1. Agenda

   Documents: HISTORIC DISTRICT COMMISSION MEETING AGENDA JANUARY 13, 2015 (PDF).PDF

2. Agenda Packet

   Documents: HISTORIC DISTRICT COMMISSION MEETING AGENDA PACKET JANUARY 13, 2015 (PDF).PDF

CITY OF YPSILANTI
Historic District Commission
Regular Meeting Agenda

Tuesday, January 13, 2015
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. **6 W. Michigan** — Sign installation
2. **417 Oak St.** — Stair installation
3. **47 N. Huron** — Solar panel installation

C. STUDY ITEMS

1. **418 Maple St.** — Garage demolition
2. **10 N. Washington** — Façade improvements/window replacement

D. ADMINISTRATIVE APPROVALS - None

E. OTHER BUSINESS

1. **Property monitoring updates**
2. **Porch fact sheet review**

VI. AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS

VII. HOUSEKEEPING BUSINESS

Approval of the minutes of December 9, 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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Historic District Commission
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Rec 18491

1

Ypsilanti Historic District

Work Permit Application

Date filed 12/2/2014 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 6 West Michigan Avenue

Applicant ☐ Owner ☐ Architect ☑ Contractor

Name MI Custom Signs FBO - Ann Arbor Professional Pharmacy

Address 20109 Northline Road

City Taylor State MI Zip 48180

Phone 734-946-7446 Fax 734-946-7447

E-mail rpare@micustomsigns.com

Owner Ren R Pare
(If different than applicant)

Who will perform the work? ☐ Owner ☑ Contractor

Contractor (Name, address, phone) MI Custom Signs
Ren R Pare - 20109 Northline, Taylor, MI 48180 734-946-7446

Action Items only:
Construction Cost 2600.00 **Permit Application Fee** 35.00
The permit fee is $30 plus $5 for each $3,000 of construction cost, and is due at the time of application. An additional administrative fee of $50 applies to HDC work started without the issuance of applicable permit.

To complete this application:

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

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

Incomplete applications will not be considered.

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

Ypsilanti Historic District Work Permit Application

Date filed 12/3/14 for HDC meeting date _____

Property Address 6 West Michigan Ave

Applicant Mi Custom Signs - FBO Ann Arbor Professional Pharmacy

Description of proposed work *(see sample applications)*

3 Dimimensional Sign letters on metal laminate with laminated vinyl background.
Raised letters 1/2" thick cut acrylic with post mounting on the metal laminated panel.
(Diagram enclosed)

Vinyl Lettering on glass door stating hours and parking direction
(Diagram Enclosed)

Materials

MaxMetal (r) laminated panle (aluminum and PVC composite panel
Vinyl background with UV lamination for colorfast, long term graphics.
GEMINI Letters in 1/2 solid acrylic routers and stud mounted to surface. (Lifetime warranty)

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

12/9/14
Date

Signage Master Plan

max metal panel, 19.5' x 24", logo and name of business are raised letters

3 Dimensional Plastic Letters

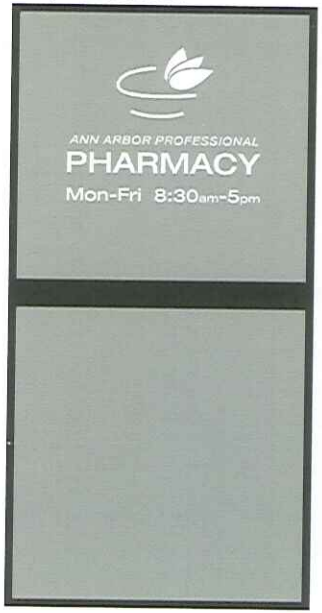
PARKING

ANN ARBOR PROFESSIONAL
PHARMACY

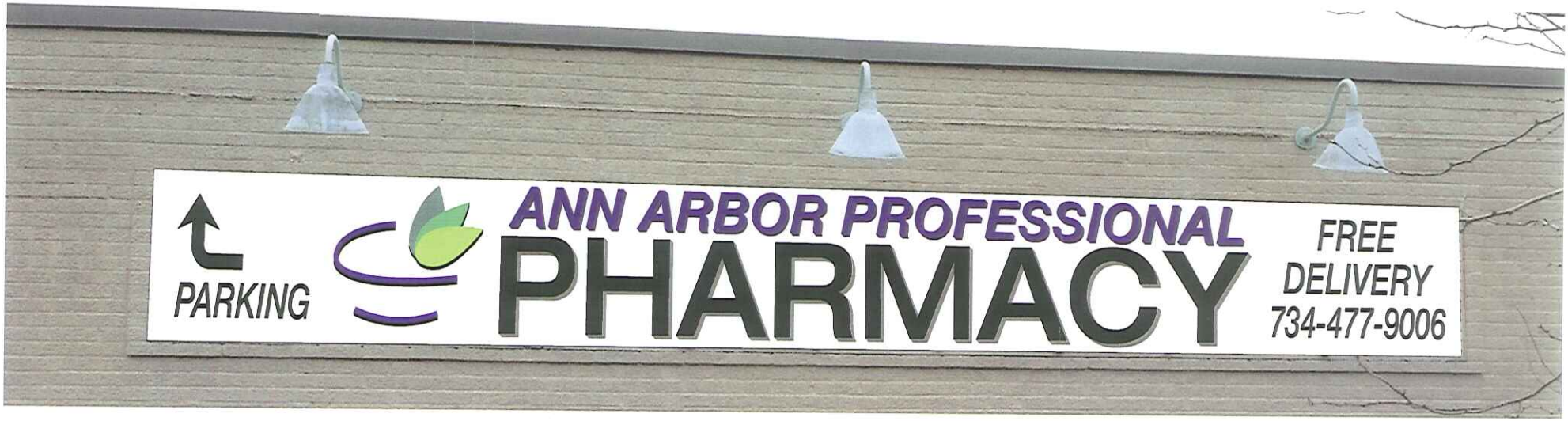
FREE
DELIVERY
734-477-9006

Black Cast Vinyl letters

Vinyl for back door



Vinyl for front door


PARKING
ANN ARBOR PROFESSIONAL
PHARMACY
FREE
DELIVERY
734-477-9006

FORMED PLASTIC

ECONOMICAL

ROUND, FLAT OR PRISMATIC

CAN BE FACE OR HALO LIT

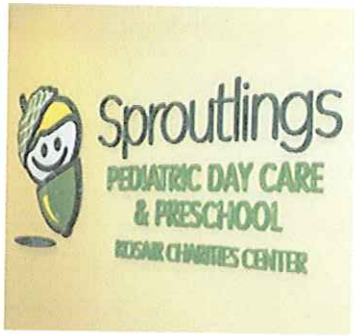
Sign Designer

How to Order/ Where to Buy

FORMED PLASTIC LETTERS & LOGOS

Made from earth-friendly CAB plastic that is durable, weather resistant and dimensional.

CUSTOM LETTERS AND LOGOS AVAILABLE



If more than 128 standard letter styles and 31 standard pigmented colors aren't enough, Gemini can use your artwork to create custom three-dimensional letters and logos, and the painted color you require. Take a look at the accompanying video (above) to see how Gemini formed plastic is made.

SELECTING A LETTER
Font | Finish | Color | Mount

SIZE REQUIREMENTS

MATERIAL

DIMENSION & STYLE

SPECIFICATIONS

BLOCK **SERIF** **DECORATIVE**

6. W. Michigan Ave

Rec. 18503

3

Ypsilanti Historic District

Work Permit Application

Date filed 2014/12/19 for HDC meeting date 2015/1/13

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

Property Address 417 Oak St, Ypsilanti, MI 48198

Applicant ☒ Owner ☐ Architect ☐ Contractor

Name Eric Lin

Address 113 E Summit St

City Ann Arbor State MI Zip 48104

Phone 415-272-8646 Fax

E-mail gogodidi@umich.edu

Owner
(If different than applicant)

Who will perform the work? ☒ Owner ☐ Contractor

Contractor
(Name, address, phone)

Action Items only:
Construction Cost $2,000 **Permit Application Fee** $35
The permit fee is $30 plus $5 for each $3,000 of construction cost, and is due at the time of application. An additional administrative fee of $50 applies to HDC work started without the issuance of applicable permit.

To complete this application:

1. On the reverse side, summarize the work proposed, list the main materials to be used, and (if relevant) indicate the color scheme planned.
2. Attach the following documents:
   a. Photo(s) showing <u>all</u> locations where work is proposed
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   c. Catalog cut sheets or similar details for windows, doors, light fixtures, and any other manufactured or preassembled components
   d. Dimensioned drawings of any new construction or modifications to existing structures
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Ypsilanti Historic District Work Permit Application

Date filed 2014/12/19 for HDC meeting date 2015/1/13

Property Address 417 Oak St, Ypsilanti, MI 48198

Applicant Eric Lin

Description of proposed work *(see sample applications)*

Please see attached.

Materials

Please see attached.

Colors (Attach color chips or samples)

Body _____ Accent 1 _____

Trim _____ Accent 2 _____

Roof _____ Other Wood stain or grey

☒ 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.

Eric Lin

Signature of Applicant

2014.12.19

Date

417 Oak Drive
Ypsilanti, Mi. 48197

Itemized Work Detail, Material Specifications and Fastening Methods

I. Existing Deck Support System
   a. Remove existing 4"x4"posts and 2"x10" support beams
   b. Replace with 6"x6" pressure treated posts at a depth of 42" below grade and a double 2"x10" header
   c. Headers to be let into posts and connected with ½"x8" galvanized carriage bolts w/ washers

II. Railing
   a. Remove existing railing
   b. Add 4"x4" cedar posts that run through the decking and capture the framing. Add 2"x8" pressure treated framing blocks where needed and fasten with 2, ½"x4" galvanized lag bolts w/ washers.
   c. Top and bottom rail to be constructed with cedar 2"x4" running on the flat, fastened to the cedar posts with 3" exterior grade deck screws
   d. Balusters are cedar 2"x2" with a maximum spacing of 4", toenailed to the top and bottom rail with16ga 1.5" galvanized finish nails.
   e. Finished railing height at 36" above deck top

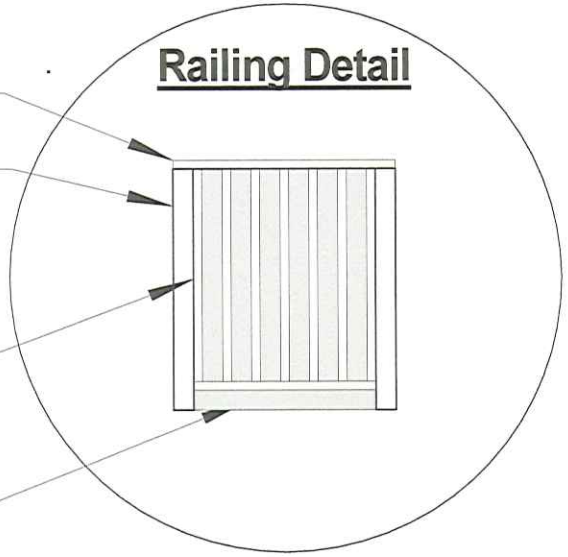
III. Upper Stair Landing
   a. Framing
      i. Landing dimensions to be 4'x4'
      ii. Framed with pressure treated 2"x6" with joists at 16" O.C. fastened with 3" exterior grade deck screws
   b. Support
      i. Upper landing frame to be connected to the house on the east side and fastened into the homes framing with 3" exterior grade deck screws. Galvanized joist hangers will be added to the interior joists. Framing to be flashed, surrounded with J channel and re-sided where connection to the house is made.
      ii. West side of the landing to be supported with 4"x4" cedar posts (unless cedar posts do not meet local building code, then pressure treated lumber to be used) that extend from 42" below grade to 341/2" above deck top to capture railing. Landing framing connected to posts with 2, ½"x4" galvanized lag bolts w/ washers to be counter sunk into the exterior of the framing. Galvanized joist hangers will be added to the interior joists.
   c. Decking
      i. Upper landing to be decked with 1 ¼" cedar decking
      ii. Fastened with 3" exterior grade deck screws

IV. Lower Stair Landing
   a. Lower landing framing and decking to be consistent with section III above. Landing support will be consistent with section III, b, ii listed above.

V. Stairs
   a. Stair stringers to be constructed out of 2"x12" pressure treated lumber.
   b. Stringer tops to be connected with a 2"x6" pressure treated board fastened from end to end, on to stringer ends with 3" exterior grade deck screws. This will be the stair assemblies connection point at both landings, to be fastened to 3, 2"x6" pressure treated block hangers that extend up into the landings framing fastened with 3" exterior grade deck screws.
   c. Stringer bottoms
      i. Top stringer assembly to be connected with a 2"x4" pressure treated board let into the stringers and fastened with 3" exterior grade deck screws. This will be the connection point at the lower landing. Fastened through decking into landing framing with 3" exterior grade deck screws.
      ii. Bottom stringer assembly to be connected with a 2"x6" pressure treated board fastened from end to end, on to stringer ends with 3" exterior grade deck screws. This board will be the support for the lower stair assembly and will connect the stringers to with 2, ½"x4" galvanized lag bolts w/ washers to 2, 4"x4" cedar posts (unless cedar posts do not meet local building code, then pressure treated lumber to be used) that extend from 42" below grade to 34 ½" above the nose of the treads and capture the railing
   d. Stair treads to be constructed with 1 ¼" cedar decking fastened to stringers with 3" exterior grade deck screws
   e. Stair kicks to be constructed with 1"x8" cedar fastened to stringers with 3" deck exterior grade deck screws
   f. Stair risers not to exceed 8 ¼" with a difference in risers not to exceed 3/8"
   g. Stair treads will not have a depth of less than 9" and a ¾" -1" nose

VI. Handrail
   a. Handrail will be a continuous painted interior grade Oak or SPF handrail returned to railing at both ends

Railing Detail

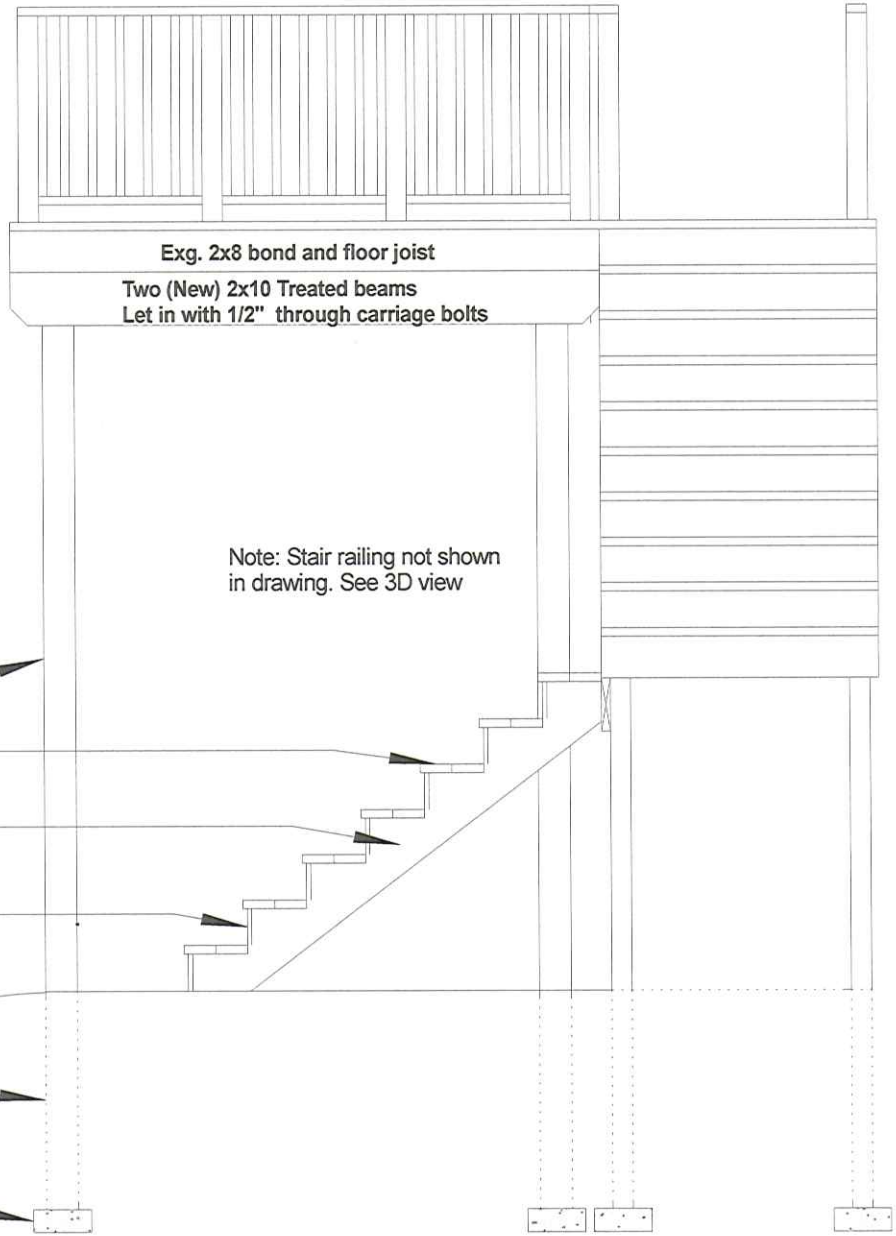


2x4 cedar top & Bottom rail (on flat)

