

SASH PACKS BY MARVIN.

PAINT BY BEHR.

Colors (Attach color chips or samples)

SEE ATTACHED FILES.

Body _____

Accent 1 _____

Trim _____

Accent 2 _____

Roof _____

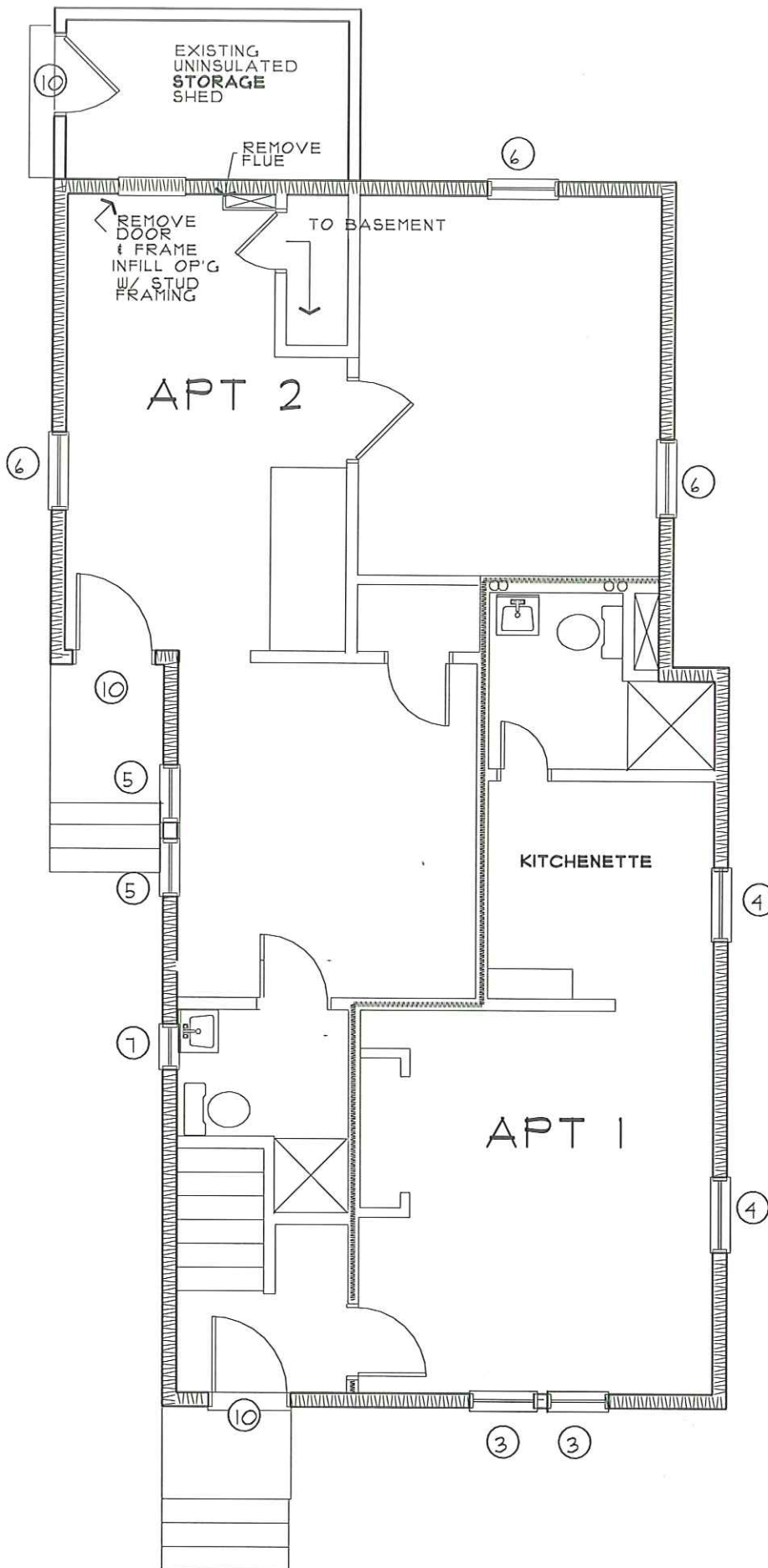
Other _____

- ☒ 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.

Shalee Figue
Signature of Applicant

11.19.13.
Date



CUPPLIER SHALL VERIFY ALL SIZES!

