

1. Historic District Commission Agenda 3-27-18

Documents:

[01-HDC MARCH 27, 2018 AGENDA.PDF](#)

2. Historic District Commission Meeting Packet 3-27-18

Documents:

[3-27-18 HDC MEETING PACKET.PDF](#)

CITY OF YPSILANTI
Agenda
Historic District Commission
Tuesday, March 27, 2018 - 7:00 p.m.
City Hall, Council Chambers, 1 S. Huron
Ypsilanti, MI 48197

The Ypsilanti Historic District Commission works to safeguard Ypsilanti's built heritage by guiding development and renovation within the Historic District. Enabled by federal, state, and local legislation, the HDC seeks to stabilize and improve property values, to promote preservation education, and to develop the Ypsilanti Historic District as a vital living area.

An audio recording of the meeting will be made for the purpose of assisting in the preparation of official minutes only. Once the official minutes are approved the audio recording will be destroyed.

I. CALL TO ORDER AND ROLL CALL

Anne Stevenson, Chair	P	A
Mike Davis, Jr., Vice Chair	P	A
Erika Lindsay	P	A
Alex Pettit	P	A
Hank Prebys	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. 400 N River

**Amendment to previous application-
door & window openings, lighting,
parking and painting**

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. 209 Pearl

Door installation

4. 64 & 76 N Huron

Sign installation

5. 218 N Adams

**Reroof, masonry repair, painting, site
improvements & solar installation**

C. STUDY ITEMS

6. 218 N Washington

**Ramp, fascia, masonry repair &
replacement & other upcoming projects**

D. ADMINISTRATIVE APPROVALS

7. 314 Maple

Water heater exhaust

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 March 13, 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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Ypsilanti, MI 48197

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HDC Work Permit Staff Review

Property address: 400 N River St

Date of Application: March 20, 2018

Date of Review: March 23, 2018

Date of Meeting: March 27, 2018

Proposed work: building rehabilitation

Materials: aluminum and glass skylight, aluminum-clad wood window, steel access ladder, architectural concrete, PVC, Lithonia DSX0 LED with backlights control optic, Antique Street Lamps Prismatic 5R acrylic acorn w/ NL reflector and clear top with coated lamp, BEGA LED wall mounted luminaire with symmetrical light distribution, BEGA LED wall mounted luminaire with shielded light, Benjamin Moore paint- HC156, Benjamin Moore paint- OC64, Benjamin Moore paint- HC154

Staff review:

1. The original plans and application for this project were approved at the February 14, 2017 HDC meeting.
2. Since that time the plans have gone to the ZBA and PC and have had other cosmetic changes thus an amended application with current plans needed to be returned to the HDC.
3. The amended changes include; the removal of the two roof top decks with railings and the access doors to the decks, a reduction in the height of the north stair enclosure, the increase in size of the skylight on the south stair enclosure, an added window to the north stair enclosure, a new access ladder, a kitchen access door has been removed, a change in material from composite wood to PVC on the oriel window. The parking plan and site lighting, the architectural concrete and painting have all been finalized.
4. Staff has advised that the change to the PVC material on the front oriel window may be considered inappropriate.
5. All the lighting on the plans except the Lithonia light poles at the rear of the lot (labelled "C" on the plans) were already included in the original submission and approved by the commission.
6. The application does indicate that the Lithonia light poles may be 4000k in temperature. HDC to advise on permitted light temperature.
7. A building department permit will be required for this work and should be obtained prior to the start of any work.

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10. New work shall be removable.

Relevant Secretary of the Interior's Standards:
#5, #7, #9

Recommended Motion:

Move to approve the amended plans for work at 400 N River as submitted in the application dated March 8, 2018 with lighting plans dated 6-21-2017 and elevations dated 8-24-2017 with the condition that the oriel window materials be changed back to a smooth composite wood siding, as this material is more appropriate.

AMENDED APPLICATION FOR MARCH 27, 2018 MEETING.



City of Ypsilanti Historic District Commission Work Permit Application

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

OFFICE USE ONLY

Date Filed:

Meeting Date:

Action Item/Study Item

To complete this application:

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

INCOMPLETE APPLICATIONS WILL BE REJECTED

Property

Address

400 N. RIVER STREET (THOMPSON BLOCK)

Applicant

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

Name

3 MISSION DESIGN AND DEVELOPMENT

Address

116 WEST WASHINGTON

City

ANN ARBOR

State

MICH.

Zip

48104

Phone / Fax

734-662-6070

E-Mail

RMITCHELL@MITCHELLANDMART.COM

Contractor

Contractor Name & Contact Info

KINCAID HENRY, LANSING, MICH. 517-332-8210

Type of work

☐ Roofing

☐ Window/Door

Replacement

☐ Porches

☐ Sign

☐ Fence (or other sitework)

☒ Other

Complete Description of Proposed Work:

THIS IS AN AMENDMENT TO AN HDC APPLICATION APPROVED ON 2.15.17 TO ADDRESS THE FOLLOWING CHANGES OR ITEMS OF CLARIFICATION:

- REMOVED TWO ROOF-TOP DECKS AND RAILINGS & ACCESS DOORS.
- REDUCED HEIGHT OF NORTH STAIR ENCLOSURE.
- ENLARGED SKYLIGHT ON SOUTH STAIR ENCLOSURE.
- ADDED WINDOW TO NORTH STAIR ENCLOSURE.
- ADDED ACCESS LADDER FROM 2ND FLOOR ROOF TO 3RD FLOOR ROOF.
- ELIMINATED ONE KITCHEN ACCESS DOOR, EAST ELEVATION.
- CLARIFY "ARCHITECTURAL CONCRETE," WEST ELEVATION.
- SUBSTITUTED FROM COMPOSIT WOOD TO PVC FOR DECORATIVE AT ORIEL WINDOW, WEST ELEVATION.
- CLARIFY EXISTING STONE FOUNDATION AT SOUTH ELEVATION; 3-LEVEL STRUCTURE WILL NOT BE PAINTED.
- SHOW SITE LIGHTING APPROVED BY PLANNING COMMISSION.

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

- EXTERIOR PAINT COLORS
 - EXISTING PAINTED BRICK ON SOUTH & WEST ELEVATIONS: BENJAMIN MOORE HC156
 - CORNICE AND SOUTH & WEST WINDOW HOODS: BENJAMIN MOORE OC 64
 - CORNICE BRACKETS: BENJAMIN MOORE HC 154
- PARKING LOT PLAN.

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 + _____ =

AMENDMENT TO PREVIOUS APPLICATION

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:

03.08.2018

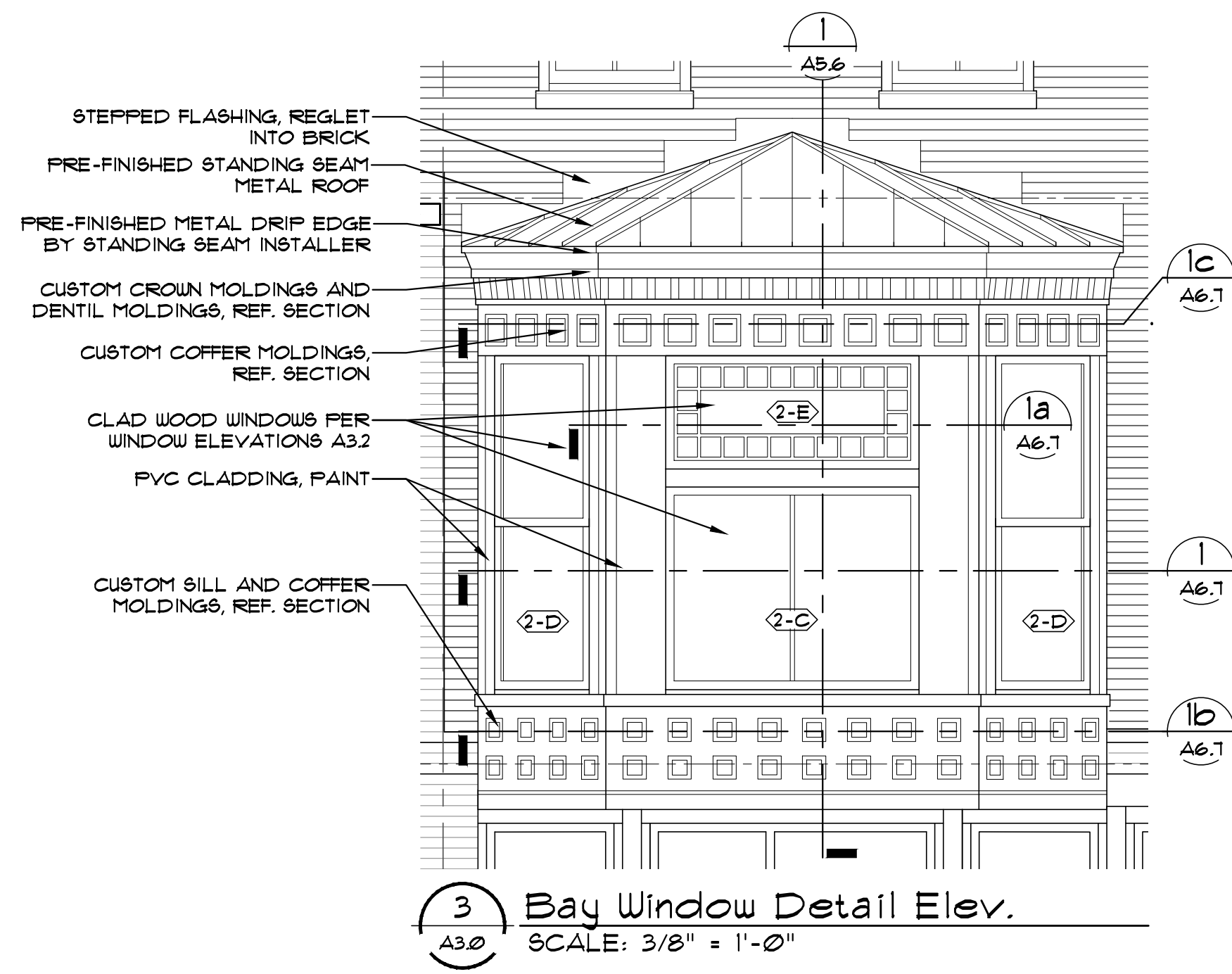
Print Name:

RICHARD W. MITCHELL

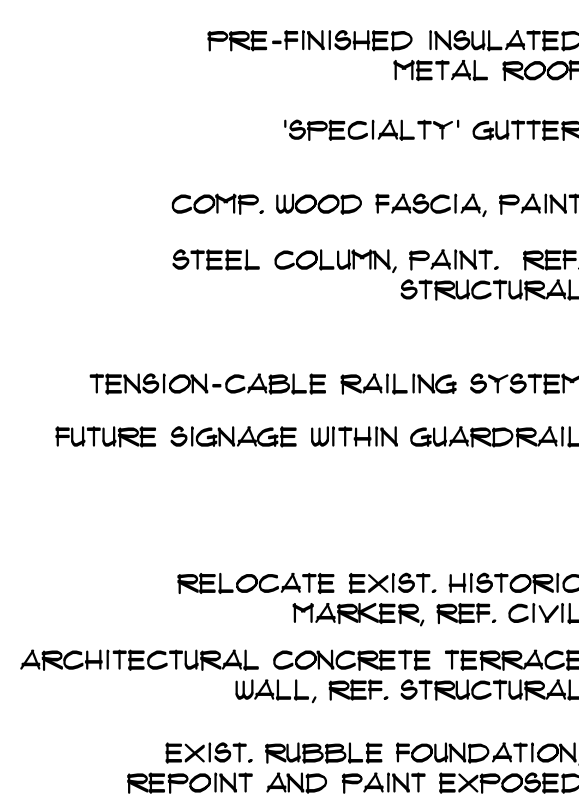
If you have questions about what the HDC generally permits or does not permit, or what they need to see in an application to render a decision, please call the office at 734-483-9646, email us at ekochanek@cityofypsilanti.com, or view our factsheets at cityofypsilanti.com/hd.

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



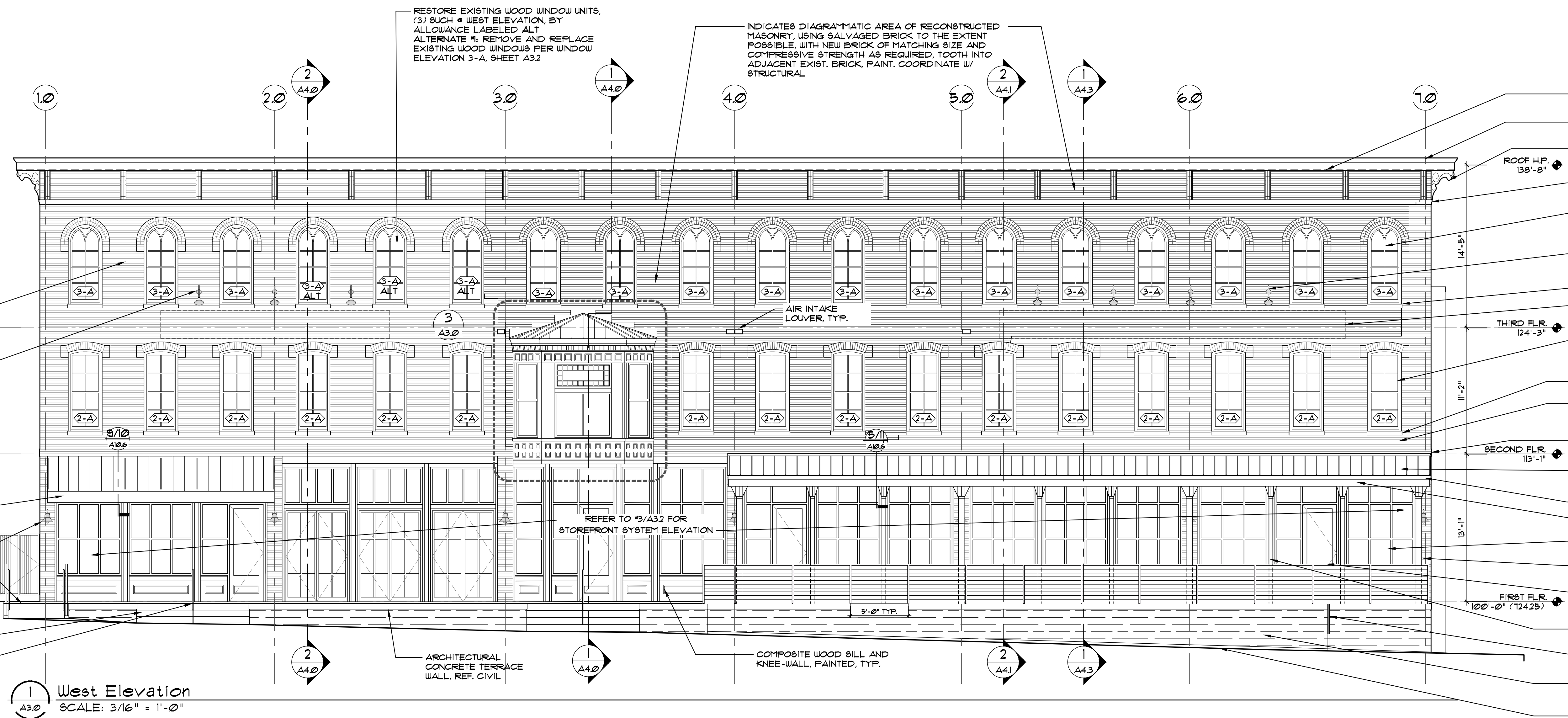


3 Bay Window Detail Elev.
SCALE: 3/8" = 1'-0"



2 South Elevation
SCALE: 3/16" = 1'-0"

BRICK THIS ELEVATION:
- ALL NEW BRICK, TYPE A & TYPE B
- REFER TO ELEVATION ABOVE
- ALL BRICK, THIS ELEVATION, PAINTED

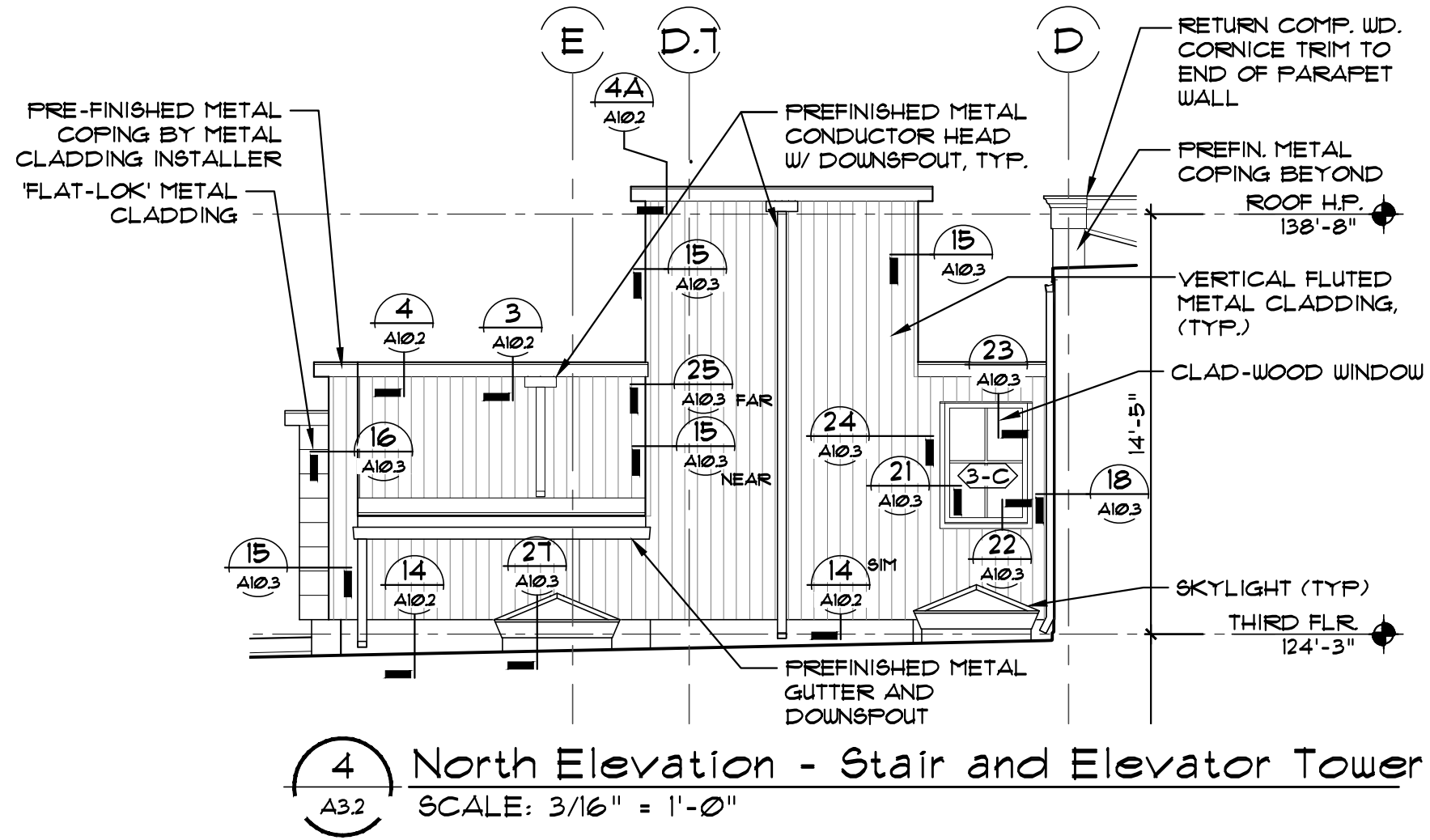


1 West Elevation
SCALE: 3/16" = 1'-0"

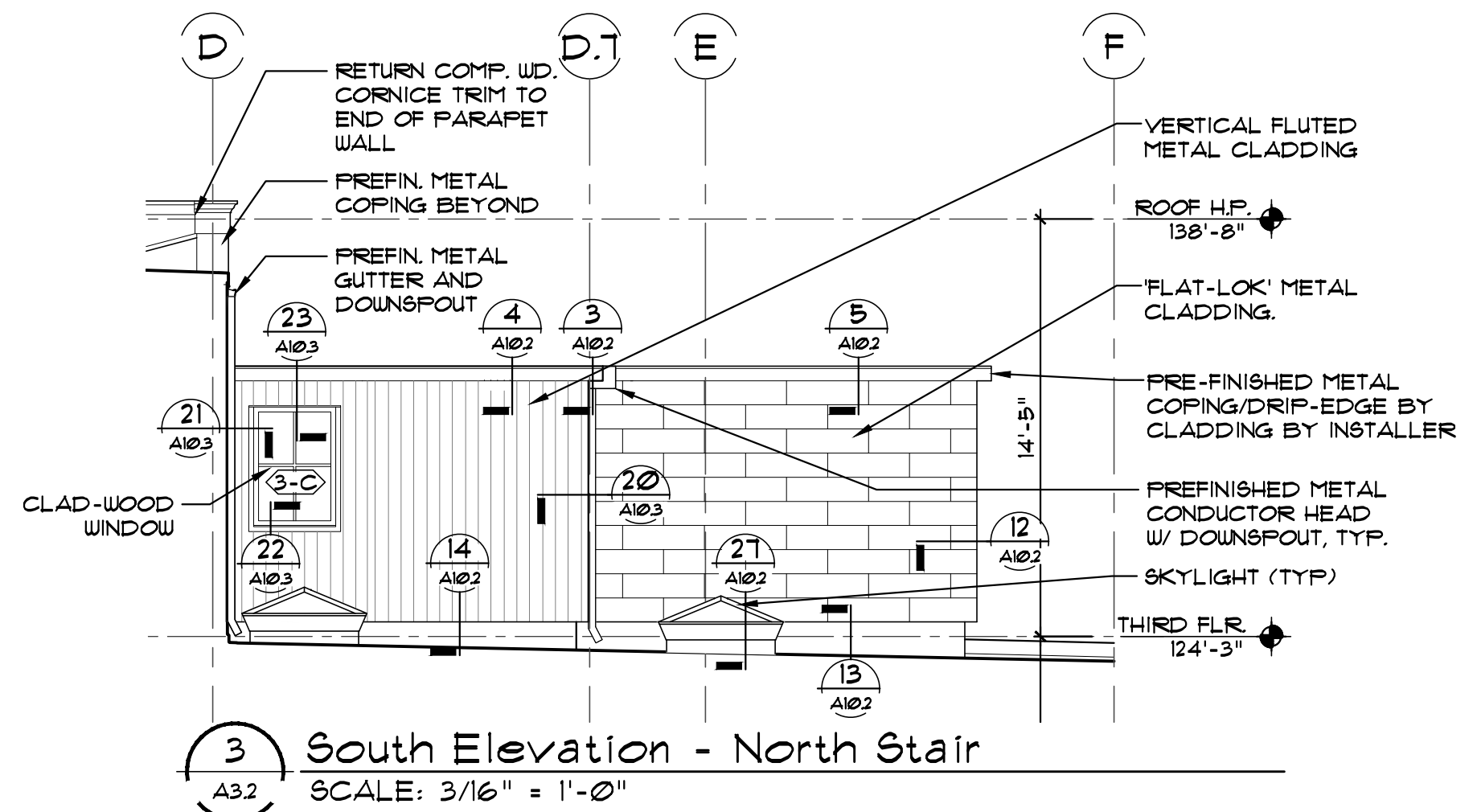
BRICK THIS ELEVATION:
- ALL NEW BRICK, TYPE A
- ALL BRICK, THIS ELEVATION, PAINTED

WINDOWS, REFER TO SHEET A32 FOR NOTES, DIMENSIONS, AND DETAIL REFERENCES. WINDOWS ARE IDENTIFIED BY WINDOW TAG.