4x4 cedar railing posts with 3/8" galv Lag screws

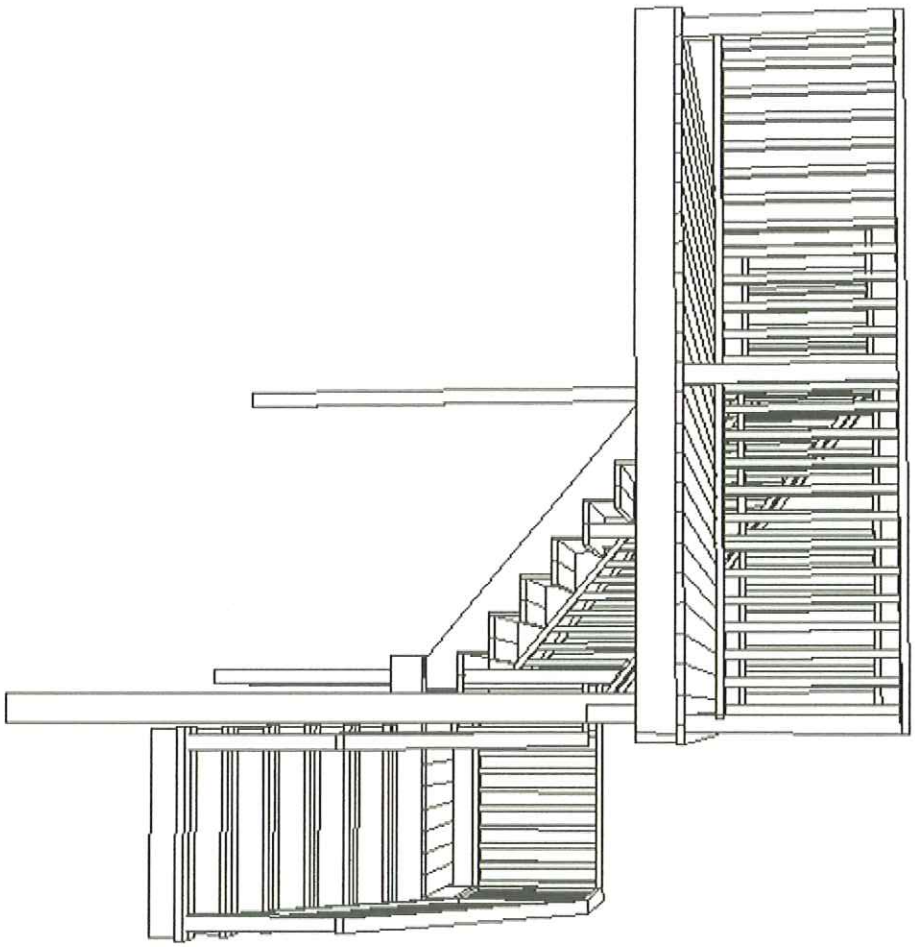
2x2 cedar baluster 4" maximum spacing between balusters

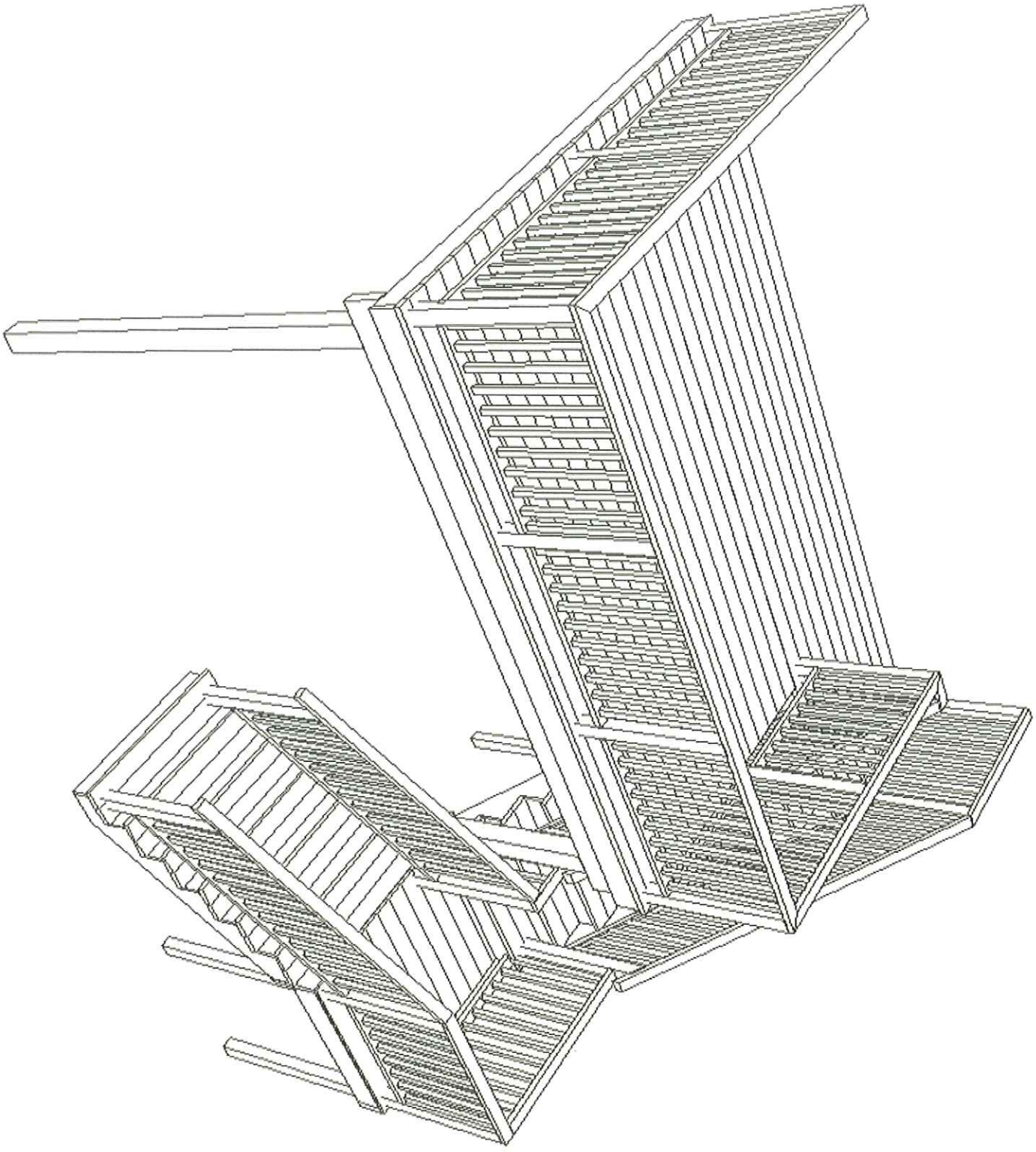
4" maximum

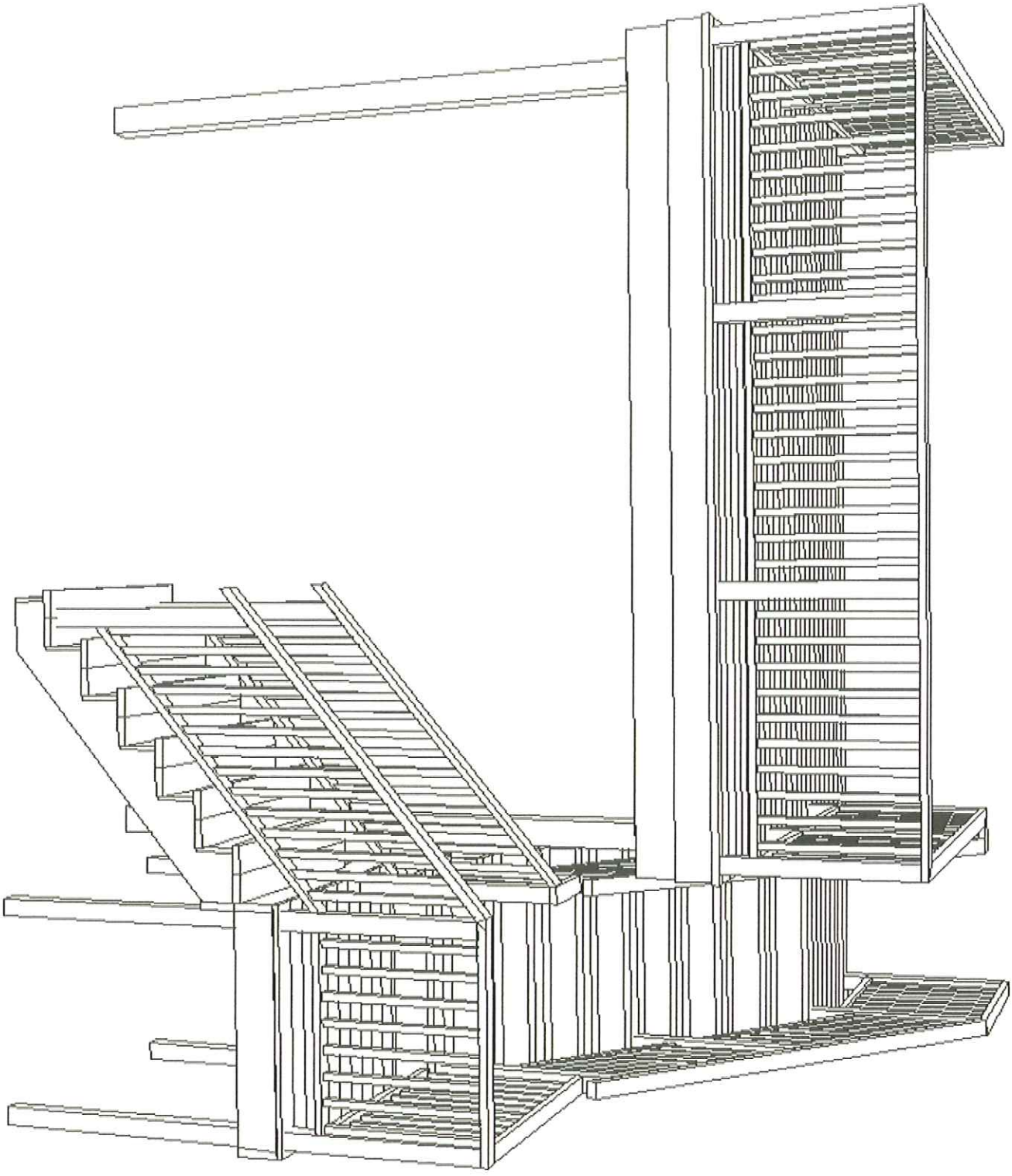


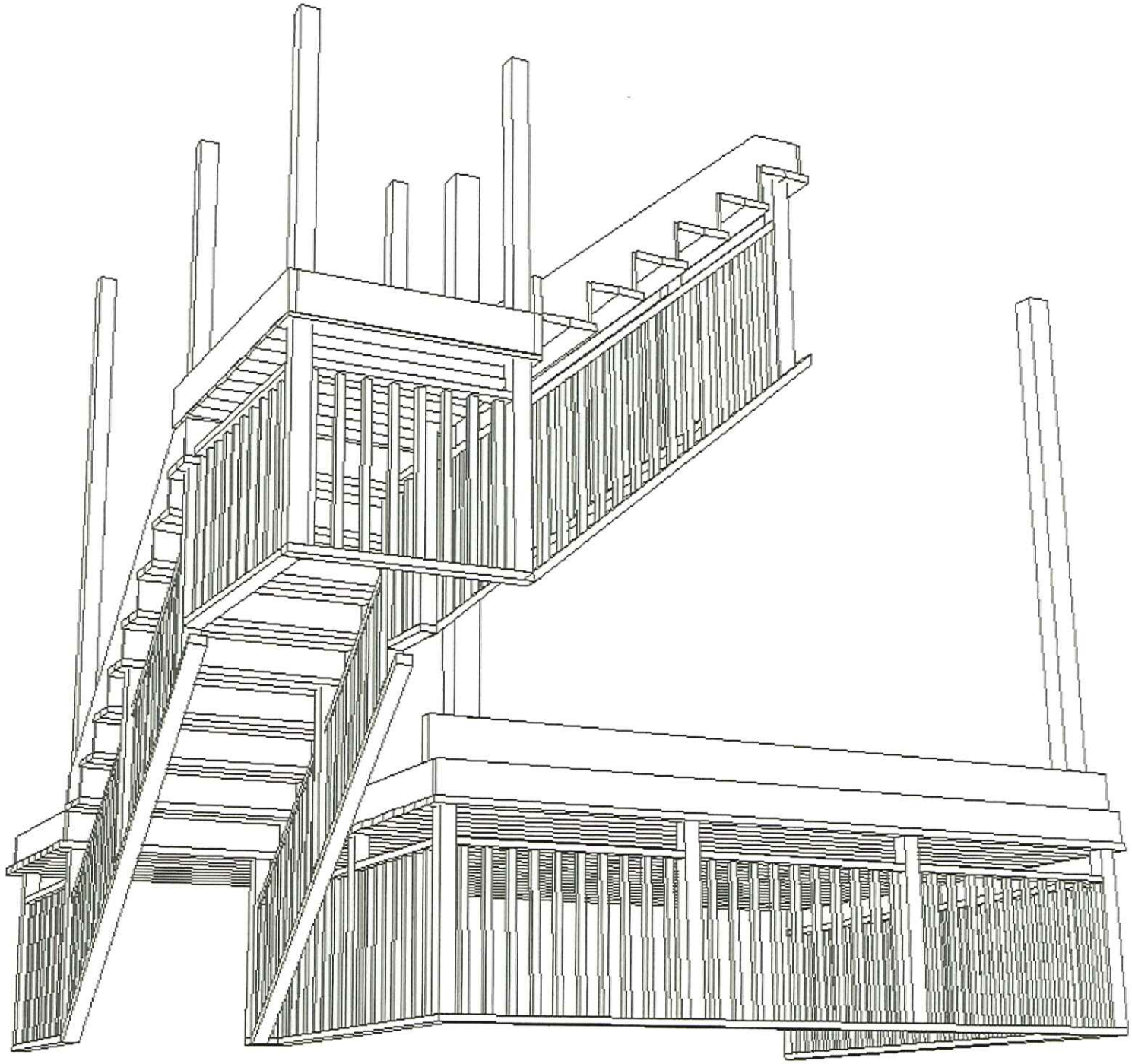
Note: All finish lumber cedar
All sub structure Treated

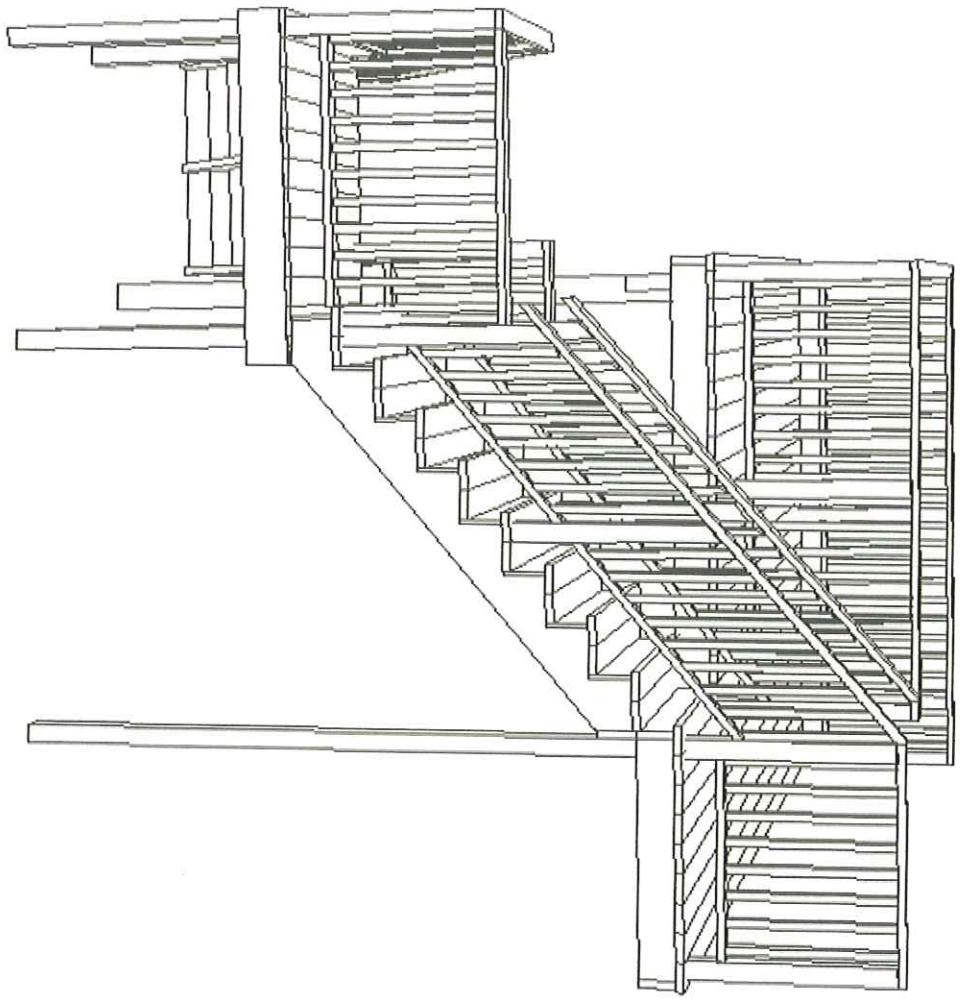
Cross Section











417 Oak St.

Rec 18567

5

Ypsilanti Historic District

Work Permit Application

Date filed _____ for HDC meeting date 1/13/15

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 47 N. Huron ST, Ypsilanti, MI 48197

Applicant ☐ Owner ☐ Architect ☒ Contractor

Name SUB Energy, LLC - John Wakeman

Address 221 Buena Vista

City Ann Arbor State MI Zip 48103

Phone 734-395.2990 Fax _____

E-mail john@sur.biz

Owner (If different than applicant) Ypsilanti Corner Health Clinic

Who will perform the work? ☐ Owner ☒ Contractor

Contractor (Name, address, phone) See above

150
25
175

Action Items only:

Construction Cost 15,500 **Permit Application Fee** $ 175.00

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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2. Attach the following documents:
   a. Photo(s) showing all locations where work is proposed
   b. Paint color chips (if relevant) NA
   c. Catalog cut sheets or similar details for windows, doors, light fixtures, and any other manufactured or preassembled components
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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.

