

1. Historic District Commission Agenda 3-13-18

Documents:

01-HDC MARCH 13, 2018 AGENDA.PDF

2. Historic District Commission Meeting Packet 3-13-18

Documents:

3-13-18 HDC MEETING PACKET.PDF

CITY OF YPSILANTI
Agenda
Historic District Commission
Tuesday, March 13, 2018 - 7:00 p.m.
Ypsilanti Freighthouse, 100 Market Place
Ypsilanti, MI 48198

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. 15 S Washington

Amendment to previous application-lighting

2. 116-118 W Michigan

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

B. NEW BUSINESS

3. 215 W Michigan

Signage installation

4. 7 S Washington

Signage installation

5. 114 W Michigan

Painting, lighting & signage installation

6. 516 N River

Garage addition

C. STUDY ITEMS

7. 620 Norris

New Construction

D. ADMINISTRATIVE APPROVALS—none

E. OTHER BUSINESS

8. Property monitoring

9. LED lighting strips resolution/policy

VI. AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS

VII. HOUSEKEEPING BUSINESS

10. Approval of the minutes of February 27, 2018

VIII. ADJOURNMENT

Secretary of the Interior's Standards for the Rehabilitation of Historic Structures

Developed by the U.S. Department of the Interior, the Standards provide a framework that guides protective decisions regarding historic structures. The Historic District Commission is required to cite applicable Standards with each formal decision it renders. It may also cite HDC Fact Sheets as part of its decision-making process.

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

A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.

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

The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.

3. Do not imitate earlier styles.

Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.

4. Preserve significant changes acquired over time.

Changes to a property that have acquired historic significance in their own right will be retained and preserved.

5. Preserve distinctive features.

Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

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

Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

7. Clean building gently—no sandblasting.

Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.

8. Preserve archaeological resources.

Archaeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

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

New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

10. New work shall be removable.

New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

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HDC Work Permit Staff Review

Property address: 15 S Washington

Date of Application: February 28, 2018

Date of Review: March 7, 2018

Date of Meeting: March 13, 2018

Proposed work: Amendment to previous application for lighting and paint.

Materials: Lithonia WST LED Architectural wall sconce or Contech Lighting CYL6 6" integrated LED indoor and outdoor cylinder light, Sherwin Williams SW6988-Bohemian Black

Staff review:

1. The applicant was previously approved for a window amendment, plaster repairs, roof drainage, lighting and signage at the previous February 27th HDC meeting.
2. The applicant contacted staff the day after the HDC meeting to advise that the light that was approved for above the service doors was only available in color temperatures that were higher than what the HDC permits.
3. The applicant suggested two options via email; a new light that is available in the correct color temperature but similar to the one that was previously approved or a down directed cylinder light like the ones that were approved for under the canopies. The owner prefers the cylinder light.
4. The architect also mentioned that they plan to paint the exposed beams on the building. These beams appear to have been most recently painted black and they are proposing to paint them in Sherwin Williams SW6988-Bohemian Black.

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

Recommended Motion:

Move to approve the amended application for work at 15 S Washington to include a new Contech Lighting CYL6 6" integrated LED indoor and outdoor cylinder light in bronze finish above the service door on the east façade. Work to also include the painting of the exposed beams on the building in Sherwin Williams SW6988-Bohemian Black or similar.

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Cynthia Kochanek

From: David Esau <desau@cdiarchitects.com>
Sent: Thursday, March 08, 2018 2:54 PM
To: Cynthia Kochanek
Subject: Re: 15 S Washington meeting

Yes, bronze on the cylinder (and bronze on the other one too).

My thought on a column color is Sherwin Williams Bohemian Black, SW 6988: <https://www.sherwin-williams.com/homeowners/products/SW6988-bohemian-black/6988#/6988/?s=coordinatingColors&p=PS0>. It's a black that's very slightly on the warm side.

David Esau, AIA, LEED AP
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desau@mi-accessible-homes.com

On Thu, Mar 8, 2018 at 1:42 PM, Cynthia Kochanek <CKochanek@ewashtenaw.org> wrote:

Hello,

I will update my staff review for the preference of the cylinder light. It will be the same bronze as the rest of the lights, correct?

If you can email me a color pick (brand, color name and #) or at least something close to what you want for the columns by tomorrow, I can send it before the commission on Tuesday. I don't know what the original color was, but if you do want to go with something other than black, which I agree was the most recent color of the columns, then it would require the HDC to approve it. I don't believe that they will have any issue with a gray paint color.

Thanks,

Cynthia Kochanek

Preservation Planner

Community Development Division, City of Ypsilanti

734-483-9646

ckochanek@cityofypsilanti.com

From: David Esau [mailto:desau@cdiarchitects.com]
Sent: Thursday, March 08, 2018 1:05 PM
To: Cynthia Kochanek <CKochanek@ewashtenaw.org>
Subject: Re: 15 S Washington meeting

Cynthia, I met with the owner today; there was a slight preference for the down-directed cylinder to match the other exterior fixtures, but not strong if the HDC feels otherwise.

On another note, I realized I should ask if we need to run a paint color by the HDC for the existing steel columns that are exposed on the exterior. I have no idea what the original color would have been; if you know some way of checking, let me know. Most appear to be a very faded black or dark gray, although some appear to have been touched up with whatever gray somebody had in a storeroom, and a few are worn all the way down to the original red primer (or just rust). I was assuming we'd paint them black, since that seems most likely to be what they were whenever they were last painted. Or I can suggest a color if you think they're open to suggestions; I'd probably prefer a dark gray on the warmer side (brownish gray), instead of the cool bluish gray that they are since the brick is a warmer off-white. It's no rush, too cold to paint now.

Thanks.

David Esau, AIA, LEED AP
Cornerstone Design Inc & MI Accessible Homes
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[734.663.7580](tel:734.663.7580)
734.645.2778 cell
desau@cdiarchitects.com
desau@mi-accessible-homes.com

On Wed, Mar 7, 2018 at 11:56 AM, Cynthia Kochanek <CKochanek@ewashtenaw.org> wrote:

Hello,

I didn't receive much of a response from the HDC so I will put this item in front of them at their next meeting on March 13th and email/send you a letter with their response. You are more than welcome to attend, but I don't think that it is necessary as it is a minor item and I can present it. If you or the owner have a preference for which type of light fixture you would like to see over the doors, please let me know and I will advise them of that.

If you do want to attend, we will be at the Freighthouse, [100 Market Place, Ypsilanti, MI 48198](#) at 7 pm on 3-13-18.

Thanks,

Cynthia Kochanek

Preservation Planner

Community Development Division, City of Ypsilanti

734-483-9646

ckochanek@cityofypsilanti.com

From: David Esau [mailto:desau@cdiarchitects.com]

Sent: Wednesday, February 28, 2018 9:04 AM

To: Cynthia Kochanek <CKochanek@cityofypsilanti.com>

Subject: Re: 15 S Washington meeting

Cynthia, I guess it would have been nice to know about the lighting fact sheet prior to last night's meeting, because the fixture we proposed for the service door has color temperature options of 4000K or 5000K (i.e. over 3000K, so not appropriate per the fact sheet).

One easy and probably visually appropriate option would be use a wall mounted down light cylinder from the same line as the ones we're using at the entries; that is available in 2700K or 3000K color temps. It probably wouldn't have the same light spread as the approved fixture, but I think there is some public lighting in the parking lot.

Another option would be the attached fixture, which I think would give better light and the 2700K/3000K color temp.

Would either of these require us to go back to HDC? Do you have a preference?

David Esau, AIA, LEED AP
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desau@mi-accessible-homes.com

On Tue, Feb 27, 2018 at 12:07 PM, Cynthia Kochanek <CKochanek@cityofypsilanti.com> wrote:

I forgot to let you know that for tonight's HDC meeting at 7 pm we will be at **City Hall Council Chambers, 1 S Huron St, Ypsilanti, MI 48197.**

Thanks,

Cynthia Kochanek

Preservation Planner

Community Development Division, City of Ypsilanti

734-483-9646

ckochanek@cityofypsilanti.com



WST LED

Architectural Wall Sconce



Catalog
Number

Notes

Type

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

Specifications

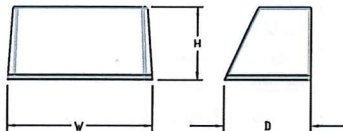
Luminaire

Height: 8-1/2"
(21.59 cm)

Width: 17"
(43.18 cm)

Depth: 10-3/16"
(25.9 cm)

Weight: 20 lbs
(9.1 kg)

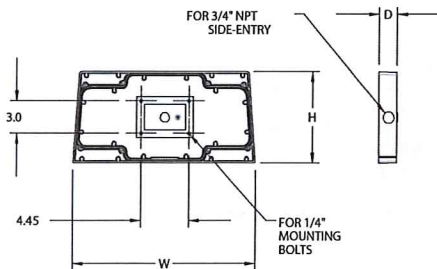


Optional Back Box (PBBW)

Height: 4"
(10.2 cm)

Width: 5-1/2"
(14.0 cm)

Depth: 1-1/2"
(3.8 cm)

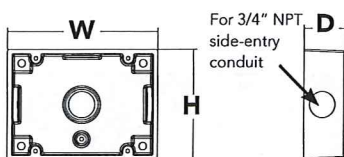


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A+ Capable Luminaire

This item is an A+ capable luminaire, which has been designed and tested to provide consistent color appearance and system-level interoperability.

- All configurations of this luminaire meet the Acuity Brands' specification for chromatic consistency
- This luminaire is A+ Certified when ordered with DTL® controls marked by a shaded background. DTL DLL equipped luminaires meet the A+ specification for luminaire to photocontrol interoperability1
- This luminaire is part of an A+ Certified solution for ROAM® or XPoint™ Wireless control networks, providing out-of-the-box control compatibility with simple commissioning, when ordered with drivers and control options marked by a shaded background!

To learn more about A+, visit www.acuitybrands.com/aplus.

See ordering tree for details.

A+ Certified Solutions for ROAM require the order of one ROAM node per luminaire. Sold Separately: [Link to Roam](#); [Link to DTL DLL](#)



A+ Capable options indicated by this color background.

Ordering Information

EXAMPLE: WST LED P1 40K VF MVOLT DDBTXD

WST LED							
Series	Performance Package	Color temperature	Distribution	Voltage		Mounting	
WST LED	P1 1,500 Lumen package	27K 2700 K	VF Visual comfort forward throw	MVOLT ¹	277 ²	Shipped included (blank) Surface mounting bracket	
	P2 3,000 Lumen package	30K 3000 K	VW Visual comfort wide	120 ²	347 ²		
	P3 6,000 Lumen package	40K 4000 K		208 ²	480 ²	Shipped separately BBW Surface-mounted back box ³ PBBW Premium surface-mounted back box ^{3,4}	
		50K 5000 K		240 ²			

Options				Finish (required)	
PE	Photoelectric cell, button type ⁵	E7WC	Emergency battery backup, Non CEC compliant (cold, 7W) ^{8,11}	DDBXD	Dark bronze
PER	NEMA twist-lock receptacle only (controls ordered separate) ⁶	E7WHR	Remote emergency battery backup, Non CEC compliant (remote 7W) ^{8,12}	DBLXD	Black
PER5	Five-wire receptacle only (controls ordered separate) ⁶	E20WH	Emergency battery pack 18W constant power, CEC compliant ¹⁰	DNAXD	Natural aluminum
PER7	Seven-wire receptacle only (controls ordered separate) ⁶	E20WC	Emergency battery pack -20°C 18W constant power, CEC compliant ^{10,11}	DWHXD	White
PIR	Motion/Ambient Light Sensor, 8-15' mounting height ^{7,8}	E23WHR	Remote emergency battery backup, Non CEC compliant (remote 20W) ^{10,11,13}	DSSXD	Sandstone
PIR1FC3V	Motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1fc ^{2,8}	LCE	Left side conduit entry ¹⁴	DDBTXD	Textured dark bronze
PIRH	180° motion/ambient light sensor, 15-30' mounting height ^{7,8}	RCE	Right side conduit entry ¹⁴	DBLBXD	Textured black
PIRH1FC3V	Motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1fc ^{2,8}	Shipped separately		DNATXD	Textured natural aluminum
SF	Single fuse (120, 277, 347V) ²	RBPW	Retrofit back plate ³	DWHGXD	Textured white
DF	Double fuse (208, 240, 480V) ²	VG	Vandal guard ¹⁵	DSSTD	Textured sandstone
DS	Dual switching ⁹	WG	Wire guard ¹⁵		
E7WH	Emergency battery backup, Non CEC compliant (7W) ¹⁰				

Accessories

Ordered and shipped separately.

WSTVCPBBW DDBXD U	Premium Surface - mounted back box
WSBBW DDBTX U	Surface - mounted back box
RBPW DDBXD U	Retrofit back plate

NOTES

- 1 MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
- 2 Single fuse (SF) requires 120V, 277V or 347V. Double fuse (DF) requires 208V, 240V or 480V.
- 3 Also available as a separate accessory; see accessories information.
- 4 Top conduit entry standard.
- 5 Need to specify 120, 208, 240 or 277 voltage.
- 6 Photocell ordered and shipped as a separate line item from Acuity Brands Controls. Shorting Cap included.
- 7 Not available with VG or WG. See PER Table.

- 8 Reference Motion Sensor table.
- 9 Not available with Emergency options, PE or PER options.
- 10 Not available with 347/480V.
- 11 Battery pack rated for -20° to 40°C.
- 12 Comes with PBBW.
- 13 Warranty period is 3-years.
- 14 Not available with BBW.
- 15 Must order with fixture; not an accessory.

Emergency Battery Operation

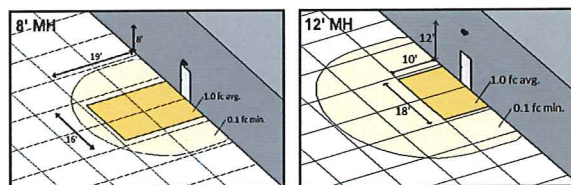
The emergency battery backup is integral to the luminaire — no external housing required! This design provides reliable emergency operation while maintaining the aesthetics of the product.

All emergency backup configurations include an independent secondary driver with an integral relay to immediately detect AC power loss, meeting interpretations of [NFPA 70/NEC 2008 - 700.16](#)

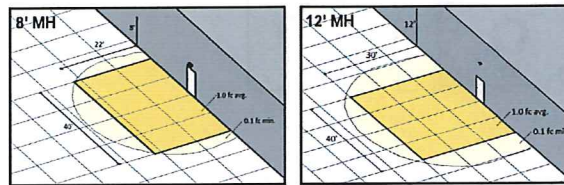
The emergency battery will power the luminaire for a minimum duration of 90 minutes (maximum duration of three hours) from the time supply power is lost, per [International Building Code Section 1006](#) and [NFPA 101 Life Safety Code Section 7.9](#), provided luminaires are mounted at an appropriate height and illuminate an open space with no major obstructions.

The examples below show illuminance of 1 fc average and 0.1 fc minimum of the P1 power package and VF distribution product in emergency mode.

10' x 10' Gridlines
8' and 12' Mounting Height



WST LED P1 27K VF MVOLT E7WH



WST LED P2 40K VF MVOLT E20WH



One Lithonia Way • Conyers, Georgia 30012 • Phone: 800.279.8041 • www.lithonia.com
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WST-LED
Rev. 11/01/17

Performance Data

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	32°F	1.03
10°C	50°F	1.02
20°C	68°F	1.01
25°C	77°F	1.00
30°C	86°F	0.99
40°C	104°F	0.98

Projected LED Lumen Maintenance

Values calculated according to IESNA TM-21-11 methodology and valid up to 40°C.

