

1. Agenda

Documents: [HISTORIC DISTRICT COMMISSION MEETING AGENDA SEPTEMBER 9, 2014 \(PDF\).PDF](#)

2. Agenda Packet

Documents: [HISTORIC DISTRICT COMMISSION MEETING AGENDA PACKET SEPTEMBER 9, 2014 \(PDF\).PDF](#)

CITY OF YPSILANTI
Historic District Commission
Regular Meeting Agenda

Tuesday, September 9, 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

- | | |
|-----------------------|------------------------------|
| 1. 621 N River | Porch & carport installation |
| 2. 314 E Cross | Porch repair & replacement |

B. NEW BUSINESS

- | | |
|----------------------------|--|
| 1. 29 S Huron | Courtyard replacement & fence painting |
| 2. 203 N Washington | Storm window installation |
| 3. 600 N River | Stone foundation repair |

C. STUDY ITEMS

D. ADMINISTRATIVE APPROVALS- None

E. OTHER BUSINESS

1. **Property monitoring updates**
2. **Updates to sample applications on HDC website**

VI. AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS

VII. HOUSEKEEPING BUSINESS

Approval of the minutes of August 26, 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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IV. PUBLIC HEARING - None

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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 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.

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 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 White

Accent 1

Trim Green

Accent 2

Roof Shingles

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

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:

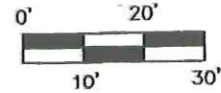
THE SOUTH 1/2 OF LOT 298, NORRIS & CROSS ADDITION SUBDIVISION, ALSO THE NORTH 1/2 OF VACATED ALLEY, AS RECORDED IN LIBER D, PAGES 864-865 OF PLATS, WASHTENAW COUNTY RECORDS.

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)

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

132.57'(M)

33.00'(R&M)

REMAINDER OF LOT 298

#623 2-STORY RESIDENCE

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

#617-19 2-STORY RESIDENCE

ASPH.

CONCRETE CURB

NORTH RIVER STREET 100' RIGHT OF WAY ASPHALT

41.25'(R&M)

140.25'(R&M)

FOUND 1/2" PIPE 2.2' W

FOUND 1/2" PIPE

66.00'(R) 66.24'(M)

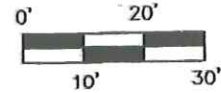
41.37'(M)

33.00'(R&M)

132.57'(M)

49.50'(R&M)

SCALE 1"=30'



FOUND 1/2" PIPE

FOUND 1/2" PIPE 0.6' W

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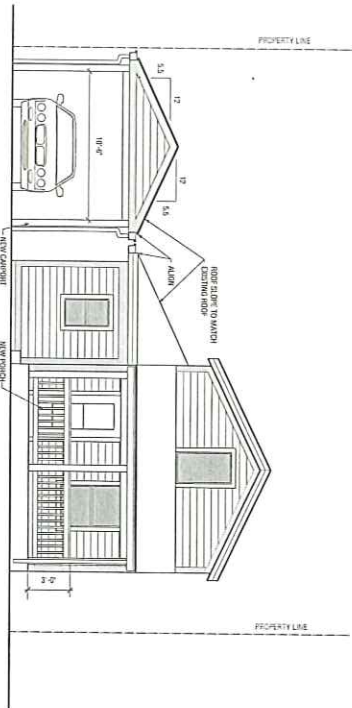
66.00'(R) 66.24'(M)

41.37'(M)

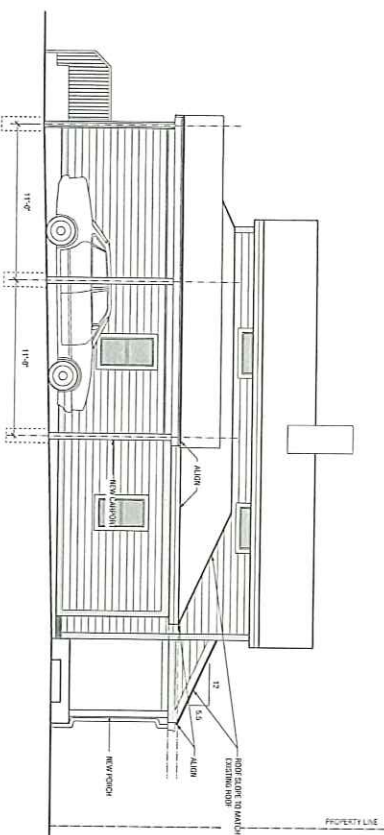
33.00'(R&M)

132.57'(M)

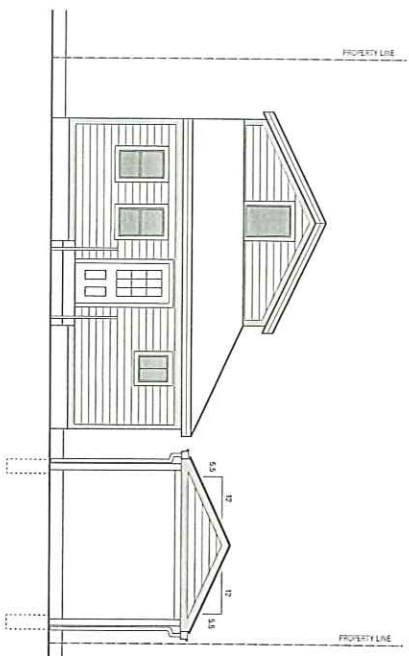
49.50'(R&M)



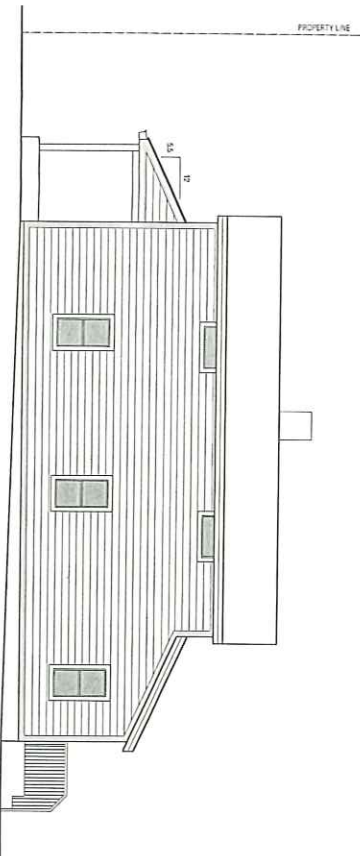
1 WEST ELEVATION
Scale: 1/8" = 1'-0"



