

1. Agenda

Documents: [HISTORIC DISTRICT COMMISSION MEETING AGENDA NOVEMBER 25, 2014 \(PDF\).PDF](#)

2. Agenda Packet

Documents: [HISTORIC DISTRICT COMMISSION MEETING AGENDA PACKET NOVEMBER 25, 2014 \(PDF\).PDF](#)

CITY OF YPSILANTI
Historic District Commission
Regular Meeting Agenda

Tuesday, November 25, 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
Erika Lindsay	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. 330 E Cross | Side porch reroof |
| 2. 314 N Adams | Gutter & downspout installation |
| 3. 8 N River | Door and porch replacement |

C. STUDY ITEMS

- | | |
|-----------------------|--------------------------|
| 1. 414 N River | Solar panel installation |
|-----------------------|--------------------------|

D. ADMINISTRATIVE APPROVALS

- | | |
|--------------------------|--------|
| 1. 6 S Washington | Reroof |
|--------------------------|--------|

E. OTHER BUSINESS

1. **Property monitoring updates**

VI. AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS

VII. HOUSEKEEPING BUSINESS

Approval of the minutes of November 11, 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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III. PUBLIC COMMENTS ON AGENDA ITEMS

IV. PUBLIC HEARING - None

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B. NEW BUSINESS

1. 330 E Cross	Side porch reroof
2. 314 N Adams	Gutter & downspout installation
3. 8 N River	Door and porch replacement

C. STUDY ITEMS

1. 414 N River	Solar panel installation
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D. ADMINISTRATIVE APPROVALS

1. 6 S Washington	Reroof
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Ypsilanti Historic District

Work Permit Application

Date filed 11/7/14 for HDC meeting date 11/25

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 330 E. CROSS ST ~~26 Washington~~

Applicant ☐ Owner ☐ Architect ☒ Contractor

Name Imperial Building Co

Address 4724 S. STATE

City Ann Arbor State MI Zip 48108

Phone 734-995-9955 Fax _____

E-mail _____

Owner _____
(If different than applicant)

Who will perform the work? ☐ Owner ☒ Contractor

Contractor (Name, address, phone) Imperial Building Co
4724 S. STATE Ann Arbor MI 48108
734-995-9955

Action Items only:

Construction Cost 3,090⁰⁰ 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
 - 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 330 E. CROSS

Applicant Ann Yarger

Description of proposed work (see sample applications)

Side Porch roof replacement

Materials

Single-Ply TPO

Colors (Attach color chips or samples)

Body _____

Accent 1 _____

Trim _____

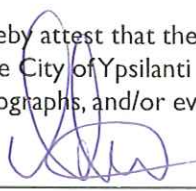
Accent 2 _____

Roof _____

Other _____

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

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


Signature of Applicant

11-7-14
Date

330 E Cross



375 N Grove St
Ypsilanti, Michigan

Street View - Jun 2011



Image capture: Jun 2011 © 2014 Google



Ypsilanti Historic District

Work Permit Application

Rec 18441

2

Date filed 11/17/14 for HDC meeting date 11/25/14

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 North Adams

Applicant ☒ Owner ☐ Architect ☐ Contractor

Name Taryn Scherer

Address 2531 Jackson Ave #311

City Ann Arbor

State MI

Zip 48103

Phone (734) 646-2299

Fax

E-mail tb33153@att.net

Owner

(If different than applicant)

Who will perform the work? ☐ Owner ☒ Contractor

Contractor
(Name, address,
phone)

~~- am getting two more bids - have one~~
NewImage - 6832 Pardee, Taylor MI 48186
313-291-5508

Action Items only:

Construction Cost \$900

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:

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 - b. Paint color chips (if relevant)
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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 11/25/14

Property Address 314 North Adams

Applicant Taun Scherer

Description of proposed work (see sample applications)

Installation on 314 N Adams

K-style 5" seamless aluminum

Total of 7 downspouts

Materials

Cranberry Colored
see attached sheet

Colors (Attach color chips or samples)

Body _____

Accent 1 _____

Trim _____

Accent 2 #820

Roof _____

Other cranberry



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.

Taun Scherer

Signature of Applicant

Date

Proposal

NEW IMAGE

6832 Pardee
Taylor, Michigan 48180
(313) 291-5508

Invoice

Job Name Order #		Date <i>11-10-14</i>	
Name <i>Cross Street Properties</i>			
Address <i>314 N. Adams</i>			
City <i>Upsilanti</i>	State <i>MI</i>	Zip	
	INSTALLATION DESCRIPTION	AMOUNT	
<i>x</i>	Seamless Gutters		
	Trim / Soffit		
	Siding		
	Garage Door		
<i>Installed on Complete home -</i> <i>(White) K-style 5" Seamless Aluminum -</i> <i>7-downspouts (Cranberry)</i>			
	Total	<i>\$900</i>	<i>00</i>
	Deposit		
	Balance		

The above prices, specifications, and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified.

I agree to payment due upon completion of job.

