

1. Historic District Commission Agenda 10-24-17

Documents:

[HDC OCT 24, 2017 AGENDA.PDF](#)

2. Historic District Commission Meeting Packet 10-24-17

Documents:

[10-24-17 HDC MEETING PACKET.PDF](#)

CITY OF YPSILANTI
Agenda
Historic District Commission
Tuesday, October 24, 2017 - 7:00 p.m.
City Hall Council Chambers, 1 S. Huron
Ypsilanti, MI 48197

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
Mike Davis, Jr.	P	A
Erika Lindsay	P	A
Alex Pettit	P	A
Ron Rupert	P	A
Jane Schmiedeke	P	A

II. APPROVAL OF AGENDA

III. PUBLIC COMMENTS ON AGENDA ITEMS

IV. PUBLIC HEARING—none

V. BUSINESS SESSION

A. OLD BUSINESS

1. 39 E Michigan

**Lighting, signage & awning
installation**

B. NEW BUSINESS

2. 10 S Huron

Window replacement

3. 56 N Huron

Door replacement

4. 214 N Huron

Fence installation

5. 215 W Michigan

Sign installation & painting

C. STUDY ITEMS

6. 211 Maple

Fence & deck installation

D. ADMINISTRATIVE APPROVALS

7. 169 N Washington

Reroof

8. 46-54 N Huron

Painting

E. OTHER BUSINESS

9. Property Monitoring

VI. AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS

VII. HOUSEKEEPING BUSINESS

10. Approval of the minutes of October 10, 2017

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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HDC Work Permit Staff Review

Property address: 39 E Michigan

Date of Application: September 28, 2017

Date of Review: October 19, 2017

Date of Meeting: October 24, 2017

Proposed work: exterior image upgrade including lights, signage and awnings.

Materials: Pre-finished metal louvered awnings, drive-thru canopy, stand-off metal panel system w/ vinyl graphic, KFC individual channel letters 30" in red, metal panel system attached to and held off existing tower, 'REAL MEALS TO GO' vinyl letter for drive-thru canopy, single array LED flood light 3000k black finish with custom 36" arm bracket in black finish, single array LED flood light 3000k black finish with custom 48" arm bracket in black finish and horizontal wide spot beam, exterior rated LED wall pack 3000k in bronze finish.

Staff review:

1. This item was tabled from the last meeting due to no owner permission, staff has since received the necessary paperwork.
2. The plans indicates that the striped pyramid shroud and the tower metal wall coping cap at the front will be removed.
3. The existing striped awnings will be replaced with solid red awnings.
4. New lighting will be installed on the structure. HDC to verify if lighting meets current lighting HDC lighting standards. These flood lights do not appear to be dark sky complaint. Staff has advised the applicant that the E1 and E2 light fixtures will need shields in order to comply.
5. The plans indicate that the exterior will be pressure washed, patched and repaired as needed.
6. Plans may require review by the planning department for compliance with the zoning ordinance.
7. A building department permits will be required for this work and should to be obtained prior to the start of this work.

Relevant Secretary of the Interior's Standards:

#9, #10

Staff Recommended Motions:

Move to approve the work for the 39 E Michigan to include the removal of the striped pyramid shroud and the tower metal wall coping cap at the front. Work to also include the replacement of the

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existing striped awnings with solid red awnings, the installation of new LED floodlights with glare shields and wall pack LED lights under the new awnings. Signage will be modified according to the site plans dated May 31, 2017. Work to also include the pressure washing, patching and repairing as needed.



City of Ypsilanti
Historic District Commission
Work Permit Application

One South Huron • Ypsilanti, MI 48197
Phone: (734) 483-9646 • Fax: (734) 483-7260
www.cityofypsilanti.com

rec # 22809

OFFICE USE ONLY

Date Filed:

Meeting Date: 10/10

Action Item/Study Item

To complete this application:

1. Complete this form.
2. Attach the following documents:
 - a. Photo(s) showing all locations where work is proposed (can be emailed).
 - b. Catalog cut sheets or similar details for windows, doors, light fixtures, and any other manufactured or preassembled components—this includes information from catalogues, professional quotes, or websites (can be emailed).
 - c. Dimensioned drawings of any new construction or modifications to existing structures, including awnings and signs.
 - d. A sketch plan, if proposal is for work on the grounds and not just the main structure (e.g., installing a new driveway, fence, or shed). This can be drawn on a scaled copy of a mortgage survey.
3. Applications and materials must be received by the Building Department **no later** than 4pm on the Tuesday prior to the meeting.

INCOMPLETE APPLICATIONS WILL BE REJECTED

Property

Address

39 E. Michigan Avenue Ypsilanti, MI 48198

Applicant

*If applicant is not owner of property, a written statement from the owner authorizing this application must be included.

Name

Flora Ramirez - Lendlease

Address

125 S. Clark St. 17th Floor

City

Chicago

State

IL

Zip

60603

Phone / Fax

(312)971-4058

E-Mail

Flora.Ramirez@lendlease.com

Contractor

Contractor Name & Contact Info

TBD

Type of work

☐ Roofing

☐ Window/Door
Replacement

☐ Porches

☐ Sign

☐ Fence (or other sitework)

☒ Other

Complete Description of Proposed Work:

Interior renovation to the dining area of the existing KFC restaurant. The kitchen and drive thru areas will remain in operation during the remodeling process. The exterior image upgrade will consist of new exterior branding (exterior lights and awnings) and signage elements. The building use will remain the same and there will be no kitchen work. Signage and trade permits will be pulled separately for this project.

Materials (for paint include color chips or samples with application):

Please note that no exterior paint is being proposed. An awning sample has been included in the enclosed package for department review.

Permit Application Fee (action items only)

The fee is \$35 for the first \$3,000 in construction cost plus \$5 for every additional \$3,000 of construction cost. *An additional fee of \$50 applies to HDC work started without the applicable permit.*

Construction Cost:	Permit fee:
\$65,000	\$35 + 105 = \$140.00

Signature

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

I further affirm that 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.

Signature:

Date:

9/28/2017

Print Name:

Flora Ramirez

If you have questions about what the HDC generally permits or does not permit, or what they need to see in an application to render a decision, please call the office at 734-483-9646, email us at hintern@cityofypsilanti.com, or view our factsheets at cityofypsilanti.com/hdc.

All other necessary Building Permits must be acquired before beginning work.



September 29, 2017

Bonnie Wessler
Planning Department
1 S. Huron Street
Ypsilanti, MI 48197
(734)822-3127

Re: KFC Remodel Project – Store ID: C105005 - 39 E. Michigan Avenue

Dear Bonnie Wessler,

Lendlease, on behalf of KFC, is requesting approvals to remodel and reimage an existing KFC restaurant in your jurisdiction. KFC has determined 39 E. Michigan Avenue to be the restaurant requiring upgrades and reimagining.

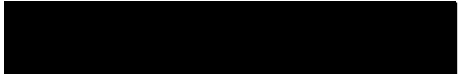
The scope of work will consist of an interior renovation to the dining area of the existing KFC restaurant. The kitchen and drive through areas will remain in operation during the remodeling process. The exterior image upgrade will consist of new exterior branding (exterior lights and awnings), signage elements, and new paint finishes. The building use will remain the same and there will be no kitchen work. Signage and trade permits will be pulled separately for this project. KFC will not be neither increasing the height of the structure nor expanding the building footprint. No structural modifications are being proposed.

Enclosed please find the following documents for your review:

- (1) Sets of Construction Drawings, 11x17, Color
- Historic District Commission Work Permit Application
- Specification Sheet: Exterior Light Fixtures E1 & M3
- Existing Conditions Photo Report
- **AWNING SAMPLE**

Thank you very much for your assistance. If you have any questions, please feel free to contact me at (312) 971-4058, or e-mail me at Flora.Ramirez@lendlease.com

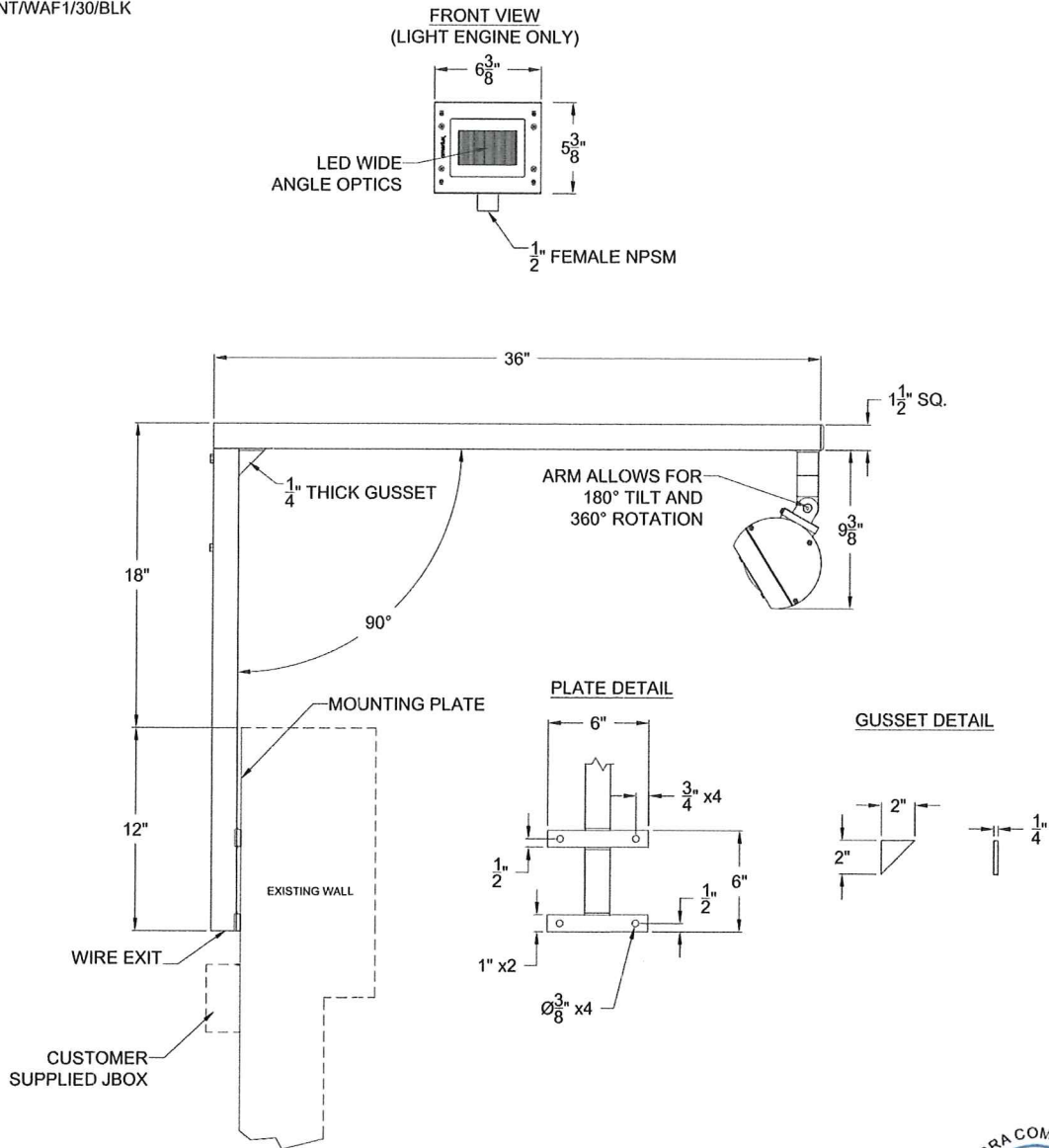
Best Regards,


Flora Ramirez

Assistant Zoning Manager, Multi-Site Group, Construction
125 S. Clark St. 17th Floor, Chicago, IL 60603
T: (312) 971-4058 | F: (312) 423-1301
Flora.Ramirez@lendlease.com | www.lendlease.com



WAF1.5/BLDG MNT/WAF1/30/BLK



Approved By _____ Date _____

NOTICE: THIS DRAWING IS FOR REFERENCE ONLY. CHECK FOR LATEST REVISION PRIOR TO ORDERING. THIS DRAWING SHOULD ACCOMPANY YOUR ORDER. THANK YOU



DATE 11/19/2015	PART STRING WAF1.5/BLDG MNT/WAF1/30/BLK		FILE NAME KFC_35083.dwg
QUOTE #/ SO # 35083			NOTES
JOB NAME: KFC			
www.amerluxexterior.com 5220 SHANK ROAD PEARLAND, TX. 77581 PHONE: (281) 997-5400 FAX: (281) 997-5441 TOLL FREE: (800) 364-0098	LIGHT SOURCE ● LED	VOLTAGE ● 120-277V	
 EXTERIOR LIGHTING GROUP	FINISH ● BLK SMOOTH ● SATIN BLACK		DRAWN BY HT
			REVISION 2
			GENERAL: EXTERIOR HARDWARE WILL BE STAINLESS STEEL. ELECTRICAL COMPONENTS WILL BE ETL LISTED "SUITABLE FOR WET LOCATIONS."



YUM BRANDS

Fixture Manufacturer: AMERLUX

Lamp Manufacturer: N/A

Cat#: WAF1/BLDG MNT/WAF/30/BLK

Cat#: N/A

Capitol Light is not responsible for inaccuracies in manufacturers published specifications

Type
E1

VARIETA

SINGLE ARRAY LED FLOOD LIGHT

U.11.2.15

APPLICATION:

Accent lighting for exterior retail, commercial and hospitality environments

CONSTRUCTION:

- Die-Cast aluminum faceplate
- Extruded aluminum enclosure
- IP67 sealed optical modules

MOUNTING:

- Cast aluminum pivot
- 180° tilt
- 360° rotation

ELECTRICAL:

Integral drivers
Input voltage 120v-277v auto-sensing
Power consumption 31W
1/2" NPT wire entry
Standard product is shipped as non-dimming unless specified

OPTICS:

- Lumen maintenance: 70% @ 50,000 hours
- 1 lens module containing 16 LEDs available in a number of symmetric or asymmetric axial beam spread patterns

AMBIENT OPERATING RANGE:

-30°C to 40°C

WEIGHT:

5 lbs

EPA:

0.25

FINISH:

Premium quality thermoset polyester powdercoat for a durable finish in the following:

BLK -Satin Black

CLB -Classic Bronze

GRN -Green

TBK -Textured Black

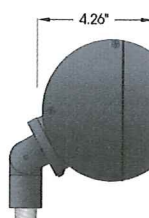
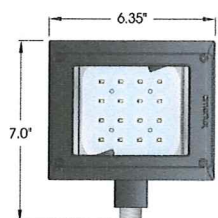
WHT -White

FL1
LED

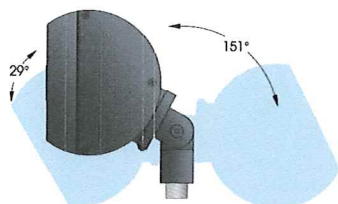


PROJECT:

TYPE:



MOUNTING:



EXTERNAL GLARE SHIELD



ORDERING INFORMATION:

Model	Light Distribution	CCT	CRI	Approx. Lumens	Total Efficacy	Finish	Accessories	Dimming Option
FL1	NSP	30 (3,000K)	80	2,580	83 Lm/W	BLK CLB GRN TBK WHT	EGS (Ext Glare Shield) GSP17 (Ground Stake) PMBS-2-18 (Pole Mount) WMS14 (Wall Mount)	DM 0-10 volt
		40 (4,000K)	80	2,940	94 Lm/W			
		50 (5,000K)	70	3,020	97 Lm/W			
	HMS VMS	30 (3,000K)	80	2,340	75 Lm/W			
		40 (4,000K)	80	2,670	86 Lm/W			
		50 (5,000K)	70	2,740	88 Lm/W			
	HWS VWS	30 (3,000K)	80	2,260	72 Lm/W			
		40 (4,000K)	80	2,580	83 Lm/W			
		50 (5,000K)	70	2,640	85 Lm/W			
	SQS	30 (3,000K)	80	2,270	73 Lm/W			
		40 (4,000K)	80	2,580	82 Lm/W			
		50 (5,000K)	70	2,650	85 Lm/W			
	MFL	30 (3,000K)	80	2,710	87 Lm/W			
		40 (4,000K)	80	3,090	99 Lm/W			
		50 (5,000K)	70	3,170	102 Lm/W			
	HMF VMF	30 (3,000K)	80	2,490	80 Lm/W			
		40 (4,000K)	80	2,840	91 Lm/W			
		50 (5,000K)	70	2,920	94 Lm/W			
	HWF VWF	30 (3,000K)	80	2,420	78 Lm/W			
		40 (4,000K)	80	2,760	89 Lm/W			
		50 (5,000K)	70	2,830	91 Lm/W			
	SQF	30 (3,000K)	80	2,460	79 Lm/W			
		40 (4,000K)	80	2,800	90 Lm/W			
		50 (5,000K)	70	2,870	92 Lm/W			

Ordering options in BOLD

Amerlux reserves the right to change details that do not affect overall function and performance.

www.amerlux.com • 5220 Shank Rd. Pearland, Texas 77581 • (T) 281.997.5400 • (F) 281.997.5441

Electrostatic sensitive device.
observe precautions for handling

5 year limited warranty
AMERLUX LED



Part String

Example: FL1/NSP/30/BLK/EGS/DM

amerlux



YUM BRANDS

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Lamp Manufacturer: N/A

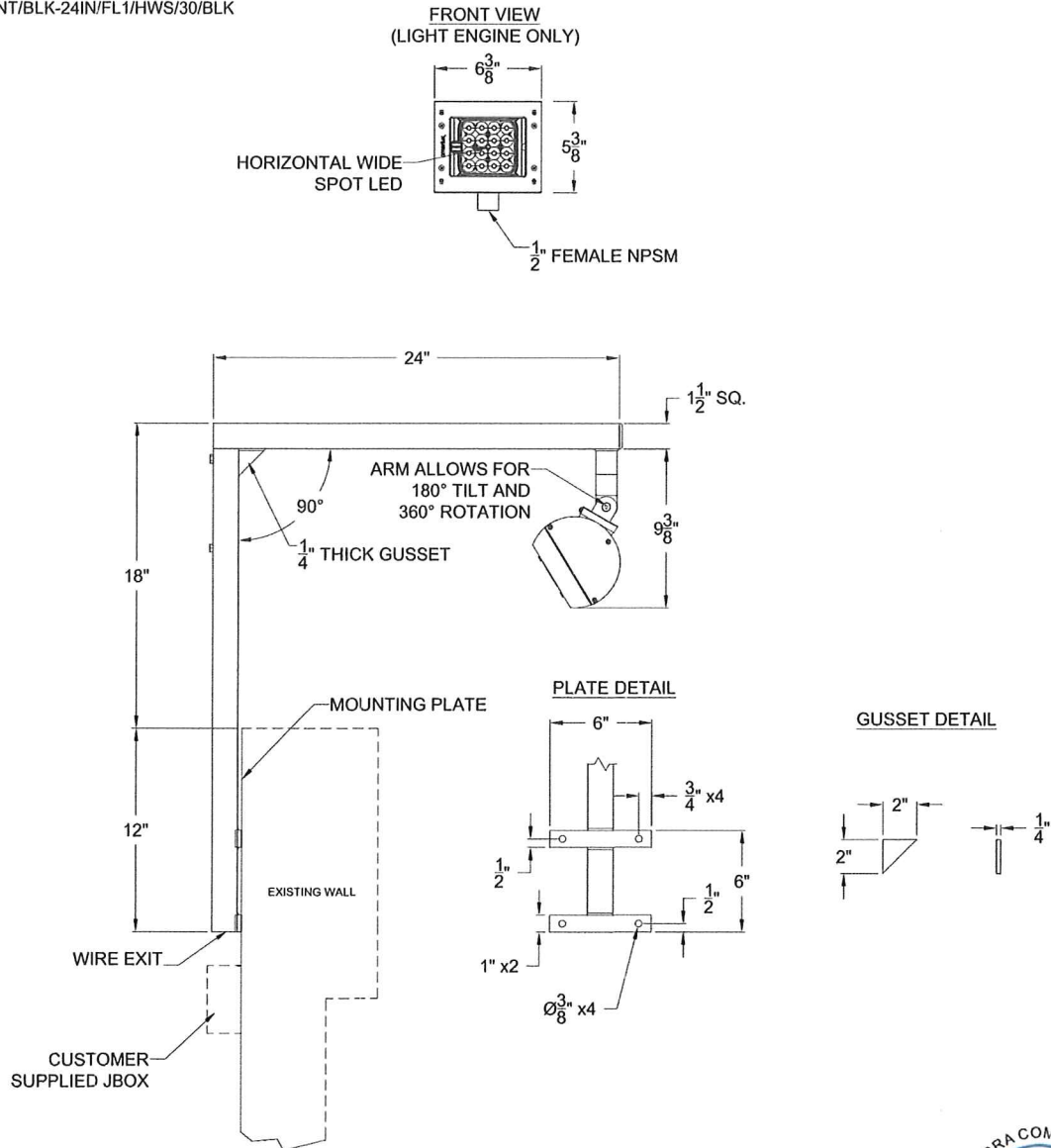
Cat#: FL1/HWS/30/BLK

Cat#: N/A

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Type
E2

WAF1.5/BLDG MNT/BLK-24IN/FL1/HWS/30/BLK



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Cat#: WAF1 BRACKET	Cat#: N/A
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Type
E2BRACKET

