

1. Historic District Commission Agenda 2-27-18

Documents:

01-HDC FEB 27, 2018 AGENDA.PDF

2. Historic District Commission Meeting Packet 2-27-18

Documents:

2-27-18 HDC MEETING PACKET.PDF

CITY OF YPSILANTI
Agenda
Historic District Commission
Tuesday, February 27, 2018 - 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. 25 S Huron

Amendment to previous sign application

B. NEW BUSINESS

2. 9 S Adams

Infill of window opening

3. 116-118 W Michigan

Font & rear façade work; window & door replacement & window reopening, roof deck & balcony installation, rear expansion, painting & cleaning

4. 15 S Washington

Amendment to previous application for windows; plaster repairs, roof drainage, lighting, signage

C. STUDY ITEMS—none

D. ADMINISTRATIVE APPROVALS—none

E. OTHER BUSINESS

5. Property monitoring

6. LED lighting strips resolution/policy

VI. AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS

VII. HOUSEKEEPING BUSINESS

7. Approval of the minutes of January 23, 2018 with supplemental material

8. Approval of the minutes of February 13, 2018

9. Officer elections

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

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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.



HDC Work Permit Staff Review

Property address: 25 S Huron

Date of Application: February 20, 2018

Date of Review: February 22, 2018

Date of Meeting: February 27, 2018

Proposed work: amendment to previous sign application, applicant has installed an aluminum wall sign instead of a neon sign

Materials: 70" x 22" aluminum wall sign

Staff review:

1. Applicant is looking to amend their previous sign application from September 2017. The applicant was unable to order the neon sign they originally wanted.
2. The applicant has installed an aluminum sign in its place.
3. The aluminum sign is slightly smaller than the originally proposed neon sign. The new sign dimensions are 70" x 22".
4. A building department permit has been issued for this work already.

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

Recommended Motion:

Move to approve the amended application for work at 25 S Huron to include the installation of an aluminum wall sign in the dimensions of 70" x 22". This sign has been installed instead of the previously approved neon sign. The sign is attached to the existing signboard.

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.

Amended application

PHOC-17-6109



**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:

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

25 S. Huron St., Ypsilanti, Michigan 48197

Applicant

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

Name

James Summers

Address

279 N Hewitt Rd

City

Ypsilanti

State

MI

Zip

48197

Phone / Fax

734 249 1184

E-Mail

summersjr68@gmail.com

Contractor

Contractor Name & Contact Info

James Summers, NEON SIGN USA

Type of work

☐ Roofing

☐ Window/Door
Replacement

☐ Porches

☐ Sign

☐ Fence (or other sitework)

☐ Other

2-20-18

AMENDED PORTION

Complete Description of Proposed Work:

Hang 72"x24" sign above front entry door
Green Neon Biker and "Electric Bicycles"
Nasalization Font
See supplied picture

ACTUAL SIZE 70" x 22"
AND "HEH"

→ ATTACHED TO EMAIL

Hang 40" x 30" (Green) Biker Sign above door 90 deg to front of building (same way temp small sign is hanging now)

See Supplied Picture.

Normal sign materials

APPROXIMATE

There will be no white
BACKGROUND - only Biker Silhouette

Temp Signs will be removed

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:

\$2000.00

Permit fee:

\$35 + 0

= 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:

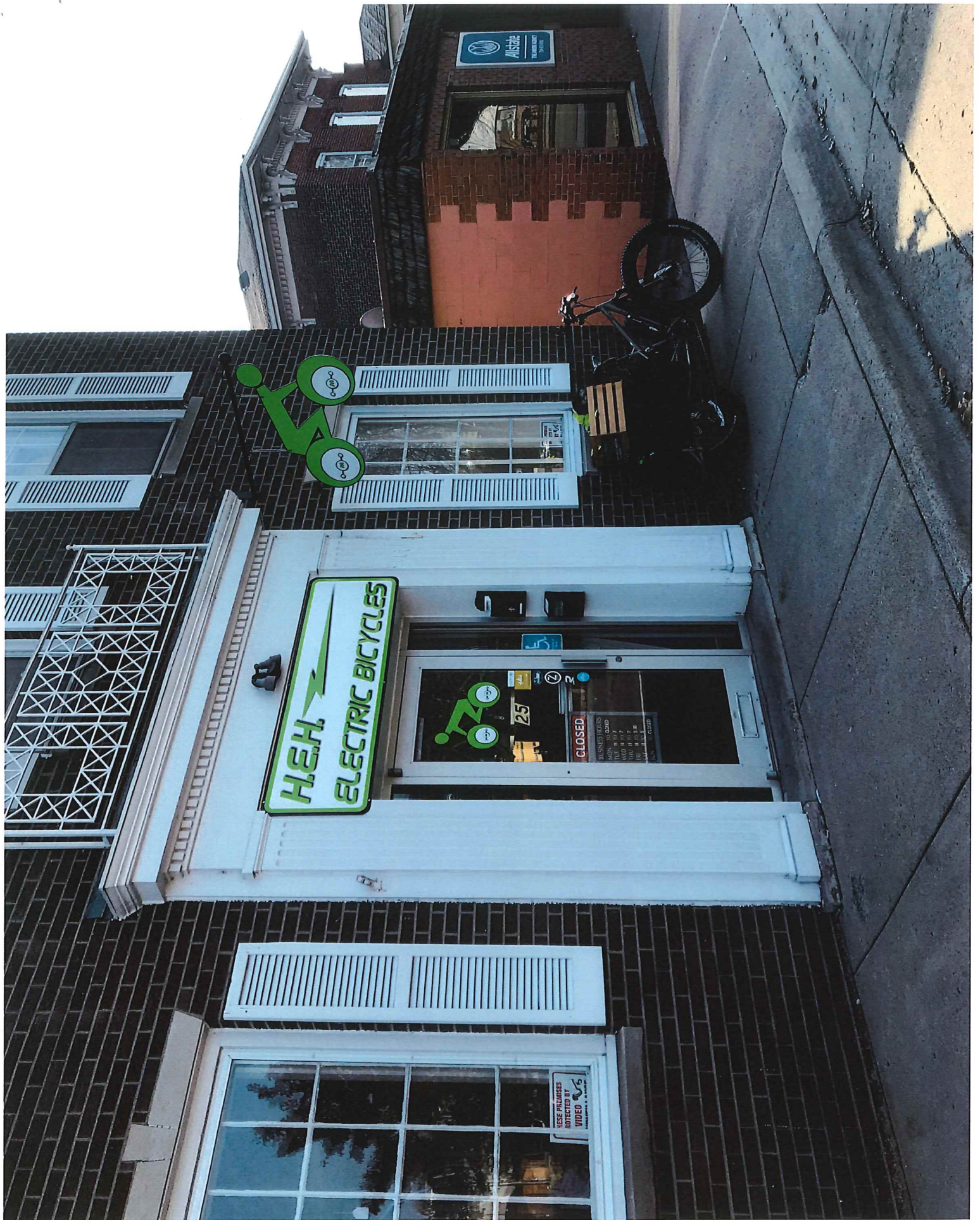
Sept 1, 2017

Print Name:

JAMES SUMMERS

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.



25 S Huron

City of Ypsilanti



Building Department

25 S HURON	Issued: 09/27/17 Expires: 09/27/18
Permit Type: Sign Permit No: PSIGN-17-022	Permit expires 6 Mos. from issue date if work has not started or an inspection has not been conducted. FINAL INSPECTION OF WORK IS REQUIRED TO FINALIZE PERMIT

Contractor:

OWNER OF RECORD

YPSILANTI

MI 48198

Owner:

H. E. H. HUMAN ELECTRIC HYBRIDS LLC

25 S HURON

YPSILANTI

MI 48197

Work Description:

INSTALL 29.7" x 40" PROJECTING WALL SIGN PER HDC APPROVAL & APPROVED PLANS ***PLEASE PROVIDE THIS OFFICE WITH ATTACHMENT DETAILS ASAP***

11/1/17: UPDATED PERMIT TO INCLUDE 70" x 22" WALL SIGN ABOVE DOOR

Upon approval, applicant is granted permission to perform as indicated by types and class of permit. Applicant further agrees to comply with all applicable ordinances and codes of the City of Ypsilanti and the State of Michigan.

PERMIT NUMBER IS REQUIRED WHEN SCHEDULING INSPECTIONS PLEASE CALL FOR INSPECTIONS A MINIMUM OF 24 HOURS IN ADVANCE

BE ADVISED: If this work is being performed in rental units, you must comply with the Tenant Privacy Act. A 72 hour written notice is required for entry. A copy of this ordinance is available for review in the Building Department Office.

IDENTIFICATION of your business is required on your vehicle(s) while working in the City of Ypsilanti per city ordinance

Fees:

Permit Item	Category	Fee Basis	Item Total
Sign - Any Size	Standard Item	1	\$100.00

Fee Paid: \$100.00

PERMIT MUST BE POSTED ON PROPERTY AND A COPY OF APPROVED PLANS MUST BE ON SITE
ALL WORK MUST MEET ALL CODE REQUIREMENTS

Section 23a of the state construction code act of 1972, 1972 PA 230, MCL 125.1523a, prohibits a person from conspiring to circumvent the licensing requirements of this state relating to persons who are to perform work on a residential building or a residential structure. Violators of section 23a are subjected to civil fines.

One South Huron St.
Ypsilanti, MI 48197

Phone: (734) 482-1025
Fax: (734) 483-7444

Hours: Monday-Friday 8 am - 4 pm
www.cityofypsilanti.com

Sign Permit | PSIGN-17-022**Property Information**

11-11-39-182-008	25 S HURON	Subdivision:			
	YPSILANTI MI, 48197	Lot:	REG 5/15	Block:	Ward 1

Name Information

Owner:	H. E. H. HUMAN ELECTRIC HYBRIDS LLC	Phone:	(734) 238 2269
Occupant:	H. E. H. HUMAN ELECTRIC HYBRIDS LLC	Phone:	(734) 238 2269
Applicant:	H. E. H. HUMAN ELECTRIC HYBRIDS LLC	Phone:	(734) 238 2269
Contractor:	OWNER OF RECORD	Phone:	
Licensee:		Phone:	
License Issued:			
License Expires:			

Permit Information

Date Issued:	09/27/2017	Date Expires:	09/27/2018	Status:	FINALED
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Work Description:

INSTALL 29.7" x 40" PROJECTING WALL SIGN PER HDC APPROVAL & APPROVED PLANS ***PLEASE PROVIDE THIS OFFICE WITH ATTACHMENT DETAILS ASAP***

11/1/17: UPDATED PERMIT TO INCLUDE 70" x 22" WALL SIGN ABOVE DOOR

Stipulations:

NOTE: SIGN TO BE AMENDED TO INCLUDE 2ND SIGN IN A FEW WEEKS.

FINAL Inspection | Mike Yoder

Status:	Completed	Result:	Approved
Scheduled:	11/22/2017 12:00 AM	Completed:	12/04/2017 12:00 AM

Fee Information

Standard Item	Sign - Any Size	1.00	100.00
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Cynthia Kochanek

From: H.E.H. <info@human-electric-hybrids.com>
Sent: Tuesday, February 20, 2018 2:41 PM
To: Cynthia Kochanek
Cc: Joe Meyers
Subject: RE: neon sign at 25 S Huron

Yes, it is aluminum...

Thank You,
Jim Summers
H.E.H. Human Electric Hybrids LLC
25 S. Huron St. Ste1, Ypsilanti, MI 48197
[\(734\) 238-2269](tel:7342382269)
www.human-electric-hybrids.com
www.facebook.com/humanelectrichybrids/

----- Original Message -----

Subject: RE: neon sign at 25 S Huron
From: "Cynthia Kochanek" <CKochanek@cityofypsilanti.com>
Date: 2/20/18 2:40 pm
To: "H.E.H." <info@human-electric-hybrids.com>
Cc: "Joe Meyers" <jmeyers@cityofypsilanti.com>

I don't know, possibly not. Your application will be the first on the agenda as it is an amended application. I forgot to ask, what material is the new sign, is that aluminum?

Thanks,

Cynthia Kochanek

Preservation Planner

Community Development Division, City of Ypsilanti

734-483-9646

ckochanek@cityofypsilanti.com

From: H.E.H. [mailto:info@human-electric-hybrids.com]
Sent: Tuesday, February 20, 2018 1:44 PM
To: Cynthia Kochanek <CKochanek@cityofypsilanti.com>



HDC Work Permit Staff Review

Property address: 9 S Adams

Date of Application: February 16, 2018

Date of Review: February 22, 2018

Date of Meeting: February 27, 2018

Proposed work: remove an existing window and infill opening as required for fire separation

Materials: brick to match existing

Staff review:

1. The applicant was seen at the February 13, 2018 HDC meeting as a study item on this issue. At that time, the applicant stated that they plan to retain and possibly repurpose the window once removed.
2. The applicant is looking to remove an existing window on the west side just next to where the building forms and ell. The opening will then be in-filled. The opening needs to be closed due to fire separation requirements.
3. The applicant plans to infill the opening with brick to match the existing. The sill and lintel will remain.
4. HDC to inquire/advise on mortar for infill.
5. HDC may require a setback of 1" and to not "tooth in" the masonry or another solution to differentiate the infill from the existing wall.
6. A building department permit may be required for this work and should be obtained prior to the start of work.

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

Recommended Motion:

Move to approve the application for work at 9 S Adams to include the removal of the existing window on the west side of the building adjacent to the ell. The opening will be in-filled with brick and an appropriate mortar to match what currently exists. The existing lintel and sill will remain in place.

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3. Do not imitate earlier styles.

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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.



R.23351 Cash
PHDC-18-012

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: 2/27

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 one week prior to the meeting.

INCOMPLETE APPLICATIONS WILL BE REJECTED

Property

Address

9 South Adams Street, Ypsilanti MI 48917

Applicant

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

Name

Growing Hope, Inc.

Address

P.O. Box 980129

City

Ypsilanti

State

MI

Zip

49198

Phone / Fax

734-786-8401

E-Mail

laura@growinghope.net

Contractor

Contractor Name & Contact Info

Beverly Cement, Ph 734-369-7258

Type of work

- ☐ Roofing
☐ Window/Door
Replacement

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

☒ Other

Complete Description of Proposed Work:

Action Item: remove original window (frame, muntins, glass panes) at west side of Robert C. Barnes, Sr. MarketPlace Hall and infill with masonry to create fire wall. See attached photos. Exterior brick to be matched as closely as possible to original; leave lintel and sill undisturbed on both interior and exterior.