Authorized Signature _____

Date ____/____/____

Authorized Signature _____

Date ____/____/____

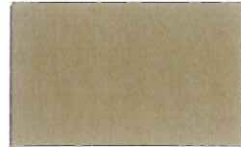
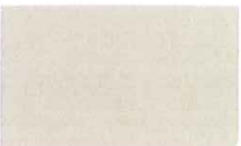
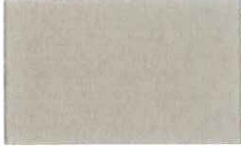
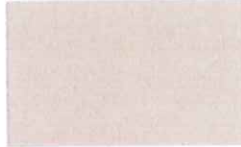
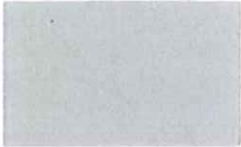
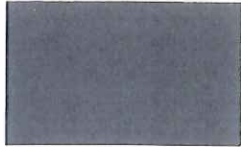
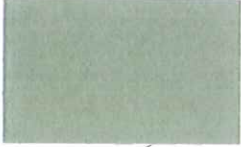
Thank You!



QUALITY ALUMINUM PRODUCTS, INC.

"Make Sure It's *Quality Aluminum Made Products*"

Color Selection

				
01 - COLONIAL WHITE	102 - PEARL GRAY	112 - TUXEDO GRAY	138 - BONE	200 - BLACK
				
202 - ROYAL BROWN	204 - GRECIAN GREEN	214 - WOODLAND GREEN	223 - IMPERIAL BROWN	224 - WOODSTOCK TAN
				
238 - HICKORY 336 - NATURAL CLAY	250 - MUSKET BROWN	280 - WHITE	318 - SILVER ASH	325 - SANDSTONE BEIGE 827 - CHAMPAGNE
				
327 - DESERT TAN	332 - FOREST GREEN / 331 - ANDERSEN WHITE	335 - BARN RED	355 - LIGHT MAPLE	360 - TERRATONE
				
422 - PEBBLESTONE CLAY	713 - WICKER 334 - PRAIRIE SAND	780 - COPPERTONE	791 - NORWEGIAN WOOD 350 - SANDTONE	792 - HEATHER
				
793 - SANDCASTLE	795 - MOCHA	801 - ALMOND	805 - PEWTER 397 - STERLING GRAY	810 - SHALE 396 - OXFORD BLUE
				
817 - CREAM 326 - HERITAGE CREAM	818 - BRONZE	819 - HERRINGBONE	820 - CRANBERRY	821 - IVY
				
822 - PACIFIC BLUE	837 - GRANITE GRAY	841 - BUCKSKIN	842 - CYPRESS	901 - IVORY

See reverse side and catalog for color/product matches.
www.qualityaluminum.com

These color samples are as close as possible to actual colors offered, within the limits of color chip reproduction.

314 N. Adams



314 N Adams





Ypsilanti Historic District Work Permit Application

Date filed 1/14/14 for HDC meeting date _____

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

Property Address 8 River St. Ypsilanti MI

Applicant ☐ Owner ☐ Architect ☒ Contractor

Name Equity Build. LLC

Address 290 Edison Ave

City Ypsilanti State MI Zip 48197

Phone 734 644 9297 Fax 734 439 8666

E-mail equitybuild@gmail.com

Owner Phillip Myers
(If different than applicant)

Who will perform the work? ☐ Owner ☒ Contractor

Contractor Equity Build. LLC
(Name, address, phone) 290 Edison Ave Ypsi. 48197

Action Items only:

Construction Cost 5 Permit Application Fee 30

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dynthia

Ypsilanti Historic District Work Permit Application

Date filed _____ for HDC meeting date _____

Property Address #8 N. River St.

Applicant Robert Hopps, Equity Builders, LLC

Description of proposed work (see sample applications)

REMOVE STEPS & SIDEWALK PADS DAMAGED BY CAR ACCIDENT. REPLACE WITH SAME SHAPE AND MATERIALS. (CONCRETE FORMED & FINISHED) REMOVE EXISTING DAMAGED ENTRY DOOR - REPLACE W/ SIMPSON #6803 AS PER YHC STUDY MEETING. DOOR WILL BE PAINTED.

Materials

- SIMPSON #6803 HEM-FIR 3-LITE ENTRANCE DOOR & JAMB
- CONCRETE FOR STEPS & SIDEWALK PADS

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.
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Robert Hopps
Signature of Applicant

11-17-2014
Date

YPSILANTI MICHIGAN HISTORIC ARCHITECTURE SURVEY

Sheet# 42

SURVEY NAME YPSILANTI ARCHITECTURAL SURVEY

SURVEY DATE Fall 1982 SURVEYED BY Resource Design Group

ADDRESS 8 N. River St

HISTORIC NAME _____

*The only picture at
the Ypsi Historical
Society Museum*

CURRENT NAME _____

TYPE OF USAGE: () Residential, (X) Multi-residential, () Commercial,
() Mixed commercial & residential.

