

1. Agenda

Documents: [HISTORIC DISTRICT COMMISSION MEETING AGENDA JULY 22, 2014 \(PDF\).PDF](#)

2. Agenda Packet

Documents: [HISTORIC DISTRICT COMMISSION MEETING AGENDA PACKET JULY 22, 2014 \(PDF\).PDF](#)

CITY OF YPSILANTI
Historic District Commission
Regular Meeting Agenda

Tuesday, July 22, 2014
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
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- None

B. NEW BUSINESS

1. **305 Maple**

Solar panel installation

2. **409 Maple**

Front step replacement

3. **302 N Park**

Reroof

4. **621 N River**

Porch and carport addition

5. **509 N River**

Fence installation

6. **110 W Cross**

Brick and mortar repair

7. **6 N Huron**

Awning replacement

C. STUDY ITEM

1. **302 N Park**

Window replacement

D. ADMINISTRATIVE APPROVAL-None

E. OTHER BUSINESS

1. **Property monitoring updates**

VI. AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS

VII. HOUSEKEEPING BUSINESS

Approval of the minutes of July 8, 2014

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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Ypsilanti Historic District

Work Permit Application

RECEIVED
JUL 08 2014

BY: Rec 17227

Date filed _____ for HDC meeting date 7/22/14

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

305 Maple St. (garage only)

Applicant

☒ Owner ☐ Architect ☐ Contractor

Name

Cameron Cetto

Address

305 Maple St.

City

Ypsilanti

State

MI

Zip

48198

Phone

734 484 4489

Fax

E-mail

c.petto@ychoo.com

Owner

(If different than applicant)

Who will perform the work?

☒ Owner ☒ Contractor

Contractor

(Name, address, phone)

AJ Leo Electric & Solar

8 N Mansfield, Ypsi 48197 734-368-6945

Action Items only:

Construction Cost

\$10,000

Permit Application Fee

\$50

The permit fee is \$30 plus \$5 for each \$3,000 of construction cost, and is due at the time of application. An additional administrative fee of \$50 applies to HDC work started without the issuance of applicable permit.

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, hintern@cityofypsilanti.com.

Ypsilanti Historic District Work Permit Application

Date filed _____ for HDC meeting date _____

Property Address 305 Maple St.
Applicant Cameron Getho

Description of proposed work (see sample applications)

Solar panel installation per attached photos + diagrams.
Overhang of ~~panels~~ panels permitted from 10" to 20"
per attached photos. ~~Plates~~ plates ~~that~~ that
touch the roof shall ~~not~~ not overhang the roof.
27 panel plan approved + discussed at study session.

Materials

Solar panels, bracketing, electrical.

Colors (Attach color chips or samples) n/a

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.