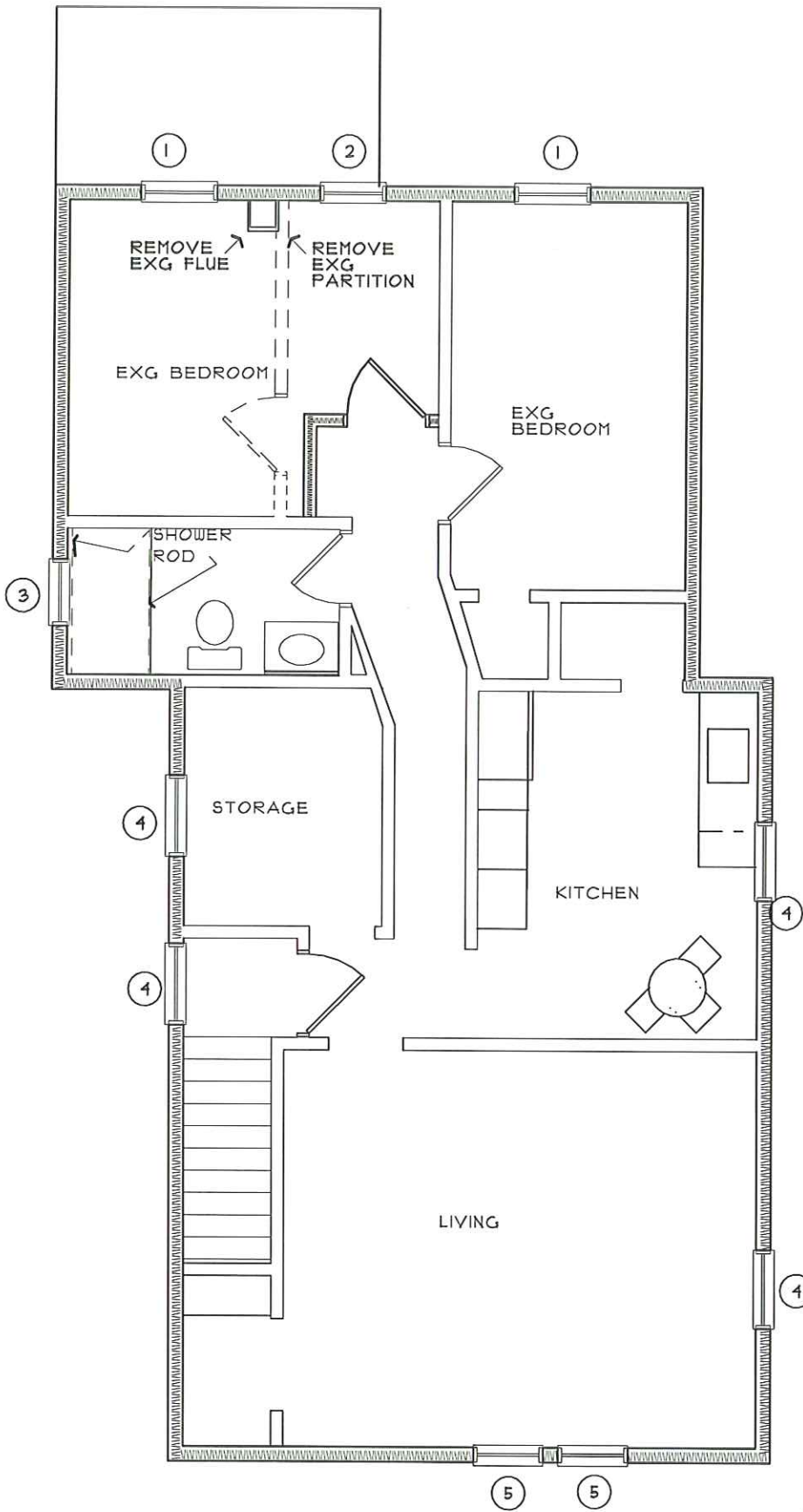
- ① REPLACEMENT SASH 30x51
- ② REPLACEMENT SASH 28x24
- ③ REPLACEMENT SASH 24x 48
- ④ REPLACEMENT SASH 31x 60
- ⑤ REPLACEMENT SASH 28X60
- ⑥ REPLACEMENT SASH 30X65
- ⑦ REPLACEMENT SASH 20 X 25
- ⑩ INSULATED METAL DR 32 X 80

NEW PL'B'G FIXTURES IN LOCATIONS OF FORMER FIXTURES

ONE INTERIOR DOOR REMOVED REPLACED WITH STUD INFILL

FIRST FLOOR PLAN

315 WASHTENAW
YPSILANTI



CUPPLIER SHALL VERIFY
ALL SIZES!

- ① REPLACEMENT SASH
30x51
- ② REPLACEMENT SASH
28x24
- ③ REPLACEMENT SASH
24x 48
- ④ REPLACEMENT SASH
31x 60
- ⑤ REPLACEMENT SASH
28x60