2 NORTH ELEVATION
Scale: 1/8" = 1'-0"



3 EAST ELEVATION
Scale: 1/8" = 1'-0"



4 SOUTH ELEVATION
Scale: 1/8" = 1'-0"

DESIGNED BY REVIEW
DATE / REVISIONS
DATE

PACS
ARCHITECTURE
150 WEST 27TH STREET
NEW YORK, NY 10001
INFO@PACARCH.COM

FISHELSON
RESIDENCE
631 N. NORTH STREET
NEW YORK, NY 10001
DRAWING TITLE

PROPOSED ELEVATIONS

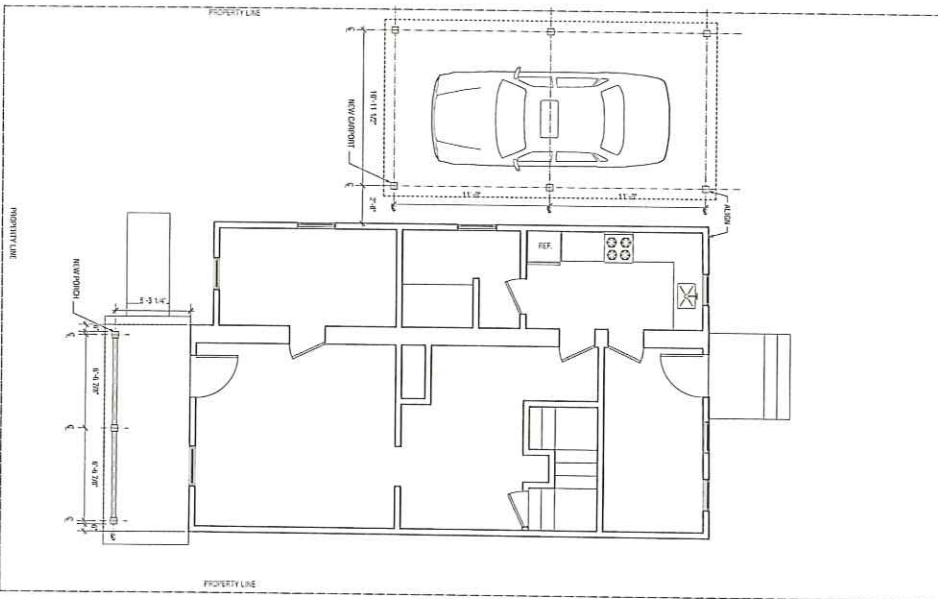
SCALE & SCHEDULE
DATE: 01.10.2014
PROJECT NO: 1418
SCALE: 1/8" = 1'-0"

DRAWING NO

A-401.00

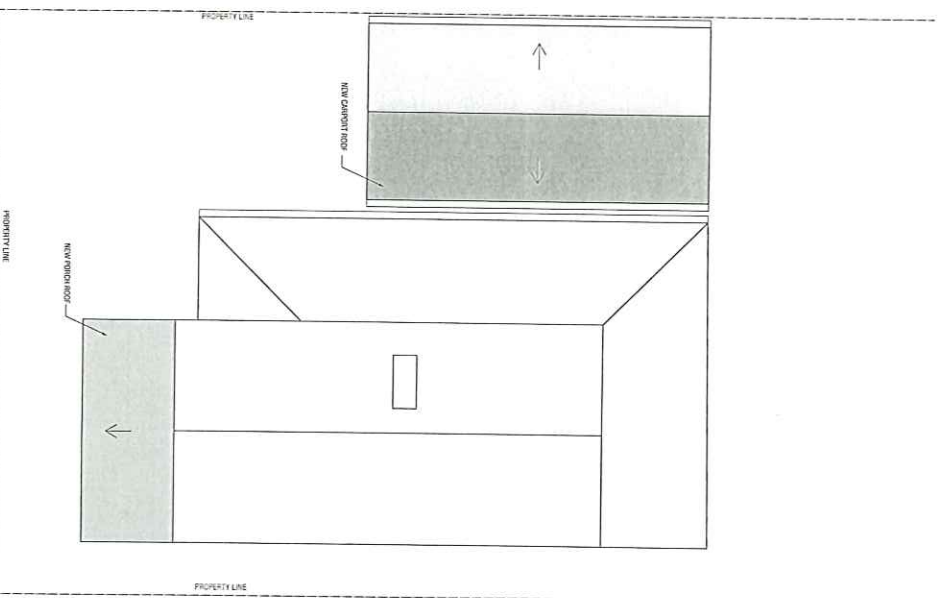
1 GROUND FLOOR PLAN

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



2 ROOF FLOOR PLAN

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



DATE: 07/14/2010
PROJECT NO: 1418
SCALE: 1/4" = 1'-0"
DRAWING NO: A-101.00

PROPOSED PLANS

FISHELSON
RESIDENCE
631 N. AVENUE STREET
NEW YORK, NY 10001
INFO@PACSDENVER.COM

PACSDENVER
ARCHITECTURE
100 WEST 57TH STREET
SUITE 605
NEW YORK, NY 10019
INFO@PACSDENVER.COM

DESIGNED BY: PACSDENVER
DATE: 08/22/2014
SCALE: 1/4" = 1'-0"