Cameron Getho
Signature of Applicant

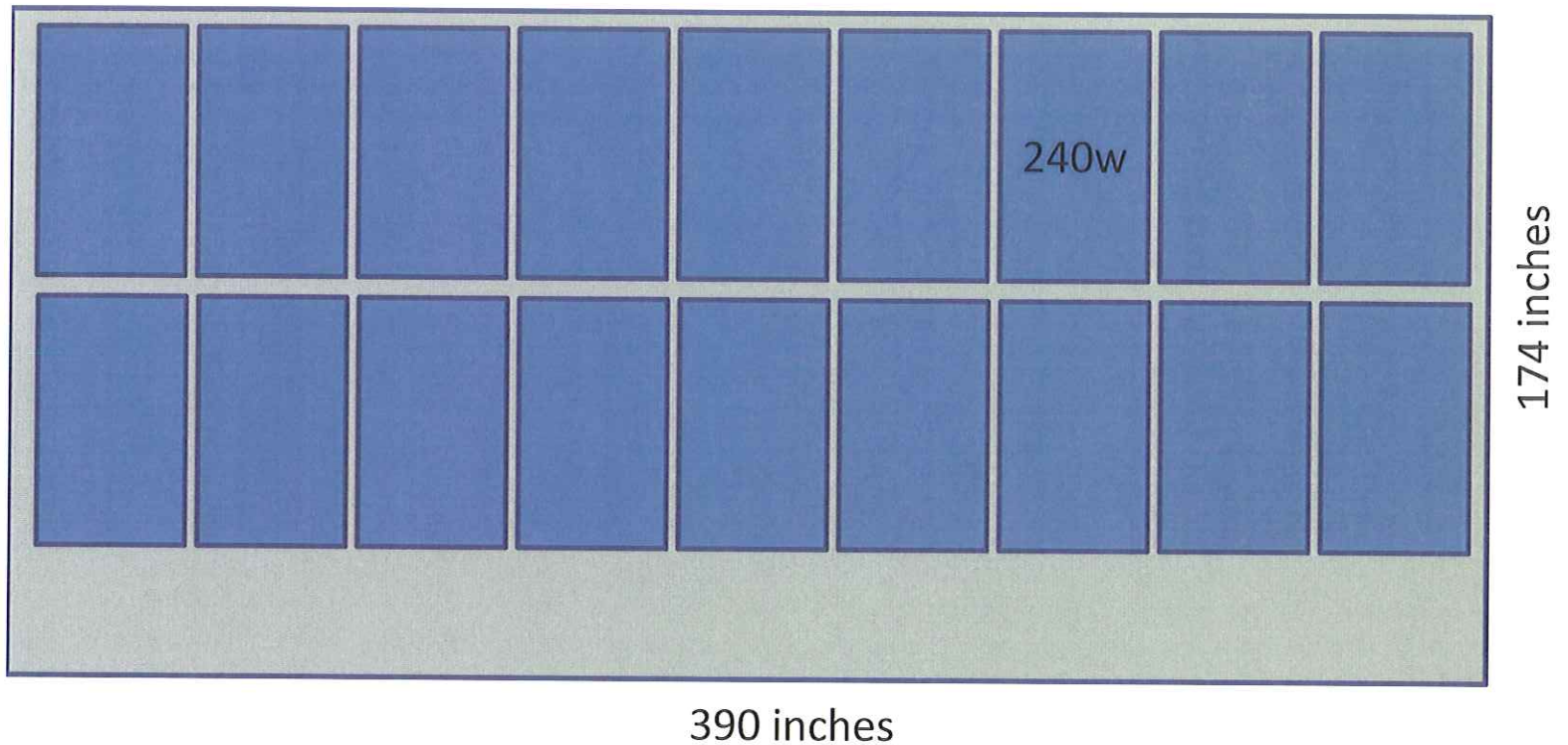
6-25-14
Date

Getto Solar Installation

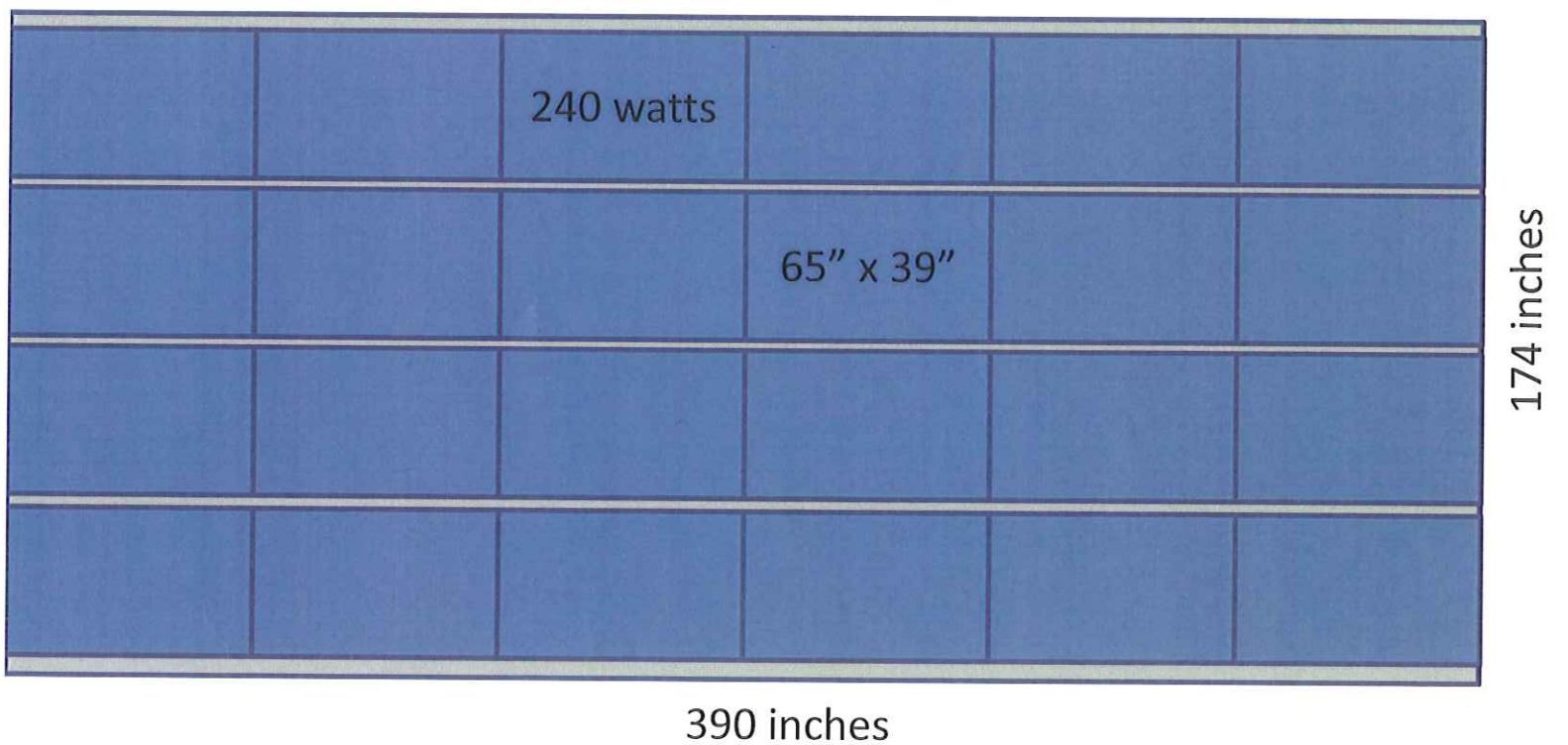
Overhang pictures



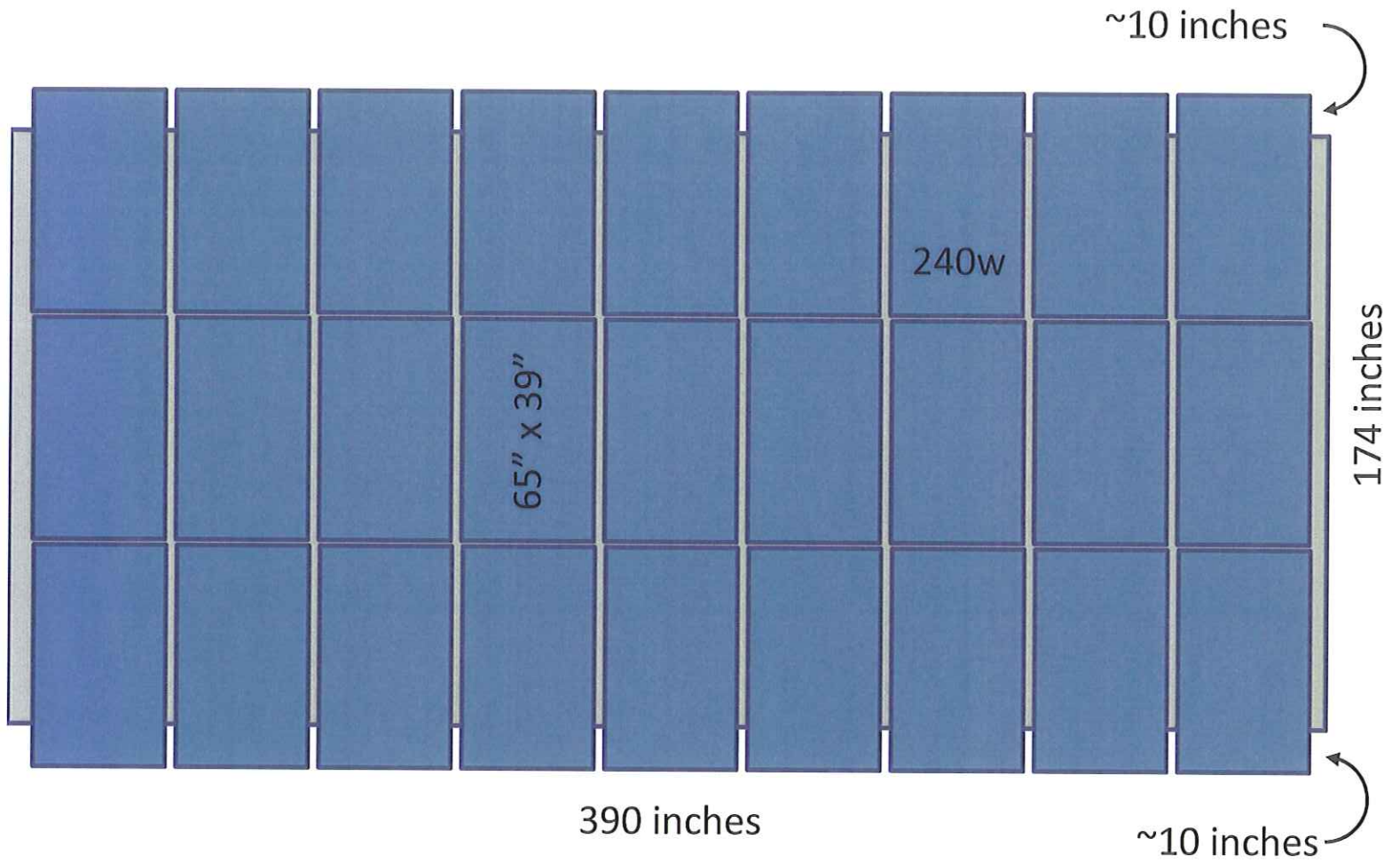
Portrait mode = 18 panels = 4.32kW



Landscape mode = 24 panels = 5.76kW



Portrait mode with overhang = $(9 \times 3) = 27$ panels = 6.48kW



$$(65 \times 3) = 195'' - 174'' = 21'' / 2 = 10.5'' \text{ overhang}$$

10" overhang



10" overhang



20" overhang



20" overhang





Ypsilanti Historic District

Work Permit Application

Date filed 7-14-2014 for HDC meeting date 7-22-2014

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 409 Maple

Applicant ☒ Owner ☐ Architect ☐ Contractor

Name Catherine Hayes

Address 409 Maple

City Ypsilanti State MI Zip 48198

Phone 734 846 0499 Fax _____

E-mail catherineahayes@gmail.com

Owner _____
(If different than applicant)

Who will perform the work? ☒ Owner ☐ Contractor

Contractor _____
(Name, address, phone)

Action Items only: Construction Cost \$500 or less Permit Application Fee \$35

The permit fee is \$30 plus \$5 for each \$3,000 of construction cost, and is due at the time of application. An additional administrative fee of \$50 applies to HDC work started without the issuance of applicable permit.

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, hintern@cityofypsilanti.com.

Ypsilanti Historic District Work Permit Application

Date filed 7-14-2014 for HDC meeting date 7-22-2014

Property Address 409 Maple
Applicant Catherine Hayes

Description of proposed work (see sample applications)

Remove existing concrete front steps and replace with wood steps, according to HDC recommendations. There are only 3 steps, so no railing is required.

Materials

Wood, including lattice for skirt/sides.

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.

Catherine Hayes
Signature of Applicant

7-14-2014
Date







409 maple



Ypsilanti Historic District

Work Permit Application

Date filed July 14, 2014 for HDC meeting date July 22, 2014

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 302 N. Park

Applicant ☒ Owner ☐ Architect ☐ Contractor

Name Amy Probst

Address 302 N. Park

City Ypsilanti

State MI Zip 48198

Phone (734) 718-1199

Fax n/a

E-mail YpsiAmy@gmail.com

Owner n/a

(If different than applicant)

Who will perform the work? ☐ Owner ☒ Contractor

Contractor
(Name, address,
phone)

Angle Builders — Josh Angle

1435 Blossom, Ypsilanti, MI 48198 (734) 323-8870

Action Items only:

Construction Cost

\$7,600.00

Permit Application Fee

~~30.00~~ 40.00

The permit fee is 30 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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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 July 14, 2014 for HDC meeting date July 22, 2014

Property Address 302 N. Park

Applicant Amy Probst

Description of proposed work (see sample applications)

Tear off existing & 20-year-old shingles, repair any needed areas of underlying wood. Replace with new shingles that match the original style and color, including flashing and trim work. Paint and shingles will match original colors and preserve the home's historic state.

Materials

- GAF Timberline American Harvest Lifetime shingles in Saddlewood Ranch
- Cedar trim to replace rotten boards on dormers
- Paint computer-matched to existing trim where needed

Colors (Attach color chips or samples)

Body _____

Trim _____

Roof "Saddlewood Ranch"
(matches existing brown)

Accent 1 Paint matching existing brown trim

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-DeRossett-Hale single-state construction code, PA 230 of 1972, as amended. (Compliance with this act must be certified to complete this application.)

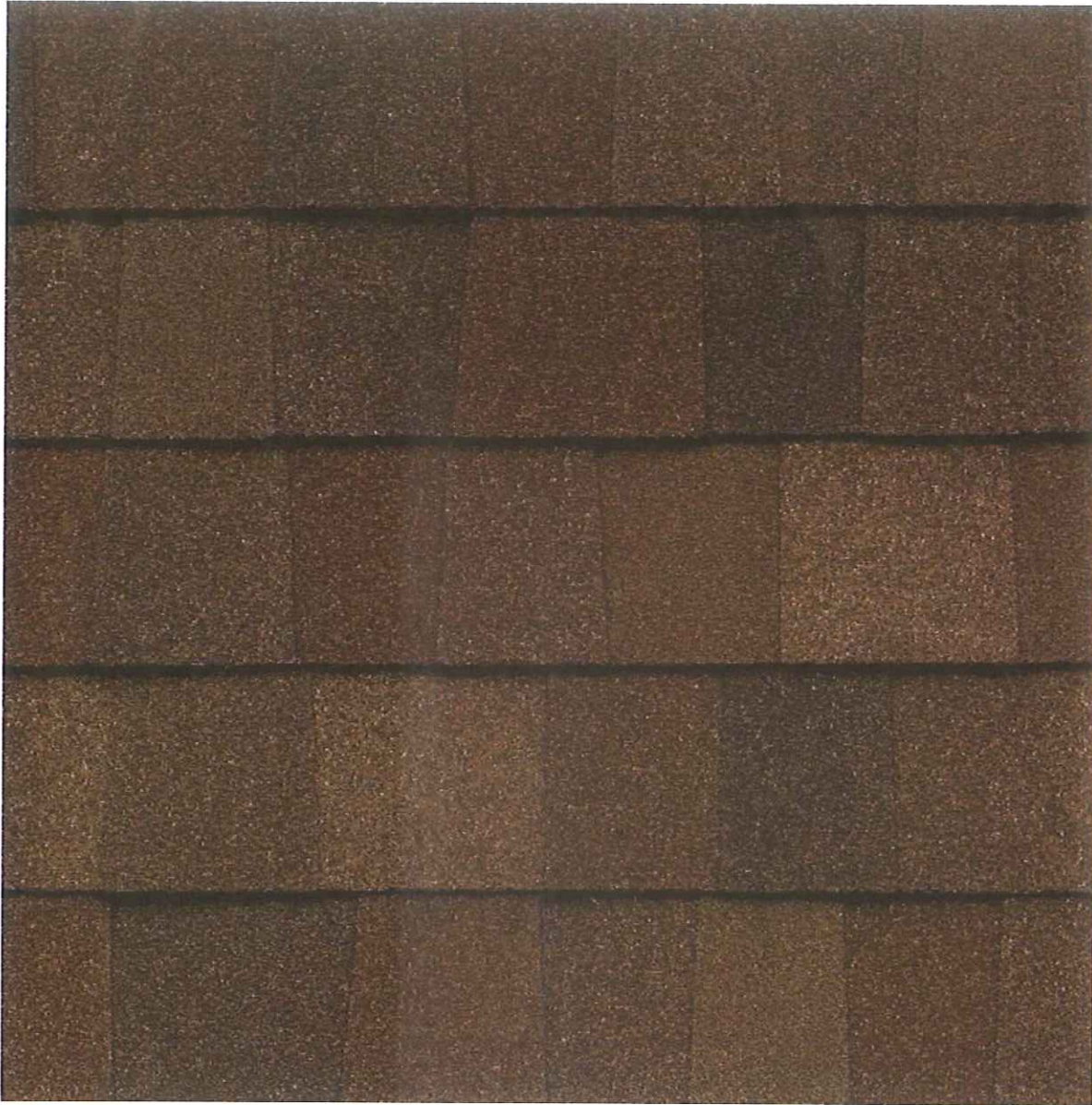
I hereby attest that the above information is accurate. I am authorized to and hereby grant permission to the City of Ypsilanti and its staff to be on my property for the purposes of preparing reports, taking photographs, and/or evaluating and reviewing this application.

Amy Probst

Signature of Applicant

July 14, 2014
Date







Rec. 18695 5

Ypsilanti Historic District Work Permit Application

Date filed 07/16/2014 for HDC meeting date 07/22/2014

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 621 N River St

Applicant ☒ Owner ☐ Architect ☐ Contractor

Name James Fishelson

Address 621 N River St

City Ypsilanti State MI Zip 48198

Phone 917-836-0382

Fax _____

E-mail jfishelson@gmail.com

Owner _____

(If different than applicant)

Who will perform the work? ☒ Owner ☐ Contractor

Contractor _____

(Name, address,
phone)

Action Items only:

Construction Cost \$5,000

Permit Application Fee \$40

The permit fee is \$30 plus \$5 for each \$3,000 of construction cost, and is due at the time of application. An additional administrative fee of \$50 applies to HDC work started without the issuance of applicable permit.