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

Brick, mortar

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:
\$800.00

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:



Date:

2/16/2018

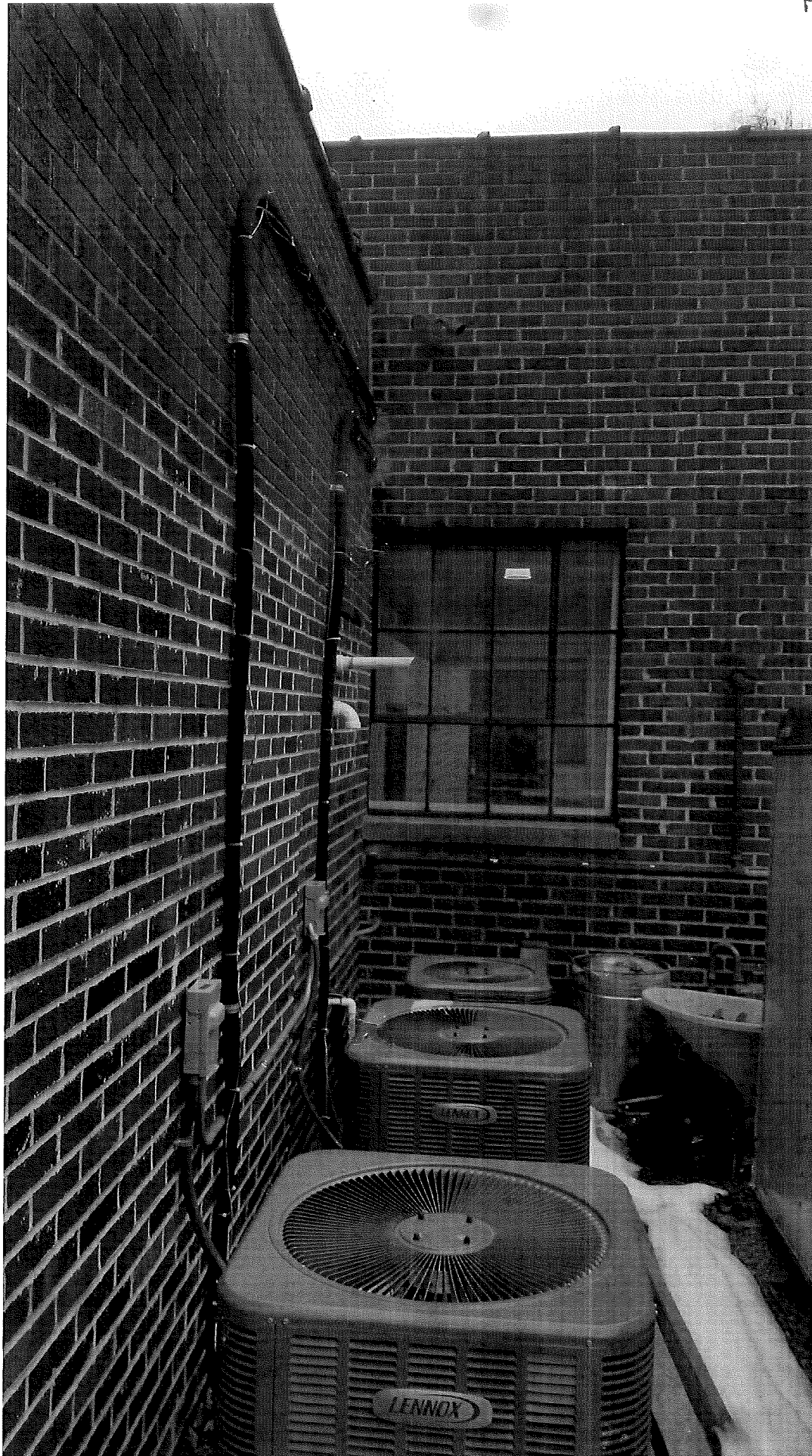
Print Name:

LAURA GILLIS

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PHDC 18-012







HDC Work Permit Staff Review

Property address: 116-118 W Michigan Ave

Date of Application: February 16, 2018

Date of Review: February 22, 2018

Date of Meeting: February 27, 2018

Proposed work: Font & rear façade work; window & door replacement & window reopening, roof deck & balcony installation, rear expansion, painting & cleaning, awning/sun shade installation

Materials: concrete sill, storefront systems with 1" low-e insulated glass and 4" wood framing, 4' projected metal sun screen, 4'x18' steel balcony w/ cable railing, 3" exp. corrugated metal siding, treated wood, planter box railing, composite beadboard, steel, brick infill, 3' deep arched metal canopy

Staff review:

1. The applicant was seen as a study item at both HDC meetings in February 2017. At that time the HDC discussed options regarding the planned work.
2. The applicant was issued a building department permit for interior work. Once work started it became evident that the storefronts would need to be removed.
3. When the storefronts were removed staff sent a letter to the owner regarding the need for an HDC permit prior to any work commencing on the exterior of the building.
4. The engineer requires that the signage area and possibly some additional framing and areas of the storefront be removed to further evaluate the structure, staff advised that an application would need to be made prior to any more work/demolition occurring on the exterior. Staff advised of the possibility of applying in phases.
5. The application does not include any details on the windows, paint colors, signage, exterior flooring material, planter box railing nor lighting specs. Other

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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.

smaller details are missing as well. The applicant will need to return with a second application for these items.

6. An additional building department permit will be required for this work and should be obtained prior to the start of any further work.

Relevant Secretary of the Interior's Standards:

#5, #9, #10

Recommended Motion:

Move to table the application for work at 116-118 W Michigan due to incompleteness of the application. The applicant may start demolition work on the exterior storefronts and signage areas for the purposes of engineering review.



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 # 23358

OFFICE USE ONLY

Date Filed:

Meeting Date: 2/27

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INCOMPLETE APPLICATIONS WILL BE REJECTED

Property

Address

116-118 MICHIGAN AVE.

Applicant

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

Name

VAN HUNSBROOKER / VANARCHITECTS PLLC

Address

2000 HOGBACK RD, SUITE 3

City

ANN ARBOR

State

MI

Zip

48105

Phone / Fax

734-971-4000 / 734-971-9450

E-Mail

VANARCH@AOL.COM

Contractor

Contractor Name & Contact Info

DONOVAN CONSTRUCTION INC

BRUCE DONOVAN, 734-320-1190 P.O. BOX 308 HAMBURG RD HAMBURG, MI 48139

Type of work

- ☒ Roofing
☒ Window/Door Replacement

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

☒ Other

Complete Description of Proposed Work:

SOUTH FACADE.

- STONEFRONT ALTERATION
- NEW SIGNAGE AWNING (METAL)
- NEW WINDOWS
- NEW PAINT
- REPAIR OF PARAPET

NORTH FACADE.

- EXTENDING 1ST FLOOR RECESS OUT TO MATCH REST OF FACADE.
- REPLACE EXISTING WINDOWS
- INSTALL WINDOWS IN BOARDED OPENINGS
- ENLARGE WINDOWS IN BRICK INFILL OPENINGS.
- NEW ENTRY DOOR & CANOPY
- NEW SUSPENDED BALCONY
- NEW STAIR/ELEVATOR TOWER
- NEW ROOF-TOP DECK w/ PLANKER RAILING & SUN TRILLS.
- CLEAN BRICK (NO PAINT)

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:

\$ 228,000

Permit fee:

\$35 + 375 = \$410

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:

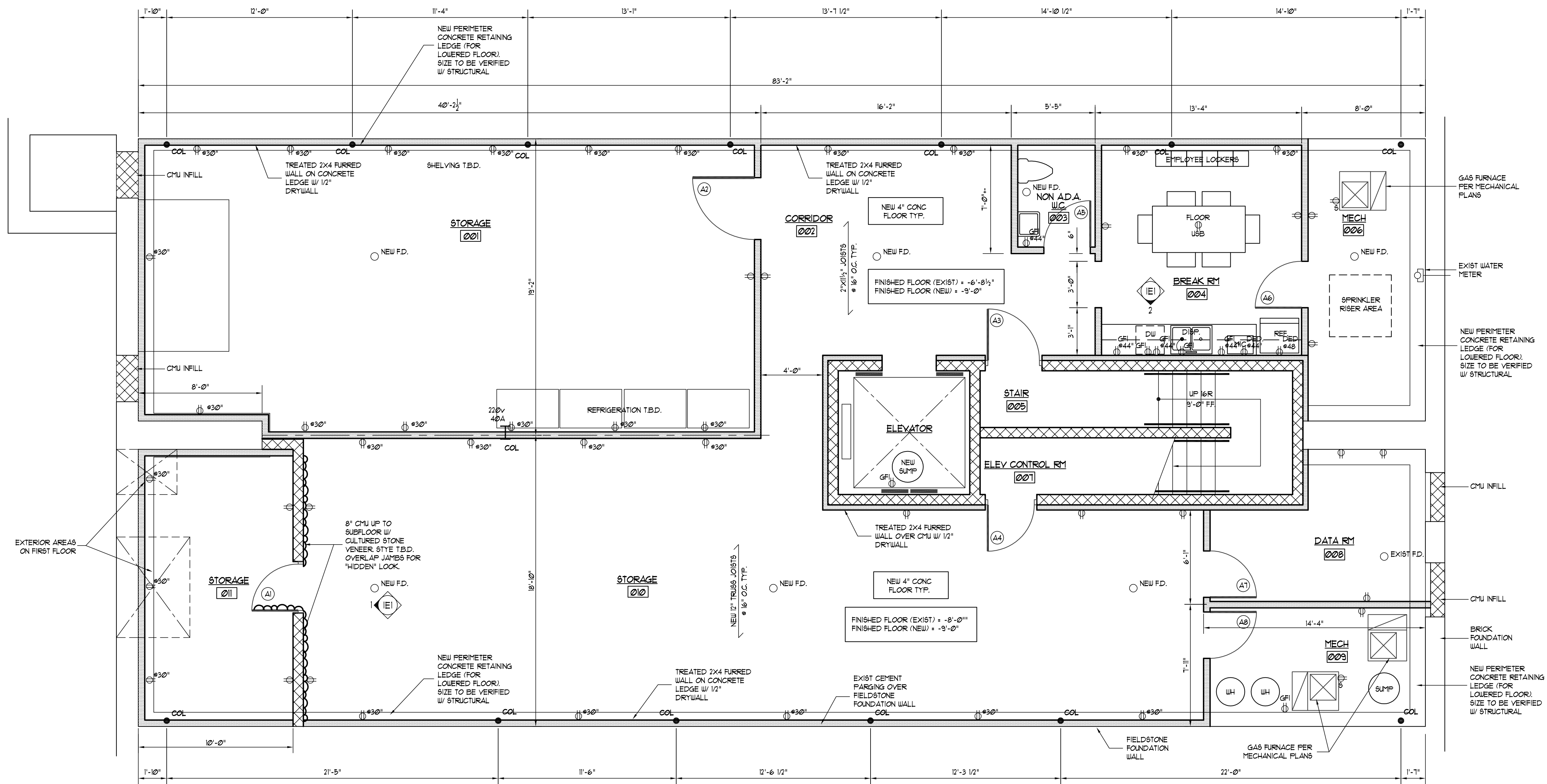
2-16-18

Print Name:

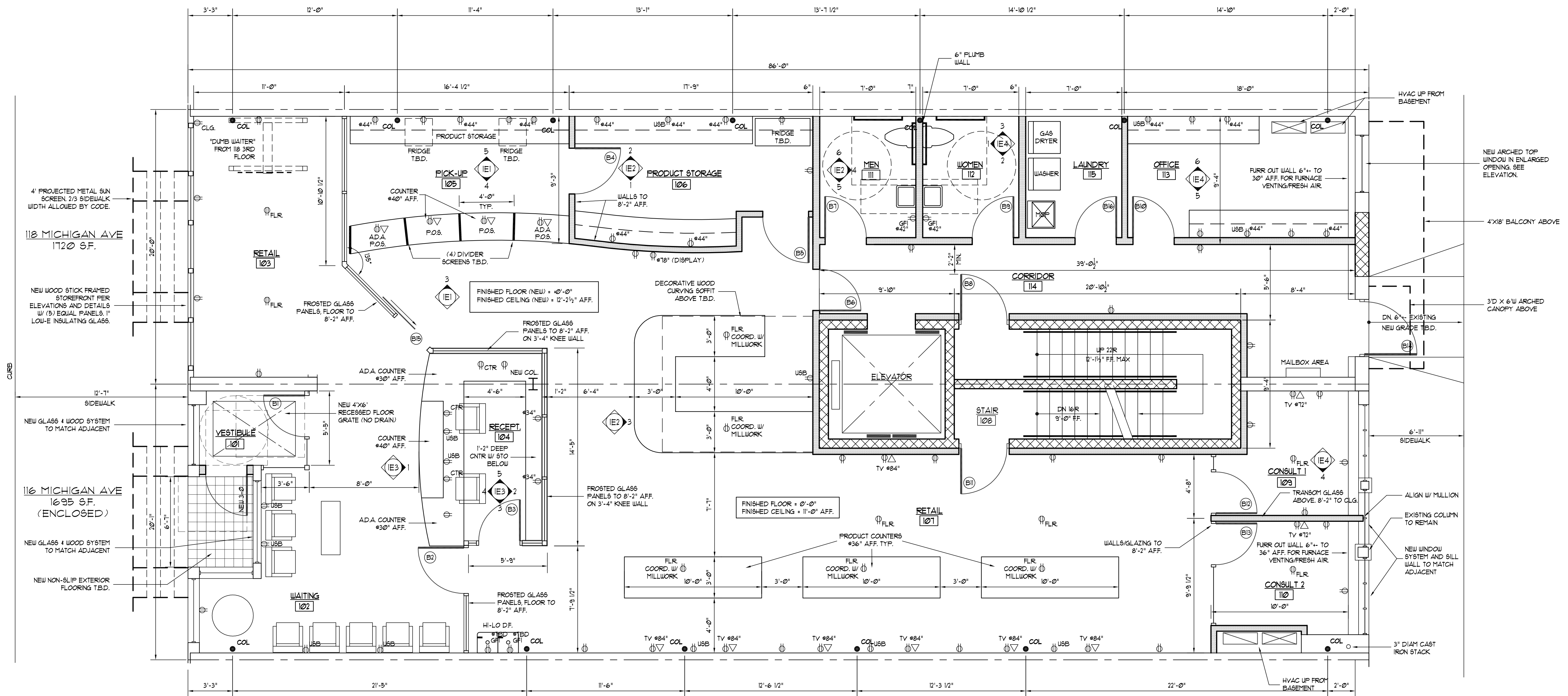
VAN HUNSBERGER

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.

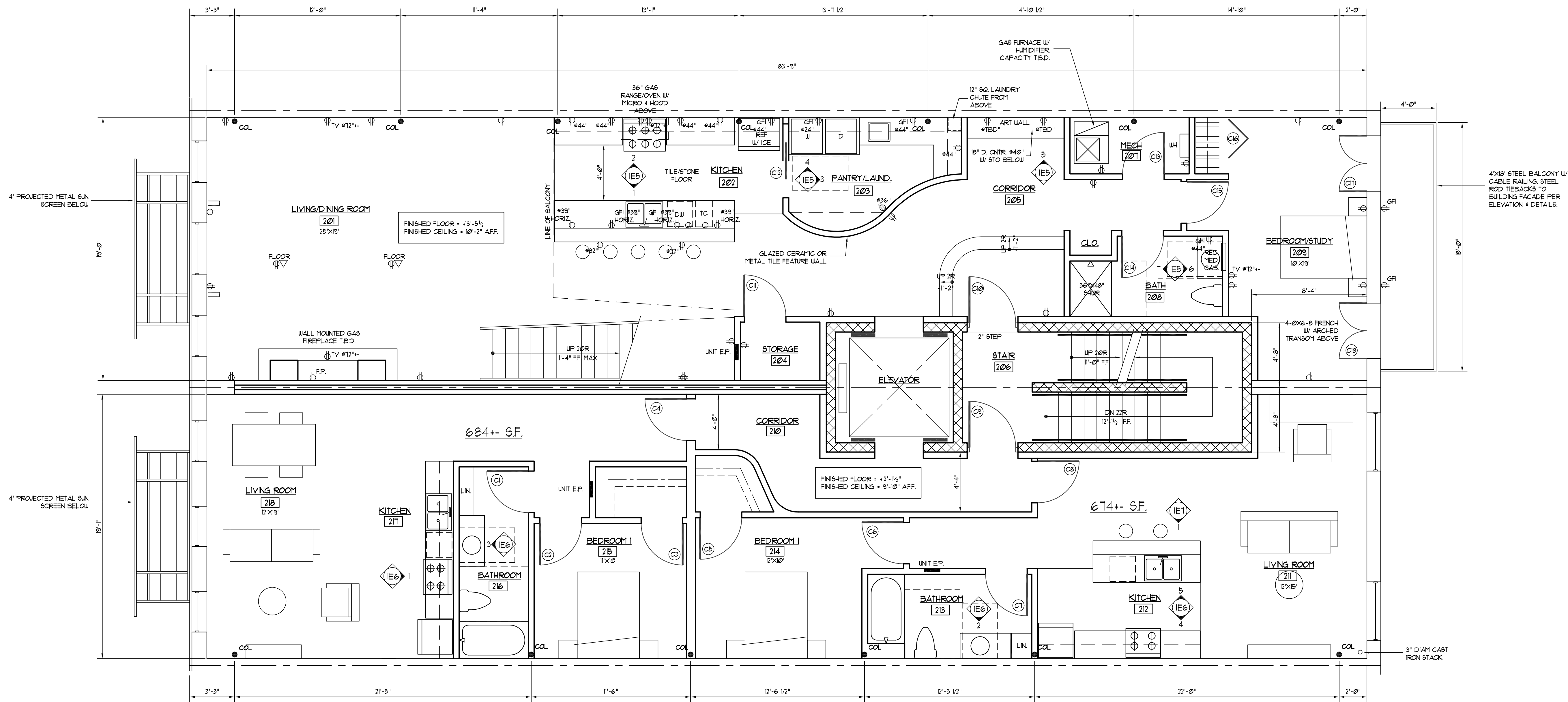
All other necessary Building Permits must be acquired before beginning work.