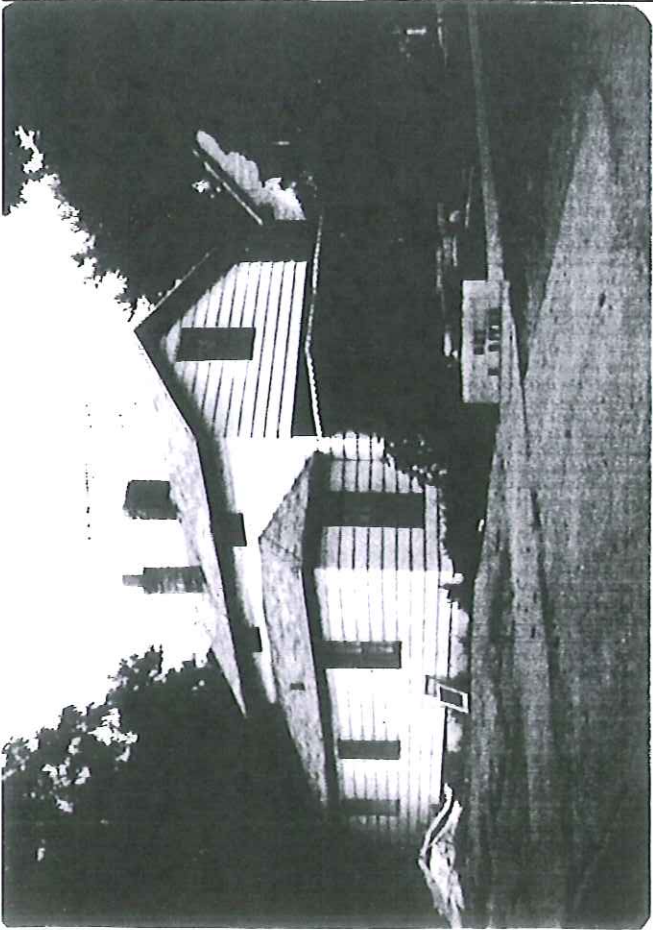


621 N River





621 N. RIVER
3-2-87





Ypsilanti Historic District

Work Permit Application

Rec. 18799

Date filed 8-20-14 for HDC meeting date 8/26/14

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 314 E. Cross St. Ypsilanti, MI

Applicant

☐ Owner

☐ Architect

☒ Contractor

Name

John DuBois

Address

929 S. Grenoble Dr.

City

Milam, MI 48160

State

MI

Zip

48160

Phone

(734) 308-0670

Fax

E-mail

jdubois@oaktreehomeservices.com

Owner

Brenda Crum

(If different than applicant)

Who will perform the work?

☐ Owner

☒ Contractor

Contractor

John DuBois

(Name, address,
phone)

929 S. Grenoble Dr. Milam, MI 48160

Action Items only:

Construction Cost

5,000.00

Permit Application Fee

40.00

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)
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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, hintern@cityofypsilanti.com.

Ypsilanti Historic District Work Permit Application

Date filed _____ for HDC meeting date _____

Property Address 314 E. Cross St.

Applicant John DuBois

Description of proposed work (see sample applications)

We will be re moving most of the front porch. The Right Front Porch Post will remain, all architectural items & trim that can be re-used will be re-used. The rebuild will be a very similar duplication of the porch that is there right now. We will attach the roof to the building with lag bolts, the roofing will be properly flashed next to the house. The posts will be 4x4 wrapped with cedar to match what is currently there.

Materials

All wood in the ground will be pressure-treated, all other exposed wood will be cedar and painted. The Ceiling will be beaded tin, the header and posts will incorporate architectural elements identical to the porch now.

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.)

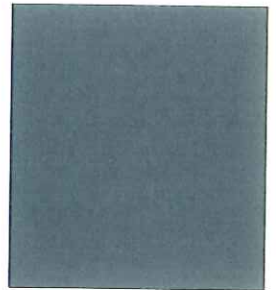
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John DuBois
Signature of Applicant

8-20-14
Date

Body of Porch

*Classic Light Buff
SW 0050



● Bunglehouse Blue
SW 0048

PORCH TRIM

1950's

314 E Cross St.





Ypsilanti Historic District

Work Permit Application

Date filed 08/27/2014 for HDC meeting date 9/9/14

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 29 S. Huron St.

Applicant ☒ Owner ☐ Architect ☐ Contractor

Name Prime Time Real Estate

Address 29 S. Huron St

City Ypsilanti State Mi Zip 48197

Phone 734-482-0445

Fax 734-483-1896

E-mail CBOFYPSI@GMAIL.COM

Owner CRAIG T. ANNAS

(If different than applicant)

Who will perform the work? ☒ Owner ☐ Contractor

Contractor

(Name, address,
phone)

Action Items only:

Construction Cost \$1,800.00

Permit Application Fee \$30.00

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.

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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 _____ for HDC meeting date _____

Property Address 29 S. HURON STREET

Applicant PRIME TIME REAL ESTATE / CRAIG T ANNAS

Description of proposed work *(see sample applications)*

REMOVE AND REPLACE FRONT BRICK COURTYARD. REMOVE, REPAIR AND PAINT BLACK WROUGHT IRON GATE.

Materials

BRICK PAVERS / PAINT

Colors *(Attach color chips or samples)*

Body _____

Accent 1 _____

Trim _____

Accent 2 _____

Roof _____

Other TAN BRICK PAVER

- ☒ 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.

Craig T. Annas

Signature of Applicant

08/27/2014

Date





29 S. Huron





Ypsilanti Historic District
Work Permit Application

Date filed 8.28.2014 for HDC meeting date 9.9.14

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 203 N. Washington

Applicant ☒ Owner ☐ Architect ☐ Contractor

Name Andrea Jordan

Address 203 N. Washington

City Ypsilanti State MI Zip 48197

Phone 734.846.4281

Fax

E-mail andrea.lynnjordan@gmail.com

Owner

(If different than applicant)

Who will perform the work? ☐ Owner ☒ Contractor

Contractor

(Name, address,
phone)

Brads Repair Service
734.277.1928

Action Items only:

Construction Cost 3544

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 _____ for HDC meeting date _____

Property Address 203 N. Washington

Applicant Andrea Jordan

Description of proposed work (see sample applications)

Storm windows installed

Materials

Snowbird Storm window

Colors (Attach color chips or samples)

Body _____

Accent 1 _____

Trim white

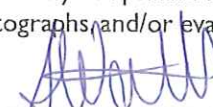
Accent 2 _____

Roof _____

Other _____

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

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


Signature of Applicant

8.28.14
Date

The SNOWBIRD with WEATHERTRAPP®:

- Main frame has heliarc welded corners for strength.
- Custom made to exact size.
- Available in 13 colors.
- Heavy metal slide bolts lock in place every two inches for just the right amount of ventilation.
- Poly-backed fin-type weatherstrip that will not shrink and lasts indefinitely.
- Charcoal colored aluminum screen for better visibility and rigidity.
- Marine type glazing cushions glass on both sides and edge.
- Glass and screen lock in the closed position (cannot be opened from the outside).
- Drain holes in both frame and sill expander.
- Extra large nylon corner glide pads for easier operation.