Photographic Survey: 39 E. Michigan Avenue
Ypsilanti, MI 48198



1

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2



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KFC Remodel Project

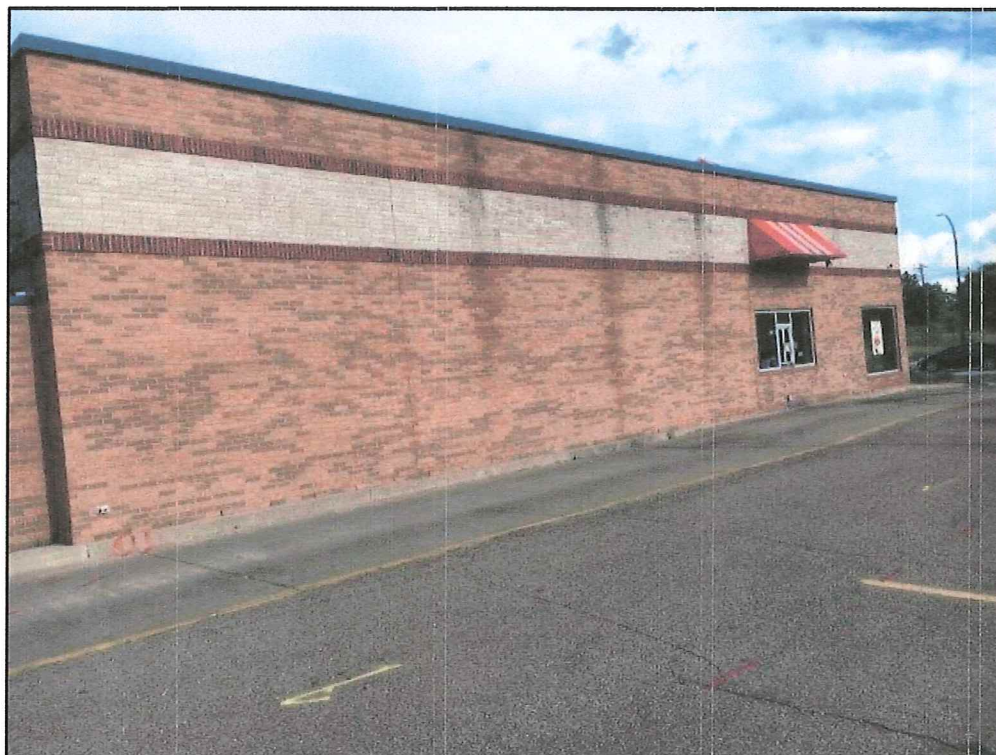
39 E. Michigan Avenue
Ypsilanti, MI 48198

Store# C105005



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3



Click or tap here to enter text.

KFC Remodel Project

39 E. Michigan Avenue
Ypsilanti, MI 48198

Store# C105005



Click or tap here to enter text.



Ultra-high efficiency 20 Watt wallpack. Patent Pending thermal management system. 100,000 hour L70 lifespan. 5 Year Warranty.

Color: Bronze

Weight: 6.1 lbs

Project:

Type:

Prepared By:

Date:

Driver Info

Type: Constant Current
120V: 0.19A
208V: 0.12A
240V: 0.10A
277V: 0.08A
Input Watts: 22W
Efficiency: 92%

LED Info

Watts: 20W
Color Temp: 3000K (Warm)
Color Accuracy: 71 CRI
L70 Lifespan: 100,000
Lumens: 985
Efficacy: 45 LPW

Technical Specifications

Listings

UL Listing:

Suitable for wet locations. Suitable for mounting within 1.2m (4ft) of the ground.

Dark Sky Approved:

The International Dark Sky Association has approved this product as a full cutoff, fully shielded luminaire.

IESNA LM-79 & IESNA LM-80 Testing:

RAB LED luminaires have been tested by an independent laboratory in accordance with IESNA LM-79 and 80, and have received the Department of Energy "Lighting Facts" label.

LED Characteristics

Lifespan:

100,000-hour LED lifespan based on IES LM-80 results and TM-21 calculations.

Color Consistency:

3-step MacAdam Ellipse binning to achieve consistent fixture-to-fixture color.

Color Stability:

LED color temperature is warranted to shift no more than 200K in CCT over a 5 year period.

Color Uniformity:

RAB's range of CCT (Correlated color temperature) follows the guidelines of the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2008.

Color Accuracy:

70 CRI

Color Temperature (Nominal CCT):

3000K

Construction

Finish:

Our environmentally friendly polyester powder coatings are formulated for high-durability and long-lasting color, and contains no VOC or toxic heavy metals.

Cold Weather Starting:

The minimum starting temperature is -30_C.

Ambient Temperature:

Suitable for use in 50°C (122°F) ambient temperatures.

Thermal Management:

Integral cast aluminum mounting pad and external fins for optimal heat sinking to ensure cool operation with maximum LED life and light output.

Housing:

Precision die cast aluminum housing, lens frame and mounting plate.

Two Mounting Options:

Junction Box with 5 Conduit Entry Points and Threaded Plugs for surface mounting plus Cover Plate for mounting over 4" recessed junction box included with WPLED20.

Green Technology:

RAB LEDs are Mercury, Arsenic and UV free.

For use on LEED Buildings:

IDA Dark Sky Approval means that this fixture can be used to achieve LEED Credits for Light Pollution Reduction.

Gaskets:

High Temperature Silicone.

Electrical

THD:

6.82% at 120V

Driver:

Automatic Voltage Sensing Driver for 120-277 volts.

Driver:

Constant Current, Class2, 100 -277V, 50/60 Hz, 100 - 240VAC 0.3 - 0.15A, 277VAC 0.15A

Surge Protection:

4kV

Optical

Fixture Efficacy:

45 Lumens per Watt

Other

Patents:

The LPACK design is protected under patents in the U.S. Pat. D634873, Canada Pat. 133207, China Pat. ZL201030129137, Taiwan Pat. D139540 and Mexico Pat. 32491

Warranty:

RAB warrants that our LED products will be free from defects in materials and workmanship for a period of five (5) years from the date of delivery to the end user, including coverage of light output, color stability, driver performance and fixture finish.

Equivalency:

The WPLED20 is Equivalent in delivered lumens to a 150W Metal Halide Wallpack.

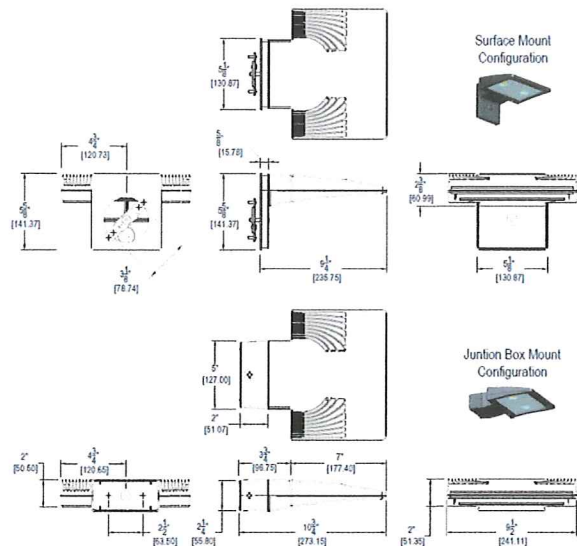
Technical Specifications (continued)

Other

HID Replacement Range:

The WPLED20 can be used to replace 100-175W Metal Halide Wallpacks based on delivered lumens.

Dimensions

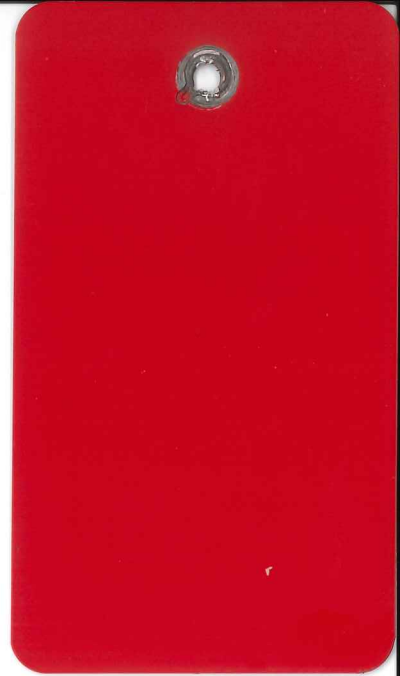


Features

- Ultra-high efficiency 20 Watt wallpack
- Maintains 70% of initial lumens at 100,000 hours
- Weatherproof high temperature silicone gaskets
- Superior heat sinking with die cast aluminum housing and external fins
- Replaces 100W MH
- 100 up to 277 Volts
- 5-year warranty

Ordering Matrix

Family	Watts	Color Temp	Sensor	Surface Plate	Finish	Photocell
WPLED	20 = 20W	= Cool Y = Warm N = Neutral	= No Sensor MS = Mini Sensor	= No Surface Plate S = Surface Plate	= Bronze W = White	= No Photocell /PC = 120V Button /PCS = 120V Swivel /PC2 = 277V Button



Awning sample



KFC

CES
CREATION TO COMPLETION
8534 Yankee Street, Suite 2B, Dayton, OH 45458
Phone: (937) 435-4984 Fax: (937) 435-3307

PRELIMINARY
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DRAWING SUBMITTALS

DESIGN DEVELOPMENT REVIEW SET	DATE	BY
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REVISION:

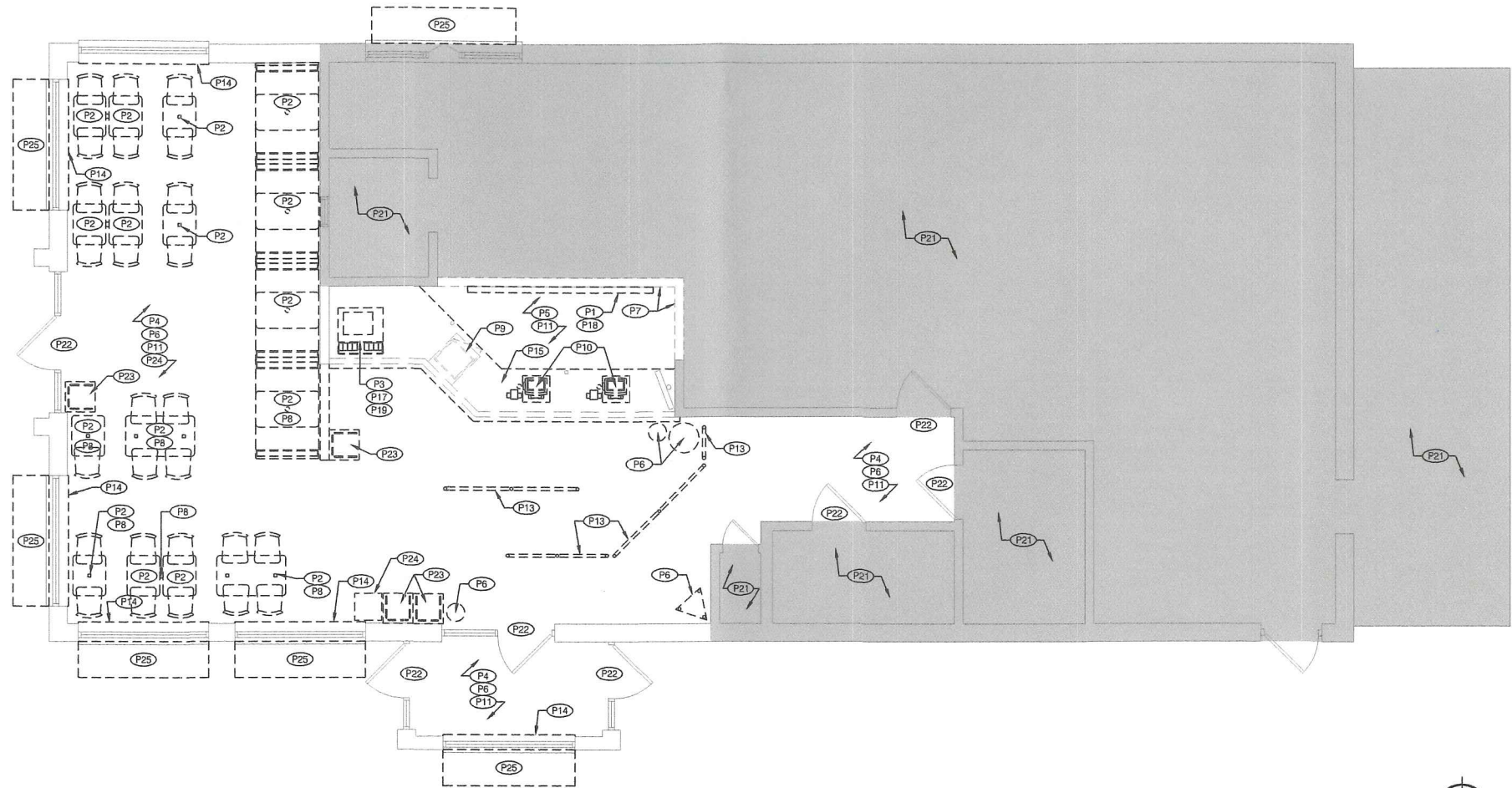
Mark	Date	By

PROJECT TITLE
"K50 TO AMERICAN
SHOWMAN"
ACCELERATED PROGRAM
RELEASE 2.0 JAN. 2017
INCENTIVE SCOPE
39 E. MICHIGAN AVENUE
YPSILANTI, MI 48198
KFC SITE NO. C105005
SHEET TITLE

DEMOLITION:
FLOOR PLAN AND
EXTERIOR
ELEVATIONS

SHEET NO.

D-1.0



DEMOLITION FLOOR PLAN

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



GENERAL NOTES

- REFER TO G-1.0 FOR SCOPE OF WORK
- NO STRUCTURAL ELEMENTS TO BE REMOVED. G.C. TO NOTIFY ARCHITECT IMMEDIATELY OF ANY STRUCTURAL ISSUES IDENTIFIED IN THE FIELD.

LEGEND

	EXISTING TO REMAIN		NO WORK IN THIS AREA
	EXISTING TO BE REMOVED		

DEMOLITION FLOOR PLAN KEY NOTES

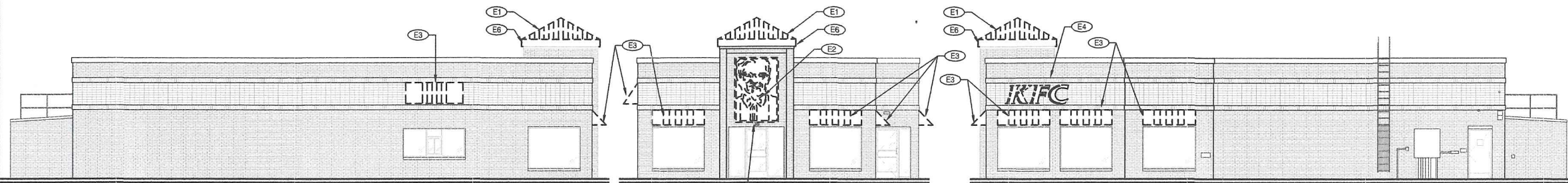
- | | | |
|--|---|---|
| P1. REMOVE EXISTING MENU BOARD & SAVE FOR REUSE | P10. EXISTING POS, CASH DRAWER, CUP DISPENSER AND ALL HARDWARE TO BE REMOVED, SAVED AND SEALED IN A DUST FREE ENVIRONMENT | P19. EXISTING FOUNTAIN DRINK COUNTER TO BE REMOVED (KNEE WALL TO BE MODIFIED AS NEEDED) - UNLESS SS COUNTER |
| P2. REMOVE ALL EXISTING FIXTURES, BOOTHS, TABLETOPS & CHAIRS IN DINING ROOM - EXISTING TABLE STEEL POST TO REMAIN UNLESS NOTED OTHERWISE | P11. EXISTING FLOORING AND COVE BASE TO REMAIN | P20. KEEP EXISTING RR FIXTURES AND ACCESSORIES |
| P3. EXISTING BEVERAGE DISPENSER TO BE REMOVED BY OWNERS VENDORS | P12. REMOVE EXISTING HALF HEIGHT WALL - PATCH FLOOR AS NEEDED | P21. NO WORK IN THIS AREA |
| P4. REMOVE CHAIR RAIL AND WAINSCOTING (TILE BASE AND WALLCOVERING ABOVE TO REMAIN, UNLESS NOTED OTHERWISE) | P13. REMOVE ALL QUEUING RAILS AND POSTS - PATCH FLOOR AS NEEDED | P22. EXISTING DOOR AND HARDWARE TO REMAIN |
| P5. EXISTING SECURITY MONITOR SYSTEM TO REMAIN, PROTECT AS NECESSARY | P14. REMOVE EXISTING WINDOW SILLS | P23. REMOVE EXISTING TRASH ENCLOSURE |
| P6. REMOVE ALL INTERIOR WALL SIGNS, DECOR ELEMENTS & ARTWORK - SAVE "KFC FOUNDATION" ARTWORK FOR REUSE | P15. EXISTING SERVICE COUNTER TO BE REMOVED (KNEE WALL TO BE MODIFIED AS NEEDED) | P24. EXISTING FIXTURE/FURNITURE TO BE REMOVED & DISPOSED OF IN A RESPONSIBLE MANNER |
| P7. TEMPORARY VISQUEEN DUST PARTITION. COORDINATE EXACT LOCATION IN FIELD WITH FRANCHISEE AND PROVIDE A TIGHT SEAL | P16. EXISTING HALF HEIGHT WALL TO REMAIN - NEW PANEL AND CAPS | P25. EXISTING EXTERIOR AWNINGS / CANOPIES TO BE REMOVED - SEE DEMO ELEVATIONS |
| P8. EXISTING TABLE STEEL POST TO BE REMOVED | P17. GENERAL CONTRACTOR TO PUMP DOWN, REMOVE, AND SALVAGE EXISTING ICE MACHINE FOR REUSE | |
| P9. EXISTING UNDER-COUNTER SAFE TO REMAIN PROTECT FROM DUST | P18. REMOVE EXISTING ELECTRICAL (LED PANELS) MENU BOARD AND SAVE FOR REINSTALL BY OWNER VENDOR | |