CIVITAS

Ypsilanti Historic District Work Permit Application

Date filed _____ for HDC meeting date 1-13-15

Property Address 47 N. Huron St, Ypsilanti, MI 48197

Applicant SUR Energy, LLC

Description of proposed work *(see sample applications)*

2 Solar arrays To be installed - Array 1 - 18 ~~[illegible]~~ 250 watt SolarWorld modules - array 2 - 6 or 6 250 watt SolarWorld modules - all supported by solid concrete blocks. Installed on south roof. Arrays To be installed between existing HVAC. Nothing will be visible.

Materials SolarWorld modules - 250 watt - See specsheet
Raypart B roof ballast system - see specsheet

Colors (Attach color chips or samples)

Body ~~black~~ BLUE, NOT VISIBLE 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] 01-05-2015

Signature of Applicant Date

NOT visible
15-2500 modules
NOT visible
6-2500 modules
NOT visible
47 N Huron St, Ypsilanti, MI 48197, USA
2000
Imagery Date: 5/9/2010 42°14'31.13" N 83°36'50.18" W elev 733 ft

REVISIONS					
NO.	DESCRIPTION	DRWN	DESIGN	APPROVAL	DATE
-	RELEASED 14726201 FOR PROPOSAL	TJS	RGC	JSR	09/29/14

GENERAL NOTES

1. THIS DRAWING CONTAINS CONFIDENTIAL INFORMATION AND IS ISSUED IN CONFIDENCE ON THE CONDITIONS THAT IT BE RETURNED ON DEMAND AND NOT BE COPIED, REPRODUCED, DISCLOSED TO OTHERS OR USED IN THE MANUFACTURE OF THE SUBJECT-MATTER THEREOF WITHOUT THE CONSENT OF APPLIED ENERGY TECHNOLOGIES.
2. THIS LAYOUT IS AN APPROXIMATION AND IS INTENDED FOR QUOTING PURPOSES ONLY. ACTUAL SYSTEM SIZE, AND/OR LOCATION OF RACKING MAY VARY. IT IS THE RESPONSIBILITY OF THE INSTALLER TO CONFIRM THAT THE LOCATION OF THE RACKING DOES NOT INTERFERE WITH OR BECOME SHADED BY ANY OBSTRUCTIONS. AET ASSUMES NO RESPONSIBILITY OF THE RACKING CONFIGURATION.
3. CONTRACTORS ARE TO VERIFY ALL DIMENSIONS AND CONDITIONS IN THE FIELD AND REPORT ANY AND ALL DISCREPANCIES TO AET PRIOR TO CONSTRUCTION / INSTALLATION.
4. STANDARD CMU (CONCRETE MASONRY UNIT) BALLAST SIZE: 16"W8"H (NOMINAL). REFER TO LOADING SHEET FOR CMU WEIGHT.
5. MANUFACTURING AND ASSEMBLY TOLERANCE: 1/8".

Applied Energy Technologies
Engineered Solar Mounting Solutions
22357 STARKS DRIVE
CLINTON TOWNSHIP, MI 48035
586-456-5073 MAIN
586-456-5074 FAX
www.AETenergy.com

ENGINEER SEAL

NOTE:
PROVIDED ENGINEERING DOCUMENTS AND/OR ENGINEER SEAL ABOVE ARE FOR THE CERTIFICATION OF THE RACKING SYSTEM AND ITS RESISTANCE TO WIND LOADS. THIS IS NOT A CERTIFICATION OF THE STRUCTURAL CAPACITY OF THE BUILDING TO TAKE THE BALLASTED LOAD PLUS EQUIPMENT WEIGHT.

CUSTOMER APPROVAL SIGNATURE

BY SIGNING THIS DOCUMENT, CUSTOMER AUTHORIZES AET TO BEGIN PRODUCTION OF THE COMPONENTS SPECIFIED HEREIN. ANY CHANGES TO LAYOUT OR BOM WILL BE HANDLED BY CHANGE ORDER AT ADDED COST.

CUSTOMER: McNaughton McKay Electric Co.

PROJECT NAME: SUR Energy Corner Health Center

PROJECT LOCATION: 47 North Huron St Ypsilanti, MI

MODULE: SolarWorld Sunmodule SW 250 mono 1675mm x 1001mm x 31mm

OUTPUT: SYSTEM: 5 kW

RACKING: AET RAYPORT-B 10 DEG 56.62 ROW SPACING

DO NOT SCALE DRAWING
REPORT ALL DISCREPANCIES

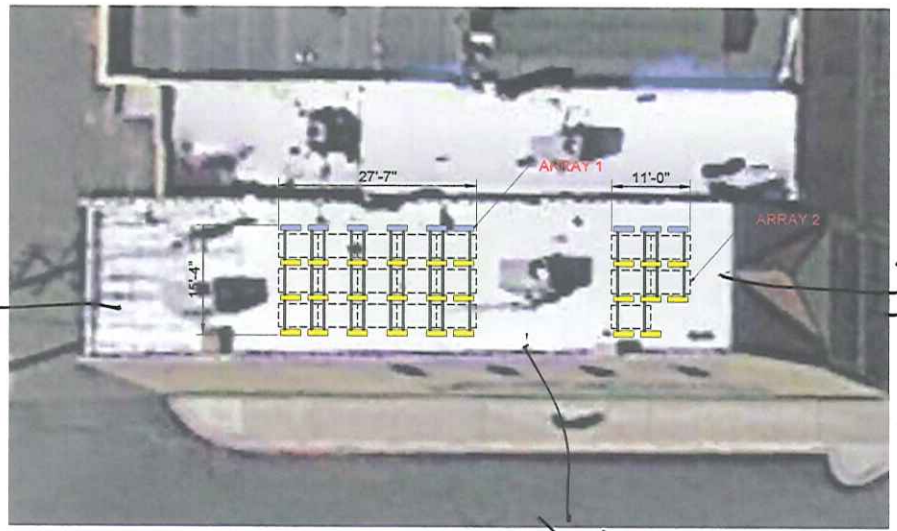
DRAWN:	TJS
CHECKED:	RGC
APPROVED:	JSR
DATE:	09/29/14

DRAWING DESCRIPTION: MODULE LAYOUT

SHEET NUMBER: 1 of 1

DRAWING NUMBER: 14-7262-01

REVISION: -



not visible

not visible

ROOF PLAN/ MODULE LAYOUT

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

NORTH

ARRAY 1

MODULES	=	20
RAILS	=	40
TRAYS	=	24
BLOCKS	=	54

ARRAY 2

MODULES	=	5
RAILS	=	10
TRAYS	=	11
BLOCKS	=	25

BALLAST LEGEND

3 BLOCKS
2 BLOCKS

BILL OF MATERIAL

QTY	ITEM	AET PART NO	DESCRIPTION
79	6	-	BALLAST BLOCKS (NOT INCLUDED)
160	5	00013	SCREW - 1/4-20 FLG HEX HD W/ LOK PTCH
80	4	00454 - 30/31	CLAMP
35	3	00009	BALLAST TRAY ASSEMBLY
40	2	80260	SUPPORT RAIL ASSEMBLY - 10 DEG
20	1	-	SOLAR MODULE 1675mm x 1001mm x 31mm (NOT INCLUDED)

A-2

Sunmodule® Pro-Series
SW 245-250-255 POLY

SOLARWORLD
REAL VALUE

TUV Power controlled:
Lowest measuring tolerance in industry

Every component is tested to meet
3 times IEC requirements

Designed to withstand heavy
accumulations of snow and ice

Sunmodule Plus:
Positive performance tolerance

25-year linear performance warranty
and 10-year product warranty

Glass with anti-reflective coating

World-class quality
Fully-automated production lines and seamless monitoring of the process and material ensure the quality that the company sets as its benchmark for its sites worldwide.

SolarWorld Plus-Sorting
Plus-Sorting guarantees highest system efficiency. SolarWorld only delivers modules that have greater than or equal to the nameplate rated power.

25-year linear performance guarantee and extension of product warranty to 10 years
SolarWorld guarantees a maximum performance digression of 0.7% p.a. in the course of 25 years, a significant added value compared to the two-phase warranties common in the industry. In addition, SolarWorld is offering a product warranty, which has been extended to 10 years.*

*in accordance with the applicable SolarWorld Limited Warranty at purchase.
www.solarworld.com/warranty

• Qualified, IEC 61215
• Safety tested, IEC 61730
• Periodic Inspection
• Blowing sand resistant

• Ammonia resistance tested
• Periodic Inspection
• Power Controlled

PERFORMANCE TESTED
SALT MIST RESISTANT
PHOTOVOLTAIC PRODUCT

C US
UL 1703

ISO 9001
ISO 14001
Certified

MADE IN USA OF
IMPORTED COMPONENTS

solarworld.com

C-modules

Sunmodule® Pro-Series
SW 245-250-255 POLY

SOLARWORLD
REAL VALUE

PERFORMANCE UNDER STANDARD TEST CONDITIONS (STC)*

		SW 245	SW 250	SW255
Maximum power	P_{max}	245 Wp	250 Wp	255 Wp
Open circuit voltage	V_{oc}	37.3 V	37.6 V	38.0 V
Maximum power point voltage	V_{mpp}	30.1 V	30.5 V	30.9 V
Short circuit current	I_{sc}	8.75 A	8.81 A	8.88 A
Maximum power point current	I_{mpp}	8.22 A	8.27 A	8.32 A
Module efficiency	η_m	14.61 %	14.91 %	15.21 %

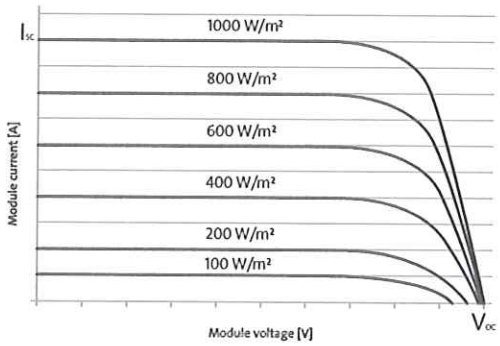
Measuring tolerance (P_{max}) traceable to TUV Rheinland: +/-2% (TUV Power controlled)

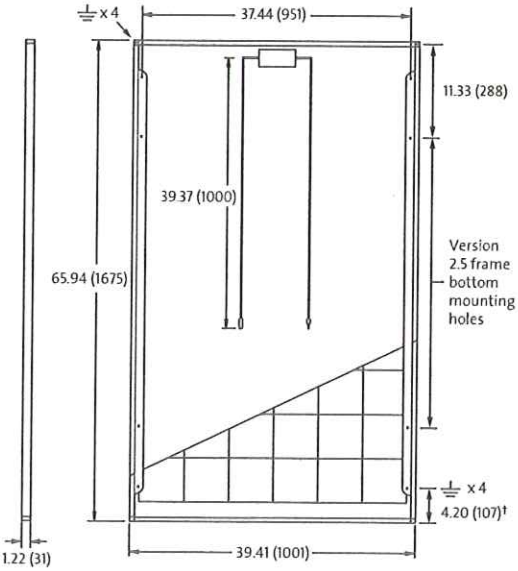
*STC: 1000W/m², 25°C, AM 1.5

PERFORMANCE AT 800 W/M², NOCT, AM 1.5

		SW 245	SW 250	SW255
Maximum power	P_{max}	182.3 Wp	185.4 Wp	188.7 Wp
Open circuit voltage	V_{oc}	34.0 V	34.2 V	34.5 V
Maximum power point voltage	V_{mpp}	27.4 V	27.8 V	28.1 V
Short circuit current	I_{sc}	7.19 A	7.24 A	7.30 A
Maximum power point current	I_{mpp}	6.64 A	6.68 A	6.72 A

Minor reduction in efficiency under partial load conditions at 25° C: at 200 W/m², 100% (+/-2%) of the STC efficiency (1000 W/m²) is achieved.





DIMENSIONS

Length	65.94 in (1675 mm)
Width	39.41 in (1001 mm)
Height	1.22 in (31 mm)
Frame	Clear anodized aluminum
Weight	39.5 lbs (17.9 kg)

COMPONENT MATERIALS

Cells per module	60
Cell type	Poly crystalline
Cell dimensions	156 mm x 156 mm
Front	Tempered glass (EN 12150)

THERMAL CHARACTERISTICS

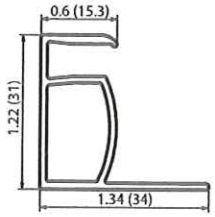
NOCT	46°C
TCI_{sc}	0.081 %/°C
TCV_{oc}	-0.37 %/°C
TCP_{mpp}	-0.45 %/°C

ADDITIONAL DATA

Power sorting	-0 Wp/+5 Wp
J-Box	IP65
Module leads	PV wire per UL4703 with H4 connectors
Module type (UL 1703)	1

PARAMETERS FOR OPTIMAL SYSTEM INTEGRATION

Maximum system voltage SC II / NEC	1000 V
Maximum reverse current	16 A
Load / dynamic load	113 psf/30 psf (5.4/2.4 kN/m²)
Number of bypass diodes	3
Operating range	-40° C to +85° C

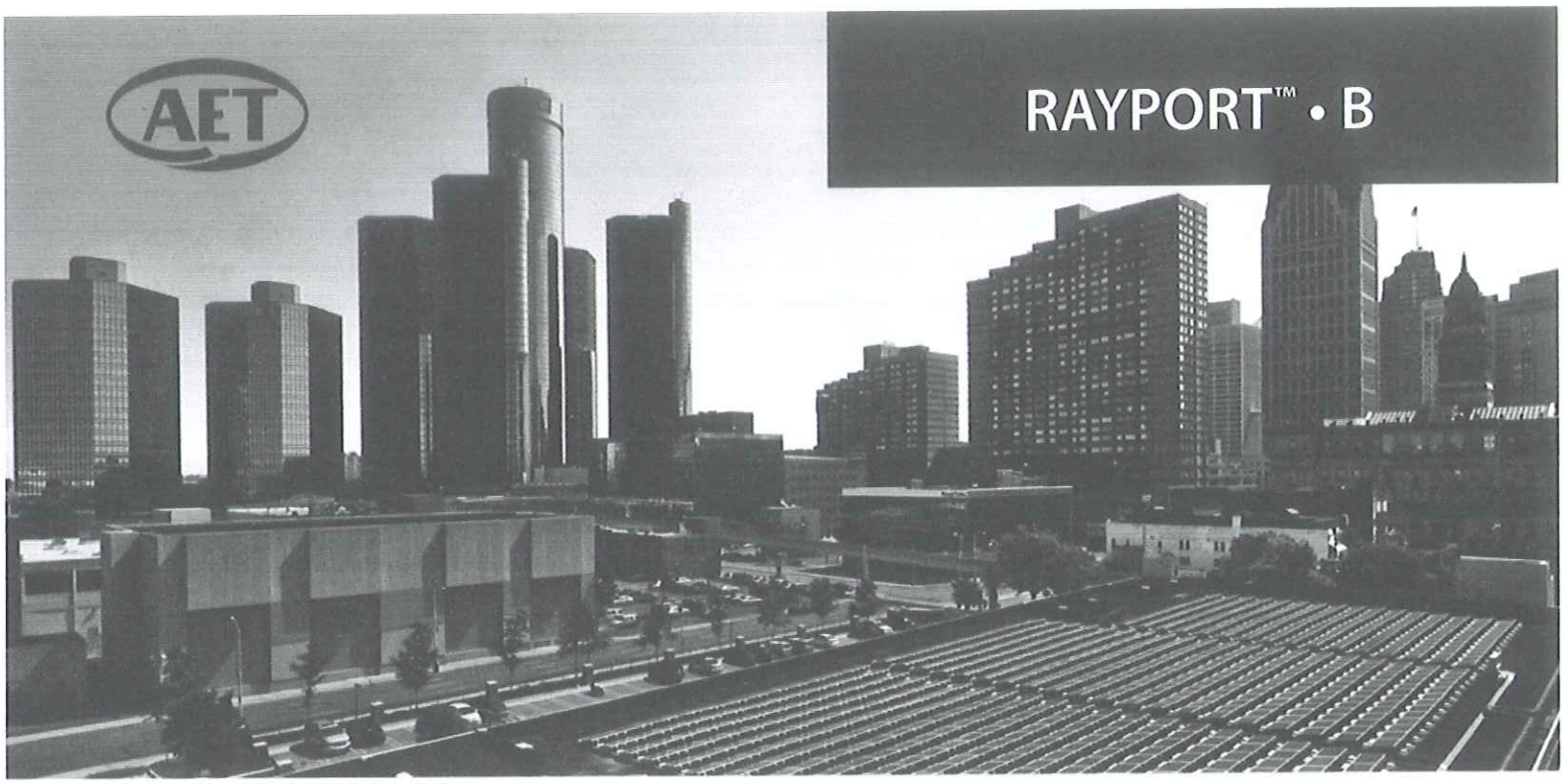


VERSION 2.5 FRAME
- Compatible with both "Top-Down" and "Bottom" mounting methods
- ⏚ Grounding Locations:
  - 4 corners of the frame
  - 4 locations along the length of the module in the extended flange†

All units provided are imperial. SI units provided in parentheses.
SolarWorld AG reserves the right to make specification changes without notice.