PLUMBING FIXTURES
IN LOCATIONS OF
FORMER FIXTURES

ONE PARTITION
REMOVED
ONE PARTITION
INSTALLED

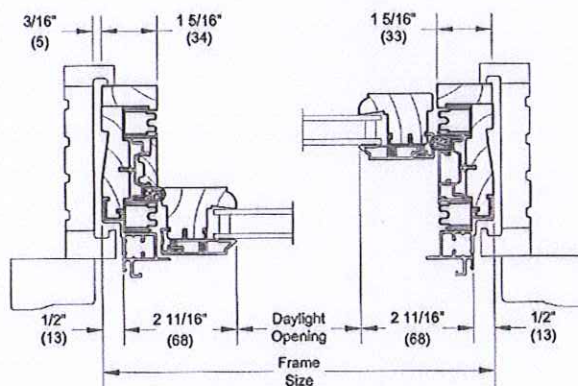
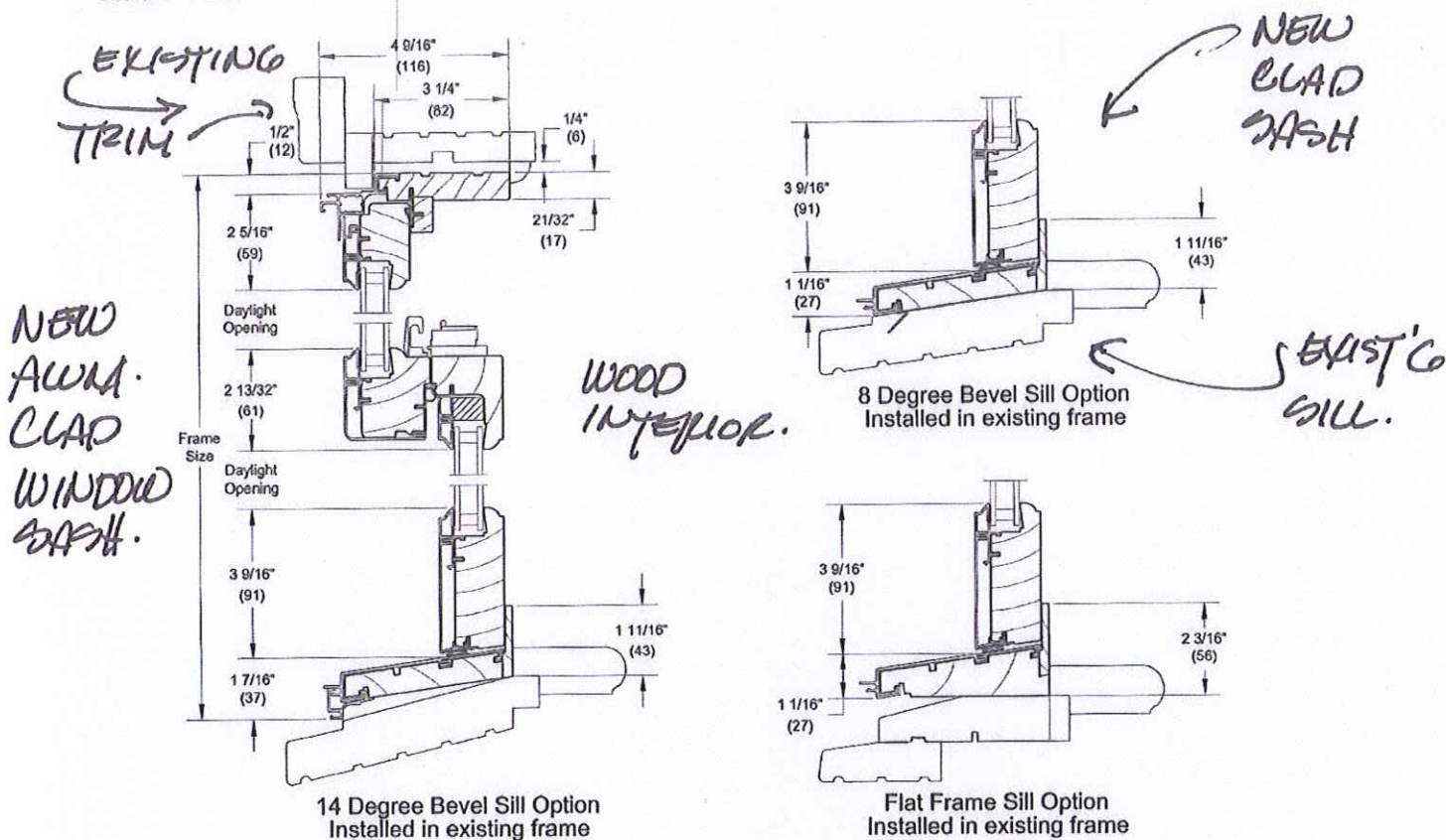
SECOND FLOOR
PLAN

315 WASHTENAW
YPSILANTI

Clad Insert Double Hung

Section Details: Operating

Scale: 3" = 1' 0"





Existing house is in poor condition, inside and out. Owner intends to clean and repaint interior, replacing all flooring with sheet vinyl and carpet, and to replace existing plumbing fixtures in current locations. He hopes to return the house to modest but rentable condition.

At exterior, he intends only those changes that will make the house operational and clean.



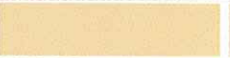
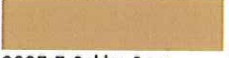
Window sashes shall be replaced with Marvin sash packs. (See sheets 4 to 6.)

Trim and window frames shall remain.

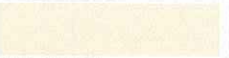
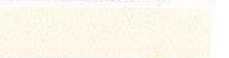
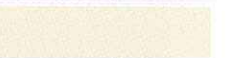
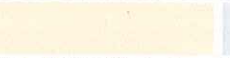
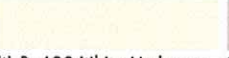
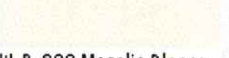
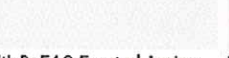
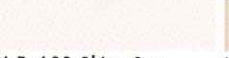
Door shall be replaced with insulated steel door with 8 panel light. (See sheet 7.)

Renovations to 315 Washtenaw Ave, Ypsilanti 48197

Main body of house (existing siding) will be painted pale beige – Behr Cornerstone (330E-2)