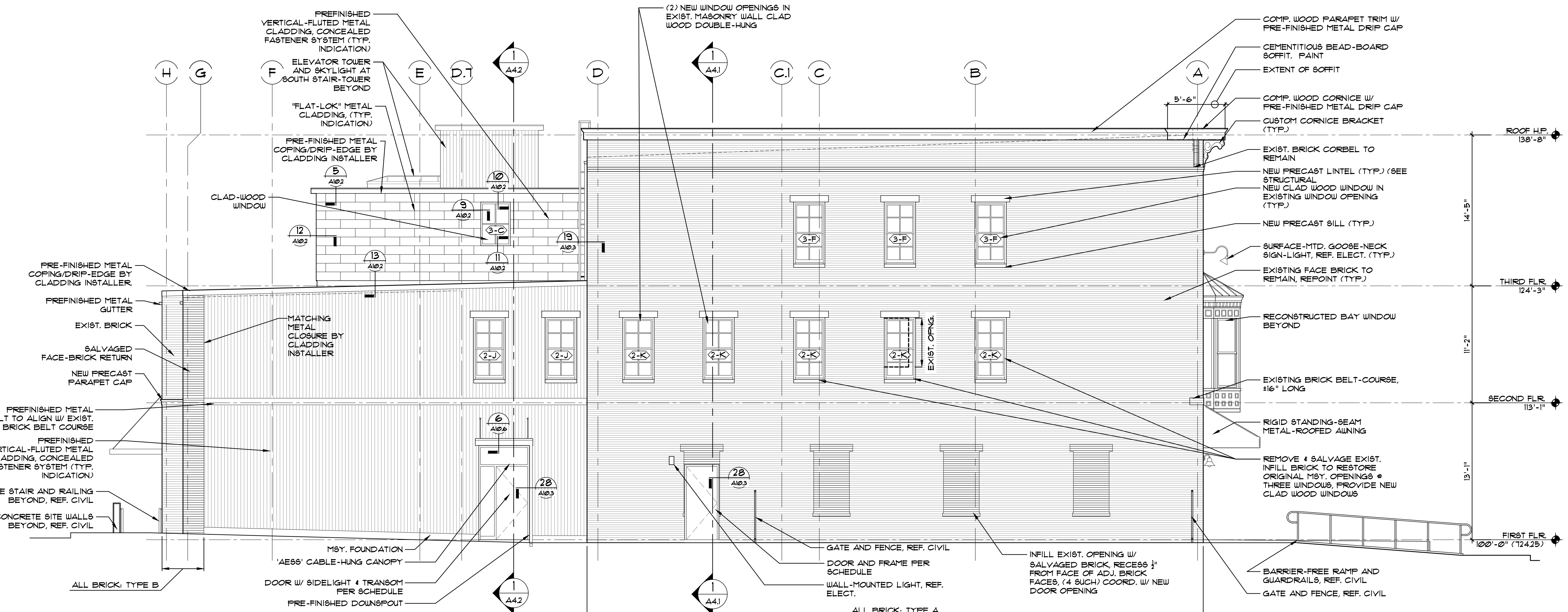
WINDOWS: REFER TO SHEET A32 FOR NOTES, DIMENSIONS, AND DETAIL REFERENCES. WINDOWS ARE IDENTIFIED BY WINDOW TAG.



4 North Elevation - Stair and Elevator Tower
SCALE: 3/16" = 1'-0"

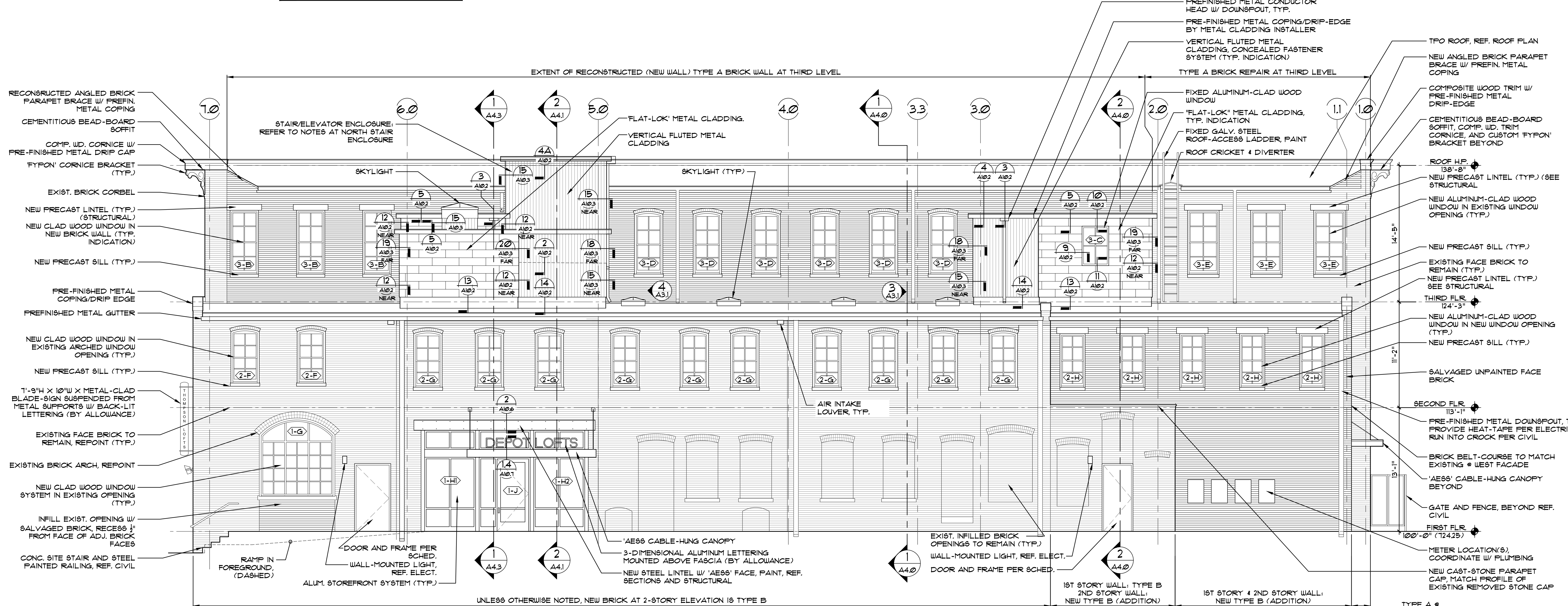


3 South Elevation - North Stair
SCALE: 3/16" = 1'-0"



2 North Elevation
SCALE: 3/16" = 1'-0"

BRICK THIS ELEVATION:
- NEW BRICK TYPE A & TYPE B
- REFER TO ELEVATION ABOVE
- ALL BRICK THIS ELEVATION: UNPAINTED



1 East Elevation
SCALE: 3/16" = 1'-0"

BRICK THIS ELEVATION:
- NEW BRICK TYPE A & TYPE B
- REFER TO ELEVATION ABOVE
- ALL BRICK THIS ELEVATION: UNPAINTED



Sample Catalog Number: RGS23 A 100M MED ARF R5 120 ANBK RPF ARV MD14 BL31 SLR PEB1

 = required part
 = optional part

1	2	3	4	5	6	7	8	9	10	11	12	12
RGS23	A	100M MED	ARF	R5	120	ANBK	RPF	ARV	MD14	BL31	SLR	PEB1

See Table D.10.1	BS1	BL1	SLR	Solid I/O Reflector
BS2	BS21	BL21	PLR	Perpetual I/O Reflector
BS3	BS31	BL31	SP	House-Use Spinlock
BS4	BS41	BL41	SP	Single firing
BS5	BS51	BL51	PEB	Perpetual Callout 200
BS6	BS61	BL61	PEB	Perpetual Callout 400
BS7	BS71	BL71	PER	Thick Lock (no spin)
BS8	BS81	BL81	PER	Thick Lock (no spin, 200)
			PER	Thick Lock (no spin, 400)
			PER	Thick Lock (no spin, 600)
			PER	Thick Lock (no spin, 800)
			PER	Thick Lock (no spin, 2000)



HDC Work Permit Staff Review

Property address: 116-118 W Michigan Ave

Date of Application: February 16, 2018

Date of Review: March 23, 2018

Date of Meeting: March 27, 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 application was tabled at the February 27th and the March 13th HDC meetings, staff has been in communication with the architect but has not received any more details on the project at the time of this review.
2. The application will need to be denied on procedural grounds by April 10, 2018 unless a written agreement is made for an extension.
3. 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.
4. 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.
5. Since the last HDC meeting, the signage area on the buildings has been partially removed for engineering to explore the support structures behind them.
6. 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.
7. 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

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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.

Recommended Motion:

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



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:

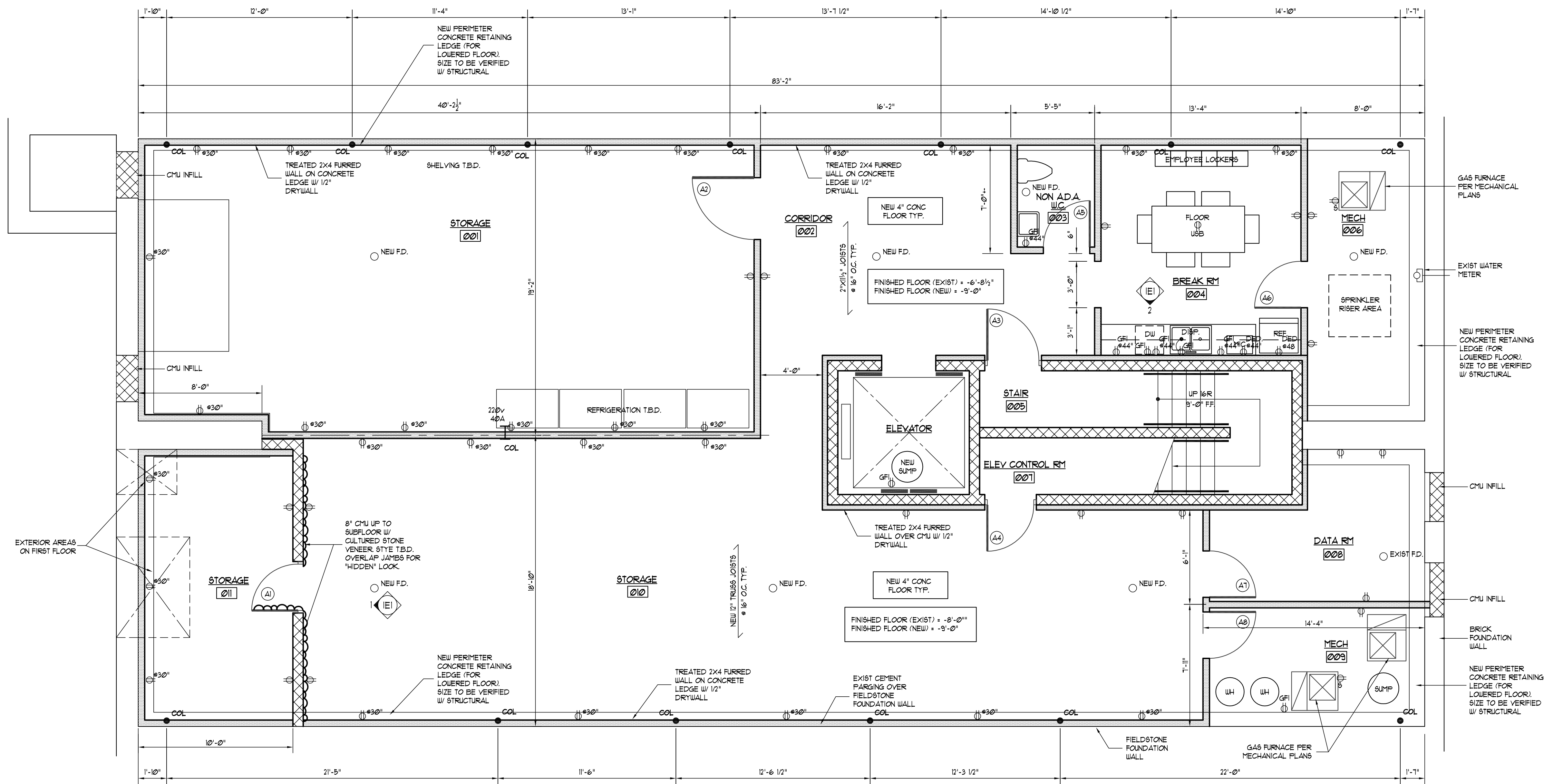
2-16-18

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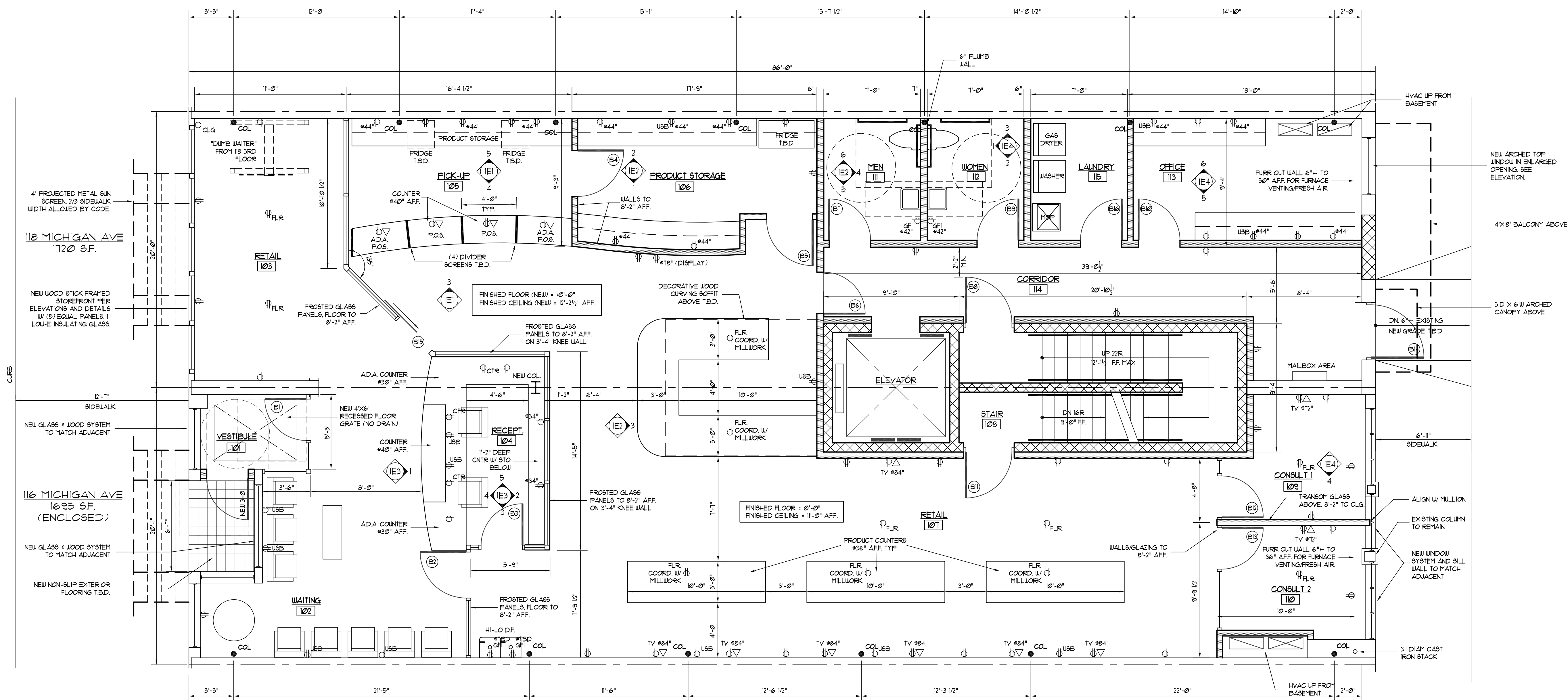
VAN HUNSBERGER

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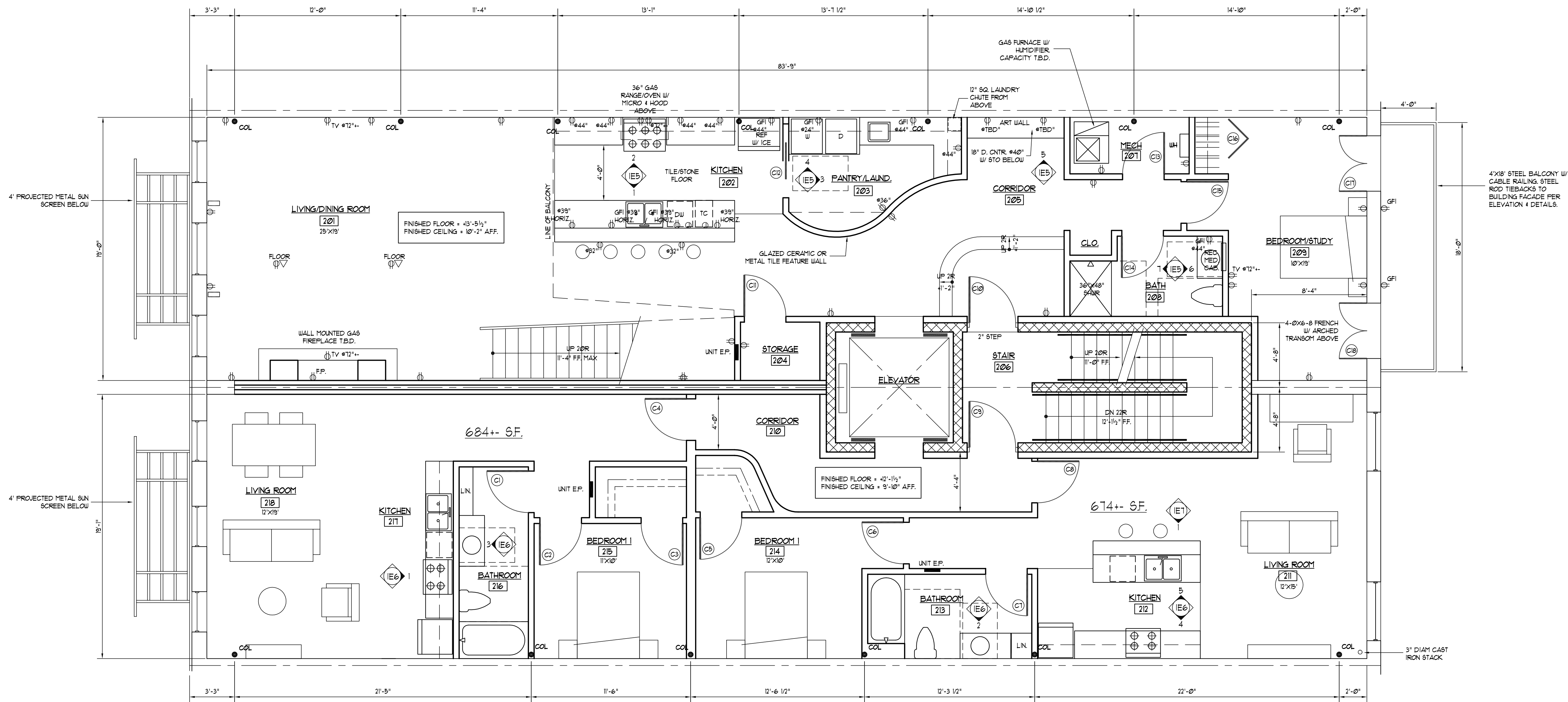
All other necessary Building Permits must be acquired before beginning work.



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.

HERBAL SOLUTIONS
118 MICHIGAN AVE • YPSILANTI, MI 48197

2000 HOBBACK RD. SUITE 3
ANN ARBOR, MI 48105
734.971.4000 P
734.971.9450 F

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THE WRITTEN PERMISSION
OF THE COPYRIGHT OWNER

REVISIONS

DRAWN
VRH

DATE
1-31-18

CHKD.

APPVD.

JOB NO.

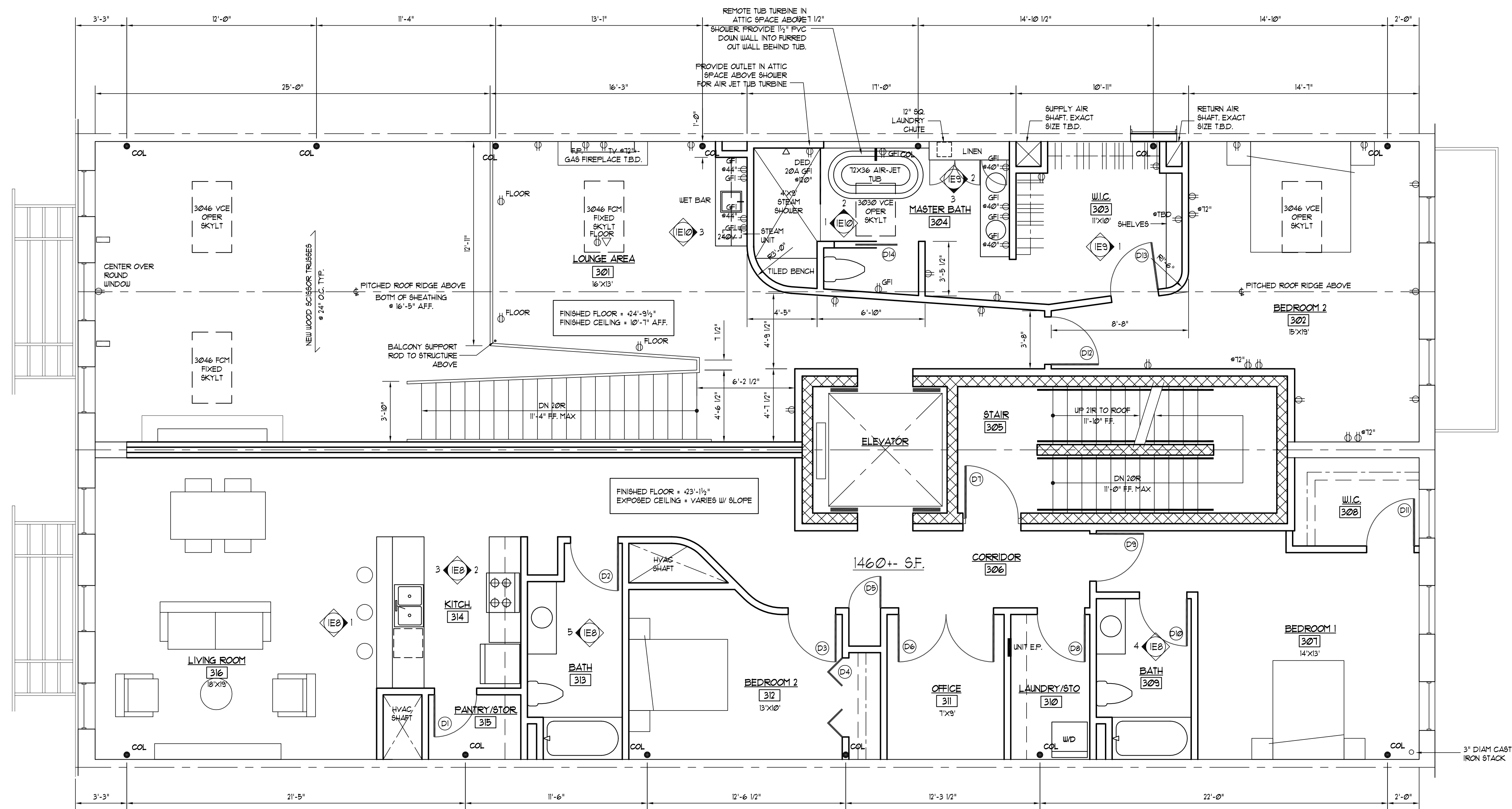
16-14

CAD ID:

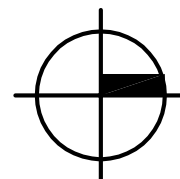
PLAN-NEW3

SHEET NO.