INSIDE VIEW

QUALITY CONSTRUCTION FEATURES:

Top Rail: The WEATHERTRAPP® system utilizes a fin-type weatherstrip on the inside of the outside sash where it is most effective.

Outside Sash Side Rail: The WEATHERTRAPP® system is continued by enclosing the side rails of the upper sash as well as the top rail.

Meeting Rails: The large interlock between the outside and inside sash is sealed with an extra heavy fin-type weatherstrip.

Inside Sash Side Rail: Anti-bow pins are installed at the mid point of each side rail to prevent the sash from bowing in.

Bottom Rail: Bottom rail is covered to keep outside track free of dirt and seal against outside air infiltration.

WEATHERTRAPP® – Keeps the heat inside – minimizes air leaks.

Tests have proven that conventional storm windows have tremendous air leaks. The worst leaks are caused by air entering at the bottom corner of the upper sash and funneling in along both sides of the frame. With traditional storm windows, even the slightest wind pressure pushes the sash away from the weatherstrip, allowing even more air infiltration.

The SNOWBIRD'S WEATHERTRAPP® system eliminates this problem. The WEATHERTRAPP® system encloses the upper sash in a weatherstripped "pocket" within the frame of the window. This creates a non-interrupted weatherstripped plane between the two sashes that significantly reduces air infiltration and is more effective than conventional storm windows.

Actual color may vary slightly from printed samples. Please see your dealer for actual color swatches.

WHITE

BROWN

BEIGE

GRAY

BLACK

SANDTONE



REPLACEMENT WINDOWS OR STORM WINDOWS?

The SNOWBIRD storm window provides a simple, inexpensive way to significantly increase the thermal performance of both single pane and insulated glass windows.



OUTSIDE VIEW



SNOWBIRD SIDE-SLIDER (above)

The SNOWBIRD is available in a side slider with all the same features plus a support bar at the meeting rail.

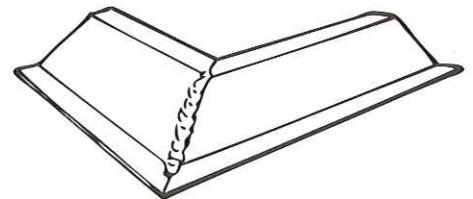
CONDENSATION CONTROL

Because the SNOWBIRD is an exceptionally tight storm window, moisture may at times collect on the inside surface. This indicates that the storm window is doing its job of keeping the cold air out and that the air in the house contains excessive moisture. The condensation may be controlled by reducing the amount of humidity inside the house, resealing the inside window, or by opening the lower sash to the locked condensation control position.



FIN-TYPE WEATHERSTRIP

Most storm windows made with ordinary pile weatherstrip have some space between the fibers where air can get through. Our special fin-type weatherstrip is the same kind used on more expensive vinyl replacement windows and it forms a super-tight barrier that nearly eliminates air infiltration.



HELIARC WELDING

To insure strength and durability, all Snowbird storm window corners are heliarc welded. The welded frame is a Trapp® hallmark; heliarc welds make corners stronger than any other type of construction.

TERRATONE

BUCKSKIN

BRONZE

RUBY RED

GREEN

HERRINGBONE

BURGUNDY



203 N. Washington

09/04/2014





Ypsilanti Historic District

Work Permit Application

Date filed 9/3/2014 for HDC meeting date 9/9/2014

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 600 N River St.

Applicant ☒ Owner ☐ Architect ☐ Contractor

Name HighScope Educational Research Foundation

Address 600 N River St

City Ypsilanti State MI Zip 48198

Phone (734)485-2000 Fax (734)485-0704

E-mail tschenk@highscope.org

Owner _____
(If different than applicant)

Who will perform the work? ☐ Owner ☒ Contractor

Contractor Kappy Industries, Inc. (Gerry Kapolnek)
(Name, address,
phone) 12550 Burns Rd, Carleton, MI 48117 (313) 268-5863

Action Items only:

Construction Cost \$13,620 Permit Application Fee \$45.00

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 9/3/2014 for HDC meeting date 9/9/2014

Property Address 600 N River St, Ypsilanti

Applicant HighScope Educational Research Foundation

Description of proposed work *(see sample applications)*

Historic Hutchinson mansion:
Repair stone foundation around building-tuck-pointing areas with missing mortar, and fill any cracks. Particular attention will be given to the main entrance.

Materials

Mortar, coarse sand, mortar dye.

The contractor will mix test batches of mortar to match the existing mortar. The contractor will use coarse sand in the mortar to match the original mortar. The test mortar will have to be mixed, applied, and allowed to dry for approximately two days to determine the exact dye to use.

Colors *(Attach color chips or samples)*

SAMPLE of mortar color chart included

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.

Theresa Schenk
Signature of Applicant

9/8/2014
Date

Theresa Schenk, Chief Administrative Officer

September 2, 2014

City of Ypsilanti Planning and Development Department
Historic District Commission

Dear Sir or Madam:

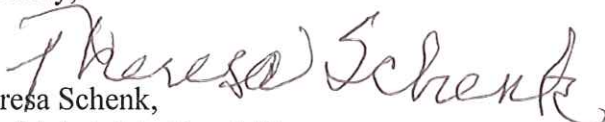
HighScope Foundation has owned the Hutchinson House mansion for approximately 40 years, prior to that it was known as, "Casa Loma". HighScope takes great pride in our building. We are committed to maintaining its structural and historic integrity. To that end, we are sorely in need of repairs to the stone foundation of the building, in particular at the front entrance of the building.