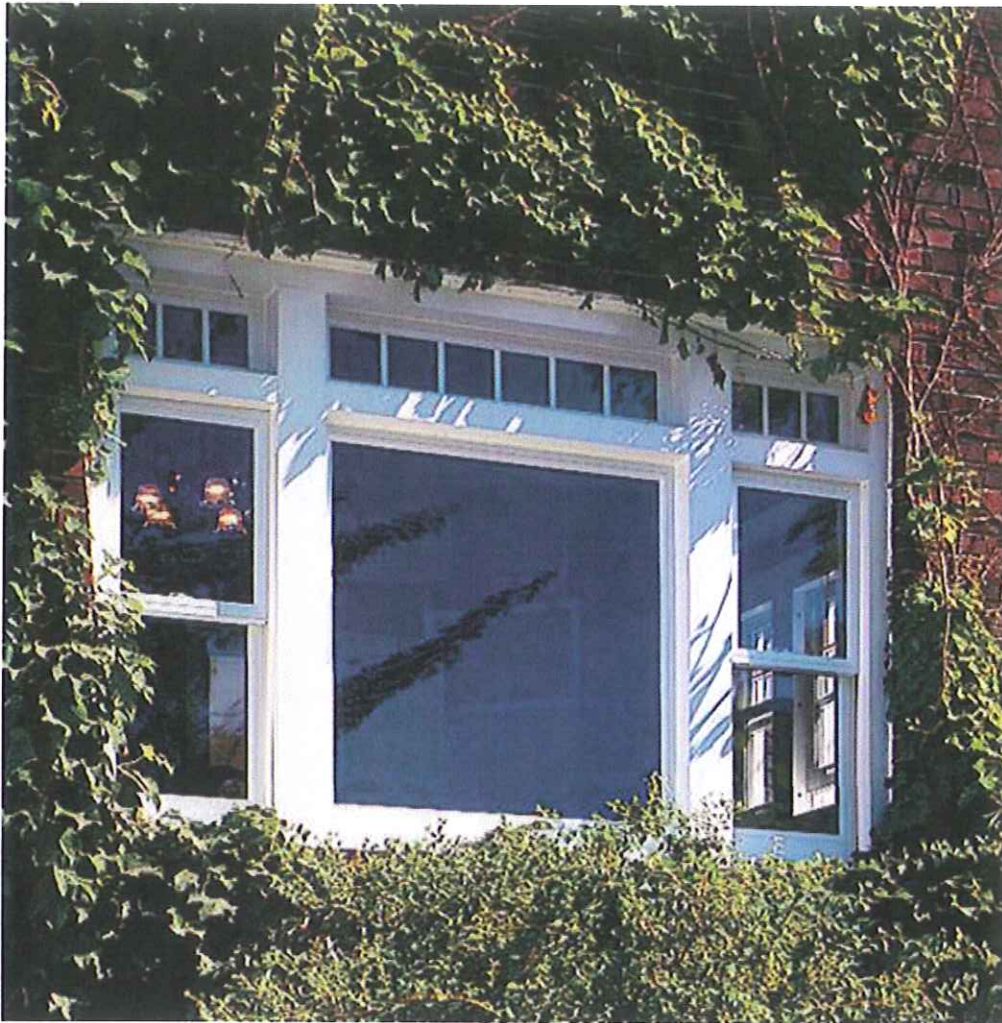
				
330C-1 Honeysuckle White	330E-1 Informal Ivory	340A-1 Pineapple Fizz	340C-1 Powder Sand	340E-1 Parmesan
				
330C-2 Lightweight Beige	330E-2 Cornerstone	340A-2 Rich Cream	340C-2 Havana Cream	340E-2 Cottonseed
				
330C-3 Clam Chowder	330E-3 Sensible Hue	340A-3 Song Of Summer	340C-3 Pismo Dunes	340E-3 Barvarian Cream
				
330D-4 Warm Muffin	330F-4 Pebble Path	340B-4 Lemon Drops	340D-4 Honey Bear	340F-4 Expedition Khaki
				
330D-5 Campground	330F-5 Golden Bear	340B-5 Yellow Brick Road	340D-5 Galley Gold	340F-5 Beachwalk
				
330D-6 Townhouse Tan	330F-6 Bristle Grass	340B-6 Pineapple Soda	340D-6 Fervent Brass	340F-6 Mojave Gold
				
330D-7 Sconce Gold	330F-7 Nutty Brown	340B-7 Empire Yellow	340D-7 Golden Green	340F-7 Woven Basket

Existing window, door, and roof trim will be painted white-- Behr Vermont cream, (W-B-400).

				
W-B-100 Billowy Clouds	W-B-310 Glow	W-B-520 Glacial Tint	W-D-110 Soft Muslin	W-D-400 Cotton Fluff
				
W-B-110 Soft Lace	W-B-310 Glow	W-B-600 Luster White	W-D-120 Bleached Shell	W-D-410 Canyon Cloud
				
W-B-120 Victorian Pear	W-B-320 White Corn	W-B-610 Soft Breeze	W-D-200 Pot of Cream	W-D-420 Beach White
				
W-B-200 Popped Corn	W-B-400 Vermont Cream	W-B-620 Frosty Morning	W-D-210 Camebert	W-D-500 Cascade White
				
W-B-210 Divine Pleasure	W-B-410 Star Shine	W-B-710 Almond Cream	W-D-220 Vanilla Custard	W-D-510 Waterfall Mist
				
W-B-220 Vanilla Delight	W-B-420 White Hydrangea	W-B-720 Oyster	W-D-300 Eggshell Cream	W-D-520 Clear View
				
W-B-300 Magolia Blossom	W-B-510 Frosted Juniper	W-D-100 China Cup	W-D-320 Navajo White	W-D-600 Bridal Veil



Sample of replacement double hung sash packs by Marvin Windows. No muntins



Existing trim will be sanded and repainted, white latex enamel, exterior grade. Sash packs will be installed per sizes shown on drawings. All window openings shall stay same size, unless bldg. department insists on windows 2' wider to meet modern egress standards.



Ypsilanti Historic District

Work Permit Application

AHN: Cynthia

Date filed 11/20/13 for HDC meeting date 11/26/13

Amendment

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.

Applicant ☒ Owner ☐ Architect ☐ Contractor

Name Greta Furlong

Address 3900 Steamboat Ct

City Ann Arbor

State MI Zip 48108

Phone (734) 604-2651

Fax (734) 827-2175

E-mail gretafurlong@comcast.net

Owner

(If different than applicant)

Who will perform the work? ☐ Owner ☒ Contractor

Contractor

(Name, address, phone)

Wallside Windows

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.

Amendment to previous app

To complete this application:

- On the reverse side, summarize the work proposed, list the main materials to be used, and (if relevant) indicate the color scheme planned.
- Attach the following documents:
 - Photo(s) showing all locations where work is proposed
 - Paint color chips (if relevant)
 - Catalog cut sheets or similar details for windows, doors, light fixtures, and any other manufactured or preassembled components
 - Dimensioned drawings of any new construction or modifications to existing structures
 - 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 11/20/13 for HDC meeting date _____

Property Address 407 Washt

Applicant _____

Description of proposed work (see sample applications)

Replace 3 existing vinyl windows
All windows are vinyl - in place when I
purchased the home.

The 3 windows are on the back of
the house - not visible to the public

Materials

3 vinyl clad windows - white

Colors (Attach color chips or samples)

Body _____

Accent 1 _____

Trim _____

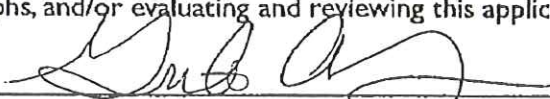
Accent 2 _____

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.)