GENERAL NOTES

- THE G.C. SHALL TAKE ALL NECESSARY PRECAUTIONS TO ENSURE THE SAFETY OF THE PUBLIC AND/OR WORKMEN ON THE JOB AND TO PREVENT ACCIDENTS OR INJURY TO ANY PERSON ON, ABOUT, OR ADJACENT TO THE PREMISES. THE G.C. SHALL COMPLY WITH ALL LAWS, ORDINANCES, CODES, RULES AND REGULATIONS RELATIVE TO SAFETY AND THE PREVENTION OF ACCIDENTS.
- DRAWINGS ARE BASED ON EXISTING CONDITIONS PROVIDED BY LEND LEASE. THE ARCHITECT ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THAT INFORMATION. DISCREPANCIES FOUND IN THE FIELD ARE TO BE RESOLVED ON SITE BY THE CONSTRUCTION MANAGER IN CONJUNCTION WITH THE LEND LEASE PROJECT MANAGER.
- THESE DEMOLITION PLANS ARE TO BE USED IN CONJUNCTION WITH THE ENTIRE SET OF WORKING DRAWINGS. DO NOT REMOVE OR DEMOLISH ANYTHING WITHOUT VERIFYING AND COORDINATING WITH ALL GENERAL TRADES AS TO HOW THEY RELATE TO THE OVERALL PROJECT.
- GENERAL CONTRACTOR SHALL PAY FOR ALL REQUIRED DEMOLITION PERMIT FEES AND OBTAIN ALL APPLICABLE DEMOLITION PERMITS.
- GENERAL CONTRACTOR SHALL REMOVE ALL DEBRIS & EQUIPMENT DAILY DURING THE DEMOLITION WORK.
- GENERAL CONTRACTOR SHALL PATCH AND REPAIR ALL DAMAGED SURFACES AS OUTLINED IN THE DRAWINGS.
- GENERAL CONTRACTOR SHALL FIELD VERIFY ALL EXISTING SITE AND BUILDING CONDITIONS PRIOR TO CONSTRUCTION.
- ABANDONED PIPES SHALL BE CAPPED IN A MANNER TO CONCEAL WITHIN WALL, CEILING OR FLOOR.
- DEMOLITION MEANS AND METHODS ARE CONTRACTORS RESPONSIBILITY
- NO STRUCTURAL ELEMENTS TO BE REMOVED. G.C. TO NOTIFY ARCHITECT IMMEDIATELY OF ANY STRUCTURAL ISSUES IDENTIFIED IN THE FIELD.
- RESTROOMS TO BE AVAILABLE AND FUNCTIONING AT ALL TIMES FOR EMPLOYEES DURING RENOVATION

ELEVATION KEY NOTES

- REMOVE STRIPED PYRAMID SHROUD, FRAMING, SKIRT AND EXISTING LIGHT FIXTURE-RETAIN CIRCUIT FOR RE-USE. EXISTING PARAPET & CAP FLASHING TO REMAIN
- REMOVE "COLONEL" SIGN CABINET - DISCONNECT POWER & RETAIN CIRCUIT FOR RE-USE
- EXISTING EXTERIOR AWNINGS / CANOPIES TO BE REMOVED
- REMOVE EXISTING "KFC" LETTER SET-SIGN FACE AND CABINET
- REMOVE EXISTING WALL PACK LIGHTING OVER DINING ROOM DOORS
- REMOVE THE TOP OF TOWER WALL METAL COPING CAP
- SALVAGE ADDRESS NUMBER FOR RE-USE (IF EXISTING)



EXISTING DRIVE-THRU ELEVATION

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

EXISTING FRONT ELEVATION

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

EXISTING MAIN ENTRY ELEVATION

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



KFC

CES
CREATION TO COMPLETION
8534 Yankee Street, Suite 2B, Dayton, OH 45458
Phone: (937) 435-5307 Fax: (937) 435-5307

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DRAWING SUBMITTALS

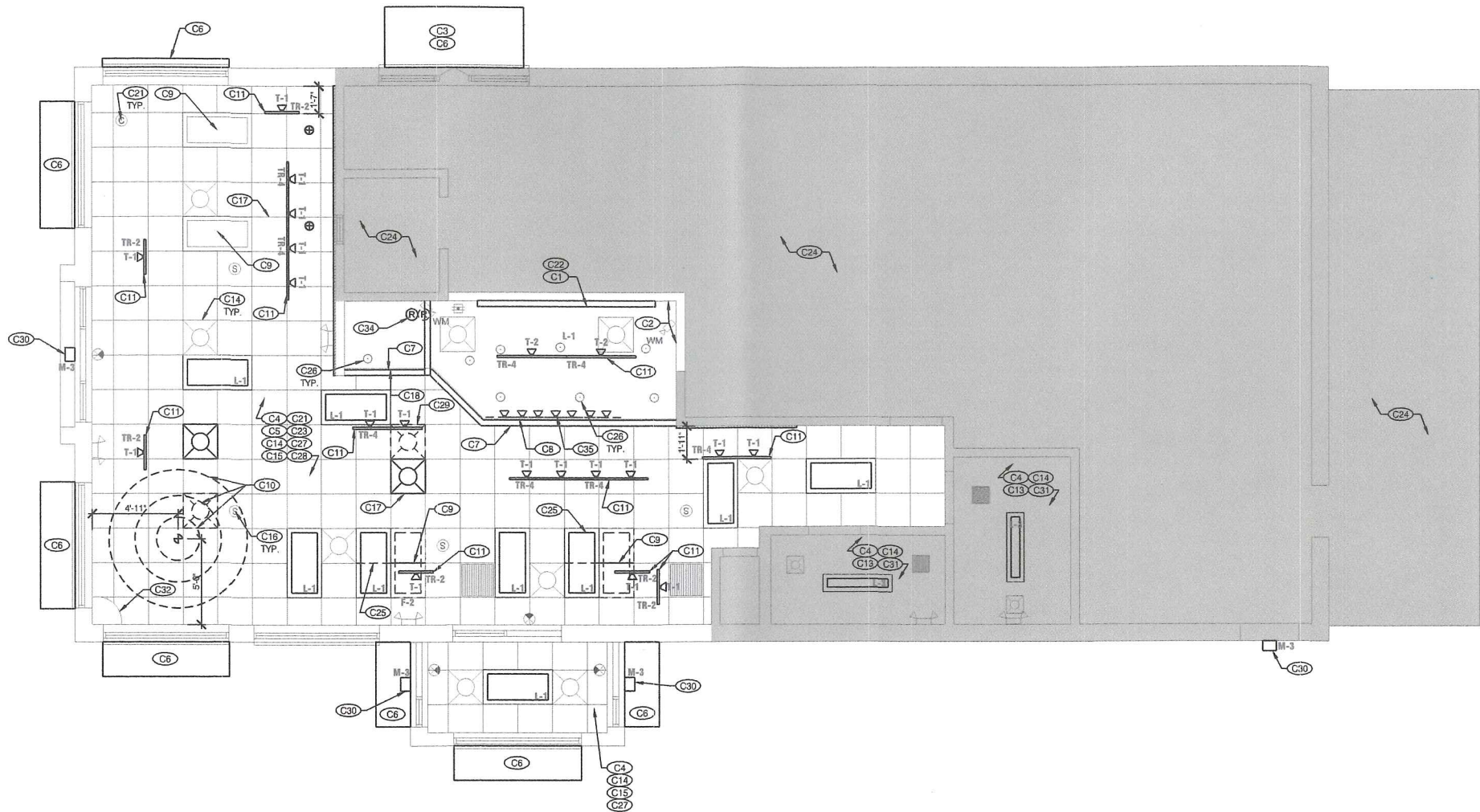
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DATE	BY
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4/4/2017	CES
DATE	BY
PERMIT SET SUBMITTAL	
5/31/2017	CES
DATE	BY
PERMIT SET REVISION	
DATE	BY

REVISION:
Mark Date By

PROJECT TITLE
"K50 TO AMERICAN
SHOWMAN"
ACCELERATED PROGRAM
RELEASE 2.0 JAN. 2017
INCENTIVE SCOPE
39 E MICHIGAN AVENUE
YPSILANTI, MI 48198
KFC SITE NO. C105005
SHEET TITLE

REFLECTED
CEILING PLAN

SHEET NO.
A-1.1





KFC

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8534 Yankee Street, Suite 2B, Dayton, OH 45458
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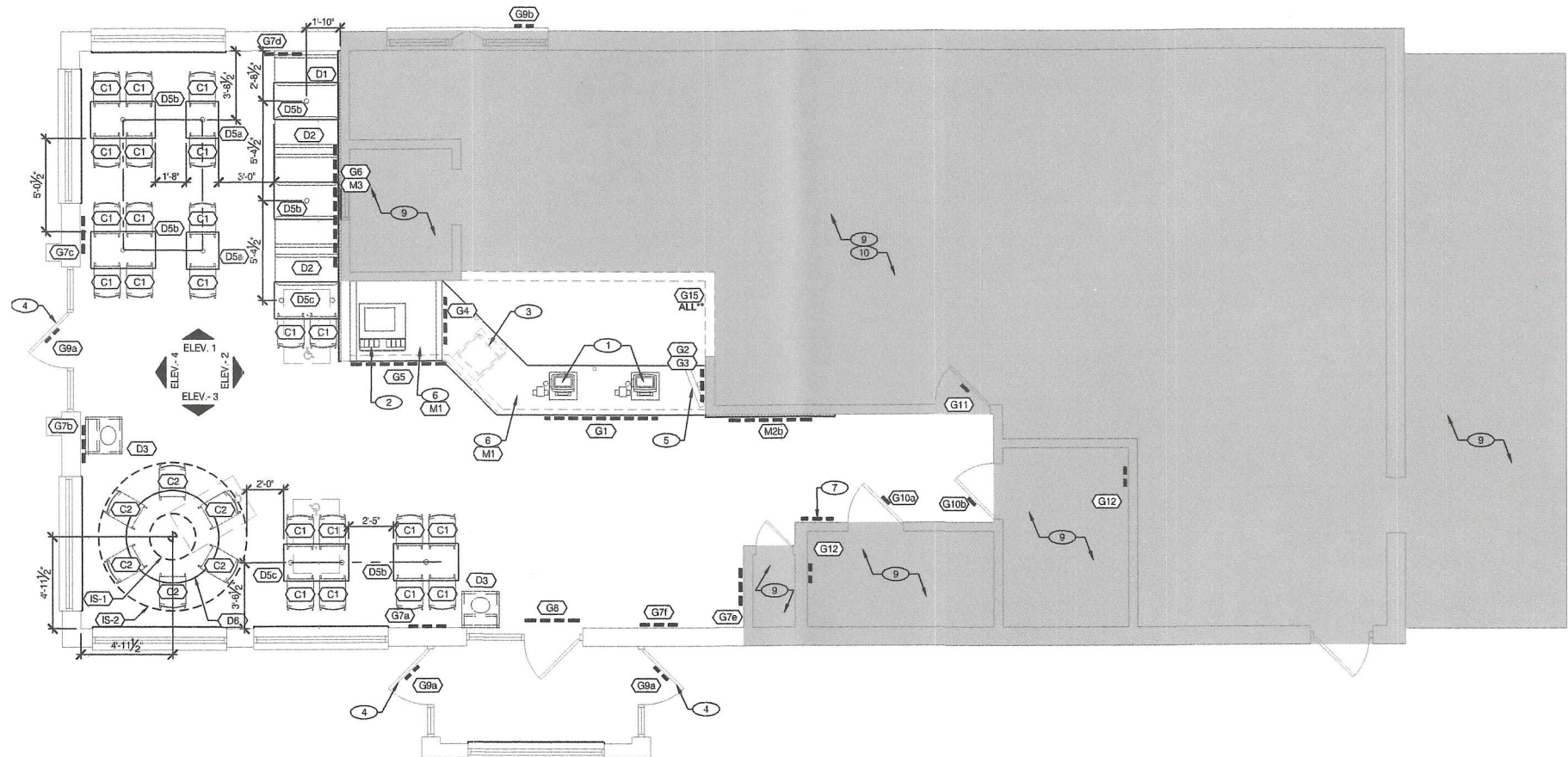
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DATE	BY		
DESIGN DEVELOPMENT REVIEW SET			
4/4/2017	CES	BY	
DATE	BY		
PERMIT SET SUBMITTAL			
5/21/2017	CES	BY	
DATE	BY		
PERMIT SET REVIEW			
DATE	BY		

REVISION:		
Mark	Date	By

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ACCELERATED PROGRAM
RELEASE 2.0 JAN. 2017
INCENTIVE SCOPE
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YPSILANTI, MI 48198
KFC SITE NO. C105005
SHEET TITLE

FIXTURE AND
FURNITURE PLAN

SHEET NO.
A-1.2



FIXTURE AND FURNITURE PLAN
Scale: 1/4" = 1'-0"



GENERAL NOTES	LEGEND
A. COORDINATE EXACT GRAPHIC LOCATIONS AND HANGING INSTRUCTIONS WITH VENDOR SPECS	EXISTING TO REMAIN
	NO WORK IN THIS AREA

FIXTURES & GRAPHICS KEY NOTES:

- EXISTING P.O.S. EQUIPMENT - INCL. EXIST OR NEW UNDER COUNTER CASH DRAWER BRACKET
- RE-INSTALL EXISTING ICE MACHINE & BEVERAGE DISPENSER - SEE SHEET D1.0
- EXISTING SAFE
- REPLACE EXTERIOR/INTERIOR BRANDED, PLASTIC DOOR PANEL WITH PREFINISH PANEL TO MATCH DOOR FRAME
- EXISTING SECURITY MONITOR, RELOCATE AS NECESSARY FOR NEW SERVICE COUNTER LAYOUT
- CUSTOM MILLWORK PROVIDED BY VENDOR
- REINSTALL EXISTING "KFC FOUNDATION" ARTWORK
- PAINT EXISTING TABLETOP POSTS - MATTE BLACK
- NO WORK IN THIS AREA
- G15 BOH GRAPHICS TO BE LOCATED BY KFC

KFC GRAPHIC SCHEDULE

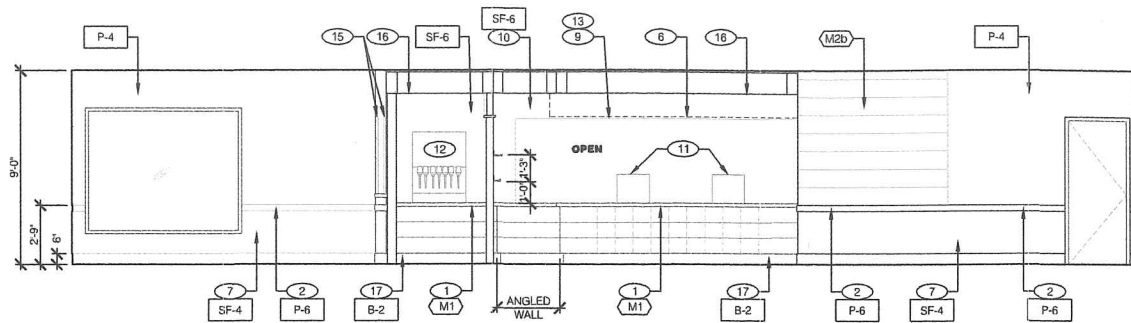
GRAPHICS		
TAG	QTY.	ITEM DESCRIPTION
G1	1	"KITCHEN" SIGN
G2	1	CHALK BOARD - PRINTED
G3	1	REAL MEALS GUARANTEE
G4	1	SECRET PROCESS ART
G5	1	PEPSI FILLING STATION SIGN
G6	1	FOCAL WALL ART
G7a	1	DINING ROOM ARTWORK - "SOUTHERN INSPIRED"
G7b	1	DINING ROOM ARTWORK - "SANDERS FOR SENATOR"
G7c	1	DINING ROOM ARTWORK - "COLONEL 101"
G7d	1	DINING ROOM ARTWORK - "No1 CHICKEN SALESMAN"
G7e	1	DINING ROOM ARTWORK - "PRESSURE COOKER"
G7f	1	DINING ROOM ARTWORK - "BUCKET LIST"
G8	1	"THANKS" MESSAGE
G9a	3	STORE HOURS - ENTRY DOOR
G9b	1	STORE HOURS - DT WINDOW
G10a	1	RESTROOM SIGNS - LADIES
G10b	1	RESTROOM SIGNS - GENTS
G11	1	COLONEL'S OFFICE SIGN
G12	2	RESTROOM MIRROR MESSAGE
G15a	1	BOH ART - COMMUNICATION BOARD (VERT & HORIZ)
G15b	1	BOH ART - FAMILY PRIDE BOARD
G15c	1	BOH ART - COLONEL PROUD BANNER
G15d	1	BOH ART - COLONEL TIE MIRROR
G15e	1	BOH ART - GREATEST CHICKEN COLLAGE
G15f	1	BOH ART - SERVICE PROMISE SIGN (STANDARD 60"x47" AND SMALL 30"x24")

KFC DECOR SCHEDULE

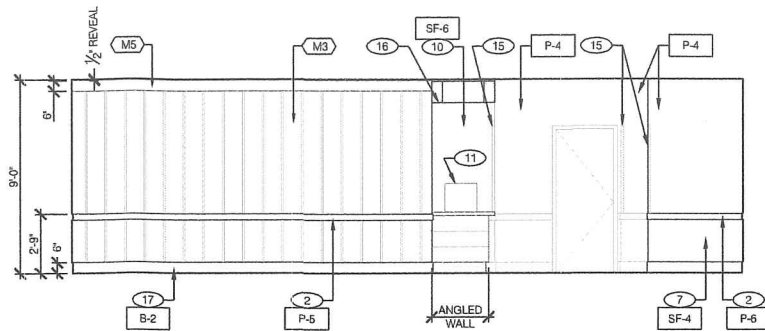
INTERIOR SPECIALTIES		
TAG	QTY.	ITEM DESCRIPTION
IS-1	1	BUCKET
IS-2	1	RING CEILING ELEMENT
DECOR		
TAG	QTY.	ITEM DESCRIPTION
D1	1	SANDERS BOOTH - SINGLE
D2	2	SANDERS BOOTH - DOUBLE
D3	2	TRASH UNIT - SINGLE
D5a	3	TABLE TOP - 21" X 24"
D5b	6	TABLE TOP - 24" X 42"
D5c	2	TABLE TOP - 24" X 42" HC W/ SYMBOL
D6	1	FOCAL TABLE 60" ROUND WITH CUSTOM BASE
CHAIRS		
TAG	QTY.	ITEM DESCRIPTION
C1	28	CAFE DINING CHAIRS
C2	6	CAFE DINING CHAIRS - KFC RED SEAT

KFC DECOR SCHEDULE (CONT'D)

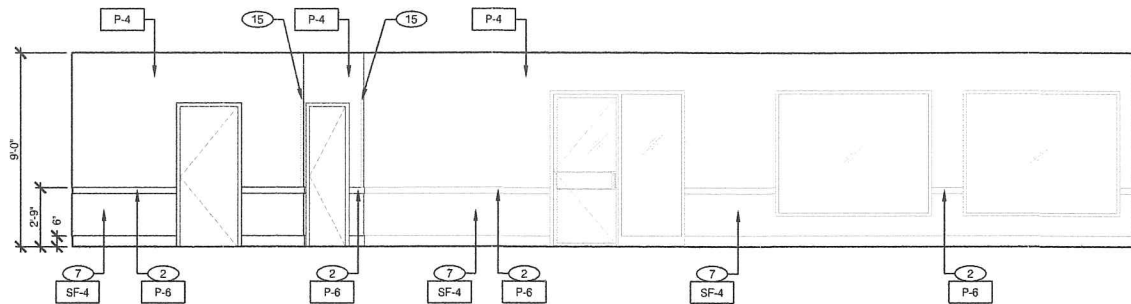
MILLWORK			
TAG	QTY.	LN. FT.	ITEM DESCRIPTION
M1	N/A	20'-4"	ORDER COUNTER/DINK COUNTER COMPONENTS
	1	20'-4"	FRONT COUNTER BEAMS - NEED BOTH QTY AND LN. FT
	1	N/A	FRONT COUNTER PEPSI DIVIDER WALL AND BACK PANEL
SS-2	6	N/A	CORIAN WINDOW SILL TOPS FOR WINDOWS
M2b	1	N/A	ENTRY FOCAL WALL WITH REAL MEALS QUOTE - OVER CHAIR RAIL
M3	N/A	16'-9"	FOCAL WALL PANELS - BACK RED WALL INCLUDING WINDOW AND TOP TRIM