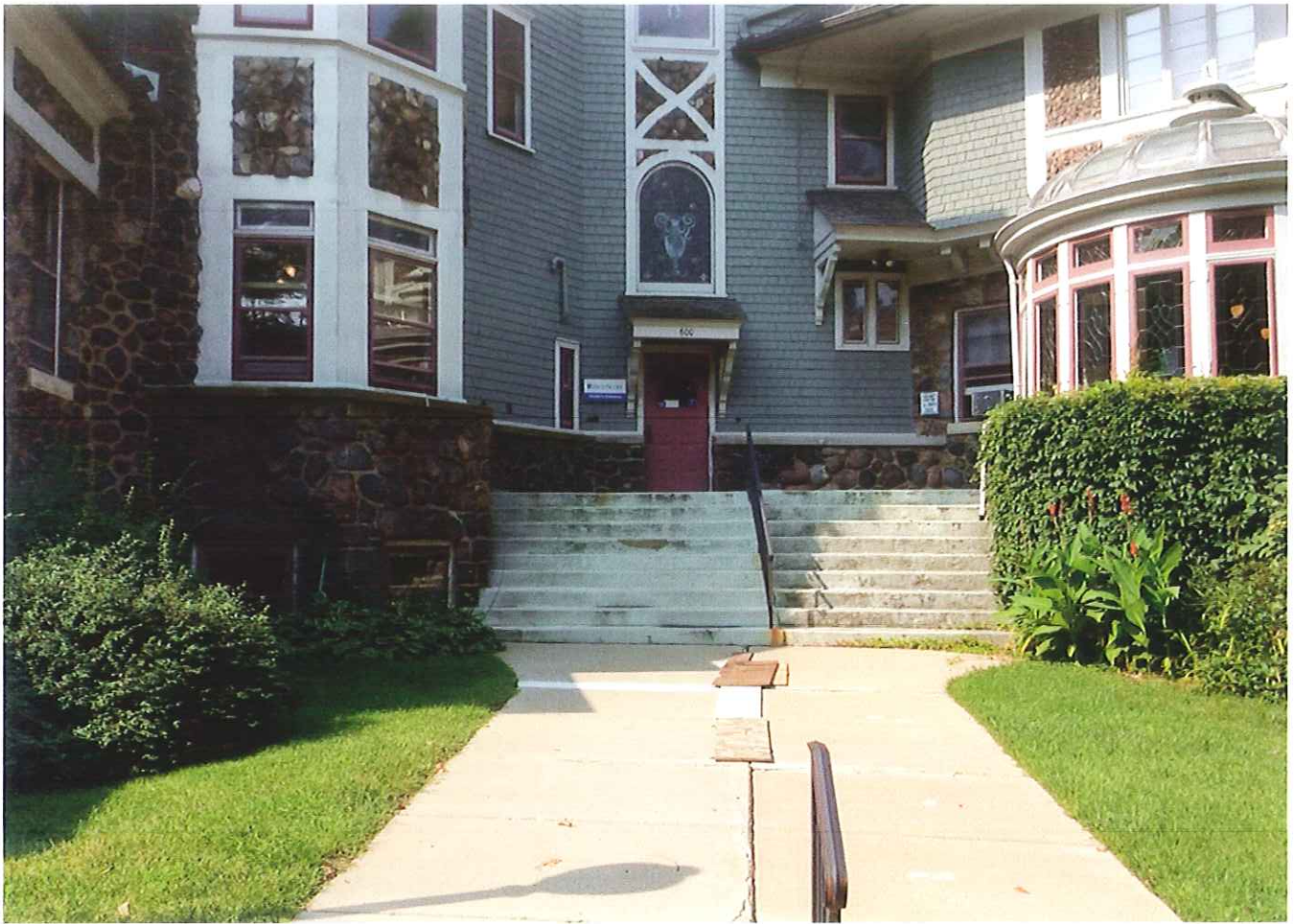
It has taken us quite a bit of time to find a mason that we feel has the expertise for this type of work, which is commonly referred to as "tuck-pointing". In working with the contractor, and Joe Secore (our long-time maintenance person), we identified issues we felt were important for historic purposes. For instance, currently the building has mortar of varying shades; some variation is due to weather and aging, some variation is a result of which side of the building is more exposed. The mortar mixture also will need to be matched to the original type. Oftentimes, mortar repair is done with "Ready Mix" concrete which does not have the same texture as the old mortar which has sand in it. The contractor knows color matching is critical and has agreed to 3-5 initial color matches. That means they will create test batches, apply that in small areas and will wait for it to dry to determine how close the match is. Other than removing old mortar, there will be no other removal of material from the house.

We have enclosed pictures of the front entrance as well as a picture from each side of the house. We've also included a "concentrated mortar color chart" in the palette we believe will be best for our mortar color(s).

Please contact me if you have any questions.

Sincerely,


Theresa Schenk,
Chief Administrative Officer
734.485.2000 ext. 229
tschenk@highscope.org



Front entrance (faces East)