Operating Hours	0	25,000	50,000	100,000
Lumen Maintenance Factor	1.0	>0.95	>0.92	>0.87

Electrical Load

Performance package	System Watts	Current (A)					
		120	208	240	277	347	480
P1	11	0.1	0.06	0.05	0.04	---	---
	14	---	---	---	---	0.04	0.03
P1 DS	14	0.12	0.07	0.06	0.06	---	---
P2	25	0.21	0.13	0.11	0.1	---	---
	30	---	---	---	---	0.09	0.06
P2 DS	25	0.21	0.13	0.11	0.1	---	---
P3	50	0.42	0.24	0.21	0.19	---	---
	56	---	---	---	---	0.16	0.12
P3 DS	52	0.43	0.26	0.23	0.21	---	---

Motion Sensor Default Settings

Option	Dimmed State	High Level (when triggered)	PhotoCell Operation	Ramp-up Time	Dwell Time	Ramp-down Time
*PIR or PIRH	3V (37%) Output	10V (100%) Output	Enabled @ 5FC	3 sec	5 min	5 min
PIR1FC3V or PIRH1FC3V	3V (37%) Output	10V (100%) Output	Enabled @ 1FC	3 sec	5 min	5 min

*for use with centrize Dusk to Dawn

PER Table

Control	PER (3 wire)	PER5 (5 wire)		PER7 (7 wire)		
			Wire 4/Wire5		Wire 4/Wire5	Wire 6/Wire7
Photocontrol Only (On/Off)	✓	⚠	Wired to dimming leads on driver	⚠	Wired to dimming leads on driver	Wires Capped inside fixture
ROAM	✗	✓	Wired to dimming leads on driver	⚠	Wired to dimming leads on driver	Wires Capped inside fixture
ROAM with Motion	✗	⚠	Wired to dimming leads on driver	⚠	Wired to dimming leads on driver	Wires Capped inside fixture
Futureproof*	✗	⚠	Wired to dimming leads on driver	✓	Wired to dimming leads on driver	Wires Capped inside fixture
Futureproof* with Motion	✗	⚠	Wired to dimming leads on driver	✓	Wired to dimming leads on driver	Wires Capped inside fixture

✓ Recommended

✗ Will not work

⚠ Alternate

*Futureproof means: Ability to change controls in the future.

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.

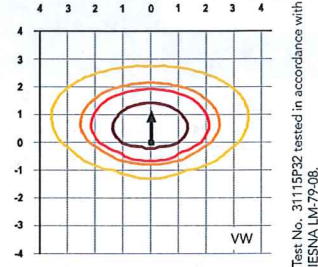
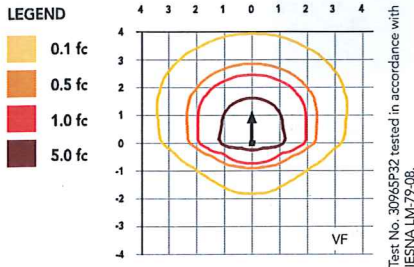
Performance Package	System Watts (MVOLT)	Dist. Type	27K (2700K, 70 CRI)					30K (3000K, 70 CRI)					40K (4000K, 70 CRI)					50K (5000K, 70 CRI)				
			Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
P1	12W	VF	1,494	0	0	0	125	1,529	0	0	0	127	1,639	0	0	0	137	1,639	0	0	0	137
		VW	1,513	0	0	0	126	1,548	0	0	0	129	1,659	0	0	0	138	1,660	0	0	0	138
P2	25W	VF	3,163	1	0	1	127	3,237	1	0	1	129	3,469	1	0	1	139	3,468	1	0	1	139
		VW	3,201	1	0	0	128	3,276	1	0	0	131	3,512	1	0	0	140	3,512	1	0	0	140
P3	50W	VF	6,025	1	0	1	121	6,165	1	0	1	123	6,609	1	0	1	132	6,607	1	0	1	132
		VW	6,098	1	0	1	122	6,240	1	0	1	125	6,689	1	0	1	134	6,691	1	0	1	134



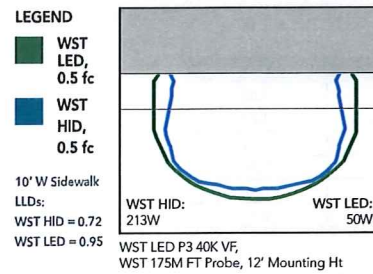
Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's [WST LED homepage](#).

Isofootcandle plots for the WST LED P3 40K VF and VW. Distances are in units of mounting height (10').



Distribution overlay comparison to 175W metal halide.



FEATURES & SPECIFICATIONS

INTENDED USE

The classic architectural shape of the WST LED was designed for applications such as hospitals, schools, malls, restaurants, and commercial buildings. The long life LEDs and driver make this luminaire nearly maintenance-free.

CONSTRUCTION

The single-piece die-cast aluminum housing integrates secondary heat sinks to optimize thermal transfer from the internal light engine heat sinks and promote long life. The driver is mounted in direct contact with the casting for a low operating temperature and long life. The die-cast door frame is fully gasketed with a one-piece solid silicone gasket to keep out moisture and dust, providing an IP65 rating for the luminaire.

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. Standard Super Durable colors include dark bronze, black, natural aluminum, sandstone and white. Available in textured and non-textured finishes.

OPTICS

Well crafted reflector optics allow the light engine to be recessed within the luminaire, providing visual comfort, superior distribution, uniformity, and spacing in wall-mount applications. The WST LED 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(s) consist of 98 high-efficacy LEDs mounted to a metal core circuit board and integral aluminum heat sinks to maximize heat dissipation and promote long life (100,000 hrs at 40°C, L87). Class 2 electronic driver has a power factor >90%, THD <20%. Easily-serviceable surge protection device meets a minimum Category B (per ANSI/IEEE C62.41.2).

INSTALLATION

A universal mounting plate with integral mounting support arms allows the fixture to hinge down for easy access while making wiring connections.

LISTINGS

CSA certified to U.S. and Canadian standards. Luminaire is IP65 rated. PIR and back box options are rated for wet location. Rated for -30°C to 40°C ambient.

DesignLights Consortium® (DLC) Premium qualified product. Not all versions of this product may be DLC Premium qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL 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: 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. Specifications subject to change without notice.

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

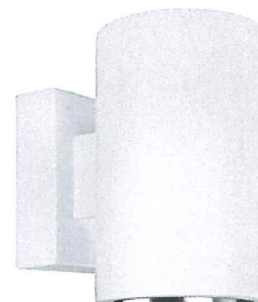
This complete fixture is covered by ConTech's full five (5) year replacement guarantee after date of purchase.

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



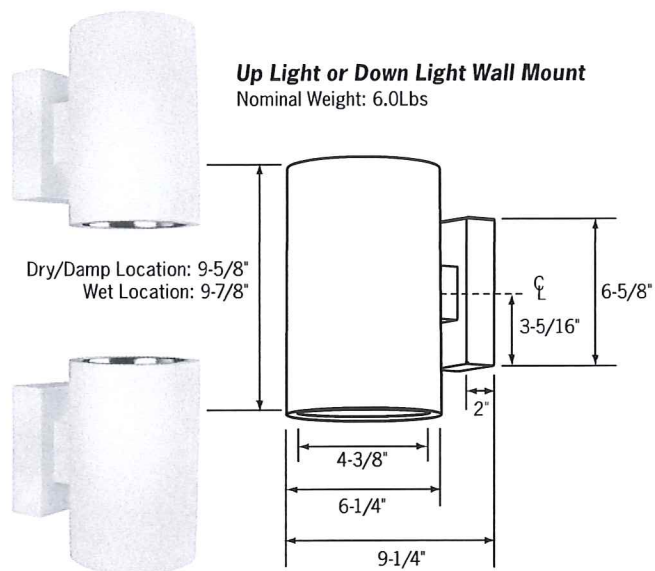
Wall Mount
All model dimensions on page 2

	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%					

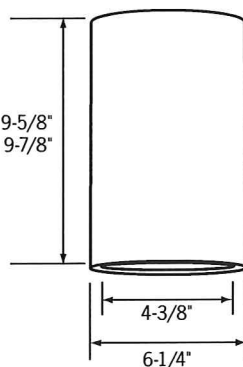
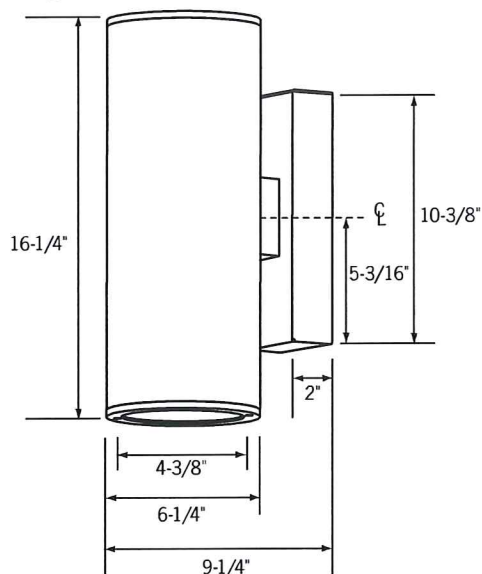
CYL6

6" Integrated LED Indoor and Outdoor Cylinders

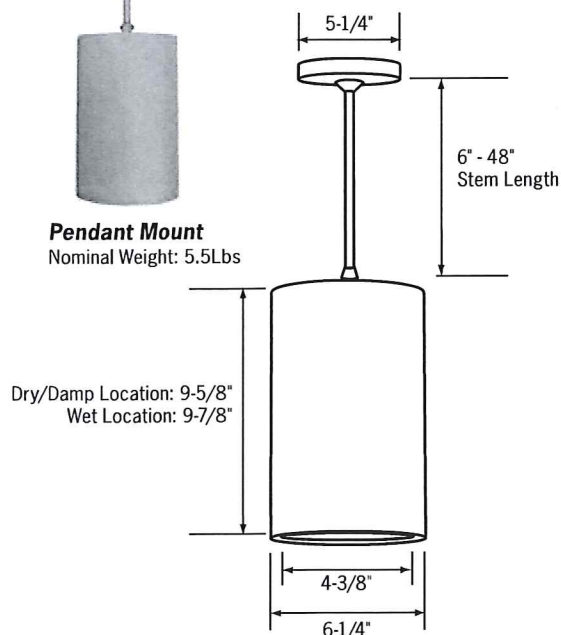
Dimensions



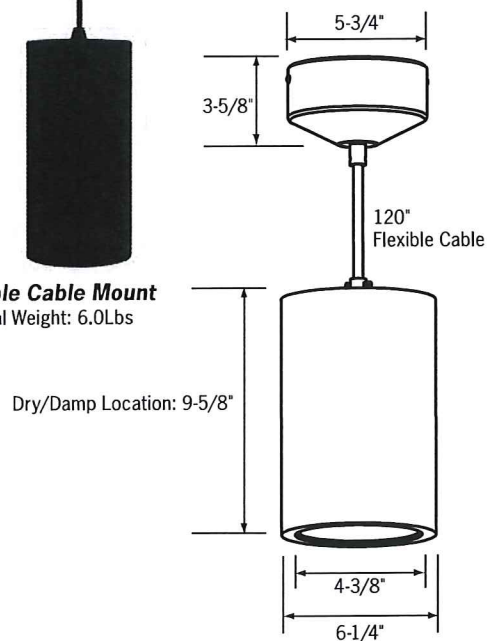
Up/Down Wall Mount
Nominal Weight: 9.5Lbs



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

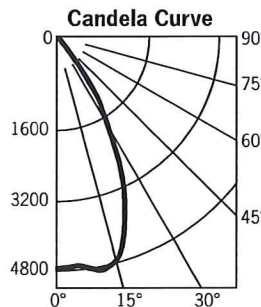
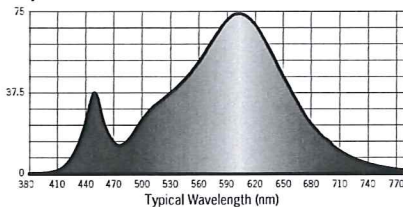
Photometrics

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

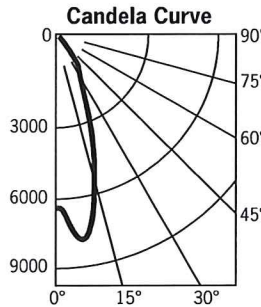
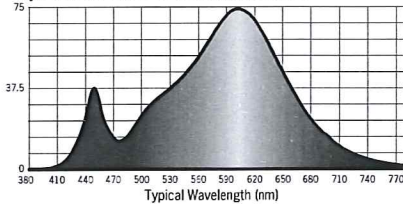
DISTANCE (FT.)	FOOTCANDLES (FC)	BEAM DIAMETER (FT.)
6'	31.9	5.4
8'	74.2	7.2
10'	47.5	9.0
12'	33.0	10.8
14'	24.2	12.6
16'	18.5	14.4

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

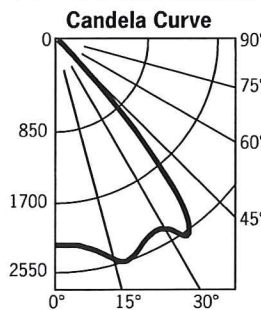
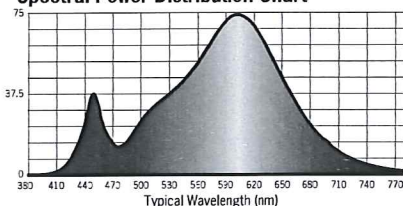
DISTANCE (FT.)	FOOTCANDLES (FC)	BEAM DIAMETER (FT.)
6'	82.8	3.9
8'	102.8	5.3
10'	65.8	6.6
12'	45.7	7.9
14'	33.6	9.2
16'	25.7	10.5

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

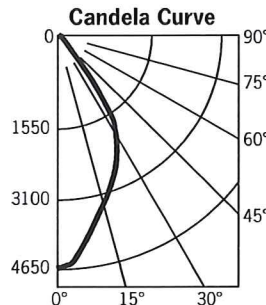
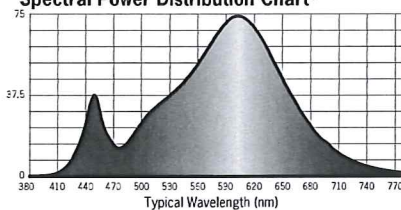
Photometrics

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

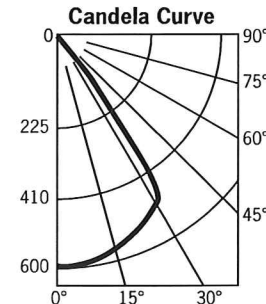
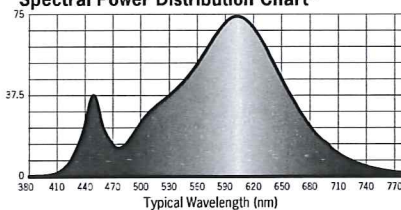
DISTANCE (FT.)	FOOTCANDLES (FC)	BEAM DIAMETER (FT.)
6'	27.3	4.8
8'	71.6	6.4
10'	45.8	8.0
12'	31.8	9.6
14'	23.4	11.3
16'	17.9	12.9

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

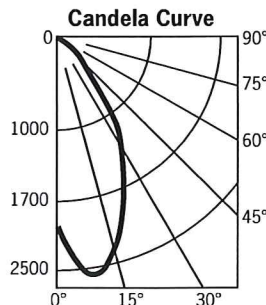
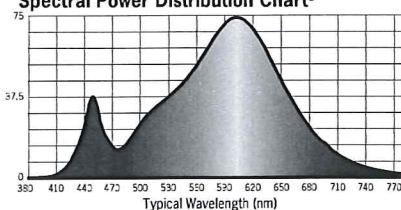
Intensity Distribution

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

**SHERWIN-WILLIAMS.**

SW 6988 Bohemian Black

Interior/Exterior

Locator Number 252-C6



Color Details

Color Family: Neutral

RGB Value: R-59 | G-55 | B-60

Hexadecimal Value: #3B373C

LRV: 4

Due to individual computer monitor limitations, colors seen here may not accurately reflect the selected color. To confirm your color choices, visit your neighborhood Sherwin-Williams store and refer to our in-store color cards.