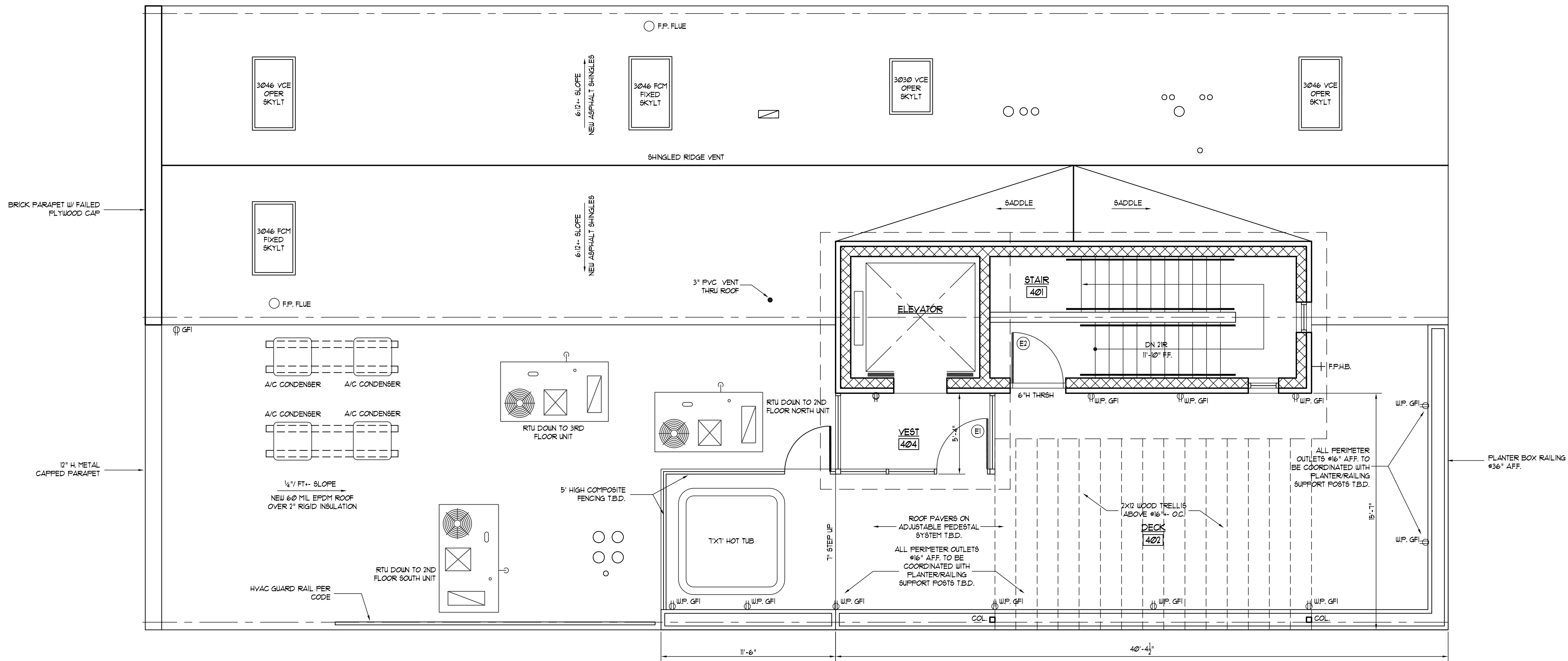
A3



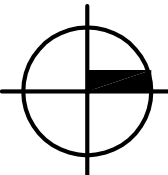
THIRD FLOOR PLAN
SCALE: 1/4"=1'-0"



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



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

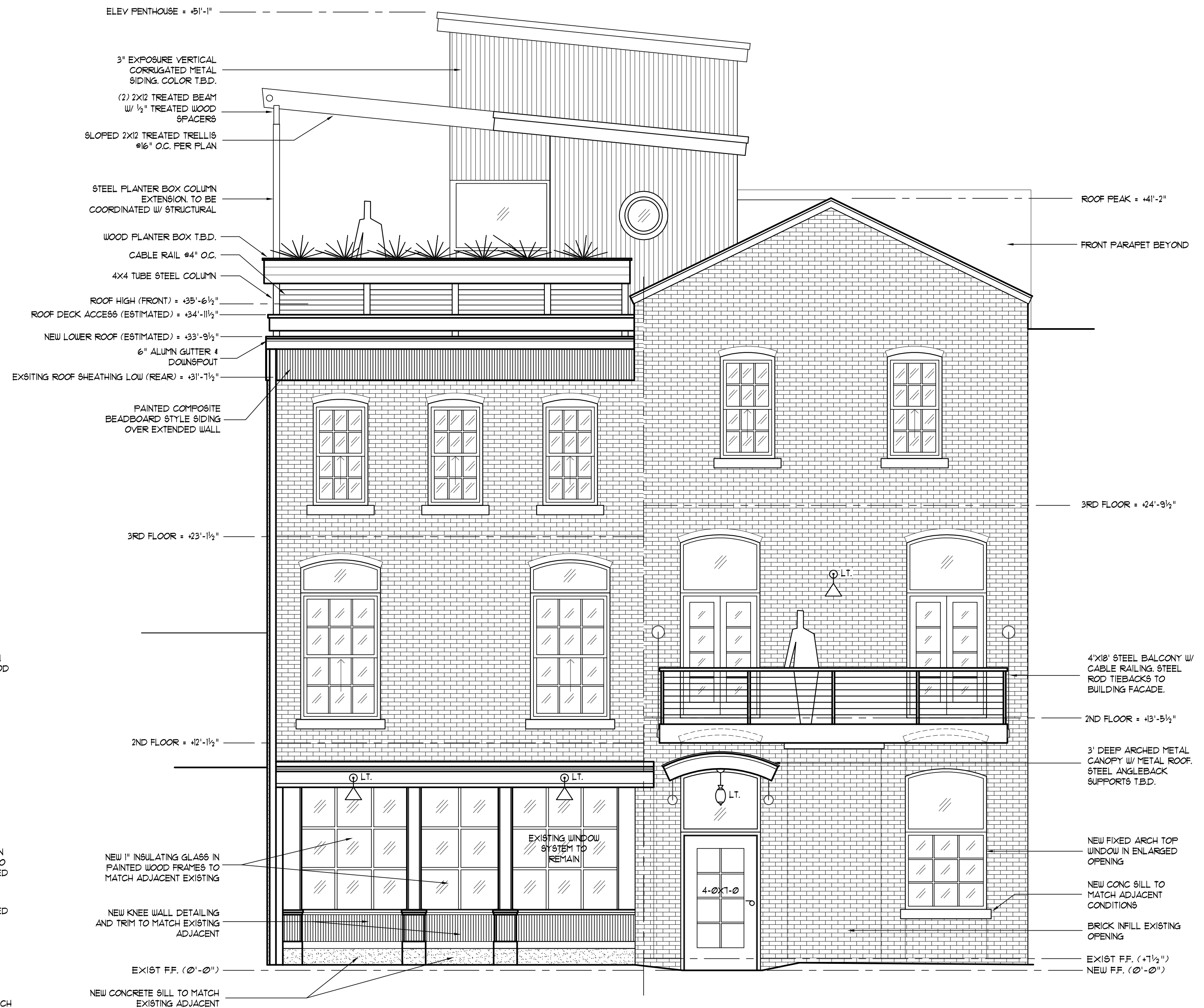




SOUTH ELEVATION
SCALE: 1/4"=1'-0"

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

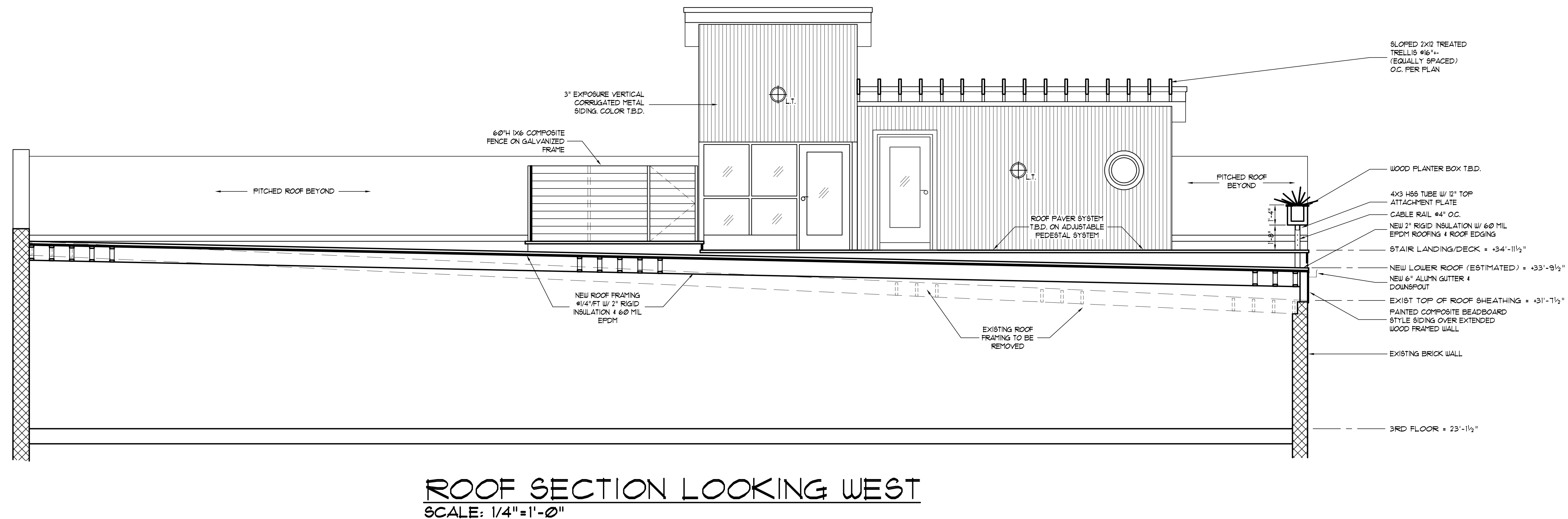
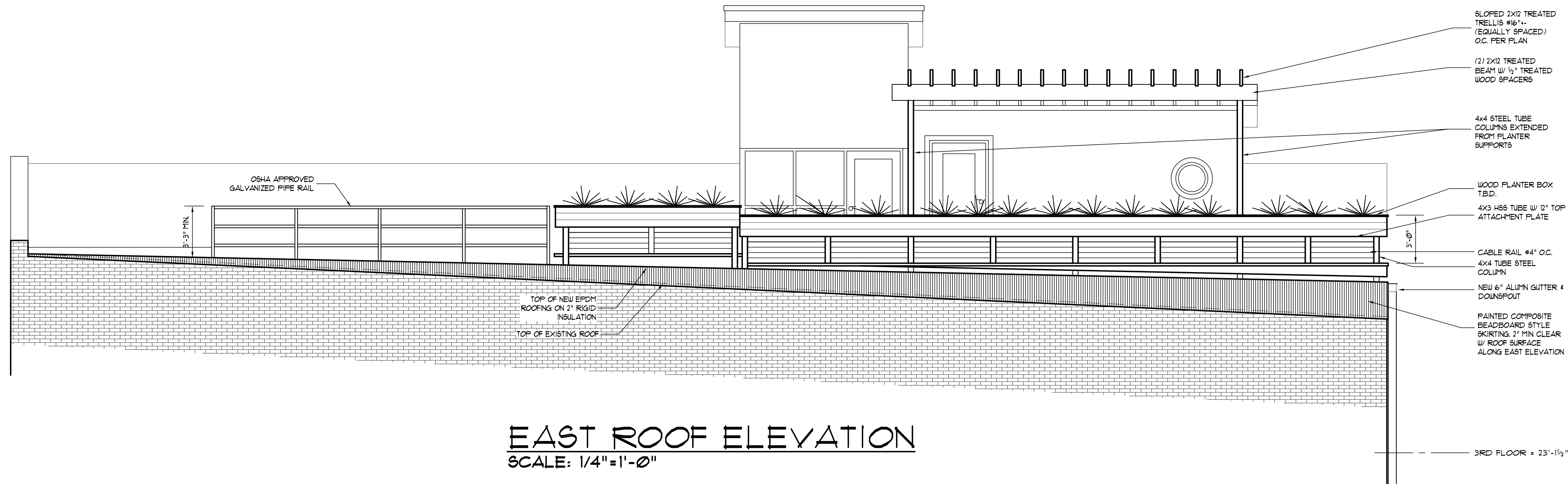
ALL BRICK AND WOOD SURFACES ON SOUTH ELEVATION TO BE PAINTED. COLOR T.B.D.



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

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

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







YPSILANTI CYCLE LLC

OPEN

YPSILANTI
CYCLE

RACING

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CYCLE

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C. 1852
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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. WATKINS AVE. ANN ARBOR, MI 48106



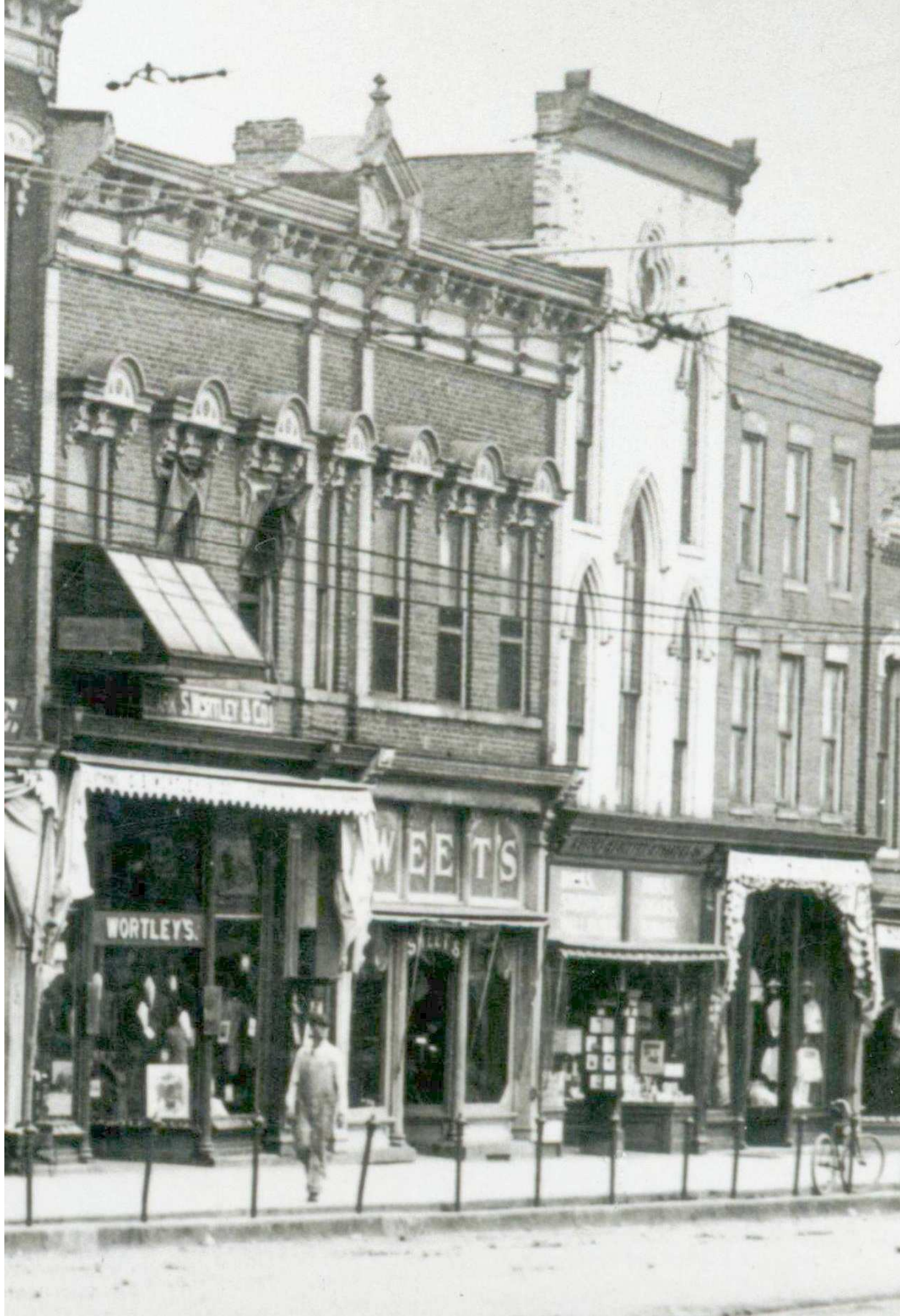
OKW 3669

YPSILANTI CYCLE LLC

BICYCLE REPAIRS

OPEN



















HDC Work Permit Staff Review

Property address: 209 Pearl

Date of Application: March 19, 2018

Date of Review: March 23, 2018

Date of Meeting: March 27, 2018

Proposed work: increase the height of two existing window openings to permit egress doors to be installed on the east side of the building

Materials: aluminum storefront 3'0" X 7'0 " , bronze knockdown, 10" Bottom Rail, Rim Exit With Pull Handle, Closer, 1 /4" Tempered Glass, Left Hand Outswing door

Staff review:

1. The applicant attended the March 13, 2017 HDC meeting as a study item.
2. The applicant plans to install aluminum storefront doors in bronze in two existing window openings on the east side of the building for egress.
3. The current window openings are 3' 11" but the doors are closer to 3', HDC to verify if any infill material will be needed and if so how that will be accomplished.
4. A building department permit will 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 work at 209 Pearl as submitted in the application dated March 19, 2018. Work to include the installation of two bronze aluminum storefront 3' x 7' doors into the existing window openings on the east side of the structure as indicated in the architectural drawing dated 3-9-2018.

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



City of Ypsilanti
Historic District Commission
Work Permit Application

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

OFFICE USE ONLY

Date Filed:

Meeting Date:

Action Item/Study Item

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
209 Pearl Street

Applicant

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

Name Mark Maynard		
Address 209 Pearl Street		
City Ypsilanti	State MI	Zip 48197
Phone / Fax 734.516.1432		E-Mail markmaynard11@gmail.com

Contractor

Contractor Name & Contact Info

We've yet to putt he job out for bid. Our designer, however, is Synecdoche Design.

Type of work

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

Complete Description of Proposed Work:

The owners of Pearl Street Ventures would like to open both a sandwich shop, and a small restaurant/bar on the ground floor of 209 Pearl Street, in an area of the building which has been vacant for the last decade or more. This will require a significant \$400,000 remodel, which will include the addition to two new exterior doors to be located on the east side of the building. These doors, according to the project's designer, Lisa Sauvé, of Synecdoche Design Studio, are required by code, given that the existing exterior doors are situated in such a way as to impede egress.

The current front door into the future restaurant space is off an interior vestibule on south side of the building, facing the Ypsilanti transit center. This door, according to Sauvé, would have to swing out into the vestibule, in the direction of egress. As currently constructed, however, this would obstruct the path of travel for the 20+ upstairs tenants working at Landline Creative Labs. "Within the limited space of the vestibule, there is not room to have the door swing in the direction of the path of travel," says Sauvé. "Instead a door would be provided at the eastern side of the building to allow the door swing in the appropriate direction for egress." [See attached architectural sketch.]

It should be noted that, to the east of the building, there currently exists a driveway. This driveway, however, will be converted to an outdoor patio during the above mentioned renovation.

As for the current back door into the space, it too enters into a vestibule, presenting a similar problem, as it also faces an egress door from the upstairs space. Our designer, for this reason, is suggesting that we add a new exterior door toward the northern end of the space, also entering into the patio area, which would allow for a "ground floor exit direct to the outside," instead of into a vestibule. This door, according to code, would be greater than half the distance of the max diagonal of the space. [See plans attached.]

Both of these new entrances, according to our designer, would fit within current window openings on the first floor, which measure 3'-11" wide, and would not need to be widened.

Also of note, we would, of course, be using commercial entry doors of a style appropriate to the architecture of

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

Attached is a quote with spec for commercial glass storefront doors. Our designer chose the bronze over aluminum since she thinks that may be a better tone for the space and building. Aluminum, she feels, would feel a bit too sterile.

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: \$4,000

Permit fee: \$5
\$35 + _____ = \$40

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: _____

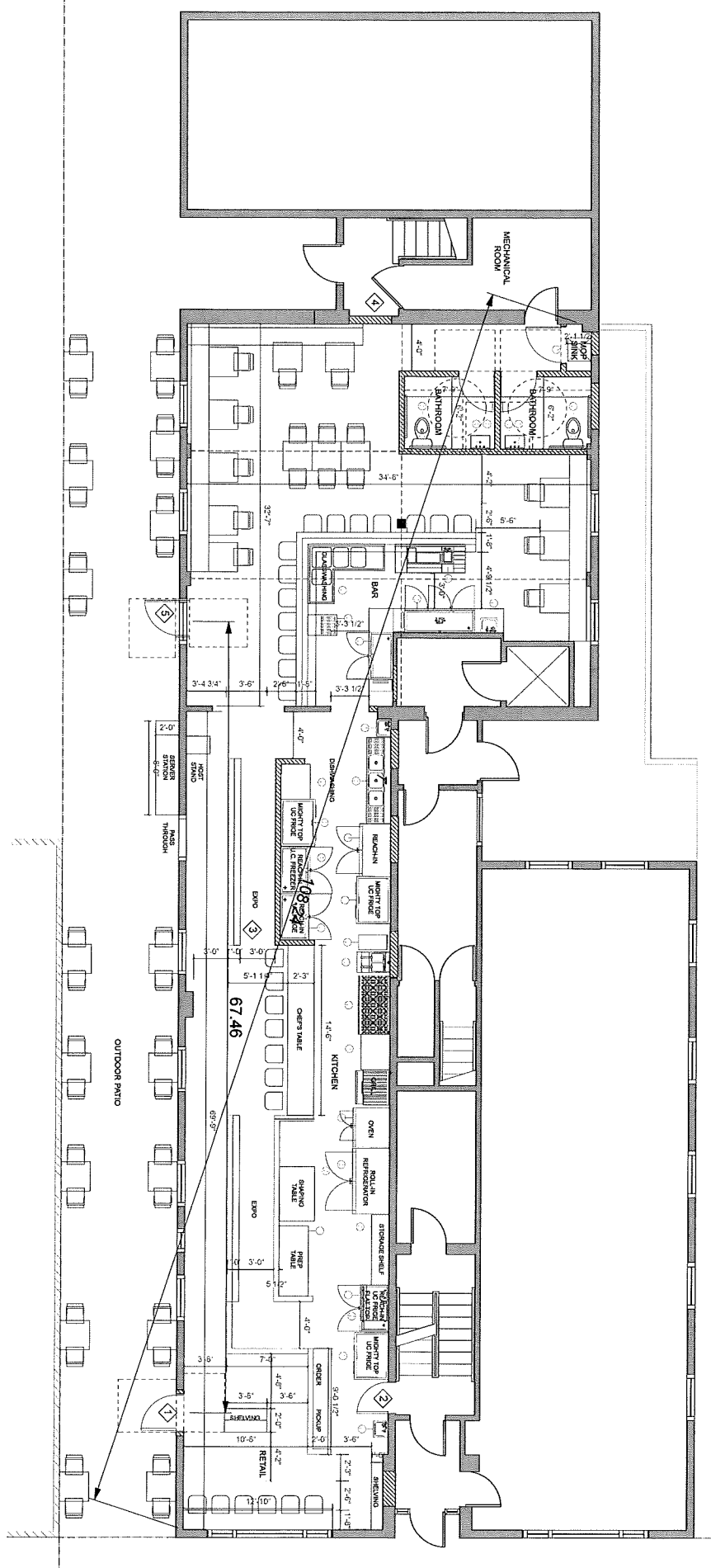
Date: 3/19/2018

Print Name: Mark Maynard

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.

1. NEW EXISTING ACCESS FROM SOUTH ALLEY TO EXISTING WINDOW OPENING, WITH THE WINDOW TO BE EXTENDED TO FINISH FLOOR.
2. CHUTE NEW FIRE RATED ACCESS DOOR FROM KITCHEN TO LOWER LEVEL. THIS IS NOT AN ACH BASED ON DETECTION OF DOOR SMOKE.
3. 2 EXITS REQUIRED BASED ON OCCUPANCY LOAD. EXISTING DOOR MUST BE ≥ 12 INCHES OF MAX DOOR WIDTH. EXISTING DOOR TO EXIST STAIRWAY REMOVE EXISTING DOOR WITH EXIST STAIRWAY TO BE EXTENDED TO FINISH FLOOR. EXIST DOOR TO BE OBTAINED TO NOT COMPLY WITH CODE.
4. CHUTE NEW EXISTING ACCESS FROM SOUTH ALLEY TO EXISTING WINDOW OPENING, WITH THE WINDOW TO BE EXTENDED TO FINISH FLOOR.
5. CHUTE NEW EXISTING ACCESS FROM SOUTH ALLEY TO EXISTING WINDOW OPENING, WITH THE WINDOW TO BE EXTENDED TO FINISH FLOOR.