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Ypsilanti Historic District Work Permit Application

Date filed 07/16/2014 for HDC meeting date 07/22/2014

Property Address 621 N River St

Applicant James Fishelson

Description of proposed work *(see sample applications)*

See attached plans for more detail on the proposed work.

Add Front Porch

- White painted wood with green trim to match the existing house and keep with its historical character.
- Roof shingles also to match the existing house.

Add Car Port

- As with the front porch, white painted wood with green trim to match the house.
- Also as with the porch, roof shingles to match existing.

Materials

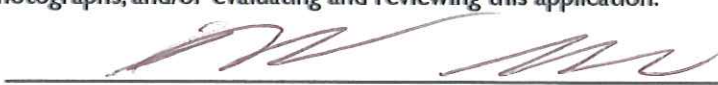
Painted Wood
Roof Shingles

Colors *(Attach color chips or samples)*

Body	<u>White</u>	Accent 1	<u></u>
Trim	<u>Green</u>	Accent 2	<u></u>
Roof	<u>Shingles</u>	Other	<u></u>

- ☒ 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.
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Signature of Applicant

07/15/2014

Date

CERTIFIED SURVEY

PROPERTY DESCRIPTION:

LAND SITUATED IN THE CITY OF YPSILANTI, COUNTY OF WASHTENAW, STATE OF MICHIGAN IS DESCRIBED AS FOLLOWS:

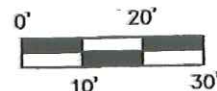
THE SOUTH 1/2 OF LOT 298, NORRIS & CROSS ADDITION SUBDIVISION, ALSO THE NORTH 1/2 OF VACATED ALLEY, AS RECORDED IN LIBER D, PAGES 864-865 OF PLATS, WASHTENAW COUNTY RECORDS.

NOTE:

A CURRENT TITLE POLICY HAS NOT BEEN FURNISHED AT TIME OF SURVEY, THEREFORE EASEMENTS AND/OR ENCUMBRANCES AFFECTING SUBJECT PARCEL MAY NOT BE SHOWN.



SCALE 1"=30'



FOUND 1/2" PIPE

49.50'(R&M)

FOUND 1/2" PIPE 0.6' W

FOUND 1/2" PIPE

210.54'(M)

ALLEY GRAVEL

41.25'(R&M)

0.5' FENCE IN

140.25'(R&M)

FOUND 1/2" PIPE 2.2' W

REMAINDER OF LOT 298

N89°35'25"W(M)

165.00'(R&M)

RETAINING WALL

PARCEL = 6,816± SQ. FT.

SOUTH 1/2 OF LOT 298

PORCH STEPS

FENCE ON-LINE

NORTH 1/2 OF VACATED ALLEY

SOUTH 1/2 OF VACATED ALLEY

165.01'(R&M)

S89°32'57"E(M)

WOOD PRIVACY FENCE

LOT 297

#623 2-STORY RESIDENCE

POR.

#621 2-STORY RESIDENCE

36.7'

22.0'

34.9'

CONC.

FOUND 1/2" REBAR

8.25'(R)

8.36'(M)

FOUND 1/2" PIPE

66.00'(R)

66.24'(M)

FOUND 1/2" PIPE

66.00'(R)

66.24'(M)

FOUND 1/2" PIPE

66.00'(R)

66.24'(M)

FOUND 1/2" PIPE

66.00'(R)

66.24'(M)

FOUND 1/2" PIPE

132.57'(M)

FOUND 1/2" REBAR W/ CAP 0.3' E

4.1'

33.00'(R&M)

13.3'

41.25'(R)

41.37'(M)

CONC.

FOUND 1/2" REBAR

8.25'(R)

8.36'(M)

FOUND 1/2" PIPE

66.00'(R)

66.24'(M)

FOUND 1/2" PIPE

66.00'(R)

66.24'(M)

FOUND 1/2" PIPE

66.00'(R)

66.24'(M)

FOUND 1/2" PIPE

66.00'(R)

66.24'(M)

FOUND 1/2" PIPE

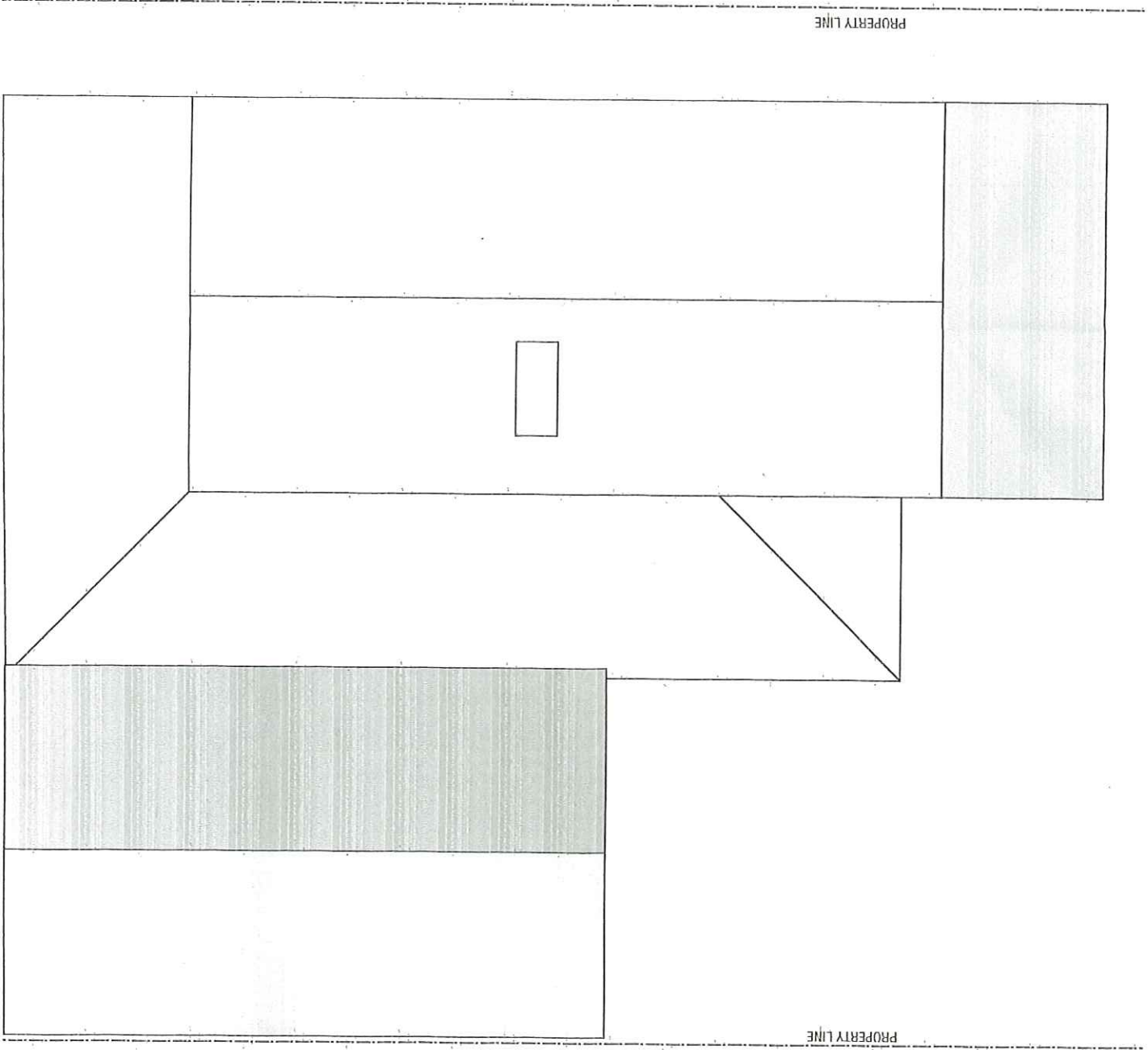
ASPH.

CONCRETE CURB

NORTH RIVER STREET 100' RIGHT OF WAY ASPHALT

CONC.

500'00"00"E(M)



ISSUED FOR REVIEW	07.14.2014
ISSUE / REVISIONS	DATE

PACS
ARCHITECTURE

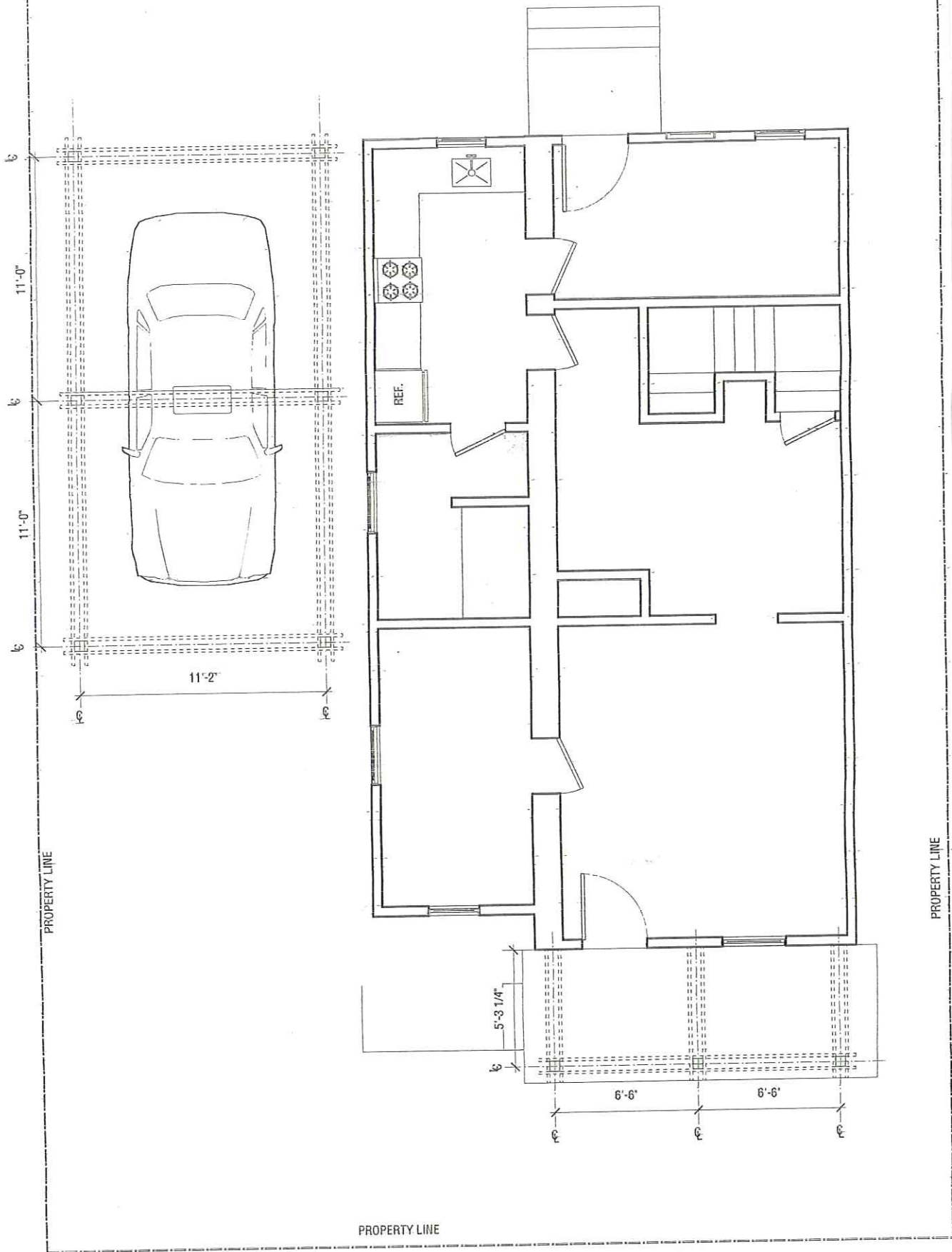
153 WEST 27TH STREET
SUITE 606
NEW YORK, NY 10001
347.475.0381
INFO@PACSARCH.COM