MY STORE:**NOTES:**



HDC Work Permit Staff Review

Property address: 116-118 W Michigan Ave

Date of Application: February 16, 2018

Date of Review: March 8, 2018

Date of Meeting: March 13, 2018

Proposed work: Front & rear façade work; window & door replacement & window re-opening, 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 at the February 27th HDC meeting, staff has been in communication with the architect but has not received any more details on the project at this time.
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. Since the last HDC meeting, the signage area on the buildings has been partially removed for engineering to explore the support structures behind them.
5. The application does not include any details on the windows, paint colors, signage, exterior flooring material, planter box railing nor lighting specs. Other smaller details are missing as well.
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, not applicable

Recommended Motion:

Move to table the application for work at 116-118 W Michigan due to the need for further details on the project.

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

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

3. Do not imitate earlier styles.

4. Preserve significant changes acquired over time.

5. Preserve distinctive features.

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

7. Clean building gently—no sandblasting.

8. Preserve archaeological resources.

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

10. New work shall be removable.



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

REC # 23358

OFFICE USE ONLY

Date Filed:

Meeting Date: 2/27

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

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 POOR & 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:

Date:

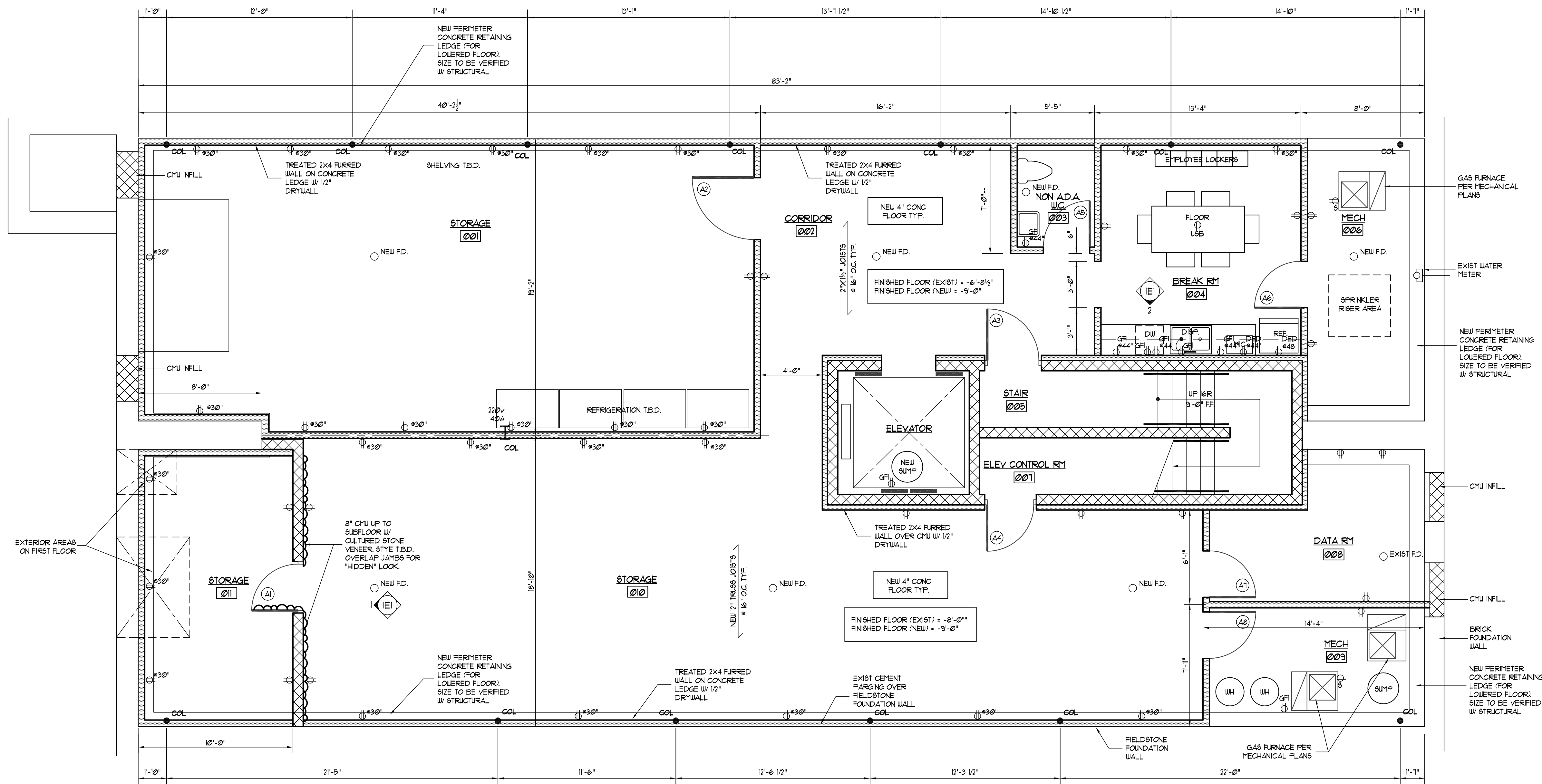
2-16-18

Print Name:

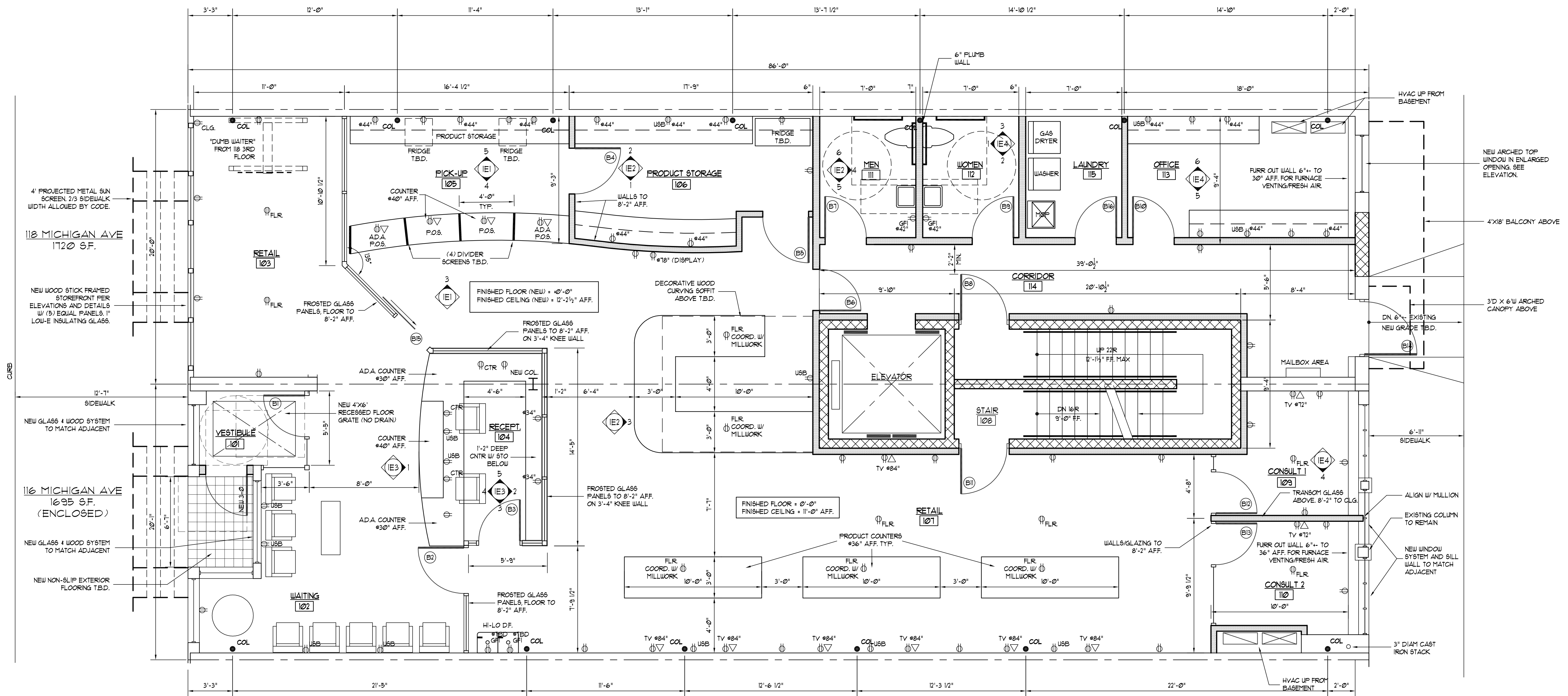
VAN HUNSBERGER

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.

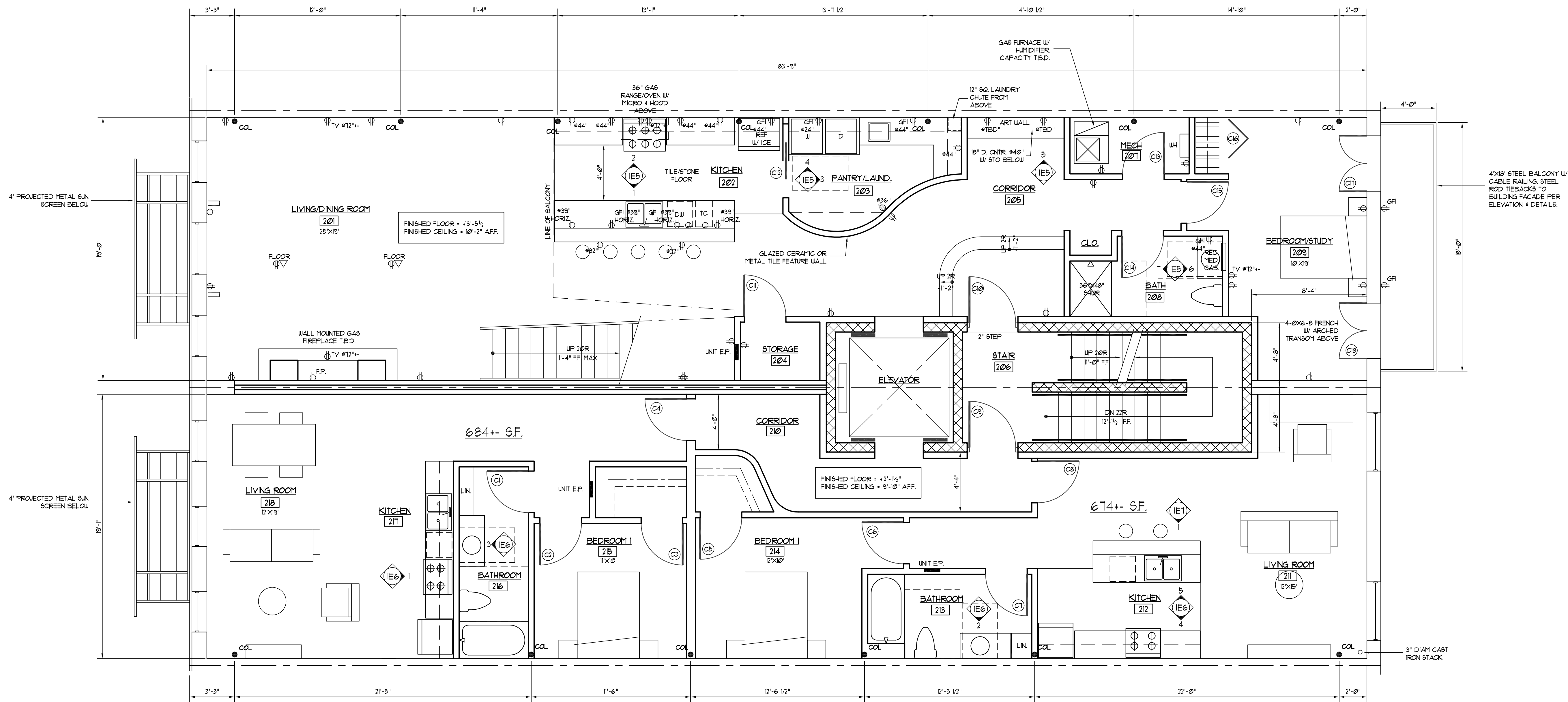
All other necessary Building Permits must be acquired before beginning work.



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

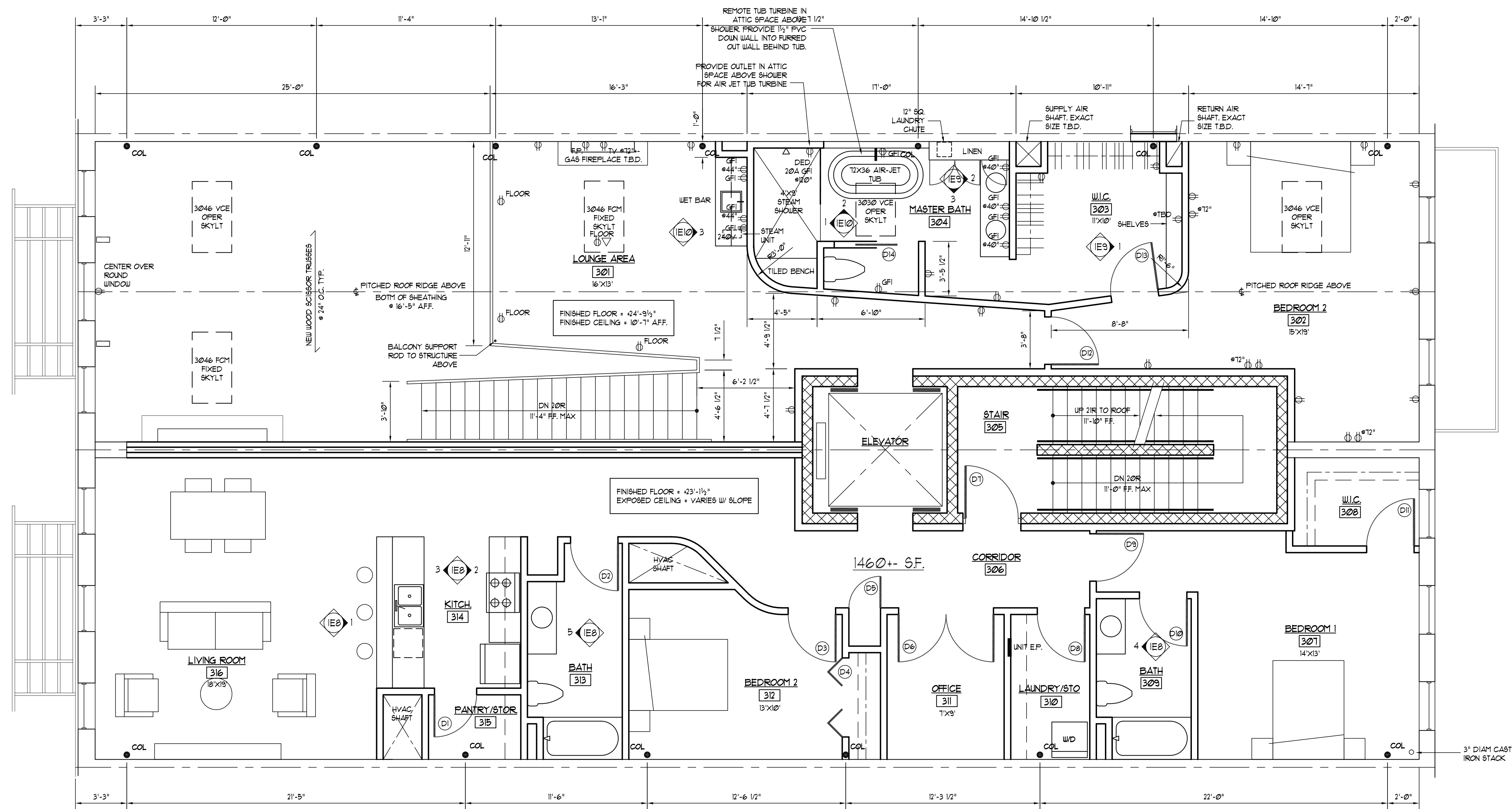


FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



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

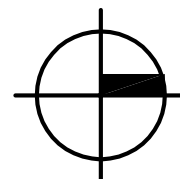
NOTE: ALL GENERAL PURPOSE (NON
DEVICE SPECIFIC) OUTLETS IN OWNER
OCCUPIED UNIT SHALL HAVE USB PORTS.
ALL OUTLETS @18" AFF. UNLESS NOTED.