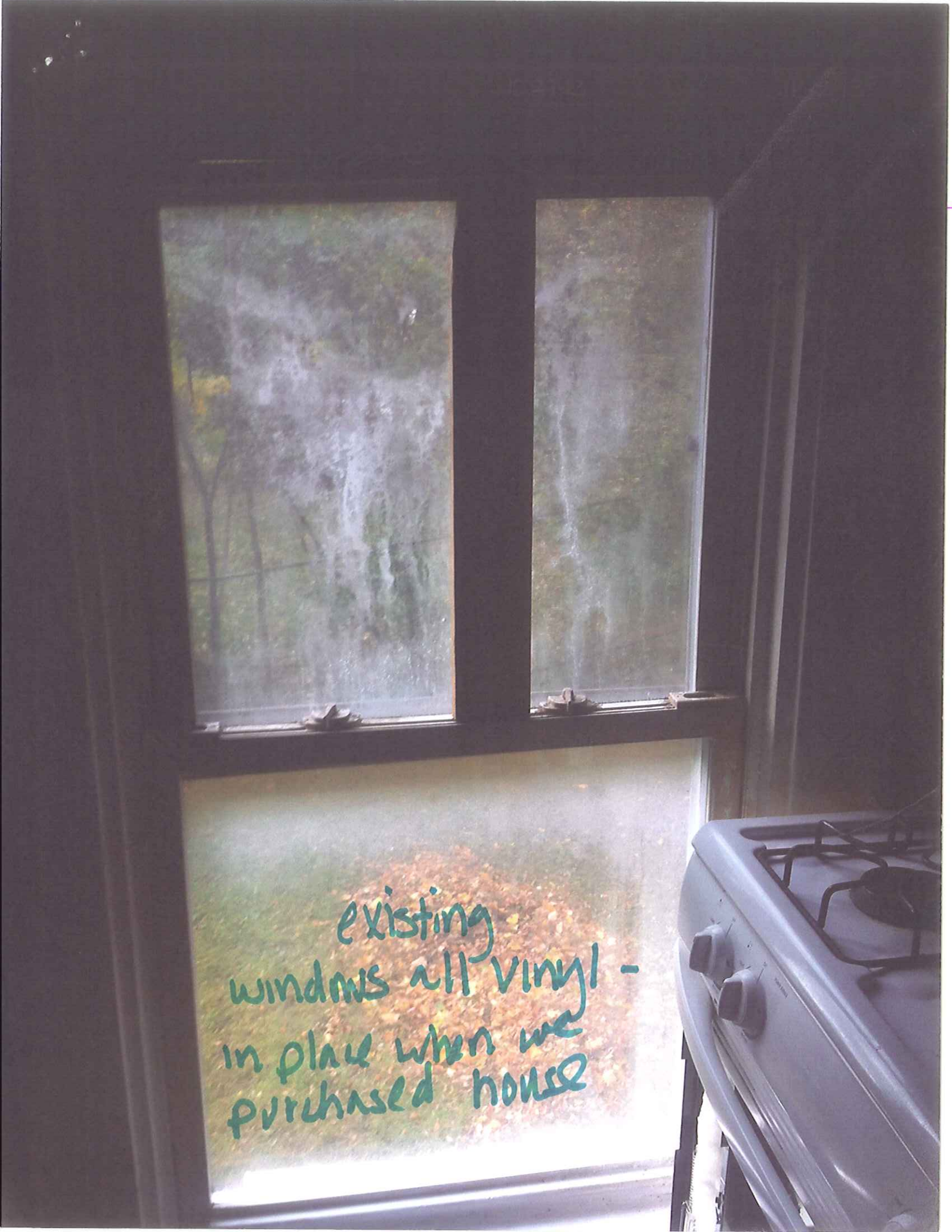
I hereby attest that the above information is accurate. I am authorized to and hereby grant permission to the City of Ypsilanti and its staff to be on my property for the purposes of preparing reports, taking photographs, and/or evaluating and reviewing this application.



Signature of Applicant

11/20/13

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 bottom pane has green handwritten text. To the right of the window is a white gas stove with four burners and two control knobs. The background outside the window shows trees and a ground covered in fallen leaves.