FISHELSON
RESIDENCE

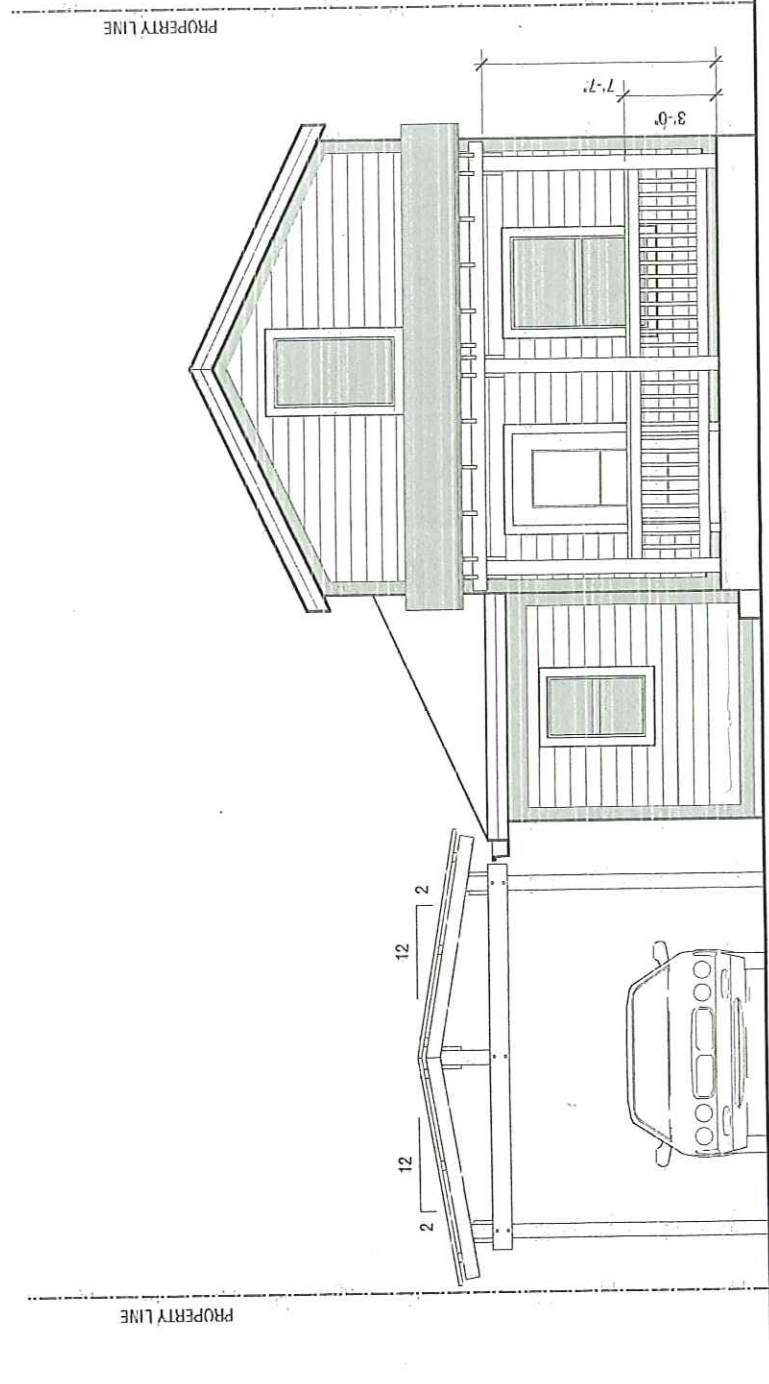
621 N RIVER STREET.
YPSILANTI, MI, 48198

DRAWING TITLE

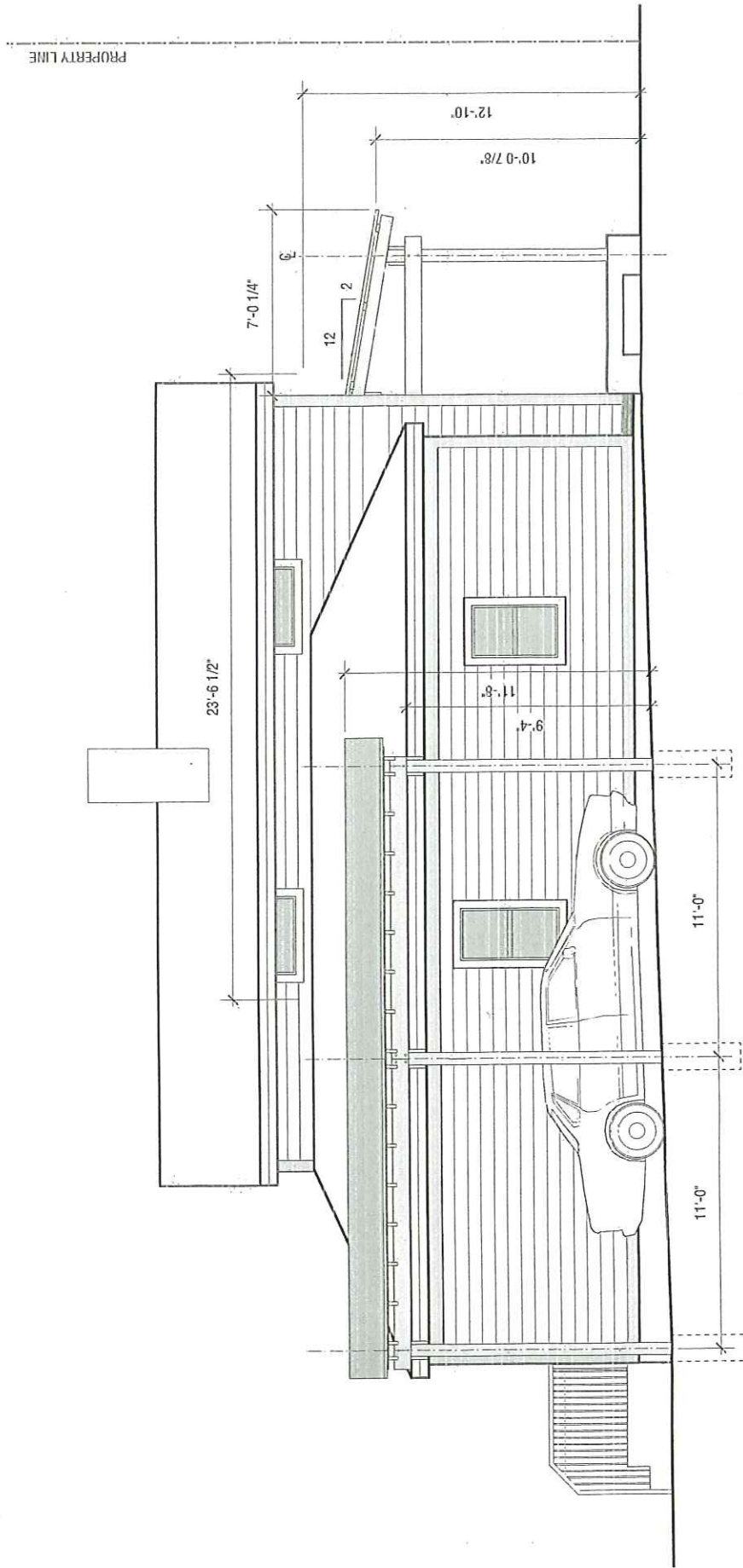
PROPOSED PLANS



1 GROUND FLOOR PLAN
Scale: 1/4" = 1'-0"



1 WEST ELEVATION
Scale: 1/4" = 1'-0"

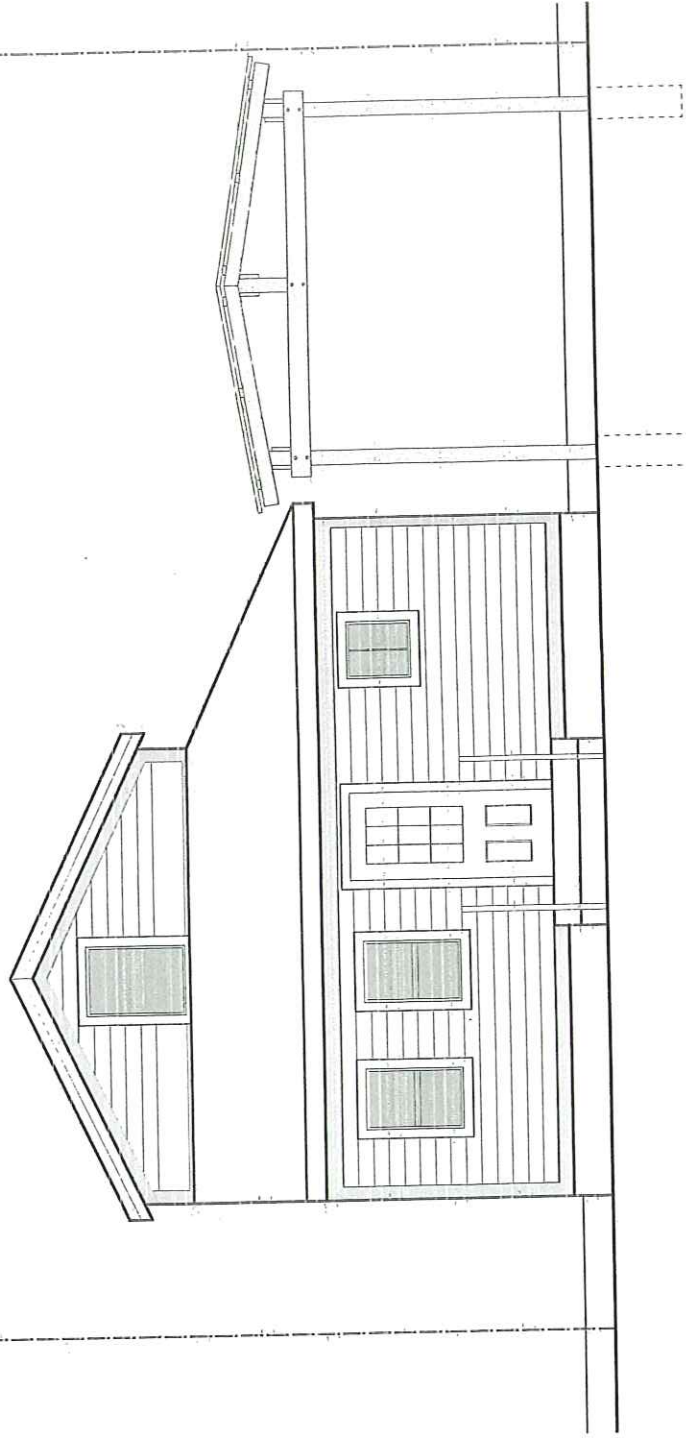


2 NORTH ELEVATION

Scale: 1/4" = 1'-0"