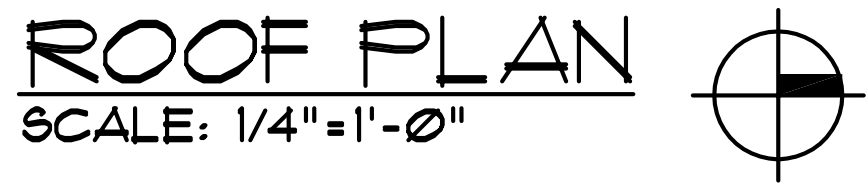


THIRD FLOOR PLAN

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.



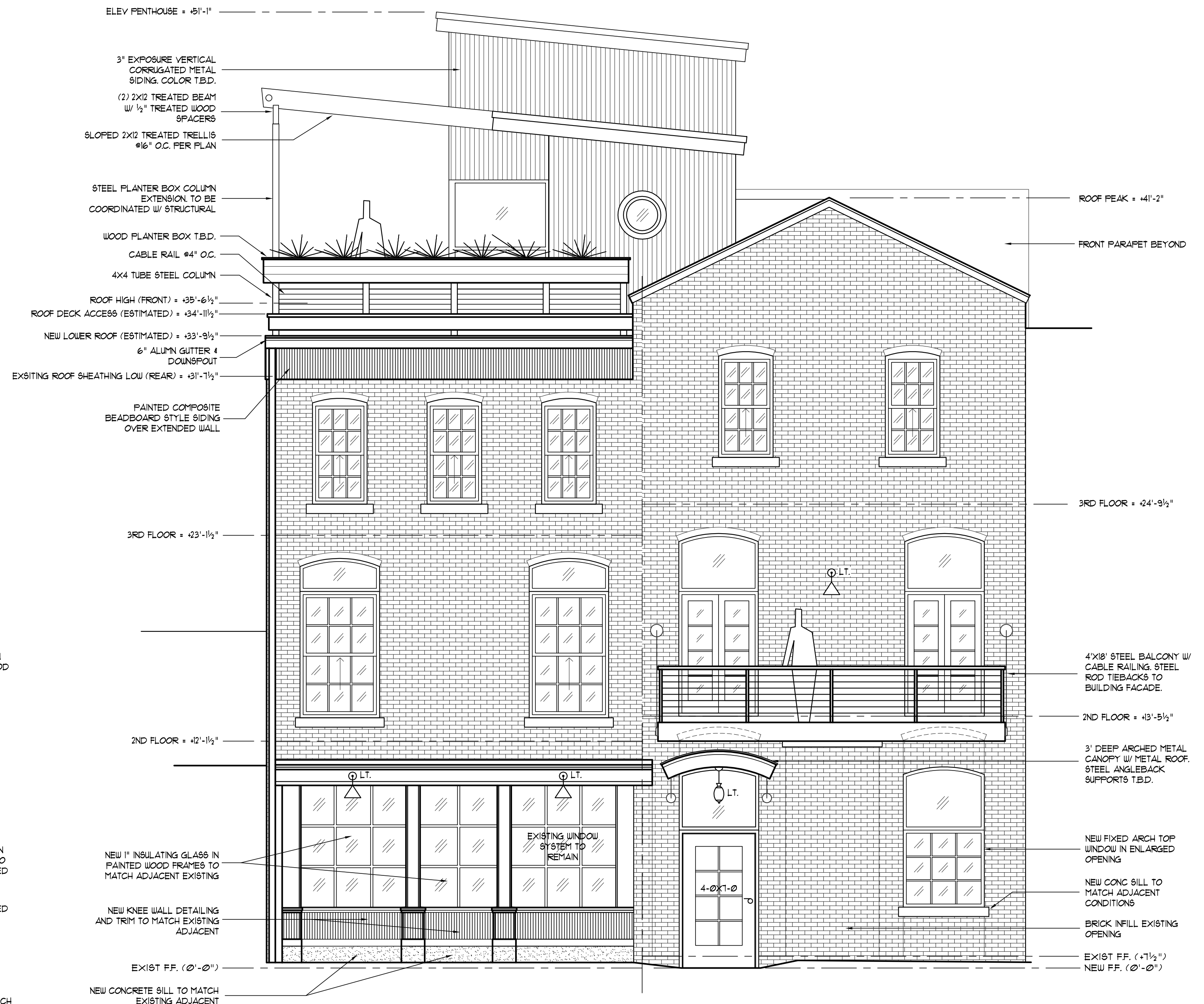




SOUTH ELEVATION
SCALE: 1/4"=1'-0"

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.

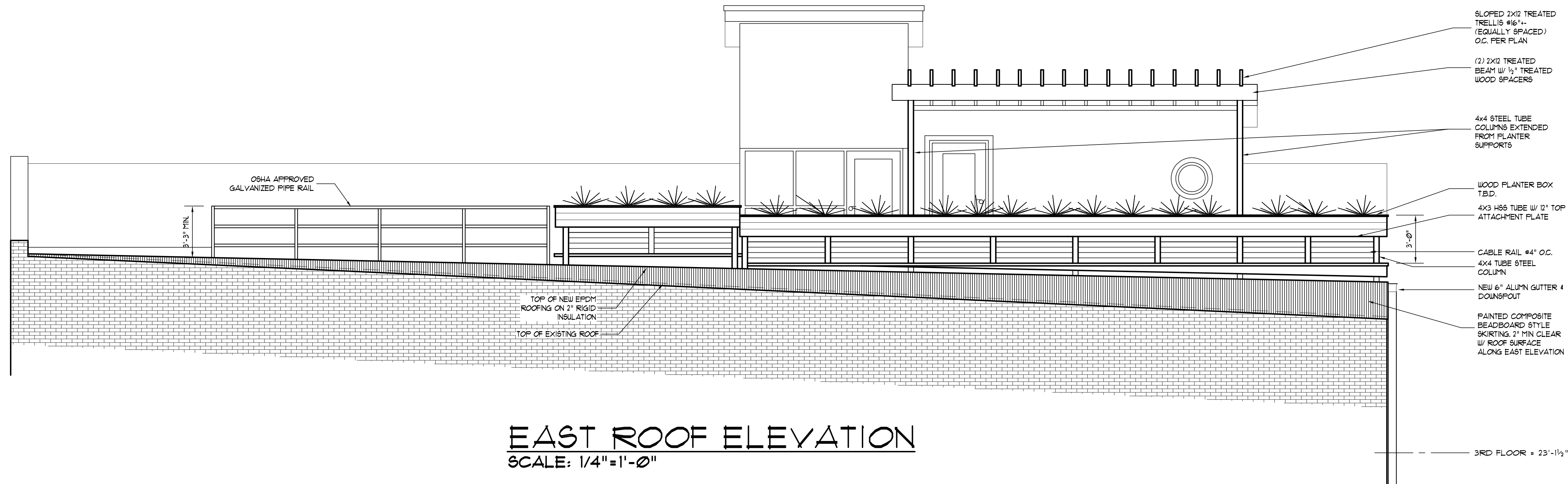
ALL BRICK AND WOOD SURFACES ON SOUTH ELEVATION TO BE PAINTED. COLOR T.B.D.



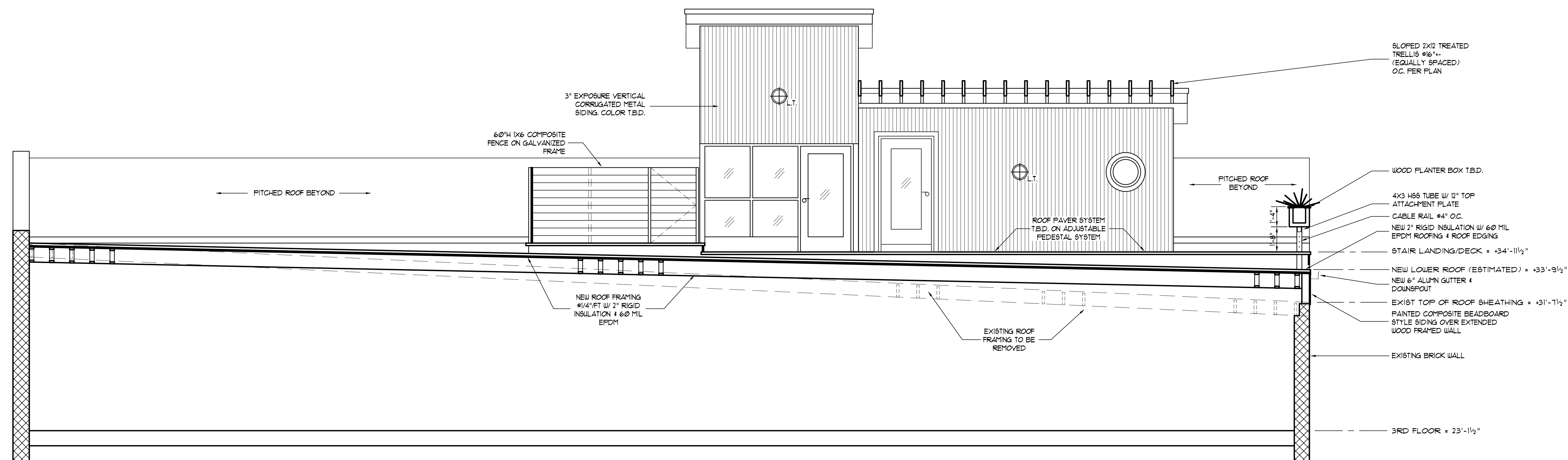
NORTH ELEVATION
SCALE: 1/4"=1'-0"

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.



EAST ROOF ELEVATION
SCALE: 1/4" = 1'-0"



ROOF SECTION LOOKING WEST
SCALE: 1/4" = 1'-0"





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



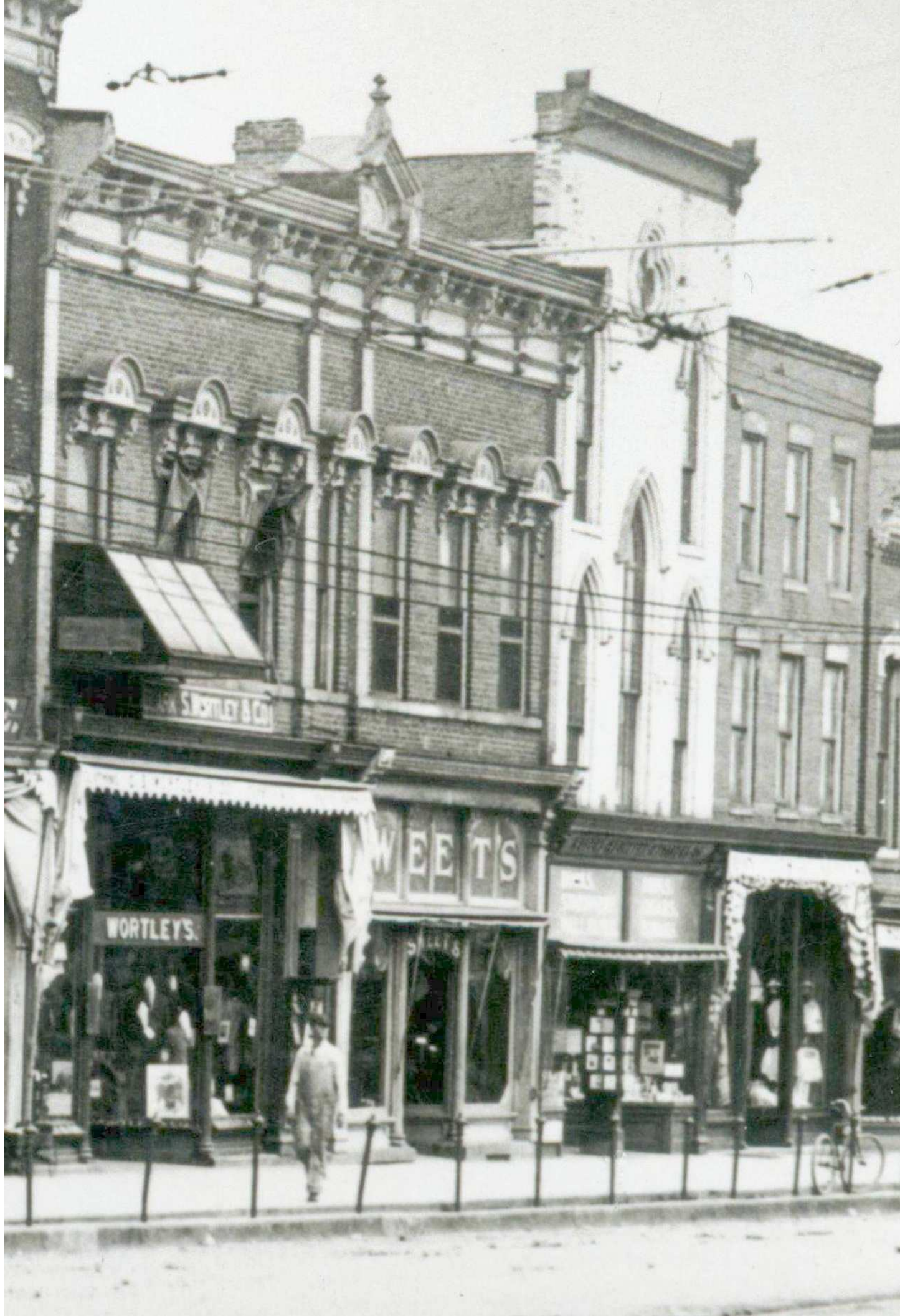
OKW 3669

YPSILANTI CYCLE LLC

BICYCLE REPAIRS

OPEN



















HDC Work Permit Staff Review

Property address: 215 W Michigan Ave

Date of Application: February 22, 2018

Date of Review: March 8, 2018

Date of Meeting: March 13, 2018

Proposed work: window sign installation

Materials: vinyl decals

Staff review:

1. The applicant is applying to add window signs to the front windows for Spark East tenants.
2. Staff assumes that these signs will change as the tenants change, and suggests that the HDC approve the concept and area limits without needing to revisit each time a tenant sign change occurs.
3. The zoning ordinance requires that signage can only cover up to 25% of any individual window.
4. An additional building department permit may be required for this work and should be obtained prior to the start of any work.

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

Recommended Motion:

Move to approve the application for work at 215 W Michigan for the tenant window signage as depicted in the application dated February 22, 2018. Signage will be installed as proposed in the application with any future tenants being able to be added within the proposed sign area in a uniform size as decided by the applicant. If in the future the tenant sign area needs to be increased to include more than the two windows, a new application will need to be brought the HDC.

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

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

3. Do not imitate earlier styles.

4. Preserve significant changes acquired over time.

5. Preserve distinctive features.

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

7. Clean building gently—no sandblasting.

8. Preserve archaeological resources.

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

10. New work shall be removable.



City of Ypsilanti
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Work Permit Application

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OFFICE USE ONLY

Date Filed: 2/22

Meeting Date: 3/13

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.
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INCOMPLETE APPLICATIONS WILL BE REJECTED

Property

Address

215 W. Michigan Ave

Applicant

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

Name

Joseph Licavoli SPARK East

Address

215 W Michigan Ave

City

Ypsilanti

State

MI

Zip

48197

Phone / Fax

734-527-9171

E-Mail

joe@quarborusa.org

Contractor

Contractor Name & Contact Info

Express Signs

Type of work

☐ Roofing

☐ Window/Door
Replacement

☐ Porches

☒ Sign

☐ Fence (or other sitework)

☐ Other

Complete Description of Proposed Work:

4 Window ^{sticker} signs for
SPARK East tenants
see photo samples

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

see photo samples

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:

\$500.00

Permit fee:

\$35 + _____ =

Signature

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

I further affirm that this property has, or will have before the proposed work is completed, a fire alarm system or smoke alarm complying with the Stille-DeRossett-Hale single-state construction code, PA 230 of 1972, as amended.