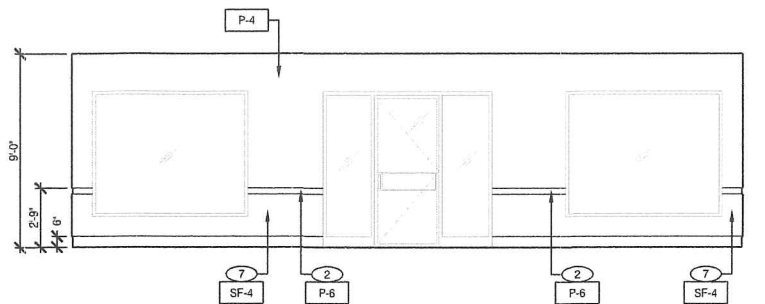
ELEVATION 1
Scale: 1/4" = 1'-0"



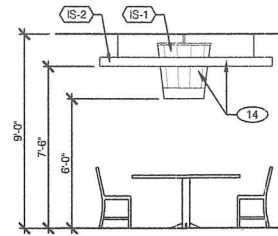
ELEVATION 2
Scale: 1/4" = 1'-0"



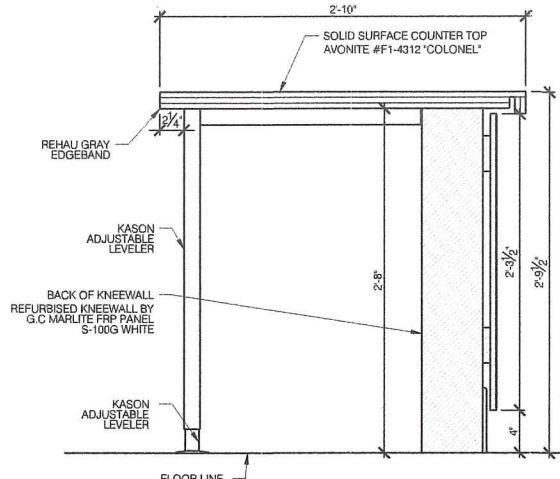
ELEVATION 3
Scale: 1/4" = 1'-0"



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



PROTOTYPE COLONEL'S TABLE
Scale: 1/4" = 1'-0"



5 - SECTION @ SERVICE COUNTER
Scale: 1 1/2" = 1'-0"

INTERIOR ELEVATION KEY NOTES

1. NEW SERVICE COUNTER (OVER EXISTING KNEE WALL)
2. NEW CHAIR RAIL PRE-PRIMED BY VENDOR. INSTALL WITH REVEAL TO CEILING
3. VENDOR PROVIDED WINDOW SILL, JAMB AND HEADER RETURNS ON RED WALL TO BE PAINT P-6
4. NEW PENDANT LIGHT FIXTURES - SEE CEILING PLAN
5. VENDOR PROVIDED FRAMED ARTWORK, USE PROVIDED TEMPLATE TO INSTALL
6. EXISTING MENU BOARD
7. INSTALL NEW WAINSCOT PRE-PAINTED
8. SKIM COAT EXISTING WALLS (TO LEVEL-3); PRIME AND PAINT ABOVE CHAIR RAIL
9. EXISTING SOFFIT (FACE AND UNDERSIDE) TO BE PAINTED P-4
10. NEW FRP PANEL OVER EXISTING TILE
11. EXISTING POS EQUIPMENT
12. EXISTING PEPSI DISPENSER / ICE MACHINE
13. STAINLESS STEEL HEADER CAP ON EXISTING BULKHEAD
14. NEW SUSPENDED BUCKET GRAPHIC ELEMENT
15. NEW SURFACE MOUNTED CORNER GUARDS
16. NEW ORDER COUNTER FAUX BEAMS OVERHEAD
17. NEW 6" WALL BASE

KFC DECOR SCHEDULE

MILLWORK		
M1	1	ORDER COUNTER/DRINK COUNTER COMPONENTS
M2b	1	ENTRY FOCAL WALL WITH REAL MEALS QUOTE - OVER CHAIR RAIL
M3	1	FOCAL WALL PANELS - BACK RED WALL
M5	1	CROWN MOULDING
INTERIOR SPECIALTIES		
TAG	QTY.	ITEM DESCRIPTION
IS-1	1	BUCKET
IS-2	1	RING CEILING ELEMENT

FINISH SCHEDULE / INTERIOR FINISHES

WALLS					
B-2	SERVICE COUNTER, DIVIDER WALLS, REG. WALL	JOHN-SONITE	SCOTT STERTMEYER P: (800) 899-4816 ext. 5759 C: (713) 284-9797 scott.stertmeyer@johnsonite.com	MILLWORK WALLBASE MANDALAY 8" TOLLESS 20" CHAIR RAIL 375" W x 6" H	
SF-4	KITCHEN WALLS, PANELS	MARLITE	DAN EGBERS P: (330) 343-6621 C: (330) 295-7633 dgeb@marlite.com	FR-100 WHITE	BOH
SF-5	WAINSCOT	MARLITE	DAN EGBERS P: (330) 343-6621 C: (330) 295-7633 dgeb@marlite.com	PREFINISHED - P6 WEDDING VEL PLANK 52 16'x4'x1/2" 5' RUN VERTICAL ON WALL USE INTEGRAL CHAIR RAIL	DINING ROOM
SF-6	WAINSCOT	MARLITE	DAN EGBERS P: (330) 343-6621 C: (330) 295-7633 dgeb@marlite.com	PREFINISHED - S446-S2 MORNING HAZE PLANK 52 16'x4'x1/2" 5' RUN VERTICAL ON WALL USE INTEGRAL CHAIR RAIL	ASW DINING ROOM
SF-6	WALL PANELS	MARLITE	DAN EGBERS P: (330) 343-6621 C: (330) 295-7633 dgeb@marlite.com	FRP PANELS LA PALOMA SYMETRIX 10' x 4' x .099" TILE RUNNING BOND PATTERN	MENUBOARD BULKHEAD AND WALLS @ COUNTER
SF-8	WALL PANELS	MARLITE	DAN EGBERS P: (330) 343-6621 C: (330) 295-7633 dgeb@marlite.com	FRP PANELS WHITE MATTE SYMETRIX 10' x 4' x .099" SUBWAY TILE RUNNING BOND PATTERN	RESTROOMS COVER EXISTING TILE 1' OR FULL HEIGHT
PL-4	KNEE WALL	LAB DESIGNS LAMINATE	SEAN MCLEWEE SURFACE MATERIALS P: (440) 248-0000 C: (814) 307-2996 seanm@surfacematerials.com	WOOD LAMINATE COLLECTION BRUSHED COCOA W0090	HORIZ. APP.
	CHAIR RAIL	MARLITE	DAN EGBERS P: (330) 343-6621 C: (330) 295-7633 dgeb@marlite.com	PREFINISHED - P6 WEDDING VEL WOOD CHAIR RAIL	DINING ROOM
SS-5	WINDOW SILL KNEE WALL	DU PONT CORIAN	BOB ROSE OHIO VALLEY SUPPLY COMPANY P: (513) 681-8300 C: (513) 582-2528 bob.rose@ovsco.com	TERRA COLLECTION WHITE JASMINE 1/2" THICK	DINING ROOM QTY. NEEDS TO BE LISTED UNDER MILLWORK
	STAINLESS STEEL HEADER CAP	TBD	TBD	TBD	MENUBOARD BULKHEAD
	CORNER GUARDS	TBD	TBD	TBD	DINING ROOM
DOORS					
	DOOR	MARLITE	MARLITE 1 MARLITE DRIVE DOVER, OH 44322 330.343.6621	MARLITE HIGH PRESSURE LAMINATE (HPL)	INTERIOR DOORS
	DOOR FRAME	MARLITE	MARLITE 1 MARLITE DRIVE DOVER, OH 44322 330.343.6621	MARLITE - ALUMINUM ADJUSTABLE FRAMES (AP) SATIN FINISH - MODEL 600 W/SHIMMED	INTERIOR DOOR FRAME
	DOOR HARDWARE	MARLITE	MARLITE 1 MARLITE DRIVE DOVER, OH 44322 330.343.6621	PUSH/PULL HARDWARE, CLOSER ALUMINUM KICK PLATES - BOTH SIDES	INTERIOR DOORS
	DOOR HARDWARE	VALE	LOCKNET NATIONAL ACCOUNT 855.532.4613 www.locknet.com	LOCKNET: PART # 1400364 - LEVER STYLE AND PREPARED FOR INTERHARBORABLE KEY SYSTEM	INTERIOR OFFICE SECURITY DOOR HARDWARE
	DOOR LAMINATE	PIONITE	TBD	PIONITE - WT650 'PEACH COBBLER'	INTERIOR DOORS



KFC

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DRAWING SUBMITTALS

DESIGN DEVELOPMENT REVIEW SET		
5/12/2017	ces	
DATE	BY	
DESIGN DEVELOPMENT RESUBMITTAL		
5/12/2017	ces	
DATE	BY	
DESIGN DEVELOPMENT RESUBMITTAL		
4/14/2017	ces	
DATE	BY	
PERMIT SET SUBMITTAL		
5/31/2017	ces	
DATE	BY	
PERMIT SET REVISION		
DATE	BY	

REVISION:

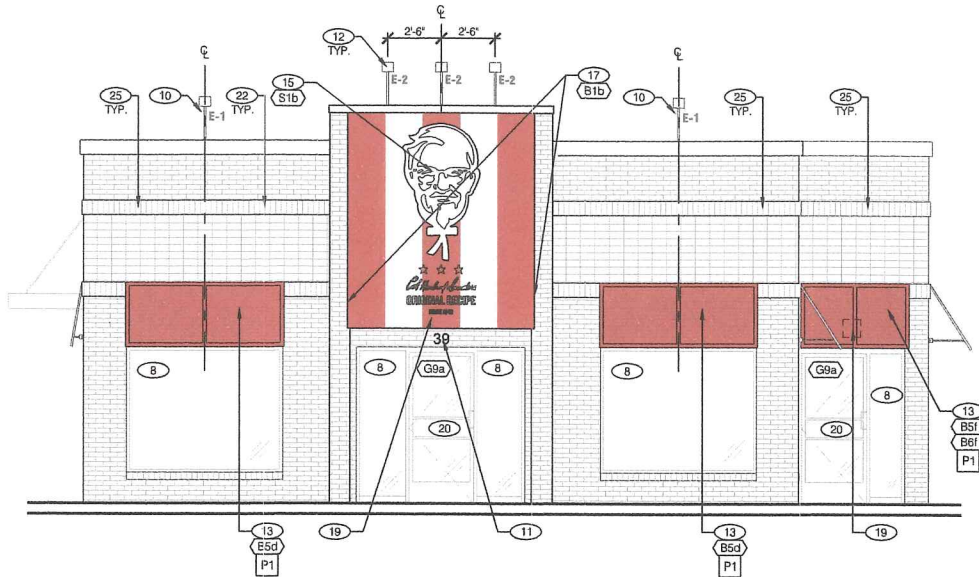
Mark	Date	By

PROJECT TITLE
"KSO TO AMERICAN SHOWMAN"
ACCELERATED PROGRAM
RELEASE 2.0 JAN. 2017
INCENTIVE SCOPE
39 E. MICHIGAN AVENUE
YPSILANTI, MI 48198
KFC SITE NO. C105005
SHEET TITLE

INTERIOR ELEVATIONS

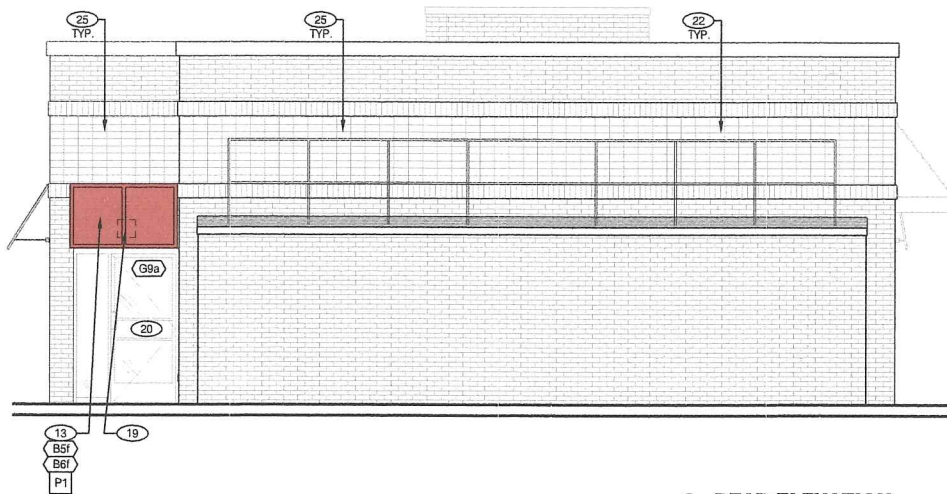
SHEET NO.
A-1.3

- G.C. TO PROVIDE VERIFICATION OF EXISTING STRUCTURAL ATTACHMENTS FOR NEW BUILDING ELEMENTS. IF REQUIRED PROVIDE ADDITIONAL BLOCKING PER VENDORS RECOMMENDATION
- KFC SIGNAGE & STENCILS BY OTHERS - UNDER SEPARATE PERMIT
- AWNINGS BY OTHERS



1 - FRONT ELEVATION

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



2 - REAR ELEVATION

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

FINISH NOTES

- NEW M-2 EXTERIOR LIGHT FIXTURES (INSTALLED ABOVE EXISTING CEILING @ EXISTING LOCATIONS)
- PAINT WALL SURFACE BEHIND NEW AWNINGS
- PAINT 4" WIDE BORDER WINDOW SURROUND AS INDICATED
- EXISTING PARAPET COPING TO BE REPAIRED, SEALED AND PAINTED
- EXISTING RAILING TO BE PAINTED SF-3
- STENCIL-PAINTED GRAPHIC ELEMENT
- NEW EXTERIOR PAINT TREATMENT
- EXISTING WINDOWS
- EXISTING BOLLARD
- NEW EXTERIOR LIGHT FIXTURE CENTERED ON WINDOW AND/OR GRAPHIC, OTHERWISE AS INDICATED IN ELEVATION. PATCH AND REPAIR ROOF MEMBRANE AT FIXTURE ATTACHMENT POINT
- REINSTALL ADDRESS NUMBERS.
- NEW SIGNAGE ACCENT LIGHT FIXTURE, REFER TO LIGHT FIXTURE SCHEDULE
- NEW PRE-FINISHED METAL LOUVERED AWNINGS (AWNINGS ABOVE DOORS TO HAVE RAIN DIVERTERS)
- NEW DRIVE-THRU CANOPY
- NEW STAND OFF METAL PANEL SYSTEM W/ VINYL GRAPHIC
- NEW KFC INDIVIDUAL LETTER FACES AND CABINET CANS
- NEW METAL PANEL SYSTEM ATTACHED TO AND HELD OFF EXISTING TOWER. TOP OF PANELING TO ALIGN WITH BOTTOM OF EXISTING TOWER COPING
- EXISTING EXTERIOR DOOR AND FRAME
- NEW EXTERIOR WALL LIGHT, M-3
- EXISTING STOREFRONT DOOR
- PAINTED STRIPES TO BE EVENLY SPACED BETWEEN 2'-10" - 3'-4" WIDE
- PRESSURE WASH EXTERIOR, PATCH AND REPAIR AS REQUIRED
- EXISTING ROOF LADDER
- NEW PRE-FINISHED METAL LOUVERED AWNINGS 6" FORM THE WALL (AWNINGS ABOVE DOORS TO HAVE RAIN DIVERTERS)
- EXISTING BRICK TO REMAIN.

PAINT SCHEDULE

MARK	LOCATION	MFG / CONTACT	MODEL # / COLOR	REMARKS
P1	EXTERIOR PAINT	BENJAMIN MOORE KURT MCLELLAND P. (800) 635-5147 C. (508) 645-1608 kurt.mclelland@benjaminmoore.com	AURA EXTERIOR PAINT EXOTIC RED 2085-10 LOW LUSTER (654)	MASONRY SUBSTRATE PRIMER: M208: GLAZED TILE, ACRYLIC, FIBERGLASS SUBSTRATE PRIMER: INSUL-X STD. - S1A-110

SPECIALITY PAINT (METAL)

MARK	LOCATION	MFG / CONTACT	MODEL # / COLOR	REMARKS
SF2	EXTERIOR METAL	BENJAMIN MOORE KURT MCLELLAND P. (800) 635-5147 C. (508) 645-1608 kurt.mclelland@benjaminmoore.com	COROTECH POLYESTER URETHANE 1125-70 WE5083S VELS (V508)	COROTECH PRIMER (V13)

EXTERIOR FIXTURES

NO.	QTY.	LOCATION	MRG/CATALOG NUMBER	DESCRIPTION	WATTS/ VOLTS
E-1	6	TOP OF WALL	AMERLUX: WAF1/30/BLK (LIGHT) AMERLUX: WAF1/BLDG MNT/BLK-30IN (BRACKET)	SINGLE ARRAY LED FLOOD LIGHT 3000K BLACK FINISH WITH CUSTOM 36" ARM BRACKET BLACK FINISH	24 WATTS / 120 VOLTS
E-2	3	ABOVE BANNER PANEL	AMERLUX: FL1HW50/30/BLK (LIGHT) AMERLUX: WAF1/BLDG MNT/BLK-48IN (BRACKET)	SINGLE ARRAY LED FLOOD LIGHT 3000K BLACK FINISH WITH CUSTOM 48" ARM BRACKET BLACK FINISH HORIZONTAL WIDE SPOT BEAM	31 WATTS / 120 VOLTS
M-3	4	WALL SCONCE	RAB: WPLED20Y	EXTERIOR RATED LED WALL PACK 3000K BRONZE FINISH	20 WATTS / 120 VOLTS

KFC IMAGE COMPONENTS SCHEDULE

SIGNAGE		
TAG	QTY.	ITEM DESCRIPTION
S1b	1	VINYL LOGO/GRAPHICS FOR TOWER PANEL - HALF HT.
S3a	1	KFC CHANNEL LETTERS - 30" RED
S4b	1	"REAL MEALS TO GO" VINYL LETTERS FOR 15' CANOPY
BUILDING EXTERIOR ELEMENTS		
TAG	QTY.	ITEM DESCRIPTION
B1b	1	TOWER PANEL WITH LOGO AND GRAPHICS - HALF HT.
B3b	1	DT WINDOW CANOPY - 8' WIDE
B5d	4	SHUTTERED AWNINGS - 7'-4" WIDE
B5d3	1	SHUTTERED AWNINGS - 7'-4" WIDE (3'-0" HIGH)
B5f	2	SHUTTERED AWNINGS - 5'-0" WIDE
B6f	2	RAIN PAN FOR SHUTTERED AWNINGS - RED



KFC

CES
CREATION TO COMPLETION
8534 Yankee Street, Suite 2B, Dayton, OH 45458
Phone: (937) 435-8894 Fax: (937) 435-3307

PRELIMINARY
NOT FOR CONSTRUCTION

This document is partially complete. The information contained is not necessarily coordinated or correct. This drawing is for review purposes only.