BASEMENT FLOOR PLAN
SCALE: 1/4"=1'-0"

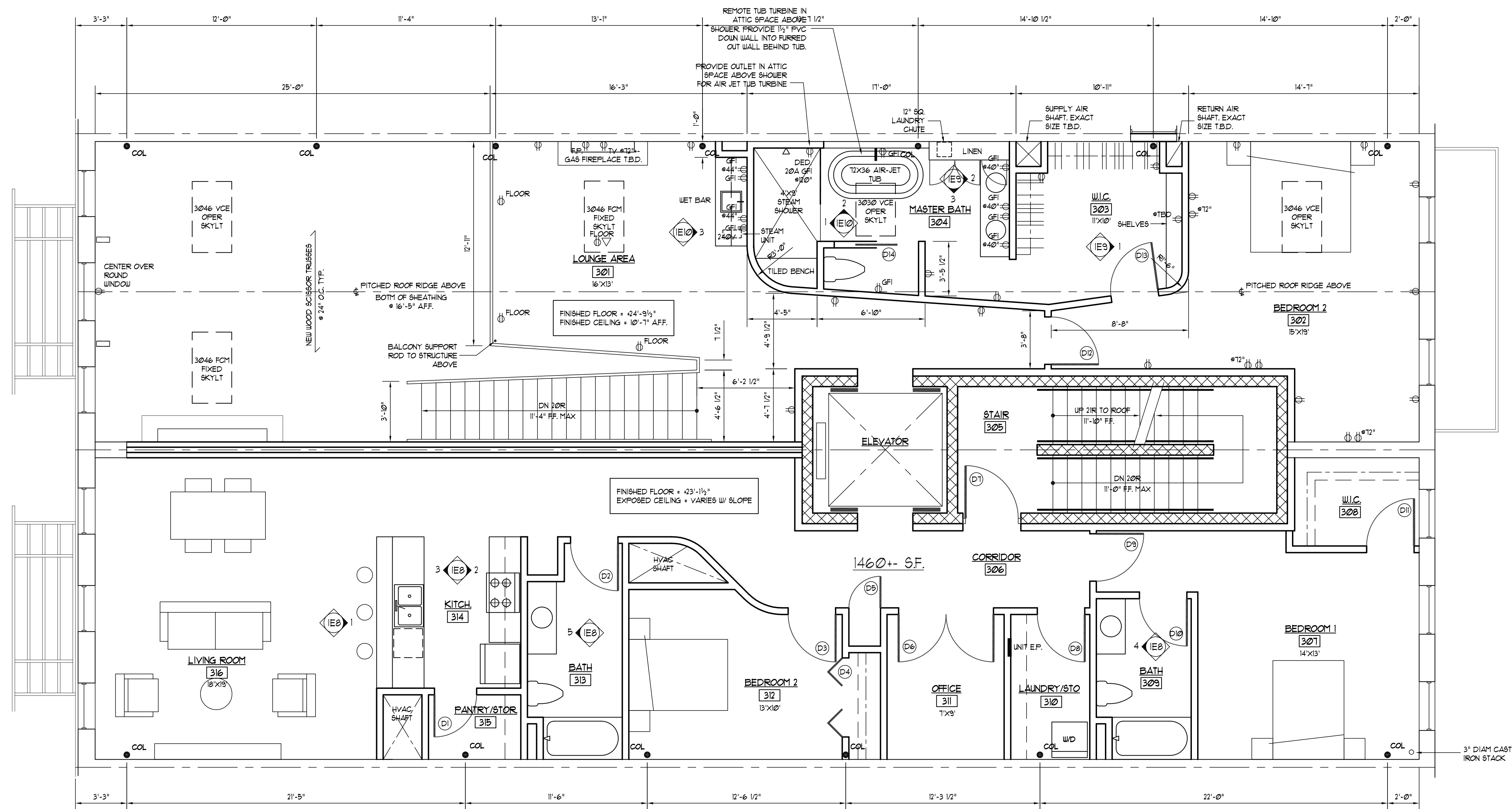


FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

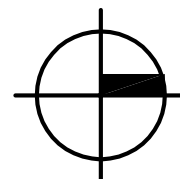
NOTE: ALL GENERAL PURPOSE (NON
DEVICE SPECIFIC) OUTLETS IN OWNER
OCCUPIED UNIT SHALL HAVE USB PORTS.
ALL OUTLETS @18" AFF. UNLESS NOTED.

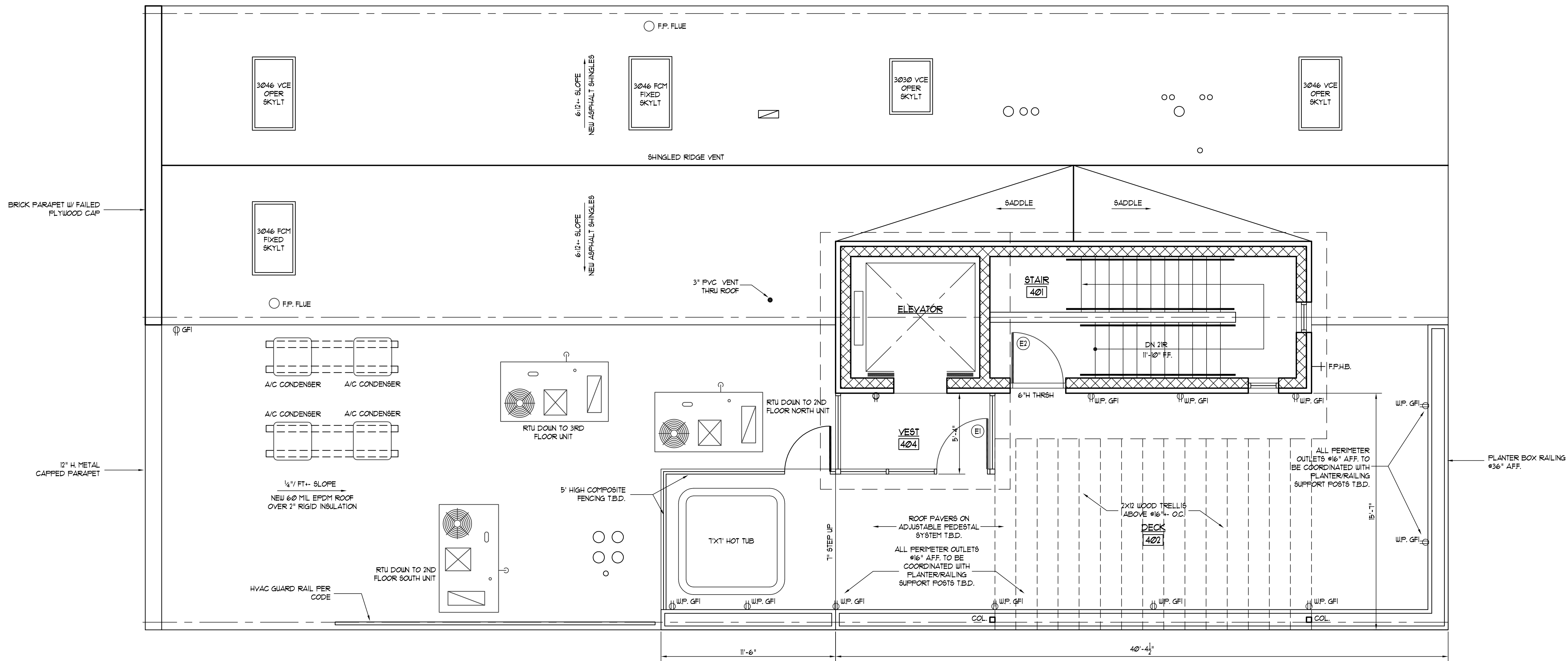


THIRD FLOOR PLAN

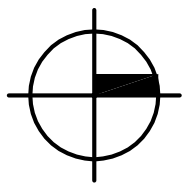
SCALE: 1/4"=1'-0"

NOTE: ALL GENERAL PURPOSE (NON
DEVICE SPECIFIC) OUTLETS IN OWNER
OCCUPIED UNIT SHALL HAVE USB PORTS.
ALL OUTLETS AT 18" AFF. UNLESS NOTED.





ROOF PLAN
SCALE: 1/4" = 1'-0"

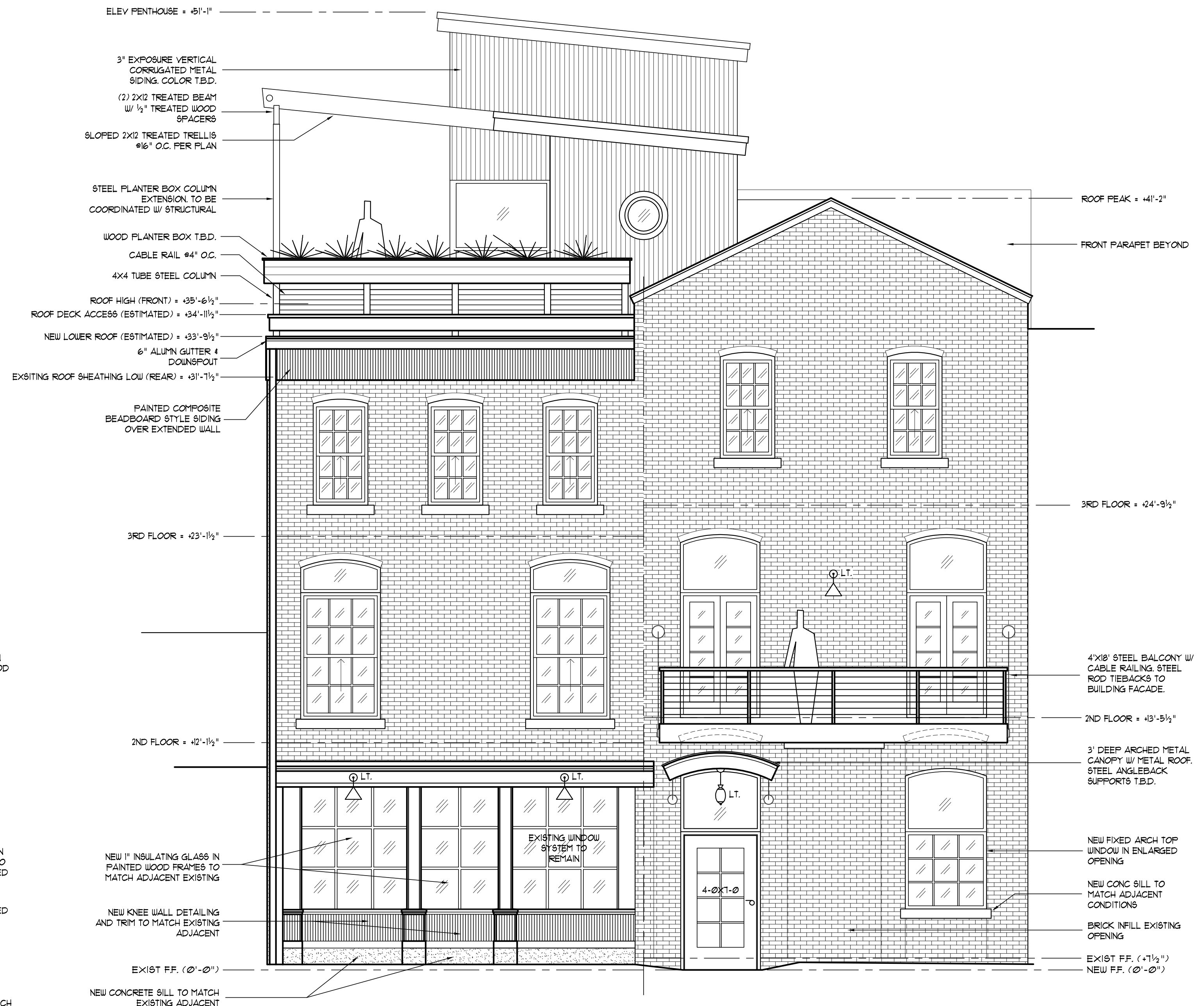




SOUTH ELEVATION
SCALE: 1/4"=1'-0"

ALL 2ND & 3RD FLOOR WINDOWS TO BE REMOVED AND REPLACED WITH NEW ALUMN CLAD W/ INSULATING GLASS. FRAME & MULLION PROFILES TO BE APPROVED BY HDC PRIOR TO INSTALLATION.

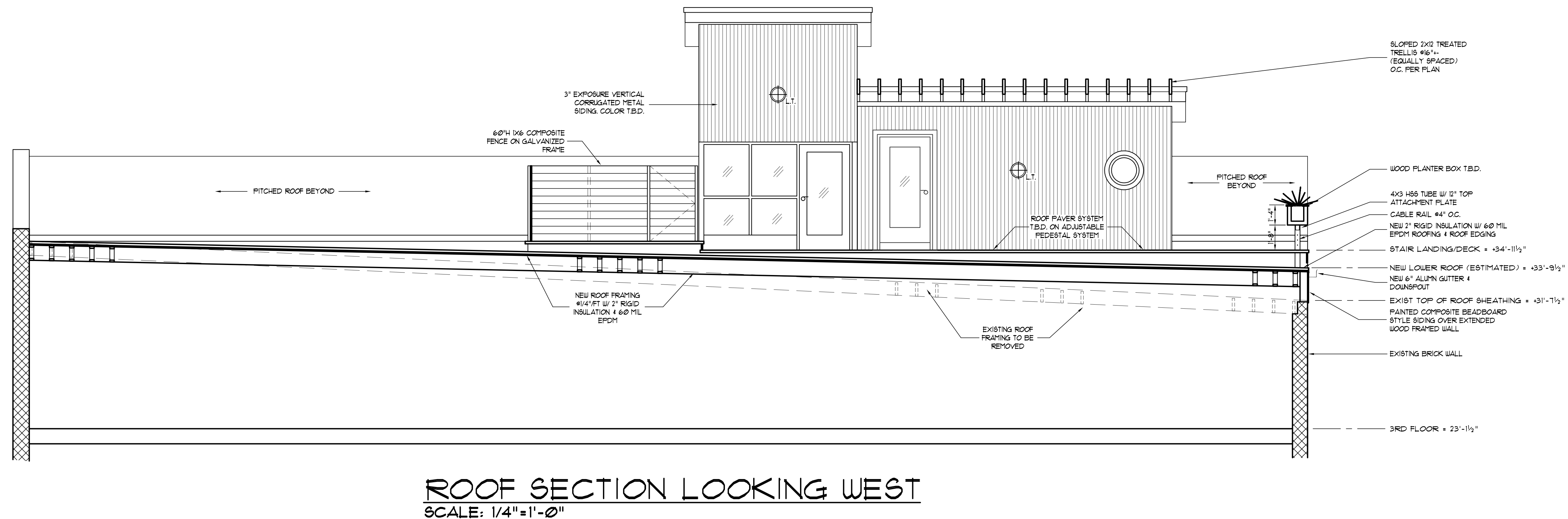
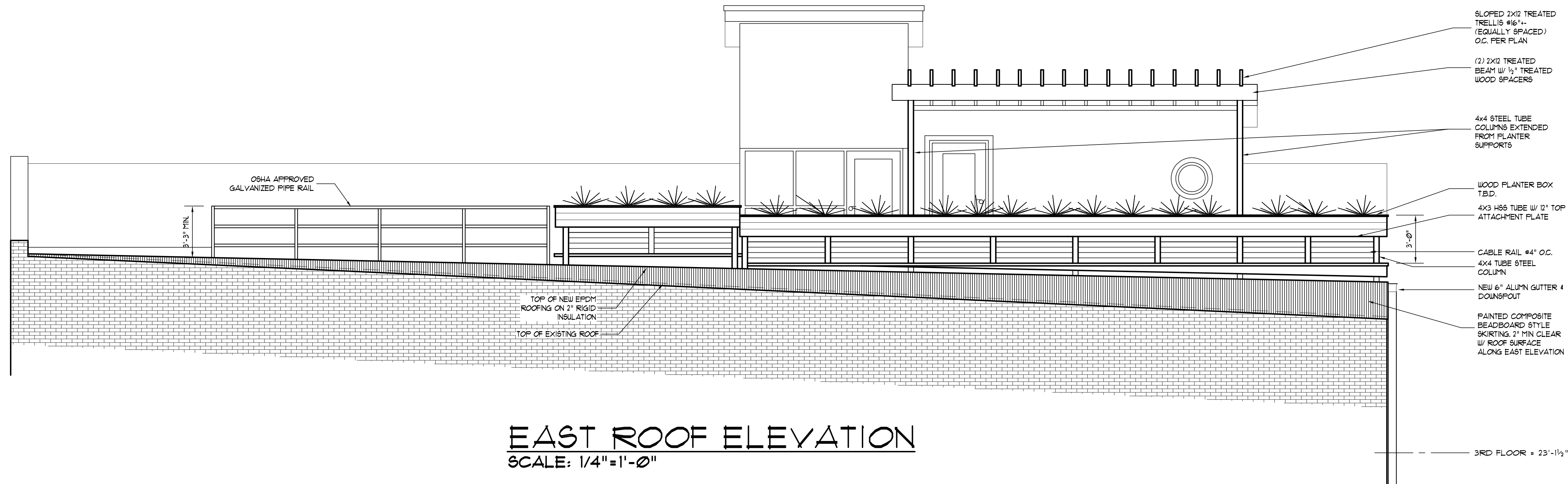
ALL BRICK AND WOOD SURFACES ON SOUTH ELEVATION TO BE PAINTED. COLOR T.B.D.