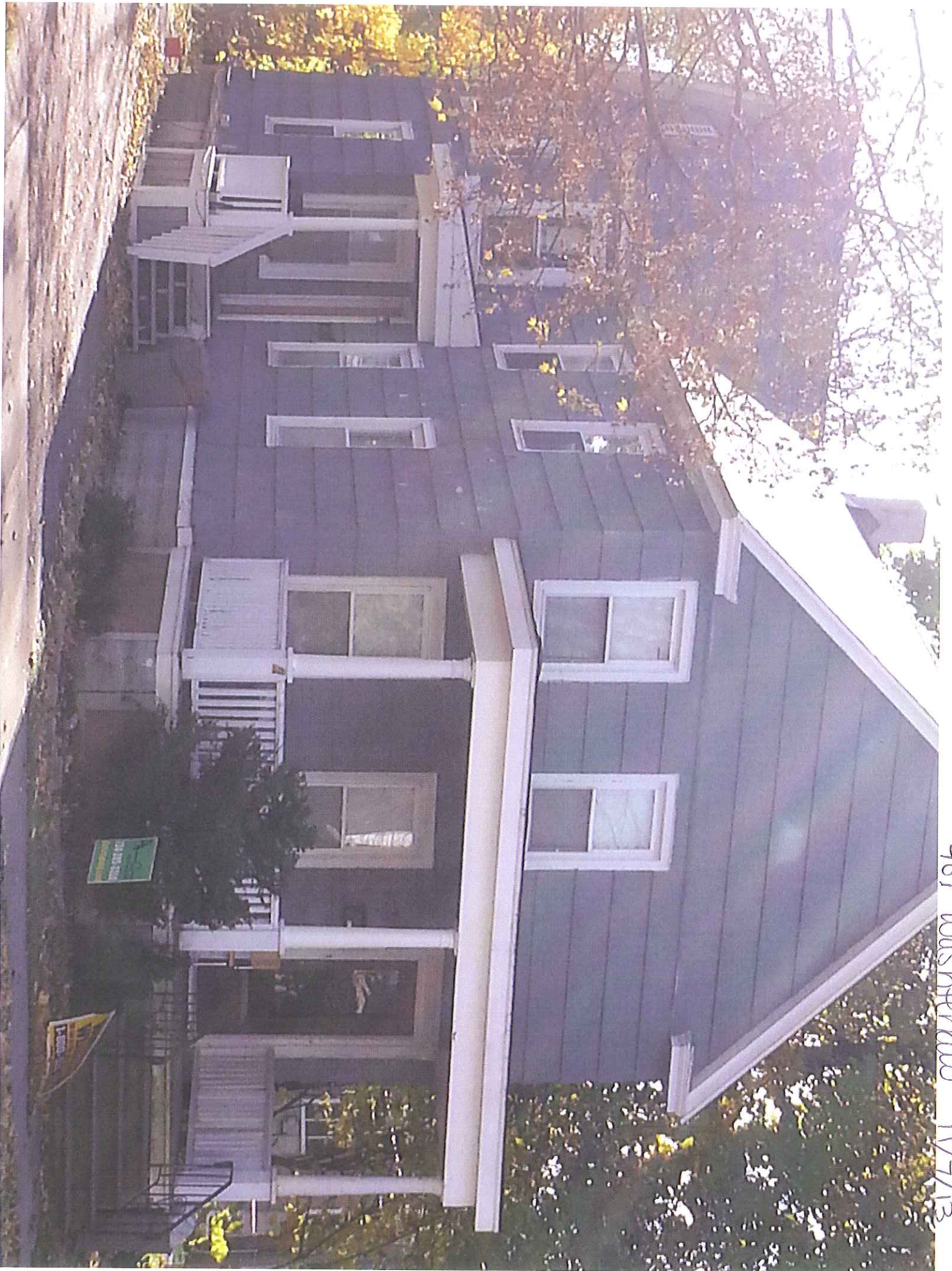
existing
windows all vinyl -
in place when we
purchased house



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

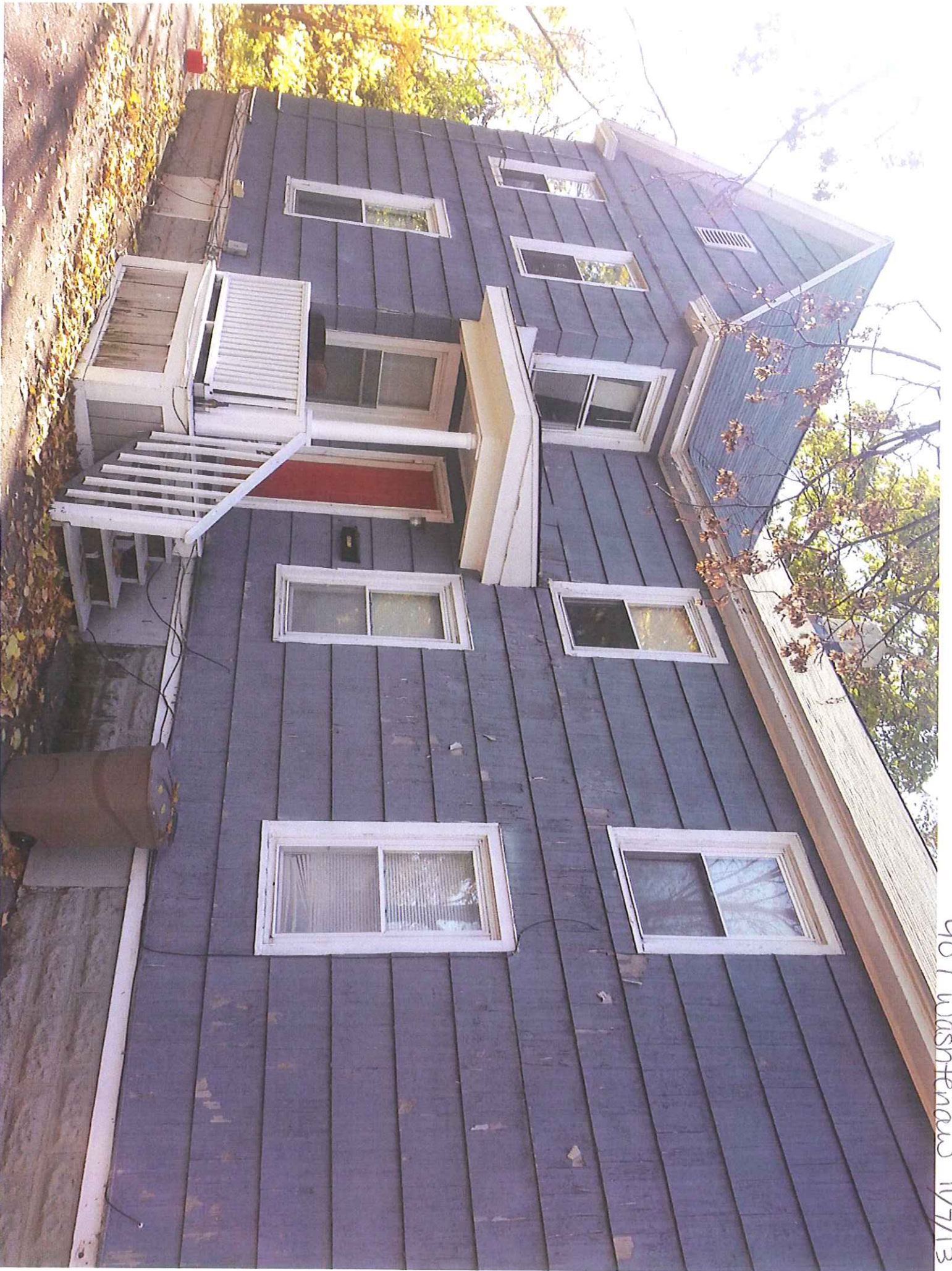
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[Privacy Policy](#)