DRAWING SUBMITTALS

DESIGN DEVELOPMENT REVIEW SET		
3/1/2017	CES	BY
DATE	BY	
DESIGN DEVELOPMENT RESUBMITTAL		
3/17/2017	CES	BY
DATE	BY	
DESIGN DEVELOPMENT RESUBMITTAL		
4/4/2017	CES	BY
DATE	BY	
PERMIT SET SUBMITTAL		
5/31/2017	CES	BY
DATE	BY	
PERMIT SET REVISION		
DATE	BY	

REVISION:

Mark	Date	By

PROJECT TITLE

"K50 TO AMERICAN
SHOWMAN"
ACCELERATED PROGRAM
RELEASE 2.0 JAN. 2017
INCENTIVE SCOPE
39 E. MICHIGAN AVENUE
YPSILANTI, MI 48198

KFC SITE NO. C105005
SHEET TITLE

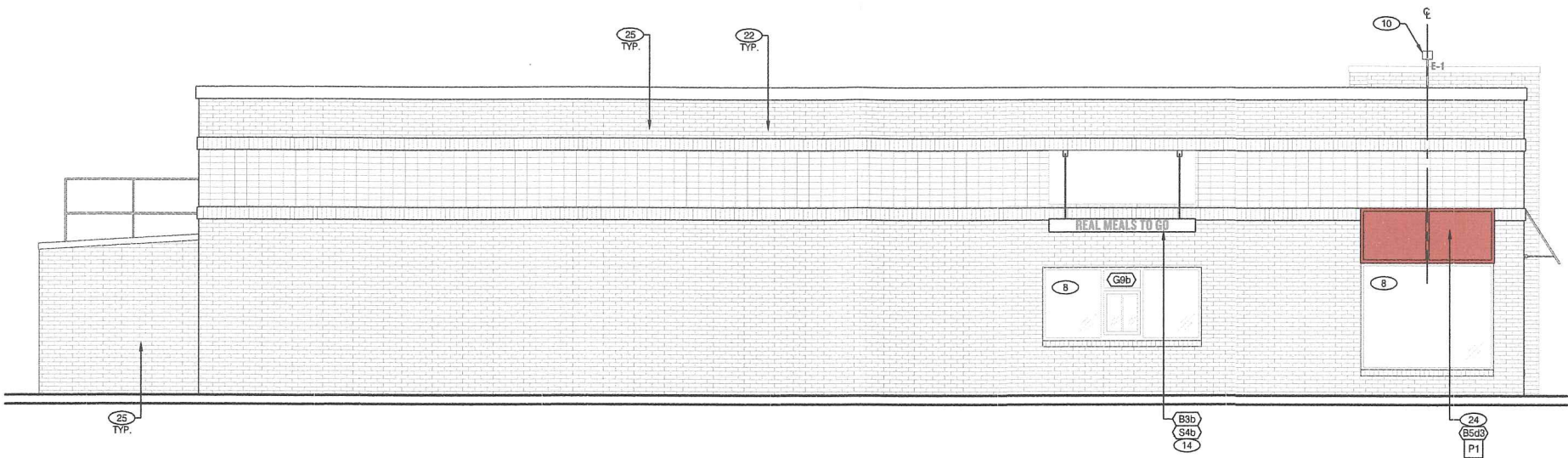
EXTERIOR
ELEVATIONS

SHEET NO.

A-2.0

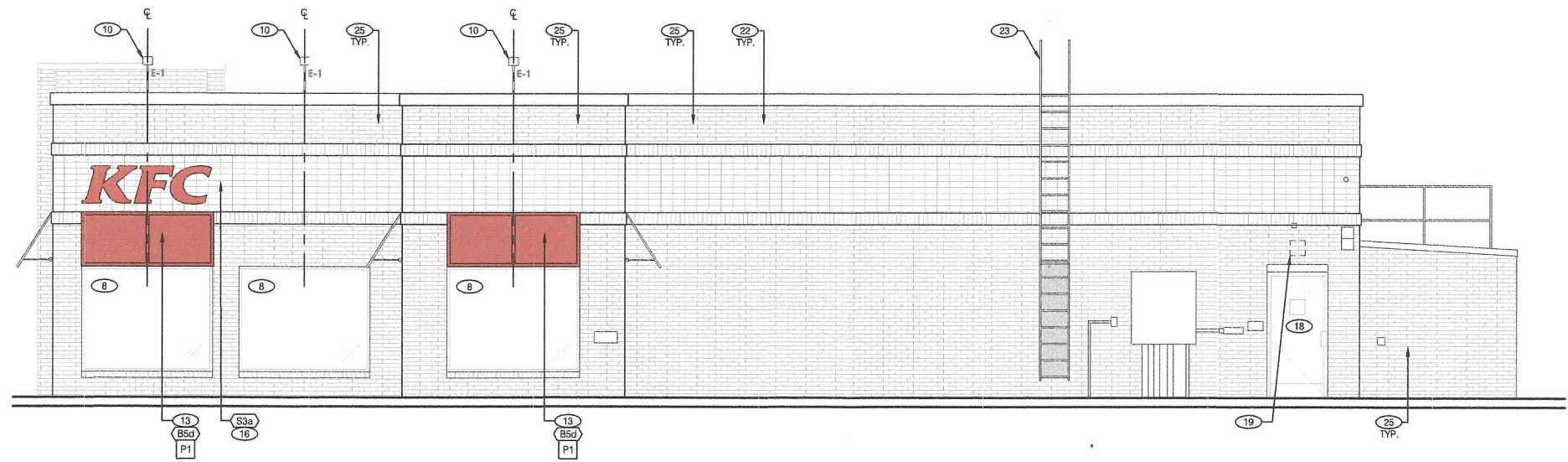
GENERAL NOTES

- G.C. TO PROVIDE VERIFICATION OF EXISTING STRUCTURAL ATTACHMENTS FOR NEW BUILDING ELEMENTS. IF REQUIRED PROVIDE ADDITIONAL BLOCKING PER VENDORS RECOMMENDATION
- KFC SIGNAGE & STENCILS BY OTHERS - UNDER SEPARATE PERMIT
- AWNINGS BY OTHERS
- REFER TO SHEET A-2.0 FOR SHEET NOTES/DECOR SCHEDULE AND FINISH SCHEDULE



3 - DRIVE THRU ELEVATION

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



4 - MAIN ENTRY ELEVATION

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



KFC

cesco
CREATION TO COMPLETION
8534 Yankee Street, Suite 2B, Dayton, OH 45458
Phone: (937) 435-8984 Fax: (937) 435-3307

PRELIMINARY
NOT FOR CONSTRUCTION

This document is partially complete. The information contained is not necessarily coordinated or correct. This drawing is for review purposes only.

DRAWING SUBMITTALS

DESIGN DEVELOPMENT REVIEW SET	
DATE	BY
DESIGN DEVELOPMENT REVISION SET	
DATE	BY
DESIGN DEVELOPMENT REVISION SET	
DATE	BY
PERMIT SET SUBMITTAL	
DATE	BY
PERMIT SET REVISION	
DATE	BY

REVISION:

Mark	Date	By

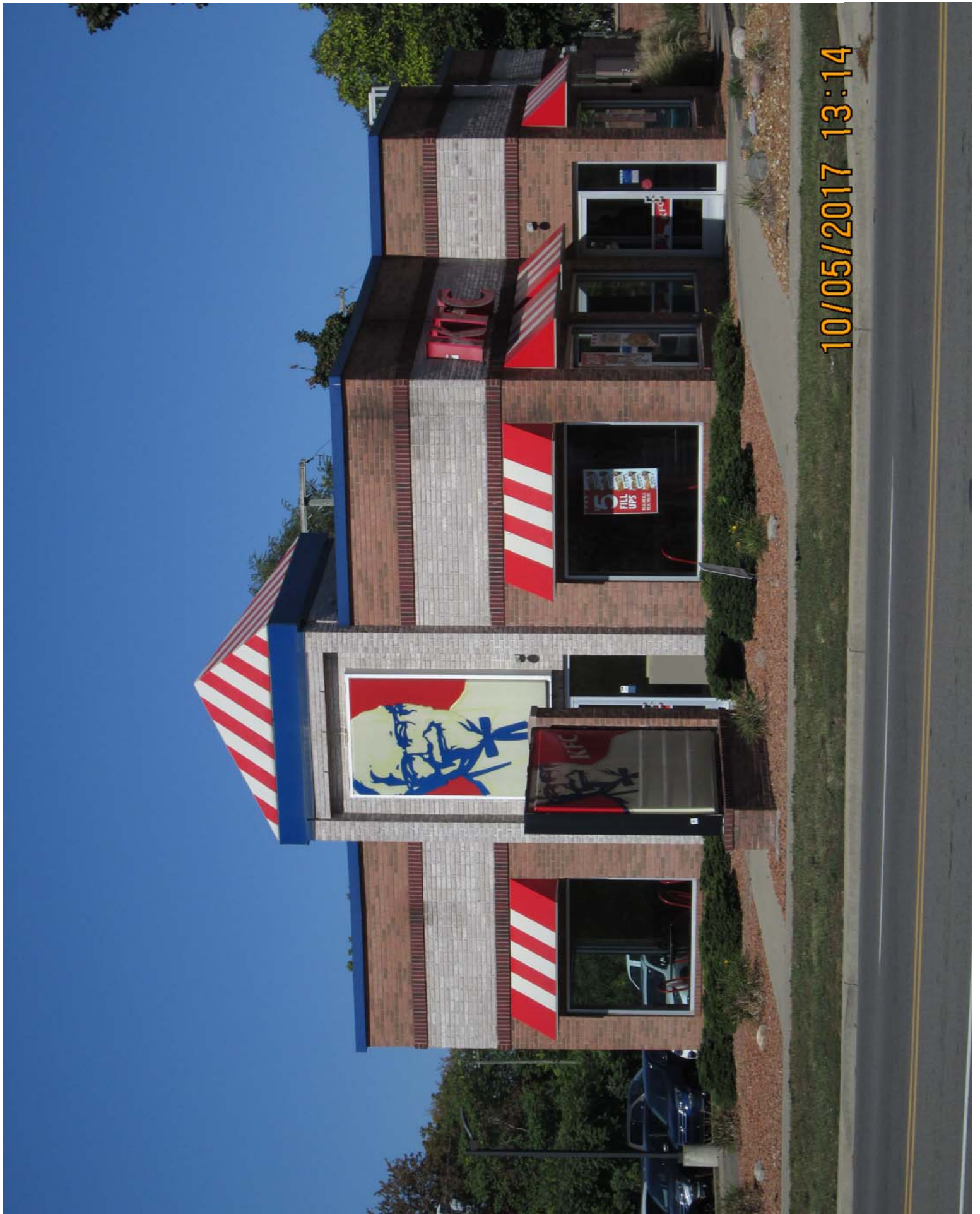
PROJECT TITLE

"K50 TO AMERICAN
SHOWMAN"
ACCELERATED PROGRAM
RELEASE 2.0 JAN. 2017
INCENTIVE SCOPE
39 E. MICHIGAN AVENUE
YPSILANTI, MI 48198
KFC SITE NO. C105005
SHEET TITLE

EXTERIOR
ELEVATIONS

SHEET NO.

A-2.1



10/05/2017 13:14



HDC Work Permit Staff Review

Property address: 10 S Huron, Apt 2N

Date of Application: October 10, 2017

Date of Review: October 19, 2017

Date of Meeting: October 24, 2017

Proposed work: window replacement for three windows

Materials: aluminum-clad double-hung wood windows

Staff review:

1. Applicant states that the windows will be replaced with double hung aluminum-clad wood windows.
2. The windows will be white on the interior and a cranberry color on the exterior.
3. The HDC previously approved the replacement of the two southernmost windows on the second floor of this building, this application is for the remaining three windows on the upper story of the front façade.
4. A building department permit is required for this work, applicant to obtain permit prior to commencing work.

Relevant Secretary of the Interior's Standards:
#6, #9

Recommended Motion:

Move to approve the work at 10 S Huron, Apt 2N for the replacement of the three north windows on the front of the 2nd story with Pella 850 series aluminum-clad (EnduraClad) wood double-hung windows. The windows are to be cranberry in color.

1. Use property for original purpose or provide compatible use with minimal alteration.

2. Do not destroy original character. Do not remove or alter historic material or features.

3. Do not imitate earlier styles.

4. Preserve significant changes acquired over time.

5. Preserve distinctive features.

6. Repair, don't replace. Replacements shall match original.

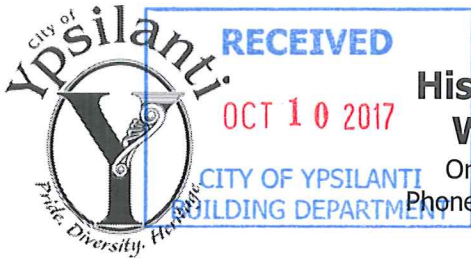
7. Clean building gently—no sandblasting.

8. Preserve archaeological resources.

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

10. New work shall be removable.

PHDC-17-0133
R. 22820



City of Ypsilanti
Historic District Commission
Work Permit Application
One South Huron • Ypsilanti, MI 48197
Phone: (734) 483-9646 • Fax: (734) 483-7260
www.cityofypsilanti.com

OFFICE USE ONLY

Date Filed:

Meeting Date:

Action Item/Study Item

2

To complete this application:

1. Complete this form.
2. Attach the following documents:
 - a. Photo(s) showing all locations where work is proposed (can be emailed).
 - b. Catalog cut sheets or similar details for windows, doors, light fixtures, and any other manufactured or preassembled components—this includes information from catalogues, professional quotes, or websites (can be emailed).
 - c. Dimensioned drawings of any new construction or modifications to existing structures, including awnings and signs.
 - d. A sketch plan, if proposal is for work on the grounds and not just the main structure (e.g., installing a new driveway, fence, or shed). This can be drawn on a scaled copy of a mortgage survey.
3. Applications and materials must be received by the Building Department **no later** than 4pm on the Tuesday prior to the meeting.

INCOMPLETE APPLICATIONS WILL BE REJECTED

Property

Address

10 S. Huron St. Apt. 2 N

Applicant

*If applicant is not owner of property, a written statement from the owner authorizing this application must be included.

Name

Jeffrey Kuhns (Jeff)

Address

1302 Roosevelt

City

Ypsilanti

State

MI

Zip

48197

Phone / Fax

(734) 482-8200

E-Mail

jkuhns@heritageappraisal.com

Contractor

Contractor Name & Contact Info

Lowe's Home Centers, LLC Michael Lopez (734) 477-5980

Type of work

☐ Roofing

☒ Window/Door
Replacement

☐ Porches

☐ Sign

☐ Fence (or other sitework)

☐ Other

Complete Description of Proposed Work:

Three windows will be replaced as close to the original size and materials as possible. They will be custom made and designed to match the other two new windows recently installed on this same property. The windows will be made of wood, clad in aluminum, double hung, white on interior and cranberry on exterior. The contractor is familiar with the Ypsilanti Historic District requirements and plans to conform to all specifications.

Materials (for paint include color chips or samples with application):**Permit Application Fee (action items only)**

The fee is \$35 for the first \$3,000 in construction cost plus \$5 for every additional \$3,000 of construction cost.
An additional fee of \$50 applies to HDC work started without the applicable permit.

Construction Cost:

\$3,718.06

Permit fee:

\$35 + 5 = \$40.00

Signature

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

I further affirm that 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.

Signature:



Date:

10-7-17

Print Name:

Jeffrey R. Kuhns

If you have questions about what the HDC generally permits or does not permit, or what they need to see in an application to render a decision, please call the office at 734-483-9646, email us at hintern@cityofypsilanti.com, or view our factsheets at cityofypsilanti.com/hdc.

All other necessary Building Permits must be acquired before beginning work.

PHDC-17-0133

OMZR130A

LOWE'S HOME CENTERS, LLC
AAM 0734

PAGE: 1

PROJECT ESTIMATE

LIVING ROOM WINDOW LABOR

CONTACT: KUHNS, JEFF
CUST #: 184333479

SALESPERSON: LOPEZ, MICHAEL
SALES #: 1433920

PROJECT NUMBER: 519156273

DATE ESTIMATED: 10/06/17

QTY	ITEM #	ITEM DESCRIPTION	VEND PART #	PRICE
1	101852	LABOR INSTALL 2ND FLOOR	LAB INST 2ND FLOOR	287.00
1	60177	LABOR INSTALL OVER SIZED WINDO	LAB INST OVRSD WIND	655.00
1	63253	LABOR EXTERIOR WRAP OVER SIZED	LAB WRP OVRSD WIND	291.00
0	157196	LABOR SCAFFOLD	LAB SCAFFOLD	0.00
1	89144	CRANBERRY 12" ALUMINUM COIL LE	CRAN COIL 9343355	87.55
3	15634	GREAT STUFF 12-FL OZ DOOR/WIND	230612	9.00
1	147316	PELLA 3-IN X 50-FT WINDOW TAPE	INSTALTAPE50	11.98
TOTAL FOR ITEMS				1341.53
FREIGHT CHARGES				0.00
DELIVERY CHARGES				0.00
TAX AMOUNT				0.00
TOTAL ESTIMATE				1341.53

This Quote is valid until 11/05/17.

2326.53

MANAGER SIGNATURE

DATE

3718.06

THIS ESTIMATE IS NOT VALID WITHOUT MANAGER'S SIGNATURE.
THIS IS AN ESTIMATE ONLY. DELIVERY OF ALL MATERIALS CONTAINED IN THIS
ESTIMATE ARE SUBJECT TO AVAILABILITY FROM THE MANUFACTURER OR SUPPLIER.
QUANTITY, EXTENSION, OR ADDITION ERRORS SUBJECT TO CORRECTION. CREDIT
TERMS SUBJECT TO APPROVAL BY LOWES CREDIT DEPARTMENT.

LOWES IS A SUPPLIER OF MATERIALS ONLY. LOWES DOES NOT ENGAGE IN THE PRACTICE
OF ENGINEERING, ARCHITECTURE, OR GENERAL CONTRACTING. LOWES DOES NOT ASSUME
ANY RESPONSIBILITY FOR DESIGN, ENGINEERING, OR CONSTRUCTION; FOR THE
SELECTION OR CHOICE OF MATERIALS FOR A GENERAL OR SPECIFIC USE; FOR
QUANTITIES OR SIZING OF MATERIALS; FOR THE USE OR INSTALLATION OF MATERIALS;
OR FOR COMPLIANCE WITH ANY BUILDING CODE OR STANDARD OF WORKMANSHIP.

PROJECT ESTIMATE

LIVING RM 3 PELLA 850 (COPY)

CONTACT: KUHN, JEFF
CUST #: 184333479SALESPERSON: LOPEZ, MICHAEL
SALES #: 1433920

PROJECT NUMBER: 521113596

DATE ESTIMATED: 10/06/17

QTY	ITEM #	ITEM DESCRIPTION	VEND PART #	PRICE
3	313792	1 WIDE DOUBLE HUNG	WTDVAUNIT	2248.11
3	313792	HALF SCREEN S1	PTDScreen	128.40
1	59841	LABOR ATTACHMENT	LABOR ATTACHMENT	0.02
TOTAL FOR ITEMS				2376.53
FREIGHT CHARGES				0.00
DELIVERY CHARGES				0.00
TAX AMOUNT				0.00
TOTAL ESTIMATE				2376.53

This Quote is valid until 11/05/17.

1341.53_____
MANAGER SIGNATURE_____
DATE

3718.06

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QUANTITY, EXTENSION, OR ADDITION ERRORS SUBJECT TO CORRECTION. CREDIT
TERMS SUBJECT TO APPROVAL BY LOWES CREDIT DEPARTMENT.

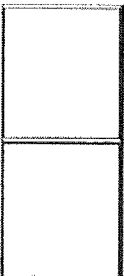
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OR FOR COMPLIANCE WITH ANY BUILDING CODE OR STANDARD OF WORKMANSHIP.