Zoning _____

NUMBER OF FLOORS 2 FRONT DIRECTION West

SURFACE MATERIAL: wood shingle ROOF MATERIAL: asphalt shingle

GRADED ITEMS - PLACE A CHECK OR "X" IN THE APPROPRIATE SPACE

STRUCTURAL CONDITION: Excellent (X) Good () Fair () Poor ()

MAINTENANCE QUALITY: Excellent (X) Good () Fair () Poor ()

ALTERATIONS: None () Minor () Moderate (X) Extensive ()

ARE ALTERATIONS: Appropriate () Inappropriate (X)

Style or Period

Vernacular

Date of Construction

ARCHITECTURAL MERIT

National Importance
Local Excellence
Notable
Worthy of Mention
Poor
Other

INCIDENCE

Rare
Moderate
Common

Date of Photograph Fall 1982

Photo by Resource Design Group

Roll# 65 Frame# 9

Design R.A. Schweitzer, 1981



Per Historic Commission
11/19

28 • WOOD ENTRANCE DOORS/HOLLOW METAL DOORS & FRAMES/GARAGE DOORS

Simpson Entrance Doors

Select Douglas Fir/Hemlock. 1-3/4" thick. Pre-hung in a 4-9/16" Dura-Frame primed finger-jointed jamb. Adjustable satin nickel composite sill, bronze compression weatherstripping, 4x4 dull brass ball bearing hinges. Brick mould exterior casing. Knob prep: 2-1/8" face bore, 1" edge bore, 2-3/4" backset. Available widths shown below. 6/8 tall. Special order - allow about 2 weeks.



6801
3/0
\$822.72



6802
3/0
\$831.36



6803
3/0
\$843.84



6811
3/0
\$805.44



6812
3/0
\$817.92



6813
3/0
\$831.36



6861
3/0
\$833.28



6862
3/0
\$843.84



6863
3/0
\$856.32



7002
2/6, 2/8, 3/0
\$598.08



7015
2/6, 2/8, 3/0
\$847.68



7044
2/8, 3/0
\$692.16



7109
2/8, 2/10, 3/0
\$863.04



7130
2/8, 2/10, 3/0
\$679.68



7132
2/8, 2/10, 3/0
\$728.64



7218
2/8, 2/10, 3/0
\$1084.80



7228
2/8, 2/10, 3/0
\$1029.12



7282
2/8, 2/10, 3/0
\$735.12



7501
2/8, 2/10, 3/0
\$899.52



7506
2/8, 2/10, 3/0
\$922.56



7512
2/8, 2/10, 3/0
\$935.04



7662
2/8, 3/0
\$854.40



7860
3/0
\$1011.84



7944
2/8, 3/0
\$835.20

Options:

Deadbolt preparation-----	5.76
3" to 4-1/2" jamb-----	13.44
4-5/8" to 6-1/2" jamb-----	38.40
6-9/16" jamb-----	43.20
6-5/8" to 8-1/2" jamb-----	117.12
8-9/16" jamb-----	105.60
Hinges - other finishes-----	n/c
Sills - other finishes-----	n/c

Dimensions (based upon 3/0x6/8 door):

Frame size (jamb to jamb)-----	37-1/2" x 81-3/4"
Rough opening size-----	38-1/2" x 82"
Overall size with brickmould---	40" x 83"

For 2/6 door deduct 6" in width, 2/8 deduct 4" in width, 2/10 door deduct 2" in width.

Standard features: protective sill cover and Sure-Fit shim system (includes plastic shims).

Haas Door® Garage Doors

Many sizes are available in addition to those listed below. Order lead time on doors only is about one week. Please allow one additional week for installation.

Gold edition - models 610, 670, 680 & 690: Choose from flush or raised, 4-panel, 8-panel, and 8-panel sculptured woodgrain designs. 1-3/8" thick. 26 gauge steel skins. Insulated R-12. White, brown, almond, sandstone, green, gray, and bronze colors.

	Door only	Door installed
8'x7'-----	436.25	731.25
16'x7'-----	733.75	1100.00
18'x7'-----	890.00	1315.00
18'x8'-----	1055.75	1537.50

Bronze edition - models 247 & 258:

Choose from 4-panel or 8-panel woodgrain designs. 1-3/8" thick. 25 gauge steel construction. Non-insulated. White, brown, almond and sandstone colors.

	Door only	Door installed
8'x7'-----	275.00	560.00
16'x7'-----	466.25	816.25
18'x7'-----	606.25	1015.00
18'x8'-----	727.50	1193.75

Garage Door Stop

Azek Thermostop. PVC stop with integral vinyl weatherstrip. Priced per price.

	7'	9'	16'
White-----	6.49	8.49	16.99



WOODHARBOR®
Doors & Windows

Interior Doors

Doors of exceptional quality, beauty and strength. A seemingly endless array of styles, wood species, and profile options to create a stunning look. Door slabs, prehung doors, and bifolds are available, prefinished or ready for your finish. On display in the Fingerle Product Showcase.



Raised panel door styles include several with decorative applied molding and arch top designs.



Flat panel doors offer styles from recessed panel shaker to those with highly detailed applied molding.



French doors in 11 styles and a variety of glass inserts with true divided lites.