FLOOR PLAN
1/4" = 1'-0"



Here is your CDF Quote 435732

Lisa Sauve

7349265593

lisa@synecdochedesign.com

Ship To: 48103 MI, Valid Until May 18, 2018

Door Package 1

\$2090



Single Bronze

\$1045

2

\$2090

Storefront 3'0" X 7'0", Bronze Knockdown, 10" Bottom Rail, Rim Exit With Pull Handle, Closer, 1/4" Tempered Glass, Left Hand Outswing"

-Bronze

Construction Site Freight Shipping to 48103

\$249



Crate Charge

\$60

Common Carrier Freight Shipping

\$189

Terms & Conditions

To Place order, please submit payment through our secure online payment form: www.cdfdistributors.com/pay. Special Order products cannot be returned. Full Terms and Conditions can be found on our site at www.cdfdistributors.com

Quote Subtotal

\$2090

Total Shipping

\$249

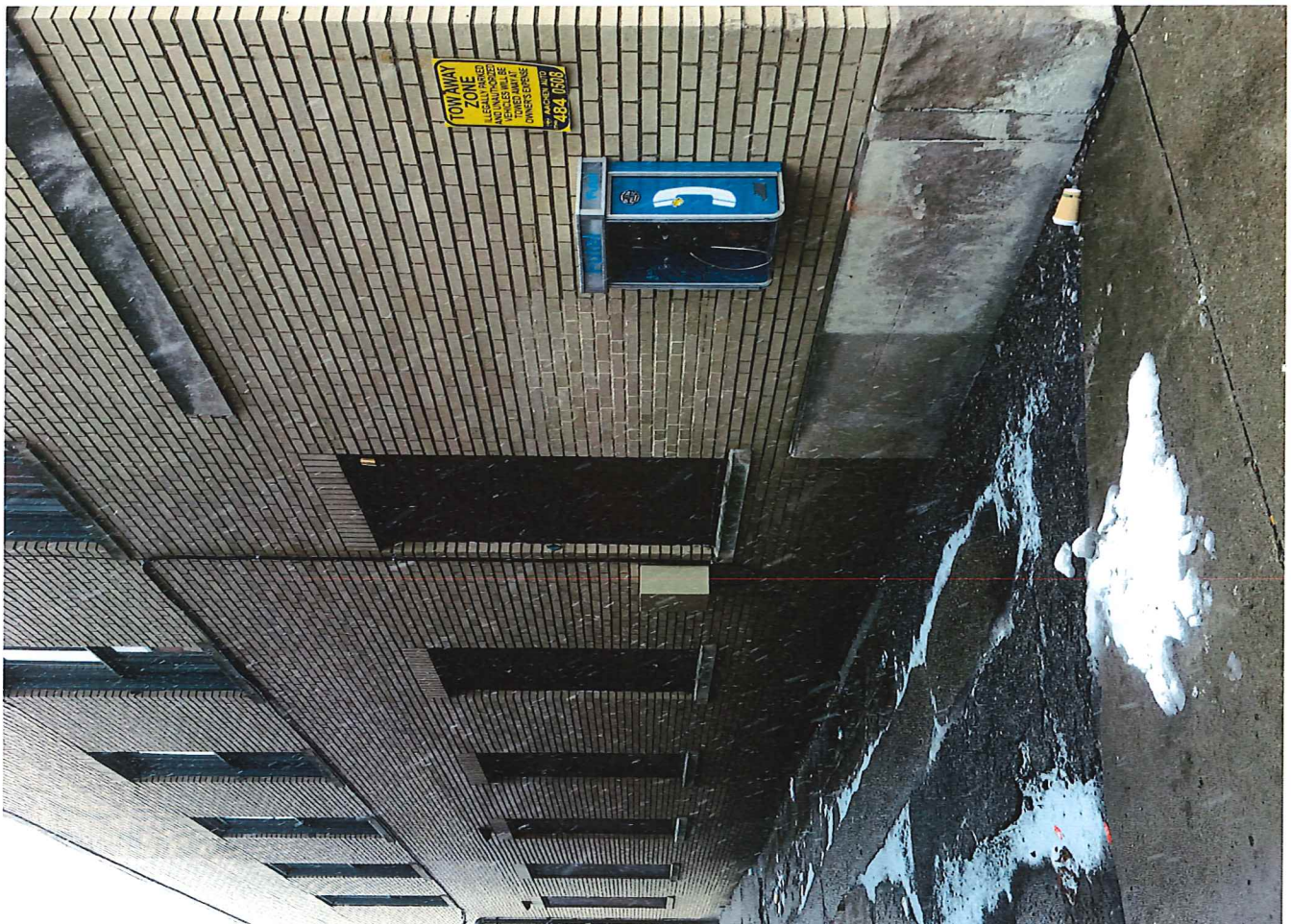
Total \$2339



We'll Beat Their Price!

On Equal Grade Material







HDC Work Permit Staff Review

Property address: 64 N Huron & 76 N Huron

Date of Application: March 20, 2018

Date of Review: March 23, 2018

Date of Meeting: March 27, 2018

Proposed work: installation of decal signage and art work to windows on both properties and the installation of an additional bracket frame for a banner sign

Materials: Adhesive vinyl film (Oreal 8500 Translucent vinyl film) and black painted steel frame bracket

Staff review:

1. The applicant attended a previous HDC meeting as a study item; the plans for the signage have changed since then.
2. The applicant plans to install adhesive vinyl signage and art to the windows on both the Riverside Arts and DTE buildings.
3. Signage will be installed on the main door and transom window of 76 N Huron, the elevator tower, and on the upper windows and the door of 64 N Huron.
4. The "R" logos, the "Riverside Arts Center" name and the banners with the name or logo of the art center are considered signage per the zoning ordinance. The rest is considered art.
5. HDC to verify how the bracket is to be installed.
6. All signage is subject to zoning ordinance requirements.
7. A building department permit will 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 work at 64 N Huron & 76 N Huron as submitted in the application dated March 20, 2018. Work to include the installation of adhesive vinyl film signage and art

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.

work to the windows on both properties and the installation of a black painted steel frame bracket for a banner sign as indicated on the submitted plans. The bracket is to be installed in the mortar joints on the building.



RECEIVED

MAR 20 2018

CITY OF YPSILANTI
BUILDING DEPARTMENT

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

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

OFFICE USE ONLY

Date Filed:

Meeting Date:

Action Item/Study Item

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

76 N. Huron (Riverside Building) & 64 N. Huron (DTE Building)

Applicant

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

Name

Ryan Molloy

Address

114 Ford Hall

Eastern Michigan University School of Art & Design

City

Ypsilanti

State

MI

Zip

48197

Phone / Fax

734.487.1268

E-Mail

mryan7@emich.edu

Contractor

Contractor Name & Contact Info

TBD

Type of work

- ☐ Roofing
☐ Window/Door
Replacement

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

☒ Other

Complete Description of Proposed Work:

Application of adhesive vinyl signage/decals to windows (on both Riverside and DTE buildings). Adhesive vinyl will be applied to glass only. Additional construction includes the installation of a banner bracket and wall anchor on DTE building to match existing banner bracket.

This work is part of an EMU and Riverside Arts Center Sappi Ideas that Matter grant.

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

Adhesive vinyl film (Orcal 8500 Translucent vinyl film)
Painted steel (black) for banner bracket

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:
10,000

Permit fee: 15
\$35 + _____ = \$50

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:
3/20/18

Print:
Ryan Molloy

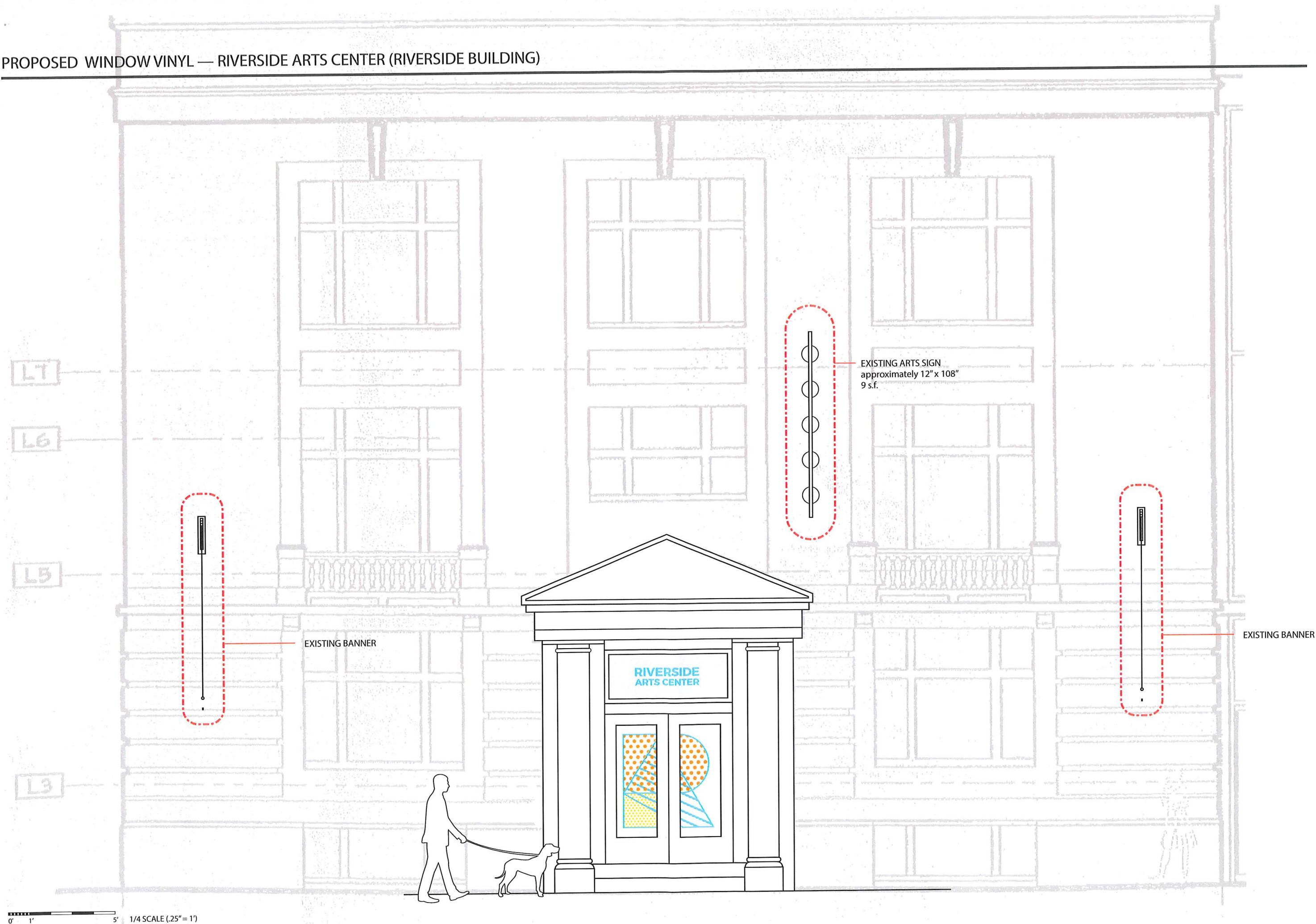
If you have questions about what the HDC generally permits or does not permit, or what they need to see in an application to render a decision, please call the office at 734-483-9646, email us at ckochanek@cityofypsilanti.com, or view our factsheets at cityofypsilanti.com/hd.

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

LOCATION OF WORK



PROPOSED WINDOW VINYL — RIVERSIDE ARTS CENTER (RIVERSIDE BUILDING)

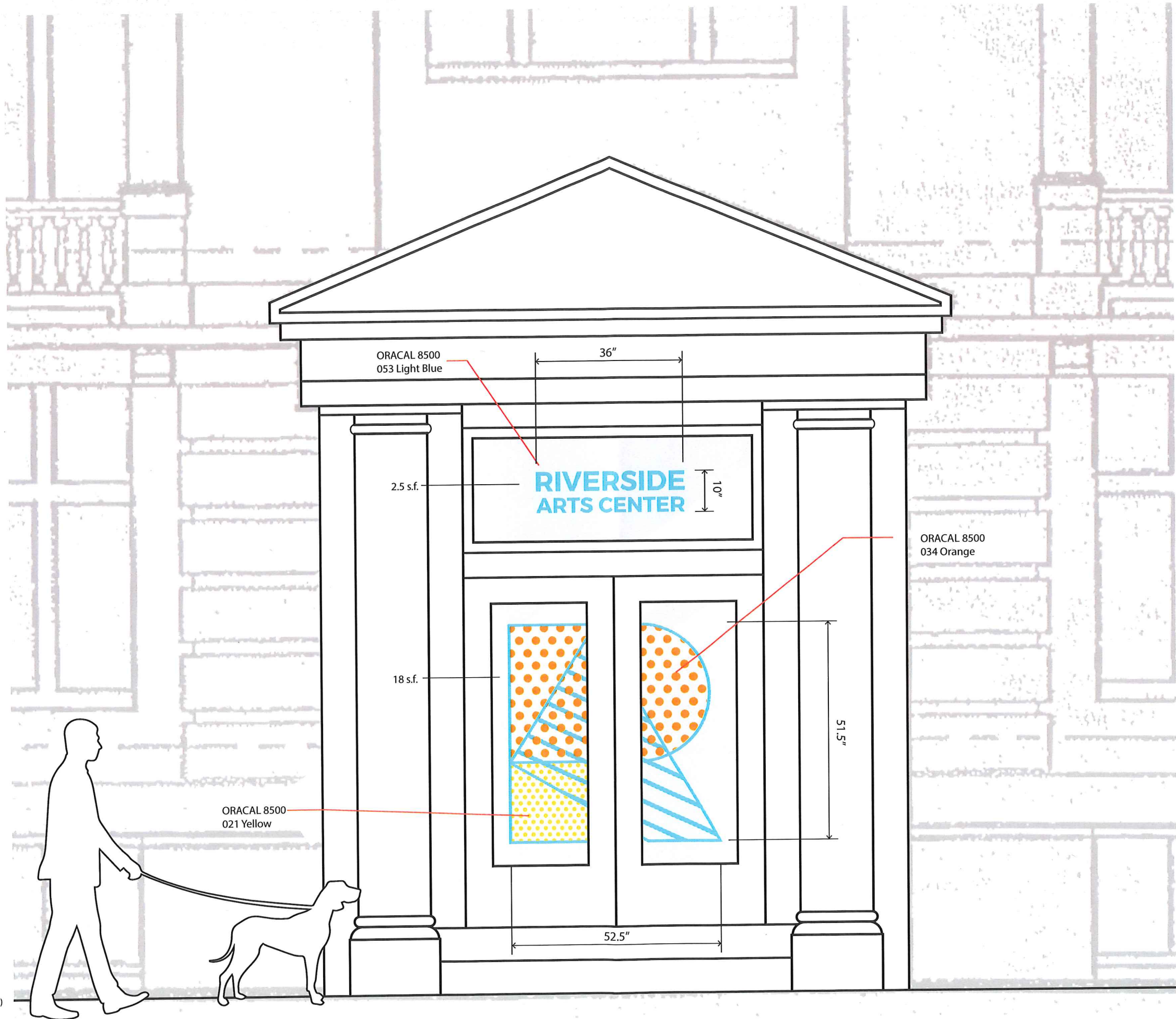


PROPOSED WINDOW VINYL — RIVERSIDE ARTS CENTER (DTE BUILDING & ELEVATOR TOWER)



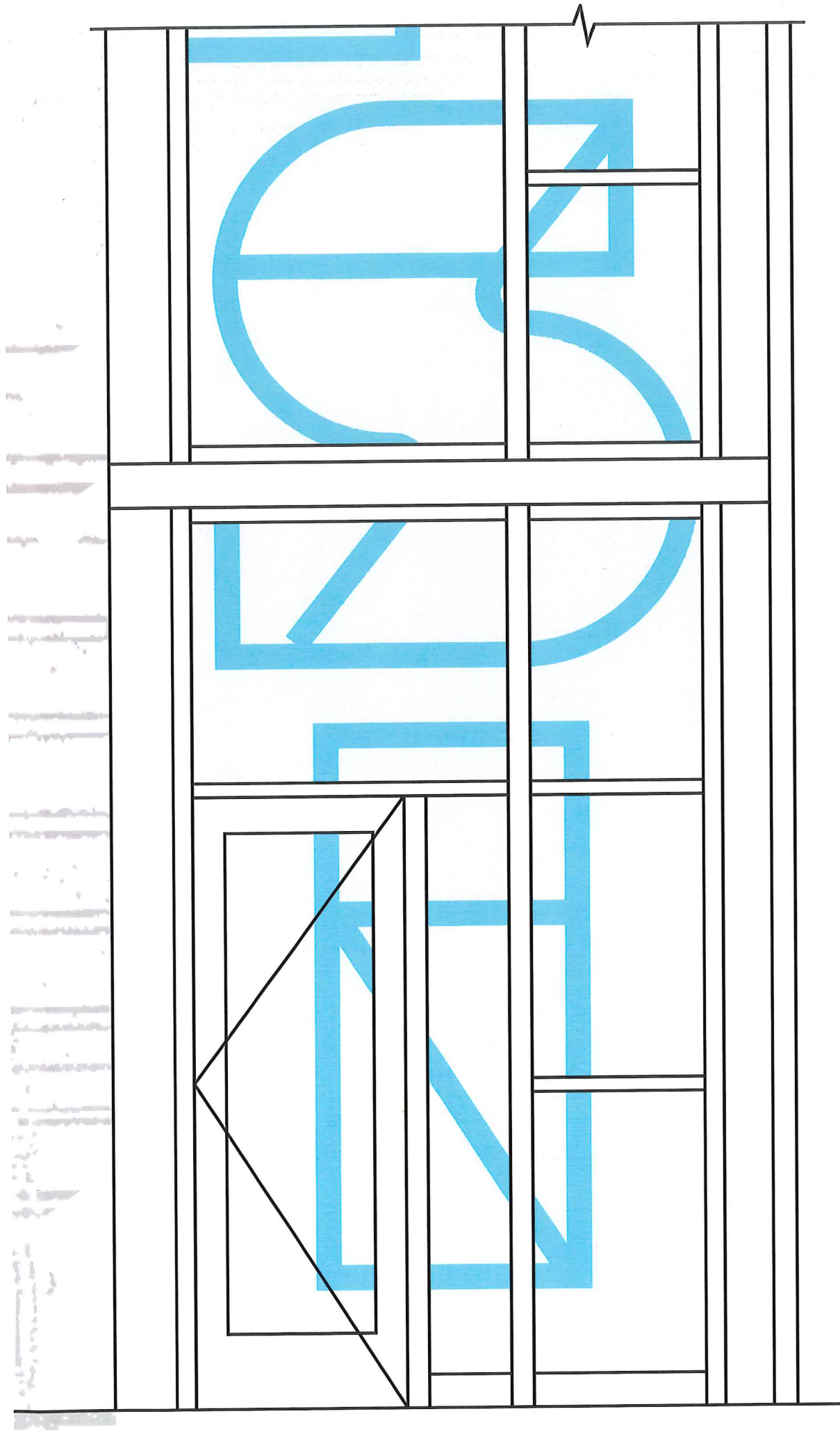
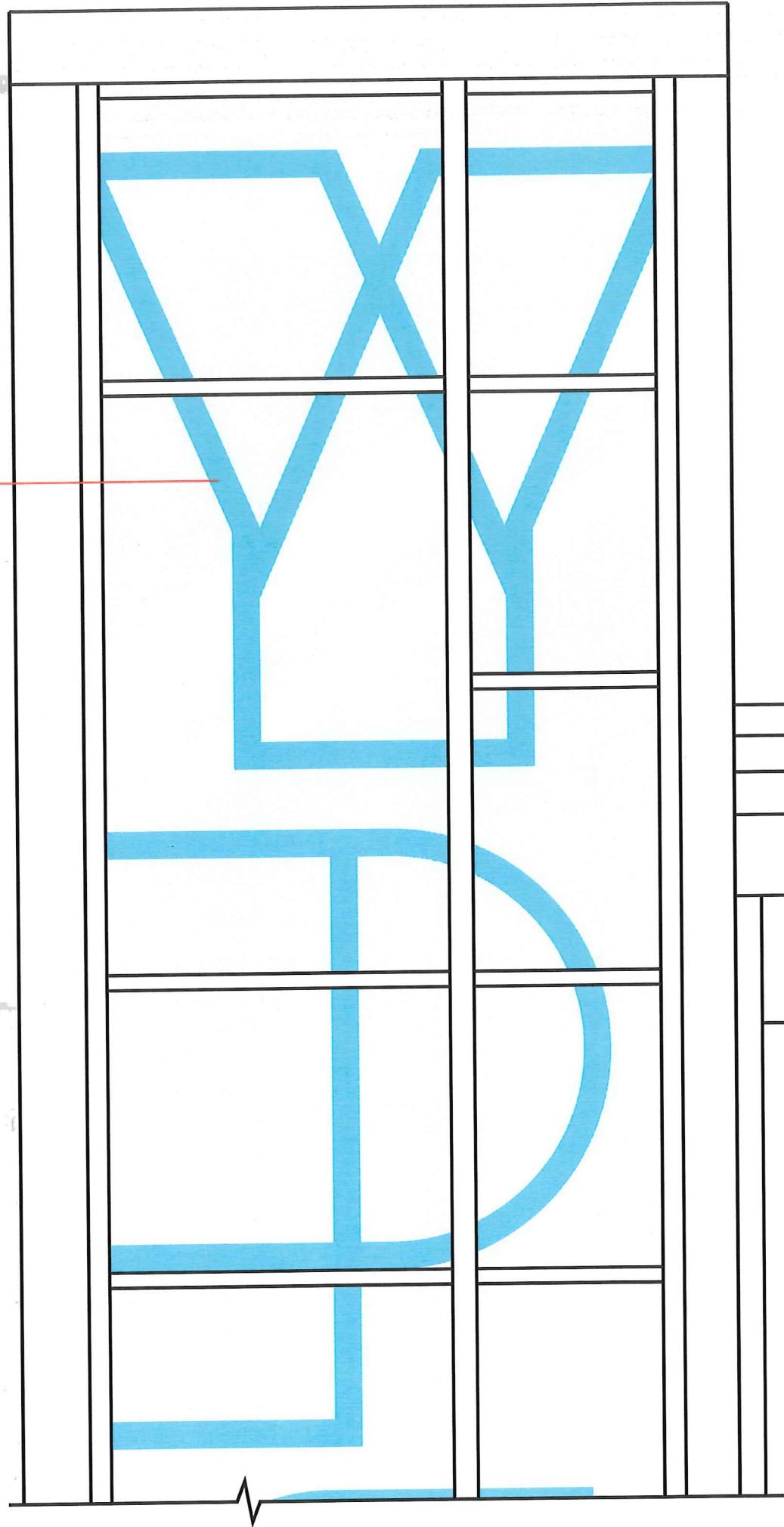
EXISTING BANNER

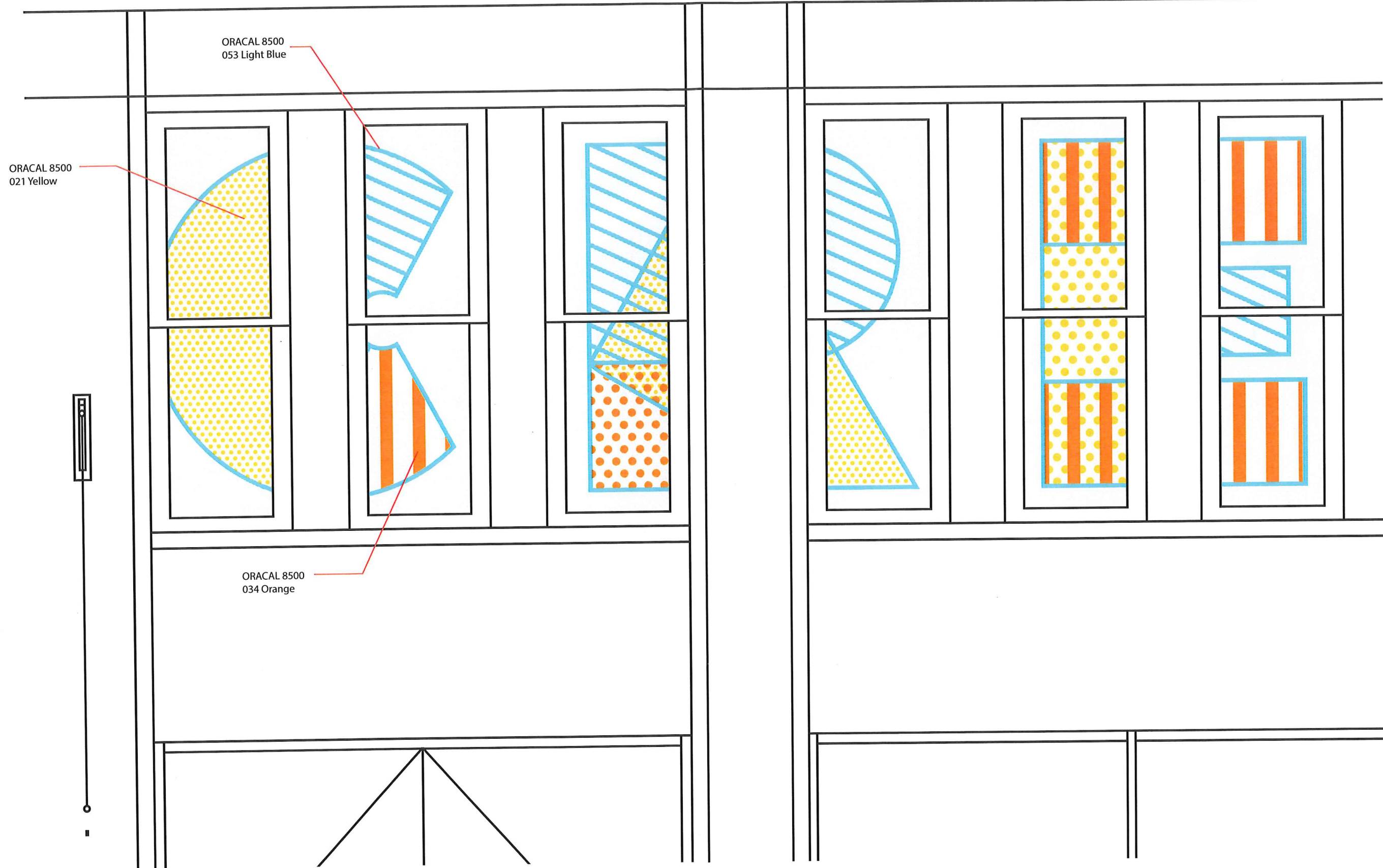
PROPOSED NEW BANNER
& BRACKET/MOUNT



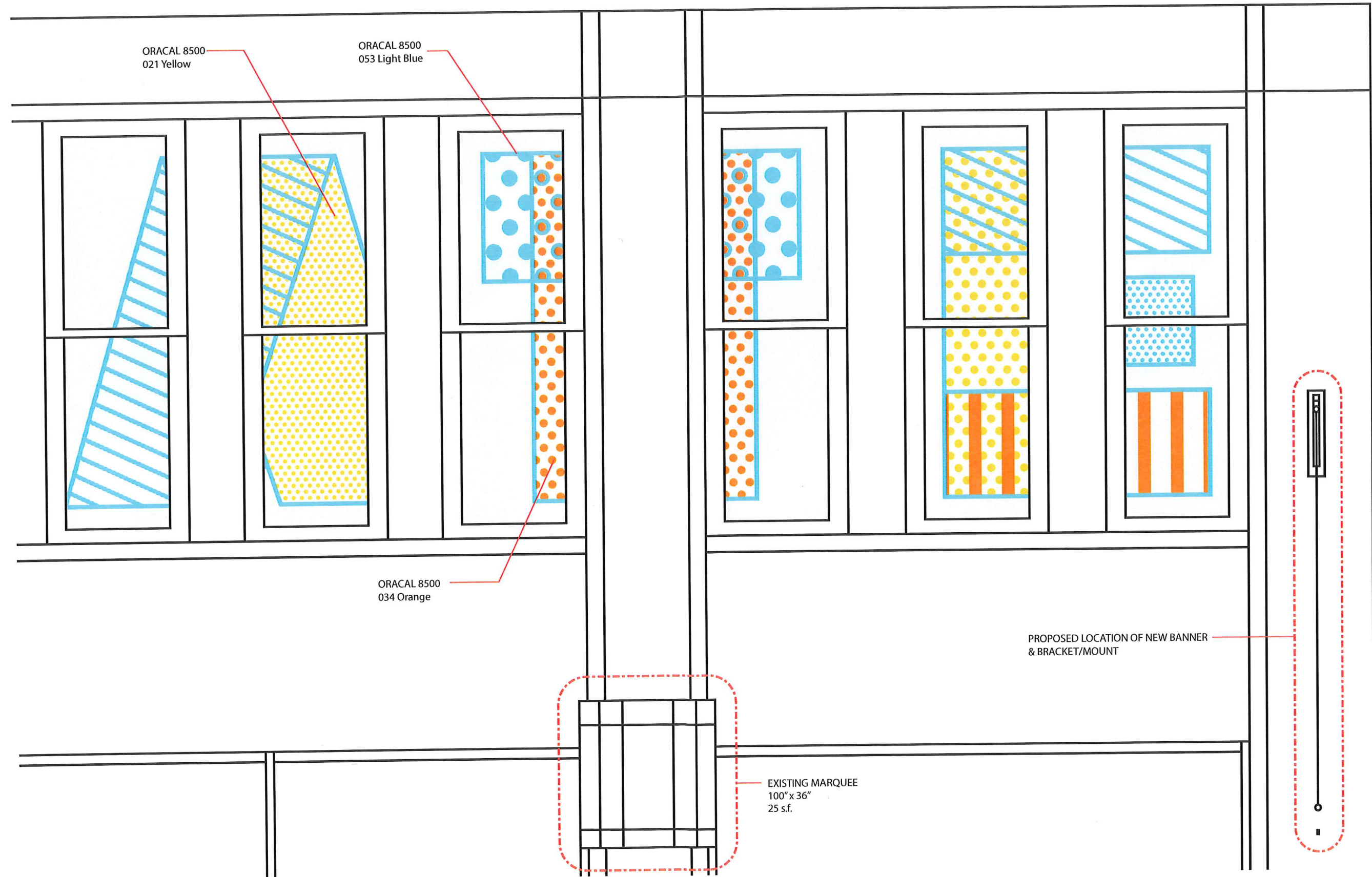
0' 1' 2' 1/2 SCALE (5" = 1')