[Back to Quote](#)

LOWE'S HOME CENTERS, LLC #734
 3900 CARPENTER ROAD
 YPSILANTI, MI 48197-9645
 USA
 (734) 477-5980



Project #: 520996052 Description: Living room Pella 850
 Customer Name: JEFF KUHNS
 Customer Phone: (734) 482-8200
 Customer Address: 10 S HURON
 YPSILANTI, MI 48197
 USA

Line Item	Product Code	Unit Price	Quantity	Total Price
Frame Size	Description			
0001	Manufacturer: Pella (R) 850 Series			
Size = 34 1/4-in W x 77 3/4-in H	 Division: Millwork Product: Windows Type: Double Hungs Manufacturer: Pella (R) 850 Series Energy Star (R) Qualified Products Only: Yes - I would like to view only the units that are qualified for Energy Star (R). Energy Star (R) Zone: Northern Product Family: Full Frame Pella Products Style Collection: Traditional Room Location: Living Room Configuration: 1 Wide Actual Frame Width: 34 1/4-in Actual Frame Height: 77 3/4-in Fits Opening Width: 35-in Fits Opening Height: 78 1/2-in Operation / Venting: Double Hung Venting Height: Equal Unit Type: Complete Unit Performance Option: Standard Exterior Material Type: Clad Wood Type: Pine Edition: Style Actual Base Frame Depth: 5-in Actual Base Wall Depth: 3 11/16-in Exterior Paint Grade: Standard EnduraClad			
		\$1,004.51	3	\$3,013.53

Exterior Color: Cranberry
Interior Finish: Prefinished White
Exterior Sash / Panel Profile: Ogee
Interior Sash / Panel Profile: Ogee
Sash Lugs: No Sash Lugs
Glazing Type: Insulated
Insulated Type: Dual
Glass Strength: Annealed
Insulated Glass Options: Low-E
Low-E Glass Style: AdvancedComfort Low-E Insulating Glass
Gas Filled: Argon
High Altitude: Non High Altitude
Sash Lock: Cam-Action Lock
Hardware Finish: Champagne
Limited Opening Hardware: No Limited Opening Hardware
Sash Lift: Order Sash Lift
Sash Lift Shipping Options: Shipped In Unit
Screen Option: Half Screen
Screen Style: Standard
Screen Color: Cranberry
Screen Cloth: InView (TM)
Grille Type: No Grille
Attachment Method: Foldout Fins
Attachment Method Application: Factory Applied
Actual Jamb Extended Wall Depth: 3 11/16-in
Wall Depth Application: Factory Applied
Will This Product Be Installed By Lowe's (R)? : Installed By Lowe's (R)
Is This A Remake?: No
Lead Time: 24 Days
Item Number: 313792

Salesperson: MICHAEL LOPEZ (S0734ML1)

Project Total: ~~\$3,013.53~~
2376.53

Accepted by: _____

Date: 10/05/2017

[Print Detailed Quote](#)

This Millwork Quote is valid until 10/11/2017. This is an estimate only. This estimate does not include tax or delivery charges. Delivery of all materials contained in this estimate are subject to availability from the manufacturer or supplier. All the above quantities, dimensions, specifications and accessories have been verified and accepted.

Pella Windows

Colores exteriores.

El acabado protector que requiere poco mantenimiento EnduraClad® de Pella® está disponible en todos los productos de madera y en hasta 27 colores.

COLORES EXTERIORES ENDURACLAD QUE REQUIERE POCO MANTENIMIENTO

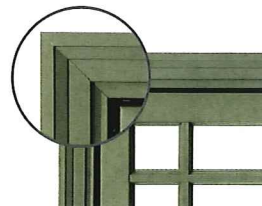
Los marcos de madera duraderos están protegidos por un revestimiento de aluminio que cuenta con un acabado resistente EnduraClad que resiste la decoloración.



Ventanas giratorias Architect Series® 850 con el acabado protector EnduraClad en summer sage y reborde exterior que combina con rejillas con simulación de luz dividida Tradicional.

OPCIÓN DE REBORDE EXTERIOR ENDURACLAD

Reborde exterior finamente detallado y ricamente perfilado que proporciona la apariencia de la madera pintada, lo que complementa la apariencia de su ventana para aumentar el atractivo de la fachada.



El reborde combina con el color EnduraClad del marco exterior, se muestra en summer sage. Consulte a un asociado para obtener información sobre la disponibilidad.

* Los productos 450 Series de Pella sólo están disponibles en estos colores.

Color to match 2 new existing windows











10 S Huron



HDC Work Permit Staff Review

Property address: 56 N Huron

Date of Application: October 17, 2017

Date of Review: October 19, 2017

Date of Meeting: October 24, 2017

Proposed work: door replacement for three exterior doors

Materials: solid wood slab door for the front and hollow metal doors for the rear

Staff review:

1. Applicant states that the doors on the front and rear will be replaced.
2. The front door will be replaced with a custom wood door, perhaps to match the existing. It is unclear if it will be stained an opaque stain or painted as required.
3. The back doors will be grey. It is unclear from the application or the quote if one or both of the doors will have windows.
4. A building department permit may be required for this work, applicant to obtain permit prior to commencing work.

Relevant Secretary of the Interior's Standards:
#6, #9

Recommended Motion:

Move to approve the work at 56 N Huron for the replacement of the front door to be a solid wood slab door to match the existing, painted (*color?*). The rear doors will be replaced with hollow metal doors to be painted grey. The upper door will have a *window in the door to match the current configuration?*

1. Use property for original purpose or provide compatible use with minimal alteration.

2. Do not destroy original character. Do not remove or alter historic material or features.

3. Do not imitate earlier styles.

4. Preserve significant changes acquired over time.

5. Preserve distinctive features.

6. Repair, don't replace. Replacements shall match original.

7. Clean building gently—no sandblasting.

8. Preserve archaeological resources.

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

10. New work shall be removable.



City of Ypsilanti
Historic District Commission
Work Permit Application

One South Huron • Ypsilanti, MI 48197
Phone: (734) 483-9646 • Fax: (734) 483-7260
www.cityofypsilanti.com

REC# 22868
PHDC-17-0135

OFFICE USE ONLY

Date Filed:

Meeting Date:

10/24/17
Action Item/Study Item

To complete this application:

1. Complete this form.
2. Attach the following documents:
 - a. Photo(s) showing all locations where work is proposed (can be emailed).
 - b. Catalog cut sheets or similar details for windows, doors, light fixtures, and any other manufactured or preassembled components—this includes information from catalogues, professional quotes, or websites (can be emailed).
 - c. Dimensioned drawings of any new construction or modifications to existing structures, including awnings and signs.
 - d. A sketch plan, if proposal is for work on the grounds and not just the main structure (e.g., installing a new driveway, fence, or shed). This can be drawn on a scaled copy of a mortgage survey.
3. Applications and materials must be received by the Building Department **no later** than 4pm on the Tuesday prior to the meeting.

INCOMPLETE APPLICATIONS WILL BE REJECTED

Property

Address

56^{N.} Huron, Ypsilanti

Applicant

*If applicant is not owner of property, a written statement from the owner authorizing this application must be included.

Name

AMANDA GAYTAN

Address

56 Huron

City

YPSILANTI

State

MICH.

Zip

48197

Phone / Fax

734 657-7576

E-Mail

Contractor

Contractor Name & Contact Info

CRAWFORD DOOR - JASON HULL - 734.545.0168

Type of work

☐ Roofing

☒ Window/Door
Replacement

☐ Porches

☐ Sign

☐ Fence (or other sitework)

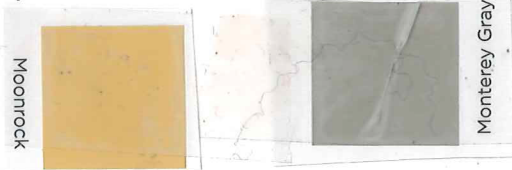
☐ Other

Replace 3 exterior doors

Complete Description of Proposed Work:

FRONT Door; Custom Made solid wood; Factory Finish -
Lower back door; Steel with Grey surface - FACTORY
Paint: Primer

Upper back door: Steel with Grey surface FACTORY
Paint: Primer



Front door: (Approximate)
expect to retain
Factory Finish

Chips from OLYMPIC "MAX"
(still researching water proof paint)

Materials (for paint include color chips or samples with application):

See proposal Front door Fir
Paint chips (2) Back doors
Metal - Steel

DOOR SPECIFICATIONS

SPECIES: Fir Front door
WIDTH: 2' 10"
HEIGHT: 6' 11"
THICKNESS: 1 3/4"
GLASS: 3/4" Clear IG
PANEL: 3/4" Flat Panel
PROFILE: Square Step Sticking*
PACKAGING: CTN
PERFORMANCE: UltraBlock Technology - 5
year warranty
- Stiles: 4 1/2" 5 1/2"

Permit Application Fee (action items only)

The fee is \$35 for the first \$3,000 in construction cost plus \$5 for every addition
An additional fee of \$50 applies to HDC work started without the applicable per

Construction Cost:

34028.00

Permit fee:

\$35 + _____ = _____

Signature

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

I further affirm that 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.

Signature:

[Redacted Signature]

Date:

10/5/17

Print Name:

If you have questions about what the HDC generally permits or does not permit, or what they need to see in an application to render a decision, please call the office at 734-483-9646, email us at hintern@cityofypsilanti.com, or view our factsheets at cityofypsilanti.com/hdc.

All other necessary Building Permits must be acquired before beginning work.

CRAWFORD DOOR

334 EAST MICHIGAN AVE. ~ YPSILANTI, MI 48198
Office: 734- 483-4563 ~ Cell: 734 545-0168 ~ Fax: 734 483-7916

Jason Hull jason@crawforddoorpsi.com

10/2/2017

Proposal

Name	Phone
Antiques	248.685.9259
Contact: Pricilla	
Street	Mobile
56 N. Huron St.	
City, State, & Zip	Email
Ypsianti, MI 48197	

Project: Quote Furnished and Installed, Tax included

*****To Be Painted By Others*****

Front Entrance

- (1) 34"x 83"x1 3/4" Door Slab w/ Window
- Weather Seal
- Hinges
- Misc. Hardware for install
- FAB
- Take Down Haul Away Old (T.D.H.A.)

? ~~THRESHOLD~~

Price: \$1,272.00

Bottom Rear Entrance

(WINDOW \$90/DOOR)

- (1) ~~Entry~~ Entry Insulated Hollow Metal Door (18 Ga.) and Frame (16 Ga.)
- Passage Lever w/ Lock
- Hinges
- H.D. Closer
- Weather Seal
- Sweep
- Threshold
- Anchors
- Caulk
- FAB
- Take Down Haul Away Old (T.D.H.A.)

Price: \$1,378.00

Top Rear Patio

- (1) ~~Front~~ Entry Insulated Hollow Metal Door (18 Ga.) and Frame (16 Ga.)
Passage Lever w/ Lock
Hinges
H.D. Closer
Weather Seal
Sweep
Threshold
Anchors
Caulk
FAB
Take Down Haul Away Old (T.D.H.A.)

Price: \$1,378.00

Thank you for the opportunity to quote this job for you, feel free to contact me with any questions or concerns.

I look forward to hearing from you!

Jason S. Hull

DEPOSIT TAKEN ON 10/2
\$1500 

Lead Time: Approx. 3-4 Weeks After Order

Terms and Condition

Proposal may be withdrawn if not accepted within 45 days. By others; Jambs, springs pads, all wiring to motor and control station unless otherwise stated above, are not included. Purchaser agrees that door shall remain in seller's possession until paid in full. In the event purchaser breaches or defaults under terms and provision of this agreement. The purchaser shall be responsible for the cost of collection, including reasonable attorney fees.

Crawford Door Sales Jason Hull Sales Date

Acceptance; Terms, price and specification on all pages of this proposal are hereby accepted and authorized by:

Purchaser Signature Title Date

Ypsilantique
56 N. Huron

HISTORIC
STRUCTURE
C. 1925
YPSILANTI
HERITAGE
FOUNDATION

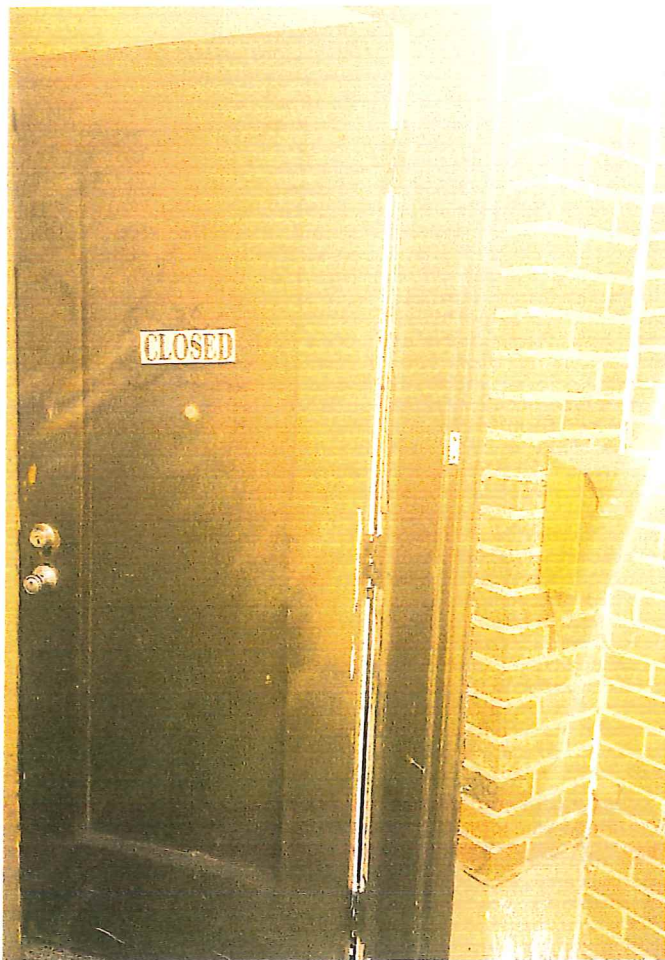
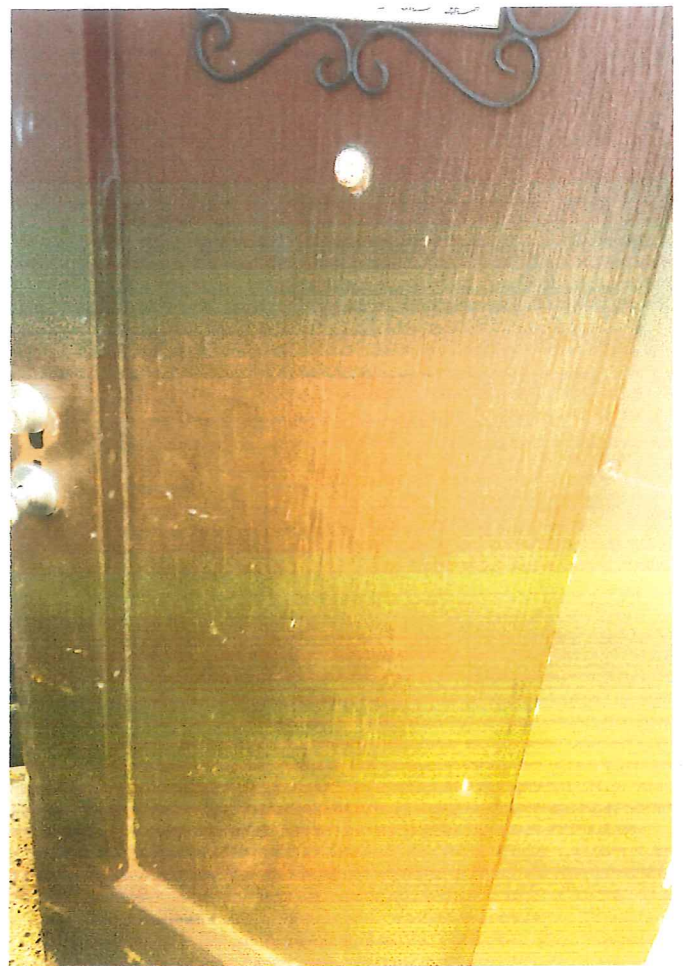
WRITING
Unthinkable
SUN 15 7PM-9PM

734-657-7576
STORE HOURS
Saturdays 11-5
W/F 12-6pm

CLOSED

FRONT - CURRENT exterior

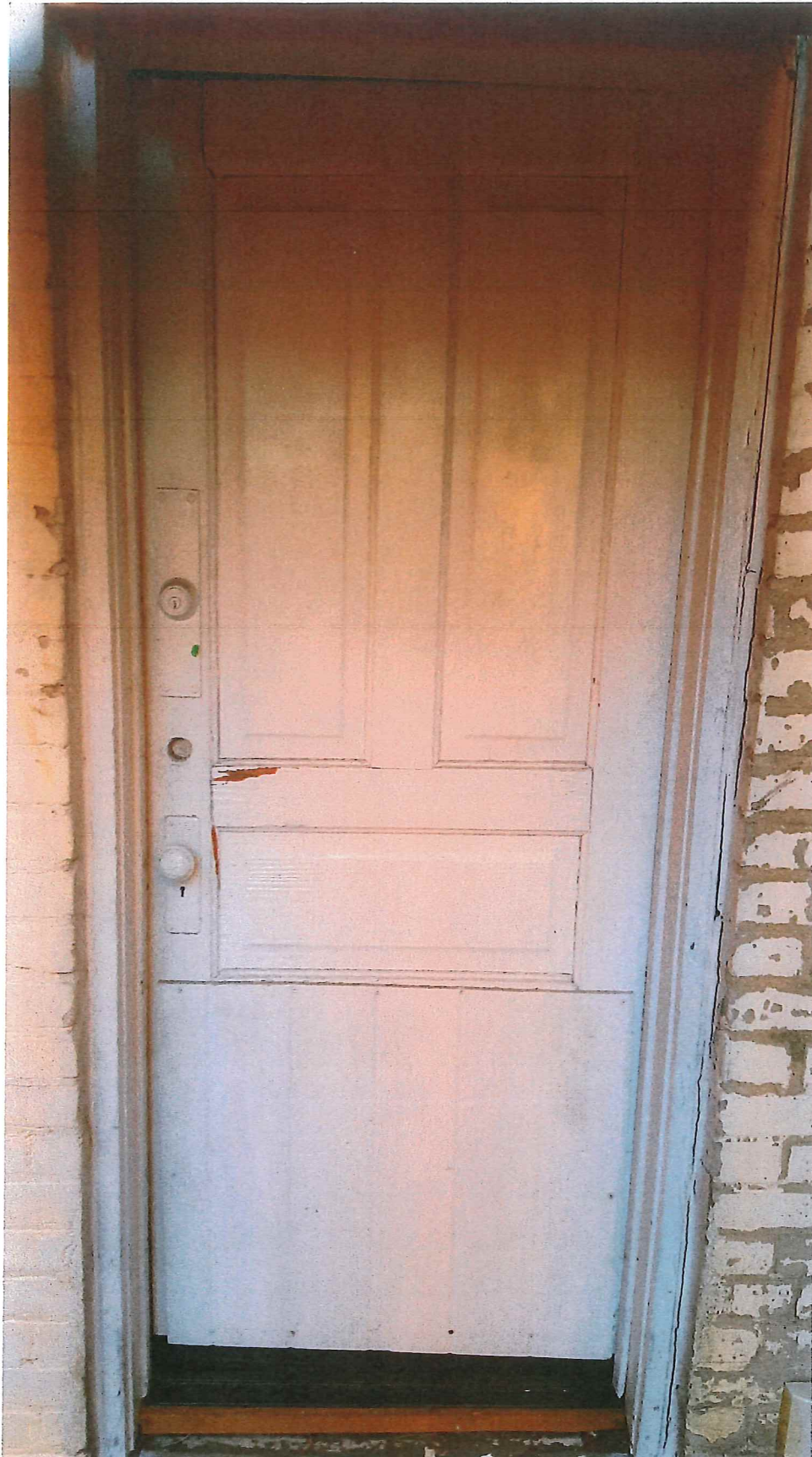




Front door
many many
repairs & changes

Down stairs

~~Backdoor~~ BACK DOOR - current exterior



UPSTAIRS - CURRENT exterior



Project:
replace 3 exterior doors

Materials:

1) Wood door, front: custom
made factory finish

2) 2 Steel doors - exterior
Primed at Factory

3. Water resistant paint by
Olympic
Cawford - Proposal



HDC Work Permit Staff Review

Property address: 214 N Huron

Date of Application: October 17, 2017

Date of Review: October 20, 2017

Date of Meeting: October 24, 2017

Proposed work: fence installation

Materials: historic cast iron fence, iron posts, concrete, Rustoleum paint in forest green.