Hollow Metal Doors & Frames

Frames: 16 gauge, galvanized, primed gray, reinforced for closer, prepped for three 4-1/2" hinges, 4-7/8" strike and three rubber mutes. Fire labels- SU 3-hour; drywall 1-1/2 hour.

Doors: 18 gauge, galvanized, foam core, reinforced for closer and hinges, 180-minute label. Special order - allow 3-5 days. Other sizes are available. Check with our office for details.

Size	Door Only	Flush Door & 5-3/4" SU Welded Frame*	5-3/4" SU Welded Frame Only	Flush Door & 5-3/4" KD Drywall Frame*	5-3/4" KD Drywall Frame Only
3/0x6/8-----	343.56	599.76	219.24	536.76	170.52
3/0x7/0-----	357.00	613.20	219.24	550.20	170.52

*Includes brushed chrome ball bearing hinges and mutes.

Fypon™ Moulded Millwork



Moulded high density urethane foam. Prefinished with UV stabilized exterior white primer paint. Paintable.

Closeout. Prices reduced!

Sunburst pediments:	
SWDH24x12 (24" x 12")-----	9.14
SWDH28x14 (28" x 14")-----	12.56
SWDH72x36 (72" x 36")-----	34.45

DIANA STANFORD

Address: FINGERLE LUMBER COMPANY
214 EAST MADISON STREET
ANN ARBOR, MI 48104

Phone: (734) 741-4222

Fax: (734) 741-7756

Email: dstanford222@yahoo.com

**Quote**

Item 1 of 1

Quote Number:

Date: 8/13/2014

Sales Person: DIANA STANFORD

Customer Information

Name: ROB

Address:

Phone 1:

Phone 2:

Fax:

Contact:

Job Name:

Specifications

U.D. = 37 1/2" x 82"; R.O. = 38 3/8" x 82 1/2"

O.M. of Exterior Trim = 40" x 83 1/4"

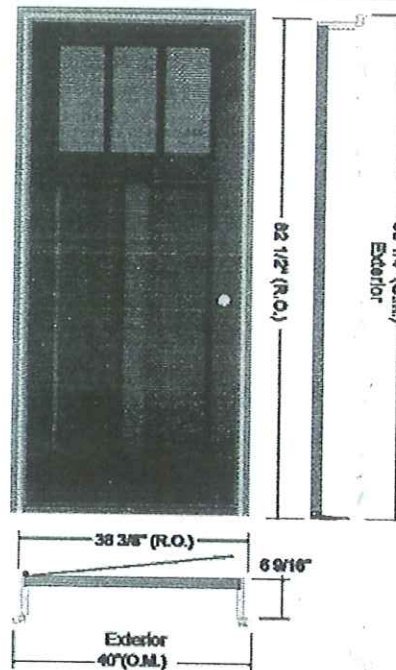


Image is viewed from Exterior!

Lead Time: Stock (Call to verify)

Item Description	Qty	Price	Extended
3' 0" x 6' 8" 6803 Fir Craftsman - Fir Wood Door w/Clear Glass - Left Hand Inswing	1	879.00	\$879.00
2 3/4" Backset - Single Bore w/Mortised Edge Latch Prep	1	0.00	\$0.00
Set of Penrod Ball-Bearing - Colonial Bronze Hinges	1	0.00	\$0.00
Primed Dura-Frame Frame - 6 9/16" Jamb w/Primed Brickmould Exterior Trim (Applied) w/Oil Rubbed Bronze Adjustable Security Strike Plate	1	45.00	\$45.00
Bronze Compression Weatherstrip	1	0.00	\$0.00
Tru-Defense Adjustable - Satin Nickel Sill	1	0.00	\$0.00
Item Total			\$924.00