Signature:

[Redacted Signature]

Date:

2/22/18

Print Name:

Joseph Licavoli

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

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

ATION CENTER

SPARK
EAST

Supporting the Growth of Startups

IN-VALUE

DEEP GRAM

AmyCell Talent

LAVISION
FOCUS ON VISION

START. GROW. TECH

SPARK
EAST

Supporting the Growth of Startups

WIN
WOMEN
IN
TECHNOLOGY
NETWORK

SENSEI
CHANGE

realINGUA

START. GROW. TECH

SPARK
EAST

SPARK EAST

SPARK
EAST

Supporting the Growth of Startups

re VALUE

INTERIM

AmCell
CONNECTING PEOPLE AND OPPORTUNITIES

LA VISION
Your Future. Our Passion.

START

SPARK
EAST

SPARK
EAST



HDC Work Permit Staff Review

Property address: 7 S Washington

Date of Application: March 5, 2018

Date of Review: March 8, 2018

Date of Meeting: March 13, 2018

Proposed work: sign installation

Materials: PVC and vinyl blade sign, steel sign bracket, vinyl window signs

Staff review:

1. The applicant was seen at the February 27th HDC meeting as a study item.
2. The applicant is proposing a PVC sign with a steel bracket to be installed above the awning and vinyl decals of the business name and logo to be placed on the windows.
3. The sign will be attached to the building in the brick mortar joints.
4. All signage is subject to zoning ordinance requirements.
5. A building department permit will be required for this work and should to be obtained prior to the start of this work.

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

Recommended Motion:

Move to approve the application for signage at 7 S Washington. Work to include the installation of a PVC and vinyl blade sign on a steel bracket above the awning and vinyl windows decals of the business name and logo. The bracket is to be attached to the building in the mortar joints. All signage is subject to zoning ordinance requirements.

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

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

3. Do not imitate earlier styles.

4. Preserve significant changes acquired over time.

5. Preserve distinctive features.

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

7. Clean building gently—no sandblasting.

8. Preserve archaeological resources.

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

10. New work shall be removable.



City of Ypsilanti
Historic District Commission
Work Permit Application

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

R. 23466
#2166
PHDC-18-0018

OFFICE USE ONLY

Date Filed:

Meeting Date:

Action Item/Study Item

3

To complete this application:

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

INCOMPLETE APPLICATIONS WILL BE REJECTED

Property

Address

7 SOUTH WASHINGTON ST.

Applicant

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

Name

Massage Mechanics LLC; Andrea Gruber + Emily Wier

Address

7 SOUTH WASHINGTON ST.

City

Ypsilanti

State

Michigan

Zip

48197

Phone / Fax

734 408 1648

E-Mail

ypsimatech mechanics@gmail.com

Contractor

Contractor Name & Contact Info

Type of work

☐ Roofing

☐ Window/Door
Replacement

☐ Porches

☒ Sign

☐ Fence (or other sitework)

☐ Other

Complete Description of Proposed Work:

see attached *
*including window vinyl of Logo + name.

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:

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: _____

3/5/18

Print Name:

Emily MacInnis-Weir

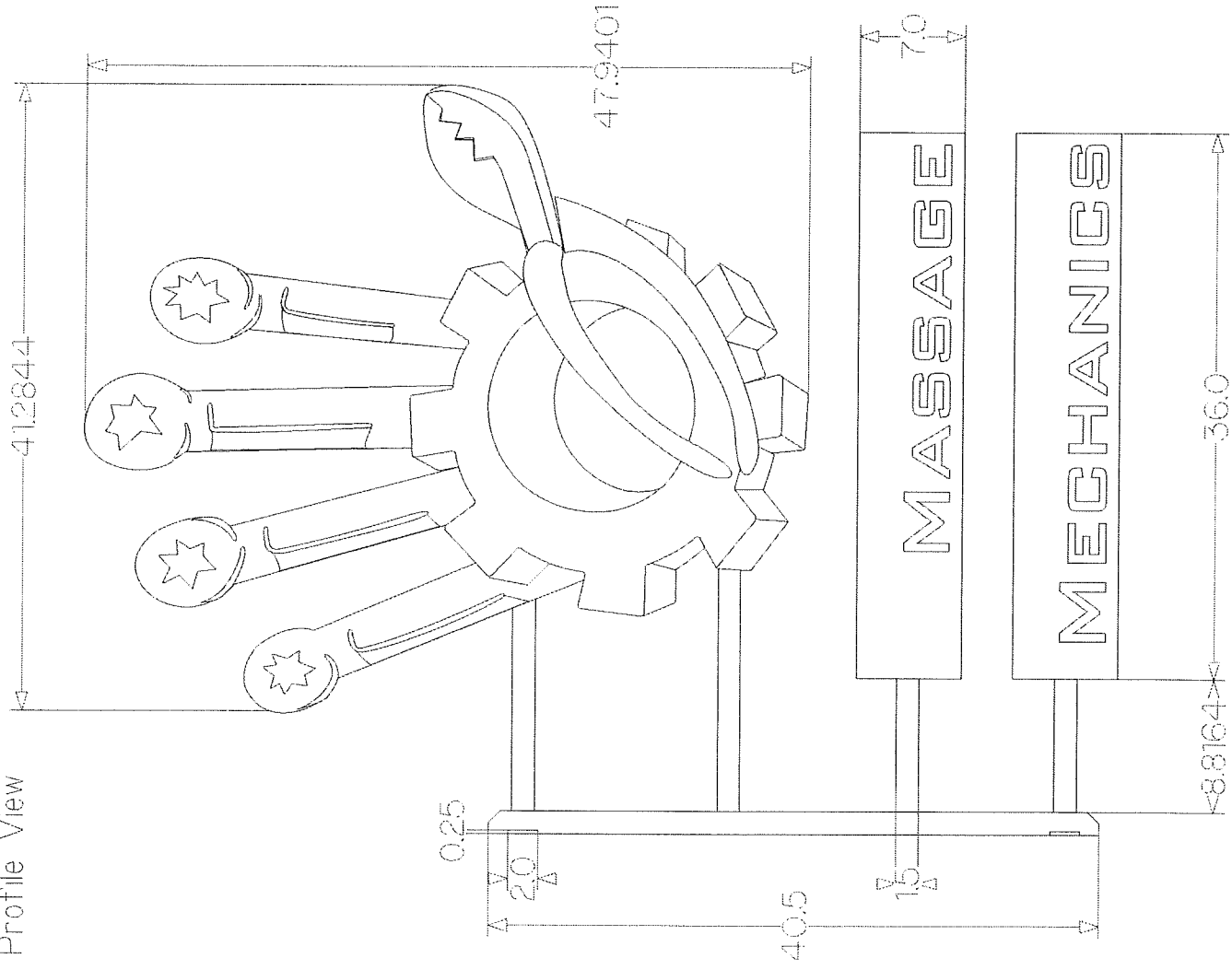
If you have questions about what the HDC generally permits or does not permit, or what they need to see in an application to render a decision, please call the office at 734-483-9646, email us at ckochanek@cityofypsilanti.com, or view our factsheets at cityofypsilanti.com/hd.

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

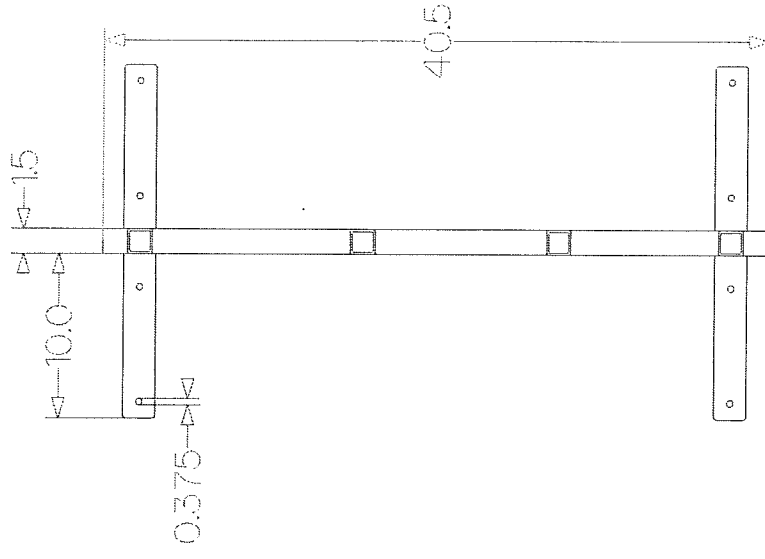
PHDC-18-0018



Profile View



Cross Section View
(Bracket Only)



Massage Mechanics Blade Sign
February 26, 2018
Drawings are not to scale

Bracket parts are 1.5" x 1.5" x 1/8" wall steel tubing. Steel parts will be powder coated gloss black. Bracket will mount to building using 3/8" masonry sleeve anchors. Mounting tab spacing will likely need to be adjusted so anchors land in brick mortar. Exact measurements for bracketry will be taken after approval by city and client.

Logo sign element consists of layers of routed PVC sheet with applied printed vinyl. "Massage Mechanics" sign elements consist of PVC sheet body with applied PVC letters. Stand off bracketry will nest inside layers of sign elements and secured by countersunk bolts.



HDC Work Permit Staff Review

Property address: 114 W Michigan

Date of Application: March 6, 2018

Date of Review: March 8, 2018

Date of Meeting: March 13, 2018

Proposed work: Painting, lighting & signage installation

Materials: Sherwin Williams-Aloe SW6464, Sherwin Williams-Mink SW6004, 1st Avenue Allenby Outdoor downlight in oil rubbed bronze finish, Cambria 920 Dimmable downlight spotlight w/ 24" arm in black, powder-coated black steel sign bracket, 42" x 25" PVC sign, logo decal sign for door

Staff review:

1. The applicant was previously seen as a study item at the February 27th HDC meeting.
2. The applicant is looking to paint the exterior of the building in Aloe (primary) and Mink (trim/accent). The colors will be reversed for the lower storefront, and the mink color will be the background color.
3. A new hanging sign will be installed at the center of the existing signboard and the rest of the signboard painted with scrollwork. A decal sign will also be installed on the door.
4. Lighting will be installed for the bracket sign using two Cambria 920 Dimmable downlight spotlights with a 24" arm in black just above the signboard area. Two 1st Avenue Allenby Outdoor downlights in oil rubbed bronze finish will be installed surrounding the entrance.
5. HDC to advise of no power washing or sandblasting. Paint prep to be done in the gentlest means possible.
6. All signage is subject to zoning ordinance requirements.
7. Building department permits will be required for this work and should be obtained prior to the start of work.

Relevant Secretary of the Interior's Standards:

#7, #9, #10

Recommended Motion:

Move to approve the work at 114 W Michigan to include the painting of the store in Sherwin Williams-Aloe for the main color and Sherwin Williams-Mink for the trim; this will be reversed for the lower storefront. A new 42" x 25" PVC hanging sign will be installed on a powder-coated black steel sign bracket at the center of the existing

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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.

signboard with the rest of the signboard being painted with scrollwork. A decal logo sign will be installed on the door as depicted in the application dated March 6, 2018. All signage is subject to zoning ordinance requirements. Lighting will be installed using two 1st Avenue Allenby Outdoor downlights in oil rubbed bronze finish surrounding the entrance and two Cambria 920 Dimmable downlight spotlights with 24" arms in black for the sign.



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

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Phone: (734) 483 9646 • Fax: (734) 483 7260
www.cityofypsilanti.com

R. 23473
Cash
PHDC-18-0020

OFFICE USE ONLY
Date Filed:

Meeting Date:

Action Item Study Item

4

To complete this application:

1. Complete this form
2. Attach the following documents:
 - a. Photo(s) showing a 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

114 W Michigan Ave, Ypsilanti MI 48197

Applicant

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

Name Jennifer Eastridge		
Address 1144 Roosevelt		
City Ypsilanti	State MI	Zip 48197
Phone / Fax 734.660.2778		E Mail jeneastridge@gmail.com

Contractor

Contractor Name & Contact Info

Electrical TBD, Sign RoboTodd Industries, Painting HD Painting (info attached)

Type of work

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

Complete Description of Proposed Work:

Electrical: Two Allenby Outdoor Downlights installed on either side of building front, and two Cambria 920 Dimmable Downlight Spotlights installed to shine onto projecting sign.

Signage: Custom sign, created by RoboTodd Industries to be created and installed via brackets (details on attached materials)

Painting: The building will be scraped (where needed), handwashed and painted by HD Painting (quote attached)

Electrical:

Lighting Cost: Approx. 1,000.00

Electrical Installation: TBD

Signage:

Sign: 1,085.00

Installation: TBD

Painting:

Paint: 300.00

Painting: 1820.00

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

Paint Sherwin Williams Duration Exterior Acrylic Latex Satin Finish in Aloe (mint green color) for primary building color and Mink (brownish gray) for trim color. Paint Chips included with application.

Ligthing and Signage Materials details included 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:

Approx. 5,500.00

Permit fee:

\$35 + 5.00 = 40.00

Signature

I hereby attest that the above information is accurate. I am authorized to and grant permission to the City of Ypsanti 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:

3/6/18

Print Name:

Jennifer Eastridge

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@cityofypsianti.com, or view our factsheets at cityofypsianti.com/hd

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

Prepared for 3/13/18 Meeting with City of Ypsilanti Historic District Commission
Turned in on 3/6/18 by Jennifer Eastridge

Building of Discussion: **114 W Michigan Avenue**

Owner: Jennifer Eastridge (as of 2/7/18)

Plans for building: retail storefront called
“Unicorn Feed & Supply” which is hopeful to open
April 2018.

Included for review:

- Lighting
- Paint Colors
- Sign Plans
- Sandwich Board
- Flower Pots



Lighting:

We would like to have lights on either side of the building face. This light (left) is called the Allenby Outdoor Downlight



Product Description

Comprising a metal shade, the Allenby Outdoor Downlight from 1st Avenue. This fixture is suitable for outdoor use and is made of steel.

Oil rubbed bronze finish
Suitable for outdoor use
10-year limited warranty.
Dimensions: 10.5 x 8.38 x 11 in.
Item Weight: 1.94 lbs.

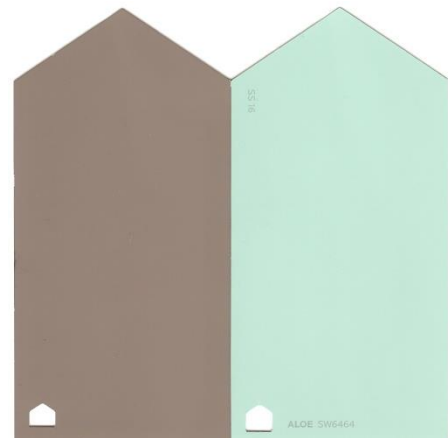
Product Specification
Brand 1st Avenue
Size/Weight W 8.38" / D 10.5" / H 11" / 7.36 lb.
Color Bronze Finish



The Cambria 920 Dimmable Downlight Spotlight with 24" arm will be installed on either side of the sign board to shine onto the projecting sign. The knuckle is moveable by 180 degrees. Spec sheet attached.

Paint Colors:

The paint will be Sherwin Williams Duration Exterior Acrylic Latex Satin. The two colors chosen for the building are pictured right. The primary building color being the mint green, called "Aloe" and the trim being the warm brownish gray called, "Mink." Actual paint chips are included with this application.