Staff review:

1. Applicant has had this historic fence restored and is now looking to install the fencing in the front yard at this address. A site plans is attached.
2. Staff has requested a photo of a finished section from the applicant and has included older photos of the fencing from when the applicant came in as a study item for this previously.
3. The applicant is planning on painting the fencing in a Rustoleum stain finish hunter green.
4. A building department permit will be required for this work, applicant to obtain permit prior to commencing work.
5. Fencing is subject to the zoning ordinance.

Relevant Secretary of the Interior's Standards:
#9, #10

Recommended Motion:

Move to approve the work at 214 N Huron for the installation of the historic cast iron fence in the front yard as depicted in the site plan submitted with the application dated October 11, 2017. The fencing will be painted in Rustoleum stain finish in hunter green.

1. Use property for original purpose or provide compatible use with minimal alteration.
2. Do not destroy original character. Do not remove or alter historic material or features.
3. Do not imitate earlier styles.
4. Preserve significant changes acquired over time.
5. Preserve distinctive features.
6. Repair, don't replace. Replacements shall match original.
7. Clean building gently—no sandblasting.
8. Preserve archaeological resources.
- 9. Contemporary designs shall be compatible and shall not destroy significant original material.**
- 10. New work shall be removable.**



City of Ypsilanti
Historic District Commission
Work Permit Application

One South Huron • Ypsilanti, MI 48197
Phone: (734) 483-9646 • Fax: (734) 483-7260
www.cityofypsilanti.com

PHDC-17-0136
rec # 22873

OFFICE USE ONLY

Date Filed:

Meeting Date: 10/24

Action Item/Study Item

To complete this application:

1. Complete this form.
2. Attach the following documents:
 - a. Photo(s) showing all locations where work is proposed (can be emailed).
 - b. Catalog cut sheets or similar details for windows, doors, light fixtures, and any other manufactured or preassembled components—this includes information from catalogues, professional quotes, or websites (can be emailed).
 - c. Dimensioned drawings of any new construction or modifications to existing structures, including awnings and signs.
 - d. A sketch plan, if proposal is for work on the grounds and not just the main structure (e.g., installing a new driveway, fence, or shed). This can be drawn on a scaled copy of a mortgage survey.
3. Applications and materials must be received by the Building Department **no later** than 4pm on the Tuesday one week prior to the meeting.

INCOMPLETE APPLICATIONS WILL BE REJECTED

Property

Address

214 NORTH HURON STREET, YPSILANTI, MI 48197

Applicant

**If applicant is not owner of property, a written statement from the owner authorizing this application must be included.*

Name

CHERYL C. FARMER

Address

214 NORTH HURON STREET #1

City

YPSILANTI

State

MI

Zip

48197

Phone / Fax

734-481-1804

E-Mail

mayor@ps15@PROVIDE.NET

Contractor

Contractor Name & Contact Info

RON BISHOP 248-376-0915

Type of work

☐ Roofing

☐ Window/Door
Replacement

☐ Porches

☐ Sign

☒ Fence (or other sitework)

☐ Other

Complete Description of Proposed Work:

ERECTION OF REPAIRED HISTORIC CAST IRON FENCING ACROSS THE FRONT OF MY YARD PARALLEL TO THE PUBLIC SIDEWALK, AND ALSO PARTWAY ALONG THE NORTH EDGE OF MY PROPERTY PARALLEL TO THE MUSEUM PARKING LOT

Materials (for paint include color chips or samples with application):

CAST IRON FENCE ELEMENTS, IRON POSTS, CONCRETE PADS, IRON RAILS. COLOR TO MATCH ORIGINAL - Rustoleum Forest Green

Permit Application Fee (action items only)

The fee is \$35 for the first \$3,000 in construction cost plus \$5 for every additional \$3,000 of construction cost. An additional fee of \$50 applies to HDC work started without the applicable permit.

Construction Cost:

\$1500

Permit fee:

\$35 + _____ = 35.00

Signature

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

I further affirm that 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.

Signature:

[Redacted Signature]

Date:

10-11-17

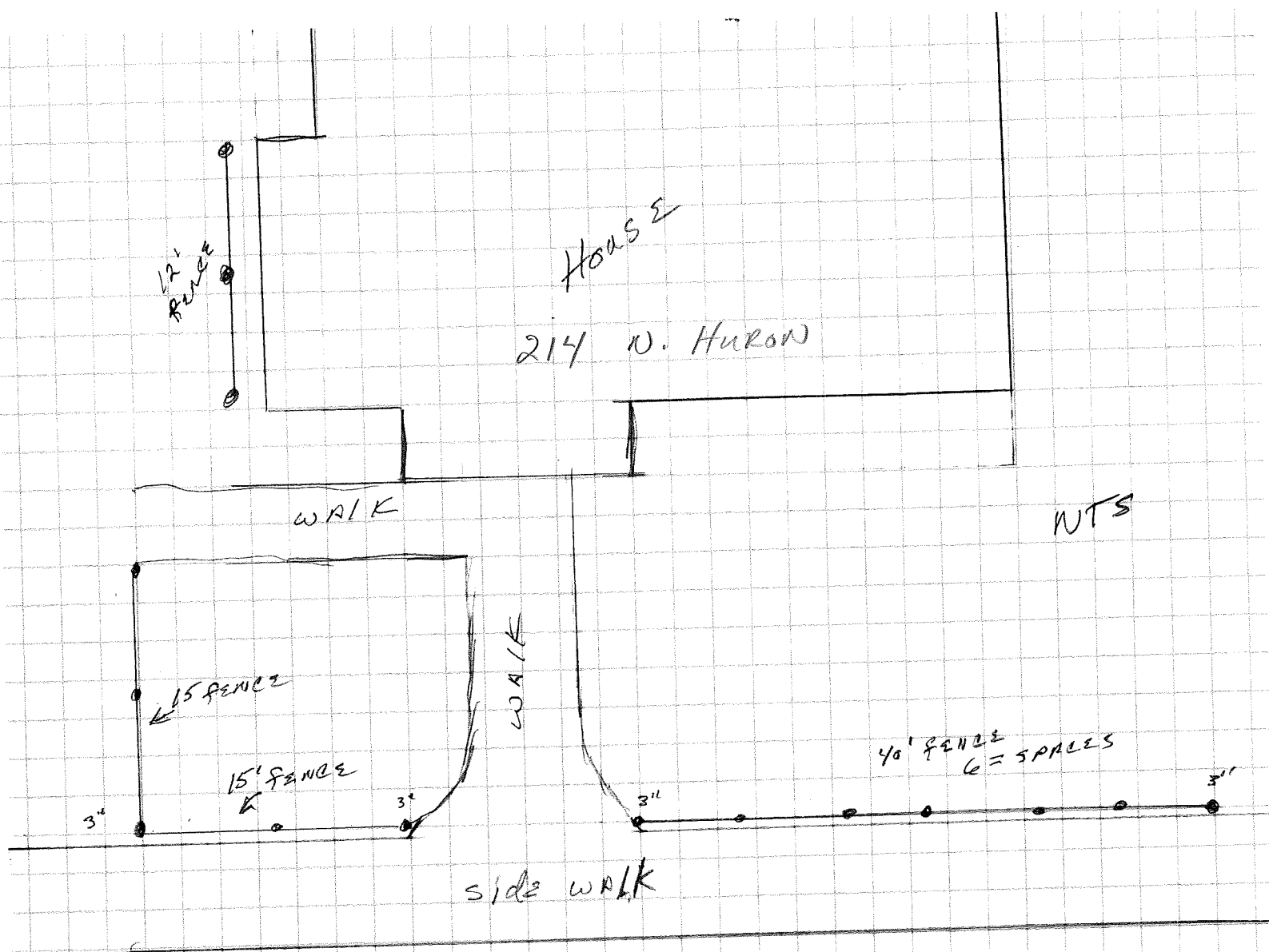
Print Name:

CHERYL C. FARMER

If you have questions about what the HDC generally permits or does not permit, or what they need to see in an application to render a decision, please call the office at 734-483-9646, email us at ckochanek@cityofypsilanti.com, or view our factsheets at cityofypsilanti.com/hd.

All other necessary Building Permits must be acquired before beginning work.

SITE PLAN PREVIOUSLY SUBMITTED



6" SET BACK FROM SIDE WALK
 FRONT CORNERS 3" POSTS SCH 40 WITH FINIALS
 ALL OTHERS 2" SCH 40 PIPE
 TOP + BOTTOM STRINGERS 2" E CHANNEL
 42" POST HOLES WITH READY MIX + INSECTS
 Pickets ARE ATTACHED WITH $\frac{3}{8}$ CARRIAGE BOLTS
 RUSTOLEUM SATIN HUNTER GREEN

FENCING LAYOUT FOR CHERYL FARMER



214 N Huron fencing pieces



HDC Work Permit Staff Review

Property address: 215 W Michigan

Date of Application: October 17, 2017

Date of Review: October 20, 2017

Date of Meeting: October 24, 2017

Proposed work: sign installation and painting

Materials: white channel letters, Benjamin Moore paint Spring meadow green (2031-40), Fresh Lime (2032-30), St. Patrick (2044-30), Seaport Blue (2060-30), Fresh scent green (2033-30) and Cayman lagoon (2046-30).

Staff review:

1. The applicant presented this item as a study item at the 10-10-17 HDC meeting.
2. The applicant is looking to replace the channel letters on the front of the building and paint the signboard in the Spark East color scheme. Satin finish paint should be used.
3. Signage is subject to the zoning ordinance. The 81 square foot sign will exceed the permitted signage allotment for this building.
4. A building department permit will be required for this work, applicant to obtain permit prior to commencing work.

Relevant Secretary of the Interior's Standards:
#9, #10

Recommended Motion:

Move to approve the work at 215 W Michigan to include the installation of the new white channel letters sign stating "Igniting Innovation". The signboard is to be painted as depicted in the application dated October 10, 2017 in Benjamin Moore paint Spring meadow green (2031-40), Fresh Lime (2032-30), St. Patrick (2044-30), Seaport Blue (2060-30), Fresh scent green (2033-30) and Cayman lagoon (2046-30).

1. Use property for original purpose or provide compatible use with minimal alteration.

2. Do not destroy original character. Do not remove or alter historic material or features.

3. Do not imitate earlier styles.

4. Preserve significant changes acquired over time.

5. Preserve distinctive features.

6. Repair, don't replace. Replacements shall match original.

7. Clean building gently—no sandblasting.

8. Preserve archaeological resources.

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

10. New work shall be removable.



City of Ypsilanti
Historic District Commission
Work Permit Application

One South Huron • Ypsilanti, MI 48197
Phone: (734) 483-9646 • Fax: (734) 483-7260
www.cityofypsilanti.com

OFFICE USE ONLY

Date Filed:

Meeting Date:

Action Item/Study Item

6

To complete this application:

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INCOMPLETE APPLICATIONS WILL BE REJECTED

Property

Address

215 W. Michigan Ave., Ypsilanti, MI 48197

Applicant

**If applicant is not owner of property, a written statement from the owner authorizing this application must be included.*

Name

SPARK East

Address

215 W. Michigan Ave.

City

Ypsilanti

State

MI

Zip

48197

Phone / Fax

734-527-9171

E-Mail

joe@annarborusa.org

Contractor

Contractor Name & Contact Info

Eric Maurer Maurer Mgmt. Owner of Building

Type of work

☐ Roofing

☐ Window/Door
Replacement

☐ Porches

☒ Sign

☐ Fence (or other sitework)

☐ Other

Complete Description of Proposed Work:

Painting of Front of
SPARK East

see information on
following page

Materials (for paint include color chips or samples with application):

see following page

Permit Application Fee (action items only)

The fee is \$35 for the first \$3,000 in construction cost plus \$5 for every additional \$3,000 of construction cost.
An additional fee of \$50 applies to HDC work started without the applicable permit.

Construction Cost:

\$1,500

Permit fee:

\$35 + _____ =

Signature

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

I further affirm that 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.

Signature

[Redacted Signature]

Date:

10/10/2017

Print Name:

Joseph Licavoli

If you have questions about what the HDC generally permits or does not permit, or what they need to see in an application to render a decision, please call the office at 734-483-9646, email us at ckochanek@cityofypsilanti.com, or view our factsheets at cityofypsilanti.com/hd.

All other necessary Building Permits must be acquired before beginning work.

PHDC-17-0137

81 sq ft

SPARK EAST

INNOVATION CENTER

58 sq ft

IGNITING

INNOVATION



current signage 43 sq ft

Building frontage 60'



Benjamin Moore

2031-40 = Spring meadow green
2032-30 = Fresh lime
2044-30 = St. Patrick

2060-30 = Seaport Blue
2033-30 = Fresh scent green
2046-30 = Cayman lagoon



City of Ypsilanti
Historic District Commission
Work Permit Application

One South Huron • Ypsilanti, MI 48197
Phone: (734) 483-9646 • Fax: (734) 483-7260
www.cityofypsilanti.com

OFFICE USE ONLY

Date Filed:

Meeting Date:

Action Item/Study Item

To complete this application:

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INCOMPLETE APPLICATIONS WILL BE REJECTED

Property

Address

211 Maple Street

Applicant

**If applicant is not owner of property, a written statement from the owner authorizing this application must be included.*

Name

Jennifer Boehme

Address

211 Maple Street Apt. 1

City

Ypsilanti

State

MI

Zip

48198

Phone / Fax

4106889963

E-Mail

jennifer.boehme@gmail.com

Contractor

Contractor Name & Contact Info

work to be done by owner

Type of work

☐ Roofing

☐ Window/Door
Replacement

☐ Porches

☐ Sign

☒ Fence (or other sitework)

☒ Other

Complete Description of Proposed Work:

Fence portion of side yard with:

Front Fence: French gothic style picket fence. 1/2" x 2.5" x 42" pickets on 5" centers, 8 foot fence sections with one 42" gate. On four inch posts. All to be painted white.

Back Fence: Wire field fencing 3" spacing. On four inch posts.

Build 12' x 18' Deck in backyard, 18 inches high along southern edge and 6 inches along northern edge (yard is on an incline). One step along entire southern edge.

Materials (for paint include color chips or samples with application):

Fence: Fence posts: 4" x 4" pressure treated pine; Gate posts (2): 6" x 6" pressure treated pine; Pickets: 1/2" x 2.5" pressure treated pine; Rails: 2" x 4" pressure treated pine

Deck: Deck Floor: Pressure Treated Wood (Cedar Tone); 1 Step/Riser

Permit Application Fee (action items only)

The fee is \$35 for the first \$3,000 in construction cost plus \$5 for every additional \$3,000 of construction cost.
An additional fee of \$50 applies to HDC work started without the applicable permit.

Construction Cost:

\$1600 (Deck) 310 (Fence) = 1910

Permit fee:

\$35 + _____ = \$35

Signature

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Signature:

Date:

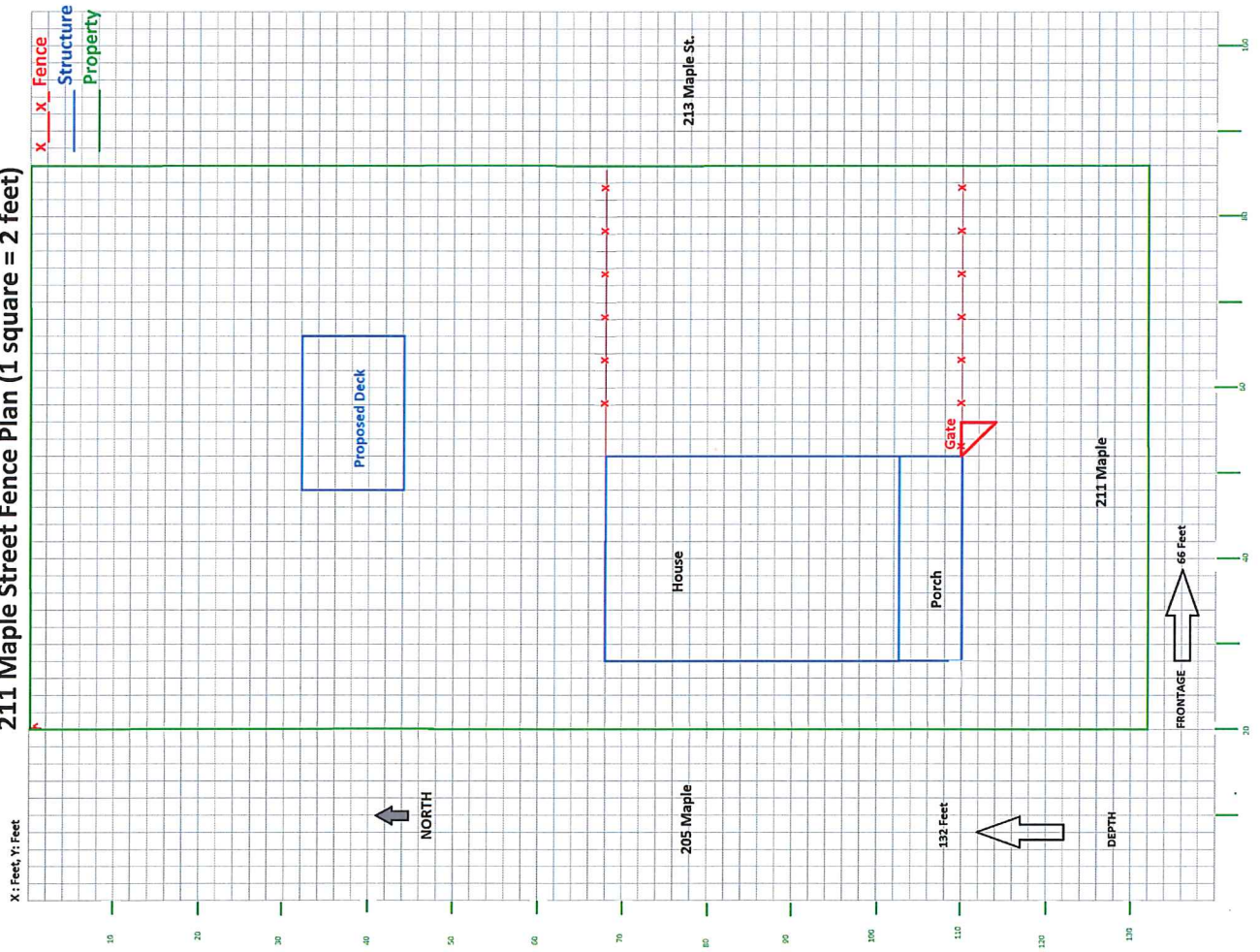
Print Name:

Jennifer Boehme

If you have questions about what the HDC generally permits or does not permit, or what they need to see in an application to render a decision, please call the office at 734-483-9646, email us at ckochanek@cityofypsilanti.com, or view our factsheets at cityofypsilanti.com/hd.

All other necessary Building Permits must be acquired before beginning work.