SW-01-6050US 08-2014

C-2 modules



RAYPORT™ • B

Lightning-Fast Deployment

- Industry-leading installation time
- Top-down assembly of PV modules
- Integrated fasteners allowing one common bolt for all joints
- Integrated panel grounding
- Only 4 part numbers to order

Maximize Your Project Dollars

- Fits all major solar modules available today
- Available in a variety of panel configurations

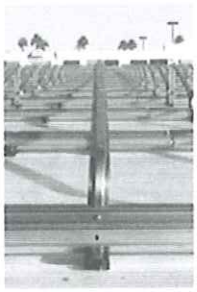
Engineered to Last

- The ONLY stainless steel roof ballast system available
- Wind Tunnel tested to 120mph
- ETL Listed to UL2703
- 15-year limited warranty

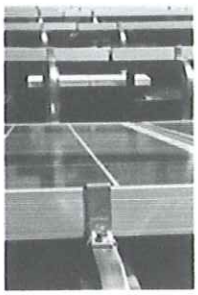
Superior Customer Service

- Engineering support from conception to completion
- Full layout and loading analysis for every project
- Online and onsite installation training available

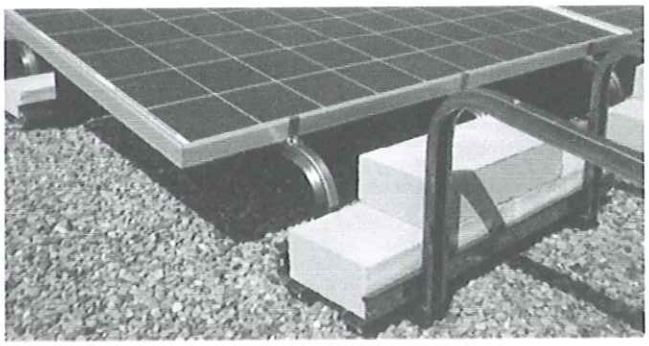
Fits All Modules



One Common Bolt for All Joints



Panel Clamps with Integrated Grounding



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With you all the way.

C-Racking

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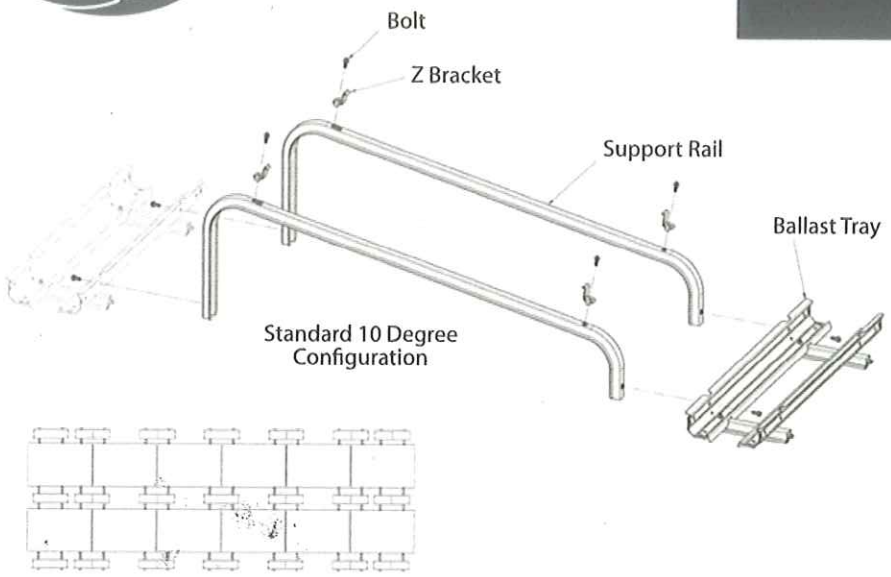
RAYPORT™ • B



Specifications

Spacing: Adjustable down to 47.07"

Panel tilt: 0-30 degrees

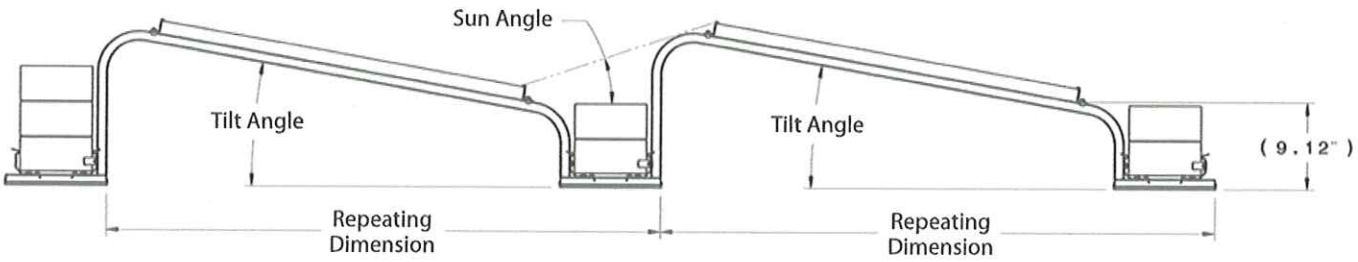
Panel type: Standard Frame or Frameless

Module layout: Standard landscape configuration, custom portrait option available

Module height from roof: 9.12" minimum

Contact surface: EPDM

Grounding: Integrated into clamp



Parts List

Part Name	Part Number	Tilt Angle	Standard		Narrow (new)		Wide	
			Rep Dim. (Inches)	Sun Angle (Inches)	Rep Dim. (Inches)	Sun Angle (Inches)	Rep Dim. (Inches)	Sun Angle (Inches)
Standard Parts								
Support Rail	80295 - xxx	0 degree	Mod. Specific	0	X	X	n/a	0
Support Rail	80458	5 degree	59.1	9.6	X	X	n/a	n/a
Support Rail	80887	5 degree	X	X	50.6	16.44	n/a	n/a
Support Rail	80263	10 degree	58.65	18.5	X	X	66.62	13.65
Support Rail	80844	10 degree	n/a	n/a	51	29	n/a	n/a
Support Rail	80838	10 degree	n/a	n/a	55.5	21.8	n/a	n/a
Support Rail	80271	15 degree	61	25.5	X	X	69	18.4
Support Rail	80273	20 degree	n/a	n/a	X	X	75.67	20
Support Rail	80368	30 degree	Proj. Specific	Proj. Specific	X	X	Proj. Specific	Proj. Specific
Ballast Tray - Standard	80009							
Ballast Tray - Narrow (new)	80674							
Ballast Tray - Wide	80188							
Z-Bracket	80454 - xx	Suffix (in milimeters) determined by module thickness.						
Bolt	80013							
Retainer Nut	80025							
Sizing Tool	80034	For panels 970mm - 1742mm						
Sizing Tool (large panels)	80168	For panels 1743mm - 2603mm						
Accessories								
Kit - Seismic Clip	80129	For use in high seismic areas. 2 Kits per tray required.						
Low Profile Hard Mount Bracket	80133	For hard mounts less than 1" tall. (Eco Fasten)						
High Profile Hard Mount Kit	80706	For hard mounts greater than 1" tall.						
Pad - Ballast Tray	80954 - 412	4" x 12" x .75"						
Pad - Ballast Tray	80954 - 616	6" x 16" x .75"						
Pad - Ballast Tray	80954 - xxx	Custom size pad - .75" thick						
Kit - Microinverter	80672	1 per Enphase M190/210, D380, M215. Includes grounding						
50psf snow load brace kit		Use 1 per rail						

Flat Roof · Customizable · PE Approved · No Penetration · Wind Tested · Fast Construction · Seismic Considerations · No Special Tools · Made in USA · Ready to Ship

Custom racking options available for: Miasole, First Solar, and other thin-film modules (minimum orders apply), Silicon Energy modules, and high leading-edge module applications

CH Racking

RAYPORT™ · B

Roof Ballast System

[U.S. PATENT NO. 8,276,330.]

The ONLY stainless steel roof ballast system on the market, AET's RAYPORT ™ · B solar rack is designed to minimize installation time and cost.

Lightning-Fast Deployment

- Industry-leading installation time
- Top-down assembly of PV modules
- Integrated fasteners allowing one common bolt for all joints
- Integrated panel grounding
- Only 4 part numbers to order
- Available for immediate shipment

Maximize Your Project Dollars

- Fits all major solar modules available today
- Available in a variety of panel configurations

Engineered to Last

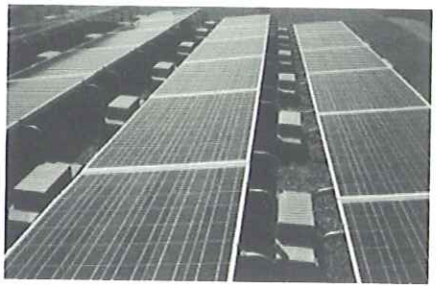
- The ONLY stainless steel roof ballast system available
- Wind Tunnel tested to 120mph
- ETL Listed to UL2703
- 15-year limited warranty

Superior Customer Service

- Engineering support from conception to completion
- Full layout and loading analysis for every project
- Online and onsite installation training available

Get a Quote »

System Specifications
PV Panel Compatibility
Standard Parts
Accessory Parts
Bill of Materials
Grounding
Additional Information
Layout Example

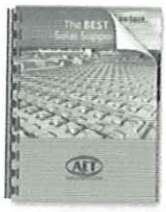


> View Solar Installation Photos
> Installation Video - Small (19.6 MB) | Large (38.2 MB)
> View Customer Installation Video (YouTube)

RAYPORT™ · B
Roof Ballast Racking System

Data Sheet
Bill of Materials
Warranty

Rayport B Installation Guide
Reduced Spacing Installation Guide
Silicon Energy Installation Guide



AET Solar Mounting Solutions
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Easy to install. Built to last. With you all the way.

Project: CORNER HEALTH BLDG. – YPSI	Computed: CM	Date: 12/14/2014	
Subject: PV SOLAR SYSTEM INSTALL	Checked:	Date:	
Task: INSTALL ENGINEERING	Page: 1	of: 5	
Job #:	No:		

PROJECT LOCATION : CORNER HEALTH BUILDING
47 NORTH HURON STREET
YPSILANTI, MI 48197

PROJECT TYPE : ADDITION OF TWO BALLAST-SUPPORTED PV SOLAR ARRAYS ON ROOF OF BUILDING WITH ELECTRICAL TIE-IN TO DTE ENERGY SYSTEM.

INSTALLATION CONTRACTOR : SUR ENERGY
ANN ARBOR, MICHIGAN

EXISTING BLDG. CONSTRUCTION : 2-STORY WOOD TIMBER FRAME AND ROOF SUPPORTED BY PERIMETER DOUBLE WYTHE BRICK LOAD-BEARING WALLS. ROOF DECK COMPRISED OF 2x11.5 ROUGH SAWN BEAMS SPANNING 21.5 FEET (BRICK BEARING ENDS) SUPPORTING ROOF COMPRISED OF 1½"x5" INTERLOCKED PLANKS, RIGID INSULATION AND MEMBRANE ROOF. NO ROOF PENETRATIONS ARE PLANNED. IT IS BELIEVED THAT THE BUILDING WAS BUILT AROUND/BEFORE 1900 (YPSILANTI COURIER, AUG. 17, 2010 ARTICLE STATES 1890)

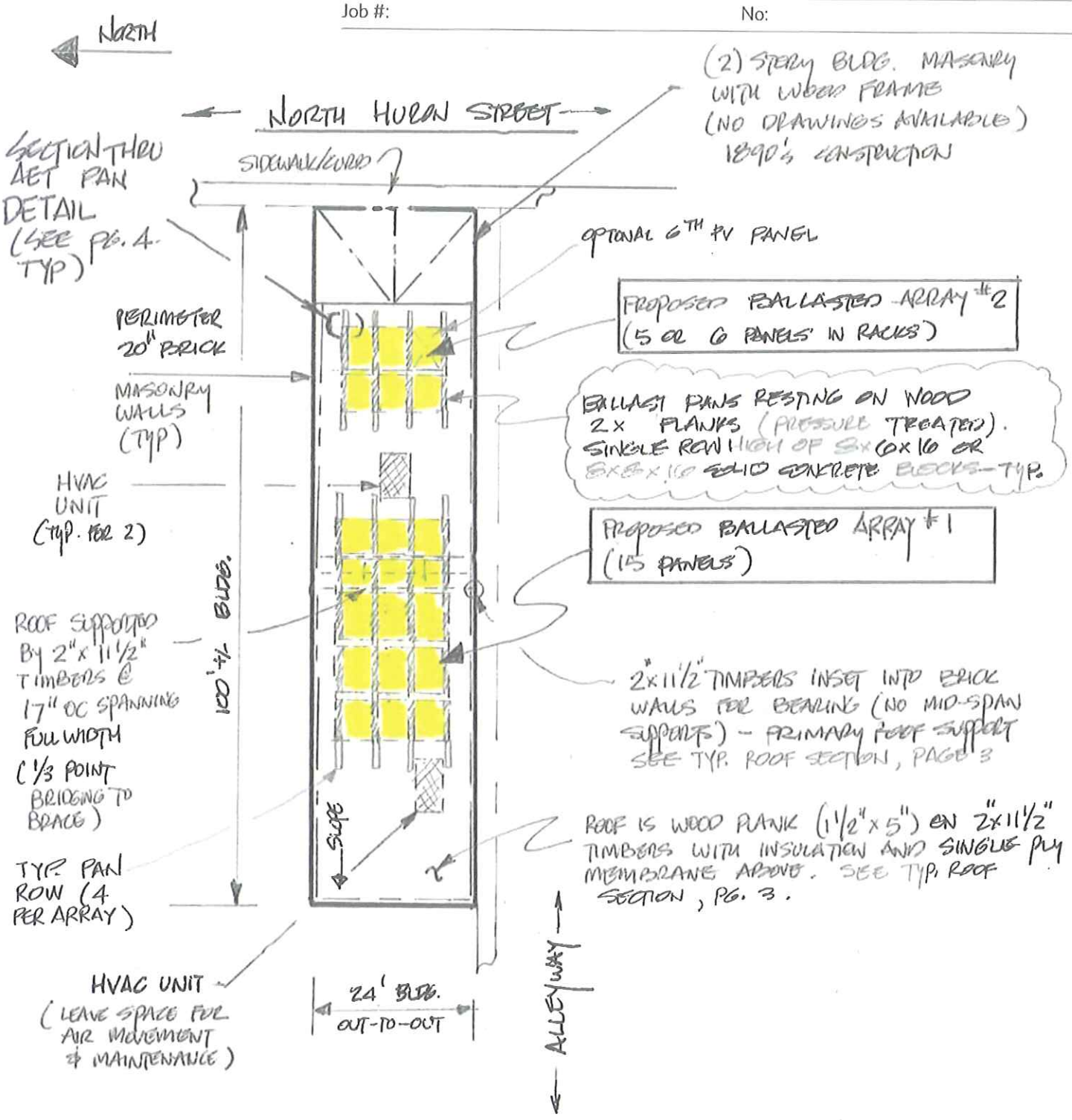
SOLAR SYSTEMS : AS SHOWN ON PAGE 2 AND ATTACHMENT "A", TWO DIFFERENT ARRAYS CONSISTING OF APPLIED ENERGY TECHNOLOGIES PV FRAMES SUPPORTING FIFTEEN (ARRAY 1) AND FIVE OR SIX (ARRAY 2) PANELS MANUFACTURED BY SOLARWORLD [250 WATT].

BOTH SYSTEMS WILL BE SUPPORTED BY ROWS OF BALLAST (SOLID CONCRETE BLOCKS) RESTING IN PANS OR SECURED TO SUCH AS SHOWN HEREIN.

CITY OF YPSILANTI BLDG. PERMIT APPLICATION : SKETCHES PROVIDED HEREIN ARE FOR BALLAST DESIGN ONLY. AET SYSTEM IS DESIGNED BY OTHERS.