PROPERTY LINE

PROPERTY LINE



3 EAST ELEVATION
Scale: 1/4" = 1'-0"

ISSUED FOR REVIEW
ISSUE / REVISIONS

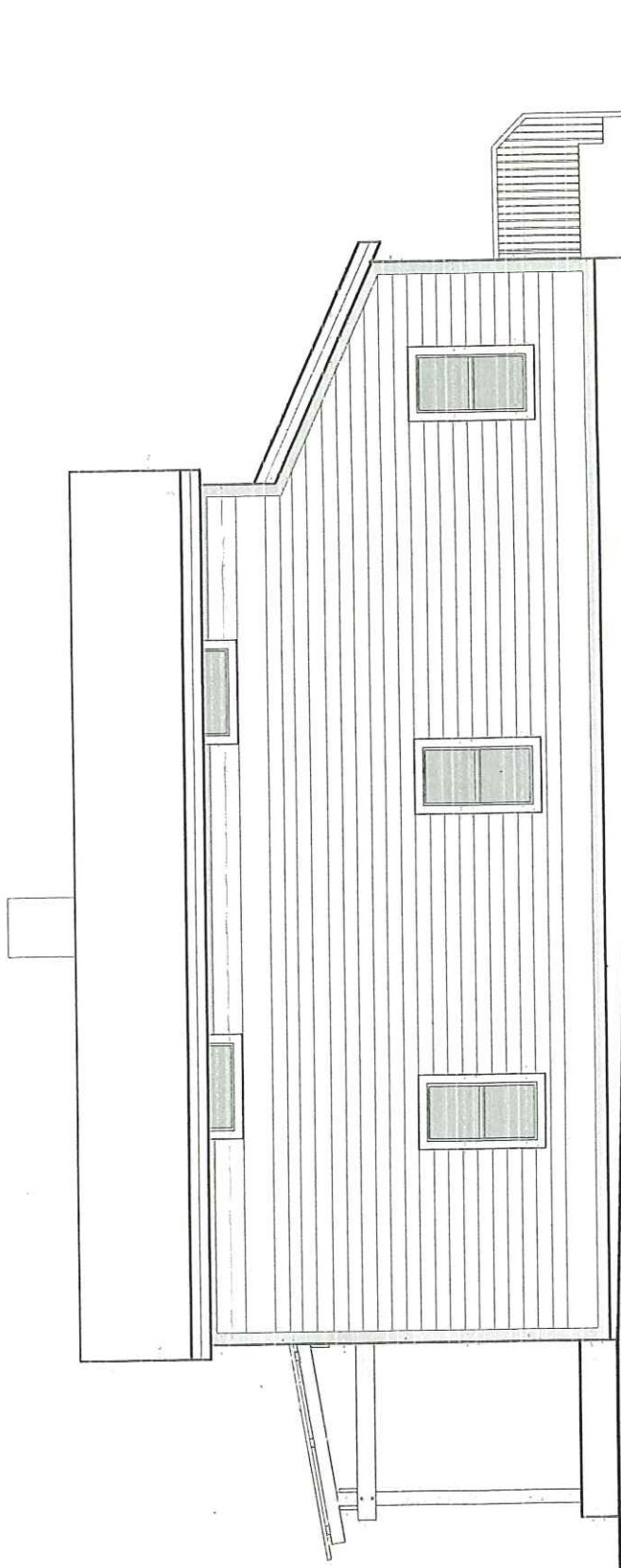
PAC
ARCHITECT

FISHBELLS
RESIDENT

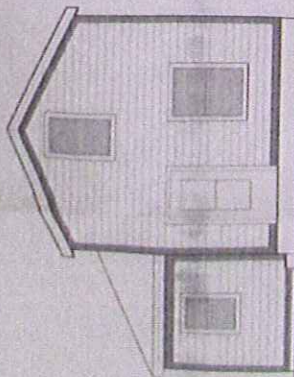
621 N RIVER STREET,
YPSILANTI, MI, 48198
DRAWING TITLE

PROPOSAL

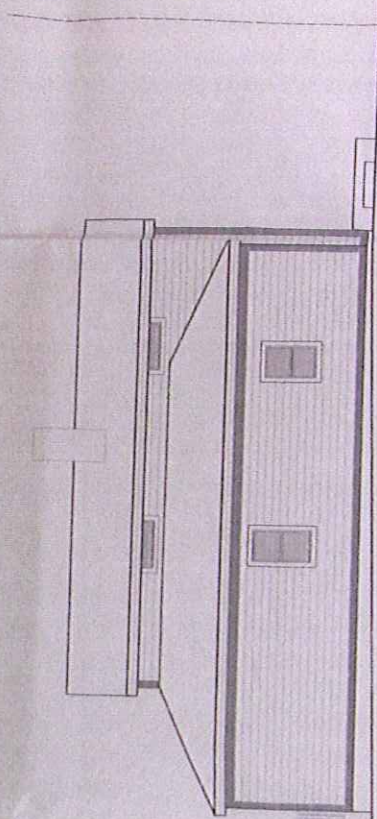
SEAL & SIGNATURE



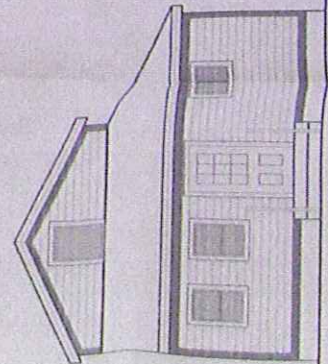
SOUTH ELEVATION
Scale: 1/4" = 1'-0"



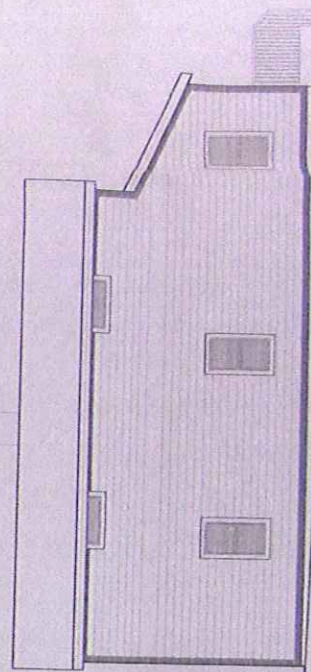
WEST ELEVATION
Scale: 1/4" = 1'-0"



2 NORTH ELEVATION
Scale: 1/4" = 1'-0"



EAST ELEVATION
Scale: 1/4" = 1'-0"



4 SOUTH ELEVATION
Scale: 1/4" = 1'-0"

ARCHITECTURE
2020 10/15/2020

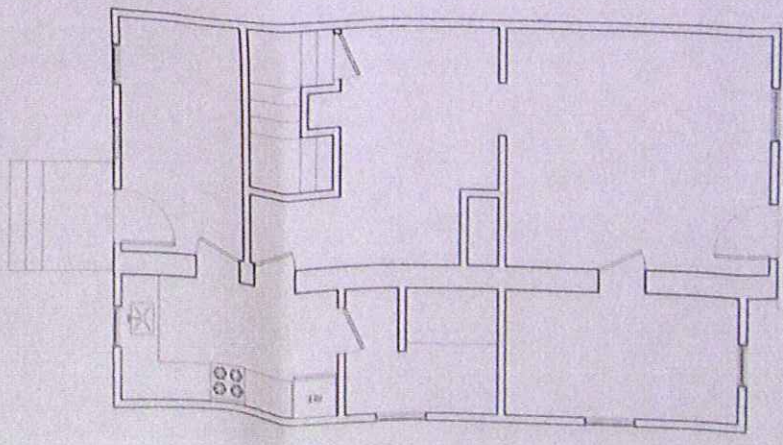
PACS
ARCHITECTURE
1000 10TH ST
SUITE 100
NEW YORK, NY 100
10010
212 433 3331
info@pacsarch.com

FISHELSON
RESIDENCE

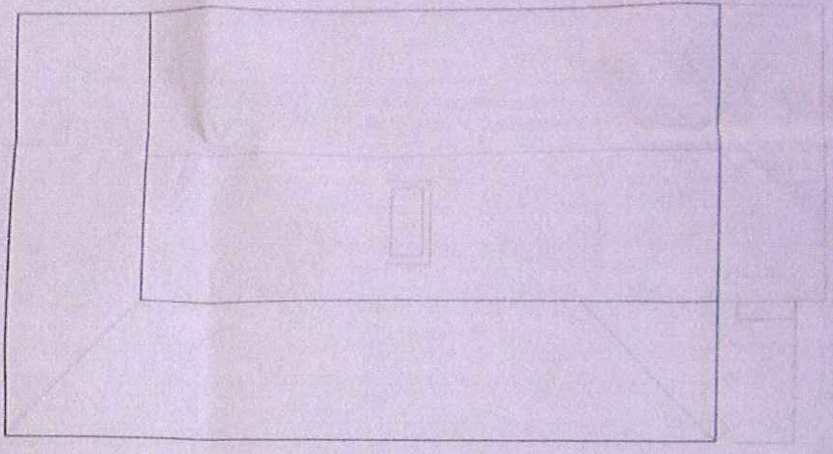
1000 10TH ST
SUITE 100
NEW YORK, NY 10010

EXISTING ELEVATIONS

DATE	10/15/2020
PROJECT NO.	
SCALE	
DRAWING NO.	
	A-400.01



GROUND FLOOR PLAN
Scale: 1/4" = 1'-0"