closer
lockset
per rental
code

359⁰⁰

Order Sub Total: \$924.00

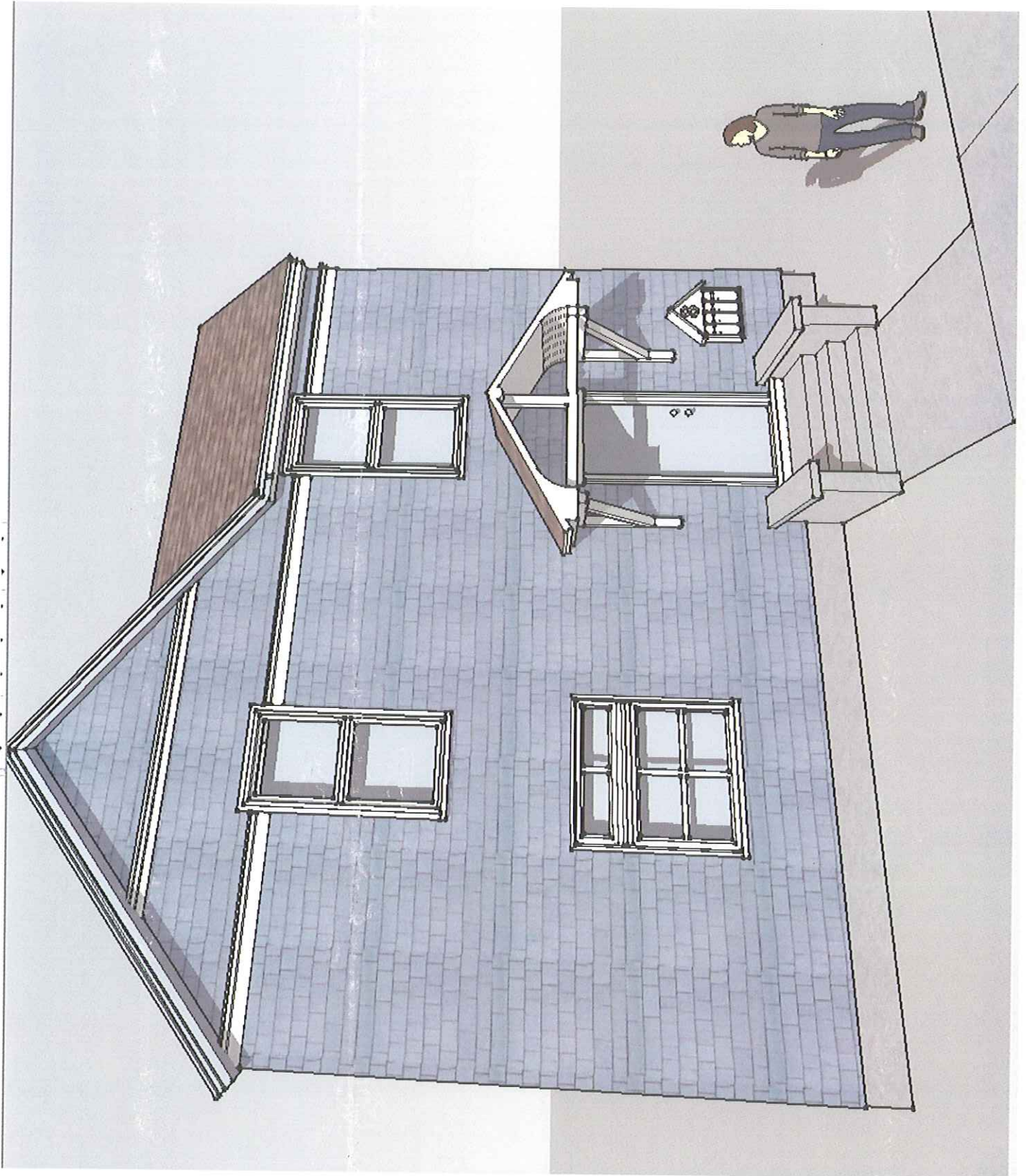
Tax: \$55.44

Order Total: \$979.44

Version #: 2.10

Version Date: 1/17/2014

1388







Equity Build, LLC
8 River St, Ypsilanti, MI

For presentation to Ypsilanti Historic District
Equity Build, LLC / #8 River St / Granger Claim #AVP001727459

SIDEWALK REPAIRS
FROM TOW TRUCK
↓



River St concrete
slab remove & replace

Equity Build, LLC / #8 River St / Granger Claim #AVP001727459

8 N. River





Ypsilanti Historic District

Work Permit Application

by We before meeting
noon
then formally on the
agenda

Date filed 11/19/14 for HDC meeting date 11/25/14

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 414 N. River, Ypsi 48198

Applicant

☒ Owner ☐ Architect ☐ Contractor

Name Irmgard Gelletly

Address 921 Sheridan

City Ypsi State MI Zip 48197

Phone 734-483-5458 Fax —

E-mail irm@provide.net

Owner Michael and Irmgard Gelletly
(If different than applicant)

Who will perform the work?

☐ Owner ☒ Contractor

Contractor A.J. Leo
(Name, address, phone)

Action Items only:

Construction Cost _____ 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
 - 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 414 N. River

Applicant Irmgard Gellertly

Description of proposed work (see sample applications)