High/Scope Foundation
600 N. River Street
Ypsilanti, MI 48198



Turret by front entrance

High/Scope Foundation
600 N. River Street
Ypsilanti, MI 48198



Left of front door

HighScope Foundation
600 N. River Street
Ypsilanti, MI 48198



Right of front door

High/Scope Foundation
600 N. River Street
Ypsilanti, MI 48198



South side of building

High/Scope Foundation
600 N. River Street
Ypsilanti, MI 48198



North side of building

High/Scope Foundation
600 N. River Street
Ypsilanti, MI 48198

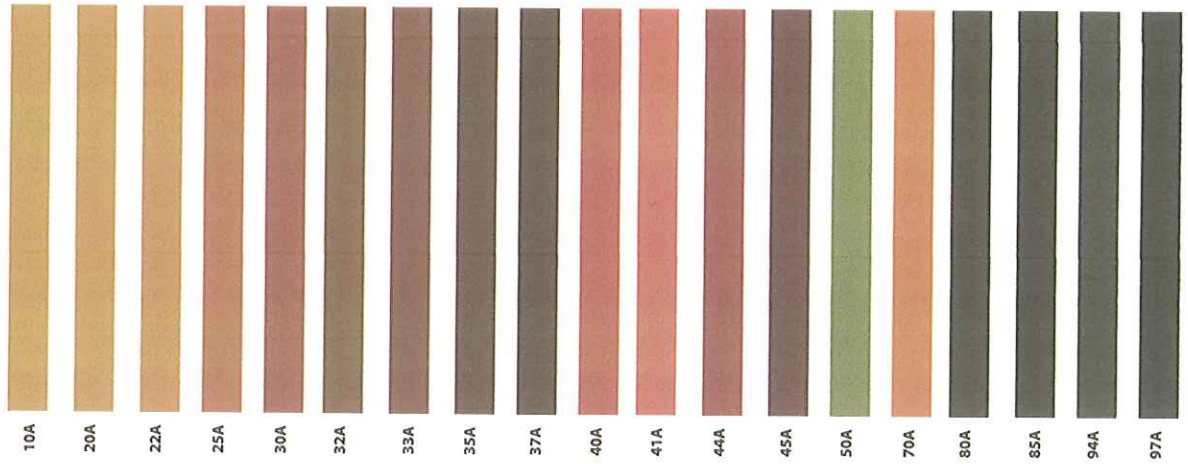


West side of building

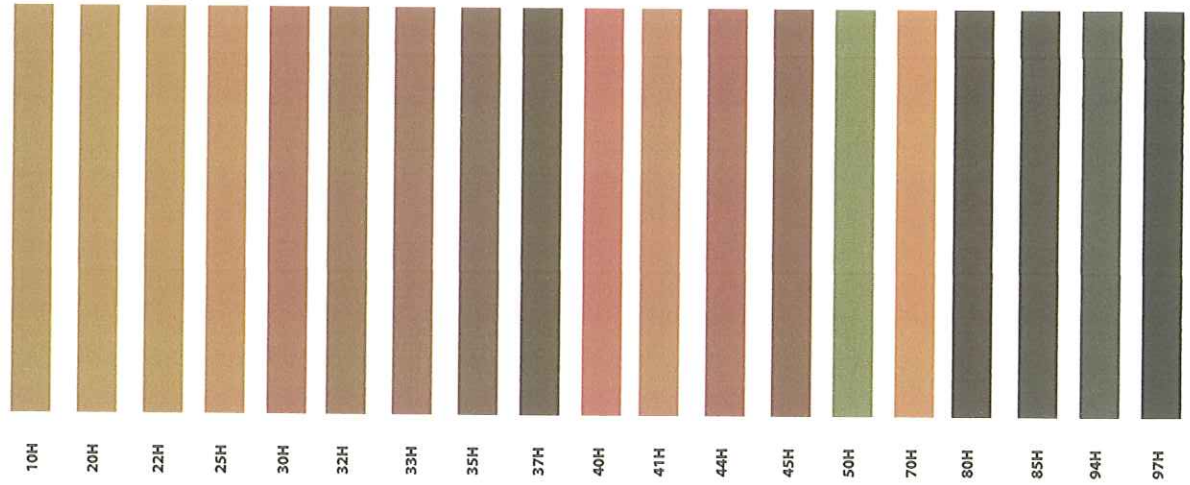
High/Scope Foundation
600 N. River Street
Ypsilanti, MI 48198

Concentrated Mortar Color

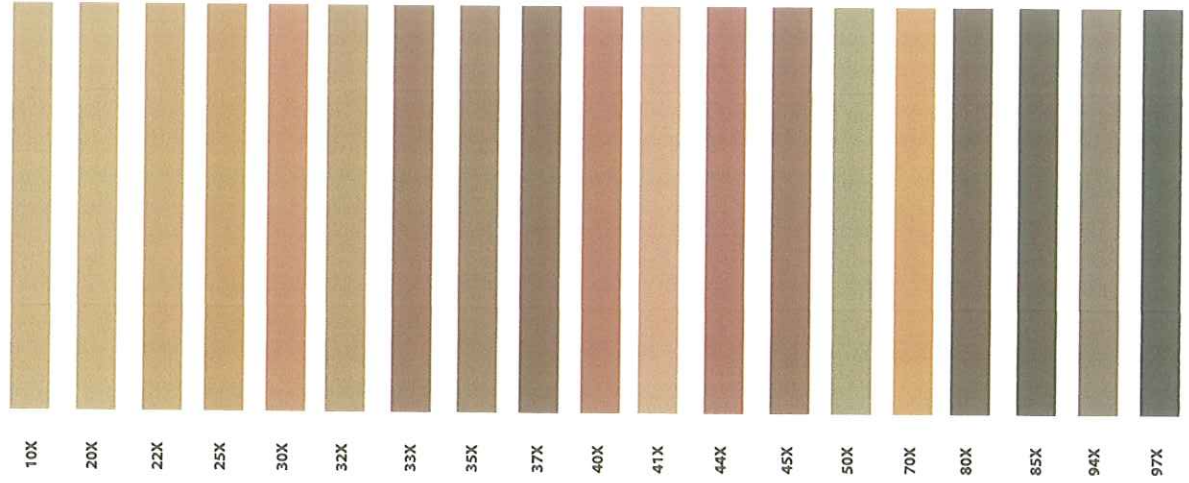
A Series



H Series



X Series



600 N River





600 N River



CITY OF YPSILANTI
HISTORIC DISTRICT COMMISSION
MINUTES OF AUGUST 26, 2014

CALL TO ORDER AND ROLL CALL

Anne Stevenson Chair 7:00 PM

Meeting Location: City Council Chambers, City Hall

Commissioners Present: Anne Stevenson, Jane Schmiedeke, Hank Prebys, Ron Rupert,
Alex Pettit

Commissioners Absent: Michael Condon

Staff Present: Cynthia Kochanek, HDC Assistant

APPROVAL OF AGENDA

Motion: Prebys (second: Pettit) moves to approve the agenda as submitted.

Approval: Unanimous. Motion carries.

PUBLIC COMMENT ON AGENDA ITEMS - none

PUBLIC HEARING- none

OLD BUSINESS

621 N River

Applicant: James Fishelson, owner (absent).

Discussion: Application is for the addition of a front porch and carport. This application was tabled at the August 12, 2014 meeting since the applicant was out of town.

 Staff contacted the owner to see at what stage the plans were and if he would be attending the meeting. Staff was advised by the applicant that he would be unable to attend an HDC meeting again until the September 9th meeting.