2 ROOF FLOOR PLAN
Scale: 1/4" = 1'-0"

PROJECT INFORMATION
FISHELSON RESIDENCE

PACS
ARCHITECTURE
100 WEST 10TH STREET
SUITE 100
NEW YORK, NY 10011
212.478.1200
NEWARK, NJ

FISHELSON
RESIDENCE

DATE: 10/10/10
PROJECT NO.:
SHEET NO.:
DRAWING NO.:
A-100

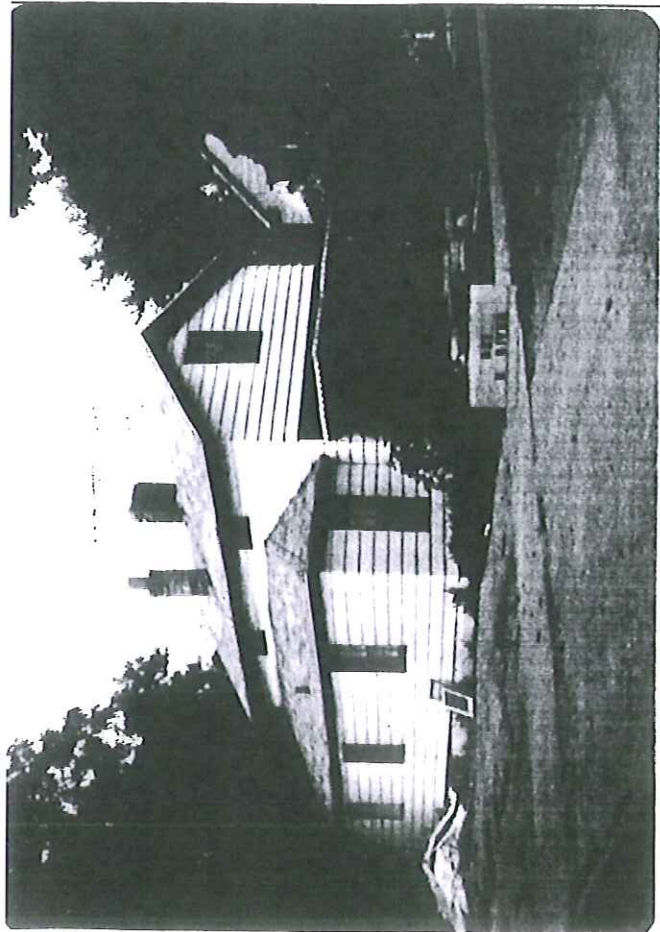
EXISTING PLANS







621 N. RIVER
3-2-87



Rec 18696

6



Ypsilanti Historic District Work Permit Application

Date filed July 16th 2014 for HDC meeting date Tues July 22nd 2014

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 509 N. River Street Ypsilanti MI 48198

Applicant ☒ Owner ☐ Architect ☐ Contractor

Name Karen C. GNAGI

Address 509 N River Street

City Ypsilanti State MI Zip 48198-2873

Phone 734 487 8697

Fax None

E-mail None

Owner

(If different than applicant)

Who will perform the work? ☐ Owner ☒ Contractor

Contractor

(Name, address,
phone)

LeForge's Pipe & Fab Inc.

64 South Ward Rd. Ypsi: 48198 734 482 2100
fax 734 482 2730

Action Items only:

Construction Cost \$7,000⁰⁰⁰

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:

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 July 16th 2014 for HDC meeting date July 22nd 2014

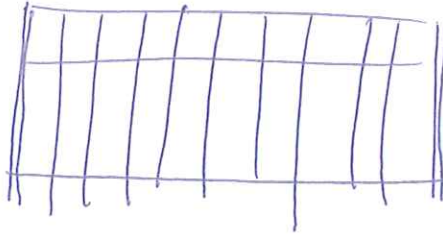
Property Address _____

Applicant _____

Description of proposed work (see sample applications)

install black metal. Along North property line and
back yard (for dog).
area

(X) see attached



Materials

Steel, coated black, 3-rail fence - four feet tall
Posts to support said fence.
Six (6) gates around property.

Colors (Attach color chips or samples)

Body _____

Accent 1 _____

Trim _____

Accent 2 _____

Roof _____

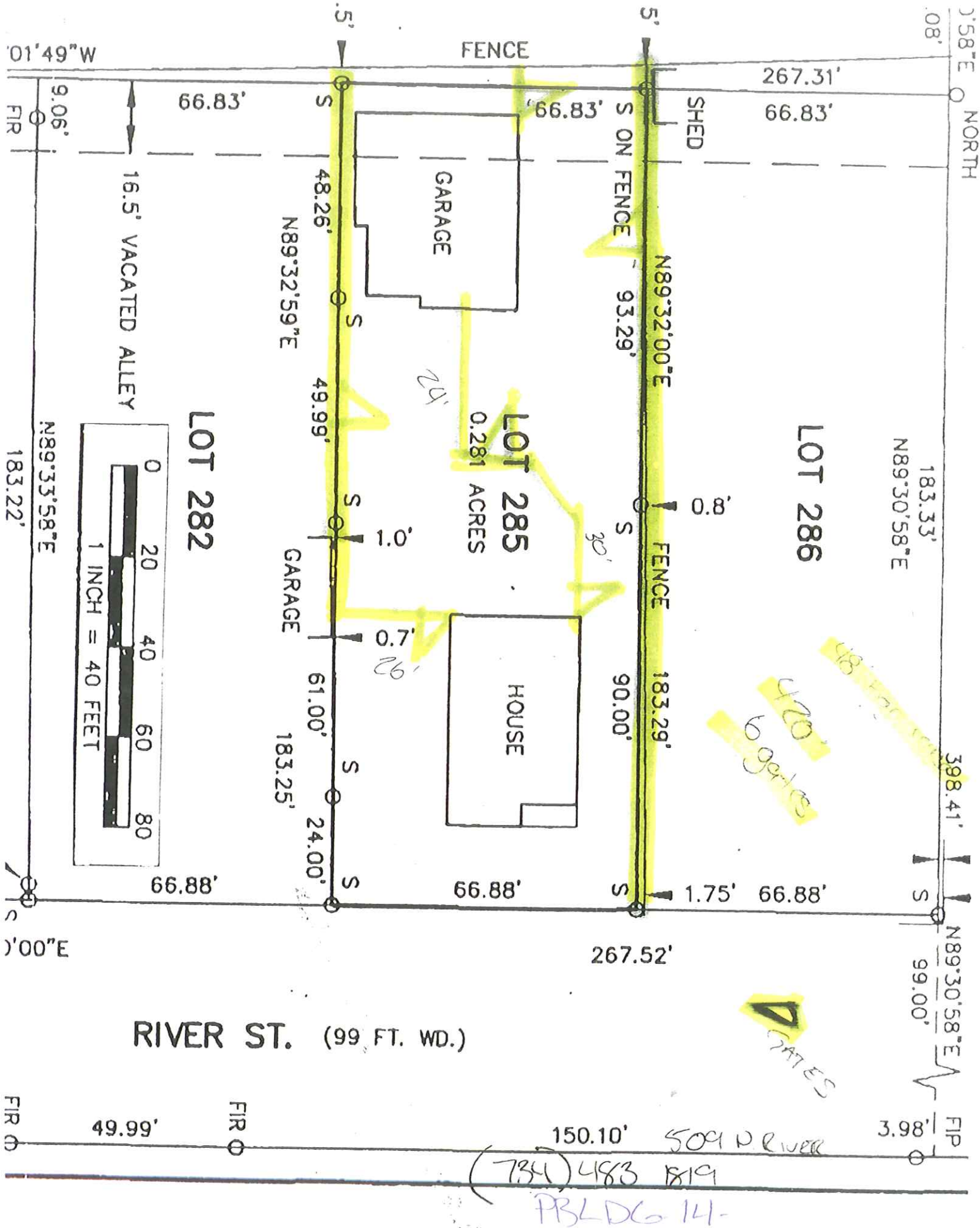
Other _____

- ☐ 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]
Signature of Applicant

July 16th 2014
Date



LeForge's Pipe & Fab Inc.
64 S. Wiard Rd.
Ypsilanti, MI 48198
Office 734-482-2100 Fax 734-482-2730

PROPOSAL

DATE: 7/15/2014

PROPOSAL SUBMITTED TO: 509 N. River	PHONE NUMBER: 734 483 1819
	JOB NAME: River Street Fence LOT 285
	JOB LOCATION:
CONTACT:	FAX NUMBER:

Labor and material to build and install the following.

Install 48" high Montage Fence 420' with 6 Gates around property. Remove Existing Fence where needed.
See print given by customer for layout of fence.

Price: \$ 7000.00

We propose hereby to furnish materials and labor – in complete accordance with above specifications, for the sum of: \$ 7000.00

TERMS: Net 30 Days, freight is not included in price (F.O.B. our dock)
We accept Visa and MasterCard.
Finance charges accrue at the rate of 1.5% per month, from date of invoice, on any unpaid balance owing.
All legal and collection fees associated with delinquent accounts are the responsibility of debtor.

All material is guaranteed to be as specified. All work to be completed in a workman like manner according to the standard practices of the industry. 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 original estimate. All agreements are contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, Tornado and other necessary insurance. Our workers are fully covered under Workmen's Compensation Insurance.

Note: Proposal may be withdrawn if not accepted within 30 days. Estimator _____
Eric LeForge

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

Date of Acceptance: _____ Signature _____



509 N. River



Ypsilanti Historic District
Work Permit Application

Date filed July 15, 2014 for HDC meeting date July 22, 2014

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 110 W Cross Street, Ypsilanti, MI 48197

Applicant ☒ Owner ☐ Architect ☐ Contractor

Name Michigan Firehouse Museum & Education Center

Address 110 W Cross Street

City Ypsilanti State MI Zip 48197

Phone 734-547-0663 Fax 734-547-0669

E-mail firemuseum4@msn.com

Owner _____
(If different than applicant)

Who will perform the work? ☐ Owner ☒ Contractor

Contractor Grunwell-Cashero Co.

(Name, address,
phone) 1041 Major Avenue, Detroit, MI 48217

Action Items only:

Construction Cost \$21,000 **Permit Application Fee** \$65.00

The permit fee is \$30 plus \$5 for each \$3,000 of construction cost, and is due at the time of application. An additional administrative fee of \$50 applies to HDC work started without the issuance of applicable permit.

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, hintern@cityofypsilanti.com.

Ypsilanti Historic District Work Permit Application

Date filed July 15, 2014 for HDC meeting date July 22, 2014

Property Address 110 W Cross Street, Ypsilanti, MI 48197

Applicant Michigan Firehouse Museum & Education Center

Description of proposed work *(see sample applications)*

1. Cut out and remove severely broken and spalled brick units throughout the facade (100 brick units). Twenty five units are anticipated at the east column of the south elevation. Set new brick units to match existing as closely as possible in color and texture.
2. Cut out and remove mortar from washed out and open mortar joints that are allowing the facade to take on water and accelerate deterioration. Approximately 350 square feet of repointing is included in the proposal with work areas mostly at grade and at the building corners.
3. At south elevation gable, reset two cap stones that have shifted.
Cut out and remove mortar from gable stone joints and install new backer rod and high quality joint sealant.
4. Remove mortar from joint between windows and brick at the window lintels and remove as much rust on the steel as possible without removing brick. Paint steel inside joint with a rust inhibiting paint and repoint joint.
5. Cut out and remove mortar from cap stones at rear of building and install new backer rod and high quality joint sealant.
6. Once all repairs are complete, rinse building and apply water repelling sealer.



Materials

Soft mortar with a high limestone content as recommended in the HDC's fact sheet will be used for re-pointing and the mortar will be tinted to match the appearance of the old mortar. Damaged bricks will be replaced with new bricks that will blend with the existing masonry in color and texture as much as possible.