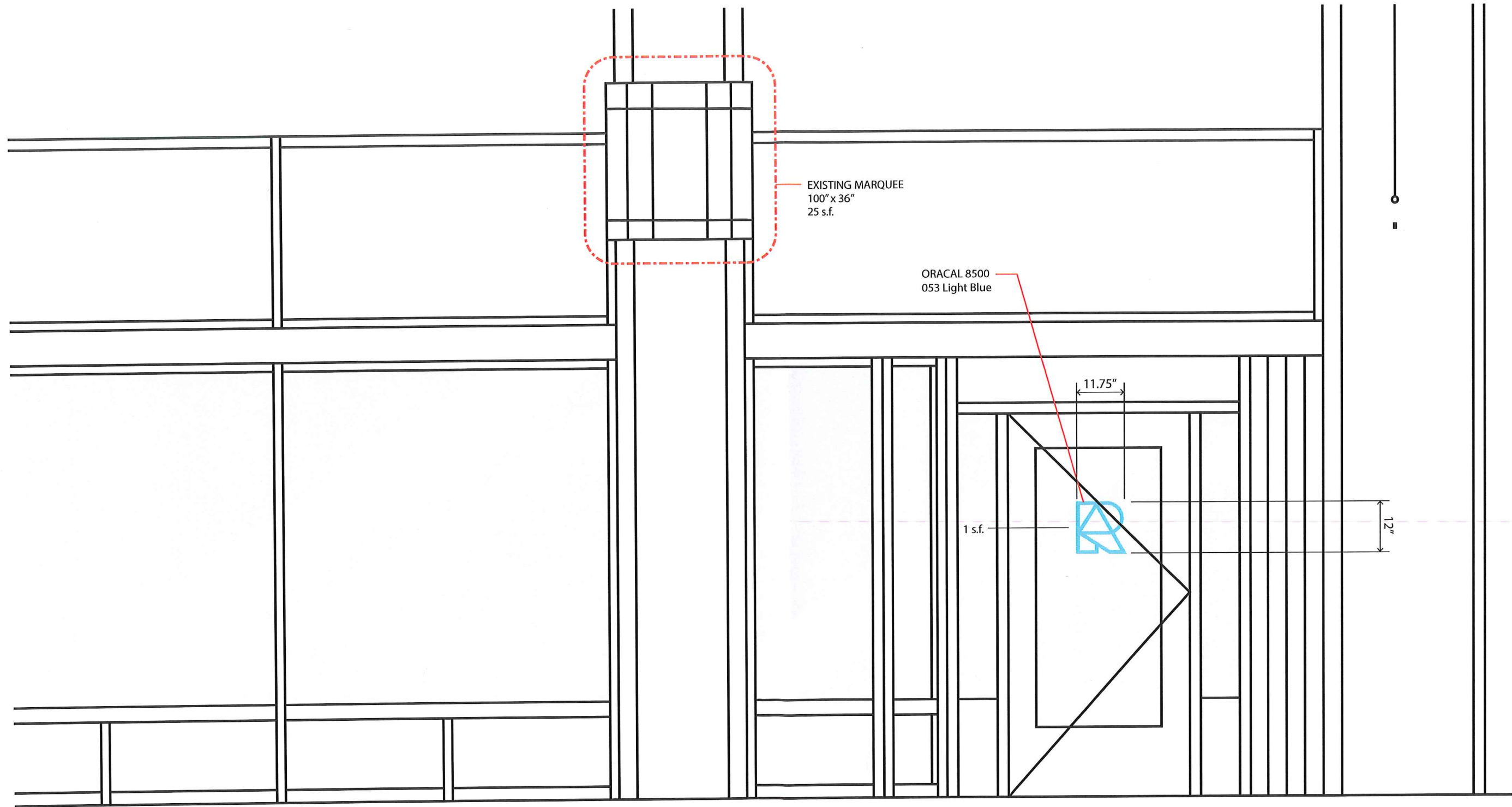
ORACAL 8500
053 Light Blue

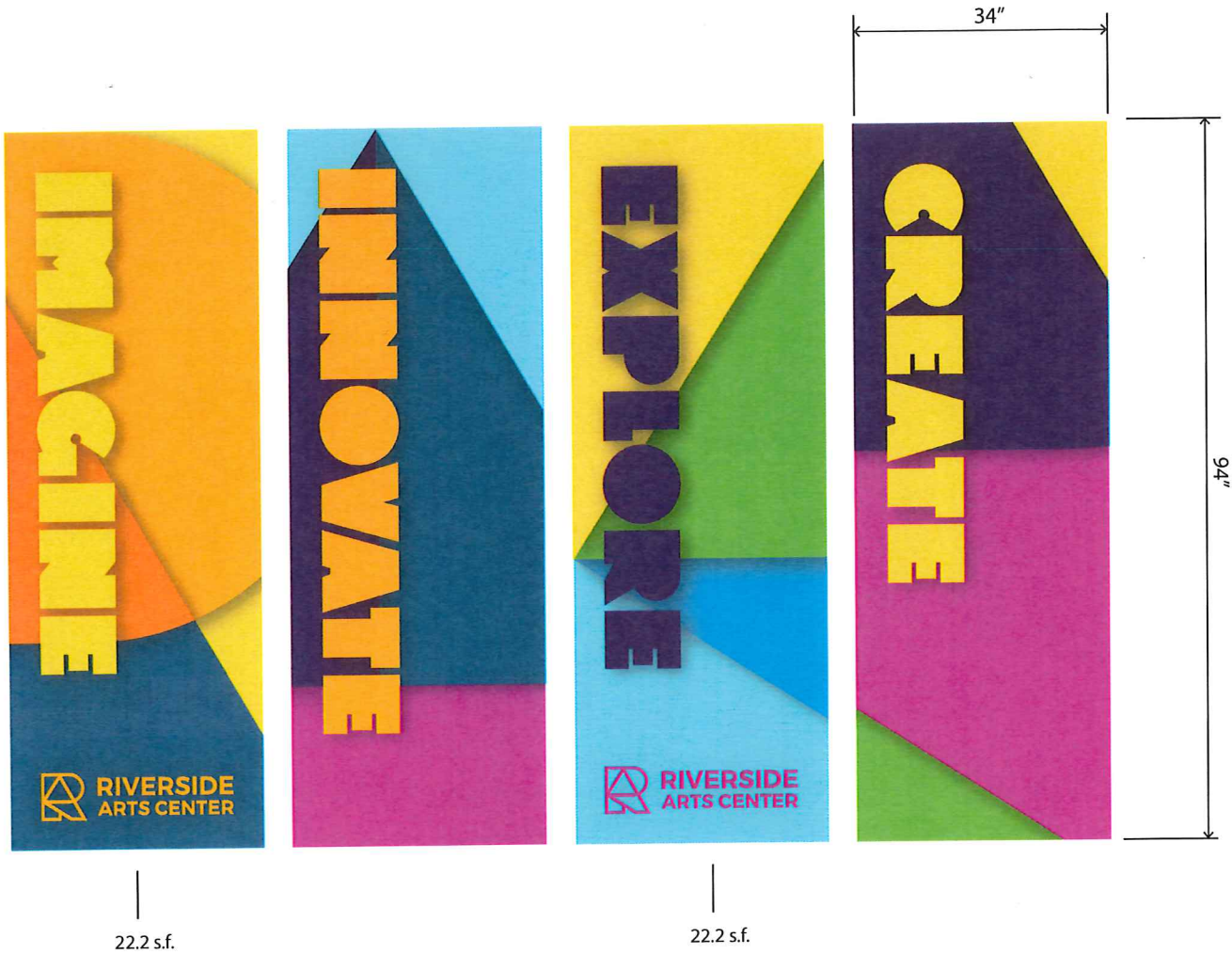




0' 1' 2' 1/2 SCALE (.5" = 1')







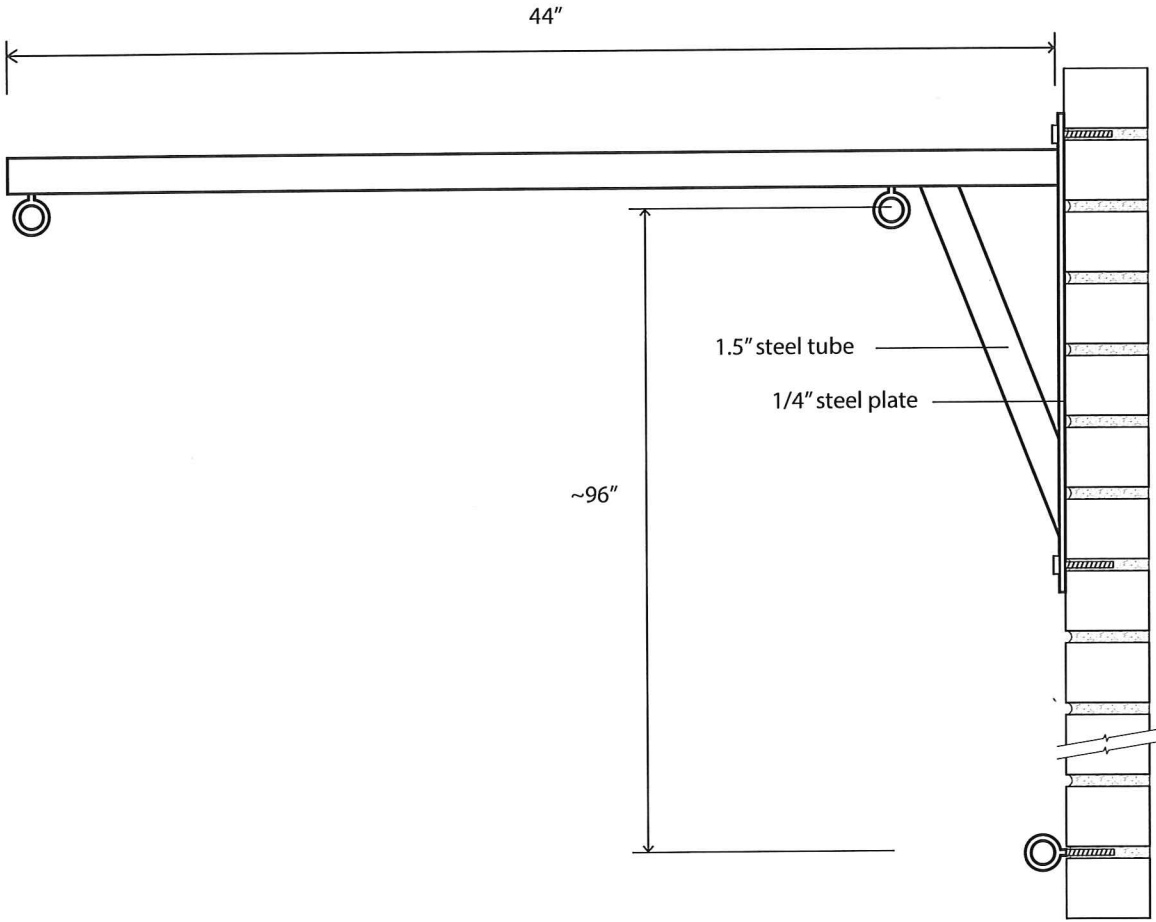
PROPOSD BANNERS

Banners without logo not inlcuded in signage total.
Banner material: water resistant vinyl

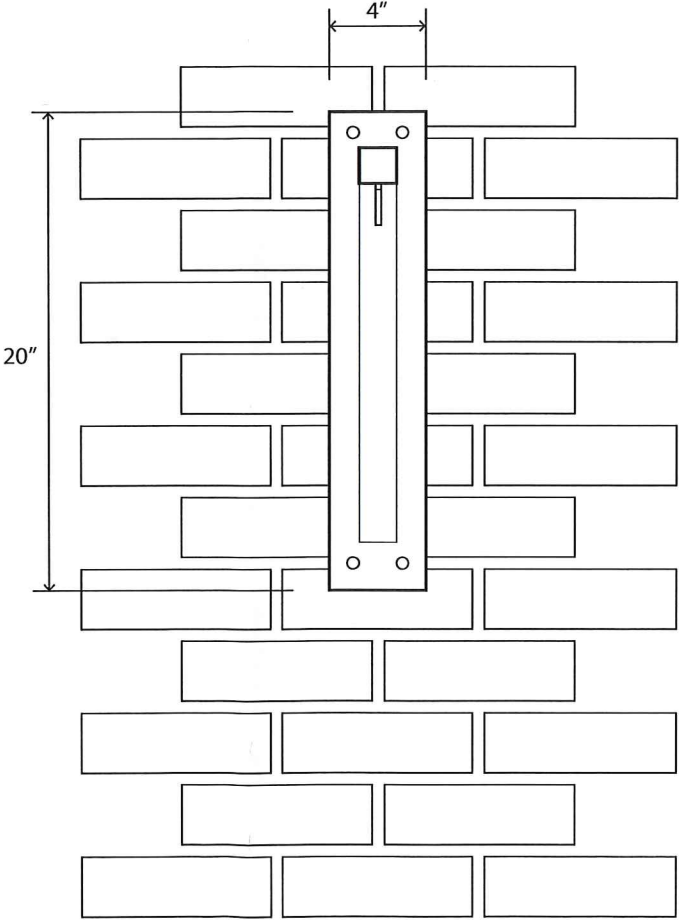
Riverside Building	
logo on door	18 s.f.
text on transom	2.5 s.f.
existing ARTS Sign	9 s.f.
DTE Building	
existing Marquee	25 s.f.
entry door logo	1 s.f.
Banners (22.2 s.f. each)	44.4 s.f.
TOTAL	99.9 s.f.

SIGNAGE SQUARE FOOTAGE CALCULATION

PROPOSED BUILDING BANNER BRACKET FOR RIVERSIDE ARTS CENTER (DTE BUILDING)



SECTION



ELEVATION



EXISTING BANNER SUPPORT (ON LEFT SIDE OF FAÇADE)



HDC Work Permit Staff Review

Property address: 218 N Adams

Date of Application: March 20, 2018

Date of Review: March 23, 2018

Date of Meeting: March 27, 2018

Proposed work: reroofing, masonry repairs, painting, site and parking improvements, solar panel installation

Materials: CertainTeed Landmark shingles in Driftwood, ridge and can vents, repointing and repair of masonry and stone work, Sherwin Williams paint #7020-Black Fox, Sherwin Williams paint #7025-Backdrop, Sherwin Williams paint #7026-Griffin, Sherwin Williams paint #7580-Carnelian, 6' high dog ear style pressure treated spruce or pine fence, Sherwin Williams stain #3518-Hawthorne, exterior 5-inch round cylinder down lights in black, Sunmodule Plus SW290 mono solar panels

Staff review:

1. The applicant attended a previous HDC meeting as a study item; the plans for work have not changed significantly since then.
2. The applicant plans to reroof with CertainTeed Landmark shingles in Driftwood. A combination of ridge and can vents that match the roof will be used. Can vents to be installed so as to not be visible from the front of the building.
3. Repointing and repair of masonry and stone work is also planned.
4. The applicant plans to paint, the colors proposed are all listed in detail on the application.
5. The applicant plans to install a fence on the eastern boundary of the property. The fence is to be a 6' high dog ear style pressure treated spruce or pine fence stained in Sherwin Williams #3518-Hawthorne.
6. Lighting on the annex will be replaced with 5" round cylinder down lights in black by Progress lighting #P5674-31. HDC to advise on color temperature, if applicable.

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.

7. The applicant plans to add 132 solar panels to the south face of the annex roof.
8. A building department permit will be required for this work and should be obtained prior to the start of any work.

Relevant Secretary of the Interior's Standards:

#7, #9, #10

Recommended Motion:

Move to approve the work at 218 N Adams as indicated in the application dated March 20, 2018. Work to include reroofing with CertainTeed Landmark shingles in Driftwood. A combination of ridge and can vents that match the roof will be used. Can vents to be installed so as to not be visible from the front of the building. Repointing and repair of masonry and stone work is planned as well as painting in Sherwin Williams #7020-Black Fox, #7025-Backdrop, #7026-Griffin, #7580-Carnelian as indicated in the application. A 6' high dog ear style pressure treated spruce or pine fence stained in Sherwin Williams #3518-Hawthorne is to be installed on the eastern boundary of the property. Lighting on the annex will be replaced with 5" round cylinder down lights in black by Progress lighting #P5674-31. Solar panels are to be installed on south face of the annex roof as depicted in the submitted plans.



**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.23507
#1259
PHDC-18-0023

OFFICE USE ONLY

Date Filed:

Meeting Date:

Action Item/Study Item

To complete this application:

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

INCOMPLETE APPLICATIONS WILL BE REJECTED

Property

Address

218 N. Adams

Applicant

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

Name

Save Old Buildings LLC

Address

118 S. Washington St

City

Ypsilanti

State

MI

Zip

48197

Phone / Fax

734-274-4602

E-Mail

Steve@HDL.com

Contractor

Contractor Name & Contact Info

owner

Type of work

☒ Roofing

☐ Window/Door
Replacement

☐ Porches

☐ Sign

☒ Fence (or other sitework)

☐ Other

Complete Description of Proposed Work:

1. Tear off and new roof on portion of building of former church now called the Concert Hall.
2. Masonry repairs
3. Painting
4. Site plan and Parking lot improvements
5. Solar Energy project

PLEASE SEE ATTACHMENT FOR DETAILS

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

PLEASE SEE ATTACHMENT FOR DETAILS

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:

55000

Permit fee:

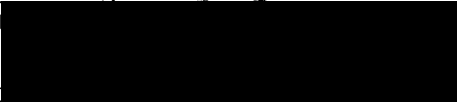
\$35 + 90 = 125

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:

3/20/2018

Print Name:

Steve Pierce

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 cchochanek@cityofypsilanti.com, or view our factsheets at cityofypsilanti.com/hd.

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



SAVE OLD BUILDINGS, LLC

HDC Application March 2018

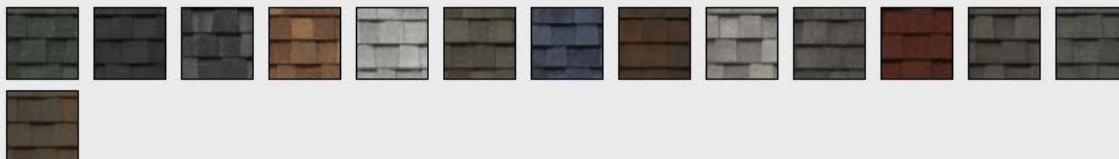
Site Address: 218 N. Adams

Proposed Work

The Concert Hall is the historic church originally constructed in 1882 with an addition that was completed in 1898. The Annex is the attached building constructed in 1988. See attached site plan **2018-03-19-HDC.pdf** for more details.

Roof

Tear off and new roof on Concert Hall. The existing asphalt shingle roof will be replaced with asphalt shingle roof CertainTeed Landmark Driftwood. Drip edge to match shingles and generally not visible due to built-in cornice and gutter.



Venting: Ridge vents and can vents in color similar to shingle, can vents to be used on north side of roof only and not visible from front of building. Exception requested for can vents due to inadequate ventilation from ridge vents alone due to large size and height of roof and 1898 construction techniques

Save Old Buildings, LLC 118 S Washington St. Ypsilanti, MI 48197 (734) 274-4602



SAVE OLD BUILDINGS, LLC

used in the original building, it is not possible to install adequate soffit and ridge venting to insure proper ventilation of attic space. Flat roof on north side of Concert Hall replaced with white membrane roof is not visible from street level.

Masonry

Repainting and repair of masonry and stone work per Secretary of Interior standards.

Painting

All exterior paints are Sherwin Williams Duration.

Concert Hall

Trim Soffit, Fascia, Bargeboard, Guttering, Crown - SW 7020 Black Fox

Secondary Metal doors basement and rear - SW 7020 Black Fox

Northside Peak - SW 7020 Black Fox

Railings - SW 7020 Black Fox

Existing monument sign - SW 7020 Black Fox

Annex

Body Exterior - SW 7025 Backdrop

Trim Windows, Crowns, Secondary Door, Railings - SW 7026 Griffin

Main Doors South - SW 7580 Carnelian (custom match required SW formula miscalculated)

Existing monument sign - SW 7020 Black Fox

Parking Lot, Exterior and Site Improvements

Wood Fence in pressure treated spruce or pine six feet high along East Boundary Dog Ear style. Color stained Woodscapes Stain, Sherwin Williams, Hawthorne SW 3518





SAVE OLD BUILDINGS, LLC

Replace existing wall sconces on Annex with Exterior Light 5-inch round cylinder, black, downlight. 7 ¼ high, 5" wide and extends 8" from wall.