J.1

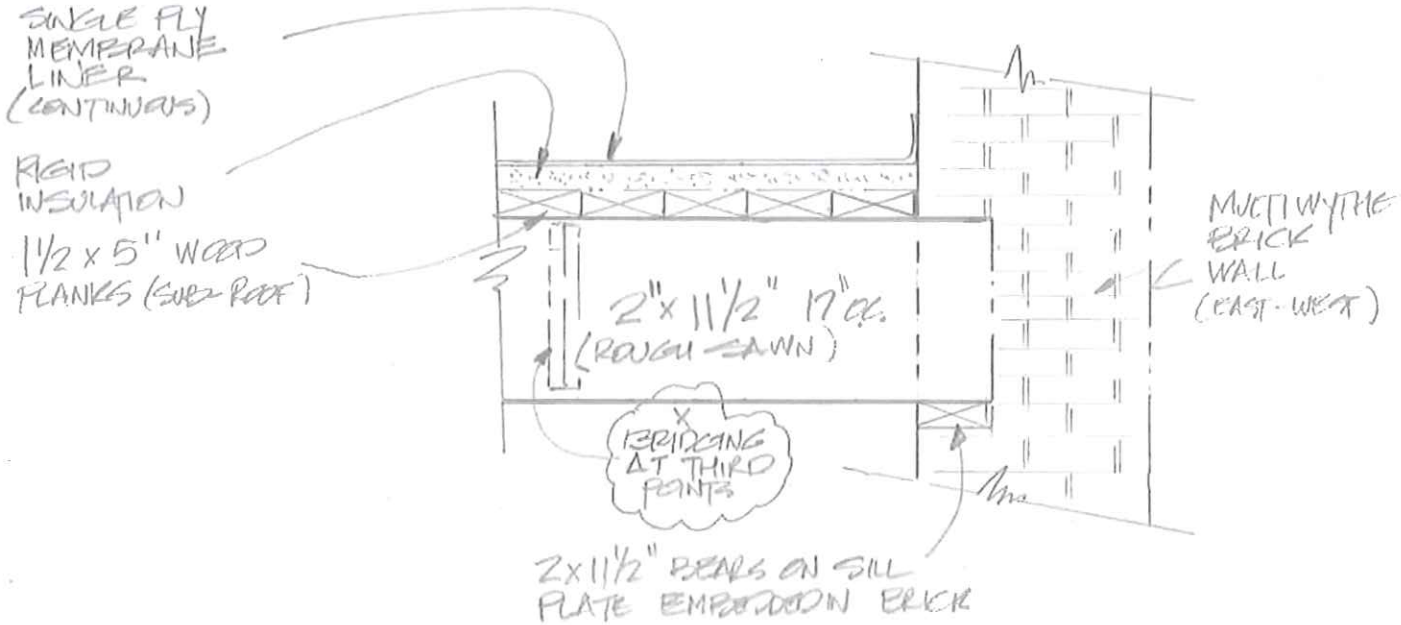
Project:	CORNER HEALTH BLDG. -- YPSILANTI	Computed:		Date:	
Subject:	SOLAR PV INSTALL (ROOF)	Checked:		Date:	
Task:	INSTALLATION ENGINEERING	Page:	2	of:	5
Job #:		No:			



* SEE AET LAYOUT IN ATTACHMENT "A" ALSO (PG. 1 OF 3) FOR DETAILS ON PV ARRAY HARDWARE

Project: CORNER HEALTH BLDG.	Computed:	Date:	
Subject: SOLAR PV INSTALL	Checked:	Date:	
Task: INSTALLATION ENGINEERING	Page: 3	of: 5	
Job #:	No:		

ABOVE ROOF



TYPICAL ROOF SECTION

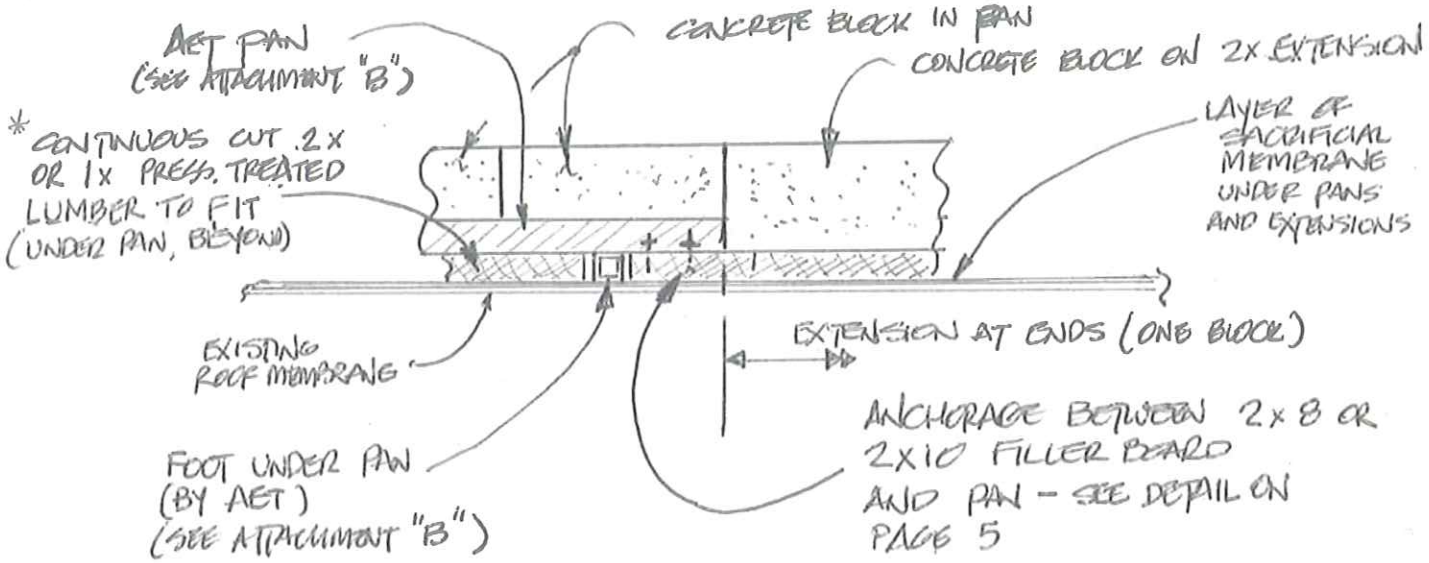
CONDITION ASSESSMENT FOUND 2x11½ BEAMS, X-BRACING, AND SUB-ROOFING TO ALL BE IN VERY GOOD CONDITION WITH NO SIGNS OF SIGNIFICANT ROT, DEGRADATION, OR LOSS OF MECHANICAL PROPERTIES. SLIGHT LATERAL BOW IN SOME MEMBERS APPEARED TO BE ORIGINAL. FEW CRACKS OR CHECKS WERE OBSERVED AND NO KNOTS OF SIGNIFICANCE WERE FOUND. BY VISUAL GRADATION, THIS ROOF FRAMING WAS JUDGED TO BE IN "SELECT STRUCTURAL" CONDITION/GRADE AND CAPABLE OF SUPPORTING PV SOLAR ARRAYS. APPEARANCE OF THE WOOD WAS DIFFICULT TO ASSESS AND IT IS BELIEVED TO BE HARDWOOD. FOR CONSERVATISM, THE FOLLOWING ALLOWABLES WERE ESTABLISHED AS "SOFT WOOD" (DOUGLAS FIR OR SIMILAR)

EXTREME FIBER IN BENDING:	1400 PSI
COMPRESSION (PARALLEL):	1500 PSI
COMPRESSION (PERP.):	400 PSI
SHEAR:	150 PSI
MOE:	1,500,000 PSI

{ EXTRACTED FROM MULTIPLE RESOURCES INCLUDING "AMERICAN CIVIL ENGINEERS HANDBOOK" DATED 1910.

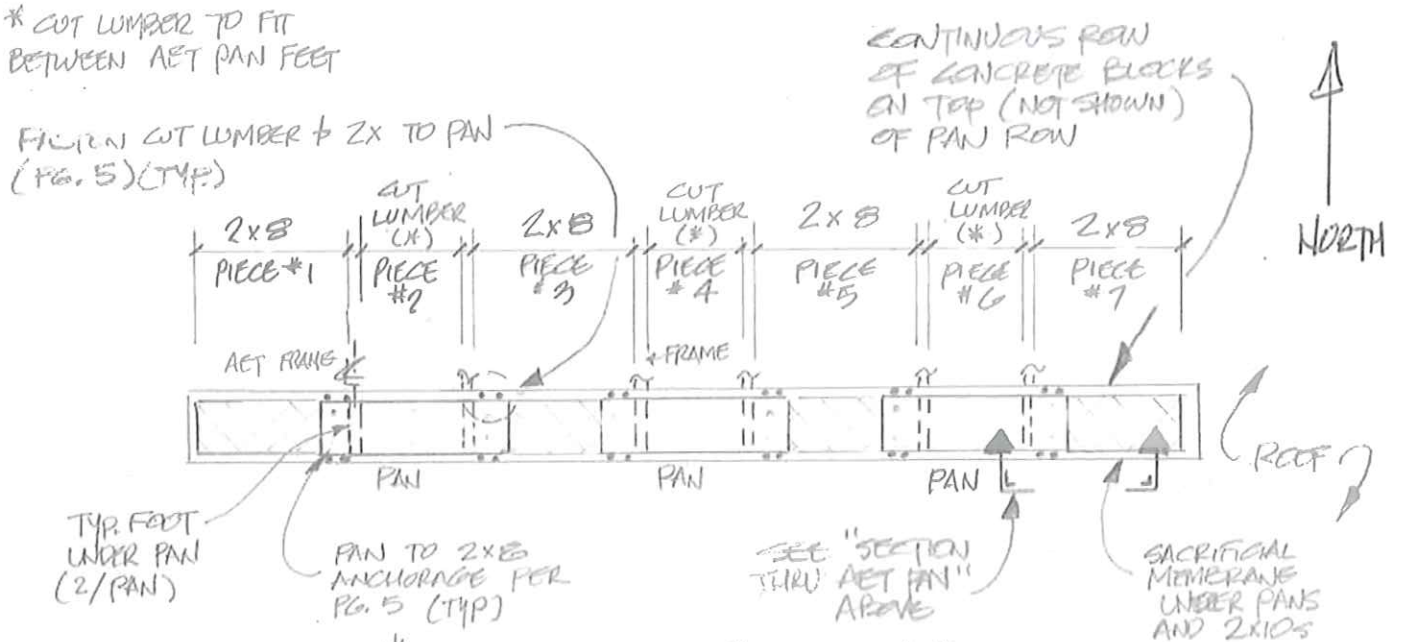
Project: CORNER HEALTH BLDG.	Computed:		Date:
Subject: SOLAR PV INSTALL	Checked:		Date:
Task: INSTALLATION ENGRG.	Page:	4	of: 5
Job #:	No:		

ANCHORAGE OF AET PANELS WILL BE COMPRISED OF A SINGLE ROW OF SOLID BLOCKS (MIN. 8"x 6"x 16") SITUATED IN EITHER THE AET BALLAST PANS OR ATTACHED 2x10 OR 2x8 PRESSURE TREATED LUMBER EXTENSIONS (CONTINUOUS).



SECTION THRU AET PAN

(FROM PG. 2 AND BELOW)

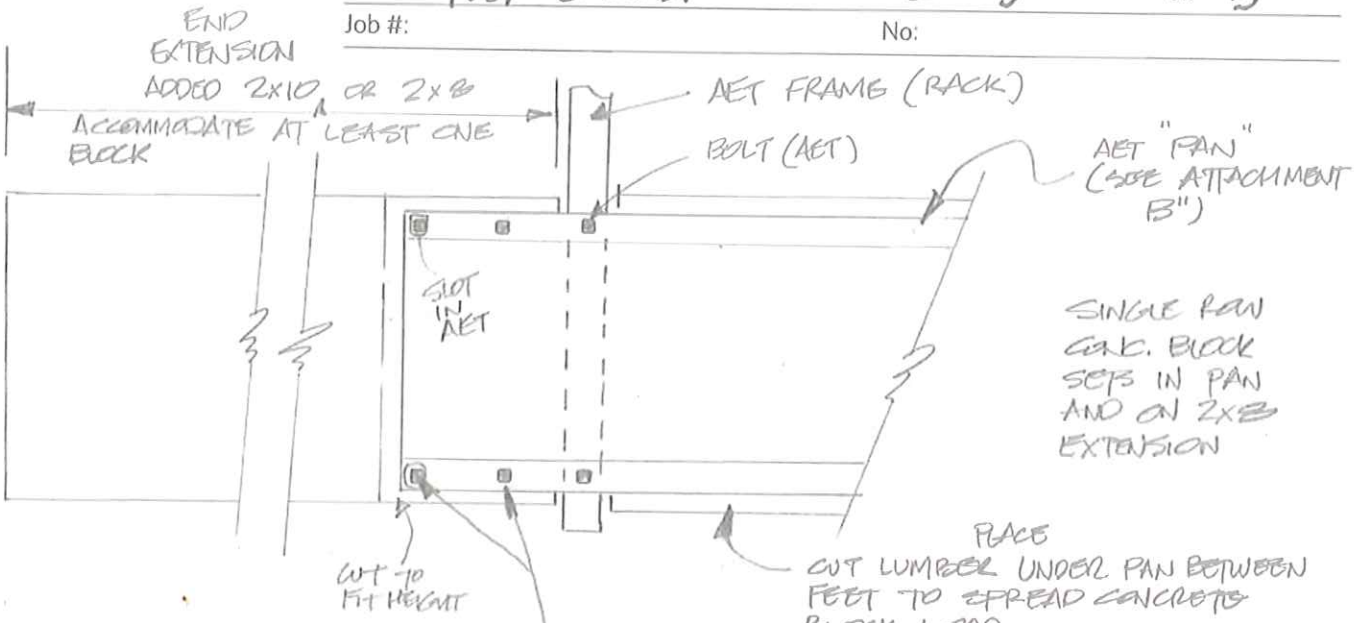


* PLAN @ ARRAY #2 - PAN ROW

(NORTH PAN RUN) - SIM. FOR (4) PAN ROWS EACH ARRAY

dy

Project:	CORNER HEALTH - YPSI	Computed:	Date:
Subject:	PV SOLAR INSTALLATION	Checked:	Date:
Task:	ROOF BALLAST	Page: 5	of: 5
Job #:		No:	



PAN TO EXTENSION CONNECTION DETAIL

(PLAN) (TYP)

SEE ATTACHMENTS A AND B, FOR AET HARDWARE

STATE OF MICHIGAN
CHARLES HOOKHAM
ENGINEER
No. 34897
LICENSED PROFESSIONAL ENGINEER

12/15/14

THESE SKETCHES AND BALLAST ANALYSIS (EXISTING ROOF SUPPORT) WERE COMPLETED BY CHARLES HOOKHAM. AET RACK SYSTEM WAS DESIGNED AND SUPPLIED BY OTHERS AND NOT ANALYZED HEREIN.

47 NORTH HURON ST.
YPSILANTI

ROOF PLAN/ MODULE LAYOUT
SCALE: 1/8" = 1'-0"
NORTH

BALLAST LEGEND
3 BLOCKS
2 BLOCKS

ARRAY 1
MODULES = 20
RAILS = 40
TRAYS = 24
BLOCKS = 54

ARRAY 2
MODULES = 5
RAILS = 10
TRAYS = 11
BLOCKS = 25

BILL OF MATERIAL

MODULE LAYOUT

1 of 1

14-7282-01

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NOTE:

INSTALLATION OF AET RACKS AND PANS TO BE IN ACCORDANCE WITH AET RAYPORT-B INSTALLATION GUIDE, REV. A. ONLY CHANGE IS DISTRIBUTION OF BALLAST (CONCRETE BLOCKS) BEYOND PANS TO ACCOMMODATE ROOF SUPPORT BEAMS.

Rayport 430 - 10 Degree Ballast Design

**Based on ASCE 7-05*

Project	SUR Energy- Corner Health Center ARRAY 1	*AET Project No.*	14-7262-01	*Date*	September 26, 2014
Customer	McNaughton - McKay Electric Co.	*Contact*	Mark Ferda	*Phone*	(734) 645-6005
Project Address	47 North Huron St Ypsilanti, MI	*Wind Speed (mph)*	90.0	*Building Height (ft)*	30.0
		Exposure Category	B	*Module Tilt Angle*	10.0
Site Condition	No Topographical Features	*Importance Factor per ASCE7-05 Section 6.5.5*	1.00	*Seismic, S_s*	0.00

Module Manufacturer	SolarWorld	*Model Number*	Sunmodule SW 250 mono	*Output Rating (watts)*	250	*Module Weight (lbs)*	46.74
Module Length (in)	65.94	*Module Width (in)*	39.41	*Module Height (in)*	1.22	*Module Area (sf)*	18.05

Ballast and Anchor Calculations per ASCE 7-05

V	K_d	I	K_z	K_{zt}	q	G	C_f	A_f	F	F_{normal}	lbs/Panel	F_{Vert}	F_{Horiz}	W_{req}/Module	Blocks/Module	Modules/Bolt	Modules/Lag
90	0.85	1.00	0.70	1.00	12.34	0.85	1.3	-	25.9	4.5	81.2	79.9	14.1	75.0	3	0	0

System BOM

	Qty	Wt. - lbs	Total lbs.
Modules	20	46.7	935
Rails	40	2.9	115
Trays	24	5.6	134
Clamps / Screws	80	0.20	16
Ballast Bricks	54	32.0	1,728
		Total System Dead Load (lbs)	2,928
		Area - ft²	563
		Pounds per Square Foot	5.20

Loading Details

	W_{req}/Panel	Modules	Total Wt. (lbs)
Total ballast required per ASCE calculations	75.0	20	1,499
		Bricks / Tray	**Load (psi)***
North Row Tray Requirement		3	**7.27**
Second Row Tray Requirement		2	**5.76**
Edge Column Tray Requirement		2	**5.76**
Second Column Tray Requirement		2	**5.76**
Remaining Middle Tray Requirement		2	**5.76**

**** Load** is contact load of ballasted tray to roof surface in pounds per square inch.*

ATTACHMENT "A"
PAGE 2 OF 3

24

Rayport 430 - 10 Degree Ballast Design

Based on ASCE 7-05

Project	SUR Energy- Corner Health Center ARRAY 2	*AET Project No.*	14-7262-01	*Date*	September 26, 2014
Customer	McNaughton - McKay Electric Co.	*Contact*	Mark Ferda	*Phone*	(734) 645-6005
Project Address	47 North Huron St Ypsilanti, MI	*Wind Speed (mph)*	90.0	*Building Height (ft)*	30.0
		Exposure Category	B	*Module Tilt Angle*	10.0
Site Condition	No Topographical Features	*Importance Factor per ASCE7-05 Section 6.5.5*	1.00	*Seismic, S_s*	0.00

Module Manufacturer	SolarWorld	*Model Number*	Sunmodule SW 250 mono	*Output Rating (watts)*	250	*Module Weight (lbs)*	46.74
Module Length (in)	65.94	*Module Width (in)*	39.41	*Module Height (in)*	1.22	*Module Area (sf)*	18.05

Ballast and Anchor Calculations per ASCE 7-05

V	K_d	I	K_z	K_{zt}	q	G	C_f	A_f	F	F_{normal}	lbs/Panel	F_{Vert}	F_{Horiz}	W_{req}/Module	Blocks/Module	Modules/Bolt	Modules/Lag
90	0.85	1.00	0.70	1.00	12.34	0.85	1.3	-	25.9	4.5	81.2	79.9	14.1	**75.0**	3	0	0

System BOM

	Qty	Wt. - lbs	Total lbs.
Modules	5	46.7	234
Rails	10	2.9	29
Trays	11	5.6	62
Clamps / Screws	20	0.20	4
Ballast Bricks	25	32.0	800
	Total System Dead Load (lbs)		1,128
	Area - ft²		145
	Pounds per Square Foot		7.81