The building will be painted in phases. The front will happen immediately, and the back will be in a second phase (perhaps, summer or fall 2018).

Sign Plans: (Printed out visual projection and attached)

Sign Bracket:

- Bracket is made of powder-coated black steel tubing. The bracket will attach to the wood facade of the building using eight #10 stainless steel screws (2 in each tab).
- The sign will hang from the bracket using two stainless steel locking carabiner (spec sheet attached)



Sign:

- Sign is made of 1" thick layer of PVC sheet with the logo carved as a positive relief.

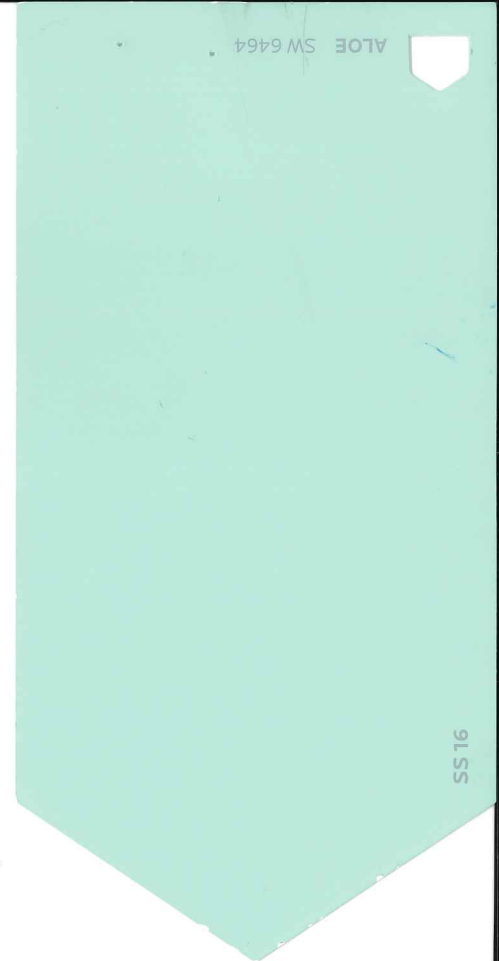
- Roughly 42" wide x 25" tall
- The sign will weigh between 10 and 20 lbs.
- Two stainless steel eye lags will screw into the top of the plastic sign for hanging from the bracket.
- The sign will be hand painted black and white.

We also plan to have a logo decal on the door, which is recessed, along with days/hours of operation.

Sign Board Detail:

We would like to paint a decorative design that is reflected in our logo, which would visually flank either side of the projected sign (rough mock-up to right).







1325 Hull Ave Ypsilanti MI. 48198
Jeff Fraser
7347304837
hidepaint@gmail.com
7347304837

Estimate

HD Painting

For: Jen Eastridge
jeneastridge@gmail.com
114 W Michigan Ave

Estimate No: 178
Date: 03/02/2018

Description	Amount
-------------	--------

**Paint exterior front of building.

Rinse off exterior of front. 2 hours

Paint trim with 1 coat. Anywhere the red is now. 10 hours.

Paint the body with 2 coats. Anywhere the Olive color is now. 32 hours.

Paint ceiling with 1 coat of white. 1.5 hours.

Assuming all wood repairs have been made. This estimate is for painting only, for labor only. All work will be done on a T&M basis (time and materials)

Total estimated time for the front of building. 45.5 hours @\$40 per hour=\$1,820

**Rear of building.

Paint trim with 1 coat. 4 hours.

Paint body with 2 coats. 16 hours.

Tootal estimated hours for rear of building. 20 hours.

Subtotal	\$0.00
Total	\$0.00

Total	\$0.00
-------	--------



B
I
BR
48



ESTIMATE

Robotodd Industries LLC
1240 Jewett Avenue
Suite 4
Ann Arbor, MI 48104
United States

734.219.5268
www.robotodd.com

BILL TO

Unicorn Feed & Supply
Jen Eastridge
114 W. Michigan Ave.
Ypsilanti, Michigan 48197
United States

jen@jenergy.com

Estimate Number: 6

Estimate Date: March 6, 2018

Expires On: April 5, 2018

Grand Total (USD): \$1,085.00

Product	Quantity	Price	Amount
Sign UF&S logo blade sign in carved PVC and black steel hanging bracket	1	\$1085.00	\$1,085.00

Total: \$1,085.00

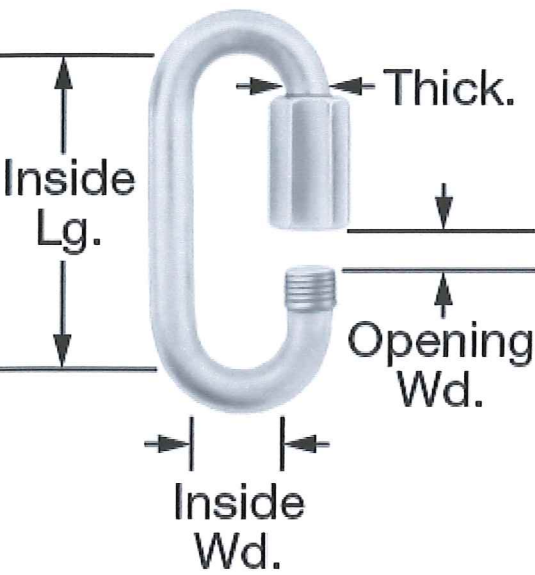
Grand Total (USD) : \$1,085.00

Notes

Does not include installation.

Oval Shaped Threaded Connecting Link
Zinc-Plated Steel, 1/4" Thickness, 9/32" Opening, Not for Lifting

\$1.70 Each
8947T16



Application	Not for Lifting
Material	Zinc-Plated Steel
Thickness	1/4"
Opening Width	9/32"
Inside Length	1 3/4"
Inside Width	9/16"
Capacity	800 lbs.
RoHS	Compliant

Also known as quick links, screw the nut onto the threaded end to attach end fittings. They can be reused.
Brass and Zinc-plated steel links are mildly corrosion resistant.

Mason Wall Mount Dark Sky ORB

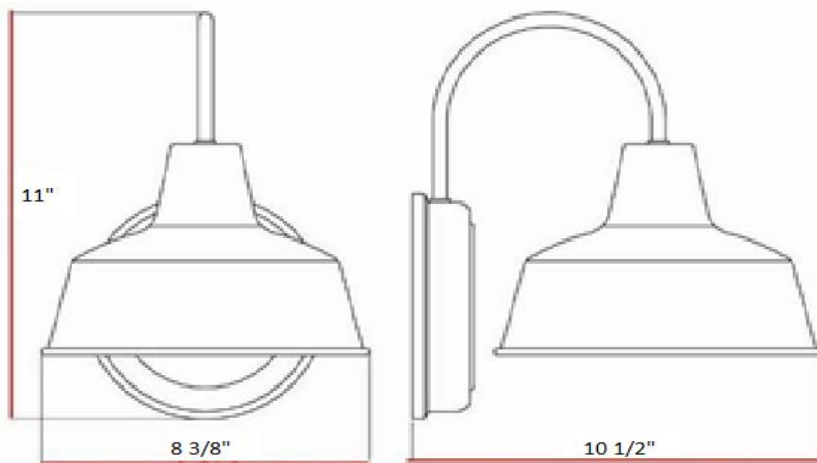


Specifications

Material Construction:	Formed Steel
Lens:	White Painted Inside of the Shade
Lamp Type & Wattage:	Uses 1 60W Medium Based Incandescent Bulb
Mounting:	Wall Mounted
Finish:	Oil Rubbed Bronze
Voltage:	120V
Weight:	1.36 lbs.



Dimensions



Warranty & Compliances

Warranty	10 Year Limited Warranty
UL	UL/cUL; Suitable for wet locations
ADA	N/A
EnergyStar	N/A



Companion Fixtures

Mason Wall Mount Dark Sky
Oil Rubbed Bronze

519504

Type:

Job:

Order Code:

Approvals:

DESCRIPTION

Cambria 920 is a small dimmable LED or MR16 low voltage sign lighting luminaire. It attaches to a wall mounted 36 in. hook arm and delivers 180° of vertical adjustment for easy aiming. Optional 24", 30" or 36" hook arms are available. Various lenses, louvers and color or dichroic filters can be combined - up to three at once - to create multiple lighting effects. The Lumière exclusive Siphon Protection System (S.P.S.) prevents water from siphoning into the fixture through its own lead wires.

Catalog #	Type
Project	
Comments	Date
Prepared by	

SPECIFICATION FEATURES

Material

Housing, hood, hook arm and wall mounting plate are precision-machined from corrosion-resistant 6061-T6 aluminum.

Finish

Fixtures are double protected by a chromate conversion undercoating and polyester powdercoat paint finish, surpassing the rigorous demands of the outdoor environment. A variety of standard colors are available.

Hood

Hood is removable for easy relamping and accepts up to three internal accessories at once (lenses, louvers, filters) to achieve multiple lighting effects. Weep holes prevent water and mineral stains from collecting on the lens, even in the straight-up position.

Gasket

Housing and hood are sealed with a high temperature silicone o-ring gasket to prevent water intrusion.

Lens

Tempered glass lens, factory sealed with high temperature adhesive to prevent water intrusion and breakage due to thermal shock.

Adjustable Mounting Arm

Standard 36" hook arm with adjustable center rear swivel provides 180° of vertical adjustment for easy aiming. Optional 24", 30", or 36" hook arms are available (specify option -HA24, -HA30 or -HA36). Stainless steel aim-locking mechanisms are standard. 4-1/4" diameter wall mounting plate attaches directly to standard J-box with screws provided. Lumière's exclusive Siphon Protection System (S.P.S.) prevents water from siphoning into the fixture through its own lead wires.

Hardware

Stainless steel hardware is standard to provide maximum corrosion-resistance.

Socket

Ceramic socket with 250° C Teflon® coated lead wires and GU5.3 bi-pin base.

Electrical

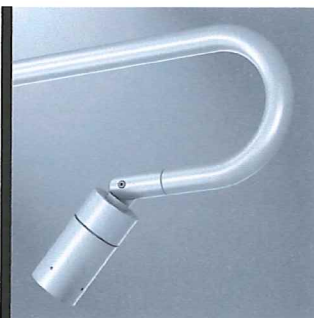
Remote 12V transformer required (not included). Available from Lumière as an accessory - see the Accessories & Technical Data section of the catalog for details. NOTE: initial power draw on LED equipped fixtures is 15 watts. When sizing transformer use 15 watts per LED fixture. Nominal power draw after start up is 6 watts or 10 watts accordingly.

Lamp

Halogen lamp not included. Sora lamp compatible (6W Max). LED modules are included and are available in four color temperatures (2700, 3000, 4000, and 5700) and three distributions (spot, narrow, and flood). Both color temperature and distribution must be specified when ordering.

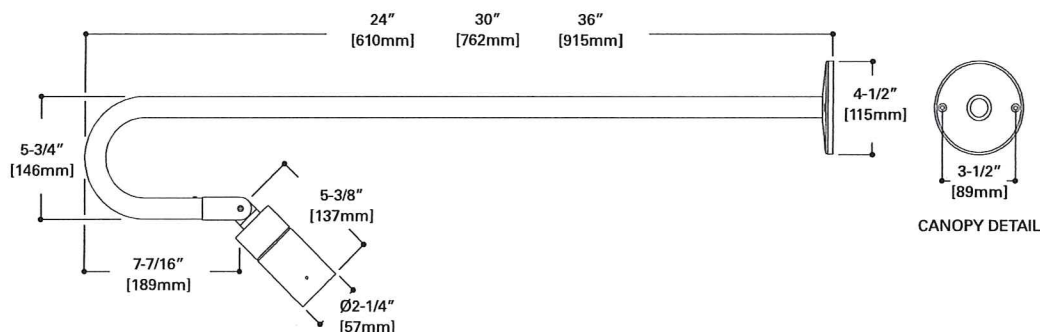
Warranty

Lumière warrants its fixtures against defects in materials & workmanship for three (3) years. Auxiliary equipment such as transformers, ballasts and lamps carry the original manufacturer's warranty.



920 CAMBRIA LED HALOGEN

APPLICATIONS:
SIGN LIGHT



CERTIFICATION DATA
UL and cUL Wet Location Listed
LM79 / LM80 Compliant
ROHS Compliant
IP65 Ingressed Protection Rated

TECHNICAL DATA
Low Voltage:
50W Max Halogen MR16
6W LED, L70/60,000 hours at 25°C
10W LED, L70/60,000 hours at 25°C

ORDERING INFORMATION

Sample Number: 920-10LED2712-12-BK-HA24

Series	Source (for LED, select from each column and combine)	Voltage	Finish	Stem Length
920=LED or MR16 Cambria Sign Light, Hook Arm, Center Rear Swivel, Single Head	50MR16=50W max. Halogen MR16 (lamp not included)	12=12V	Painted BK=Black BZ=Bronze CS=City Silver VE=Verde WT=White	HA24= 24" Length HA30= 30" Length HA36= 36" Length
	6LED=6W LED 10LED=10W LED			
	27=2700K 30=3000K 40=4000K 57=5700K			
	12=12° Spot 21=21° Narrow 41=41° Wide			
	4LED=4W LED 7LED=7W LED			
	AM=Amber (585-595nm)			

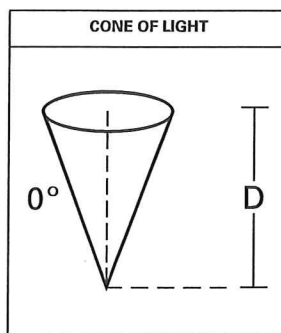
NOTES: 1 Unless noted otherwise, lamps not included. 2 See Accessories & Technical Data section of Lumière catalog for Mounting Accessories. 3 Consult your customer service representative for additional options and finishes.

OPTICAL ACCESSORIES - ORDER SEPARATELY

Filters (2.00" Diameter)	Optical Lenses (2.00" Diameter)	Optical Louvers (2.00" Diameter)
F71 = Peach Dichroic F72 = Amber Dichroic F73 = Green Dichroic F74 = Medium Blue F75 = Yellow Dichroic F76 = Red Dichroic F77 = Dark Blue Dichroic F78 = Light Blue Dichroic F79 = Neutral Density Dichroic F80 = Magenta Dichroic F22 = Red Color F33 = Blue Color F44 = Green Color F55 = Yellow Color F66 = Mercury Vapor	LSL=Linear Spread Lens (elongates standard beam spread) DIF=Diffused Lens (provides even illumination) OSL=Overall Spread Lens (increases standard beam spread)	LVR=45° Hex Cell Louver (reduces glare)

CAMBRIA 920 MR16 HALOGEN PHOTOMETRY DATA

Horizontal Illuminance on Surface - Cambria 920 Standard Recessed Hood - 50W MR16



Filename	920-50MR16-12-BK-NSP.ies	
Lamp	50W MR16 NSP	
CBCP	11,000	
D	FC	Beam Diameter
2'	2550	1'6"
4'	638	1'0"
6'	283	1'6"
8'	159	2'0"
10'	102	3'0"
15'	45	4'0"

Filename	920-50MR16-12-BK-NFL.ies	
Lamp	50W MR16 NFL	
CBCP	3,200	
D	FC	Beam Diameter
2'	725	1'0"
4'	181	2'6"
6'	81	4'0"
8'	45	5'0"
10'	29	6'6"
15'	13	10'0"

CCT MULTIPLIER TABLE

LAMP WATTAGE	MULTIPLIER
20W	0.32
35W	0.57

Filename	920-50MR16-12-BK-FL.ies	
Lamp	50W MR16 FL	
CBCP	2,000	
D	FC	Beam Diameter
2'	431	1'6"
4'	106	3'0"
6'	48	5'0"
8'	27	6'6"
10'	17	8'0"
15'	7	12'0"

Filename	920-50MR16-12-BK-WFL.ies	
Lamp	50W MR16 WFL	
CBCP	1,200	
D	FC	Beam Diameter
2'	269	2'0"
4'	67	4'6"
6'	30	7'6"
8'	17	9'0"
10'	11	11'6"
15'	5	17'0"

NOTES AND FORMULAS

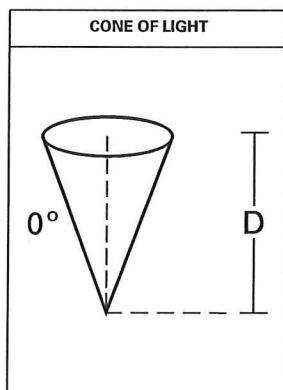
- Beam diameter is to 50% of maximum footcandles, rounded to the nearest half-foot.
- Footcandle values are initial. Apply appropriate light loss factors where necessary.
- Bare lamp data shown. Consult lamp manufacturers to obtain detailed specifications for their lamps.