Motion: Pettit (second: Prebys) moves to table the application for 621 N River pending more information.

Secretary of the Interior Standard:
 N/A

Approval: Unanimous. Motion carries.

NEW BUSINESS

76 N Huron

Applicant: Russian Ballet Academy of Michigan, Liza Krylova, representative (present).

Discussion: Application is for a sign installation at this location.

Pettit: Would like to know if the poles for the sign already exist.

Krylova: States that no poles exist in the location where the sign installation will occur. The sign will be installed on the pilaster to the right of the large wood door. It will look similar to the Riverside Arts Center sign and will stand perpendicular to the building. Their sign will be 2' x 4' which may be shorter than the Riverside Arts Center sign.

Prebys: Would like to know who will be installing the poles and the sign.

Krylova: States that she is not sure on the contractor for the sign installation.

Prebys: States that this is approvable but that care needs to be taken in how the sign pole is attached to the structure.

Rupert: States that the anchors need to be set into the mortar rather than into the brick. Silicone needs to be used to seal the openings for water protection. The fasteners need to be stainless steel.

Krylova: Would like to know if there is a particular contractor that the HDC would recommend.

Pettit: Advises that the HDC does not recommend contractors.

Motion: Rupert (second: Pettit) moves to approve the installation of the banner at 76 N Huron St. The installation into the brick as described by the application will entail stainless steel screws and silicone as a sealant. The bracket will be installed in the mortar joints on the building, not the brick. The banner will be installed to the right of the big wood double door, on the pilaster, at approximately the same height as the Riverside Arts banner on the next building.

Secretary of the Interior Standard:

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

Approval: Unanimous. Motion carries.

200 E Cross

Applicant: Rhian Copeland, owner (absent).

Discussion: Application is for exterior painting. The lower body of the house is to be painted Craftsman Brown, the upper body in Rookwood Red, with accent colors in Shutter Green and Polished Mahogany.

Pettit: States that the HDC can specify the paint finish.

Motion: Pettit (second: Rupert) moves approval for the application for painting at 200 E Cross to include the lower body in Sherman Williams # 2835: Craftsman Brown, the upper body to be Sherwin Williams # 2802: Rookwood Red, the accent 1 in Sherwin Williams #2809 Rookwood Shutter Green and the accent 2 color in Sherwin Williams #2838: Polished Mahogany. The paint should be a satin finish. No power washing since this type of cleaning will force water into the wood siding. Any washing will be done with a garden hose and brush.

Secretary of the Interior Standard:
10- New work shall be removable.

Approval: Unanimous. Motion carries.

220 N Huron

Applicant: Ypsilanti Historical Society, Alvin Rudisill, president (present).

Discussion: Application is for the front sidewalk repair and replacement.

Rudisill: This application was considered previously as a study item. States that when he was here before he suggested that concrete be used under the limestone and bricks, but was advised by contractors that would be a bad idea due to water retention. So the proposed plan is to now utilize 4 1/2" -5" of crushed limestone and then 1" of steel slag under the limestone and brick sidewalk.

Prebys: Would like to know if the limestone will be all new.

Rudisill: States that the plan is to salvage the current limestone in 4' wide portions. Some will need to be turned in order to get the width needed. New limestone is expensive, so the hope is that none will be needed, but if necessary they will purchase new.

Schmiedeke: Would like to know what will happen with the stairs where they meet the sidewalk since they are the same width as the current limestone slabs.

Rudisill: States that the bricks will make up the difference in the width and will be level with the limestone.

Motion: Prebys (second: Pettit) moves approval for the application for 220 N Huron to include the replacement of the front sidewalk. This involves the cutting of the current 6' wide limestone slabs to 4' wide. 4" x 8" and 8" x 8" concrete bricks will be placed in either side of the 4' wide limestone slabs as described in the application. The limestone will be laid on crushed limestone and 1" of slag as described in the application.

Secretary of the Interior Standard:
2- Do not destroy original character. Do not remove or alter historic material or features.

Approval: Unanimous. Motion carries.

17-21 E Cross

Applicant: Vince Chmielewski & Courtney Tavernit, applicants (present).

Discussion: Application is for exterior painting on the lower portion of the building.

Stevenson: Would like to know the colors they are planning on painting.

Chmielewski: States that they will be painting the building in blue, grey and white.

Tavernit: States that she will show where the colors will be on the structure. The current yellow portions of the structure will be painted grey, the black portion of the trim will be painted white and the maroon areas will be replaced with the blue paint.

Schmiedeke: Would like to know if all three storefronts will be painted.

Tavernit: Confirms that is the case along with the sides of the structure.

Rupert: Would like to know if the rear of the building will be painted.

Tavernit: States that the rear is all brick and there are no areas that require paint.

Rupert: Would like to know if the doors will be painted as well.

Tavernit: Confirms that is the case.

Prebys: Inquires as to the specific colors of the paint.

Tavernit: States that the blue color is a Sherman Williams #2940: Bridgeport; Sherman Williams #7669: Summit Grey and the white is a standard white paint.

Rupert: Would like to know what will be done with the awning.

Tavernit: States that the awning is a study item.

Rupert: Advises that a satin or gloss paint is a better option due to the repelling of dirt. Flat paint is not acceptable.

Motion: Prebys (second: Pettit) moves approval for the application for painting at 17-21 E Cross for all three storefronts. The current panels of the doors and the base of the windows will be a Sherman Williams # 2940: Bridgeport Blue, the trim will be Sherman Williams #7669: Summit Grey and the current black trim will be painted a bright white. The paint will be a satin finish. No power washing.

Secretary of the Interior Standard:
10- New work shall be removable.

Approval: Yay: 4. Nay: 1. Motion carries.

430 N Adams

Applicant: Derek Neeb, owner (present).

Discussion: Application is for window replacement at the basement level. These windows have already been replaced a few years ago.

Neeb: States that the two basement windows were replaced about 3-4 years ago. These windows are for an apartment downstairs and the windows are half exposed.

Prebys: Inquires as to what the windows are made of.

Neeb: States that the window frame is vinyl with wood on the sides. He is not 100% positive what the exact material is. States that he was not aware that he needed to get approval for the replacement if it was replaced with the same thing.