NORTH ELEVATION
SCALE: 1/4"=1'-0"

ALL 2ND & 3RD FLOOR WINDOWS TO BE REMOVED AND REPLACED WITH NEW ALUMN CLAD W/ INSULATING GLASS. FRAME & MULLION PROFILES TO BE APPROVED BY HDC PRIOR TO INSTALLATION.

ALL BRICK ON ELEVATION TO BE CLEANED BUT NOT PAINTED. ALL WOOD AND COMPOSITE SURFACES TO BE PAINTED.







YPSILANTI CYCLE LLC

OPEN

YPSILANTI
CYCLE

RACING

Y P O


FUJI
Bicycles Since 1899



YPSILANTI CYCLE LLC



OPEN

YPSILANTI
CYCLE





RACING

HAIRSTYLIST
ON DUTY!
GEL POLISH
MANICURE

Bicycles

HISTORIC
STRUCTURE
C. 1852
YPSILANTI
HERITAGE
FOUNDATION

YPSILANTI CYCLE LLC

LIVINGSTON



YPSILANTI CYCLE LLC

YPSILANTI
CYCLE
100 N. YPSILANTI AVE. SUITE 100
ANN ARBOR MI 48106

CYCLE REPAIRS



YPSILANTI CYCLE LLC

YPSILANTI
CYCLE LLC
BICYCLE SALES AND REPAIRS
116-118 W. MICHIGAN AVE. 48202-7801



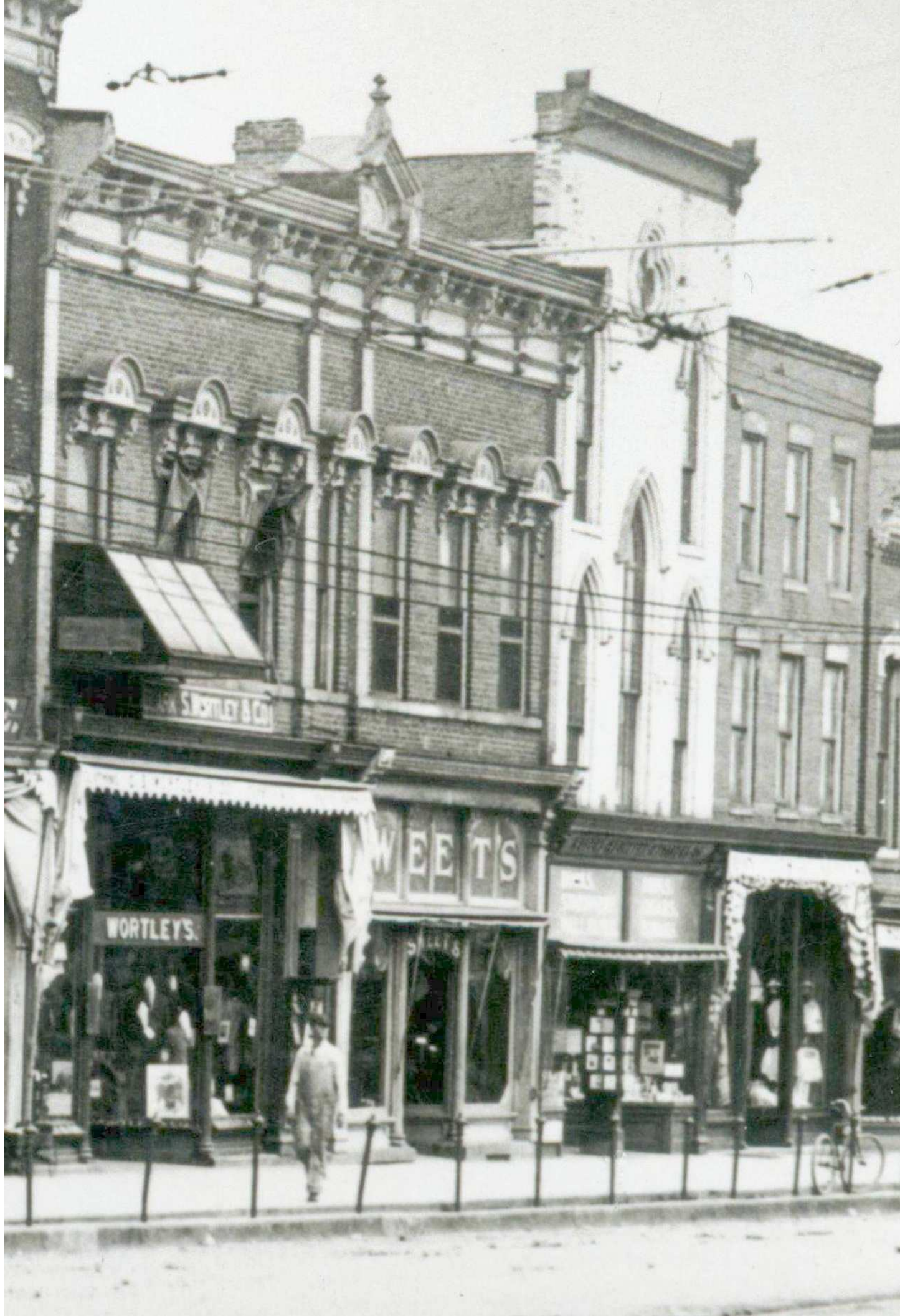
OKW 3669

YPSILANTI CYCLE LLC

BICYCLE REPAIRS

OPEN



















HDC Work Permit Staff Review

Property address: 15 S Washington

Date of Application: February 16, 2018

Date of Review: February 22, 2018

Date of Meeting: February 27, 2018

Proposed work: Amendment to previous application for windows; plaster repairs, roof drainage, lighting, signage

Materials: 6 natural (silver) anodized aluminum storefront windows measuring 2' -8" wide by 4' -8" high, plaster repairs with embedded stone, Sherwin Williams SW 7009 Pearly White paint, overflow scupper, new 6-1/ 4" diameter x 9-5/8" high ceiling mount cylinder lights in bronze finish, 6-1/ 4" diameter x 9-5/8" high cylinders on 18" long stems in bronze, CSXW wall-mounted LED fixture in bronze finish, 12" tall vinyl letters, 2" high vinyl letters saying "Legal Services Staff Entrance; Visitor Entrance at Washington Street Lobby"

Staff review:

1. The applicant was previously approved for initial work including door replacement, window installation, and storefront system replacement back in July 2017.
2. The applicant has since discovered an issue with installing the windows as previously planned on the east side of the building and has proposed a new configuration with smaller windows.
3. The applicant is planning plaster repairs with embedded stone and to paint the existing plaster and the repairs.
4. The applicant is also planning to add an overflow scupper toward the west end of the north wall that will require a small notch in the parapet, with drip flashing at the edge matching the roof coping.
5. Lighting will be replaced in their existing locations on the east and west sides of the building with an additional light fixture over the service door. All lighting to be dark sky compliant.

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.

6. The applicant is proposing 12" tall vinyl letters centered on the glass above the entry door at the east and west ends, and a listing of tenant organizations, also vinyl on the glass by the entry door at the west entry (facing Washington Street). Since not all the occupant names are determined at this time, the applicant hopes that the HDC can approve the concept and area limits without needing to revisit each time a space is leased and a name is added.
7. An additional building department permit will be required for this work and should be obtained prior to the start of work.

Relevant Secretary of the Interior's Standards:
#5, #9, #10

Recommended Motion:

Move to approve the work at 15 S Washington as depicted in the application dated February 20, 2018. Work to include the installation of six silver anodized aluminum storefront windows measuring 2' -8" wide by 4' -8" high to be installed in the center of the second floor on the east facade, plaster repairs with embedded stone as needed, painting of the new and existing plaster in Sherwin Williams SW 7009 Pearly White paint and the installation of an overflow scupper. New lighting will be installed at the east canopy with 3 new 6-1/ 4" diameter x 9-5/8" high ceiling mount cylinders in bronze finish; at the west canopy, 7 similar 6-1/ 4" diameter x 9-5/8" high cylinders on 18" long stems in bronze and a new wall-mounted LED fixture in bronze finish above the service door on the east façade. All lights are to be dark sky compliant. Signage will be installed as proposed in the application with any future tenants being able to be added to the vinyl sign area for tenants on either side of the west entry doors within the proposed tenant sign area in a uniform size as decided by the applicant. If in the future this sign area needs to be increased, a new application will need to be brought the HDC.



**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

10749
rec# 23359

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).
 - 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

15 S. Washington St., Ypsilanti, MI

Applicant

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

Name

Cornerstone Design Inc, Architect for Michigan Advocacy Program (owner)

Address

210 Collingwood, Suite 106

City

Ann Arbor

State

MI

Zip

48103

Phone / Fax

734-663-7580

E-Mail

desau@cdiarchitects.com

Contractor

Contractor Name & Contact Info

O'Neal Construction Inc; 734-769-0770; contact Tim Stout, tstout@onealconstruction.com

Type of work

☐ Roofing

☒ Window/Door
Replacement

☐ Porches

☐ Sign

☐ Fence (or other sitework)

☒ Other

Complete Description of Proposed Work:

See attachment.

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

See attachments.

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:

\$40,000

Permit fee:

\$35 + \$65 = \$100

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:

2/20/18

Print Name:

David Esau, AIA, President of Cornerstone Design

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.

February 20, 2018

Attachment for City of Ypsilanti HDC Work Permit Application

Re: 15 S. Washington

Background: Michigan Advocacy Program, the umbrella non-profit organization for a variety of services including Legal Services of South Central Michigan, has purchased the subject property, in order to join multiple current locations into a single building. The building will also have lease space for other non-profit organizations, and shared large conference rooms. Interior renovations are under way, along with added exterior windows and storefront revisions approved by the HDC on 7/25/17. The following are additional items not included with the earlier submittal.

Complete Description of Proposed Work: The work included under this application includes the following:

1. **Windows (*amendment to previous approval*):** At the east façade, we were approved to install (3) new windows, each about 4'-0" wide by 4'-8" high, into the central plaster area of the façade, with natural (silver) anodized aluminum storefront framing, and gray glass. Based on investigations in the field, the existing wall framing has very closely spaced framing members that we do not believe should be cut, in the middle of each plaster panel where the windows were shown, so we are requesting an amendment to install (6) smaller window, each about 2'-8" wide by 4'-8" high. See the attached drawing for the former and proposed elevations.
2. **Plaster repairs:** The existing plaster finishes at the east and west ends of the building are in poor condition, with many broken areas. Although the need for repairs was known at the earlier approval, a desired process had not yet been identified. After discussions with a plaster specialist, we propose to make repairs with embedded stone per the enclosed sample, to match the existing texture. The new and patched plaster would then be cleaned and painted; we propose Sherwin Williams SW 7009 Pearly White (sample enclosed) for the paint color.
3. **Overflow Scupper:** The building code now requires a secondary means of roof drainage in case the main roof drains get clogged, so that water can escape before it overloads the roof structure. It is supposed to be in a visible location so occupants can know that there

is an issue to address. We propose to add an overflow scupper toward the west end of the north wall per the attached elevation. It would be a small notch in the parapet, with drip flashing at the edge matching the roof coping. Although no water should come out of the scupper under ordinary circumstances, the proposed location is one where water should avoid building windows, vehicles, or walking paths on the ground.

4. **Exterior lighting:** The east and west canopies have lights under the soffit which we are proposing to replace. The original drawings appear to suggest (through references to "high hat" fixtures) that what was there was a recessed can light. Photos of the existing lights at the east and west canopy are enclosed; we plan to replace the lights at the existing locations, which are on the soffit behind the peak of each arch. We propose to replace the existing surface mounted cylinders at the east canopy with new 6-1/4" diameter x 9-5/8" high ceiling mount cylinders, bronze finish; like the existing, these will barely be visible except close up to the building. At the west canopy, we propose similar 6-1/4" diameter x 9-5/8" high cylinders on 18" long stems, which will put the lights just below the peak of the arch. See enclosed elevations and lighting cut sheet.

We also propose a light fixture above the service door on the east façade, which will be a wall-mounted LED fixture, also bronze finish; see attached cut sheet.

All proposed fixtures direct light down, with no uplight component, to support the City's dark sky goals.

5. **Signage:** At this point, we are proposing only to have address numbers, about 12" tall vinyl letters centered on the glass above the entry door at the east and west ends, and a listing of tenant organizations, also vinyl on the glass by the entry door at the west entry (facing Washington Street). Since not all the occupant names are determined, we are hoping the HDC can approve the concept and area limits without needing to revisit the approval each time a space is leased and a name is added. The east entry doors, which are planned for staff use only at least until the first floor is leased, would have 2" high vinyl letters saying "Legal Services Staff Entrance; Visitor Entrance at Washington Street Lobby". See attached elevations.



MICHIGAN
ADVOCACY
PROGRAM

420 N. Fourth Avenue, Ann Arbor, MI 48104
Phone (734) 665-6181 • Fax (734) 665-2974

Legal Services of South Central Michigan, Farmworker Legal Services and administrative services to Michigan PLP, LLC

February 20, 2018

City of Ypsilanti
Historic District Commission
1 South Huron
Ypsilanti, MI 48197

Re: Michigan Advocacy Program

To whom it may concern:

This letter is my authorization for David Esau and/or Cornerstone Design Incorporated to submit an application to the Historic District Commission on behalf of the Michigan Advocacy Program.

Please contact me if you have any questions.

Very Truly Yours,

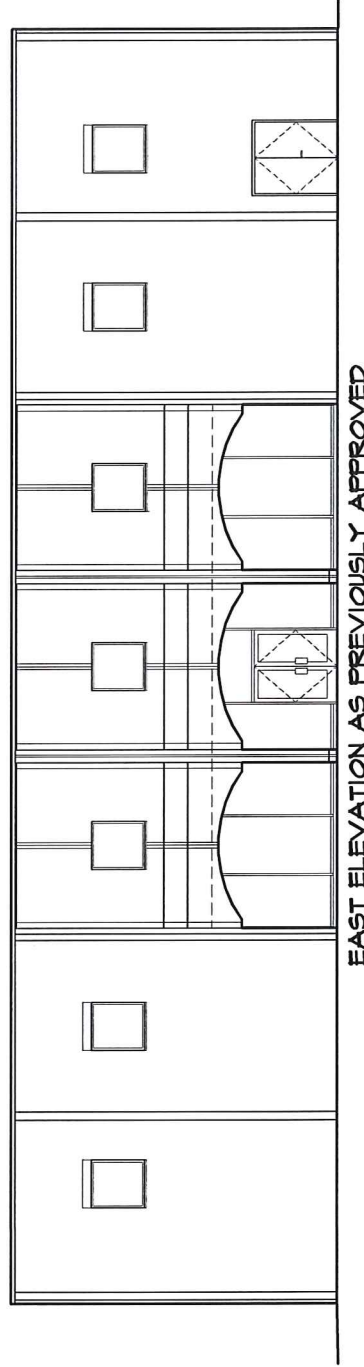
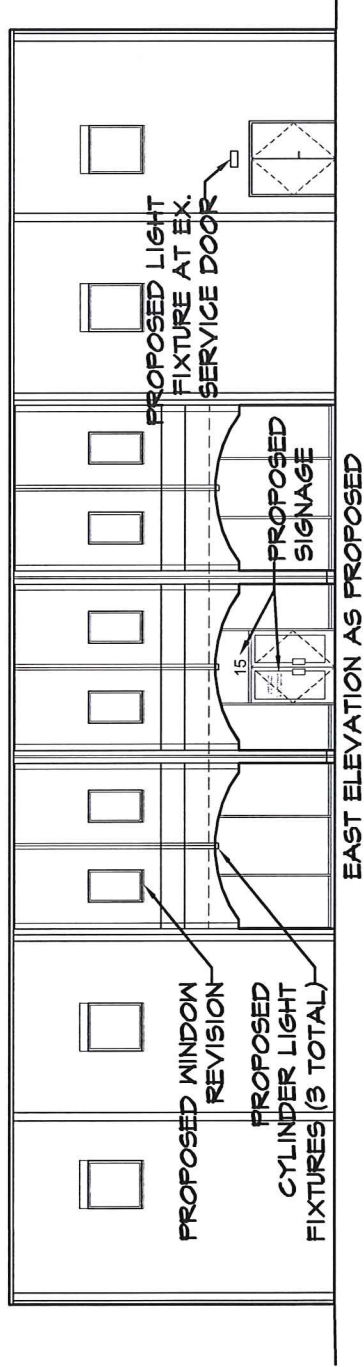