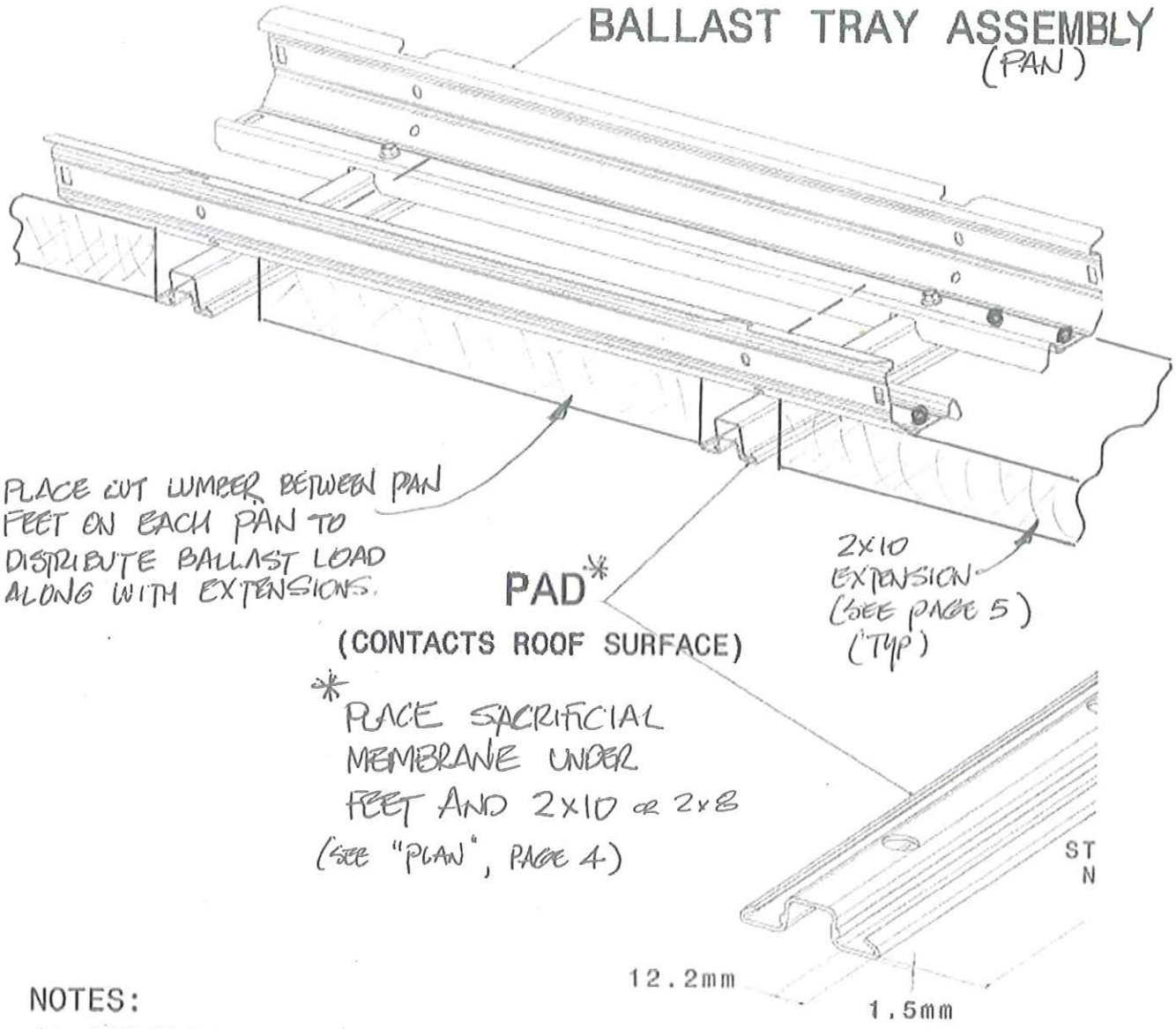
Loading Details

	W_{req}/Panel	Modules	Total Wt. (lbs)
Total ballast required per ASCE calculations	75.0	5	375
		Bricks / Tray	**Load (psi)***
North Row Tray Requirement		3	**7.27**
Second Row Tray Requirement		2	**5.76**
Edge Column Tray Requirement		2	**5.76**
Second Column Tray Requirement		2	**5.76**
Remaining Middle Tray Requirement		2	**5.76**

* ***Load*** *is contact load of ballasted tray to roof surface in pounds per square inch.*

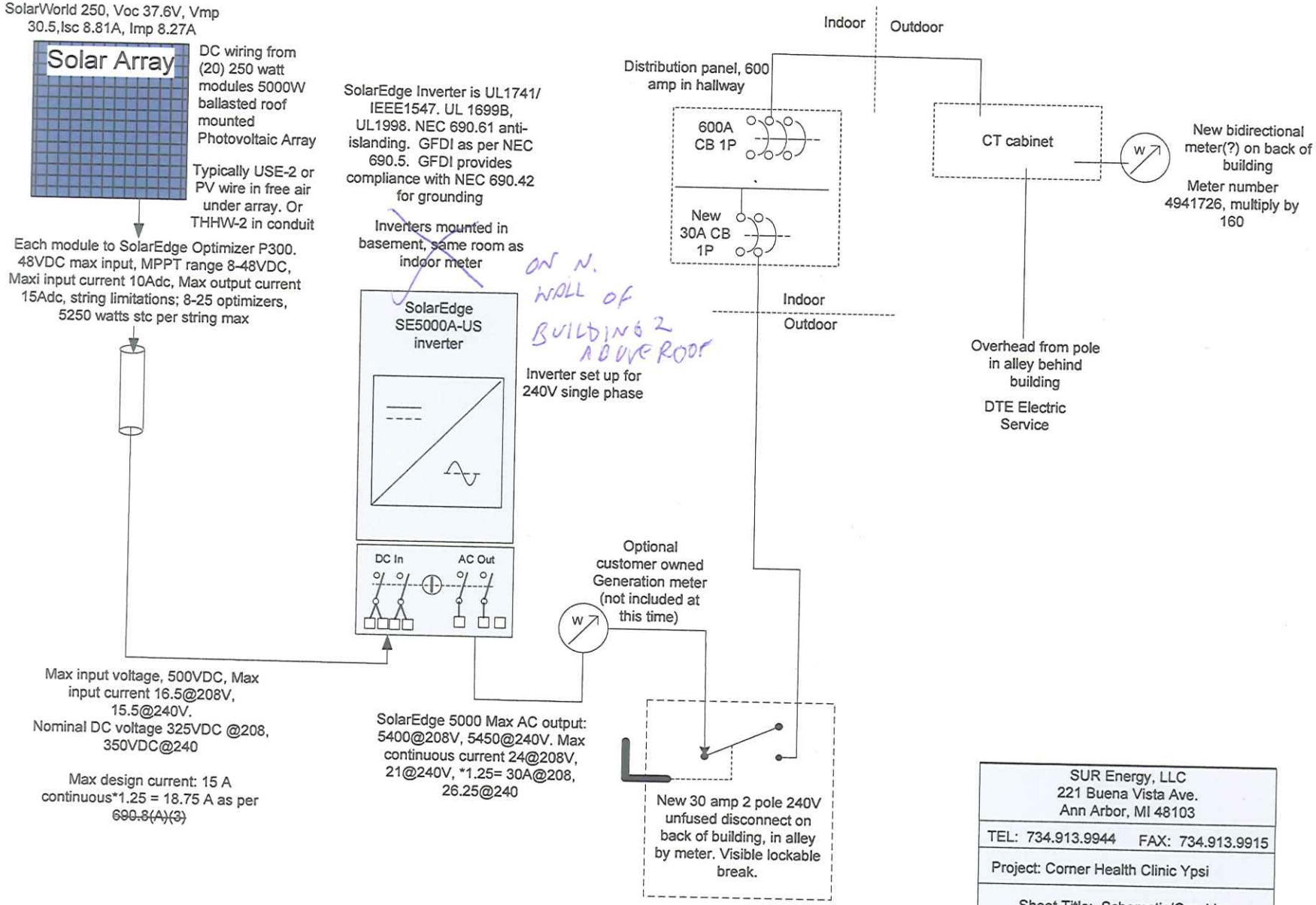
ATTACHMENT "A"
PAGE 3 OF 3

ATTACHMENT "B"



NOTES:

1) SURFACE AREA OF (1) PAD TO ROOF:
   STANDARD = 6697mm^2 OR 10.4in^2
   NARROW = 10,277mm^2 OR 15.9in^2
   WIDE = 11,655mm^2 OR 18.1in^2
2) THERE ARE (2) PADS PER BALLAST TRAY ASSEMBLY
3) PADS ARE INCLUDED WITH THE BALLAST TRAY ASSEMBLY
4) MATERIAL: DSM - SARLINK 5775-004
5) THICKNESS: 1.5mm ·0.25mm
6) COLOR: BLACK
7) DUROMETER: 75A SHORE HARDNESS
8) PERFORMANCE: UV STABILIZED



One line

SUR Energy, LLC 221 Buena Vista Ave. Ann Arbor, MI 48103
TEL: 734.913.9944 FAX: 734.913.9915
Project: Corner Health Clinic Ypsi
Sheet Title: Schematic/One Line
Date: November 24, 2014
Drawn by: JAW

47 N. Huron

Ypsilanti Historic District

Work Permit Application

2

Date filed 12/12/14 for HDC meeting date 1/13/15

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 418 Maple Street

Applicant ☑ Owner ☐ Architect ☐ Contractor

Name Scott Merritts and Martha Davis-Merritts

Address 418 Maple Street

City Ypsilanti State MI Zip 48198

Phone 734-834-5579 Fax N/A

E-mail medavis@umich.edu

Owner
(If different than applicant)

Who will perform the work? ☑ Owner ☐ Contractor

Contractor
(Name, address, phone)

Action Items only:
Construction Cost _____ **Permit Application Fee** _____
The permit fee is $20 plus $5 for each $3,000 of construction cost, and is due at the time of application.

To complete this application:

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 <u>all</u> locations where work is proposed
   b. Paint color chips (if relevant)
   c. Catalog cut sheets or similar details for windows, doors, light fixtures, and any other manufactured or preassembled components
   d. Dimensioned drawings of any new construction or modifications to existing structures
   e. A site plan, if proposal is for work on the grounds and not just the structure (e.g., installing an air conditioning system compressor). For fences, new structures, or work that will alter the footprint of existing structures, a photocopy of the mortgage survey with proposed changes indicated is required.

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

Incomplete applications will not be considered.

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

Ypsilanti Historic District Work Permit Application

Date filed _____ for HDC meeting date _____

Property Address 418 Maple Street

Applicant Scott Merritts and Martha Davis-Merritts

Description of proposed work *(see sample applications)*

Demolish shed

Materials

N/A

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.

Scott G.A. Merritts
Martha Davis-Merritts
Signature of Applicant

12/9/14
12/9/14
Date

Ypsilanti Historic District
Demolition Permit Application

Date Filed _____ for HDC meeting date _____

Property Address 418 MAPLE ST

Applicant:

Name SCOTT MERRITTS & MARTHA DAVIS-MERRITTS

Address 418 MAPLE ST

City YPSILANTI State MI Zip Code 48198

Phone 734-834-5579 Fax N/A

Email medavis@umich.edu

If applicant is not owner:

Owner's name _____

Address _____

City _____ State _____ Zip Code _____

Phone _____ Fax _____

Signature of Owner _____

Who will perform the work?

Contractor's name OWNER

Address and phone _____

Cost of proposed work _____ **Permit Application Fee** _____

The permit fee is $30 plus $5 for each (or any portion of) $3000 of construction cost and is due with the application. An additional administrative fee of $50 applies to HDC work started without the issuance of applicable permits.

To complete this application:

1. Fill in all necessary information on both sides of this application
2. The following additional items must be submitted with the application in order for an application to be considered complete:
   - Information sufficient to justify the grounds upon which the applicant has chosen to base the application.
   - Written evidence that alternatives to demolition or moving have been evaluated (including, but not limited to rehabilitation, sale, adaptive reuse) and both architectural and financial data to support a conclusion that demolition is the only feasible option. The evidence shall show that the property was offered for sale, the price asked, the period of time during which the property was offered for sale, and how it was advertised.
   - Written evidence of advice sought by applicant from a professional experienced in historic preservation work.
   - It is the applicant's burden to show that the application complies with the Guidelines. If the application does not meet the burden, the application shall be denied.

Incomplete Applications will not be considered

Date filed _____ for meeting date _____

Property Address 418 MAPLE ST

Applicant SCOTT MERRITTS & MARTHA DAVIS-MERRITTS

Grounds upon Which an Application May be Based

Please check appropriate box and provide as many as possible of the materials listed under each of the grounds in the "Guidelines for the Consideration of Applications for the Demolition or Moving of Structures within the Ypsilanti Historic District" which is attached to this form.

- ☒ The structure constitutes a hazard to the safety of the public or the occupants
- ☐ The structure is a deterrent to a major improvement program that will be of substantial benefit to the community, and the applicant proposing the work has obtained all necessary planning and zoning approvals, financing and environmental clearances.
- ☐ Retaining the structure will cause undue financial hardship (as defined on p.10 of the Guidelines) to the owner when a governmental action, an act of God, or other event beyond the owner's control created the hardship, and all feasible alternatives to eliminate the financial hardship, which may include offering the resource for sale at it's fair market value, or moving the resource to a vacant site within the historic district, have been attempted and exhausted by the owner.
- ☐ Retaining the structure is not in the interest of the majority of the community.

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.

Scott J.A. Merritts
Martha Davis-Merritts
My Signature

12/9/14
12/9/14
Date

For additional information visit our website www.cityofypsilanti.com, or contact the City of Ypsilanti Planning and Development Department, 734.483.9646.

☒ The structure constitutes a hazard to the safety of the public or the occupants

*a. Written report by the Ypsilanti Building Official identifying the **hazard** posed by the building. Any dangerous conditions should be identified.*

- Letter dated September 22, 2014 from City of Ypsilanti Building Department Manager Frank Daniels.

- Certificate of Condemnation dated September 17, 2014 from the Ypsilanti Fire Department.

*b. Certified written report by a structural engineer licensed in Michigan as to the **structural soundness** of the building and its adaptability for rehabilitation. Any dangerous conditions should be identified.*

- Certificate of Condemnation dated September 17, 2014 from the Ypsilanti Fire Dept.

- Structural engineer's assessment date October 28, 2014 by Cheryl Early, PE of Fitzpatrick Structural Engineering, P.C. Ms. Early is a licensed professional engineer who is actively involved with the Michigan Historical Preservation Network where she serves on the Board of Directors Executive Committee.

*c. Detailed description of **existing conditions**.* Shed is currently in grave disrepair. Portions of the roof have caved in exposing interior to the elements and wild animals. The base of the exterior walls are rotting and there is a hole in the back wall of the structure.

- Structural engineer's assessment date October 28, 2014 by Cheryl Early, PE of Fitzpatrick Structural Engineering, P.C. Ms. Early is a licensed professional engineer who is actively involved with the Michigan Historical Preservation Network where she serves on the Board of Directors Executive Committee.

- Communication from local contractor Doug Post dated October 20, 2014, whose assessment states "Repair of existing structure. This is not a viable option, the building is dilapidated beyond reasonable repair expectations." Awaiting repair / replace / demolish quotes from two more contractors.

- Effect of structure on property value assessment from realtor David Anderson dated November 21, 2014.

*d. Detailed description of **proposed changes**.*

If demolition permission is granted, permission will be sought at a future date to erect a much smaller, square shed, not to exceed 200 sq. feet of simple wood frame construction for the purpose of storing necessary lawn, home and auto care equipment such as lawnmower, snowblower, rakes, shovels, ladders, and auto maintenance tools.

*e. Site plan, to scale, showing the **location of the resource** proposed to be demolished in relationship to other structures on the property, and to the property lines.*

- Current Site Plan.

*f. Site plan, to scale, and any other information which accurately describes the **proposed use and appearance** of the site after demolition or moving of the resource.*

- Proposed Site plan and Sample sheds.

*g. Feasibility of **alternative uses** for the property that would allow retention of the structure.*

- NOT APPLICABLE – property has been condemned.

Architectural & historical data, as available:

a. Date of construction of the resource: 1951

b. Architectural style of the resource: Wood frame

c. Historic photographs of the resource: None known

d. Name of original owner / builder / developer: Marc McKenna

e. Building timeline (i.e., dates and location of additions, demolition and changes):
Addition constructed in 1962 for gas heater

f. Detailed description of building materials that are original to the resource:
Wood, glass, aluminum, paint

g. Historic information regarding the resource (i.e., notable residents, highly recognized landmark, important site, etc.) Not applicable

City of Ypsilanti

Building Inspection and
Code Enforcement Department

September 22, 2014

MERRITTS SCOTT & MARTHA
418 MAPLE
YPSILANTI MI 48198

SUBJECT: 418 MAPLE - GARAGE

Dear Property Owner:

It was recently observed by this office that the garage at the above property has degraded to the point where significant portions of the roof are open to the weather and is likely causing significant damage to the interior.

A structure in this condition is a violation of the 2012 I.C.C. Property Maintenance Code, as adopted by the City of Ypsilanti, and I am requesting your assistance in either proceeding with the needed repairs of the structure or removing the structure completely.

In either case, a building permit and HDC approval will be required. Should you choose to demolish the structure, wrecking clearances must be obtained from utility companies and submitted with the permit application.

Please submit the applications to our department by **October 24, 2014.** If we can be of assistance in anyway regarding the necessary work or securing the permit, please contact the Building Department at your convenience. Thank you.

Sincerely,

CITY OF YPSILANTI

Frank Daniels
Building Department Manager

PM-111.1 Application for appeal: Any person effected by a decision of the code official or notice or order issued under this code shall have the right to appeal to the board of appeals, provided that a written application for appeal is filed within 20 days after the day the decision, notice or order was served. An application or appeal shall be based on a claim that the true intent of this code or the rules legally adopted there under have been incorrectly interpreted, the provisions of this code do not fully apply, or the requirements of this code are adequately satisfied by other means.