407 Washburn 11/7/13





407 Washburn 11/7/13



407 Washburn 11/7/13



11/7/13

407 Washburn

CITY OF YPSILANTI
HISTORIC DISTRICT COMMISSION
MINUTES OF NOVEMBER 12, 2013

CALL TO ORDER AND ROLL CALL

Anne Stevenson Chair 7:00 PM

Meeting Location: City Council Chambers, City Hall

Commissioners Present: Anne Stevenson, Ronald Rupert, Michael Condon,
Jennifer Henriksen, Alex Pettit, Jane Schmiedeke

Commissioners Absent: Hank Prebys

Staff Present: Cynthia Kochanek, HDC Assistant
Connie Locker, Planning Assistant

APPROVAL OF AGENDA

Motion: Henriksen (second: Rupert) move to approve the agenda with the addition of
33 N. Washington and 316 N. Grove St. as amendments to the agenda.

Approval: Yay: 5, Nay: 1. Motion carries.

PUBLIC COMMENT ON AGENDA ITEMS - none

PUBLIC HEARING- none

OLD BUSINESS

313 South Huron

Applicant: Don Streng, owner (absent)

Discussion: Application is for the replacement of the bottom right window on the north
side of the house. Color of the window is white on the application. Window
replacement is not to include the replacement of the transom/ fixed window
at the top.

Condon: The application now answers some the questions tabled from the
previous meeting, to answer why the window is being replaced and where the
window is located.

Rupert: The quote is for three windows but application is for only one.

Stevenson: The quote may have been obtained for three windows but since the application is for the one window on the bottom right of the north side of the house, that is the only one that will be considered by the HDC.

There is a question as to whether the current window at this location is a fixed window. The quote is for a double hung window to replace it.

Schmiedeke: Questions whether the current window framing is going to be left or replaced. If the current frame is left then this would mean a reduction in the glass size. Also would like to know whether this window is something that can be fixed instead of being replaced.

Motion: Rupert (second: Schmiedeke) moves to table for more information as to whether the current framing around the window will be removed and replaced or will the current window framing remain with the new window and frame inserted into the existing framework as this will reduce the glass size. Also they would like to know if the owner has considered repairing this window.

Secretary of the Interior Standard:
N/A

Approval: Unanimous. Motion carries.

11 S. Adams St.

Applicant: Michael Morrissey, owner (absent)

Discussion: Application is for re-roofing of the house. A letter from contractor addressed the tabled issues from the previous meeting on October 22, 2013. They will be installing a ridge vent similar to the one that is on the roof already and will be covered by the shingles at the edge of the roof. The trim will not be visible except the drip edge which will be white and the flashing will be black.

Gutters are not listed in the quote, application or in the additional information so gutters are not considered to be part of this application.

Motion: Condon (second: Rupert) moves for approval for re-roofing in Virginia Slate as specified in the proposal from R. D. Kleinschmidt. The existing gutters are to remain.

Secretary of the Interior Standard:
N/A

Approval: Unanimous. Motion carries.

NEW BUSINESS

121 W. Michigan Ave

Applicant: Dominic Palazollo, representative for Allied Signs (contractor)

Discussion: Application is to replace the sign on the storefront of H & R Block with a channel letter sign. The current sign will be replaced with an LED sign that will be mounted to façade of the building with either thru bolts or anchor bolts. The façade on the building is porcelain finish.

Henriksen: Patching the material on this façade will not be easy. Changing the sign to a smaller one may expose some damaged areas that will need to be patched.

Stevenson: States that they are trying to make the applicant aware that the patching in this situation may be unique.

Palazollo: This is the only version of the H&R Block sign that they can go with. The contractor has already done a site survey of the building and they believe that they are aware of any possible issues and will patch as needed.

Motion: Rupert (second: Henriksen) moves to approve the removal of the existing H & R Block sign and replacing it with the proposed sign that is dated 9/19/2013 on page 3 of 11 in the application submitted.

Secretary of the Interior Standard:

#5: Preserve distinctive features.

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

Approval: Yay: 5, Nay: 1. Motion carries.

318 N. Park St.

Applicant: Mike Condon, contractor (present)

Discussion: Application is for the removal of the existing windows sashes from six locations and to install six Jeld-Wen sash replacement kits to existing openings. New window sashes will be aluminum clad in Hartford green with two-over-two divided lights to match the existing windows. Original trim will be retained. Condon abstains.

Motion: Pettit (second: Rupert) moves to approve the removal of windows in six locations to be replaced with six Jeld-Wen sash replacement kits, aluminum clad in green. With a light pattern of two- over –two and the original trim retained.

Secretary of the Interior Standards cited:

#5: Preserve distinctive features.

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

Approval: Unanimous. Motion carries. Condon abstains.

214 N Huron St.

Applicant: Cheryl Farmer, owner (present)

Discussion: Applicant is seeking to enclose the back porch on the house with glass doors and screens. Applicant was a study item previously.

Cheryl Farmer: Porch was designed to match the back of the house.

Condon: Suggests that hearty plank lap siding may work easier than cedar siding as cedar siding may split pretty easily.

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

Secretary of the Interior Standards cited:

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

Approval: Unanimous. Motion carries. Rupert and Henriksen abstain.