Robert F. Gillett
Executive Director



E18
SW 7009

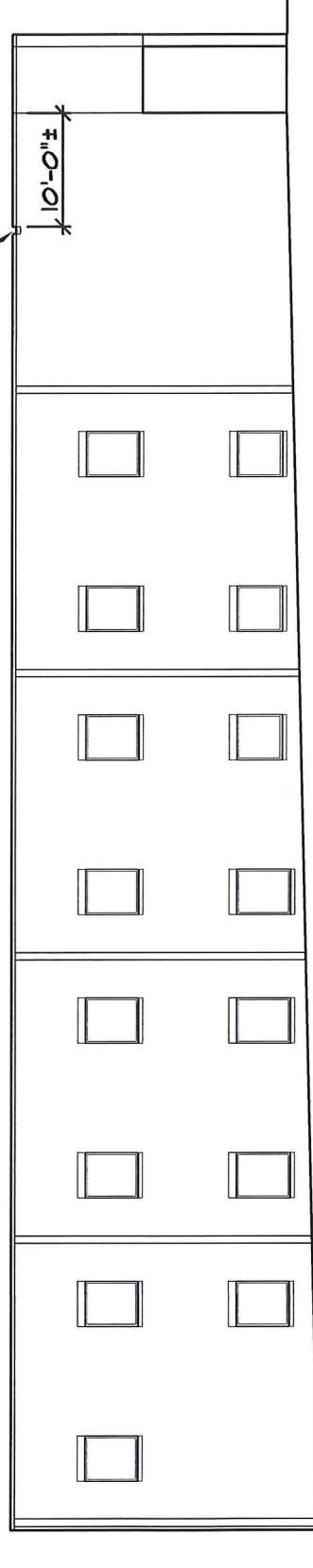
Pearly White



HDC APPLICATION, ITEMS 1, 4 & 5
 EAST ELEVATION
 15 S. WASHINGTON, YPSILANTI, MI
 1/16" = 1'-0" 2-20-19

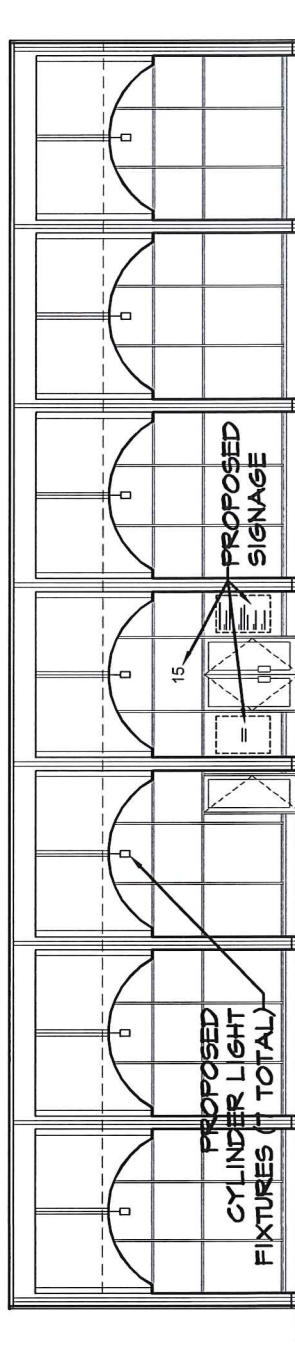
CORNERSTONE DESIGN INC
 734.663.7580
 CDIARCHITECTS.COM

PROPOSED OVERFLOW
SCUPPER LOCATION



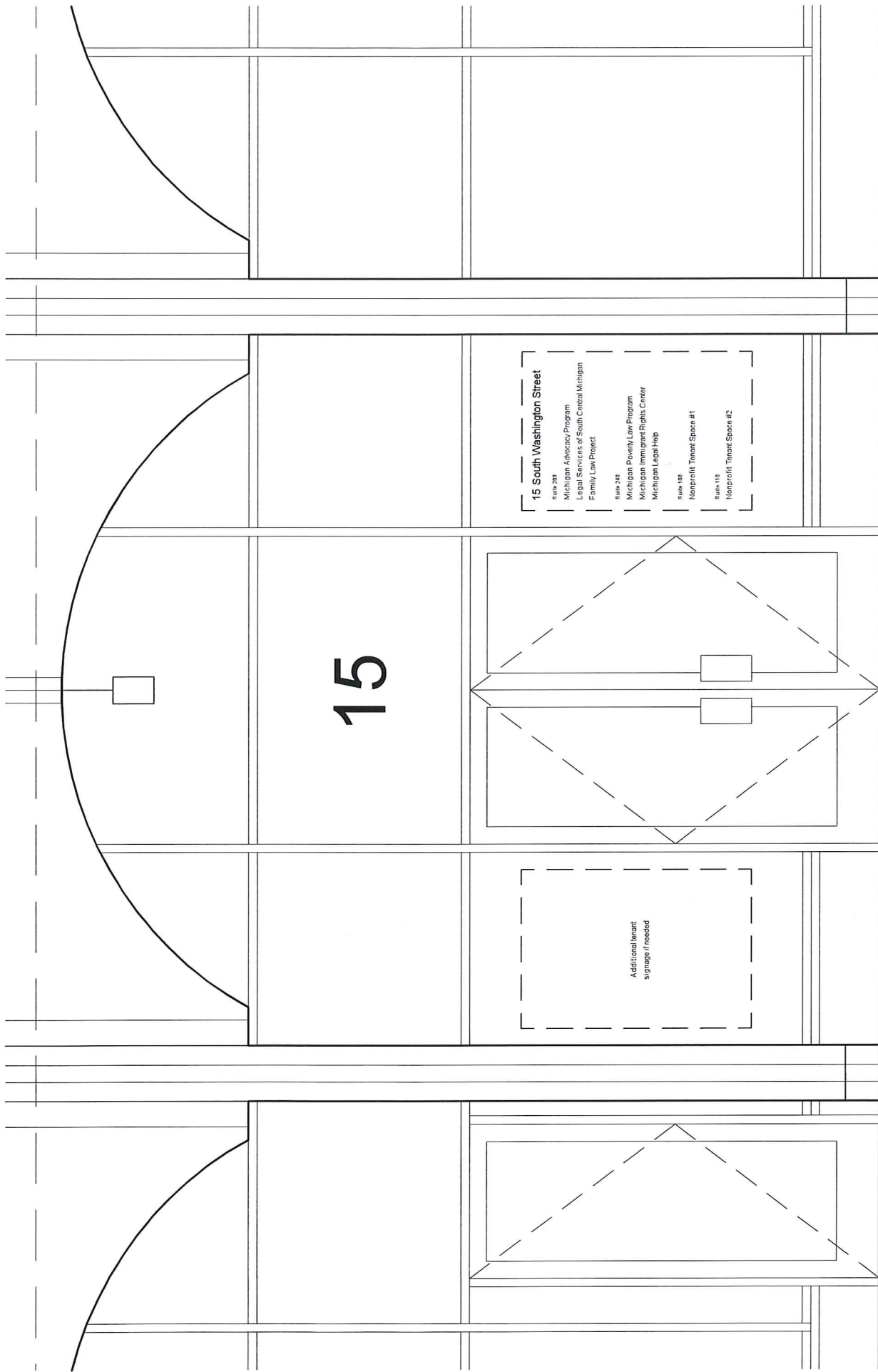
HDC APPLICATION, ITEM 3
NORTH ELEVATION
15 S. WASHINGTON, YPSILANTI, MI
1/16" = 1'-0" 2-20-19

CORNERSTONE DESIGN INC
734.663.7580
CDIARCHITECTS.COM



HDC APPLICATION, ITEMS 4 & 5
 WEST ELEVATION
 15 S. WASHINGTON, YPSILANTI, MI
 1/16" = 1'-0" 2-20-19

CORNERSTONE DESIGN INC
 734.663.7580
 CDIARCHITECTS.COM



CYL6

6" Integrated LED Indoor and Outdoor Cylinders

Specifications/Features

Specification grade 6" diameter aluminum housing for indoor and outdoor applications.

Four mounting options available: ceiling, flexible cable, pendant, or wall mount. Wall mount option is available in an up light, down light, or an up/down light version.

Driver canopy for flexible cable option is 16 gauge steel.

Ceiling, pendant, Up/down, wall mount down light, and wall mount up light versions are available in either dry/damp (indoor) or wet (outdoor) location types. Flexible cable version is only available in dry/damp location type.

Wet location type cylinders feature a silicone sealed clear glass lens in a gasketed die-cast trim ring to ensure unit is watertight. Available in matte white, matte black, matte silver, and satin bronze finishes. Black flexible cable with black or bronze cylinders, white with white and gray with silver.

Optical system employs either a clear or platinum reflector. Clear reflector is available in narrow, medium and wide beam distributions. Platinum is only available in a single beam distribution.

Wall Wash and Pencil Beam optic accessories are also available on select models.

Mounting

Pendant mount cylinders feature a sloped ceiling canopy (includes canopy and stem, ordered separately). Stem thread: 1/4-18NPS.

Ceiling and Pendant cylinders provide a hang support for hands-free wiring.

Pendant mount max length is 8'6". Consult factory for longer lengths.

Wall mount cylinders employ a bracket which provides support for hands-free wiring.

Flexible cable mount cylinders come with 120" of field adjustable cable.

Lamp/Electrical

Light engine consists of a high output multi-chip LED array arranged into a single LED package, enabling precise optical control without requiring lensing to diffuse multiple LED sources. Excellent fixture-to-fixture color consistency within a 3-step MacAdam Ellipse tolerance.

System designed and rated for 50,000 hours at 70% lumen maintenance.

UL8750 and Class 2 compliant: RoHS compliant, U.S. only. Output over voltage, over current and short circuit protected. Flexible cable cylinder utilizes 18/3 SJTOW cable.

Dimming

All CL6 cylinders are available for non-dimming and dimming applications.

Warranty

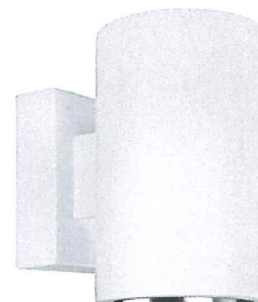
This complete fixture is covered by ConTech's full five (5) year replacement guarantee after date of purchase.

Labels/Usage

cCSAus Certified for use in the U.S. and Canada.

Ceiling, Pendant, Up/down, and Wall mount models available as Damp/Dry or Wet location models. Flexible Cable mount only available as Damp/Dry location model. Wet location models must be installed per specific product installation instructions and all appropriate National Electrical Codes.

Energy Star Certified for all mounting options except the Up/Down Wall Mount, Pencil Beam, and Wall Wash Trims Assembled in the U.S.A



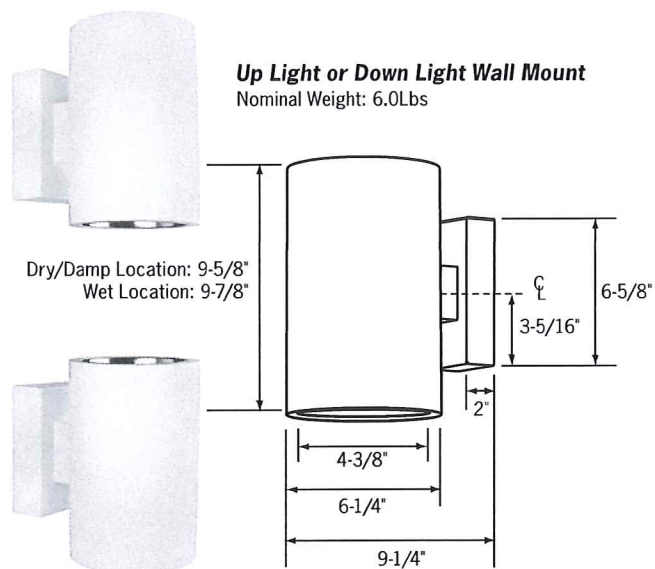
Wall Mount
All model dimensions on page 2

	Series 1	Series 2	Series 3	Series 4	Series 5	Series 6
Input Wattage (W)	10	14	20	28	37	43
Input Current (A) 120/277	.08/.04	.12/.06	.17/.08	.23/.11	.31/.14	.36/.17
Input Voltage						
Dimming (Triac, ELV, 0-10V)	120V AC, 50/60Hz					
	277V AC, 50/60Hz					
Lutron HiLume® Dimming	120V AC, 50/60Hz					
Lutron Eco-System® Dimming	120V AC, 50/60Hz					
	277V AC, 50/60Hz					
eldoLED ECODrive/SOLOdrive	120V AC, 50/60Hz					
	277V AC, 50/60Hz					
Color Temp	2700K/3000K/3500K/4000K					
CRI Standard/High	83 (80min) / 90+					
Driver						
Power Factor	> 0.90					
THD	< 20%					
Dimming						
Triac, ELV, 0-10V	10-100%					
Lutron®	1-100%					
eldoLED ECODrive	1-100%					
eldoLED SOLOdrive	0.1-100%					

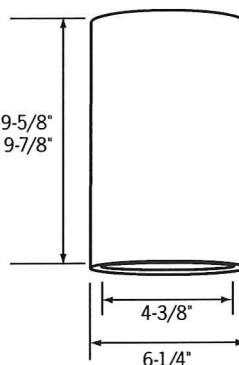
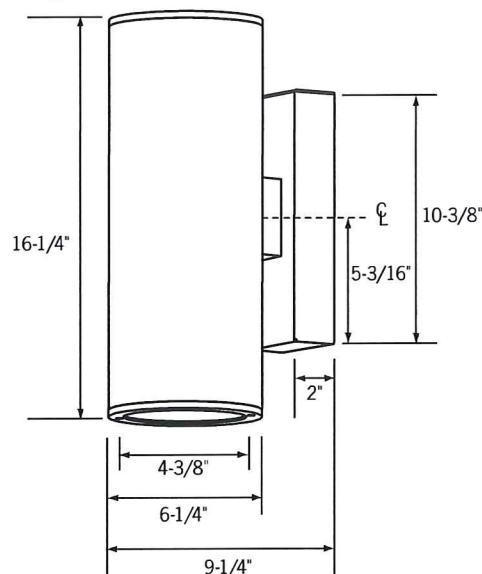
CYL6

6" Integrated LED Indoor and Outdoor Cylinders

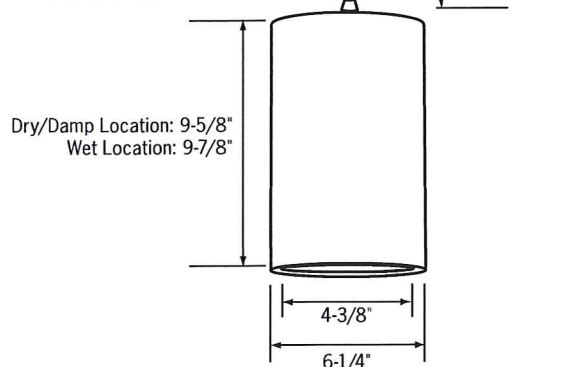
Dimensions



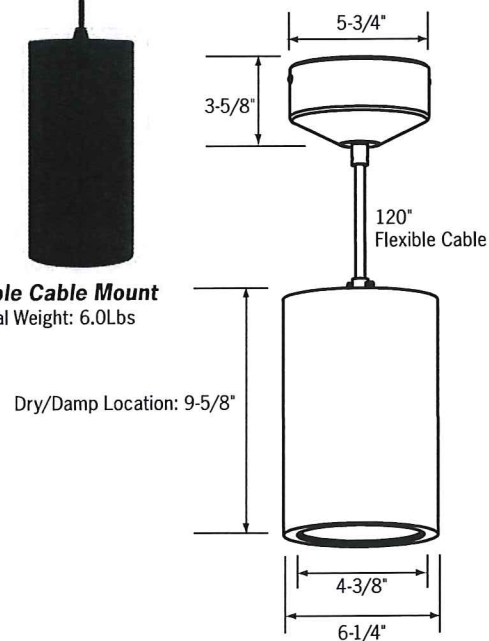
Up/Down Wall Mount
Nominal Weight: 9.5Lbs