Prebys: Inquires as to who installed the windows.

Neeb: States that a licensed contractor put the windows in.

Pettit: Advises that the difficulty with the replacement of these windows is that while this may be the same material that was there before, that material may not have been approved by the HDC previously. At one time the HDC approved vinyl-clad windows, however the HDC no longer approves that type of window.

Prebys: Inquires as to whether the windows should be inspected.

Stevenson: States that the issue is that the HDC cannot approve vinyl windows and that the application would need to be denied.

Neeb: States that the inspection for the rental is what caught the window replacement.

Schmiedeke: States that she would like to point out that if the application was submitted at the time of the window replacement (3-4 years ago) that the HDC would have approved vinyl-clad windows at that time.

Neeb: States that he believes that they are vinyl-clad and offers to call the contractor to verify what the windows are made of.

Stevenson: States that the HDC will move on to the next application and return once the applicant has reached the contractor.

Neeb (after calling the contractor): Advises that the contractor has stated that the windows are wood on the inside and vinyl-clad on the exterior.

Pettit: States that the reason that the HDC is concerned about vinyl is that it deteriorates quickly.

Prebys: Would like to know how the HDC feels.

Pettit: States that at the time that these windows were installed the HDC did allow this type of window and that he would be open to approving the windows since it was allowed at that time.

Schmiedeke: Agrees.

Neeb: Would like to know who makes the decision that no longer allows vinyl windows.

Rupert: States that this is a commission decision and it is due to the quick deterioration of vinyl that the material is no longer allowed.

Pettit: Adds that all vinyl windows do not fit properly into the same openings as historic windows.

Stevenson: States that all the decisions that the HDC renders need to fit into the Secretary of the Interior's Standards set by the federal government.

Motion: Rupert (second: Pettit) moves to approve the window installation at 430 N Adams on the front lower basement egress windows. The windows are currently installed are vinyl-clad wood windows. The reason for this approval is that had the application been submitted at the time that these windows were installed, they would have been approved by the HDC.

Secretary of the Interior Standard:

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

Approval: Unanimous. Motion carries.

314 E Cross

Applicant: Brenda Crum, owner (present).

Discussion: Application is for the front porch repair.

Crum: States that the contractor did the application and that the plan is to repair the porch.

Schmiedeke: Would like to know if the 4 x 4 wrapped posts will duplicate what is existing or if that would be too large.

Prebys: Would like to know how the porch deck will be handled.

Stevenson: States that the dimensions will need to match the existing.

Schmiedeke: States that as long as they duplicate the posts then it would be fine.

Prebys: Advises that a porch repair was attempted about 10 years ago by a neighbor to Ms. Crum. States that the HDC has some questions regarding some of the statements of on the application. The HDC is interested in preserving the porch and the house.

Stevenson: States that she does not feel comfortable moving forward on this application since there are still a lot of questions for the contractor.

Pettit: Would like to see a sketch to illustrate the planned work.

Stevenson: Advises that the next HDC meeting will be on September 9th at 7 pm at the City Hall.

Motion: Rupert (second: Schmiedeke) moves table the application for 314 E Cross more information.

Secretary of the Interior Standard:
N/A

Approval: Unanimous. Motion carries.

126 W Michigan

Applicant: Ypsilanti Running Company, LLC, applicant (absent).

Discussion: Application is for sign installation. This application was submitted as a study item at the previous HDC meeting. It was suggested at that time that the sign in the back of the building be changed to a black background.

Prebys: States that the application is the same as before except for the color on the sign at the back of the structure.

Motion: Prebys (second: Pettit) moves approval for the application for signs at 126 W Michigan as described in the application and shown in the submitted illustrations. The front signboard will be 2' x 20' long and installed in the existing area, the back signs will be 3' x 6' and located in the existing sign fixture. The window decals will be installed as depicted in the application and will be made of cut vinyl. The front sign will be Econolite with the letters inked into the sign; the background will be black with silver lettering. The back signs will be Lexan with the letters inked onto the sign; the background will be black with white letters.

Secretary of the Interior Standard:
10- New work shall be removable.

Approval: Yay: 4. Nay: 0. Rupert abstains. Motion carries.

STUDY ITEMS

17-21 E Cross

Applicant: Vince Chmielewski & Courtney Tavernit, applicants (present).

Discussion: Applicant is looking to replace the awnings at this location.

Tavernit: The awning will be a dark grey, almost black. They will be using the same frames that are already there. There will not be any graphics on the awnings. They will also be adding an additional awning to the back of the structure where one is missing.

Pettit: Advises that the proposal looks good.

ADMINISTRATIVE APPROVALS- None

OTHER BUSINESS

Property Monitoring:

Terry Bakery sign: Staff advised that the building department approvals were issued on 7/8/14 but no inspection has been scheduled yet and the signs have not returned at this time.

214 W Forest: Photos were taken of the location since a commissioner advised that work was being done at the location. A window at the back of the house has been boarded up and has since been painted. The garage window has plywood on it. Half of a shutter is also missing at the front of the house. Stevenson: Advises to send a letter to inquire as to what kind of work is occurring at that location.

209 E Forest: The ramp that was installed needs to be painted according to the previous approval. A letter was sent to the owner on July 29, 2014 with no response at this time. Staff will monitor and send a second letter after one month has passed.

210 S Washington: The porch posts have been painted. The HDC is fine with the work and this location this property can be removed from the monitoring list.

613 N Prospect: The porch columns are still missing and there appears to have been some more work going on at that location. A letter will be sent to the owner regarding the return of the posts and railing.

Porch fact sheet: The porch fact sheet was altered to address some spelling and format concerns as well as the 1" rule for tread overhang. Staff discussed with the commission changes that were made to the fact sheet. HDC discussed changes that should be made to the current fact sheet. Staff will make the proposed changes and the porch fact sheet will be reviewed again by the HDC once the building department has advised on accurate measurements.

AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS –none

HOUSEKEEPING BUSINESS

Approval of the minutes of August 12, 2014

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

Approval: Unanimous. Motion carries.

ADJOURNMENT

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

Approval: Unanimous. Motion carries.

MEETING ADJOURNED AT 8:15 pm