407 Washtenaw Rd

Applicant: Greta Furlong, owner (absent)

Discussion: Application is for the replacement of three vinyl windows to replace the already existing vinyl windows on the house. According to the application the vinyl windows were installed before the current owners purchased the property. These three windows currently do not function properly.

The fact that the vinyl windows were not installed by the current owners does not mean that the HDC is obligated to approve new vinyl windows to replace the existing windows when they were originally installed without HDC approval.

Motion: Condon (second: Henriksen) moves to deny the application since no vinyl windows are allowed in the historic district of the City of Ypsilanti. However the HDC will be open to discussing other options for the window replacement and the staff needs to advise the applicant.

Secretary of the Interior Standards cited:

N/A

Approval: Unanimous. Motion carries.

33 N. Washington St.

Applicant: Brian Robb, tenant (present)

Discussion: Application is seeking approval for a community bulletin board to be attached to the north side of Martha Washington Theater. This bulletin board will be made of plywood with the dimensions of 4'x8'.

Applicant states that there are many people looking for a place to announce events or post things in town. This will be a simple installation and attached with a Hilti fastening system with the help of Mr. Strensky. This bulletin board will follow the Ypsilanti sign ordinance and the public will be allowed to post things. The sign is in a very busy corner. The applicant will pull sign permits as needed and will monitor and maintain the board since he is the tenant at this location.

Applicant is not particular on color and would be fine with HDC input on the same.

Rupert: States that the applicant may want to use MDO for longevity instead of plywood as this will last out in the elements much better.

Condon: States that stapling to the MDO may be difficult.

Robb: States that he will replace materials as needed and will remove the board entirely if this begins to be an issue.

Rupert: Suggests that some sort of metal framing may help the bulletin board weather the elements better.

Condon: Suggests a type of bead molding or screen.

Motion: Rupert (second: Henriksen) moves to approve the installation of the bulletin board as presented in the application.

Secretary of the Interior Standards cited:

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

Approval: Unanimous. Motion carries.

STUDY ITEMS

40 N. Huron

Applicant: Morgan Cox, representative of Fly Children's Art Center (present)

Discussion: The center is hoping to put some signage to create a more formal presence in the area. The services and materials will be donated to the art center by a vendor. There is not any signage above the window at this time. The word "Fly" would be orange with black lettering below it. The sign would go above the window.

The HDC would need to know what the materials would be for the sign and what it would be attached with when the application is presented to the HDC.

Applicant was advised of the next steps in the process for applying for HDC consideration of the signage.

ADMINISTRATIVE APPROVALS

316 N. Grove

Discussion: Application is for the installation of a new roof on the carriage house to match the existing color and roofing material that already exists on the main house.

Stevenson: States that they will authorize staff to do an administrative approval on this application.

Motion: Condon (second: Schmiedeke) moves for staff to administratively approve this application.

Approval: Unanimous. Motion carries.

OTHER BUSINESS

Property Monitoring

305 Maple –garage construction, previously approved by the HDC on 9/10/13.

613 N Prospect –The building department should have issued a stop work order on 11/7/2013 since the porch is taken apart without permits. Staff needs to send a letter to the homeowner.

302 W Cross- scaffolding has been there for years. Rupert states that he has spoken with the owner and he is slowly and meticulously going around the building and re-glazing the windows.

219 N Huron- appears to be painting touch up.

42 E Cross- The awning is down and there is damage to the façade. Is this brick work or a permanent removal? HDC requested that staff send a letter to the owner letting them know that we noticed that work was being done.

326 E Forest- garage has no siding on it and it has been like this since the garage was built. The current owner bought the house with the garage in the condition that it is in currently.

AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS – none

HOUSEKEEPING BUSINESS

Approval of the minutes of October 22, 2013

Motion: Rupert (second: Pettit) moves to approve minutes as submitted.

Approval: Unanimous. Motion carries.

ADJOURNMENT

Motion: Pettit (second: Condon) moves to adjourn.

Approval: Unanimous. Motion carries.

MEETING ADJOURNED AT 8:10 pm



**CITY OF YPSILANTI
HISTORIC DISTRICT COMMISSION
ONE SOUTH HURON STREET
YPSILANTI, MICHIGAN 48197**

2014 CALENDAR OF MEETINGS

The regular meetings of the City of Ypsilanti Historic District Commission for the year of 2014 will be held on the **second and fourth Tuesdays of each month**, unless a holiday falls on that date, with no meeting on the fourth Tuesday in December. Unless otherwise indicated, meetings will start at 7:00 p.m. in the City Hall Council Chambers (first floor) at One South Huron Street, Ypsilanti, Michigan. Dates for these meetings are as follows:

January 14, 2014	January 28, 2014
February 11, 2014	February 25, 2014
March 11, 2014	March 25, 2014
April 8, 2014	April 22, 2014
May 13, 2014	May 27, 2014
June 10, 2014	June 24, 2014
July 8, 2014	July 22, 2014
August 12, 2014	August 26, 2014
September 9, 2014	September 23, 2014
October 14, 2014	October 28, 2014
November 11, 2014	November 25, 2014
December 9, 2014	

The City of Ypsilanti encourages persons with disabilities to participate and will provide necessary reasonable auxiliary aids and services, such as signers for the hearing impaired and audio tapes of printed material being considered at the meeting to individuals with disabilities at the meeting upon 2 days notice to the City of Ypsilanti. Individuals with disabilities requiring auxiliary aids or services should contact the City by writing or calling the following:

**PLANNING AND DEVELOPMENT DEPARTMENT
ONE SOUTH HURON STREET
YPSILANTI, MI 48197
(734) 483-9646 (VOICE) OR 1-800-649-4777 (TDD RELAY)**

For further information on the Historic District Commission, contact the Planning and Development Department at the above address and telephone number.