Pendant Mount
Nominal Weight: 5.5Lbs



Flexible Cable Mount
Nominal Weight: 6.0Lbs



CYL6

6" Integrated LED Indoor and Outdoor Cylinders

Type _____

Project _____

Ordering Information

Example Order:

CYL6127KMVD4FCXNCLR

- BZ

CSK12-BZ

Fixture	LED Series	Color Temp	Driver/Dimming	Mounting	Mounting Location	Beam ⁴	Reflector	Finish
CYL6								
CYL6	1 - 10W, 1000lm 2 - 14W, 1400lm 3 - 20W, 2000lm 4 - 28W, 2600lm 5 - 37W, 3200lm 6 - 43W, 3600lm	27K - 2700K 30K - 3000K 35K - 3500K 40K - 4000K 50K - 5000K 27KC - 2700K, 90+ CRI 30KC - 3000K, 90+ CRI 35KC - 3500K, 90+ CRI 40KC - 4000K, 90+ CRI	MVD - 120V-277V TRIAC, ELV, 0-10V Dimming 34D2 - 347V, 0-10V Dimming 12D3 - Lutron Hi-Lume 1% 2-Wire LED Driver (120V Forward Phase Only) MVD4 - Lutron Hi-Lume 1% EcoSystem LED Driver with Soft-on, Fade-to-Black MVD6 - eldoLED ECODrive, 0-10V, 1% Dimming MVD7 - eldoLED ECODrive, DALI, 1% Dimming MVD8 - eldoLED SOLODrive, 0-10V, 0.1% Dimming MVD9 - eldoLED SOLODrive, DALI, 0.1% Dimming MDMX - eldoLED POWERdrive, DMX <1% Dimming	C - Ceiling Mount FC¹ - Flexible Cable P - Pendant Mount W - Down Light Wall Mount U - Up Light Wall Mount UD² - Up/Down Wall Mount TFC³ - Track Mount	- Interior Dry/Damp (Leave Blank) X - Exterior/Wet	N - Narrow M - Medium W - Wide WW^{5,6} - Wall Wash PB^{5,6} - Pencil Beam	CLR - Clear PL - Platinum	B - Matte Black BZ - Satin Bronze P - Matte White S - Matte Silver

Battery Back-up

- None, Leave Blank
-RDB^{7,8} - Remote Driver & Battery Pack; Add "RDB" to end of part number

DRIVER AVAILABILITY MATRIX

Driver*:	MVD 120V-277V TRIAC, ELV	12D3 Lutron HiLume	MVD4 Lutron EcoSystem	MVD6 eldoLED ECODrive	MVD7 eldoLED ECODrive	MVD8 eldoLED SOLODrive	MVD9 eldoLED SOLODrive	MDMX eldoLED POWERdrive	34D2 347V 0-10V
Mounting									
C	All Series	All Series	All Series	Thru Series 5	Thru Series 5	Thru Series 5	Thru Series 5	N/A	All Series
FC	All Series	All Series	All Series	Thru Series 5	Thru Series 5	Thru Series 5	Thru Series 5	N/A	All Series
P	All Series	All Series	All Series	Thru Series 5	Thru Series 5	Thru Series 5	Thru Series 5	N/A	All Series
W	All Series	All Series	All Series	All Series	All Series	All Series	All Series	All Series	All Series
U	All Series	All Series	All Series	All Series	All Series	All Series	All Series	All Series	All Series
U/D	All Series	All Series	All Series	Thru Series 5	Thru Series 5	Thru Series 5	Thru Series 5	N/A	All Series
TFC	All Series	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

*Due to driver size, not all mounting options are compatible with all driver options

Stem Kit - Pendant Mount Only



CSK6-(B,BZ,P,S) - 6" Stem Kit
CSK12-(B,BZ,P,S) - 12" Stem Kit
CSK18-(B,BZ,P,S) - 18" Stem Kit
CSK24-(B,BZ,P,S) - 24" Stem Kit
CSK30-(B,BZ,P,S) - 30" Stem Kit
CSK36-(B,BZ,P,S) - 36" Stem Kit
CSK48-(B,BZ,P,S) - 48" Stem Kit

- Flexible Cable versions are only available in dry/damp location type
- Consult factory when different beams, color temperatures, or lumen packages are required in a single Up/Down cylinder.
- Track Mount option only available with MVD Driver Option wired to 120V; TRIAC/ELV Dimming capable. BZ Finish comes with black track adapter.
- For clear reflector only; leave blank for platinum reflector
- Wall Wash (WW) and Pencil Beam (PB) valid on all models except Up/Down cylinder with series 5 or 6 LED module (leave reflector designation blank).
- Pencil Beam (PB) optic limited to exterior mount ("X") location style.
- Consult factory for RDB options on Up/Down (UD) luminaires.
- RDB Option only available with MVD driver option. Only available for dry/damp locations.

CYL6

6" Integrated LED Indoor and Outdoor Cylinders

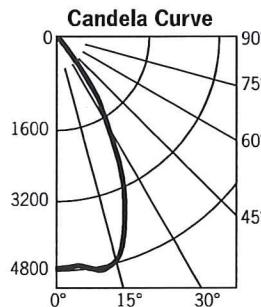
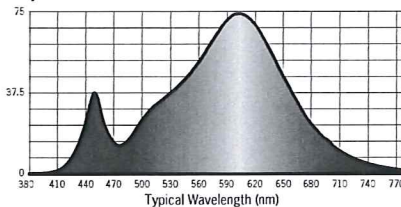
Photometrics

CCT	STD CRI	HIGH CRI	SERIES 1	SERIES 2	SERIES 3	SERIES 4	SERIES 5	WHT/PL REFLECTORS
2700K	0.94	0.70	0.29	0.39	0.53	0.73	0.90	1.0
3000K	N/A	0.75	0.29	0.39	0.53	0.73	0.90	1.0
3500K	1.0	0.81	0.29	0.39	0.53	0.73	0.90	1.0
4000K	1.0	0.87	0.29	0.39	0.53	0.73	0.90	1.0

CYL6630KMVDCMCLR

Designed for 50,000 Hour Lamp Life*; LM-63 Test No. 85098

Light Output (Fixture Delivered Lumens): 3603
Total Watts@120V: 43.0
Lumens Per Watt: 83.8
Color Rendering Index (CRI)¹: 83
Color Temperature (CCT)²: 2988K
Spectral Power Distribution Chart³



Candlepower Summary

FROM 0	CANDELA	LUMENS
0	4747	
5	4706	455
15	4680	1278
25	2956	1316
35	815	514
45	30	24
55	11	11
65	4	4
75	1	1
85	0	0
95	0	0

Intensity Distribution

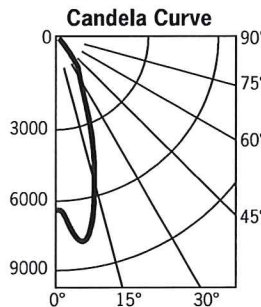
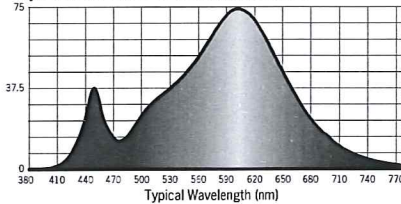
DISTANCE (FT.)	FOOTCANDLES (FC)	BEAM DIAMETER (FT.)
6'	31.9	5.4
8'	74.2	7.2
10'	47.5	9.0
12'	33.0	10.8
14'	24.2	12.6
16'	18.5	14.4

Beam Distribution: 54°
Spacing Criteria: 0.82

CYL6630KMVDCNCLR

Designed for 50,000 Hour Lamp Life*; LM-63 Test No. 85317

Light Output (Fixture Delivered Lumens): 3567
Total Watts@120V: 43.0
Lumens Per Watt: 83.0
Color Rendering Index (CRI)¹: 82
Color Temperature (CCT)²: 3027K
Spectral Power Distribution Chart³



Candlepower Summary

FROM 0	CANDELA	LUMENS
0	6579	
5	7684	716
15	5015	1377
25	1967	950
35	780	462
45	46	36
55	18	17
65	6	7
75	2	2
85	0	0
95	0	0

Intensity Distribution

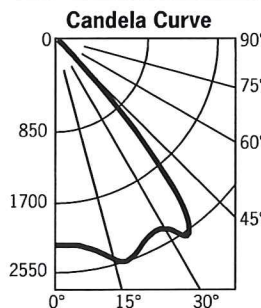
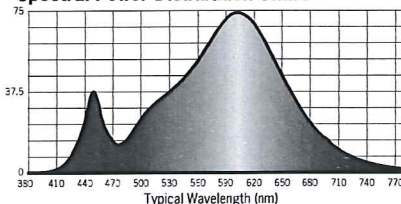
DISTANCE (FT.)	FOOTCANDLES (FC)	BEAM DIAMETER (FT.)
6'	82.8	3.9
8'	102.8	5.3
10'	65.8	6.6
12'	45.7	7.9
14'	33.6	9.2
16'	25.7	10.5

Beam Distribution: 36°
Spacing Criteria: 0.63

CYL6630KMVDWCLR

Designed for 50,000 Hour Lamp Life*; LM-63 Test No. 84842

Light Output (Fixture Delivered Lumens): 3749
Total Watts@120V: 44.4
Lumens Per Watt: 84.4
Color Rendering Index (CRI)¹: 82
Color Temperature (CCT)²: 3025K
Spectral Power Distribution Chart³



Candlepower Summary

FROM 0	CANDELA	LUMENS
0	2248	
5	2256	218
15	2506	701
25	2356	1102
35	2448	1380
45	222	294
55	43	41
65	11	11
75	2	2
85	0	0
95	0	0

Intensity Distribution

DISTANCE (FT.)	FOOTCANDLES (FC)	BEAM DIAMETER (FT.)
6'	62.4	8.9
8'	35.1	11.9
10'	22.5	14.9
12'	15.6	17.9
14'	11.5	20.8
16'	8.8	23.8

Beam Distribution: 80°
Spacing Criteria: 1.19

1. Accuracy of rendering colors
2. Color appearance of light source
3. Colors present within the light source

*Dependent on surrounding temperatures

CYL6

6" Integrated LED Indoor and Outdoor Cylinders

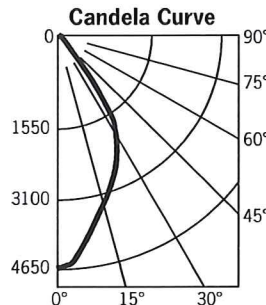
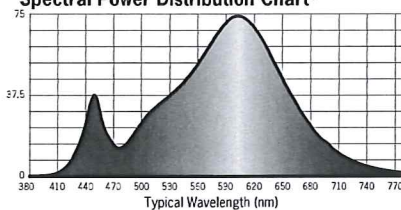
Photometrics

CCT	STD CRI	HIGH CRI	SERIES 1	SERIES 2	SERIES 3	SERIES 4	SERIES 5	WHT/PL REFLECTORS
2700K	0.94	0.70	0.29	0.39	0.53	0.73	0.90	1.0
3000K	N/A	0.75	0.29	0.39	0.53	0.73	0.90	1.0
3500K	1.0	0.81	0.29	0.39	0.53	0.73	0.90	1.0
4000K	1.0	0.87	0.29	0.39	0.53	0.73	0.90	1.0

CYL6630KMVDCPL

Designed for 50,000 Hour Lamp Life*; LM-63 Test No. 85318

Light Output (Fixture Delivered Lumens): 3423
Total Watts@120V: 43.0
Lumens Per Watt: 79.6
Color Rendering Index (CRI)¹: 82
Color Temperature (CCT)²: 3033K
Spectral Power Distribution Chart³



Candlepower Summary

FROM 0	CANDELA	LUMENS
0	4582	
5	4309	395
15	3376	949
25	2619	1194
35	1191	725
45	140	116
55	33	33
65	8	9
75	2	2
85	0	0
95	0	0

Intensity Distribution

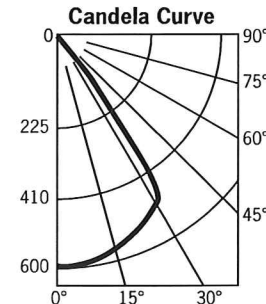
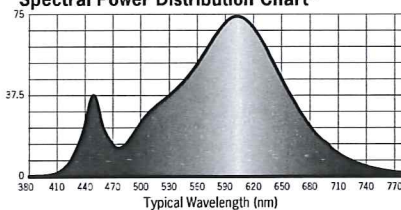
DISTANCE (FT.)	FOOTCANDLES (FC)	BEAM DIAMETER (FT.)
6'	27.3	4.8
8'	71.6	6.4
10'	45.8	8.0
12'	31.8	9.6
14'	23.4	11.3
16'	17.9	12.9

Beam Distribution: 57°
Spacing Criteria: 0.80

CYL6630KMVDCXPB

Designed for 50,000 Hour Lamp Life*; LM-63 Test No. G16122102

Light Output (Fixture Delivered Lumens): 95
Total Watts@120V: 42.3
Lumens Per Watt: 2.2
Color Rendering Index (CRI)¹: 82
Color Temperature (CCT)²: 3033K
Spectral Power Distribution Chart³



Candlepower Summary

FROM 0	CANDELA	LUMENS
0	614	
5	601	51
15	575	103
25	530	92
35	267	54
45	2	1
55	1	1
65	0	0
75	0	0
85	0	0
95	0	0

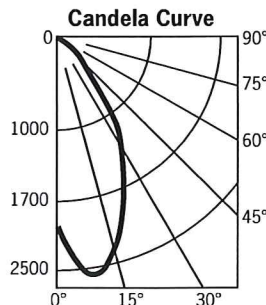
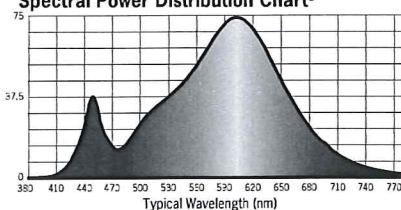
Intensity Distribution

DISTANCE (FT.)	FOOTCANDLES (FC)	BEAM DIAMETER (FT.)
6'	17.1	6.6 x 0.9
8'	9.6	8.8 x 1.2
10'	6.1	11.0 x 1.5
12'	4.3	13.2 x 1.7
14'	3.1	15.4 x 2.0
16'	2.4	17.6 x 2.4

CYL6630KMVDCWW

Designed for 50,000 Hour Lamp Life*; LM-63 Test No. G16122101

Light Output (Fixture Delivered Lumens): 1827
Total Watts@120V: 42.4
Lumens Per Watt: 43.1
Color Rendering Index (CRI)¹: 82
Color Temperature (CCT)²: 3033K
Spectral Power Distribution Chart³



Candlepower Summary

FROM 0	CANDELA	LUMENS
0	2024	
5	2385	200
15	2352	454
25	1722	507
35	1021	381
45	479	200
55	276	114
65	118	51
75	28	15
85	3	3
95	0	0

Intensity Distribution

DISTANCE (FT.)	FOOTCANDLES (FC)	BEAM DIAMETER (FT.)
6'	56.2	5.1 x 5.9
8'	31.6	6.8 x 7.9
10'	20.2	8.5 x 9.9
12'	14.1	10.2 x 11.9
14'	10.3	11.9 x 13.9
16'	7.9	13.7 x 15.9

1. Accuracy of rendering colors
2. Color appearance of light source
3. Colors present within the light source

*Dependent on surrounding temperatures



CSXW LED LED Wall Luminaire



CONTOUR
SERIES

Specifications

Height:	7-1/8" (29.2 cm)
Width:	16-3/8" (41.6 cm)
Depth:	9-5/16" (23.6 cm)
Weight (max):	30 lbs (13.6 kg)



Catalog
Number

Notes

Type

Hit the Tab key or mouse over the page to see all interactive elements.

Introduction

The Contour® Series luminaires offer traditional square dayforms with softened edges for a versatile look that complements many applications.

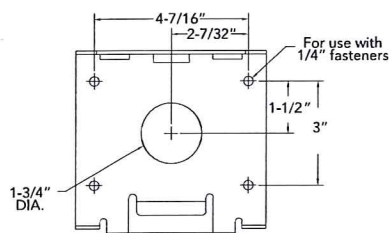
The CSXW LED combines the latest in LED technology with the familiar aesthetic of the Contour® Series for stylish, high-performance illumination that lasts. It is ideal for replacing 100-400W metal halide in wall-mounted applications with typical energy savings of 80% and expected service life of over 100,000 hours.