CAMBRIA 920 LED PHOTOMETRY DATA

LED Lumen and CBCP Table - 4000K

OPTIC TYPE (beam spread)	BASE + ACCESSORY OPTIONS	4000K CCT - Standard Hood					
		10W			6W		
		CBCP	LUMENS	LPW	CBCP	LUMENS	LPW
12'	BASE	7931	419	45	5948	314	53
	+ DIF (DIFFUSE)	1178	289	31	884	217	37
	+ OSL (OVERALL SPREAD LENS)	820	350	38	615	263	45
	+ LSL (LINEAR SPREAD LENS)	NA	343	36	NA	257	44
	+ LVR (HEXCELL LOUVER)	7165	339	36	5374	254	43
21'	BASE	2194	344	37	1646	258	44
	+ DIF (DIFFUSE)	683	241	26	512	181	31
	+ OSL (OVERALL SPREAD LENS)	595	290	32	446	218	37
	+ LSL (LINEAR SPREAD LENS)	NA	282	31	NA	212	36
	+ LVR (HEXCELL LOUVER)	2030	249	27	1523	187	32
41'	BASE	1173	304	33	880	228	39
	+ DIF (DIFFUSE)	418	205	22	314	154	26
	+ OSL (OVERALL SPREAD LENS)	595	250	27	446	188	32
	+ LSL (LINEAR SPREAD LENS)	NA	245	27	NA	184	31
	+ LVR (HEXCELL LOUVER)	1078	195	21	809	146	25

Horizontal Illuminance on Surface - Cambria 920 Standard Recessed Hood -4000K



Filename: 920-10LED4012-12-BK.ies		
Test No.: P184456		
D	FC	Beam Diameter
2'	1912.8	0.4
4'	478.2	0.8
6'	212.5	1.2
8'	119.5	1.6
10'	76.5	2.0
15'	34.0	3.2
20'	19.1	4.2
30'	8.5	6.4
40'	4.8	8.4

Filename: 920-10LED4021-12-BK.ies		
Test No.: P185206		
D	FC	Beam Diameter
2'	548.5	0.6
4'	137.1	1.3
6'	60.9	2.1
8'	34.3	2.8
10'	21.9	3.6
15'	9.8	5.3
20'	5.5	7.2
30'	2.4	10.6
40'	1.4	13.9

Filename: 920-10LED4041-12-BK.ies		
Test No.: P185956		
D	FC	Beam Diameter
2'	290.7	0.8
4'	72.7	1.6
6'	32.3	2.5
8'	18.2	3.3
10'	11.6	4.2
15'	5.2	6.4
20'	2.9	8.5
30'	1.3	12.6
40'	0.7	16.2

CCT MULTIPLIER TABLE

CCT(K) / COLOR	MULTIPLIER
2700K	0.79
3000K	0.86
4000K	1.00
5700K	1.05
AMBER	0.57

TECHNICAL INFORMATION

- Dimming is dependant on remote transformer compatibility with LED module. Please see [compatibility matrix](#) for dimmer switch and transformer selection.
- When using a magnetic dimmer switch there are two recommended LED compatible 120V magnetic dimming switches:
Lutron Ariadni AVLV-600P and Lutron Diva DVLV-600P
- IMPORTANT: when sizing the transformer use 9 watts for 6LED or 15 watts for 10LED option fixture. Nominal power draw after start up is 6 watts or 10 watts accordingly. The LED module is designed to operate between 10 and 13 volts. Any less or more voltage can cause premature failures.



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Lumiere Cambria 920-50MR16-BK 50W Halogen Low Voltage Center Rear Swivel Stem Sign Light Black Color



Click to Enlarge

Lumiere Cambria 920-50MR16-BK 50W Halogen Low Voltage Center Rear Swivel Stem Sign Light Black Color

Item# *Lumiere-920-50MR16-BK*

\$223.95

Quantity:

+ ADD TO CART



Special Promo

\$400 Minimum Purchase

Use coupon code at check out page to get the free shipping. [Click >>](#)

Free Shipping

Coupon Code:

LUMIEREFS

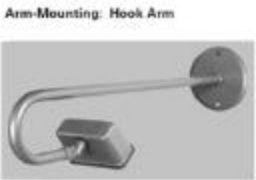
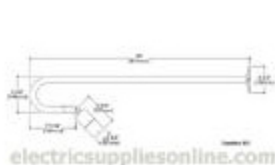


Product Description

Cambria 920 is an ultra-compact MR16 low voltage sign lighting fixture. It attaches to a wall mounted 36" hook arm and delivers 180i of vertical adjustment for easy aiming. Optional 24" or 30" hook arms are available in lieu of the standard 36" arm. Various lenses, louvers and color or dichroic filters can be combined - up to three at once - to create multiple lighting effects. Lumiere's exclusive Siphon Protection System (S.P.S) prevents water from siphoning into the fixture through its own lead wires.

MATERIAL:	Housing, hood, hook arm and wall mounting place are precision machined from corrosion resistant 6061-T6 aluminum.
FINISH:	Fixtures are double protected by a chromate conversion undercoating and polyester powdercoat paint finish, surpassing the rigorous demands of the outdoor environment. A variety of standard colors are available.
LENS:	Tempered glass lens, factory sealed with high temperature adhesive to prevent water intrusion and breakage due to thermal shock.
HOOD:	Hood is removable for easy relamping and accepts up to three internal accessories at once (lenses, louvers, filters) to achieve multiple lighting effects. Weep holes prevent water and mineral stains from collecting on the lens, even in the straight-up position.
ADJUSTABLE MOUNTING STEM:	Standard 36" hook arm with adjustable center rear swivel provides 180i of vertical adjustment for easy aiming. Optional 24" or 30" hook arms are available in lieu of standard 36" arm (specify option -HA24 or -HA30). Stainless steel aim-locking mechanisms are standard. 4 - 1/4" diameter wall mounting plate attaches directly to standard J-box with screws provided. Lumiere's exclusive Siphon Protection System (S.P.S.) prevents water from siphoning into the fixture through its own lead wires.
GASKET:	Housing and face plate are sealed with a high temperature silicone o-ring gasket to prevent water intrusion.
HARDWARE:	Stainless steel hardware is standard to provide maximum corrosion-resistance.
SOCKET:	Ceramic socket with 250i C Teflon™ coated lead wires and GU 5.3 bi-pin base.
ELECTRICAL:	Remote 12V transformer required, not included, available from Lumiere as an accessory.
LABELS & APPROVALS:	UL and cUL listed, standard wet label. IP65 rated. Manufactured to ISO 9001-2000 Quality Systems Standard. IBEW union made.
LAMP:	Not included. Available from Lumiere as an accessory.

SPECIFICATIONS



Lumiere Landscape Lighting [Overview Click Here](#)
Other Cooper Lighting Products [Click Here](#)
Cambria 920 [Specification Sheet](#) - PDF

For more Lumiere Landscape Lighting products, click on the picture below

Click [here](#) for all Landscape Lighting Accessories

Click [here](#) for Lumiere Landscape Lighting Color Chart

Lumiere Cambria 920 Sign Lighting. Click [here](#)
Available in: Black, Bronze, City Silver, Verde and White

Click [here](#) for all Lumiere 12V Low Voltage Sign Lighting
Available in 50W MR16 Halogen and 50W T4 Halogen
Over 8 Styles and 5 Different Colors are available

Click [here](#) for all Lumiere Sign Lighting
Available in LED and Low Voltage
Over 8 Styles and 5 Different Colors are available

Click [here](#) for all Lumiere Landscape Lighting Products

Helpful Links.		Best Sellers		
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Defective Claim	Top 10 Reasons	Lutron Dimmers	Lumark Lighting	Westinghouse Fans

ElectricSuppliesOnline Category

Advantage Light Source Landscape Lighting | Air Zone Fan | Amprobe Testers | Ark Lighting | Best Quality Landscape Lighting | BRK Electronics | Broan Fan | Bromic Heaters | Cooper Wiring Devices | Corona Landscape Lighting | Danfoss Heater | Dual-Lite Exit Signs | Electric Car Chargers | Etcon Testers | Fantech Fans | Firex Smoke Alarms | Focus Landscape Lighting | Fulham Ballasts | Gardner Bender Testers | GE Transformer | Greenlee Testers | Hatch Transformers | Hioki Electrical Testers | Hollywood Lighting | Hubbell Lighting | Infratech Heaters | Jefferson Electric Transformers | Juno Under Cabinet Lighting | Kidde Smoke Alarms | King Innovation | Landscape Low Voltage Wires | LED Light Bulbs | Leviton Switches | Lightcraft Transformers | Lightech Transformers | Lithonia Lighting | Liton Track Lighting | Lutron Dimmers | Lutron Wallplates | Magnitude Transformers | Markel Heaters | Marley Heaters | Murray Circuit Breakers | Pass and Seymour Lighting Controls | Period Arts | Prime Wire and Cable | RAB Landscape Lighting | RAB Lighting | Siemens Circuit Breakers | Square D Circuit Breakers | SunTouch Heaters | TechnoMagnet Transformers | Ushio Light Bulbs |



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

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

R.23471
#1116
PHDC-18-0019

OFFICE USE ONLY

Date Filed:

Meeting Date:

Action Item/Study Item

5

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

516 N. River St.

Applicant

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

Name

Richard Omel & Zeena Monasa

Address

516 N River St.

City

Ypsilanti

State

MI

Zip

48198

Phone / Fax

(734) 330-7787

E-Mail

zeenamonasa@gmail.com

Contractor

Contractor Name & Contact Info

Oak Leaf Design Build

Type of work

- ☐ Roofing
☐ Window/Door
Replacement

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

☒ Other

Complete Description of Proposed Work:

Expand existing room above back third of garage so that it is above entire garage. Add windows to front (west) mimicking front of house. Add electric heat. Add 1 or 2 south-facing windows. Add furnace and air-conditioning units. Cedar siding throughout. Cedar shingles on front (west). Maintain existing stain colors.

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:

approx \$30,000.00

Permit fee:

\$35 + 45 = 80

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:

3/6/2018

Print Name:

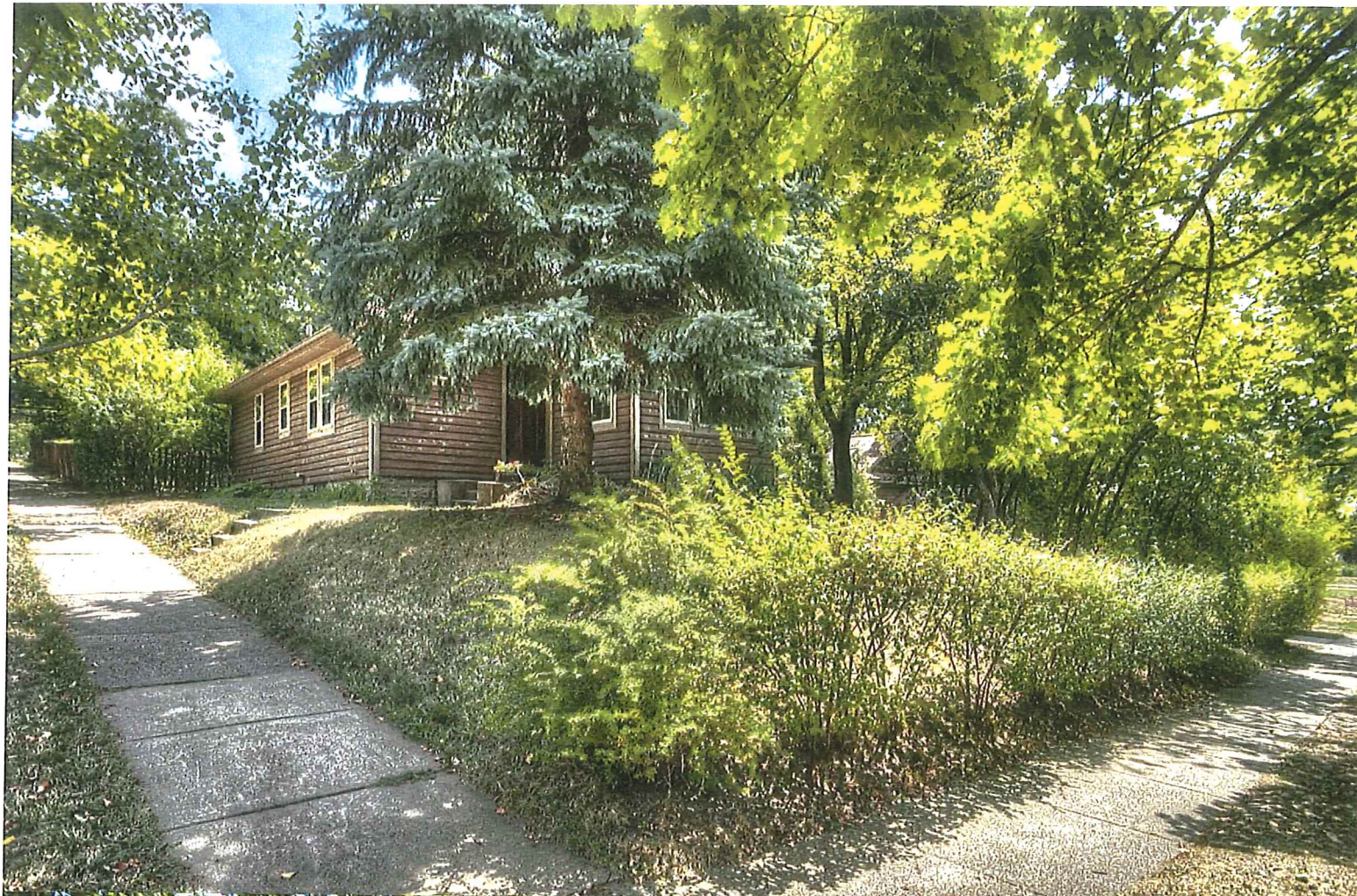
Richard Omel Zeena Monase

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

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

PHDC.18.0019

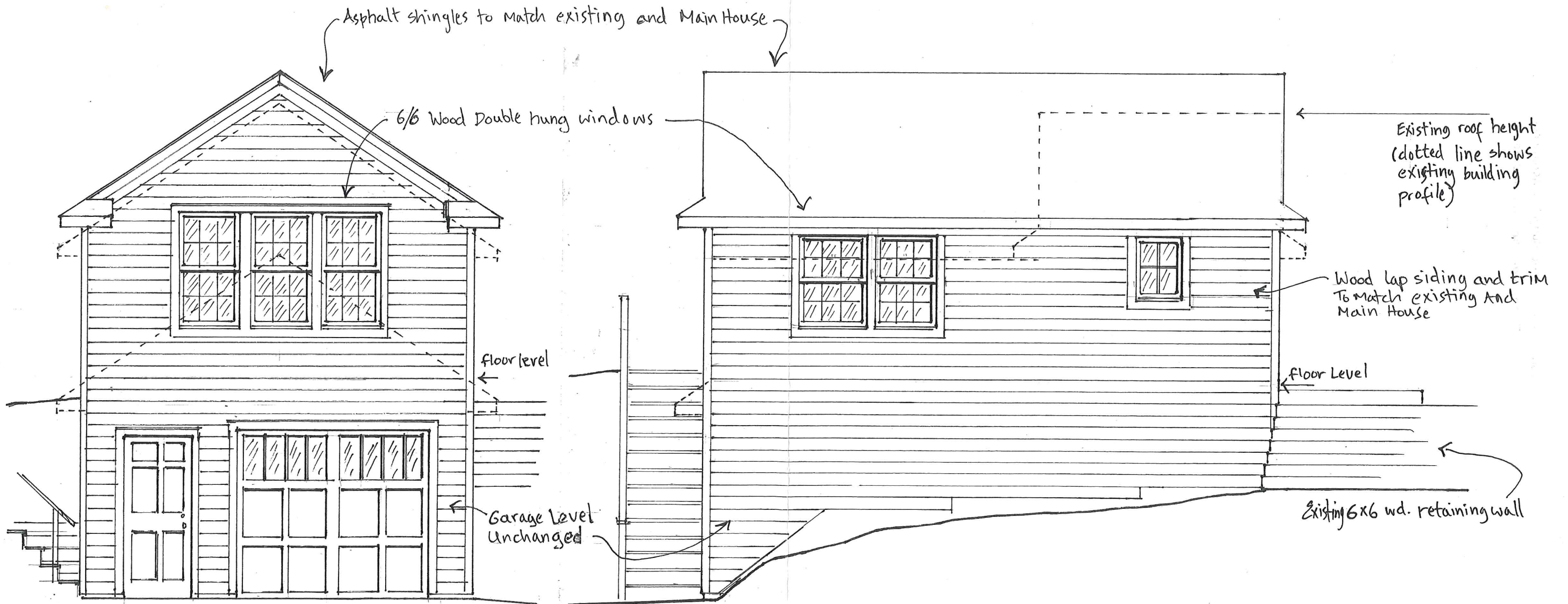






516 North River Street Carriage House Remodel

drawing by Nick Durrie
Oak Leaf Design Build
1240 Jewett St. Ann Arbor MI 48104
734 223-5153