Green Energy Project

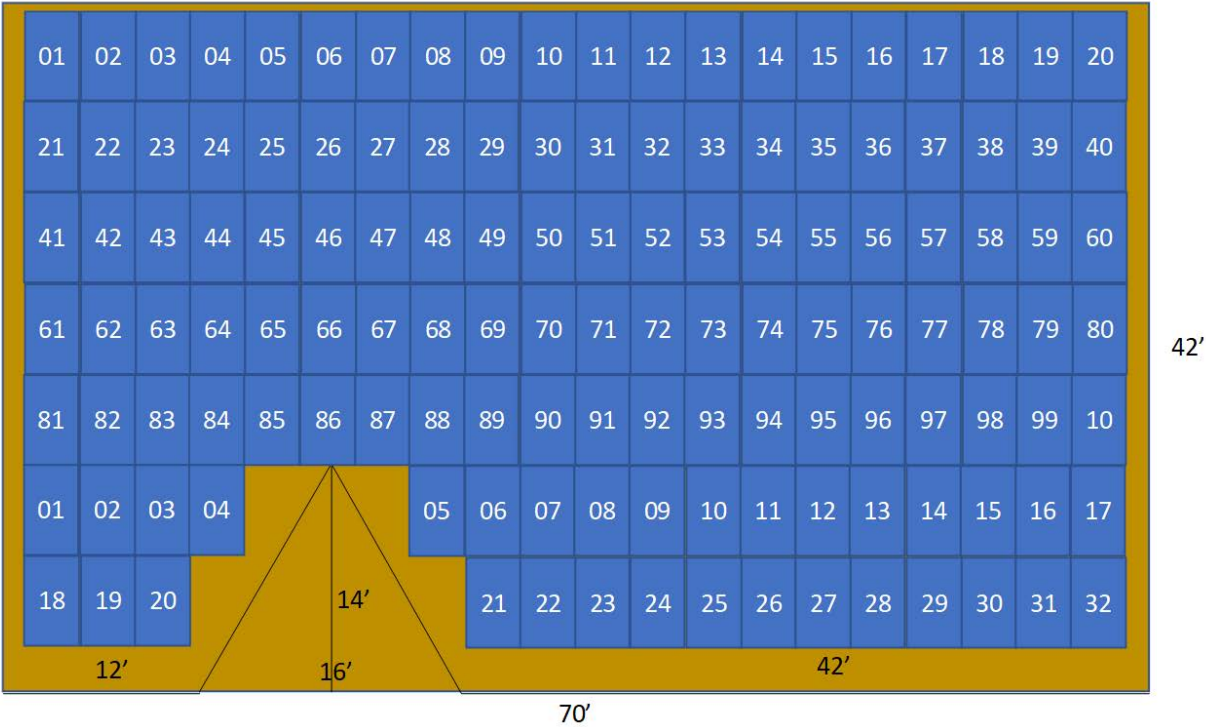
Installation of solar panels on south facing roof of Annex. This project will install up to 136 290-watt solar panels on the South Facing Annex roof. Electrical conduit will bring the power from the roof down the outside of the back of the annex building to inverters, disconnect and generation utility meter, then into the building where it is wired into the electrical service panel.





SAVE OLD BUILDINGS, LLC

Church's annex building South facing roof (132 solar panels)





Top Shelf

LANDMARK® PREMIUM

A sophisticated look, brilliantly executed. Our Premium line is engineered to protect, enhance and endure.

- Outclasses ordinary roofing in both appearance and performance
- Tough two-piece laminated fiberglass-based construction
- Features Max Def colors for a deeper, richer mixture of surface granules

LANDMARK PREMIUM COLOR PALETTE



Max Def Burnt Sienna



Max Def Driftwood



Max Def Heather Blend



Max Def Moire Black



Max Def Shenandoah



Max Def Weathered Wood



The Trusted Classic

LANDMARK®

Owning a Landmark roof brings peace of mind. Landmark's heavy weight and exceptional reliability make it a 'Best Buy' by a leading Consumer Magazine.



- Dual-layered for extra dimensionality and protection from the elements
- Offers the widest array of colors in the industry
- Independently certified as meeting the highest quality standards for roofing

LANDMARK COLOR PALETTE



Atlantic Blue



Burnt Sienna



Cobblestone Gray



Colonial Slate



Cottage Red



Driftwood



Georgetown Gray



Heather Blend



Hunter Green



Moire Black



Pewter



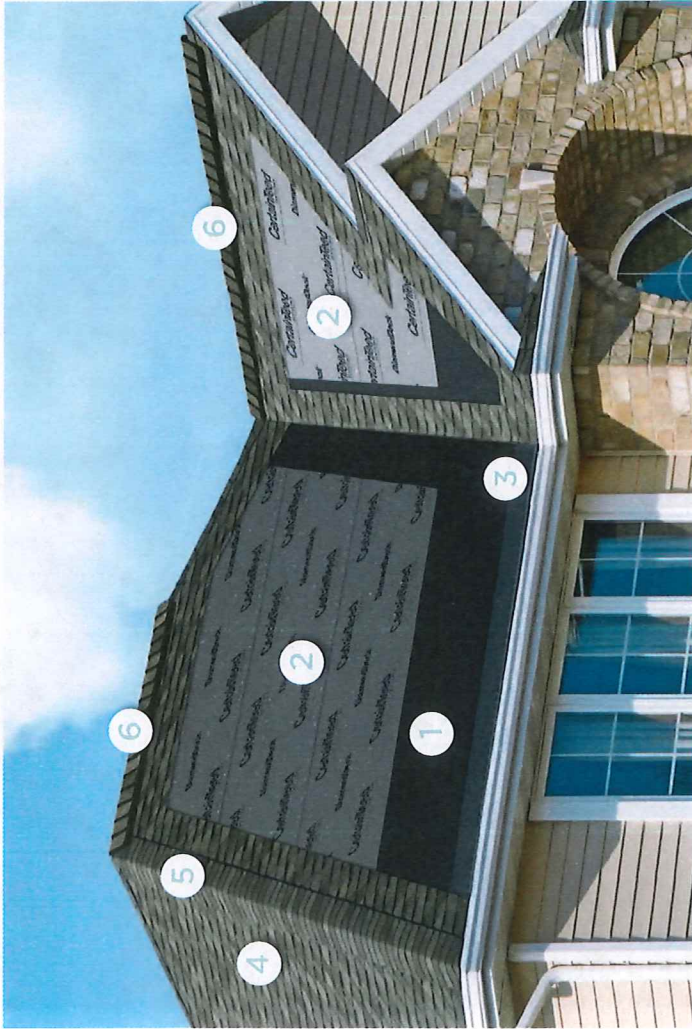
Resawn Shake



Silver Birch



Weathered Wood



Integrity Roof System™



Integrity is built from the bottom up. Layer-on-layer, only CertainTeed provides the peace of mind that comes with the best components performing together for peak efficiency.

1. **Waterproof Underlayment**
Waterproofing shingle underlayment prevents leaks from wind-driven rain and ice dams
2. **Water-Resistant Underlayment**
High-performance underlayment provides a water-resistant layer over the roof deck and a secondary barrier against leaks
3. **Starter Shingles**
Perfect starts every time and designed to work in tandem with the roof shingles above
4. **Roof Shingles**
Choose the best, covered by the strongest warranty in the business
5. **Hip & Ridge Caps**
Perfect finish for hip and ridge lines, complementing all CertainTeed shingles
6. **Roof Ventilation**
Engineered for ideal roof ventilation especially when matched with CertainTeed Intake Vents



Add a Little Accent to Your Roof

The visually impactful choice for capping the hips and ridges of your roof, CertainTeed's Cedar Crest® accessory shingles will complement or match any shingle in the Landmark Series. For a low-profile hip and ridge look, CertainTeed also offers Shadow Ridge® accessory shingles.



Color Companion Products™ for Flat Roof Areas

With CertainTeed Flintlastic® SA, you can coordinate flat roof areas like carports, canopies and porches with your main roof. Flintlastic SA is a self-adhering low slope roofing product available in eight colors that complement some of the most popular CertainTeed shingles.





DATE: _____ TYPE: _____

NAME: _____

PROJECT: _____

Halogen/incandescent

P5674-31

Cylinder

5" cylinder with heavy duty aluminum construction and die cast wall bracket. Powder coated finish. cCSAus listed for wet locations.

Category: Outdoor

Finish: Black (powdercoat)

Construction: Aluminum construction
metal shade



Width: 5"
Height: 7-1/4"
Depth: 8"
H/CTR: 2-1/2"

MOUNTING	ELECTRICAL	LAMPING	ADDITIONAL INFORMATION
Wall mounted Mounting plate for outlet box included Back plate covers a standard 4" hexagonal recessed outlet box 4-1/2" sq.	Pre-wired 6" of wire supplied 120V	Quantity: 1 75W PAR-30 or BR-30 Medium base porcelain socket	cCSAus Wet location listed location listed 1 year warranty Companion Close-to-ceiling, Wall lantern fixtures are available

Sunmodule® Plus

SW 290 MONO (33mm frame)



TUV Power controlled:
Lowest measuring tolerance in industry



Every component is tested to meet
3 times IEC requirements



Designed to withstand heavy
accumulations of snow and ice



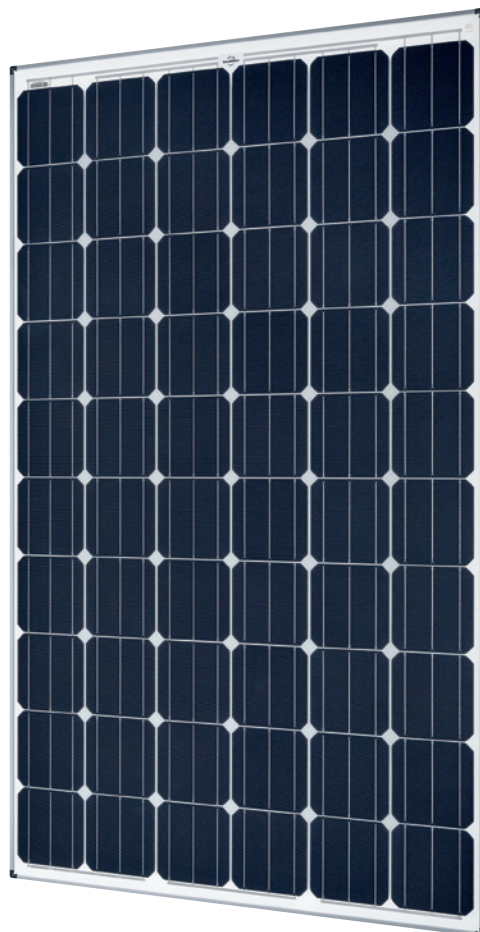
Sunmodule Plus:
Positive performance tolerance



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



Glass with anti-reflective coating



World-class quality

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

SolarWorld Plus-Sorting

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

25-year linear performance guarantee and extension of product warranty to 10 years

SolarWorld guarantees a maximum performance digression of 0.7% p.a. in the course of 25 years, a significant added value compared to the two-phase warranties common in the industry, along with our industry-first 10-year product warranty.*

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



- Qualified, IEC 61215
- Safety tested, IEC 61730
- Blowing sand resistance, IEC 60068-2-68
- Ammonia resistance, IEC 62716
- Salt mist corrosion, IEC 61701
- Periodic inspection



- Periodic inspection
- Power controlled



Sunmodule[®] Plus

SW 290 MONO (33mm frame)



PERFORMANCE UNDER STANDARD TEST CONDITIONS (STC)*

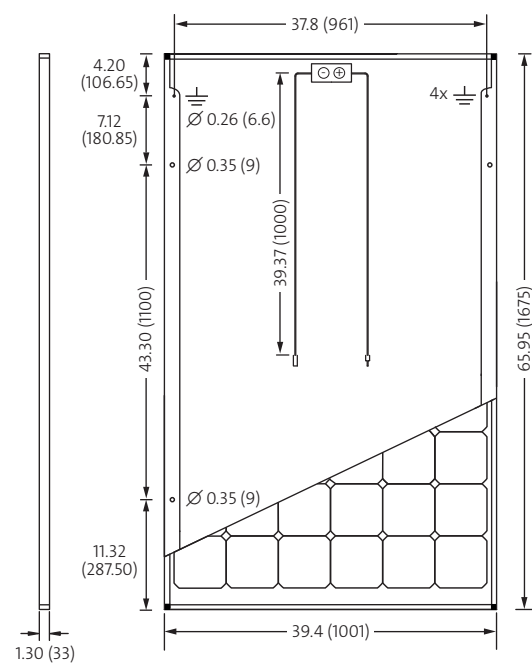
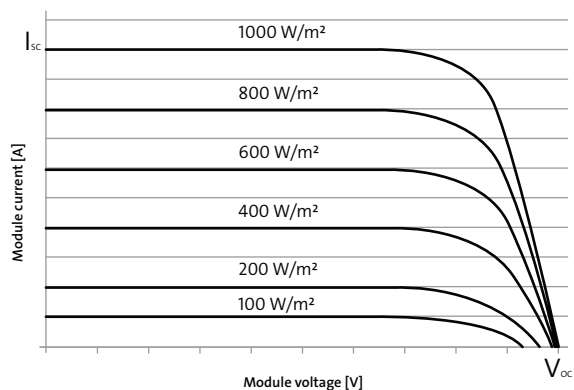
Maximum power	P_{max}	290 Wp
Open circuit voltage	V_{oc}	39.9 V
Maximum power point voltage	V_{mpp}	31.4 V
Short circuit current	I_{sc}	9.97 A
Maximum power point current	I_{mpp}	9.33 A
Module efficiency	η_m	17.30 %

*STC: 1000 W/m², 25°C, AM 1.5

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

THERMAL CHARACTERISTICS

NOCT	46 °C
TC I_{sc}	0.04 %/°C
TC V_{oc}	-0.30 %/°C
TC P_{mpp}	-0.41 %/°C
Operating temperature	-40°C to 85°C



PERFORMANCE AT 800 W/m², NOCT, AM 1.5

Maximum power	P_{max}	217.1 Wp
Open circuit voltage	V_{oc}	36.6 V
Maximum power point voltage	V_{mpp}	28.8 V
Short circuit current	I_{sc}	8.06 A
Maximum power point current	I_{mpp}	7.54 A

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

COMPONENT MATERIALS

Cells per module	60
Cell type	Mono crystalline
Cell dimensions	6.17 in x 6.17 in (156.75 x 156.75 mm)
Front	Tempered glass (EN 12150)
Frame	Clear anodized aluminum
Weight	39.7 lbs (18.0 kg)

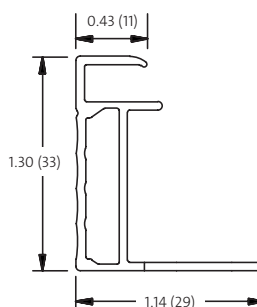
SYSTEM INTEGRATION PARAMETERS

Maximum system voltage SC II / NEC		1000 V
Maximum reverse current		25 A
Number of bypass diodes		3
Design Loads*	Two rail system	113 psf downward 64 psf upward
Design Loads*	Three rail system	178 psf downward 64 psf upward
Design Loads*	Edge mounting	178 psf downward 41 psf upward

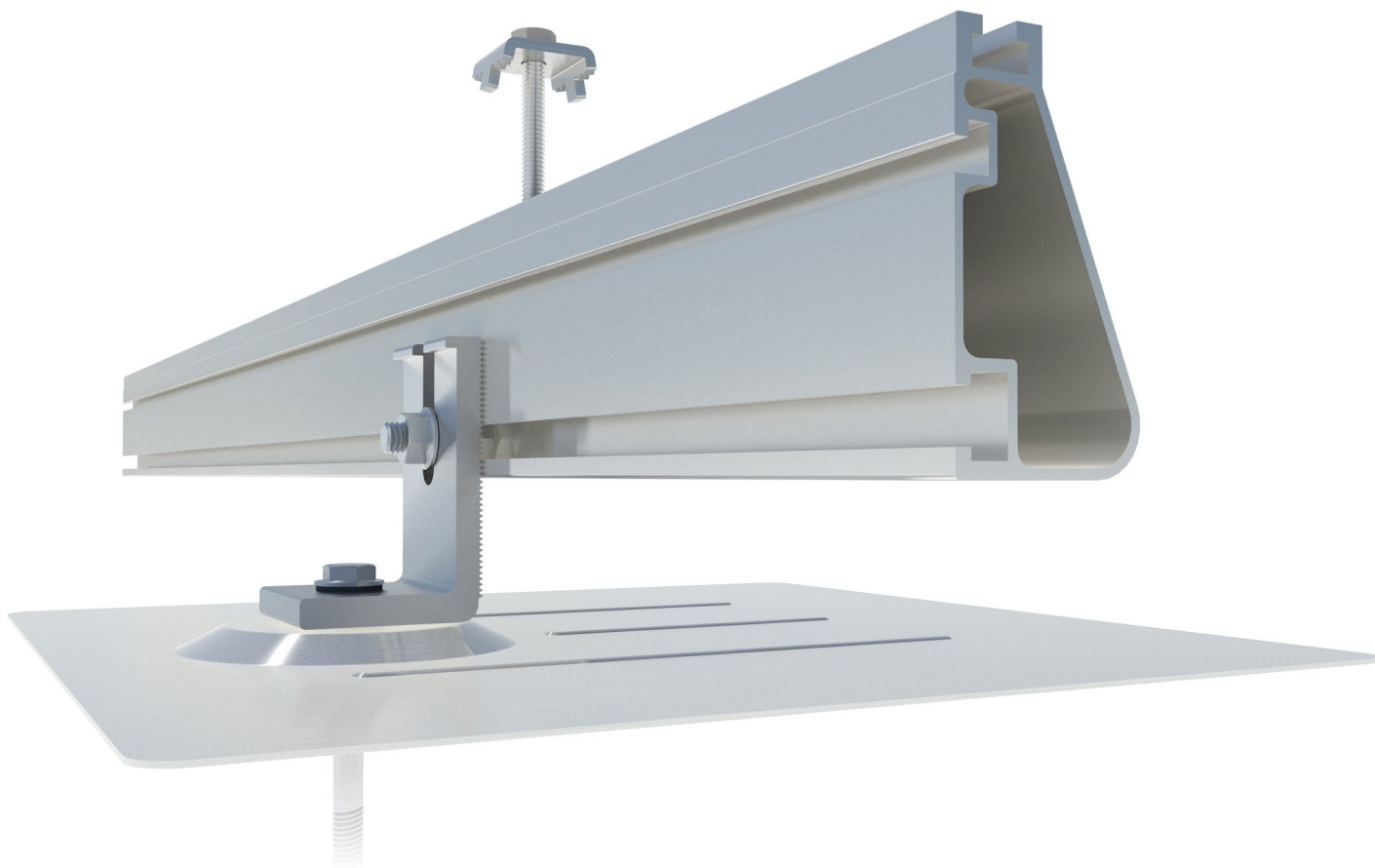
* Please refer to the Sunmodule installation instructions for the details associated with these load cases.

ADDITIONAL DATA

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



- Compatible with both "Top-Down" and "Bottom" mounting methods
- ⚡ Grounding Locations:
 - 4 locations along the length of the module in the extended flange.



Built for solar's toughest roofs.

IronRidge builds the strongest roof mounting system in solar. Every component has been tested to the limit and proven in extreme environments.

Our rigorous approach has led to unique structural features, such as curved rails and reinforced flashings, and is also why our products are fully certified, code compliant and backed by a 20-year warranty.



Strength Tested

All components evaluated for superior structural performance.



PE Certified

Pre-stamped engineering letters available in most states.



Class A Fire Rating

Certified to maintain the fire resistance rating of the existing roof.



Design Software

Online tool generates a complete bill of materials in minutes.



Integrated Grounding

UL 2703 system eliminates separate module grounding components.



20 Year Warranty

Twice the protection offered by competitors.

XR Rails

XR10 Rail



A low-profile mounting rail for regions with light snow.

- 6' spanning capability
- Moderate load capability
- Clear & black anod. finish

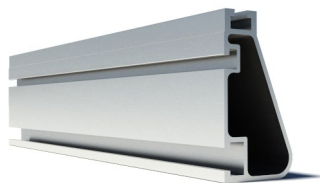
XR100 Rail



The ultimate residential solar mounting rail.

- 8' spanning capability
- Heavy load capability
- Clear & black anod. finish

XR1000 Rail



A heavyweight mounting rail for commercial projects.

- 12' spanning capability
- Extreme load capability
- Clear anodized finish

Internal Splices

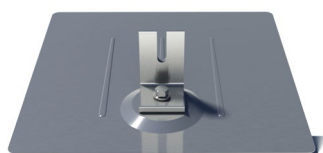


All rails use internal splices for seamless connections.

- Self-tapping screws
- Varying versions for rails
- Grounding Straps offered

Attachments

FlashFoot



Anchor, flash, and mount with all-in-one attachments.

- Ships with all hardware
- IBC & IRC compliant
- Certified with XR Rails

Slotted L-Feet



Drop-in design for rapid rail attachment.

- High-friction serrated face
- Heavy-duty profile shape
- Clear & black anod. finish

Standoffs



Raise flush or tilted systems to various heights.

- Works with vent flashing
- Ships pre-assembled
- 4" and 7" Lengths

Tilt Legs



Tilt assembly to desired angle, up to 45 degrees.

- Attaches directly to rail
- Ships with all hardware
- Fixed and adjustable

Clamps & Grounding

End Clamps



Slide in clamps and secure modules at ends of rails.

- Mill finish & black anod.
- Sizes from 1.22" to 2.3"
- Optional Under Clamps

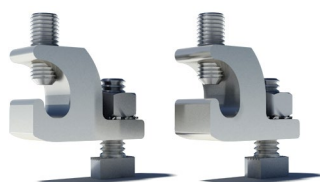
Grounding Mid Clamps



Attach and ground modules in the middle of the rail.

- Parallel bonding T-bolt
- Reusable up to 10 times
- Mill & black stainless

T-Bolt Grounding Lugs



Ground system using the rail's top slot.

- Easy top-slot mounting
- Eliminates pre-drilling
- Swivels in any direction

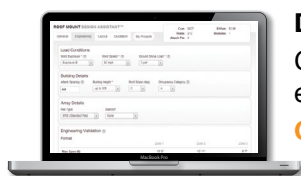
Accessories



Provide a finished and organized look for rails.

- Snap-in Wire Clips
- Perfected End Caps
- UV-protected polymer

Free Resources



Design Assistant

Go from rough layout to fully engineered system. For free.

Go to IronRidge.com/rm



NABCEP Certified Training

Earn free continuing education credits, while learning more about our systems.

Go to IronRidge.com/training

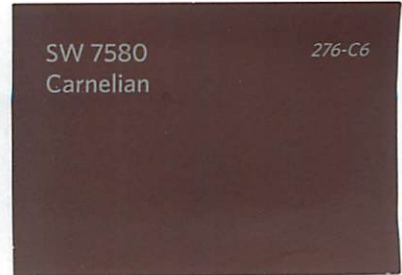
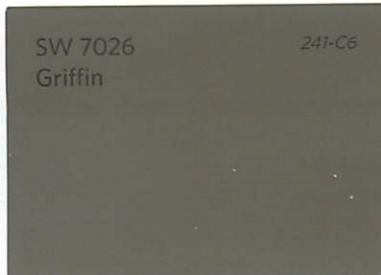
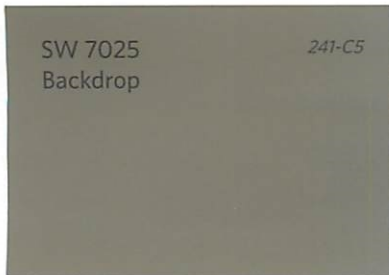
The YPSI

Exterior

Color Selections

Exterior Annex

Body	SW 7025 Backdrop
Trim	SW 7026 Griffin Windows, Crowns, Secondary Doors, Railings,
Main Doors	SW 7580 Carnelian (custom match required SW formula miscalculated)



Exterior Church

Secondary Doors	SW 7020 Black Fox
All Trim	SW 7020 Black Fox (Soffit, Fascia, Bargeboard, Guttering, Crown)
North Side Peak	SW 7020 Black Fox (everything)
Railings Main Door	SW 7020 Black Fox



218 North Adams

Ypsilanti MI 48197



PROJECT DESCRIPTION

- TEAR OFF AND REPLACE ROOF AND INSTALL NEW VENTING ON CONCERT HALL.
- REPLACE FLAT ROOF ON NORTH HALL.
- REPOINT AND REPAIR OF BRICK AND STONE WORK PER THE SECRETARY OF THE INTERIOR'S STANDARDS FOR MASONRY REPAIR.
- INSTALL NEW EXTERIOR LIGHT FIXTURES ON ANNEX.
- PAINT WOOD FACIA, SOFFIT, GUTTERING, AND OTHER WOOD ELEMENTS OF CONCERT HALL.
- PAINT EXTERIOR DOORS ON REAR AND BASEMENT OF CONCERT HALL AND ENTRANCES OF ANNEX.
- PAINT ANNEX, MONUMENT SIGNS, AND RAILINGS.
- PARKING LOT IMPROVEMENTS, INCLUDING REPAIR AND RESTRIPING OF EXISTING ASPHALT PAVING, INSTALLATION OF RAISED LANDSCAPING BEDS, AND INSTALLATION OF NEW FENCE ALONG EAST PROPERTY LINE.
- INSTALLATION OF SOLAR PANELS ON SOUTH-FACING ROOF OF ANNEX.