11 solar panels, roof mounted

Materials

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

Date



455 N River St
Ypsilanti, Michigan

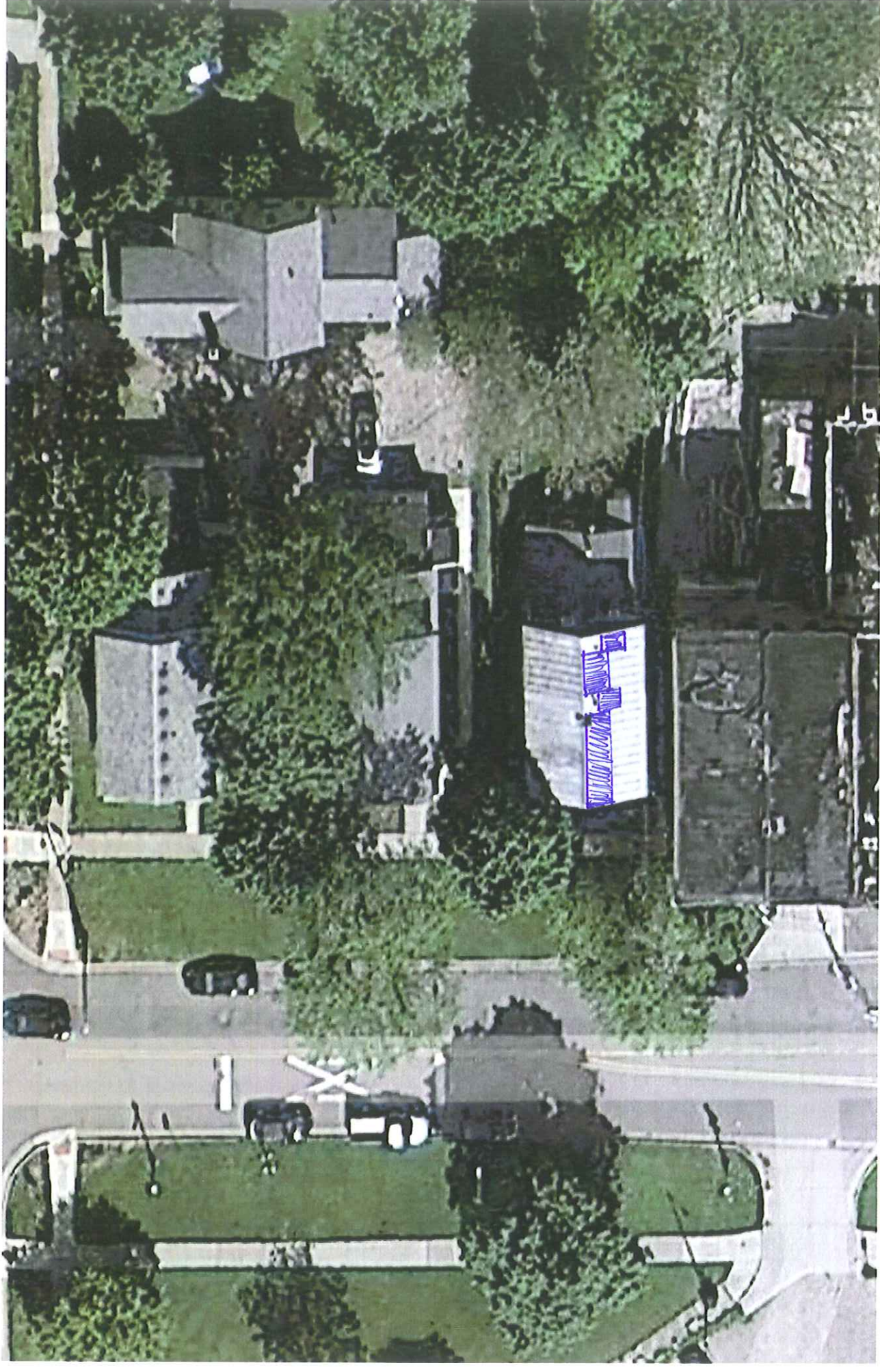
Street View - Sep 2011

Image/Sketch for Parcel: 11-11-04-495-012**City of Ypsilanti**[\[Back to Non-Printer Friendly Version\]](#) [\[Send To Printer\]](#)**Caption:** No caption found

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[Privacy Policy](#)

414 N. River







Ypsilanti Historic District

Work Permit Application

Date filed 11/7/14 for HDC meeting date 11/25

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 330 E. CROSS ST & L. Washington

Applicant ☐ Owner ☐ Architect ☒ Contractor

Name Imperial Building Co

Address 4724 S. STATE

City Ann Arbor State MI Zip 48108

Phone 734-995-9955 Fax _____

E-mail _____

Owner _____
(If different than applicant)

Who will perform the work? ☐ Owner ☒ Contractor

Contractor Imperial Building Co
(Name, address, phone) 4724 S. STATE Ann Arbor MI 48108
734-995-9955

Action Items only:

Construction Cost 3,090⁰⁰ 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
 - 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

330 E. CROSS 6 S. Washington

Applicant

Ann Yarger

Description of proposed work (see sample applications)

Side Porch roof replacement

Materials

Single-Ply TPO

Colors (Attach color chips or samples)

Body _____

Accent 1 _____

Trim _____

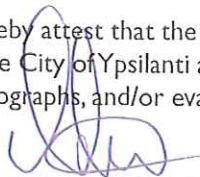
Accent 2 _____

Roof _____

Other _____

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

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



Signature of Applicant

11-7-14

Date

6 S Washington



CITY OF YPSILANTI
HISTORIC DISTRICT COMMISSION
MINUTES OF NOVEMBER 11, 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, Michael Condon, Erika Lindsay

Commissioners Absent: None

Staff Present: Cynthia Kochanek, HDC Assistant

APPROVAL OF AGENDA

Motion: Pettit (second: Rupert) moves to approve the agenda as amended to
include 306 N River as an action item and the review of 2015 HDC meeting
dates.

Approval: Unanimous. Motion carries.

PUBLIC COMMENT ON AGENDA ITEMS - none

PUBLIC HEARING- none

OLD BUSINESS- none

OLD BUSINESS

203 N Washington

Applicant: Andrea Jordan, owner (present).