Colors *(Attach color chips or samples)*

Body _____

Accent 1 _____

Trim _____

Accent 2 _____

Roof _____

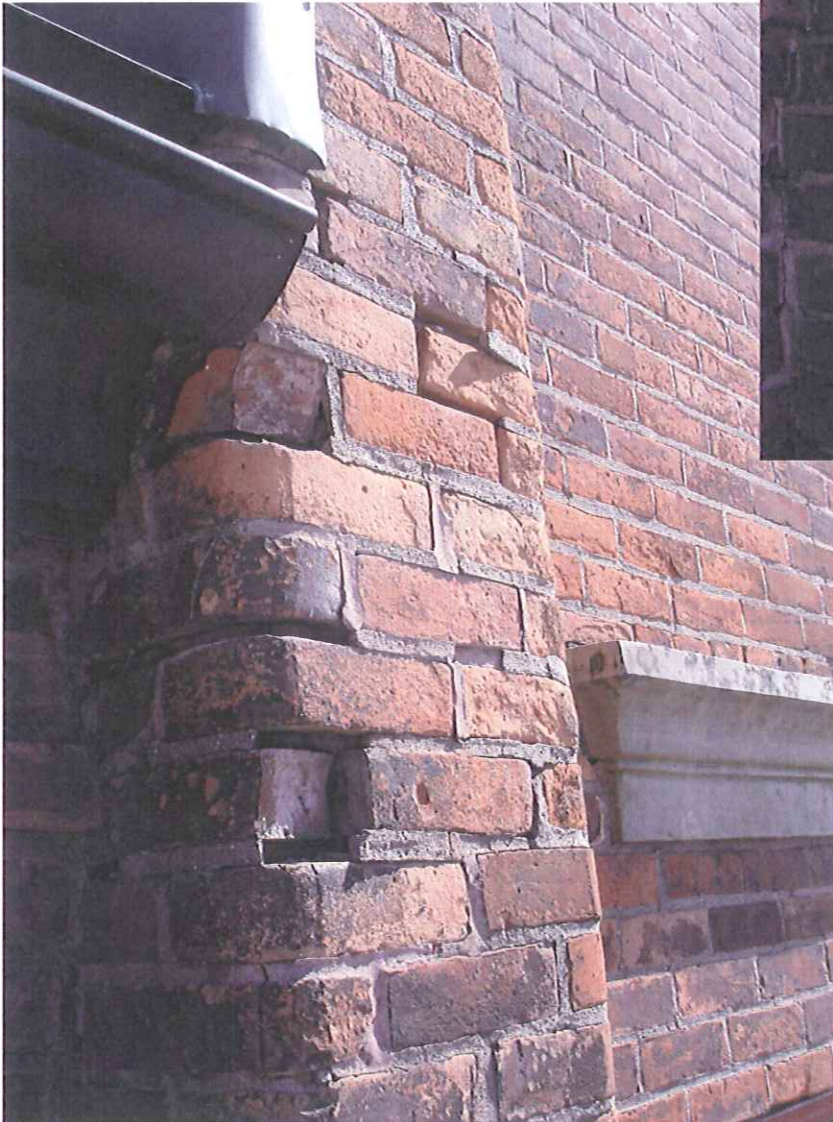
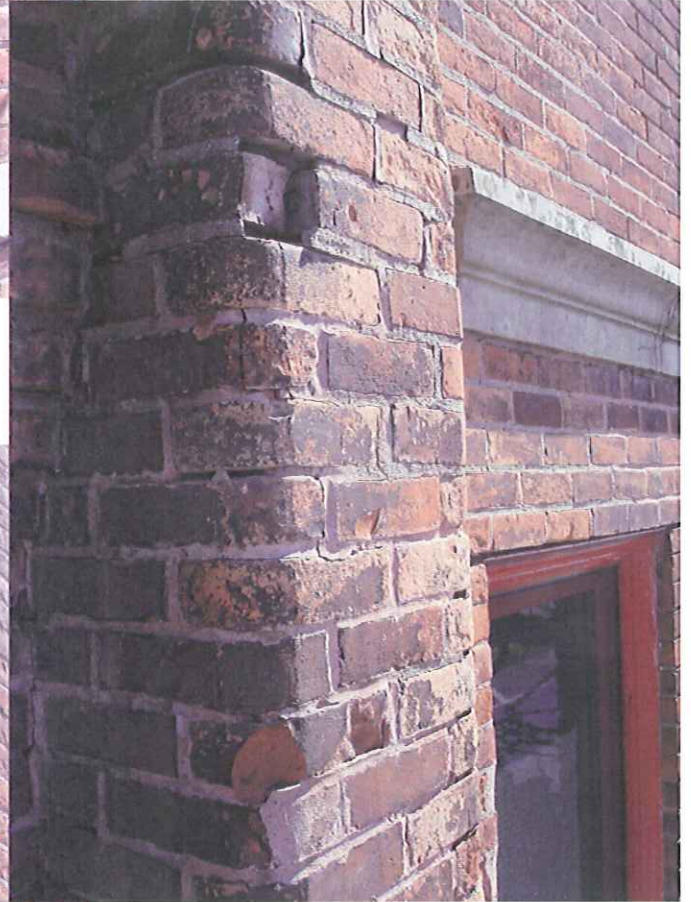
Other _____

- ☒ 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.

Maura D. Overland
Signature of Applicant

7/16/2014
Date



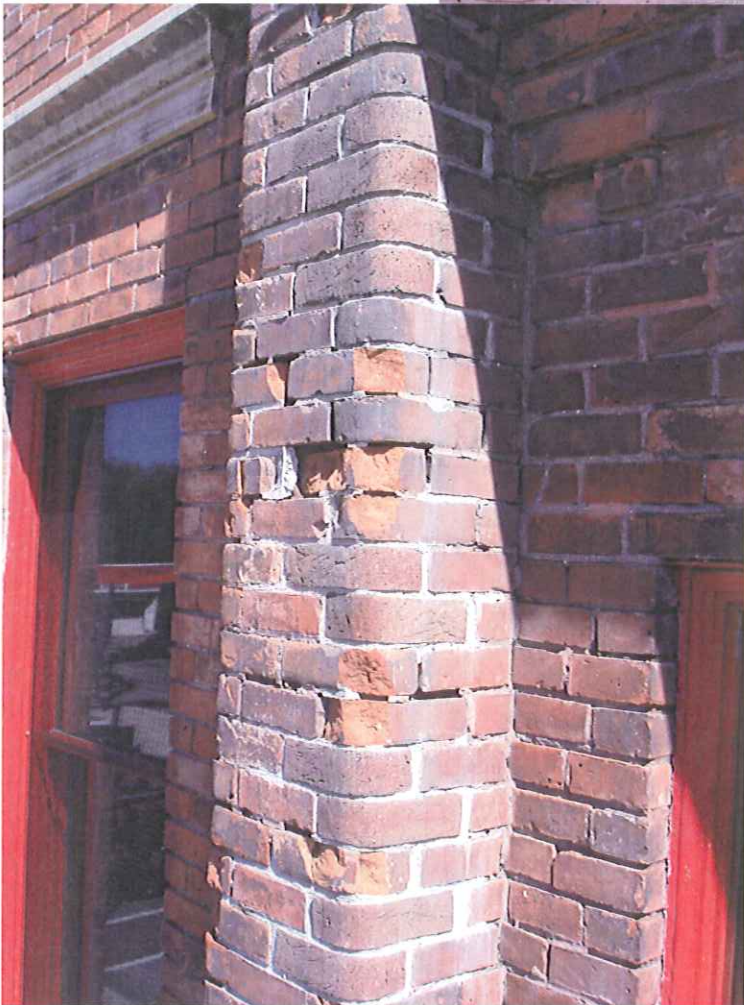
MotorCities Grant Application

5.30.14

MFM&EC

Old Firehouse

Tuckpointing



MotorCities Grant Application

5.30.14

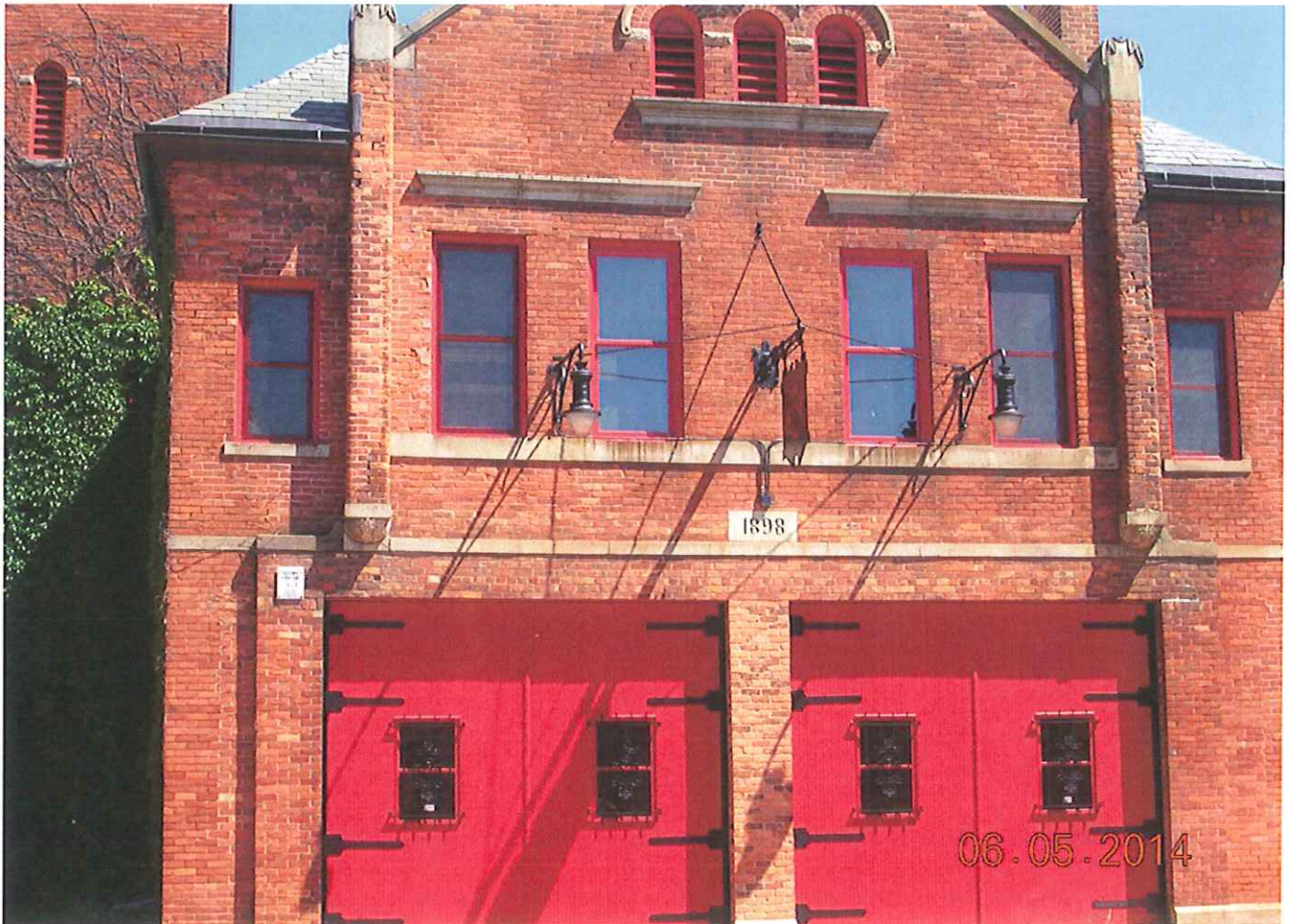
MFM&EC

Old Firehouse

Tuckpointing



110 W CROSS



Rec. 18701 8



Ypsilanti Historic District

Work Permit Application

Date filed 7-17-14 for HDC meeting date 7/22/14

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 16 N. Huron

Applicant

☒ Owner ☐ Architect ☐ Contractor

Name Wayne BRYANT

Address 4839 MONGER

City Ypsilanti

State Mi

Zip 48197

Phone 734 216 2152

Fax 734 434 0520

E-mail _____

Owner Wayne B
(If different than applicant)

Who will perform the work?