APPLICABLE CODES

CITY OF YPSILANTI, MICHIGAN ZONING ORDINANCE
CHAPTER 122
SECTION 122-703. PLANNED ADAPTIVE REUSE PROJECTS

REQUIRED PARKING
PRIVATE ASSEMBLY: 5463 NSF @ 1 SPACE/500 NSF= 10 SPACES
OFFICE: 2473 NSF @ 1 SPACE/300 NET SF = 10 SPACES
REQUIRED 20 TOTAL

PROVIDED 53 SPACES

ADA REQUIREMENTS: 1 SPACE REQUIRED;
3 PROVIDED, INCLUDING VAN PARKING

PROPERTY LEGAL DESCRIPTION

COMMONLY KNOWN AS: 218 N. ADAMS ST., YPSILANTI, MI 48197-2507
PROPERTY I.D. NO.: 11-11-40-412-001

LAND SITUATED IN THE CITY OF YPSILANTI, COUNTY OF WASHTENAW, STATE OF MICHIGAN, TO WIT:

THE NORTH 60 FEET OF LOT 338, NORRIS AND CROSS ADDITION TO THE CITY OF YPSILANTI, WASHTENAW COUNTY, MICHIGAN, ACCORDING TO THE RECORDED PLAT AS RECORDED IN LIBER D, PAGE 864, WASHTENAW COUNTY RECORDS.

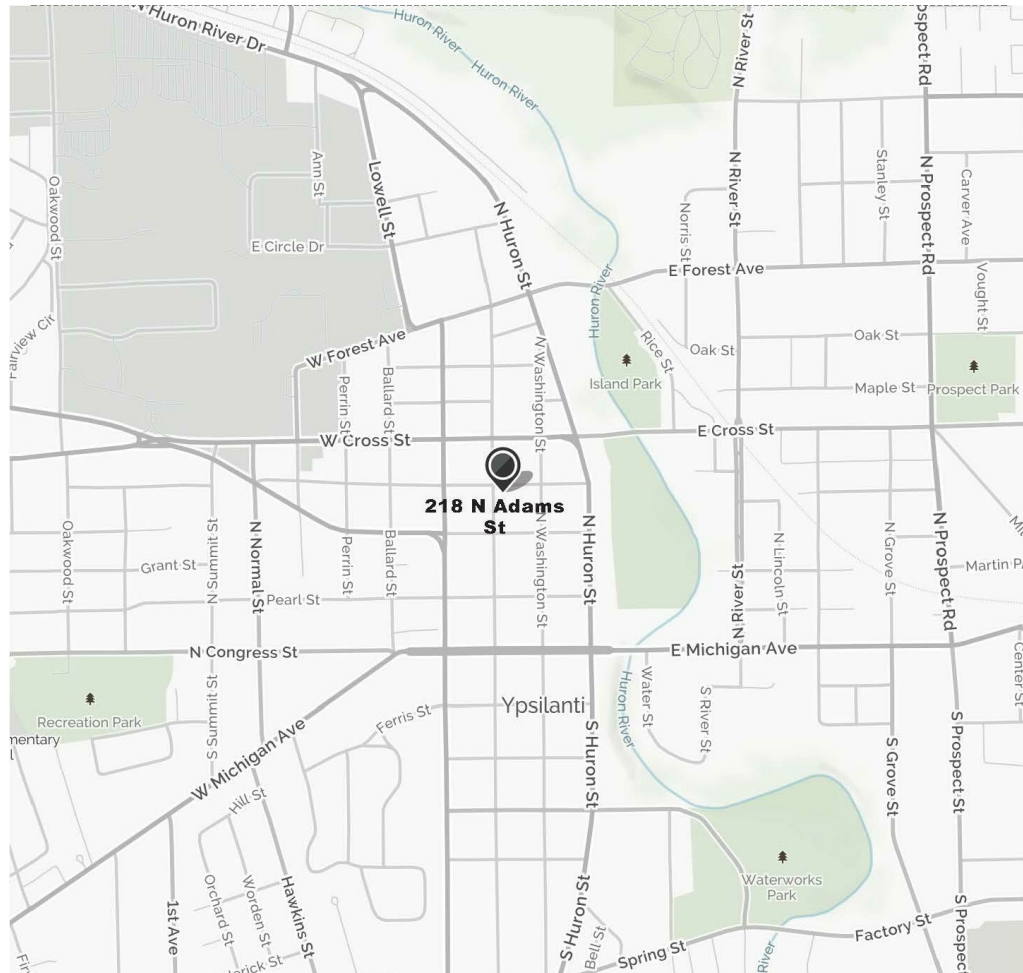
AND

BEGINNING ON THE EAST LINE OF ADAMS STREET, AT THE NORTHWEST CORNER OF VILLAGE LOT 342 ACCORDING TO THE RECORDED PLAT OF THE VILLAGE (NOW CITY) OF YPSILANTI; RUNNING THENCE EAST ALONG THE NORTH LINE OF SAID LOT TO A POINT ONE ROD WEST OF THE WEST LINE OF THE ALLEY LYING BETWEEN LOTS 343 AND 344 PROJECTED SOUTH; THENCE SOUTH TO THE SOUTH LINE OF LOT 339 ON SAID PLAT; THENCE WEST ALONG THE SOUTH LINE OF SAID LOT 339 TO ADAMS STREET; THENCE NORTH ALONG ADAMS STREET TO THE PLACE OF BEGINNING.

AND

COMMENCING AT THE SOUTHWEST CORNER OF LOT 337, SAID CORNER ALSO BEING THE NORTHEAST CORNER OF ADAMS STREET AND WASHTENAW AVENUE IN NORRIS AND CROSS' ADDITION TO THE VILLAGE (NOW CITY) OF YPSILANTI, WASHTENAW COUNTY, MICHIGAN, AS RECORDED IN LIBER D OF DEEDS, PAGE 865, WASHTENAW COUNTY RECORDS, THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST 110.22 FEET ALONG THE NORTH LINE OF SAID WASHTENAW AVENUE; THENCE NORTH 00 DEGREES 02 MINUTES 30 SECONDS EAST 138.00 FEET PARALLEL TO THE EAST LINE OF SAID ADAMS STREET TO THE POINT OF BEGINNING; THENCE NORTH 00 DEGREES 02 MINUTES 30 SECONDS EAST 60.00 FEET PARALLEL TO THE EAST LINE OF SAID ADAMS STREET, THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST 65.06 FEET; THENCE SOUTH 00 DEGREES 16 MINUTES 10 SECONDS WEST 60.00 FEET PARALLEL TO THE WEST LINE OF WASHINGTON STREET THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST 64.82 FEET TO THE POINT OF BEGINNING, BEING A PART OF LOT 338, OF SAID NORRIS AND CROSS' ADDITION BEING SUBJECT TO EASEMENTS OR RESTRICTIONS OF RECORD, IF ANY.

PROJECT SITE



SITE IMPROVEMENTS AND EXTERIOR MAINTENANCE

DRAWING INDEX

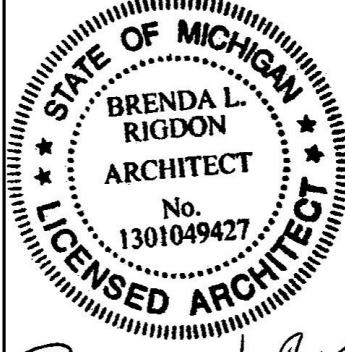
218-18 PERMIT	SHEET #		SHEET NAME
	T-001		
	SP-1		
	SP-2		
	T-001		Title Sheet & Project Information
	SP-1		Site Plan
	SP-2		Paint Colors

ARCHITECT:
BRENDA RIGDON, AIA, LEED-AP BD+C
BLACK RAVEN ARCHITECTS LLC
214 E CHURCH ST
ADRIAN MI 49221
734.717.2753
brenda@blackravenarchitects.com

OWNER:
STEVE PIERCE
SAVE OLD BUILDINGS, LLC
118 S WASHINGTON ST
YPSILANTI MI 48197
734.274.4602
steve@hcl.com



SEALED BY:



Brenda Rigdon

CONSULTANT

ISSUED

#	DATE	DESCRIPTION
1	03-19-18	PERMIT

Site Improvements & Exterior Maintenance

218 N. Adams St., Ypsilanti MI 48197

Title Sheet & Project Information

PROJECT NUMBER:

17.21

DRAWN BY:

BLR

ARCHITECT:

BLR

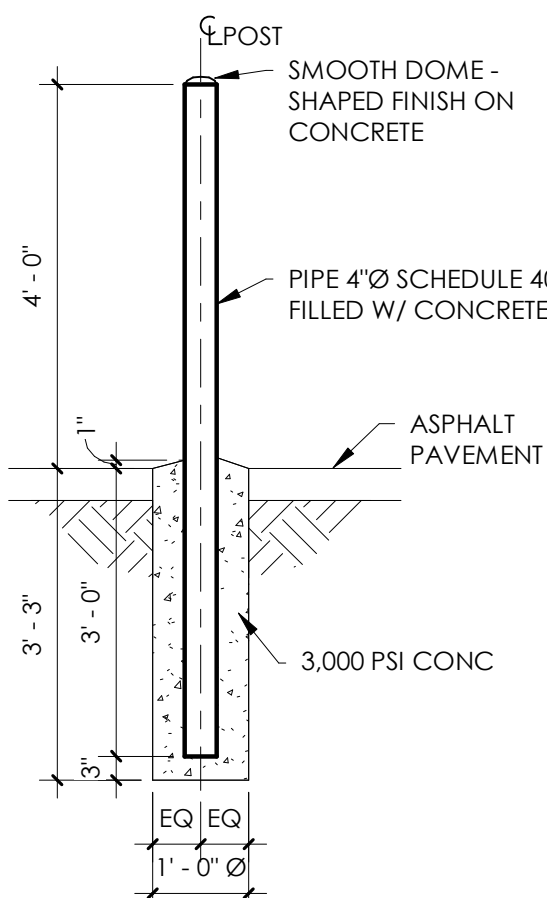
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T-001

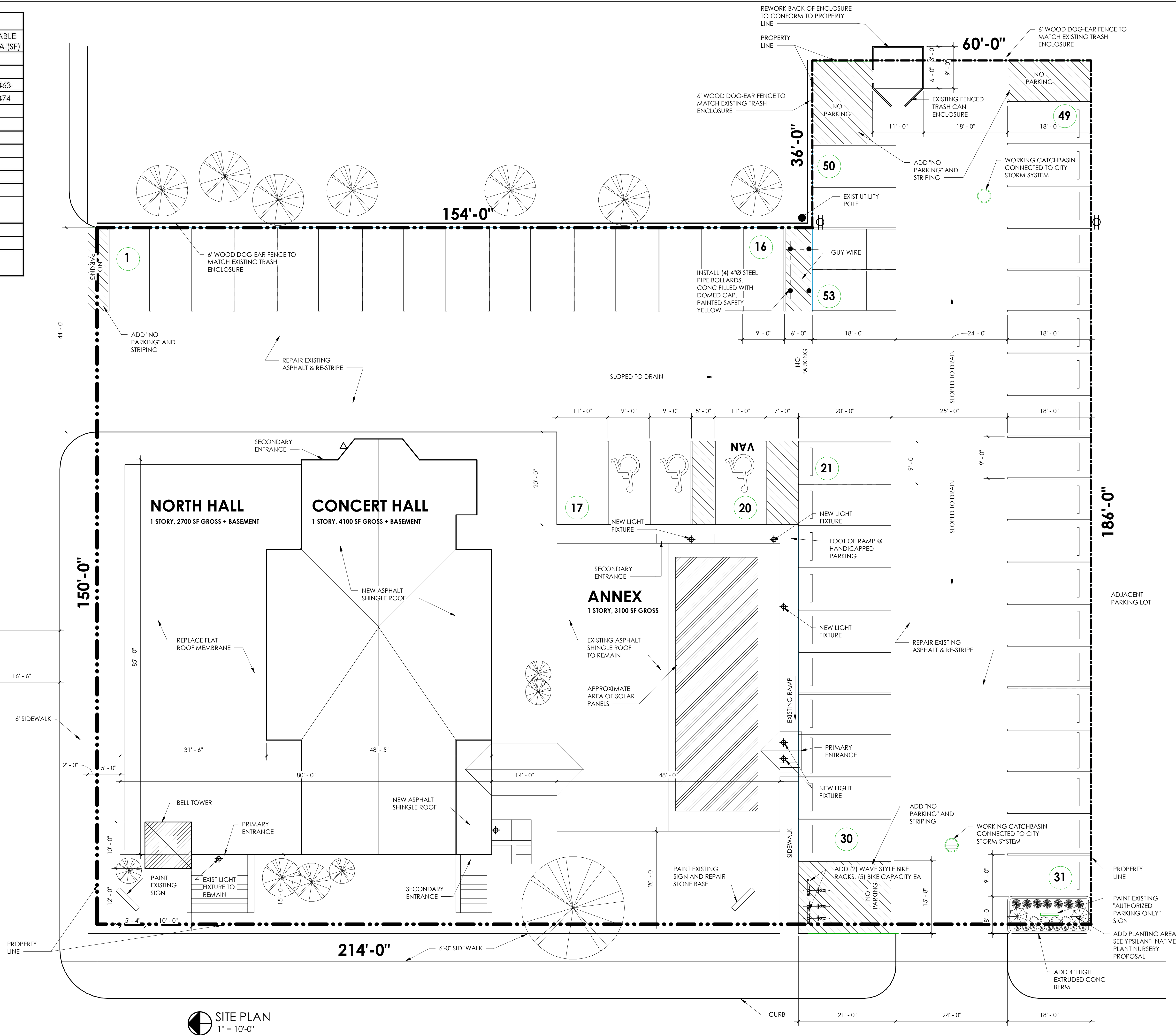
3/19/2018 4:45:12 PM

LAND USE SCHEDULE		
DESCRIPTION	AREA (SF)	USABLE AREA (SF)
PROPERTY SIZE: 0.8 AC	34,260	
PUBLIC ASSEMBLY (GROSS)	6,829	5463
OFFICE (GROSS)	3,092	2474
LANDSCAPE	4,200	
SIDEWALKS, STAIRS, & RAMPS TOTAL	709	
SUBTOTAL, NON-PARKING	14,830	
PARKING	19,430	
BUILDING GROUND COVERAGE	9,921	
BUILDING GROUND COVERAGE, INCLUDING SIDEWALKS, STAIRS, & RAMPS	10,630	
LOT COVERAGE, STRUCTURES ONLY	29%	
LOT COVERAGE, INCLUDING SIDEWALKS, STAIRS, & RAMPS	31%	

 WALL SCONCE
 LIGHT POLE;
2 HEADS
 SPOT LIGHT
 WALL PAC



PIPE BOLLARD
1/2" = 1'-0"



 SITE PLAN
1" = 10'-0"



**BLACK RAVEN
ARCHITECTS**

734.717.2753 • 214 E Church • Adrian MI 49221

SEAL BY:



Brenda Rigdon

CONSULTA

[illegible]

Site Improvements & Exterior Maintenance

218 N. Adams St., Ypsilanti MI 48197

Site Plan

PROJECT NUMBER	17.21
----------------	-------

DRAWN BY
BLR
ARCHITECT
BLR

SHEET NUMBER

SP-1



PAINT METAL FRAME
SW7020 BLACK FOX

REPAIR STONE BASE



PAINT METAL FRAME
SW7020 BLACK FOX

SIGNS



SW7020 BLACK FOX

SW7025 BACKDROP

SW7026 GRIFFIN

7580 CARNELIAN

PAINT COLORS



ANNEX PAINT COLORS



SEALED BY:



Brenda L. Rigdon

CONSULTANT

ISSUED		
#	DATE	DESCRIPTION
1	03-19-18	PERMIT

Site Improvements & Exterior Maintenance

218 N. Adams St., Ypsilanti MI 48197

Paint Colors

PROJECT NUMBER:

17.21

DRAWN BY:

BLR

ARCHITECT:

BLR

SHEET NUMBER:

SP-2

BLACK RAVEN ARCHITECTS
734.717.2753 • 214 E Church • Adrian MI 49221



City of Ypsilanti
Historic District Commission
Work Permit Application

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

OFFICE USE ONLY

Date Filed:

Meeting Date:

Action Item/Study Item

To complete this application:

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

INCOMPLETE APPLICATIONS WILL BE REJECTED

Property

Address

218 North Washington St.

Applicant

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

Name

Directors of the House Foundation (Daneen Zureich)
@chairperson

Address

218 North Washington St

City

Ypsilanti

State

MI

Zip

48197

Phone / Fax

734-483-1453

E-Mail

zureichd@comcast.net

Contractor

Contractor Name & Contact Info

To Be Determined

Type of work

☐ Roofing

☐ Window/Door
Replacement

☐ Porches

☐ Sign

☐ Fence (or other sitework)

☒ Other

Complete Description of Proposed Work:

We are requesting a study session on March 28, 2018.

We may have to work on this project in stages, what order do you recommend that we complete the tasks? Are there any suggestions as to things we keep an eye on eg: materials? Any recommendations?

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

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:

Print Name:

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

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

LADIES LITERARY CLUB REPAIR CHART - FEBRUARY 2018

PROJECT NAME	SUB TASKS	START DATES	END DATES	PREDECESSOR TASKS
ROOF ENTABLATURE	1. Remove soffitt/fascia/cornice	mm/dd/yyyy	mm/dd/yyyy	1. Remove gutters
	2. Replace with replicas if needed			2. Reinstall gutters
FASCIA	1. Repairs lower front fascia as required			
	2. Remove, rebuild fascia returns on rear of upper gable			
	3. Install roofing over returns			
	4. Bay window-remove rotten fascia and soffitt and rebuild			
	5. Reinstall special brackets			
	6. Strip paint from bases			
FRONT PORCH COLUMNS	1. Replace decayed portion column bases			
	2. Prime/paint, install replicated			
	3. Remove glass in upper header			
	4. Repair grilles			
PAINT PROJECTS	1. Strip, repair, paint all porch floors (front, back & ramp)			
	2. Install ventilation vents in north and south sides of front porch			
BRICK REPLACEMENT	Remove, replace missing/broken bricks on porch and bay windows			
FOUNDATION COATING	Coat, repair/install new			
SIDING	Replace rotted siding, left, right sides of ramp entry door and in rear of building by ramp and door			
LATTICE UNDER RAMP	Repair, repaint			

Note:

1. Bids and permits must be approved by the Ypsilanti City Building Department and Historic District Commission as warranted
2. All Contractors must adhere to the National Historic Preservation Standards.

PROPOSAL

BOB BEHNKE COMPANY
BUILDING AND REMODELING
4975 HOBBITON LANE
ANN ARBOR, MICHIGAN 48103
(734) 665-2826

TO: Ladies Literary Club
218 North Washington
Ypsilanti, MI 48197

Attn: Daneen Zurich

PHONE 734-483-1453	DATE 12/21/17
JOB NAME / LOCATION	
JOB NUMBER	JOB PHONE

We hereby submit specifications and estimates for:

We propose to make repairs to exterior of the building at 218 N. Washington St, Ypsilanti, Mi 48197.

1. Remove and re-install existing gutters and downspouts on areas we are removing facias and soffits.
Five trips will be required to complete this gutter work. We propose storing gutters on site after they are removed.
2. Remove existing overhangs on upper north and side of older building. Replace as they exist using special milled lumber. Shall use white oak lumber in high exposure areas. Use poplar lumber on overhangs and lower exposure areas. See rough sketch of building scope of work. Also see diagrams of overhangs of overhangs and other drawings which we propose to repair.
3. Remove straight lower overhang on front gable. Re-build with new special milled lumber to match existing. Cover this overhang with a new metal roof and flash under gable siding.
4. Remove existing glass in upper front porch headers. Replace 5 window panes with new tempered glass. Repair the decorative grilles covering windows. Install plexiglass on interior.
5. Repair 3 column base as needed. Require special milled lumber, shall use white oak.
6. Make repairs to the front porch decking. Shall use Douglas Fir tongue and groove decking to match existing. Replace several boards. Replace exposed trim under porch decking as needed. Fasten down some soft areas on porch decking (may require further repair to sub-structure under decking. This would be an additional cost.)

We Propose hereby to furnish material and labor — complete in accordance with the above specifications, for the sum of: _____ dollars (\$) _____).

Payment to be made as follows:

All material is guaranteed to be as specified. All work to be completed in a professional manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado, and other necessary insurance. Our workers are fully covered by Worker's Compensation Insurance.

Authorized
Signature _____

Note: This proposal may be withdrawn by us if not accepted within 15 days.

Acceptance of Proposal — The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Signature _____

Signature _____

Date of Acceptance: _____

PROPOSAL

**BOB BEHNKE COMPANY
BUILDING AND REMODELING**

4975 HOBBITON LANE
ANN ARBOR, MICHIGAN 48103
(734) 665-2826

TO: Ladies Literary Club
218 North Washington
Ypsilanti, MI 48197

Attn: Daneen Zurich

PHONE 734-483-1453	DATE 12/21/17
JOB NAME / LOCATION	
JOB NUMBER	JOB PHONE

We hereby submit specifications and estimates for:

7. Remove several bricks on porch area missing or broken and replace with new brick. Also at bay window area.
8. Make repair to lower front fascia as required. Leave existing fascias as existing. Replace some rotten area in corners as required. (Pointed out sagging header area between middle and south column. It is sagging where boards are spliced. But we decided to monitor this situation. If additional sagging is evident repairs will be required at an additional cost).
It was also evident on existing fascia board was covered up with a new fascia. It was decided to leave this alone.
9. Remove existing fascia returns on rear of upper gable. Rebuild these boxes with special milled lumber. Install metal roofing over these returns.
10. Remove rotten fascia and soffit on bay window. Re-build with special milled lumber.
Remove and re-install special brackets.
11. Repair and replace one window sill on south side of building. Shall use special milled white oak.
Splice new piece into existing unit and epoxy as needed.
12. Replace rotten siding on left and right side of entry door at ramp entry. Also in rear of building by ramp and door. Repair lattice under ramp due to animal damage.

We Propose hereby to furnish material and labor — complete in accordance with the above specifications, for the sum of: _____ dollars (\$ _____).

Payment to be made as follows:

All material is guaranteed to be as specified. All work to be completed in a professional manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado, and other necessary insurance. Our workers are fully covered by Worker's Compensation Insurance.

Authorized
Signature _____

Note: This proposal may be
withdrawn by us if not accepted within **15** days.

Acceptance of Proposal — The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Signature _____

Signature _____

Date of Acceptance: _____

PROPOSAL

BOB BEHNKE COMPANY
BUILDING AND REMODELING
4975 HOBBITON LANE
ANN ARBOR, MICHIGAN 48103
(734) 665-2826

TO: Ladies Literary Club
218 North Washington
Ypsilanti, MI 48197

Attn: Daneen Zurich

PHONE 734-483-1453	DATE 12/21/17
JOB NAME / LOCATION	
JOB NUMBER	JOB PHONE

We hereby submit specifications and estimates for:

13. Remove existing bond around new section of building. South side and rear. Shall use poplar lumber. Flash top and flash below for new stucco.
14. Exterior Stucco Scope of Work:
 1. At front of porch. Make any repairs to the cement stucco.
 2. We will cut in ventilation vents and install. We will repair stucco around the new vents.
 3. Along N. side of the house the stucco needs to be repaired. Remove the loose cement. Re-stucco. Includes the bay window to the front of the front porch.
 4. Along the back and south side of the new section there is drivit stucco covering foundation. The substrate is loose and the drivit surface is also coming loose. We will remove the substrate surface. We will replace it with hard cement board. We will fasten to existing block foundation and stucco over it.
15. Exterior preparation and painting of the entire house.

Work to include: Washing house where needed, remove storms and screens, thoroughly scrape all loose and peeling paint from house wit carbide hand scrapers, hand sand, and Festool sand all scraped areas. Fill any holes or damaged wood with a two-part epoxy if needed, remove old failing glaze from windows, prime all bare wood with a high quality exterior oil primer, re-glaze window and storms where needed. Caulk all gaps and seams in and around trim with a long lasting elastomeric caulk and apply 2 coats of Duration paint to entire house. Porch floors will be scraped down to bare wood and sanded smooth before paint. All loose and peeling paint will be scraped from brick, scraped areas on brick will be feather sanded as good as possible without damaging or scarring brick. Includes painting stucco. Includes shed.

We Propose hereby to furnish material and labor — complete in accordance with the above specifications, for the sum of: _____ dollars (\$ _____).

Payment to be made as follows:

All material is guaranteed to be as specified. All work to be completed in a professional manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado, and other necessary insurance. Our workers are fully covered by Worker's Compensation Insurance.

Authorized
Signature _____

Note: This proposal may be withdrawn by us if not accepted within **15** days.

Acceptance of Proposal — The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Signature _____

Signature _____

Date of Acceptance: _____

PROPOSAL

BOB BEHNKE COMPANY
BUILDING AND REMODELING
4975 HOBBITON LANE
ANN ARBOR, MICHIGAN 48103
(734) 665-2826

TO: Ladies Literary Club
218 North Washington
Ypsilanti, MI 48197

Attn: Daneen Zurich

PHONE 734-483-1453	DATE 12/21/17
JOB NAME / LOCATION	
JOB NUMBER	JOB PHONE

We hereby submit specifications and estimates for:

Paint and materials will be top of the line products from Anderson Paint Co and Sherwin-Williams Paint Co. Care will be taken to not damage plants around the house. Lead safe practices will be performed to contain all paint chips and dust, including layer plastic out 15 feet from house.