Discussion: Application is for an amendment to the approval for storm window
installation. Application was previously approved on September 9th for
installation of double track storm windows.

Jordan: States that she was previously approved for double track storm
windows and cannot locate a contractor willing to install them since they are
out of date and more expensive. States that she is able to locate a
contractor to install the triple track windows.

Rupert: States the difference between the double and triple track storm
windows is the protrusion from the window frame to accommodate the third
track. States that it changes the profile.

Jordan: States that she was told by the contractors that they are the same visually. States that she was also advised that the double track storms are now a special order since they are no longer carried in stock.

Condon: States that they are not exactly alike in profile.

Stevenson: Inquires to know if anyone on the commission has any issues with the change from the double track to triple track storms.

Motion: Rupert (second: Pettit) moves to amend the previous approval for 203 N Washington to install a three track storm window as opposed to the two track storm windows.

Secretary of the Interior Standard:

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

Approval: Unanimous. Motion carries.

NEW BUSINESS

417 Oak

Applicant: Eric Lin, owner and Ben Grable (present).

Discussion: Application is for an exterior stair addition to the deck on the side of the house.

Condon: Would like to confirm that it will just be stairs that are added.

Grable: Confirms.

Pettit: Would like to confirm that the existing deck will not change.

Grable: Confirms.

Pettit: Would like to know where the deck is located.

Condon: States that it is at the side of the house.

Grable: States that the house is on a corner lot and that the deck is as close to the rear as it can be.

Pettit: Would like to know more about the railing and if it is similar to the existing one on the deck. Would like to know if there will be a top and bottom rail with a balustrade.

Grable: States that he believes that it connects.

Prebys: Inquires as to why this is needed.

Grable: States that there is a door on the deck and the stair would be used for egress.

Rupert: Would like to know if there are two apartments.

Grable: States that it was at one point.

Schmiedeke: Inquires as to whether it is set up as a duplex now.

Grable: States that it could be set up as a duplex.

Prebys: Would like to know if the deck was previously put on with a permit.

Grable: States that he does not know since the house was just purchased.

Prebys: States that the deck was probably not approved previously and it was not put on more than 30 years ago.

Rupert: Requests that staff provide the applicant with the porch fact sheet.

Prebys: States that he understands the need for a 2nd egress, but that there has got to be a better way to accomplish this. States that this is adding ugliness to something that is already not appropriate to the structure.

Grable: States that there was no alternative to place the stair at.

Pettit: States that there is probably a more simple way to do this.

Motion: Prebys (second: Schmiedeke) moves to deny the proposal for the stair addition at 417 Oak St due to it adds more weight to an already overelaborate deck and the railing systems are inappropriate for the original house.

Secretary of the Interior Standard:
N/A

Approval: Yay: 6, Nay: 1. Motion carries.

Stevenson: States to check into other options and to research the code regarding egress. Advises to come back to the HDC as a study item.

Condon: Suggests putting it at the back of the house.

Prebys: States that something less elaborate is more appropriate.

Rupert: Advised of more appropriate designs and locations for the stair and deck.

Stevenson: States that the HDC will not force the change to the current deck but the railing on the proposed stair is not appropriate.

Schmiedeke: Points out that the materials proposed in the application are treated lumber.

Grable: Inquires as to what color the deck needs to be painted. Would like to know if it needs to be painted grey to match the existing.

Condon: Confirms to match or the entire thing can be painted another color.

Prebys: States that the support system can be treated lumber, but the finish material needs to be a traditional lumber. If the deck railings on the existing deck need to be changed then they need to be brought to a better match of what is required by the HDC.

113 Buffalo

Applicant: Stewart Beal, owner (present).

Discussion: Application is for door and light replacement.

Beal: States that he would like to put the lights shown in the cut sheet submitted with the application on either side of the front door to be mounted flush on the brick. The pictures of lights submitted with the application will be placed on the garage. States that he would like to install the custom storm doors on the house. The back door is an arched top and that was difficult to match. States that the storm doors are needed since a lot of air escapes thru these doors.

Rupert: Would like to know what type of glass will be used on the storms since the picture on the cut sheet is of etched glass.

Beal: States that it will be a clear glass with no etching. He is proposing the brown storms with aged bronze fixtures. States that he is looking into storm windows in the future.

Motion: Prebys (second: Schmiedeke) moves approval for 113 Buffalo to include lights; Kichler Lighting Venetian Rain Bronze Outdoor Wall Sconces, two of them located at the front door and two lights as submitted with the application to be mounted on the garage. Also, First Impressions storm doors for the front and back with clear, low-e glass in brown frames with aged bronze hardware.

Secretary of the Interior Standard:

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

Approval: Unanimous. Motion carries.

101 N Hamilton

Applicant: Mr. Roof, contractor; James Barsky, owner (present).

Discussion: Application is for a reroof.

Prebys: Inquires as to whether the owner brought any samples of the roofing.

Barsky: Believes that the roof will be done in the same color but that the contractor stated that he submitted the needed information.

Staff: Advised that it will be a Roofguard dimensional shingle, with 10-12 vents at the back and no trim or gutter work according to the email submitted by the contractor.