Ordering Information

EXAMPLE: CSXW LED 30C 700 40K T3M MVOLT DDBXD

CSXW LED																			
Series	LEDs		Drive current		Color temperature ¹		Distribution		Voltage	Mounting	Options		Finish <i>(required)</i>						
CSXW LED	30C	30 LEDs	700	700 mA	40K	4000K	T2M	Type II, medium	120 ²	MVOLT ²	Shipped included (blank)	Surface mount	PE	Photoelectric cell, button type ^{5,6}	DDBXD	Dark bronze			
																	1000	1000 mA	50K
			277 ²	277 ²	347 ³	480 ³	SF	Single fuse (120, 277, 347V) ⁷	DDBTXD	Textured dark bronze									
											TFTM	Type forward throw, medium	347 ³	480 ³	DF	Double fuse (208, 240, 480V) ⁷	DBLBXD	Textured black	
			DNATXD	Textured natural aluminum															
					DWHGXD	Textured white													
			Shipped separately ⁴																
			VG												Vandal guard				
			WG												Wire guard				

Mounting Detail



Accessories

Ordered and shipped separately.

CSXWBBW DDBXD U	Back box accessory (specify finish)
CSXWWVG U	Wire guard accessory
CSXWVG U	Vandal guard accessory

NOTES

- 1 Configured with 4000K (40K) provides the shortest lead times. Consult factory for 5000K (50K) lead times.
- 2 MVOLT driver operates on any line voltage from 120-277V (50/60 Hz). Specify 120, 208, 240 or 277 options only when ordering with fusing (SF, DF options) or photocontrol (PE option).
- 3 Available with 700 mA options only (30C 700).
- 4 Also available as a separate accessory; see Accessories information at left.
- 5 Photocontrol (PE) requires 120, 208, 240, 277 or 347 voltage option.
- 6 Must be ordered with fixture; cannot be field installed.
- 7 Single fuse (SF) requires 120, 277 or 347 voltage option. Double fuse (DF) requires 208, 240 or 480 voltage option.



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CSXW-LED
Rev. 10/05/17

Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

LEDs	Drive Current (mA)	Performance Package	System Watts	Dist. Type	40K					50K				
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
30C	700 mA	30C 700--K	69W	T2M	7,561	2	0	2	110	7,608	2	0	2	110
				T3M	7,981	2	0	2	116	8,031	2	0	2	116
				T4M	7,924	1	0	2	115	7,973	2	0	2	116
				TFTM	8,083	1	0	2	117	8,134	1	0	2	118
	1000 mA	30C 1000--K	104W	T2M	11,321	2	0	2	109	10,422	2	0	2	100
				T3M	11,528	2	0	2	111	11,001	2	0	2	106
				T4M	11,735	2	0	2	113	10,922	2	0	2	105
				TFTM	11,942	2	0	2	115	11,142	2	0	2	107

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient	Lumen Multiplier
0°C	1.02
10°C	1.01
20°C	1.00
25°C	1.00
30°C	1.00
40°C	0.99

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the CSXW LED platform in a 25°C ambient, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	0	25,000	50,000	100,000
Lumen Maintenance Factor	1.0	0.94	0.91	0.85

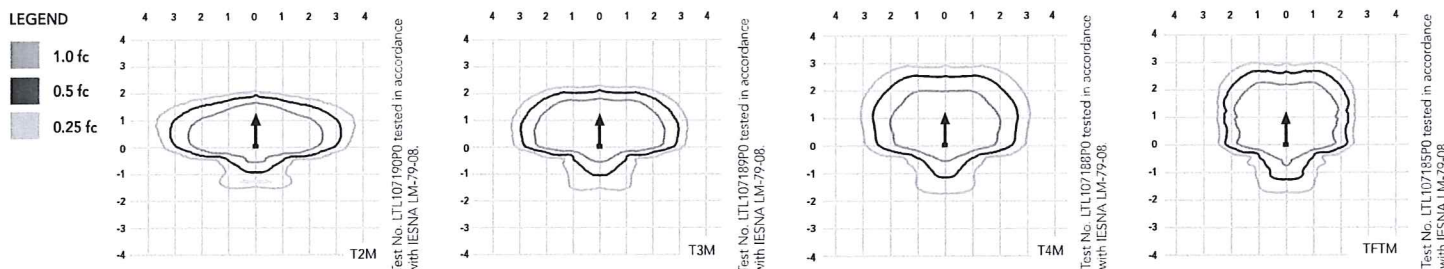
Electrical Load

Number of LEDs	Drive Current (mA)	System Watts	Current (A)					
			120V	208V	240V	277V	347V	480V
30C	700	69W	0.695	0.412	0.367	0.331	0.247	0.186
	1000	104W	1.034	0.599	0.528	0.472	0.382	0.302

Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's CSXW homepage.

Isofootcandle plots for the CSXW LED 30C 1000 40K. Distances are in units of mounting height (20').



FEATURES & SPECIFICATIONS

INTENDED USE

The Contour Series Wall LED luminaire is ideal for commercial building mounted applications from over-the-door to 20 ft mounting heights.

CONSTRUCTION

Rugged, die-cast, single-piece aluminum housing. Unique flow-through design for optimized thermal management. Modularity allows for ease of maintenance and potential for future system upgrades. Metallic screen covers the top of the housing, preventing debris build-up while allowing for air flow. Housing is completely sealed against moisture and environmental contaminants.

FINISH

Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a minimum 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling.

OPTICS

Precision-molded acrylic lenses provide optimal luminaire spacing and improved uniformity. Lenses are indexed to the circuit board to ensure consistent optical alignment and delivering repeatable photometric performance. Light engines are available in standard 4000K (70 CRI) or optional 5000K (67 CRI) configurations. The CSXW has zero uplight and qualifies as a Nighttime Friendly™ product, meaning it is consistent with the LEED® and Green Globes™ criteria for eliminating wasteful uplight.

ELECTRICAL

Light engine consists of 30 high-efficacy LEDs mounted to a metal-core circuit board to maximize heat dissipation and promote long life (100,000 hrs at 40°C, L70). Class 1 electronic driver has a power factor >90%, THD <20%, and has an expected life of 100,000 hours with <1% failure rate. Easily-serviceable surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).

INSTALLATION

Universal mounting mechanism with integral mounting support allows fixture to hinge down. Bubble level provides correct alignment with every installation.

LISTINGS

CSA Certified to U.S. and Canadian standards. Rated for -40°C minimum ambient. Light engine is IP66 rated. Luminaire is IP65 rated.

DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org to confirm which versions are qualified.

WARRANTY

5-year limited warranty. Complete warranty terms located at: www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx.

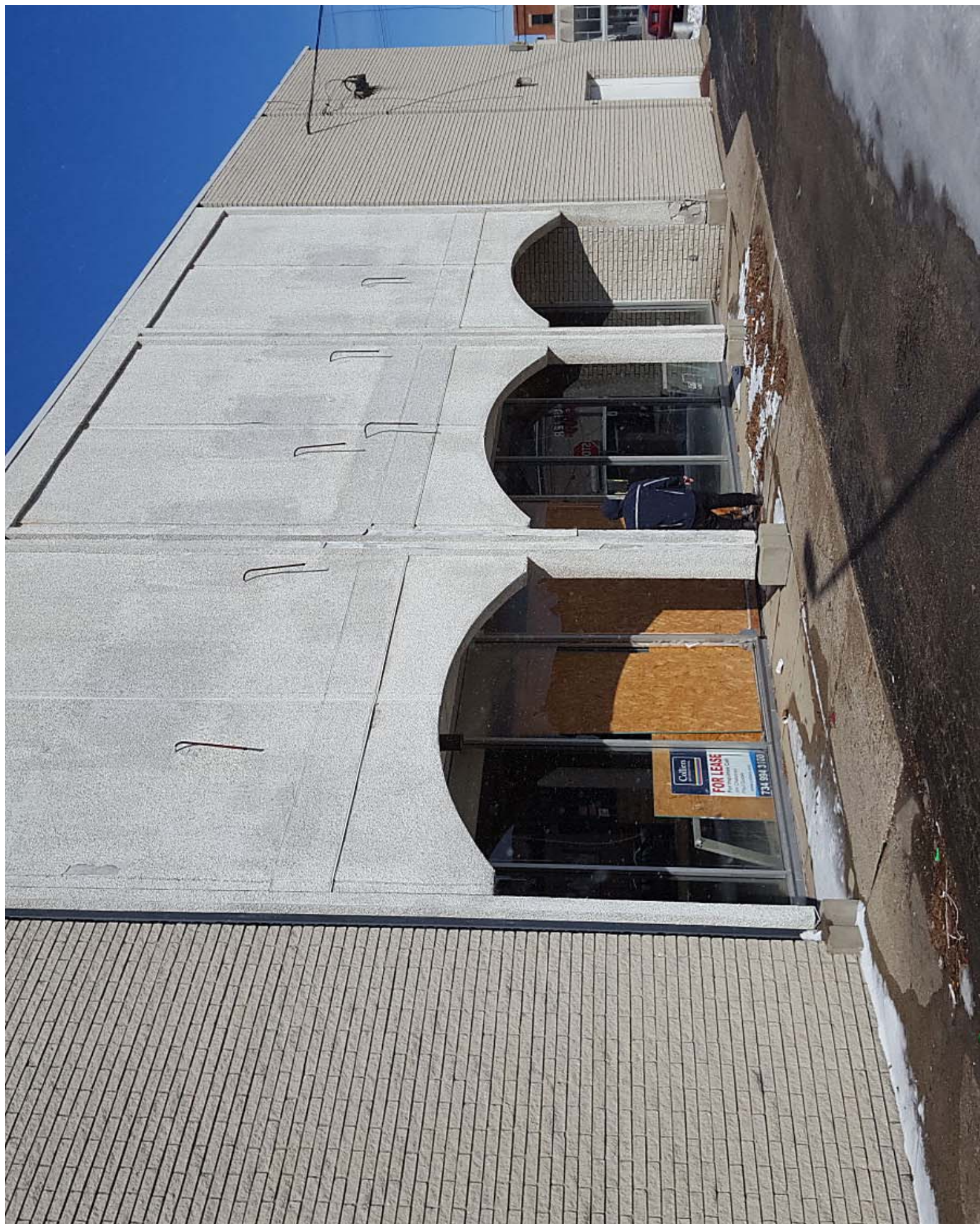
Note: Specifications subject to change without notice.

Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C.





15 S Washington



15 S Washington



15 S Washington

CITY OF YPSILANTI
HISTORIC DISTRICT COMMISSION
MINUTES OF JANUARY 23, 2018

CALL TO ORDER AND ROLL CALL

Hank Prebys Vice-Chair, 7:00 p.m.

Meeting Location: Ypsilanti Freighthouse, 100 Marketplace, Ypsilanti, MI

Commissioners Present: Ron Rupert, Jane Schmiedeke, Mike Davis, Jr., Alex Pettit, Hank Prebys, Erika Lindsay (7:05)

Commissioners Absent: Anne Stevenson

Staff Present: Cynthia Kochanek, Preservation Planner
Seth Torkelson-Regan, Commission Secretary

APPROVAL OF AGENDA

Motion: Rupert (second: Schmiedeke) moved to approve the agenda as amended to add 530-534 N Huron and 15 W Forest, as well as 100 Market Place as study items.

Approval: Unanimous. Motion carries.

PUBLIC COMMENT ON AGENDA ITEMS—none

PUBLIC HEARING—none

OLD BUSINESS

206-210 N Washington

**Application is for window replacement*

Applicant: Greg Davel, owner-Not present

Motion: Davis (second: Pettit) moved to deny the application dated December 4, 2017 for 206-210 N Washington with the finding that the application is incomplete and lacks the necessary information for consideration.

Approval: Unanimous approval. Motion carries.

NEW BUSINESS

211 Maple

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

204 Maple

**Application is for AC condenser installation*

Applicant: Norman Maurer, contractor-Present

Discussion: Maurer: Stated that the furnace of the residence failed and they wanted to put air conditioning in at the same time. They are seeking permission to put it on the side of the house.

Rupert: Asked if there would be something covering it from the sidewalk.

Maurer: Responded that could happen.

Motion: Davis (second: Rupert) moved to approve the application for work already done at 204 Maple for the installation of an air conditioning unit on the west side near the rear of the house with the condition that some sort of shrub is planted in front of the unit to provide some screening.

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 approval. Motion carries.

15 W Michigan

**Application is for door replacement*

Applicant: Frank Fejeran, owner-Present

Discussion: Fejeran: Stated he wants to replace the front and back door because they are too leaky.

Davis: Asked if it would be a solid wood door.

Fejeran: Stated he can do that.

Rupert: Asked what the window will look like in the front.

Fejeran: Responded it will match as close as possible to what is there now.

Davis: Asked if it will be clear or tinted glass.

Fejeran: Stated that it will be clear glass.

Motion: Davis (second: Pettit) moved to approve the application for work at 15 W Michigan for the installation of new doors. The rear door is to be an out-swinging fiberglass flush style door and the front door is to be a solid wood door with clear glass similar to the existing door. Both doors will be painted red to match the existing color scheme, in the color Flirt Alert.

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 approval. Motion carries.

211 Maple

**Returned to application after applicant's arrival.*

**Application is for fence installation*

Applicant: Jennifer Boehme, owner-Present

Discussion: Boehme: Stated that the fence location is shown in yellow on the map that she submitted with the application. Stated that she was previously seen by the HDC as a study item prior to the holiday. Stated that the fence will not run along the property line but it will run up to the neighbor's fence. Stated that she wants a gothic style wooden fence, and it will be painted white.

Motion: Pettit (Second: Davis) moved to approve the application for work at 211 Maple to include the installation of the fence as depicted in the application dated January 9, 2018. The fence will consist of 5' x 8' pressure treated pine in French Gothic style fence panels with 4" pressure treated pine fence posts. One fence panel will be made into a gate with 6" pressure treated pine posts. The fence and posts will be painted white.

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 approval. Motion carries.

STUDY ITEMS

530-534 N Huron and 15 W Forest

Discussion: Kochanek: Stated the owner wants to do an entire development in this location and that the owner is considering demolishing the buildings and doing a mixed use development in this location. The current plan is to do a retail space with apartments above in the area where 15 W Forest is located. The building will be brick. A gas station is planned for the corner. The owner plans to keep the Keg up and running during construction. The planning staff's recommendation is to do a mixed use building on the corner. Owner is looking for feedback from the HDC on whether or not it is possible to demolish the three buildings.

Davis: Stated he would not support the building on the corner being demolished without it being replaced with another building.

Lindsay: Stated that it would be great to see some green space there. Added that the height of the building would be important to consider. Asked if all the available apartments downtown are filled.

Davis: Asked how many apartments would be in the building.

Kochanek: Responded that he and the planning staff do not know.

Prebys: Asked if The Keg will remain.

Kochanek: Responded that it will remain during the demolition, but the plans may be to move it into the new building once that building is completed.

Pettit: Asked if 15 W Forest is a significant structure in the district.

Kochanek: Responded that it does not come up in the national register nomination.

Prebys: Added that one of the buildings was part of the co-op at the time.

Pettit: Stated that if we do not find the building in the survey, we will need to take a look at it. Added that if the other two structures are demolished, he does not feel a loss.

Prebys: Added that something better might come, but the commission will have to know what that will be.

Rupert: Asked what the parking will be like with new development.

Kochanek: Responded that parking, as planned by the applicant, is an issue at this space since the parking required by the zoning ordinance will need to be placed in the rear and the non-street side.

Rupert: Stated that the house is what most concerns him.

Davis: Asked if the house is in good shape, is the particular style of house something needing to be preserved because of its importance.

Prebys: Stated that whatever replaces what is demolished will have to benefit the community.

Schmiedeke: Asked if they would want to see proposed drawings of the new structure before any demolition is approved. [HDC affirmed.]

Davis: Stated that looking at the house online, he has problems taking the house down because it looks in good shape.

Schmiedeke: Stated one could develop the rest of the property and leave the house.

Kochanek: Summarized that the HDC would not be adverse to the demolition of The Keg and the Torminos buildings, but the house is still in question as to its significance to the district and that it appears to be in good shape. Stated that staff will do some research into the property. Stated that the Planning Commission may need to see the project prior to the HDC, due to the need for a more concrete plan in order to justify the reason for demolition "as a deterrent to a major improvement program."

Lindsay: Stated it may be best to temper the expectations of the owner about the speed of the process.

Schmiedeke: Asked how HDC would feel about moving that house.

Kochanek: Asked if the house was moved, would it need to remain in the historic district.

Pettit: Responded yes.

Pettit: Stated that the HDC is limited in its criteria regarding demolition. It has to be a hazard, financial burden, or stand in the way of bettering the community. Therefore, unless the owner creates some plan for bettering the community with the development, the HDC does not have a reason to approve the demolition.