STREET (WEST) ELEVATION
 $\frac{1}{4}" = 1'$

SIDE LOT (SOUTH) ELEVATION
 $\frac{1}{4}" = 1'$

CITY OF YPSILANTI
HISTORIC DISTRICT COMMISSION
MINUTES OF FEBRUARY 27, 2018

CALL TO ORDER AND ROLL CALL

Hank Prebys Vice-Chair, 7:06 pm

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

Commissioners Present: Jane Schmiedeke, Mike Davis, Jr., Hank Prebys, Erika Lindsay, Alex Pettit

Commissioners Absent: Anne Stevenson, Ron Rupert

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

APPROVAL OF AGENDA

Kochanek: Added 15 S Washington, 114 W Michigan, and 110 N Park as study items

Audience member: Added 7 S Washington as a study item.

Motion: Schmiedeke (second: Davis) moved to approve the agenda as amended.

Approval: Unanimous. Motion carries.

PUBLIC COMMENT ON AGENDA ITEMS—none

OLD BUSINESS

25 S Huron

** Amendment to previous sign application*

Applicant: James Summers, owner- Present

Discussion: Summers: Stated he wants to amend the previous application. There was a plan to put a neon sign over the door. He tried for a month to find someone that could build the sign the way that he wanted but in the end there was no guarantee that it would turn out as he wanted.

Davis: Asked if there will be a white background on the sign.

Summers: Responded that what is currently there will be it and that it does have a white background.

Motion: Davis (second: Schmiedeke) moved to approve the amended application for work at 25 S Huron to include the installation of an aluminum wall sign in dimensions of 70" x 22". The sign is already installed instead of the previously approved neon sign. The sign is slightly smaller than the originally approved neon sign. And the sign is attached within the existing signboard.

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.

NEW BUSINESS

9 S Adams

**Application is for the infill of a window opening*

Applicant: Laura Gillis, Growing Hope representative- Present

Discussion: Gillis: Stated that per building code and for fire protection they need to remove one of the original windows that is within 10' of an unsuppressed building. They plan to take out the metal window frame and infill with brick to match as closely as possible to the brick on the building. They will also brick the interior. That will satisfy the ordinance.

Davis: Stated that staff noted that the commission may want discuss a setback of 1 inch and to not "tooth in" the masonry. He asked if these issues have been discussed already.

Schmiedeke: Stated that this was discussed when this item was here as a study item. Advised that the sill and the lintel are to remain.

Lindsay: Asked what type of mortar will be used.

Gillis: Responded that she does not know.

Prebys: Stated that he believes it will be hard fired brick.

Schmiedeke: Mentioned that the color match for the mortar may be a concern.

[Staff provided the HDC Masonry Repair and Cleaning fact sheet to the applicant]

Motion: Lindsay (second: Pettit) moved 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. The opening will be in-filled with brick, set back an inch, and not toothed in with an appropriate mortar to match per the fact sheet provided. The existing lintel and sill will remain in place as discussed.

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.

116-118 W Michigan

**Application is for front & rear façade work; window & door replacement & window reopening, roof deck & balcony installation, rear expansion, painting & cleaning*

Applicant: Van Hunsberger, architect and Adam Tasselmyer, owner- Present

Discussion: Hunsberger: Stated they are lowering the basement floors, and originally all the work would have occurred at the back. They were denied by DPS to set up facilities at the back. That left taking construction debris out through the front. They need to repair the brick façade in the front. The floor in the front is settling a bit. They want to remove the a portion or all of the painted plywood sign panel on the front façade so they can investigate the structure, reinforce the façade, and put the panels back as they were.

Prebys: Clarified that they are requesting approval to remove the panels of the façade.

Davis: Asked how the scope of the work will affect the ability to complete the project, and what the timeline is for having everything done on the exterior.

Hunsberger: Responded that summer is the goal, that June 15 is the date that they are shooting for.

Lindsay: Suggested having the demolition piece separate from the work.

Schmiedeke: Asked where the entrance is.

Hunsberger: [*Showed using an image*]

Schmiedeke: Stated her concern is with the lack of entrance for each of the buildings, since these are two different buildings from two different periods.

Hunsberger: Stated that if one was put on the 118 W Michigan storefront, that it would need to be a non-functioning entrance because of the slope of the sidewalk.

Pettit: Asked if Commissioner Schmiedeke's concern is a lack of a door or the lack of an actual entrance.

Schmiedeke: Responded that she wants the appearance of a door, that her concern is more visual.

Pettit: Stated that the Corner Health building is three buildings together, but they have only one entrance. Stated that if both storefronts looked exactly the same or were uniform, he would then be concerned. But the storefronts are different and that differentiates them from each other.

Davis: Asked if the entrance for 118 W Michigan will be a flush entrance, or will it have dimensionality like the other storefront.

Hunsberger: Stated the entrance will be flush, not dimensional but that the awnings that they have proposed for above the storefronts will give the entrance dimensionality.

Davis: Asked if the applicant can bring back an option with a non-functioning door for the HDC to consider.

Prebys: Clarified that the purpose of this application is permission to remove the panels for investigation purposes.

Motion: Davis (second: Lindsay) moved to table the application for work at 116-118 W Michigan due to incompleteness of the application. Applicant may

start demolition work on exterior storefronts and the signage areas for the purpose of engineering review.

Approval: Unanimous approval. Motion carries.

Hunsberger: Stated they have the opportunity to raise the roof slightly on the north end of the building. Stated the material on the side can either be a composite vertical beadboard or brick. Asked what would be best for the side.

Prebys: Responded the HDC is in favor of new or different materials for additions to buildings so that there is a clear differentiation between the old and new.

Hunsberger: Added that it would wrap around the side.

Pettit: Stated he does not have a problem with that material.

15 S Washington

Applicants: David Esau, architect and Bob Gillett, owner- Present

Discussion: Esau: Stated the first thing is an amendment to a previous approval. They are proposing to reorganize the three windows on the center of the second floor on the east side into six smaller windows. States that this is required since the structural studs are right in the center of the area where they planned to install the three windows. The second item is about the plaster. They want to repair the plaster and have come up with sample [*he indicates the sample that he brought with him on the table*]. He offers to pass around the sample so that the commission can get a closer look. They plan to paint the existing and new plaster in the same color, an off-white that was included with the application. The third item is a scupper on the roof to prevent water from standing on the roof if the drainage system is clogged. The fourth item is for exterior lighting under the canopies. On the west side, hanging cylinders would be installed and ceiling mounted cylinders would be installed on the east side. Lighting would also include one wall-mounted light for above the double metal doors on the east wall.

Davis: Asked if all the lights will be in bronze and in the same finish.

Esau: Confirmed that is the case. The fifth item is about signage. They propose to install address signs over the doors and tenant signage on the glass on either side of the west doors. Stated that he hopes that the

tenant signage would be approved for the size and that they would not have to return each time a new tenant sign needed to be added.

Davis: Asked if it would be the lettering on the glass or a board/case with letters.

Esau: Responded that it would be lettering in the glass.

Davis: Asks if the background will be clear/translucent.

Esau: Confirms.

Motion: Davis (second: Pettit) moved to approve the application for work at 15 S Washington as depicted in the application dated February 20, 2018. The 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 Pearly White paint and the installation of an overflow scupper, with the dimensions as noted in the application. New lighting will be installed on the east canopy with three 6 ¼" diameter by 9 ⅝" high ceiling mount cylinders in a bronze finish. At the west canopy, seven similar sized cylinders on 18" long stems in bronze and a new wall mounted LED fixture also in bronze finish above the service door on the east facade. All lights are to be dark sky compliant. Bulbs should also be conforming to the HDC fact sheet for color range/temperature. Signage will be installed as proposed with the application with any future tenants being able to be added to the vinyl sign area on either side of the west door entries within the proposed tenant sign area in a uniform size as decided by the applicant. If in the future, if the sign area needs to be increased, the applicant will return to the HDC.

Secretary of the Interior Standards:

#5- Preserve distinct features

#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

15 S Washington

Applicants: David Esau, architect and Bob Gillett, owner- Present

Discussion: Esau: Stated that the plaster repairs are extensive and that he is hoping to discuss what can be done if repairs are more extensive than anticipated—such as the majority of it falls down.

Schmiedeke: Responded that pieces that fall down should be removed.

Davis: Stated they should repair sections as much as possible, but pieces that fall and shatter cannot be repaired.

Pettit: Asked if they are looking for permission to do something entirely different if the plaster is not working.

Esau: Responded yes.

Pettit: Added that what may fall is additional plaster, and that what is underneath is probably still stable.

Esau: Added that there could be some structural issues with the plaster because of water penetration. Stated if this were a new building, they would probably consider options other than plaster.

Davis: Stated that the worst case scenario is that the plaster is shot.

Lindsay: Stated that in that case, she'd recommend replacing it with new plaster.

Schmiedeke: Suggested that if most of the plaster is in need of replacement, then they should return to the HDC with options.

Gillett: Stated that the chances of big chunks of plaster falling is 50/50. The stone infused plaster is expensive. They think there will be better consistency, strength, and cost if they went with a different material.

Schmiedeke: Asked if this is just at the rear [east side] of the building.

Esau: Responded yes.

Schmiedeke: Suggested that the back does not have to match the three sides.

Lindsay: Stated that the only reason this is failing is because of water. If you were to replace, it would not become a problem if the water is kept out. They would like to see examples of other options for replacement if plaster is not something they want to do.

Prebys: Stated that the purpose is to preserve the historic building.

114 W Michigan

Applicant: Jennifer Eastridge, owner- Present

Discussion: Eastridge: Stated she is planning to put in a retail space on the first floor. She likes the idea of gooseneck lights and she understands the lights need to be down lit. She will also be looking at additional lighting for the sign, which will be a projecting sign about 42 inches wide, and hung with a bracket. The paint colors she is considering are a minty green for the body of the building with a brownish-grey for the trim. She would also like to add some scroll details for the signboard.

Lindsay: Stated it would be hard to see from the street without something on the signboard. A projecting sign also produces a strange elevation.

Davis: Stated he has seen projecting signs in other historic districts, but not so much in Ypsilanti. Thinks the light choice would be critical for the sign.

Eastridge: Added that she has spoken with the lighting company about getting lights on a swivel.

Prebys: Added that lights off the bracket could work, as well.

Eastridge: Added that she wants to put a decal logo in the door.

Pettit: Stated he doesn't think anything she is proposing would be a problem.

Eastridge: Stated she could imagine the 114 W being in the signboard or in the windows. Added that they will want to put hours of operation on the windows as well. As for display windows, they want soft warm lights to create a marquee feel for the storefront.

Davis: Stated that he doesn't think the marquee lights are appropriate in this building the way it is shown on paper. He is not against some sort of decorative spot lighting inside the windows pointing to displays.

Prebys: Suggested low wattage bulbs. Strip LED lights around windows are not acceptable.

Davis: Stated they must adhere to dark sky standards, and the marquee lights do not jive with that because the lights in the picture are omnidirectional. Motion lights are not allowed. Spot lights could be acceptable.

Lindsay: Suggested lights that are easy to change in the display windows at front to accommodate different window displays.

Eastridge: Responded that window displays will change often.

7 S Washington

Applicant: Emily Weir

Weir: Stated they want a hanging sign for the front of the building. Added it is the same sign designer that did the sign for Hyperion Coffee. They have not thought about lighting yet because they are focused on sign and the awning may create a barrier for lighting.

Prebys: Suggested that the sign maker could do something that includes two lights that are focused on the sign.

Schmiedeke: Stated the problem could be light shining in a drivers' eyes.

Pettit: Responded that they don't have to be high volume lights, nor will they be pointing to the street.

Weir: Added that the sign will be made of PVC and vinyl.

Davis: Suggested they may not need lighting because of the colors and the street lighting.

Prebys: Stated they would get this approved easily.

110 N Park

Applicant: Cynthia Kochanek

Discussion: Kochanek: Stated the address is not in the district but that it is the former Tucker House. That since the two adjacent houses have come down, there is some concern as to whether 110 N Park might be next. Suggested this could may be something that the HDC may need to get involved in. Stated that moving it to the historic district is an option.

Davis: Asked how the HDC can move quickly to make this happen.

Prebys: Stated that the Heritage Foundation once attempted to place markers on the site but that was refused. It is documented by the automotive museum. Suggested alerting Bill Nickels.

Davis: Stated he would like to take all action they can starting now. Asked to be informed about more information so they can take swift action.

Prebys: Suggested bringing this topic up at a City Council meeting.

ADMINISTRATIVE APPROVALS—none

OTHER BUSINESS

Property monitoring

LED lighting strips policy/resolution

Kochanek: Suggested a written policy should be in place moving forward. She is looking for input on what the HDC wants in that policy.

Davis: Asked if it is possible to measure a percentage of light going in and going out.

Lindsay: Asked what the dark sky initiative says.

Davis: Responded that he can look into that.

Schmiedeke: Suggested some photos of different lights as models.

Kochanek: Suggested commissioners think about it more before making any policy.
Stated she needs some starting point to identify what is and is not acceptable.

AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS—none

HOUSEKEEPING BUSINESS

Approval of previous minutes for January 23, 2018 with supplemental material

Motion: Lindsay (second: Pettit) moved to approve the minutes for January 23, 2018 with supplemental material.

Approval: Unanimous approval. Motion carries.

Approval of previous minutes for February 13, 2018

Motion: Pettit (second: Schmiedeke) moved to approve the minutes for February 13, 2018 with the spelling correction for Commissioner Lindsay's first name.

Approval: Unanimous approval. Motion carries.

Officer Elections

[Votes are turned in to staff]

ADJOURNMENT

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

Approval: Unanimous approval. Motion carries.

MEETING ADJOURNED at 8:51 p.m.