CONDEMNED

Dangerous and Unsafe

This Structure Known as 418 MAPLE

DANGER - KEEP OUT

All persons are hereby notified to keep out as long as this notice remains posted. Any persons willfully destroying, mutilating or removing this card will be punished to the full extent of the law.

Posted under authority granted in Article 18 Section 111 of the FIRE Code MCL 125.523 STATE LAW

9-17-2014
DATE POSTED

CODE OFFICIAL

Fitzpatrick Structural Engineering, P.C.
PO Box 1506 • Ann Arbor • MI • 48106
ph 734-769-0320 • www.fsepc.net

October 28, 2014

Marty Davis Merritts
418 Maple
Ypsilanti, MI 48198
medavis@umich.edu

RE: 418 Maple, Ypsilanti, Michigan
Structural Evaluation of Garage

Dear Ms. Davis Merritts;

On October 21, 2014 I met with you and your husband to review the structural integrity of the small wooden 'garage' located on your property. The 'garage' is really an outbuilding to the main house; used by previous owners as a workshop or office space. Originally constructed in 1951, there is a picture window and man door in the front (east) facade. Both the north and south elevations have two windows each, with glass remaining in only one of the four total. A small addition was constructed in 1962 off of the west end of the north elevation to house a furnace. All utilities (electric, gas) have been terminated into the building.

The interior of the structure is used as storage currently, prohibiting full inspection of the interior. The interior wall surface was finished preventing full inspection of the wall studs. A squirrel vacated the ceiling/roof structure upon my nearing its presumed nest. The roof structure is minimal, at best, with nominal 2x4 studs and collar ties. The ceiling is dropped to top of wall structure on either side of the collar tie/rafter connection creating a stepped or boxed ceiling line. These dropped ceiling lines probably hid the ductwork for the furnace and maybe non-original.

All but three of the twelve rafter sets are fully exposed to the elements on the south side as the roofing has fully deteriorated and fallen. The rafter bearings and low ceiling members appear to be severely deteriorated at their bearings (they could not be reached to determine the magnitude of the deterioration). The roofing on the north side appears to just as deteriorated and probable to collapse under significant snow load this winter. Vegetation is growing on the north roof as well as observed from the exterior. The roof and roof structure would require nearly full reinforcement or replacement with the amount of deterioration present.

On the exterior, the north and west elevations are sided with wood siding. Paint is peeling off of the siding. The siding, with exception of select areas, is in good condition with few areas of deterioration noted. One stud was exposed on the north elevation near a window. This stud was easily, fully

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penetrated with the end of an ink pen. This stud, and I suspect others, would require full replacement or reinforcement.

On the south and west elevations, the wood siding is covered with plywood. This plywood was installed by previous owners. The reason is unknown; I suspect due to deterioration of the original siding. Significant warping and water damage was observed of the plywood at the base of the south elevation near the west end.

The concrete slab and foundations were buried with grade, storage or debris from the collapse of the roofing. I cannot comment on these structural features.

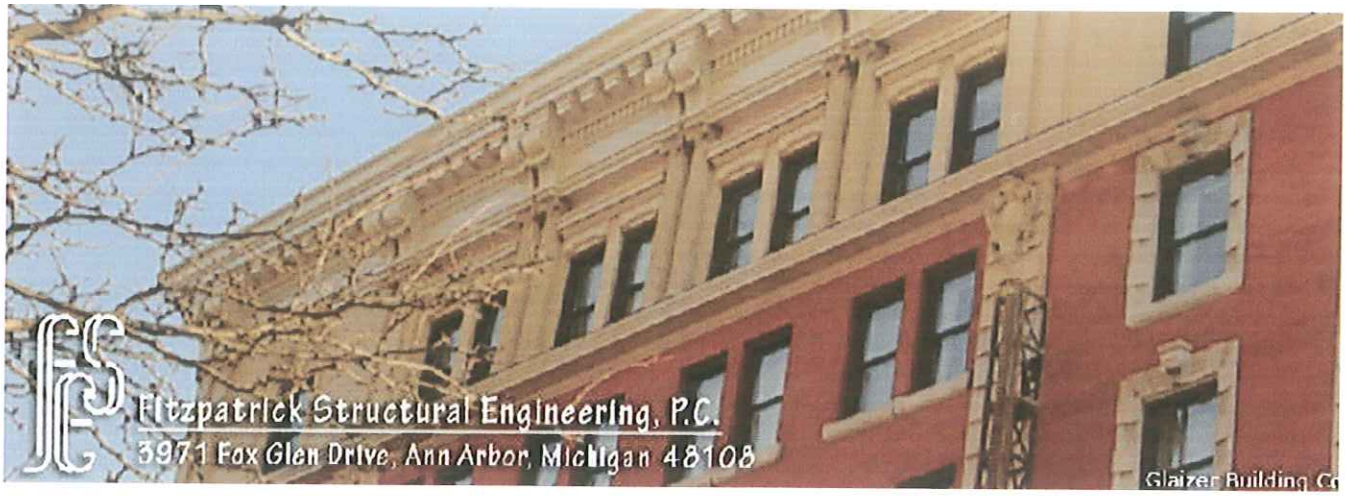
To allow for safe occupancy of this structure, a full roof structure, and probable full wall structure would need to be fully reinforced or replaced. The wood siding may be the only original superstructure system that may be salvageable.

Please let me know if you have any questions or concerns.

Respectfully,

Cheryl Early

Cheryl Early, P.E.
Associate Engineer



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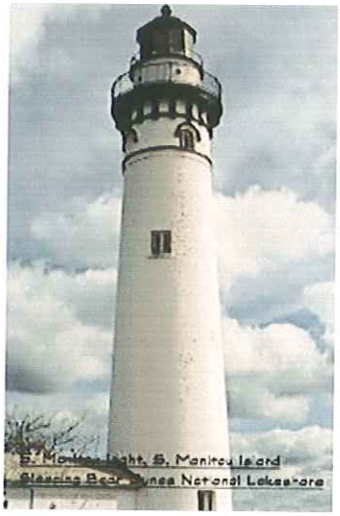


Principal Staff

Tom Fitzpatrick, PE MASCE/SEI

Tom graduated from the University of Michigan in 1965 wi Degree in Architecture with a major of structural design. H licensed as a professional engineer in 1971. Upon gradua working for Robert Darvas Associates, P. c. (RDA) where senior design engineer and president. In 1996 Tom left RI Fitzpatrick Structural Engineering, P. C. Tom is the princip FSE

Cheryl Early, PE

Cheryl graduated from Michigan Technological University in 1996 with a Bachelors of Science in Civil Engineering and became a licensed professional engineer in 2000. She began working for Tom in September 1996 shortly after he started FSE. Cheryl is particularly interested in existing structure restoration and rehabilitation and is actively involved with the Michigan Historical Preservation Network where she serves on the Board of Directors Executive Committee.

Contact Us Phone; 734-769-0320 email; info@fsepc.net

Reply Reply All Forward Chat

Demolition vs replacement of existing structure

Doug Post [rdenterpr@aol.com]

To: medavis@umich.edu

Sunday, October 19, 2014 10:43 PM

You replied on 10/20/2014 11:45 AM.

Marty,

This email is to specify the work we propose to do in response to your inquiry.

We have been asked to provide pricing for the demolition of an existing shed / garage or the repair of said building versus the demolition and replacement of structure.

1. To provide permit and demolish entire structure and most of its contents including cement foundation, the estimated cost would be $5500.00 This price is subject to change if the cement is at an unexpected or not a typical thickness, this can be clarified in an open discussion before signing.

2. Repair of existing structure. This is not a viable option, the building is dilapidated beyond reasonable repair expectations.

3. Demolition of existing structure and replace with 20x20 or similar square footage structure, estimated cost, demolition $5500.00 from above plus $34K for new construction equals $39,500.00
This includes electrical service entrance and all construction details to be outlined further if homeowner is moving forward.

Thanks for the opportunity to submit this quote.

Doug Post
R&D Enterprises, partner

Sent from my iPad

Subject: The structure behind your house

From: David Anderson (DavidAnderson@howardhanna.com)

To: buddhemom@att.net;

Date: Thursday, November 20, 2014 9:34 AM

Dear Ms. Davis-Merritts,

Regarding the condemned structure on your 418 Maple Street property, there are only 3 options I can see: remove it, rebuild it or let it remain as is. Before determining the best course, it is important to understand the neighborhood.

As you can see in the attached neighborhood listings, the price of homes varies considerably, depending on condition. The homes that are currently on the market or have sold within the past 6 months have per square foot pricing from just over $54 to over $140. That is a huge variation within a neighborhood and reflects both its past difficulties and recent growing success.

The biggest factor in this market is whether owner/occupants can purchase the home. For most people, that means the ability to get a mortgage. If a home has difficulty being acceptable for a mortgage, only investors can buy.

The option of leaving the condemned shed as is not only excludes most mortgages, it also eliminates most investors because of the cloud of possible historical value. It is an unknown cost, which investors hate, with an unknown timeline. In all the programs I have seen to help people get mortgages, I have never seen one that includes purchasing a condemned building without escrowing funds to remove it.

Rebuilding the building would give it virtually no more value than a children's playhouse, but it would allow the possibility of a mortgage. Aside from the cost to rebuild it, the fact that it occupies the area most conducive to a future garage makes it worth no more than homes on a lot half its size. That would be at least a 10% reduction in the value it would have with a full, useable yard.

The best option for possible owner/occupant purchase and maximum value to the current owners would be its removal.

Although the balance between important historical value and neighborhood growth is delicate, it is my opinion that this structure is not unique from a real estate point of view and has considerable detrimental effect on the value of this property. Thank you.

David Anderson

Realtor

Howard Hanna - Ann Arbor

1898 West Stadium Blvd.

Ann Arbor, MI 48103

734.604-0355 cell

734.761.6600 office

734.761.6767 fax

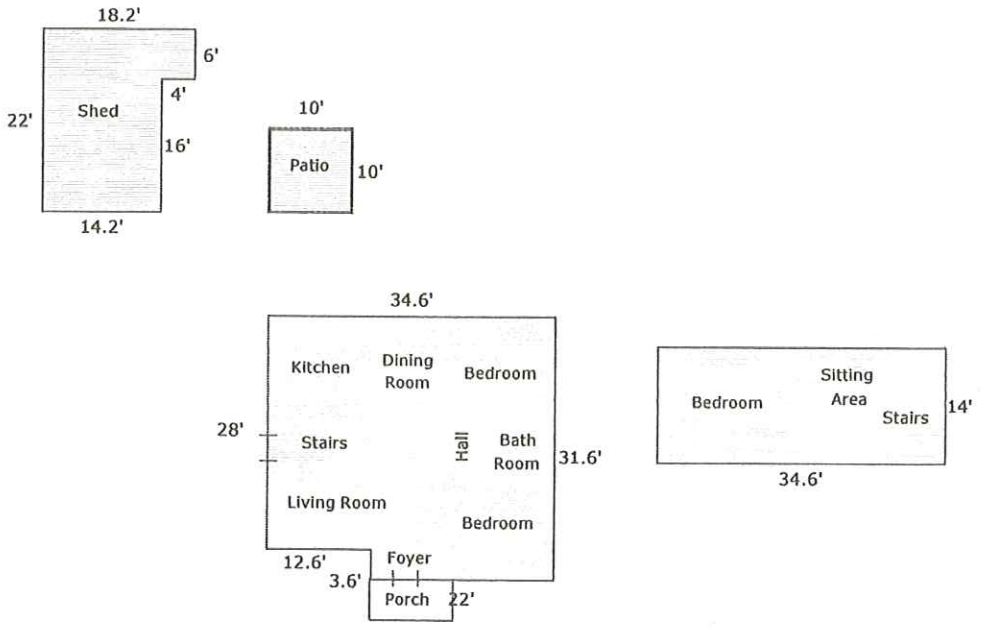
davidanderson@howardhanna.com

www.a2dave.com

FLOORPLAN

Borrower: Scott Merritts		File No.: 10012
Property Address: 418 Maple Street		Case No.: Order# 1270090
City: Ypsilanti	State: MI	Zip: 48198-3048
Lender: Citimortgage, Inc.		

CURRENT SITE PLAN



Sketch by Apex Modina™

Comments:

AREA CALCULATIONS SUMMARY

Code	Description	Net Size	Net Totals
GLA1	First Floor	1048.0	1048.0
GLA2	Second Floor	484.4	484.4
P/P	Patio	100.0	100.0
OTH	Storage	336.4	336.4
Net LIVABLE Area		(rounded)	1532

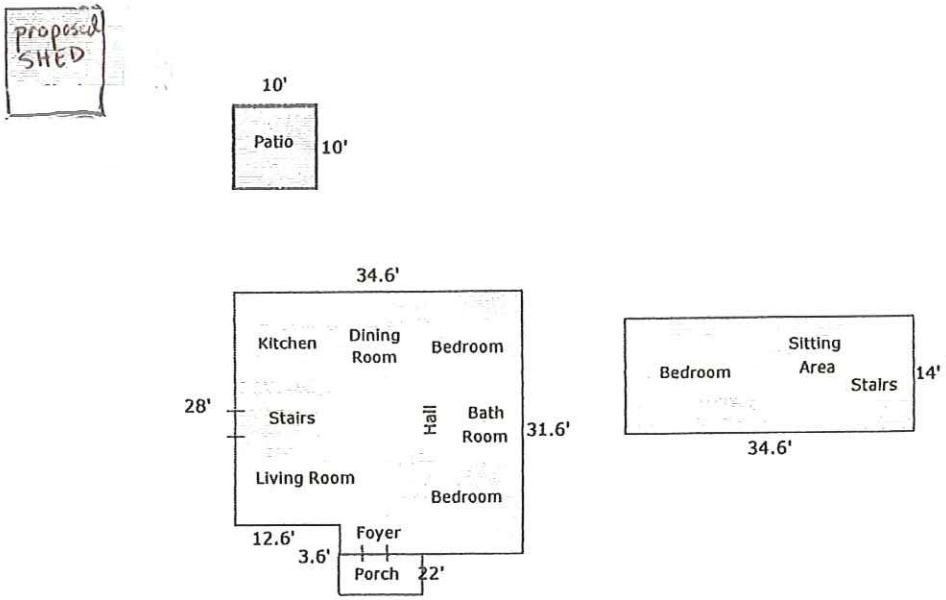
LIVING AREA BREAKDOWN

Breakdown			Subtotals
First Floor			
28.0	x	34.6	968.8
3.6	x	22.0	79.2
Second Floor			
14.0	x	34.6	484.4
3 Items		(rounded)	1532

FLOORPLAN

Borrower: Scott Merritts		File No.: 10012
Property Address: 418 Maple Street		Case No.: Order# 1270090
City: Ypsilanti	State: MI	Zip: 48198-3048
Lender: Citimortgage, Inc.		

PROPOSED SITE PLAN



Sketch by Apex Medina™

Comments:

AREA CALCULATIONS SUMMARY

Code	Description	Net Size	Net Totals
GLA1	First Floor	1048.0	1048.0
GLA2	Second Floor	484.4	484.4
P/P	Patio	100.0	100.0
OTH	Storage	336.4	336.4
Net LIVABLE Area		(rounded)	1532

LIVING AREA BREAKDOWN

Breakdown			Subtotals
First Floor			
28.0	x	34.6	968.8
3.6	x	22.0	79.2
Second Floor			
14.0	x	34.6	484.4
3 Items		(rounded)	1532

SAMPLE SHEDS – Colors to be determined

Handy Home Products Princeton 10 ft. x 10 ft. Wood Storage Shed

Handy Home Products Majestic 8 ft. x 12 ft.

418 Maple St.

4

Ypsilanti Historic District

Work Permit Application

Date filed _____ for HDC meeting date _____

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

Property Address 10 N. Washington

Applicant ☒ Owner ☐ Architect ☐ Contractor

Name Elan Ruggill

Address 1869 Chicory Rdg

City Ann Arbor State MI Zip 48103

Phone (734) 707-3198 Fax _____

E-mail elansr@yahoo.com

Owner _____
(If different than applicant)

Who will perform the work? ☐ Owner ☒ Contractor

Contractor (Name, address, phone) To Be Determined

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 <u>all</u> 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 10 N. Washington

Applicant Elan Ruggill

Description of proposed work *(see sample applications)*

Remove existing wood frame awning
Paint / patch existing brick facade
Add plywood marquee for non-brick areas
Reinstall windows on side elevation

Materials

Plywood, paint
Existing Brick, paint

Colors (Attach color chips or samples) Olympic Paint

Body _____
Trim _____
Roof _____

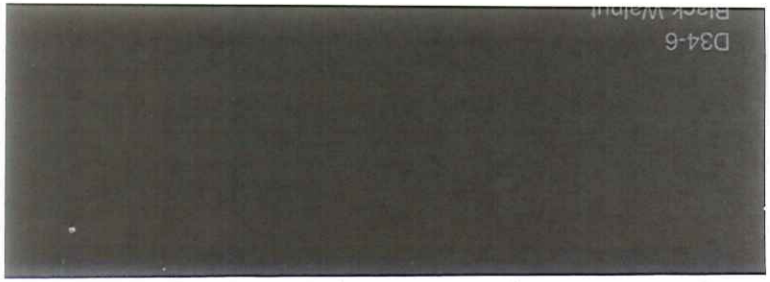
Accent 1 B31-4 Chili Pepper (Field)
Accent 2 B22-1 Tangelo Cream (Columns + Accent)
Other D34-6 Black Walnut (Trim + Accent)

☐ 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.)