211 Maple Street Fence Plan (1 square = 2 feet)





WeatherShield

2 in. x 4 in. x 10 ft. #2 Prime Cedar-Tone Ground Contact Pressure-Treated Lumber

★★★★★

[Write the first Review](#) [Questions & Answers \(3\)](#)

- Pressure treated lumber for use in Ground Contact applications
- Treated for protection against fungal decay, rot and termites
- Perfect wood for a DIY project or a professional contractor

\$647 /each

Model # 3481088

Internet #206739545

Store SKU #1001685684



FARMGARD

3 ft. 11 in. x 132 ft. Field Fence

★★★★★ (2) ▾

[Write a Review](#)

[Questions & Answers \(4\)](#)

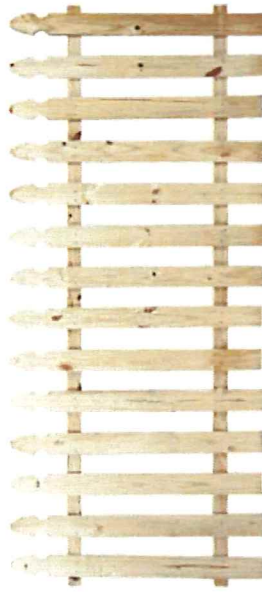
\$84⁹⁸

/each

Product Overview

The FARMGARD 3 ft. 11 in. x 132 ft. Field Fence is perfect for containing farm livestock and features smaller mesh openings near the ground to prevent hoof injuries from animals. [See Full Description](#)

Model # 0360350 Internet #100065442 Store SKU #556238



3.5 ft. H x 8 ft. W Pressure-Treated Pine French Gothic Fence Panel

★★★★★ (32) [Write a Review](#) [Questions & Answers \(52\)](#)

- YellaWood finish protects it from rot, fungal decay or termites
- Panels are pre-assembled and easy to install
- Panel can be used to create a gate

\$17³⁵ /each (limit 5 per order)



RECEIVED

OCT 09 2017

CITY OF YPSILANTI
BUILDING DEPARTMENT

**City of Ypsilanti
Historic District Commission
Work Permit Application**

One South Huron • Ypsilanti, MI 48197
Phone: (734) 483-9646 • Fax: (734) 483-7260
www.cityofypsilanti.com

R. 22816
PHDC-17-0132

OFFICE USE ONLY

Date Filed:

Meeting Date:

Action Item/Study Item

To complete this application:

1. Complete this form.
2. Attach the following documents:
 - a. Photo(s) showing all locations where work is proposed (can be emailed).
 - b. Catalog cut sheets or similar details for windows, doors, light fixtures, and any other manufactured or preassembled components—this includes information from catalogues, professional quotes, or websites (can be emailed).
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 - d. A sketch plan, if proposal is for work on the grounds and not just the main structure (e.g., installing a new driveway, fence, or shed). This can be drawn on a scaled copy of a mortgage survey.
3. Applications and materials must be received by the Building Department **no later** than 4pm on the Tuesday prior to the meeting.

INCOMPLETE APPLICATIONS WILL BE REJECTED

Property

Address

169 N. WASHINGTON

Applicant

*If applicant is not owner of property, a written statement from the owner authorizing this application must be included.

Name

Address

City

State

Zip

Phone / Fax

E-Mail

Contractor

Contractor Name & Contact Info

ARAR LLC AMERICA'S RENOVATIONS & REPAIRS
34022 JAMES J PONTI DRIVE
FRASER MA 01806 508-359 2256

Type of work

- ☒ Roofing
☐ Window/Door
Replacement

- ☐ Porches
☐ Sign
☐ Fence (or other sitework)

☐ Other

Complete Description of Proposed Work:

RE ROOF
REMOVE EXISTING SHINGLES & UNDERLAYMENTS
FURTER & INSTALL NEW ICE WATER, SYNTHETIC
UNDERLAYMENTS & DIMENSIONAL SHINGLES

Materials (for paint include color chips or samples with application):

Permit Application Fee (action items only)

The fee is \$35 for the first \$3,000 in construction cost plus \$5 for every additional \$3,000 of construction cost.
An additional fee of \$50 applies to HDC work started without the applicable permit.

Construction Cost: 4600.00

Permit fee:
\$35 + _____ =

Signature

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

I further affirm that 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.

Signature:

Date:

10.9.2017

Print Name:

CHARLES DOROSSETT

If you have questions about what the HDC generally permits or does not permit, or what they need to see in an application to render a decision, please call the office at 734-483-9646, email us at hintern@cityofypsilanti.com, or view our factsheets at cityofypsilanti.com/hdc.

All other necessary Building Permits must be acquired before beginning work.



RECEIVED
OCT 09 2017

CITY OF YPSILANTI
BUILDING DEPARTMENT

**City of Ypsilanti
Historic District Commission
Work Permit Application**

One South Huron • Ypsilanti, MI 48197
Phone: (734) 483-9646 • Fax: (734) 483-7260
www.cityofypsilanti.com

PHDC 17-0132

OFFICE USE ONLY
Date Filed: 11/9
Meeting Date: 11/30
Action Item/Study Item

To complete this application:

1. Complete this form.
2. Attach the following documents:
 - a. Photo(s) showing all locations where work is proposed (can be emailed).
 - b. Catalog cut sheets or similar details for windows, doors, light fixtures, and any other manufactured or preassembled components—this includes information from catalogues, professional quotes, or websites (can be emailed).
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INCOMPLETE APPLICATIONS WILL BE REJECTED

Property

Address

1109 N Washington

Applicant

*If applicant is not owner of property, a written statement from the owner authorizing this application must be included.

Name

AGARWAL ASHUTOSH

Address

1109 N WASHINGTON

City

YPSILANTI

State

MI

Zip

Phone / Fax

E-Mail

Contractor

Contractor Name & Contact Info

ARMED LLC
3000 S. HURON ST. SUITE 200
YPSILANTI, MI 48197
734 225 6

Type of work

- | | | |
|--|--|--------------------------------|
| ☒ Roofing | ☐ Porches | ☐ Other |
| ☐ Window/Door Replacement | ☐ Sign | |
| | ☐ Fence (or other sitework) | |

Complete Description of Proposed Work:

RE ROOF
Remove existing SHINGLES & underlayment
Install 1/2" CDX plywood sheathing, 1/2" OSB sheathing
underlayment & Dimensional Shingles
IKO CAMBRIDGE HD DIMENSIONAL SHINGLE
BLACK SHINGLES #750 SLAT BACK BLACK
BLACK Drip Edge VENTS
Roof only House only

Materials (for paint include color chips or samples with application):

Permit Application Fee (action items only)

The fee is \$35 for the first \$3,000 in construction cost plus \$5 for every additional \$3,000 of construction cost.
An additional fee of \$50 applies to HDC work started without the applicable permit.

Construction Cost:

4800.00

Permit fee:

\$35 + _____ =

Signature

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I further affirm that 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.

Signature

[Redacted Signature]

Date:

10-9-2017

Print Name:

Charles D. [Redacted]

If you have questions about what the HDC generally permits or does not permit, or what they need to see in an application to render a decision, please call the office at 734-483-9646, email us at hintern@cityofypsilanti.com, or view our factsheets at cityofypsilanti.com/hdc.

All other necessary Building Permits must be acquired before beginning work.



34022 James J Pompo Drive
Fraser, MI 48026
1-855-270-6855

7146 Suncrest Dr.
Saline MI 48176

u tosh
Re: Ash Agarwal
169 N Washington
Ypsilanti, MI
517-902-5356

* agarwal@gmail.com

Roof Replacement & Tear Off

We propose to furnish material and labor, complete in accordance with the following specifications:

- Protect all landscaping and anything that might be damaged during project.
- Remove existing shingles and underlayment house only (excludes porch & flat roof.)
- Inspect and replace any bad wood or soft areas (additional charge).
 - 4x8 OSB or Plywood \$45 per sheet (2 sheets included).
 - Facia or trim boards \$6.50 per lineal foot (Includes 20').
- Furnish and install Ice and water shield to code and all valleys.
- Furnish and install Synthetic underlayment.
- Furnish and install Dimensional Shingle Limited Lifetime Manufacturer Warranty.
- Furnish and install New vents, Pipe Covers, Drip Edge, Chimney, step, & counter flashings as needed.
- Clean up all debris, magnetic sweep and haul away.
- Price does **NOT** include rear porch or flat roof.
- Permit Fee is extra.

American Renovations propose to furnish material and labor, complete in accordance with the above specifications, for the sum of: **\$4,800.00**. (To be paid cash, check or cashier's check).

Half down as a deposit and balance upon completion. *Financing available for qualified buyers.

In Witness Whereof the parties have here unto signed their name(s) this 21st day of September 2017.

Owner S

09/23/17
Date



RECEIVED

OCT 11 2017

CITY OF YPSILANTI
BUILDING DEPARTMENT

**City of Ypsilanti
Historic District Commission
Work Permit Application**

One South Huron • Ypsilanti, MI 48197
Phone: (734) 483-9646 • Fax: (734) 483-7260
www.cityofypsilanti.com

OFFICE USE ONLY

Date Filed:

Meeting Date:

Action Item/Study Item

3

To complete this application:

1. Complete this form.
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 - b. Catalog cut sheets or similar details for windows, doors, light fixtures, and any other manufactured or preassembled components—this includes information from catalogues, professional quotes, or websites (can be emailed).
 - c. Dimensioned drawings of any new construction or modifications to existing structures, including awnings and signs.
 - d. A sketch plan, if proposal is for work on the grounds and not just the main structure (e.g., installing a new driveway, fence, or shed). This can be drawn on a scaled copy of a mortgage survey.
3. Applications and materials must be received by the Building Department **no later** than 4pm on the Tuesday one week prior to the meeting.

INCOMPLETE APPLICATIONS WILL BE REJECTED

Property

Address

46 - 54 N Huron St

Applicant

**If applicant is not owner of property, a written statement from the owner authorizing this application must be included.*

Name

Alexander Munro

Address

54 N Huron St

City

Ypsilanti

State

MI

Zip

48197

Phone / Fax

7342726612

E-Mail

awmunro@gmail.com

Contractor

Contractor Name & Contact Info

Alexander Munro

Type of work

☐ Roofing

☐ Window/Door
Replacement

☐ Porches

☐ Sign

☐ Fence (or other sitework)

☒ Other

Complete Description of Proposed Work:

Hand sanding and re-painting Window Sashes, Frames and Sills.

Sashes are being restored and put back into place.

Materials (for paint include color chips or samples with application):

Grant Grey (HDC-AC-19) from Behr Home Decorators Collection

Permit Application Fee (action items only)

The fee is \$35 for the first \$3,000 in construction cost plus \$5 for every additional \$3,000 of construction cost.
An additional fee of \$50 applies to HDC work started without the applicable permit.

Construction Cost:

Paint

Permit fee:

\$35 + _____ =

Signature

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

I further affirm that 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.

Signature:



Date:

10/10/2017

Print Name:

Alexander Munro

If you have questions about what the HDC generally permits or does not permit, or what they need to see in an application to render a decision, please call the office at 734-483-9646, email us at ckochanek@cityofypsilanti.com, or view our factsheets at cityofypsilanti.com/hd.

All other necessary Building Permits must be acquired before beginning work.

CITY OF YPSILANTI
HISTORIC DISTRICT COMMISSION
MINUTES OF OCTOBER 10, 2017

CALL TO ORDER AND ROLL CALL

Hank Prebys Vice-chair 7:00 PM
Meeting Location: Spark East, 215 W Michigan
Commissioners Present: Hank Prebys, Alex Pettit, Jane Schmiedeke, Ron Rupert
Commissioners Absent: Anne Stevenson, Mike Davis, Jr., Erika Lindsay
Staff Present: Cynthia Kochanek, Preservation Planner

APPROVAL OF AGENDA

Motion: Rupert (second: Schmiedeke) moves to approve the agenda as amended to add 215 W Michigan and 46 N Huron to the agenda as a study items.
Approval: Unanimous. Motion carries.

PUBLIC COMMENT ON AGENDA ITEMS – none

PUBLIC HEARING—none

OLD BUSINESS—none

NEW BUSINESS

16 S Washington

**Application is for fence slat installation.*

Applicant: Dayna Sprentall, Representative for Growing Hope, Applicant –Present

Discussion: Prebys: Asks for more info on the project.

Sprentall: States that they are looking to cover the chain-link fence on the property in order conceal from view the parking area of the party store next to them, they are looking to add the fence slats in a diamond pattern. The plan is to cover the entire fence.

Rupert: Asks if the color will be the same on both sides.

Sprentall: States that it will.

Schmiedeke: States that she is concerned with what this will look like since it is adjacent to at least one house on Ferris St and that this will affect them. She states that the backyards on the houses in this area on Ferris are very shallow and that these may appear a little gaudy.

Prebys: Asks about the maintenance and what will keep the slats in place.

Sprentall: States that they are doubling up on the fasteners that come with them and that since they are on site everyday they will notice any wear or issues with them.

Rupert: States that with the brush cleared out it looks nice and that this is really just for some privacy.

Pettit: States that to him it is the same as painting a fence.

Motion: Pettit (second: Rupert) moves to approve the work at 16 S Washington to include the installation of fence weave rolls in white, rust, yellow, blue and black as depicted in the image submitted with the application dated October 3, 2017. The fence weave will be held on using fastening brackets.

Secretary of the Interior Standards:

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

#10- New work shall be removable.

Approval: Unanimous. Motion Carries.

406 Oak

**Application is for front door installation.*

Applicant: Anne Hunter, Applicant – Present

Discussion: Hunter: States that she made an error in that she installed the front door without the permission of the HDC. She states that shortly after her previous approval for the porch, her front door lock stopped functioning and she was forced to replace the door rather quickly. The builder that was working on the porch offered to put a new door in if she went out and bought one. She states that she wants to correct the issue prior to selling it since the house is now under contract.

Schmiedeke: States that the porch looks good but that the lattice skirting needs to be framed in.

Rupert: States that the framing can be made of treated lumber since it is so close to the ground and it needs to be painted. States that door is inappropriate since it is metal.

Prebys: Confirms that the metal door is an issue and that the half-moon style window is inappropriate.

Schmiedeke: Suggests that the door style match the door on the right.

Hunter: States that the right hand door is a metal door as well, but that that was replaced prior to them owning the house.

Pettit: States that was his concern with the previous porch application in that the door that was there behind the vestibule was not visible and that the HDC did not know what it looked like. States that the half-moon style is not one that the HDC would approve since it is inappropriate for this house style.

Prebys: States that a new door can be similar to the other existing door but be made of wood with paneling.

Rupert: States that this application will need to be denied and then a new application submitted with an appropriate door.

Kochanek: Advises that if the application is made within 15 days then the fee can be waived.

Motion: Rupert (second: Schmiedeke) moves to deny the application at 406 Oak St for the replacement of the door on the left side with the understanding that the door is inappropriate and will need to be replaced.

Schmiedeke (second: Rupert) moves to authorize staff to administratively approve the door application and porch skirting.

Secretary of the Interior Standards:
N/A

Approval: Unanimous. Motion Carries.

118-120 Maple

**Application is for accessory structure demolition.*

Applicant: Joseph Grant & Joseph Grant, Jr., Representatives for Applicant – Present

Discussion: Prebys: States that this is a demo application and states that a demo application was previously seen under a different owner and that application for demo was denied. States that outbuildings have value to a historic community and when they are not maintained it is a loss. He explains the demolition process that the commission needs to go through and that if it is a financial hardship that the applicant will need to prove that.

Pettit: States that during the previous hearing it was determined that the outbuilding was architecturally significant.

Grant: States that unfortunately the neighbor's trees have grown over it and drop leaves and other debris on the building. That it is rotted and the roof has fallen in and that the neighbors had to let them know about the roof issue due to its location so close to the property line. There is also a lot of damp in that area.

Prebys: Asks about how the commission would like to proceed.

Rupert: States that he remembers looking at it originally and that the commission agreed at that time that it was able to be saved. States that he would like to take a closer look at the current condition of the building. Asks staff to request an opinion from the building department on the state of the building.

Schmiedeke: States that the determination of the architectural significance from the 1990s has not changed. She states that she does feel that this structure still has architectural significance.

Prebys: States that since at least one commissioner believes that this outbuilding has architectural significance that it would not be a unanimous decision and that this will need to go to a public hearing.

Motion: Pettit (second: Rupert) moves to table the application for demolition of the garage structure at 118-120 Oak pending a public hearing due to the finding that the structure has architectural significance in the historic district.

Approval: Unanimous. Motion Carries.

Pettit: States that the applicant needs to include more of an explanation as to why this structure needs to come down and also more info on what will happen with the space if it is permitted to come down.

Grant: He states that there are walnut trees hanging over it.

Prebys: States that as a property owner or a representative of a property owner that you can cut the neighbors trees that are hanging over this property.

Grant: States that there is only 1 foot between the garage and the property line so there is not much room to maneuver around the garage.

Pettit: States that this is almost a demo by neglect and they do not want to set a precedent that this is acceptable.

39 E Michigan

**Application is for lighting, signage & awning installation.*

Applicant: Flora Ramirez, Applicant –Not present

Discussion: Kochanek: States that the application is not complete, that staff is still waiting for proof of owner permission for the application since the application was pulled by another party.

Prebys: States that this should be tabled then.

Motion: Rupert (second: Pettit) moves to table the application for an owner permission letter and not enough info on the application.

Secretary of the Interior Standards:
N/A

Approval: Unanimous. Motion Carries.

120 N Hamilton

**Application was moved to the end of the meeting due to no applicant in attendance.*

STUDY ITEMS

215 W Michigan

Applicant: Joe Licavoli, Applicant –Present

Discussion: Prebys: Asks what the plans are.

Licavoli: Is looking to paint the signboard with colors that match the Spark color scheme and he wants to know what the HDC thinks about that. The lights will remain but the letters will probably need to be replaced. They also plan to repaint the rest of the building in the same or similar colors.

Kochanek: States that the sign ordinance has changed since the original signage was placed on the building and that there may actually be less signage permitted in the center district and to check prior to making any decisions.

46 N Huron

Applicant: Alex Munro, Applicant –Present

Discussion: Munro: States that the windows are ready to go back in after the restoration and that he would like to paint the window frames in grey.

Rupert (second: Pettit) moves to authorize staff to administratively approve the window sashes and frames be painted in HDC-AC-19 Grant Grey by Behr in a satin finish paint for 46 N Huron.

Secretary of the Interior Standards:
#5- Preserve distinctive features.
#10- New work shall be removable.

Approval: Unanimous. Motion Carries.

NEW BUSINESS

120 N Hamilton

**Application is for a reroof.*

Applicant: Martin Nyrkkanen, Applicant – Not Present

Discussion: Kochanek: States that she received a reply to her email inquiry on the details for the reroof this afternoon. She states that the applicant is doing ridge venting, that no gutter or trim work will be involved in this project, that the flashing and drip edge will be white, and the shingles will be Tamko dimensional shingles in black.

Motion: Pettit (second: Rupert) moves to approve work at 120 N Hamilton to include the reroofing of the structure with Tamko black dimensional shingles. The drip edge and flashing are to be white. Ridge venting to be used.

Secretary of the Interior Standards:

#5- Preserve distinctive features.

#10- New work shall be removable.

Approval: Unanimous. Motion Carries.

ADMINISTRATIVE APPROVALS

412 Oak and 108 N Huron

**Applications are for reroofing.*

Motion: Schmiedeke (second: Rupert) moves to approval the administrative approvals of the reroofing at 412 Oak and 108 N Huron.

Approval: Unanimous. Motion carries.

OTHER BUSINESS

Property Monitoring

Staff provides updates on property monitoring.

AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS –none

HOUSEKEEPING BUSINESS

Approval of the minutes of September 26, 2017

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

Approval: Unanimous. Motion carries.

ADJOURNMENT

Motion: Pettit (second: Schmiedeke) moves to adjourn the meeting.

Approval: Unanimous. Motion carries.

MEETING ADJOURNED at 8:01 p.m.

DRAFT