Rupert: States that he does not see why ridge vents will not be used in this case.

Condon: States that he does not see a disadvantage to using ridge vents.

Stevenson: States that her concern is about the vents and the contractor needs to attend the next meeting if this application is tabled. States that the amount of roof vents seem to be excessive.

Prebys: States that the HDC is really concerned with the can vents.

Barsky: Inquires as to whether they can specify a lower amount of vents. States that there are at least six vents on the house now.

Condon: States that the amount of vents may be needed to meet code but there is a better way to accomplish this with ridge venting. Inquires as to whether the applicant will have an issue with the cost going up if ridge venting is required.

Barsky: States that he does not.

Prebys: Would like to know if the applicant agrees to change the application to ridge venting.

Barsky: Agrees.

Rupert: States that when the gutters are placed back on the house that the straps for the gutters need to go under the shingles.

Motion: Condon (second: Prebys) moves approval for the revised application for 101 N Hamilton to include the replacement of the existing roof with a grey/Princeton Slate dimensional shingle. The roof venting will be accomplished with ridge vents. If can vents are required, they shall not be visible from any street side elevation. If gutters are removed and reinstalled with the roof then the straps will be reinstalled under the roof.

Secretary of the Interior Standard:

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

Approval: Unanimous. Motion carries.

306 N River

Applicant: Rachel Blistein, representative for Original Moxie, tenant (present).

Discussion: Application is for sign and door installation.

Stevenson: would like to confirm that the application is for a door replacement and sign installation.

Blistein: Confirms that is the case.

Stevenson: Inquires as to what materials will be used.

Blistein: States that the sign will be metal and on the left hand side of the door.

Condon: Would like to know if it is a regular sign shop that is producing the sign.

Blistein: Confirms that it will be done by a sign shop.

Condon: States that the sign will probably be an aluminum sign and that is fine.

Blistein: States that she will replace the writing on the awning as well and provided a sample of what that will look like.

Schmiedeke: Would like to know about the door.

Blistein: Will try to match the one on the opposite end of the building. Their door is a double door and it will be a single full light. States that she is looking for guidance on the door since she struggled to locate a provider for the door.

Condon: Advises that these doors are common.

Stevenson: Would like clarification on the door and that she will try to do two doors to match the one on the end of the building.

Blistein: Confirms and requests suggestions on where to go for the doors.

Condon: Advises on possible providers.

Stevenson: Inquires about the paint color for the doors.

Blistein: Will try to match the existing trim and door color.

Condon: Inquires as to what material the doors are made of that are on there currently.

Blistein: States that they are metal.

Condon: Inquires as to whether she would prefer a metal door.

Blistein: States that the current doors are metal but that she does not have a problem with using wood but that it seemed difficult to locate in the type of door that she wanted to use.

Condon: States that the only issue with a metal door is that it may dent. States that she may need a kick plate for the door.

Prebys: Would like to know if there is an issue with the step up.

Condon: Replies that there is not.

Motion: Condon (second: Pettit) moves approval for that application for 306 N River Unit C to include the installation of a new double door unit in steel, wood or

fiberglass to match the existing door on Unit A to be painted a matching color. And the installation of a signboard, 12" x 12" as shown in the drawing with the application and to change the print on the awning as attached to the original application.

Secretary of the Interior Standard:

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

Approval: Unanimous. Motion carries.

STUDY ITEMS-None

ADMINISTRATIVE APPROVALS- None

OTHER BUSINESS

Property Monitoring:

169 N Washington: Appears that there was a fire at this location and it needs to be monitored. Staff took photos on 11/11/14, otherwise no update.

525 N Huron: Staff will continue to monitor the status. Photos taken on 11/6/14. Staff will continue to monitor. Stevenson suggests that a letter be sent at some point advising the owner that the property is still not compliant for the side windows.

214 W Forest: Photos taken 11/6/14, the window on the back has been sided over. Stevenson states that a letter needs to be sent by staff.

314 E Cross: Staff advises that work has not been completed as today. No change.

35 S Huron: No update.

106 S Washington: No update.

613 N Prospect: No update.

611 Norris: Has a new door with a half-moon on top. No letter is needed since this work appears to have been done a few years back. Stevenson suggests that staff work on a door fact sheet.

221 S Washington: Staff advises that a letter was sent to owner regarding fence needing painting. No response has been received at this time. A second notice will be sent after one month has passed.

Fact Sheet review: The HDC reviews the pressure treated lumber fact sheet and considers this fact sheet as still valid.

2015 HDC meeting dates: The HDC reviews and confirms that the dates are fine as listed.

Raised beds: The HDC has a discussion as to whether they will continue to consider raised beds as part of landscaping. It is decided that the HDC will still continue to review any landscaping of this degree.

AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS –none

HOUSEKEEPING BUSINESS

Approval of the minutes of October 28, 2014

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

Approval: Unanimous. Motion carries.

ADJOURNMENT

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

Approval: Unanimous. Motion carries.

MEETING ADJOURNED AT 8:21 pm