Davis: Stated that he does not want to make the owner feel the HDC is opposed to new development in the historic district.

100 Marketplace

Discussion: Rupert: Stated that he wants to put a mail slot with a mail bag in the center panel of the southwest café door.

ADMINISTRATIVE APPROVALS—none

OTHER BUSINESS **2017 HDC Annual Report**

Motion: Rupert (second: Lindsay) moved to accept the HDC annual report for 2017.

Approval: Unanimous approval. Motion carries.

Property monitoring

Kochanek: Stated that she is holding off on sending out any letters regarding the LED light strips until after February, when most people will have taken down any remaining holiday lights. Added that there are now lights lining the windows on the second floor of the building across the street from the old Huron hotel building, on the southeast corner of that

intersection and that there is also an animated sign flashing in the window.

AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS—none

HOUSEKEEPING BUSINESS

Approval of previous minutes for January 9, 2018

Motion: Davis (second: Rupert) moved to approve minutes as submitted.

Approval: Unanimous approval. Motion carries.

ADJOURNMENT

Motion: Rupert (second: Pettit) moved to adjourn the meeting.

Approval: Unanimous approval. Motion carries.

MEETING ADJOURNED at 7:38 p.m.



SPECIFICATIONS (Sorted by Work Code)

ACHESON
BUILDERS
An Artist's Eye, a Craftsman's Touch

CLIENT(S): **Ma Lou's Fried Chicken**
15 W Michigan Ave
Ypsilanti, MI 48197

DATE: **1/22/2018**
REVISION DATES:

GENERAL SCOPE OF WORK:

Wk Code	Location	Description
2.2		■ Remove existing front and rear doors, jambs, casings, and thresholds as needed
2.6		■ Haul away removed materials, trash and debris
6.2		■ Back door: Install 2" Brick mould paint grade exterior casings; no interior casings
6.7		■ Front door: New 1x4 paint grade lumber casings
7.0		■ High elasticity exterior caulk on joints as needed
8.1		■ Front door:
		■ Paint grade, hardwood, full-lite, ogee sticking, tempered insulated glass, 4 9/16 wood paint grade jamb, kerfed for weatherstripping; Q-lon weatherstripping; low profile ADA aluminum threshold; pneumatic closer; 1 1/2 pair ball-bearing hinges; commercial grade lever style passage set; 1" throw deadbolt; outswinging 3'0"x6'8"
8.1		■ Back door:
		■ 3'0"x6'8"x1 3/4" outswinging fiberglass, flush style; key in knob lockset and 1" throw deadbolt
8.1		■ All locksets for both doors keyed alike, and furnish 6 copies of keys
9.9		■ Long oil primer on all exterior new wood; use existing paint or match existing for finish coats

Not Included:

- Portable toilet
- Trash disposal from work by others; should you desire to dispose of materials in our containers, cost is \$36.00 per cubic yard.
- Maid service type final cleaning; daily cleaning will be done as needed for safety and to control dust. At the end of job, job site will be left broom/shop vac clean and labels removed
- Application procedures of exterior paints and stains are warranted to be in accordance with manufacturer's specifications. Performance of the coatings is not warranted except by the manufacturer.

CITY OF YPSILANTI
HISTORIC DISTRICT COMMISSION
MINUTES OF FEBRUARY 13, 2018

CALL TO ORDER AND ROLL CALL

Anne Stevenson Chair, 7:02 p.m.

Meeting Location: City Hall, Council Chambers, 1 S Huron, Ypsilanti, MI

Commissioners Present: Anne Stevenson, Jane Schmiedeke, Mike Davis Jr., Alex
Pettit, Hank Prebys, Ericka Lindsay, Ron Rupert, Jane
Schmiedeke

Commissioners Absent: None

Staff Present: Cynthia Kochanek, Preservation Planner
Seth Torkelson-Regan, Commission Secretary

APPROVAL OF AGENDA

Kochanek: Requested to add 218 N Adams as a study item.

Audience member: Requested to add 76 N Huron as study item.

Motion: Prebys (second: Pettit) moved to approve the agenda as amended to
add 218 N Adams and 76 N Huron as study items.

Approval: Unanimous. Motion carries.

PUBLIC COMMENT ON AGENDA ITEMS—none

OLD BUSINESS—none

NEW BUSINESS

309 N Grove

**Application is for door and window replacement*

Applicant: Mary Ellen and George Hagenauer, owners-Present

Discussion: Stevenson: Recapped the application. Stated that the windows will be replaced in a different configuration.

Hagenauer: Stated there are no changes to the window configurations.

Prebys: States that he does not see any issue with the application.

Stevenson: Asked about reduction of the glass size since the existing aluminum frames will be replaced by aluminum-clad wood windows.

Hagenauer: Responded that change would be minimal and that they looked for a design that would closely match the existing with the thinnest frame profile.

Motion: Prebys (second: Davis) moved to approve the application for work at 309 N Grove for the replacement of the rear windows and sliding door as depicted in the application dated February 2, 2018. The new windows and doors will be full frame replacements in the rough openings. The new sliding door will be a Marvin aluminum-clad wood door. The picture window will be replaced with a Pella Proline 450 series aluminum-clad wood picture window. The door and picture window will be flanked by two one-over-one Pella Proline 450 series aluminum-clad wood double-hung windows. The exterior finish of the windows and the door will be in white.

Secretary of the Interior Standards:

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

Approval: Unanimous approval. Motion carries.

13 N Washington

**Application is for storefront, door & window replacement*

Applicant: John Newman, contractor- Present

Discussion: Stevenson: Asked Newman to explain the differences between the old and updated application.

Newman: Responded that they have new financing. The original idea for a full sun shade was changed. The balcony was also removed. They are proposing a window with the idea that the balcony could be introduced at a later time.

Prebys: Asked if the new masonry could match the brick.

Newman: Responded that he believes they know someone who can do provide brick to match the existing. Responded there has been water damage on the back wall, but the proposal has that area being repainted.

Davis: Asked if the rear signage will be painted on the brick.

Newman: Responded yes, it will be painted right on the brick. The exact font signage has not been determined yet.

Davis: Stated that a painted sign may be the easiest thing.

Motion: Davis (second: Prebys) moved to approve the application for work at 13 N Washington as depicted in the application dated February 6, 2018. The work shall include the installation of a Tubelite aluminum storefront system in the front and on the southeast corner of the building in patina green and clear anodized finishes with a sunshade installed over the front entry only. Work to also include the installation of a masonry column wrap around a center steel column on the front façade. The masonry is to match the existing. A fixed aluminum frame window in a 70/30 configuration will be installed in the rear, where a previous opening was in-filled. The window color will match the color of the existing window frames at the rear. New storefront entry doors will be installed at the rear in a clear anodized finish with a Sunbrella canvas awning in color Basil over the doors. Work will also include the painting of the rear (west façade) as indicated in the application with Benjamin Moore: Deep silver, Trout gray, Dark lime.

Secretary of the Interior Standards:

#7- Clean building gently--no sandblasting

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

#10- New work shall be removable.

Approval: Unanimous approval. Motion carries.

9 S Adams

**Application is for roof vent installation*

Applicant: Laura Gillis, Growing Hope representative- Present

Discussion: Stevenson: Stated that she would prefer to do the study item just after this so that the applicant can leave afterward. She inquired as to whether or not the rest of the commission had any questions on the roof vent application.

Rupert: Stated that he did not. [*the rest of the commission agreed*]

Motion: Prebys (second: Schmiedeke) moved to approve the application for 9 S Adams to include the installation of a 5" diameter galvanized stainless steel double-wall vent with a gas vent top/diffuser as indicated in the application submitted on February 6, 2018.

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 approval. Motion carries.

STUDY ITEMS

9 S Adams

Applicant: Laura Gillis, Growing Hope representative

Discussion: Gillis: Stated they need to remove the window and fill it with masonry. That the window faces west and is in the corner in the back. The only thing in front of it is a house. They feel confident they can easily remove it. The consideration for the interior is to use the same brick and color as currently on the inside.

Davis: Asked why they need to close this window.

Kochanek: Responded that the larger event building has a sprinkler system installed but the smaller part of the building does not. Fire code requires that since there are no sprinklers in the smaller portion of the building, this window needs to be closed so that the fire cannot come through this window and catch the other part of the building on fire.

Pettit: Asked if there's a way to make the area fireproof without blocking the window.

Kochanek: Responded there may not be another solution that would satisfy the three-hour fire rating requirement.

Rupert: Added that it would be a double drywall or steel door that could fit the code.

Pettit: Asked where the pane is in relation to the thickness of the wall.

Rupert: Responded that it sits in the middle of the brick. Stated that the window will need to be removed no matter what.

Davis: Inquired as to whether Commissioner Rupert was saying that even if a different infill material was used, then the window would still need to be removed.

Rupert: Responded yes.

Stevenson: Stated that we probably want it to be bricked up to match as much as possible. The top brick lintel could be kept. Added that it is the general consensus to keep the top brick lintel.

Pettit: Stated that it is still unclear to him why this is the only option, but he can agree with the proposed option.

Lindsay: Asked if it is an original window, and if there is a way to save the window.

Gills: Responded she would like to save the iron framing and use it somewhere in the building.

218 N Adams

Applicant: Steve Pierce

Discussion: Pierce: [*made a PowerPoint presentation on the history of the property*] Stated that one of the first things they want to look at are the exterior lights. He would like to replace the existing lights with carriage lights. The next thing they want to do is create a zero net energy building, including solar, geothermal, and other energy efficiency units. He would like to install solar panels on the south roof and will try to keep the solar panels off the main building. One challenge that they face includes the asphalt

roof, which will need a complete tear off and replacement. Another challenge is with the roof venting, so they may have to do ridge vents combined with some low-profile can vents in a color to match the roof. There are wood gutters with a half rounds inside. They will come back for paint-color approval. He stated that they want to create an Ypsilanti performance space. The existing stained glass windows are in good shape, which will be lit both from the outside and inside.

Davis: Stated that as long as there are no LED lighting strips, they will be happy.

Pierce: Added that they want to do a privacy fence along the back of the property (on the west). The Planning Commission asked for a few improvements to the parking lot. There is a small sign that the city wants enclosed within a concrete area, and bike racks will be added for the warm months. He stated that they are working with Laura Bien for native plantings and landscaping around the parking lot.

Stevenson: Asked if he knows what items he wants to start with.

Pierce: Responded that the roof and painting will be first. The fencing and concrete work will follow.

Rupert: Asked about the condition of the doors on the west side.

Pierce: Responded that they are in decent condition. They will need to put emergency hardware on the inside and refinish the exterior.

Schmiedeke: Wondered if the south facing roof on the annex is good for solar shingles.

Pierce: Responded that solar shingles are too expensive and are only made by one company now. They hope to someday disconnect from the grid. Added that geothermal may be a possibility for under the parking lot.

Davis: Asked if they had to replace the parking lot, would it be possible to use a permeable pavement.

Pierce: Responded that it would ideal, but it is very expensive. Added that he is buying the property then putting it back on the tax rolls. They will create a non-profit that will be the tenant and run the performance

space. Added that the congregation will move to a new space in the community.

Davis: Would like to see options for the location and amount of solar panels. He doesn't know if he's comfortable approving solar panels across the whole span of the church, so he would like various options that the commission could approve.

Lindsay: Suggested two or more different roof plans, with the most and least amount of panels.

Stevenson: Stated she isn't sure how she feels about the carriage lights, that they may be inappropriate for the newest building. Added that the lights on each portion of this building don't necessarily have to match. Suggested something simpler and more contemporary. Stated to bring in multiple options to the HDC.

Prebys: Added that if he could find a light on a similar church from a similar era that would be good.

Stevenson: Asked if he will restore or replace the rusted out railings.

Pierce: Responded that he plans to replace them.

Pettit: Asked if any of the flat roof areas get enough sun for solar panels.

Pierce: Responded that those areas get little to no sun.

Davis: Stated he would be comfortable talking about removing a tree to allow for panels.

Pierce: Responded that it would upset the Planning Commission.

Prebys: Asked what the size of the original building was.

Pierce: Responded that the original building was roughly 3,200 square feet.

76 N Huron

Applicant: Ryan Molloy

Discussion: Molloy: Stated they are looking to put high strength vinyl decals on the DTE building windows and an additional panel bracket to the right side of the DTE building to match the left side.

Davis: Asked if he has talked to the planning department.

Molloy: Responded that they did a bit, but will have to talk with them more about the installation.

Davis: Asked if this counts as signage.

Molloy: Responded it will. The yellow hits right about 20% opacity for the window.

Davis: Asked if one will be able to see through these decals and see shadows or if they will be pretty solid.

Molloy: Responded that what is shown on the application is pretty true to what it will look like. The drawing is a little deceptive in that it does not really depict the clear areas.

Stevenson: Asked about signage allotment and square footage.

Molloy: Responded that one issue is the banner themselves as well as the "R" on the main door and DTE section.

Davis: Asked how difficult it will be to remove.

Molloy: Responded it will be most difficult on the tower, which will require some form of scaffolding or scissor lift, but it can be removed with a scraper and adhesive remover.

Rupert: Asked if it can be done from the inside.

Molloy: Responded that it cannot be done from the inside.

NEW BUSINESS

214 N Huron

Applicant: Cheryl Farmer, owner-Not present (represented by staff)

Motion: Prebys (second: Rupert) moved to approve the application for work at 214 N Huron to include the replacement of the gutters with 6" half round aluminum gutters in Grecian Green and 4" round corrugated downspouts with internal hardware as indicated in the application dated January 31, 2018.

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 approval. Motion carries.

100 Marketplace

**Application is for the installation of a mail slot*

Commissioner Rupert excuses himself as a commissioner and moves from his position as a commissioner at the table to the applicant seat.

Applicant: Ron Rupert, Friends of the Ypsilanti Freighthouse representative- Present

Discussion: Rupert: Stated that mail slot will be in the center of the center panel on the five panel door. It will be a simple mail slot in brown.

Kochanek: Clarified that the mail slot will be brown, not black.

Rupert: Confirms.

Commissioner Rupert excuses himself from the meeting and leaves the room for deliberation by the rest of the commission.

Motion: Lindsay (second: Prebys) moved to approve the work at 100 Marketplace to include the installation of a mail slot in the center panel of the south cafe door. The letter plate will be finished in brown.

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 approval. Motion carries.

Commissioner Rupert returned to the meeting after staff advised him that the item had been concluded.

ADMINISTRATIVE APPROVALS—none

OTHER BUSINESS

Property monitoring

116-118 W Michigan

Stevenson: Stated that she noticed that the storefronts are boarded up like the store front has been removed.

Kochanek: Added that the building department issued a permit for interior work only. But they discovered more issues than they thought and had to open up the storefronts. Stated that she sent a work without an HDC permit letter, that she did a site visit and they will be making an application soon.

6 S Washington

Stevenson: Stated that the new restaurant at the old Elbow Room does not have the canopy reinstalled.

Kochanek: Stated they will be sent a letter.

30-36 N Washington

Kochanek: Stated that there are lights and signage in the upstairs of the corner unit and that staff will send a letter about work without an HDC permit.

25 S Huron

Kochanek: Stated that the building was approved for a neon sign but that the neon sign did not work out, so the owner decided to install a flat aluminum sign. Asked the HDC if they wanted to see an amended application for this sign.

Prebys: Responded yes.

AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS—none

HOUSEKEEPING BUSINESS

Approval of previous minutes for January 23, 2018

Motion: Rupert (second: Prebys) moved to approve minutes as amended to remove the repeated words in the motion for 211 Maple.

Approval: Unanimous approval. Motion carries.

Officer Nominations

Prebys: Nominated Mike Davis for chair.

Schmiedeke: Nominated Anne Stevenson for chair. Nominated Mike Davis for vice-chair.

Stevenson: Accepted the nomination as chair.

Davis: Declined the nomination as chair. Accepted the nomination for vice-chair.

Prebys: Nominated Erika Lindsay for vice-chair.

Lindsay: Accepted nomination for vice-chair.

ADJOURNMENT

Motion: Pettit (second: Rupert) moved to adjourn the meeting.

Approval: Unanimous approval. Motion carries.

MEETING ADJOURNED at 8:28 p.m.

**Ypsilanti
Historic District Commission
Annual Election of Officers**

**2018
BALLOT**

(Check one choice for Chair and one choice for Vice Chair)

CHAIR

Anne Stevenson	[]
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**VICE
CHAIR**

Mike Davis	[]
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Erika Lindsay	[]
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Please submit ballot to staff by the end of the February 27th meeting.