☒ Owner ☐ Contractor

Contractor _____

(Name, address,
phone) _____

Action Items only:

Construction Cost _____

Permit Application Fee 35.00

The permit fee is 30 + 5 \$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 7-17-14 for HDC meeting date _____

Property Address 6 N HURON

Applicant WAYNE BRYANT

Description of proposed work (see sample applications)

REPLACE AWNING
Rust & dark brown

Materials

Vinyl

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.

Wayne Bryant
Signature of Applicant

Date



6 N. Huron



Ypsilanti Historic District Work Permit Application

Date filed July 14, 2014 for HDC meeting date July 22, 2014

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 302 N. Park

Applicant ☒ Owner ☐ Architect ☐ Contractor

Name Amy Probst

Address 302 N. Park

City Ypsilanti State MI Zip 48198

Phone (734) 718-1199 Fax n/a

E-mail YpsiAmy@gmail.com

Owner n/a
(If different than applicant)

Who will perform the work? ☐ Owner ☒ Contractor

Contractor T.B.D.
(Name, address, phone)

Action Items only:

Construction Cost T.B.D. Permit Application Fee _____

The permit fee is \$30 plus \$5 for each \$3,000 of construction cost, and is due at the time of application. An additional administrative fee of \$50 applies to HDC work started without the issuance of applicable permit.

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
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 - 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.

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

Ypsilanti Historic District Work Permit Application

Date filed July 14, 2014 for HDC meeting date July 22, 2014

Property Address 302 N. Park

Applicant Amy Probst

Description of proposed work (see sample applications)

Would like guidance in replacing basement windows with glass block to maintain Craftsman aesthetic.

Security is a concern, and glass block will add value and safety — looking for The Commission's recommendations for style & contractors.

Materials

Glass block T.B.D.

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.)

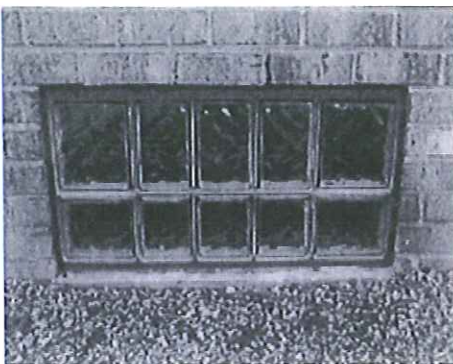
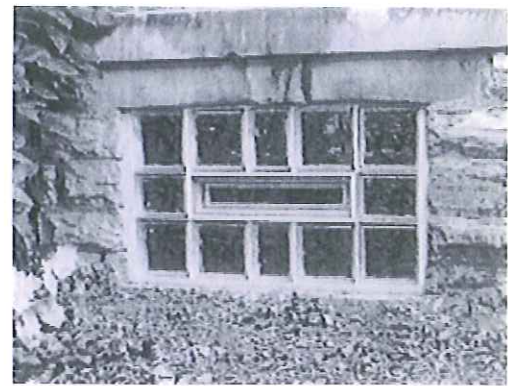
I hereby attest that the above information is accurate. I am authorized to and hereby grant permission to the City of Ypsilanti and its staff to be on my property for the purposes of preparing reports, taking photographs, and/or evaluating and reviewing this application.



Signature of Applicant

July 14, 2014
Date





More saving. More doing.

Your Store: **Novi #2737** (Change)

Shop By Department

Home > Doors & Windows > Windows > Glass Block Windows

TAFCO WINDOWS | Model # D3212V

32 in. x 12 in. x 3 in. Diamond Pattern Glass Block Window with Vent

★★★★★ (7) Write a Review

Search All

What can we help you find?

Project: How-To

Sign In or Register Your Account

Tool & Truck Rental

Installation Services and Repair

Gift Cards

Help

Cart

\$54.00 / each

Ship to Home FREE
Estimated Arrival: JUL 28 - JUL 30

Ship to Store FREE
Available for Pick Up: JUL 29 - AUG 1

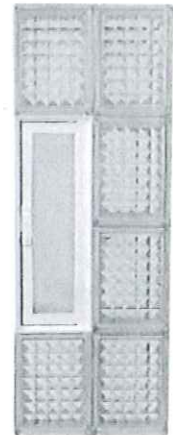
SAVE TO MY LIST

ADD TO CART

1

Item cannot be shipped to the following state(s): AK, GU, HI, PR, VI

PRODUCT SOLD ONLINE ONLY



CITY OF YPSILANTI
HISTORIC DISTRICT COMMISSION
MINUTES OF JULY 8, 2014

CALL TO ORDER AND ROLL CALL

Anne Stevenson	Chair 7:00 PM
Meeting Location:	4 th Floor Conference Room, City Hall
Commissioners Present:	Jane Schmiedeke, Anne Stevenson, Michael Condon, Hank Prebys
Commissioners Absent:	Ron Rupert, Alex Pettit
Staff Present:	Cynthia Kochanek, HDC Assistant

APPROVAL OF AGENDA

Motion: Prebys (second: Condon) moved to approve the agenda as presented.

Approval: Unanimous. Motion carries.

PUBLIC COMMENT ON AGENDA ITEMS - none

PUBLIC HEARING- none

NEW BUSINESS- none

STUDY ITEMS-

229 W Michigan

Applicant: Dave Strenski (present).

Discussion: Mr. Strenski is here to discuss a possible solar panel installation on the library building in the historic district.

Strenski: States that a donor will be helping with the funds to help the library and Corner Health install solar panels. The library is excited about solar. The library has an original portion and an addition added in the last decade or so for mechanical on the south side of the structure. South is the back of the library and that is the best location for the solar panels. The balustrade at the top would hide most of the panels if placed on the main portion of the roof. The only hesitation is that the roof may be a membrane roof.

Condon: Believes that the roof may actually be a torch down roof.

Strenski: Also suggests that the railing on the addition may be a good location for the solar panels as well.

Prebys: Would like to know how many solar panels are planned for the installation.

Strenski: States that he is not the contractor on these projects but that the plan is for about 5 kW worth of panels. That is about 20 solar panels that are 3 ½ feet wide.

Prebys: State that would require more room than is available at the railing on the addition.

Strenski: Confirms that is the case and that 3 ½ or 4 kW would be placed there. It does not need to be a 5 kW installation. He states that a low profile ballast solar panel may be placed on the flat top portion of the roof. The only issue with the roof top ballast panel system is that it gets covered in the winter by snow and does not produce any energy.

Prebys: States that what is appealing about the railing on the addition is that it carries through the balustrade from the original section of the building architecturally and he would prefer that panels not be installed there. States that he has no problem with the solar panels installed on the main roof of the original structure.

Strenski: States that another option is to do a solar awning on the addition but the problem with that is that there are drains for water in that location.

Condon: Agrees with Commissioner Prebys that he would not mind the solar panels on the main structure however he would prefer to not see the newer limestone work and railing covered up.

Prebys: States that an architect spent a lot of time thinking through the railing on the addition.

Stevenson and Schmiedeke: Agree with Commissioner Prebys' statements.

Stevenson: States that she would also be fine with some solar panels on the top of the roof as long as you could not see any of them from the street view.

47 N Huron

Applicant: Dave Strenski (present).

Discussion: Mr. Strenski is here to discuss a possible solar panel installation on the Corner Health building.

Strenski: States that this is another candidate for the solar panel installation. He states that he did not appreciate the differences in the height of the roofs on the different sections of the building. He states that nothing can be placed in some sections due to the varying height differences. He suggests a ballasted system as well for this install.

Prebys: Points out that there are a couple roofs involved in the building.

Stevenson: Indicates a section on the roof that would be good for an installation of solar panels.

Strenski: States that an awning on the side of the structure is also another option since the building is long it would require only one row of panels.

Condon: States that the wall that Strenski is referring to was an interior wall at one time and as such it has a really soft brick that would not withstand the weight of a solar panel installation there.

Stevenson: Again refers to the portion of the roof that she pointed out earlier.

Prebys: States that the roof is the best option for this structure.

Strenski: Agrees since the brick will be too soft on the side of the structure.

ADMINISTRATIVE APPROVALS- none

OTHER BUSINESS

Property Monitoring:

120 N Adams: Staff took photos of the new screen door on the front of the house. The screen door was mentioned in the last HDC meeting.

Condon: Does not mind it too much.

Prebys: Would like to know if it is a new door.

Condon: States that he does not remember the door being there with the previous owner.

Stevenson: Does not have any real problem with it but she is not sure on the material that was used.

Condon: States that that it looks like it is a stained wood and that the old door was just painted a dark brown.

Schmiedeke: States that she would like to see a letter sent to the owner as a reminder that any exterior changes made to a structure in the historic district needs to be reviewed by the HDC first.

Stevenson: Requests that staff send a letter.

511 N Prospect: House has a Hanson's sign out front that was mentioned at the last HDC meeting. Staff took photos last week.

Stevenson: States that she also saw the sign but that it does not appear that any work has been completed yet.

Condon: States that when Hanson's comes out and measures for a project they place the sign in the yard.

Prebys: Suggests that a letter be sent to the owner reminding them that any exterior work needs to be reviewed prior to work starting in the historic district.

Schmiedeke: Suggests that the letter also advise that vinyl is not allowed in the historic district.

Terry Bakery Sign

Schmiedeke: Would like to know what the status is regarding the Terry Bakery sign.

Staff: Advises that an update was provided last week and that the sign is complete except for the neon lighting and that the contractor has applied to the building department regarding the lighting. The sign should be back up soon.

HDC commissioner vacancy

Schmiedeke: Would like to know what the status is of the vacancy on the HDC.

Stevenson: States that info was submitted regarding a candidate and that she will inquire regarding the status.

AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS –none

HOUSEKEEPING BUSINESS

Approval of the minutes of June 24, 2014

Motion: Schmiedeke (second: Prebys) moves to approve as submitted.

Approval: Unanimous. Motion carries.

ADJOURNMENT

Motion: Prebys (second: Schmiedeke) moves to adjourn.

Approval: Unanimous. Motion carries.

MEETING ADJOURNED AT 7:23 pm