A fire alarm is not present in the building

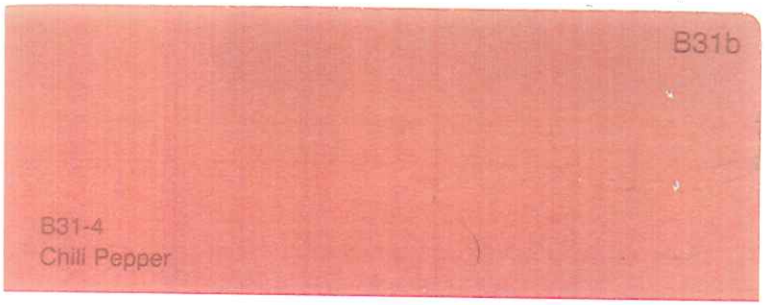
I hereby attest that the above information is accurate. I am authorized to and hereby grant permission to the City of Ypsilanti and its staff to be on my property for the purposes of preparing reports, taking photographs, and/or evaluating and reviewing this application.

_____ _____
Signature of Applicant Date



B22a

B22-1
Tangelo Cream



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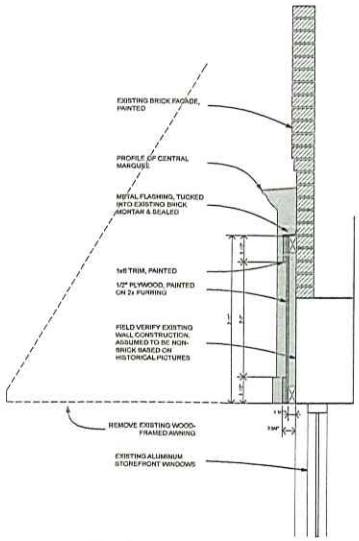
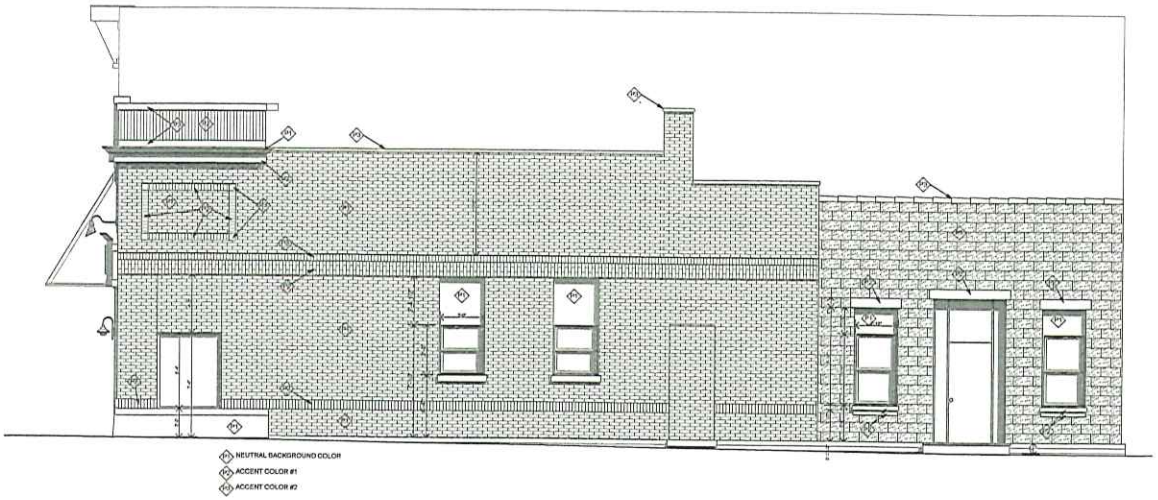
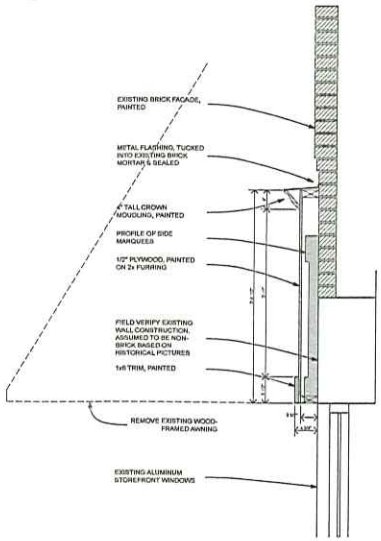


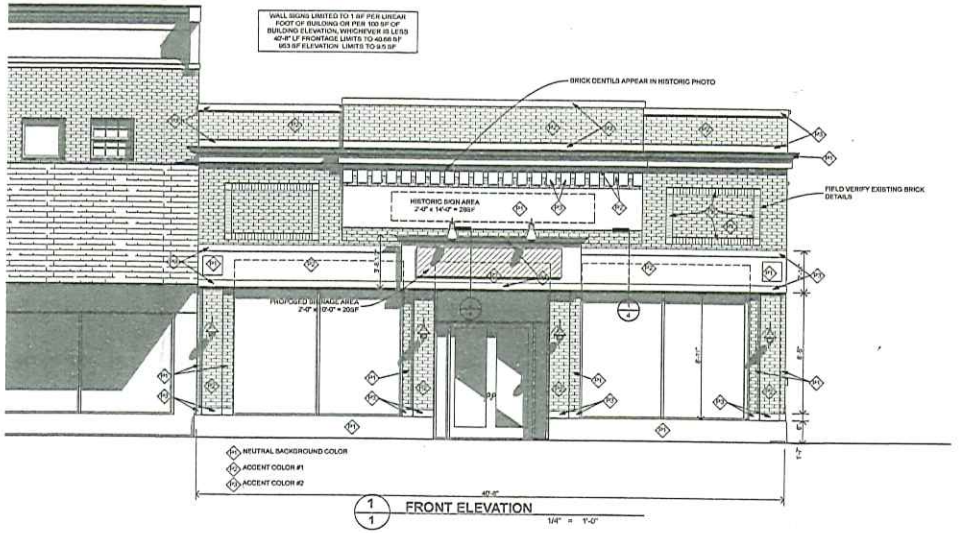
2/4 **CENTRAL MARQUEE**
Scale 1" = 1' - 0"



2/1 **RIGHT ELEVATION**
1/4" = 1'-0"



1/4 **SIDE MARQUEE**
Scale 1" = 1' - 0"



1/1 **FRONT ELEVATION**
1/4" = 1'-0"

HIST DIST COMM	5 JAN 2015
BID/ PERMIT	28 NOV 2014
CODE ANALYSIS	23 OCT 2014
MEASUREMENTS	29 MAY 2014

focus / design
Todd Ballou, Registered Architect
(734) 276-2110
www.focusdesign.us
focusdesign@comcast.net
3300 Berry Rd, Ypsilanti, MI 48198

PROJECT:
10 N. WASHINGTON
10 N. WASHINGTON
YPSILANTI, MI

TITLE: **ELEVATIONS**

JOB NO:
1409

SHEET NO.
1

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Rendering with 3 color concept

Similar Color Palette
18 N. Washington

Trans Globe 4775RT
Exterior Wall Sconce
18" Tall
10" wide
Bronze color

Millenium R Series 1
Sign Light
15" Tall
10" wide
Bronze color

HIST DIST COMM	5 JAN 2015
BID/ PERMIT	28 NOV 2014
CODE ANALYSIS	23 OCT 2014
MEASUREMENTS	29 MAY 2014

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3300 Berry Rd, Ypsilanti, MI 48198

PROJECT: **10 N. WASHINGTON**
10 N. WASHINGTON
YPSILANTI, MI

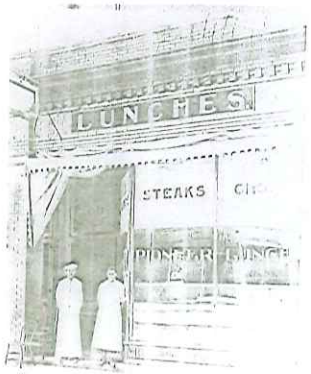
TITLE: RENDERINGS

JOB NO: **1409**

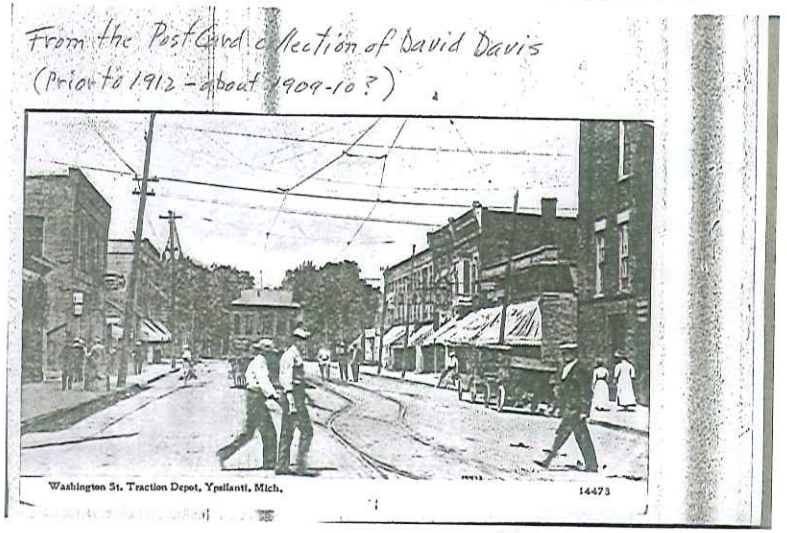
SHEET NO. **2**

Historic Photo

Current Photo



Historic Photo



Historic Photo

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HIST DIST COMM	5 JAN 2015
BID PERMIT	28 NOV 2014
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PROJECT:
10 N. WASHINGTON
10 N. WASHINGTON
YPSILANTI, MI

TITLE: PHOTOS

JOB NO:
1409

SHEET NO.
3

CITY OF YPSILANTI

HISTORIC DISTRICT COMMISSION

MINUTES OF DECEMBER 9, 2014

CALL TO ORDER AND ROLL CALL

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

APPROVAL OF AGENDA

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

Approval: Unanimous. Motion carries.

PUBLIC COMMENT ON AGENDA ITEMS - none

PUBLIC HEARING- none

OLD BUSINESS- none

OLD BUSINESS

400 N River

Applicant: Thompson Block Partners, LLC; owner (absent).

Discussion: Application is for an amendment to an application that was previously approved on October 14, 2014. This amendment includes the lighting package and paint colors to be used on the storefront, doors, windows, railings and cornice.

Stevenson: Inquires of the commission as to whether the proposed color, dark bronze, is too dark. States that the plan is for this color to be used for the windows, metal portions of the storefronts, doors, railings and cornice.

Schmiedeke: States that she is fine with the color but her concern is for the cornice. She states that a second color needs to be used on the cornice.

Pettit: Agrees that you might lose some detail of the cornice without another color to accent it.

Schmiedeke: States that we could suggest that a rich cream would be acceptable as an accent color for the cornice.

Prebys: States that we can approve the application with the color suggestion.

Rupert: Agrees that if a second color is used it will make the brackets on the cornice more noticeable.

Schmiedeke: Inquires as to which light fixtures are going to be used and whether the Granville fixtures will have caps.

Rupert: States that they will have caps.

Staff: Advises that the plan is to match what is already existing in Depot Town and that it has already been confirmed with DTE what type of lights are existing.

Pettit: States that a modern light will also be used in the parking lot.

Stevenson: Inquires as to whether anything is glaringly incorrect with the application.

Pettit: No.

Motion: Prebys (second: Rupert) moves approval for the application amendment for 400 N River to include exterior lighting as noted in drawing #13-17495-V4 dated September 13, 2013. Clarify stone infill in the south façade. The installation of Baselight gooseneck fixtures in black on the west elevation, the Bega 2330 downlights for sidewalk illumination on the north elevation , the Lumark PL-IP Wallpack in black for the east elevation, the street lights in Granville historic lights to match the city fixtures and internal parking lot lights in Lithonia DSXO in black. Approve the dark bronze color for the storefront, doors, windows, railings and cornice with a strong recommendation to include a highlight color in the cornice, for example a rich cream to highlight the brackets.

Secretary of the Interior Standard:
9 – Contemporary designs shall be compatible and shall not destroy significant original material.

Approval: Unanimous. Motion carries.

NEW BUSINESS

301 W Michigan

Applicant: Allied Signs; Dominic Palazzollo, representative for contractor (present).

Discussion: Application is for ATM signage and the installation of a clearance bar.

Stevenson: States that she does not see any issue with the plan since it is a modern structure.

Rupert: Inquires as to whether the ATM is a stand-alone structure in the parking lot.

Palazzollo: Confirms that the ATM is a stand-alone structure and that it was previously an ATM at one time but that it was closed down. States that the plan is for the addition of directional signs and ATM light boxes. States that this is the same stuff that was there before.

Pettit: Inquires as to whether the signage is backlit.

Palazzollo: Confirms that the signs on the ATM will be.

Pettit: States that this is not something that the HDC usually approves. That the HDC would prefer the colors be reversed.

Palazzollo: States that most of the ATM faces inward and it is in the parking lot. States that the directional signs are not illuminated. The clearance bar is not illuminated and it is a replacement.

Rupert: States that the one on the machine needs to be illuminated since it will be an advantage when using the machine at night.

Stevenson: States that she understands that this is the way that the sign needs to look since that is the design that the company uses. Would like to know what the HDC thinks about having the one sign over the ATM backlit but to have the two on the sides installed with gooseneck lights above them for illumination.

Prebys: Would like to know what the possibility is of the colors on the signs be reversed. States that this is a corporate branding that they are trying to be streamlined throughout the entire organization.

Palazzollo: States that this is a corporate sign and that it would probably not be possible.

Prebys: States that there might be some concern with external illumination and vandalism. States that is this is a unique situation since the signs are not on the main building.

Palazzollo: States that the ATM machine is pretty far interior to the lot and that he is hoping that there would be some leniency for this plan.

Lindsay: States that these signs are part of a corporate branding and may not be able to be changed easily.

Pettit: States that he is fine if the signs are illuminated by lights above.

Palazzollo: States that most people would prefer that the ATM would be more illuminated at night. States that since this is a stand-alone structure that it may have its own separate identity.

Stevenson: Advises that while it may be a different type of structure, this is a sign application and that HDC has to be careful to not set a precedent.

Prebys: Inquires as to whether it is possible for the sign over the ATM to be lighted but the ones on the sides are not. Suggests to rely on the parking lot lights for illumination.

Palazzollo: Inquires as to whether the HDC would approve the signs at the sides of the ATM with some external illumination instead.

Stevenson: Confirms that she would be fine with the signs on the sides of the ATM being illuminated from above.

Motion: Rupert (second: Prebys) moves to approve the application for 301 W Michigan to include the installation of the directional signage and the ATM surround signage. Two if the three kiosk signs, those on the north and south, are to be externally illuminated. The ATM surround will be internally backlit. The installation of the clearance bar is also approved.

Secretary of the Interior Standard:
#9 - Contemporary designs shall be compatible and shall not destroy significant original material.

Approval: Unanimous. Motion carries.

STUDY ITEMS

417 Oak

Applicant: Ben Grabill, contractor and Randy Carr (present).

Discussion: Application is for stair and reinforcement of the deck.

Prebys: Requests that the applicant go over the work proposed in the application.

Grabill: States that it is all listed and that it will use the existing deck.

Carr: States that this was an addition for it to work for the HDC and the building department.

Prebys: States that they are replacing 4 x 4s with 6 x 6s on the supports.

Carr: Confirms.

Prebys: States that the railings will be captured and that the plan is to use cedar.

Schmiedeke: States that treated lumber is proposed for some visible members and that is generally not something that the HDC would approve.

Prebys: Inquires as to how the HDC feels about the treated lumber.

Rupert: States that the treated lumber could be clad in another type of lumber. States that treated lumber may have more longevity.

Grabill: States that they went with the treated lumber to help support the structure.

Prebys: Inquires about the paint to be used.

Grabill: States that he is ok with painting.

Rupert: States that it needs to be painted or he can use an opaque stain.

Prebys: States that there would be fewer issues with the stain.

Stevenson: States that she is fine with the treated lumber for the main posts as long as they are encased in a non-treated lumber for finishing however the stringers could be done in another wood.

Rupert: States that he would not have a problem with it being encased with pine.

Prebys: Inquires as to whether the handrail is graspable.

Carr: States that while the drawing does not show it, it will be a graspable handrail.

Prebys: Is it ok with the application as submitted but when it comes back to the commission for approval the paint color needs to be addressed.

Stevenson: Agrees and advises of the next meeting date and the application process.

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 12/2/14 and there was a dumpster on the property. Staff is advised to send a letter reminding the owner that any exterior work needs to be brought before the HDC.

525 N Huron: Staff will continue to monitor. Photos taken on 12/2/14. Staff advised to send the owner a letter regarding the vinyl windows on the sides, back and front and the metal door on the side.

214 W Forest: Photos taken 11/6/14, the window on the back has been sided over. Letter was sent 11/13, no response at this time. Staff will send a second notice.

314 E Cross: Per commissioner Schmiedeke the porch is in process.

35 S Huron: Staff took photos on 12/2/14, appears that work is being done. Staff advised to send a letter reminding the owner that any exterior work needs to be brought before the HDC.

106 S Washington: Scheduled for re-inspection by the building department on 1/21/15. The concern is that this structure will only get worse. Staff advised to send a letter advising the owner that the structure needs to be stabilized and recommend immediate action.

613 N Prospect: No update.

221 S Washington: Staff advises that a letter was sent on 10/28/14 to the owner regarding fence needing painting. No response has been received at this time. A second notice will be sent in the spring.

322 E Cross: It was noticed by the HDC that there was a recent outbuilding added to the property. Staff will send a letter requesting an application for the additional structure.

Porch fact sheet: Edits that are needed to the fact sheet are discussed and staff will get a better picture of the example at 109 N River.

AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS –none

HOUSEKEEPING BUSINESS

Approval of the minutes of November 25, 2014

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

Approval: Unanimous. Motion carries.

ADJOURNMENT

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

Approval: Unanimous. Motion carries.

MEETING ADJOURNED AT 8:13 pm