Sherwin-Williams may or may not donate the Duration paint. If so, there will be a deduction from price for the donated total. My Sherwin-Williams Rep is looking into it as of this proposal.

16. Install, labor and materials to insulate the attic with R-38 (12") fiberglass blown into attic floor. Also install full with fiberglass in sloped area.

Remove 2 vent areas in ceiling. Blanket insulation. Re-install vents and covers.
Omit: Lower attic areas.

17. Remove rubbish created. Shall have a dumpster on site (keep in parking area).

18. Building permits, zoning permits, Historical fees included. We shall come to meetings as required to explain our project.

Lead based paint may be existing in your home. Included with the estimate is information from the EPA on lead based paint. Certified lead based paint practices is included in the price.

We Propose hereby to furnish material and labor — complete in accordance with the above specifications, for the sum of: _____ dollars (\$ _____).

Payment to be made as follows:

All material is guaranteed to be as specified. All work to be completed in a professional manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado, and other necessary insurance. Our workers are fully covered by Worker's Compensation Insurance.

Authorized
Signature _____

Note: This proposal may be
withdrawn by us if not accepted within **15** days.

Acceptance of Proposal — The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Signature _____

Signature _____

Date of Acceptance: _____

PROPOSAL

**BOB BEHNKE COMPANY
BUILDING AND REMODELING**

4975 HOBBITON LANE
ANN ARBOR, MICHIGAN 48103
(734) 665-2826

TO:

Ladies Literary Club
218 North Washington
Ypsilanti, MI 48197

Attn: Daneen Zurich

PHONE 734-483-1453	DATE 12/21/17
JOB NAME / LOCATION	
JOB NUMBER	JOB PHONE

We hereby submit specifications and estimates for:

Any other additional work required not described in above contract shall be an additional cost including rotten wood unless mentioned above.

We are planning to park several vehicles in parking area. We are also assuming we can use bathroom facilities, if not, shall add for a Port-A-Potty on site.

Price: \$125,181.00

Bob Behnke Company is a licensed residential builder in the state of Michigan (License No.2101065031; Douglas Behnke, Qualifying Officer).

We Propose hereby to furnish material and labor — complete in accordance with the above specifications, for the sum of: _____ dollars (\$ _____).

Payment to be made as follows:

1/3 Deposit-Draws As Work Progresses-Balance

All material is guaranteed to be as specified. All work to be completed in a professional manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado, and other necessary insurance. Our workers are fully covered by Worker's Compensation Insurance.

Authorized
Signature _____

Note: This proposal may be
withdrawn by us if not accepted within **15** days.

Acceptance of Proposal — The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

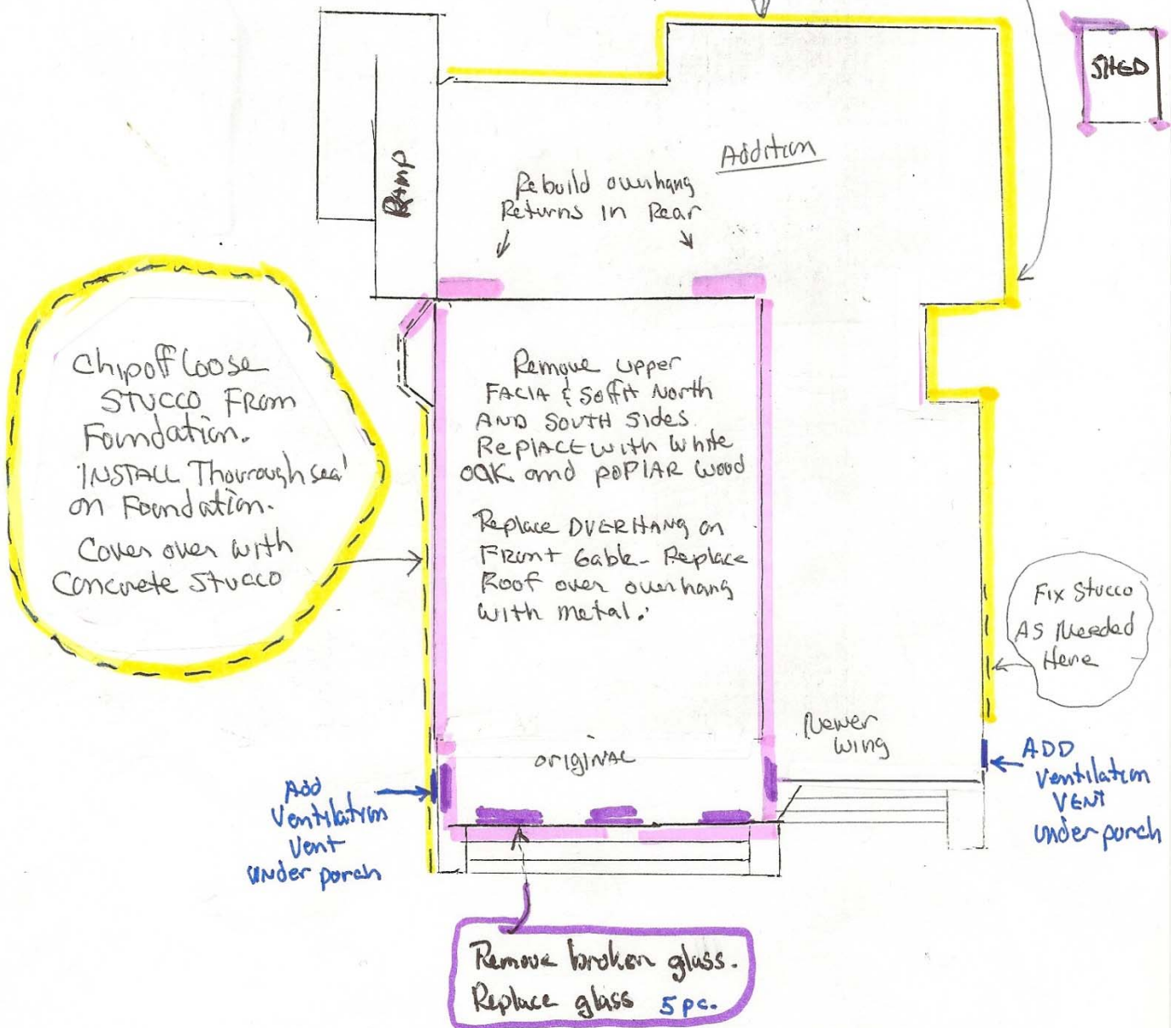
Signature _____

Signature _____

Date of Acceptance: _____

BOB BEHNKE COMPANY
BUILDING - REMODELING
4975 HOBBITON LANE
ANN ARBOR, MI 48103
(734) 665-2826

Remove form board & drivit.
INSTALL Cement Stucco over HARDBOARD
ATTACH to EXISTING Block foundation



LADIES LITERARY CLUBHOUSE 218 N. WASHINGTON, YPSILANTI.
DIAGRAM for SCOPE OF WORK

Rear GABLE Eaves Box N. Side & S. Side

Poplar ○
White Oak *

$3/4" \times 13" \times 10$ FT - 1 - * Top Board

$3/4" \times 10" \times 10$ FT - 3 - * Facia

$3/4" \times 12" \times 10$ FT - 1 - ○ soffit

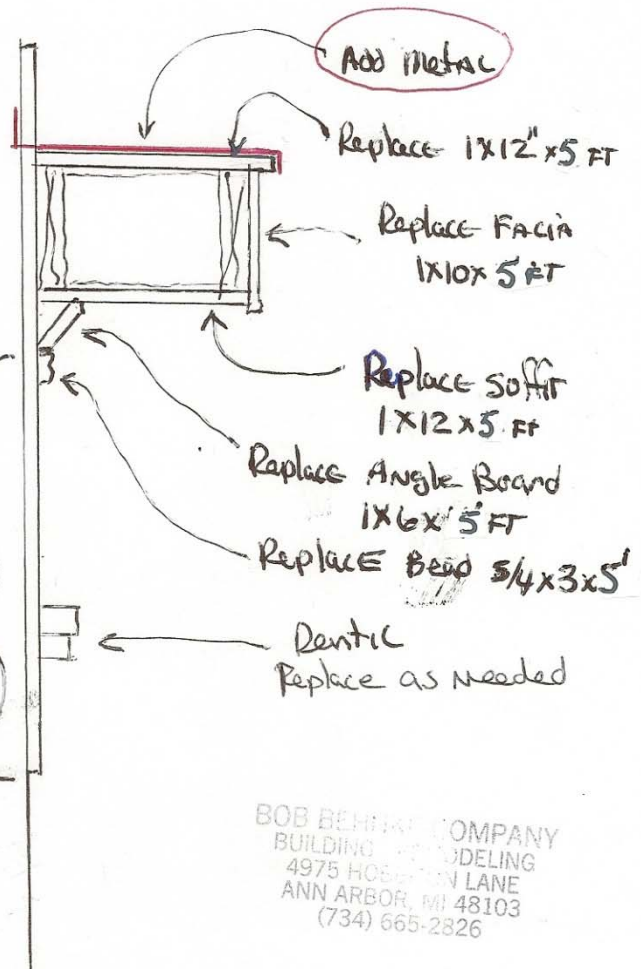
$3/4" \times 6" \times 10$ FT - 1 - ○ Angle or Teardrop

$5/4 \times 3 \times 5$ FT - 1 - ○ - Bead.

You make Angle or Teardrop
& Bead -

Leave
ALONG

Brick



BOB BEHRENS COMPANY
BUILDING MODELING
4975 HOEVEN LANE
ANN ARBOR, MI 48103
(734) 665-2826

BAY WINDOW FACIA & Soffit

Remove 3 Brackets
Reinstall Existing Brackets
Make 1 Bracket that was
Broken off -

$3/4" \times 8" \times 10$ FT - 1 - * - FACIA

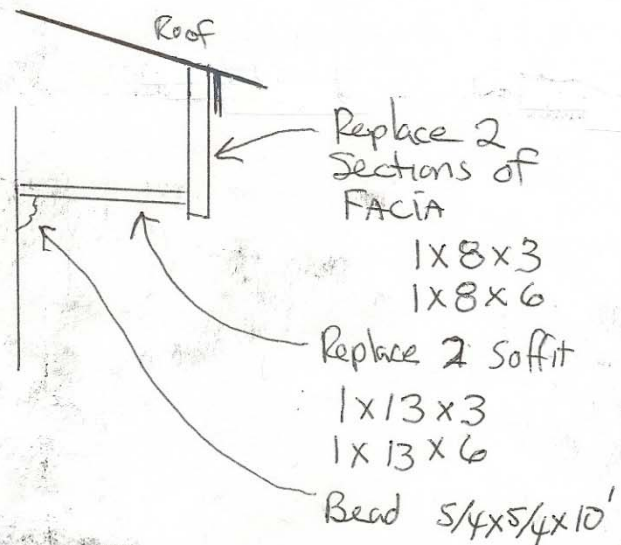
$3/4" \times 13" \times 10$ FT - 1 - ○ - soffit

$5/4 \times 3 \times 10$ FT - 1 - ○ - Bead

$2'4" \times 12" \times 16"$ - 1 - ○ SPECIAL
BRACKET.

You cut out Bracket

You MAKE Bead.



②

Remove
and Replace

Brick "o" Bracket

3 FT $\frac{1}{2}$

Leave
ALONE
Looks Like in
GOOD SHAPE

North & South
FACIA & SOFFIT

Brick

BOB BEHNKE COMPANY
BUILDING - REMODELING
4975 HOBBITON LANE
ANN ARBOR, MI 48103
(734) 665-2826

Repair 2-3 Front Column BASES.

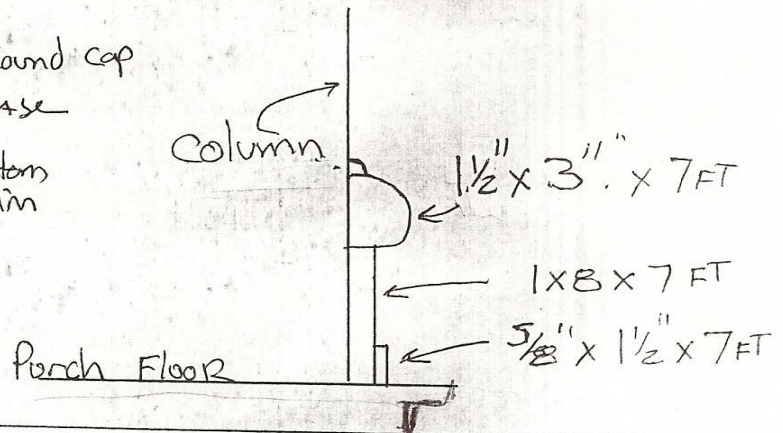
White oak - *

$1\frac{1}{2}" \times 3" \times 7\text{ FT} - 3 - * \frac{1}{2}$ Round cap

$3\frac{1}{4}" \times 8" \times 7\text{ FT} - 3 - * - \text{Base}$

$5\frac{1}{8}" \times 1\frac{1}{2}" \times 7\text{ FT} - 3 - * \text{Bottom Trim}$

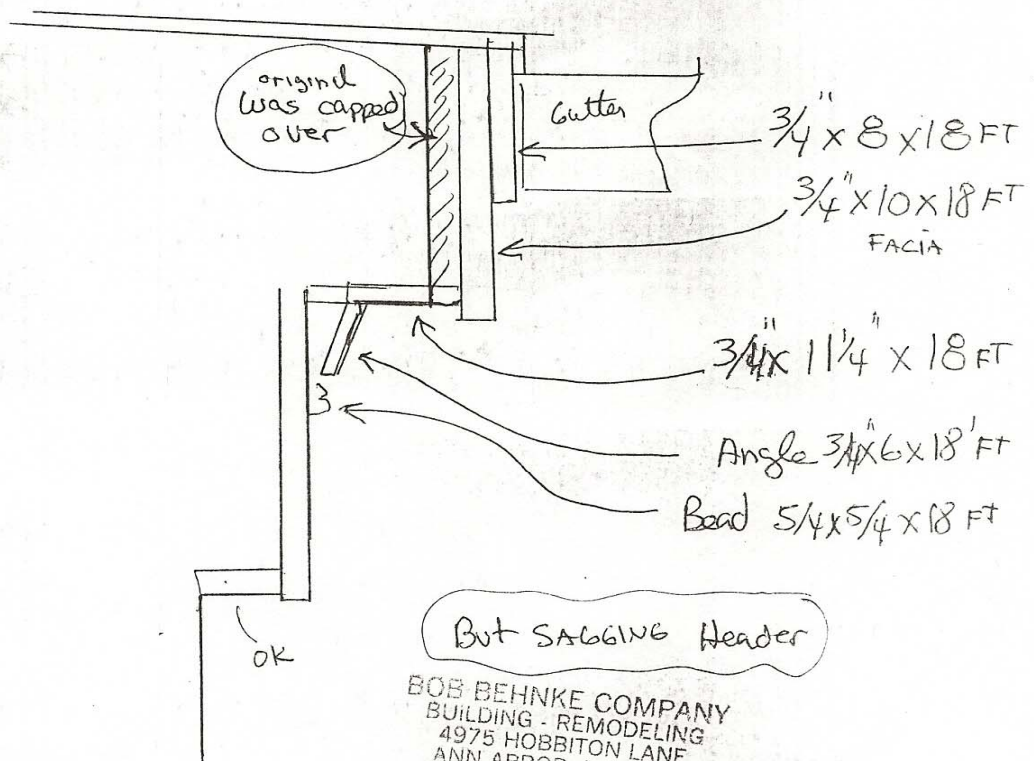
You make Cap.



Small

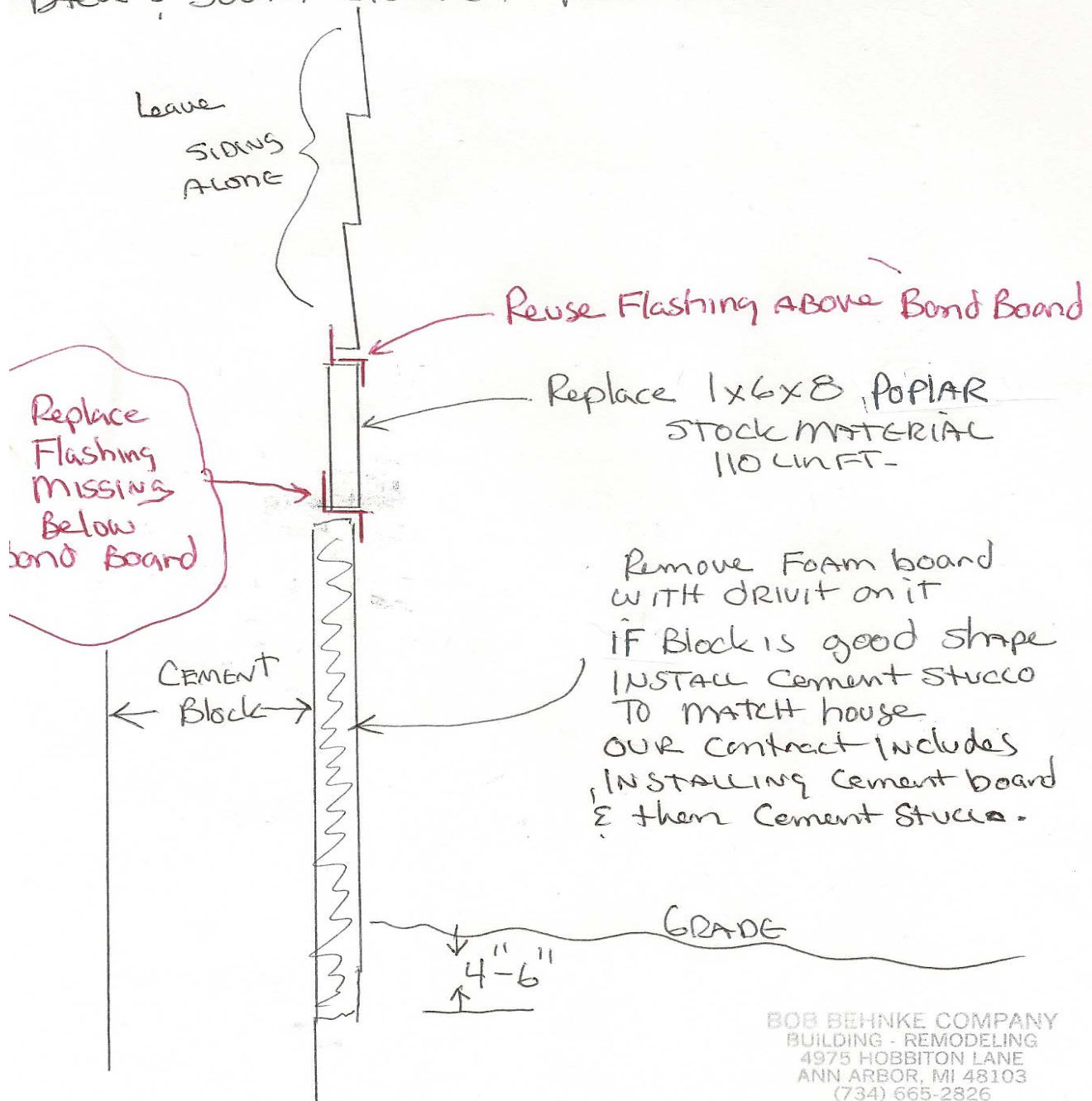
Repair Lower Facia & Soffit on S. Side (Newer Wing).

LEAVE MOST OF THIS ALONE



BOB BEHNKE COMPANY
BUILDING - REMODELING
4975 HOBBITON LANE
ANN ARBOR, MI 48103
(734) 565-2826

Back & South Side of Addition.



BOB BEHNKE COMPANY
BUILDING - REMODELING
4975 HOBBITON LANE
ANN ARBOR, MI 48103
(734) 665-2826

Return Windows WITH POPLAR
STOCK MATERIAL



218 N Washington



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

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

phdc-18-0017

OFFICE USE ONLY

Date Filed: 2/25

Meeting Date:

Action Item/Study Item

To complete this application:

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

INCOMPLETE APPLICATIONS WILL BE REJECTED

Property

Address

314 Maple ~~Rd.~~ Street

Applicant

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

Name

Margaret McClellan Celeste McClellan + Barbara Zmick

Address

314 Maple Rd. Street

City
Ypsilanti

State
Michigan

Zip
48198

Phone / Fax
734-717-3425

E-Mail
barcel@comcast.net

Contractor

Contractor Name & Contact Info

AI's Water Heaters Sales and Service-305 Riverbend St. Manchester, Michigan 48158 734-668-4904

Type of work

- ☐ Roofing
☐ Window/Door
Replacement

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

☒ Other

Complete Description of Proposed Work:

Replacement of Water Heater with Tankless unit exiting the sill of the home.

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

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:

2/22/18

Print Name:

Celeste McClellan BARBARA Zmich

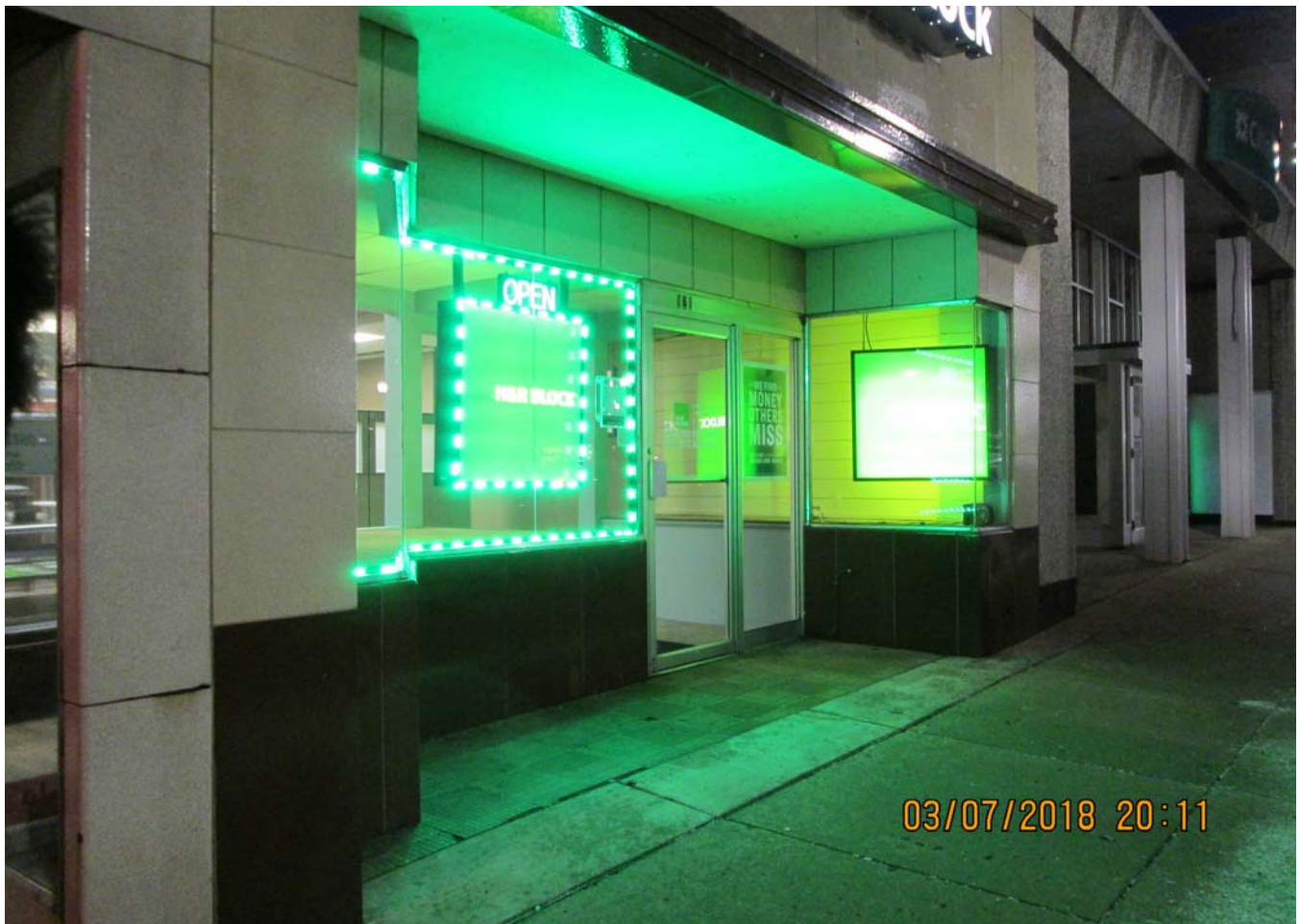
If you have questions about what the HDC generally permits or does not permit, or what they need to see in an application to render a decision, please call the office at 734-483-9646, email us at kochanek@cityofypsilanti.com, or view our factsheets at cityofypsilanti.com/hd.

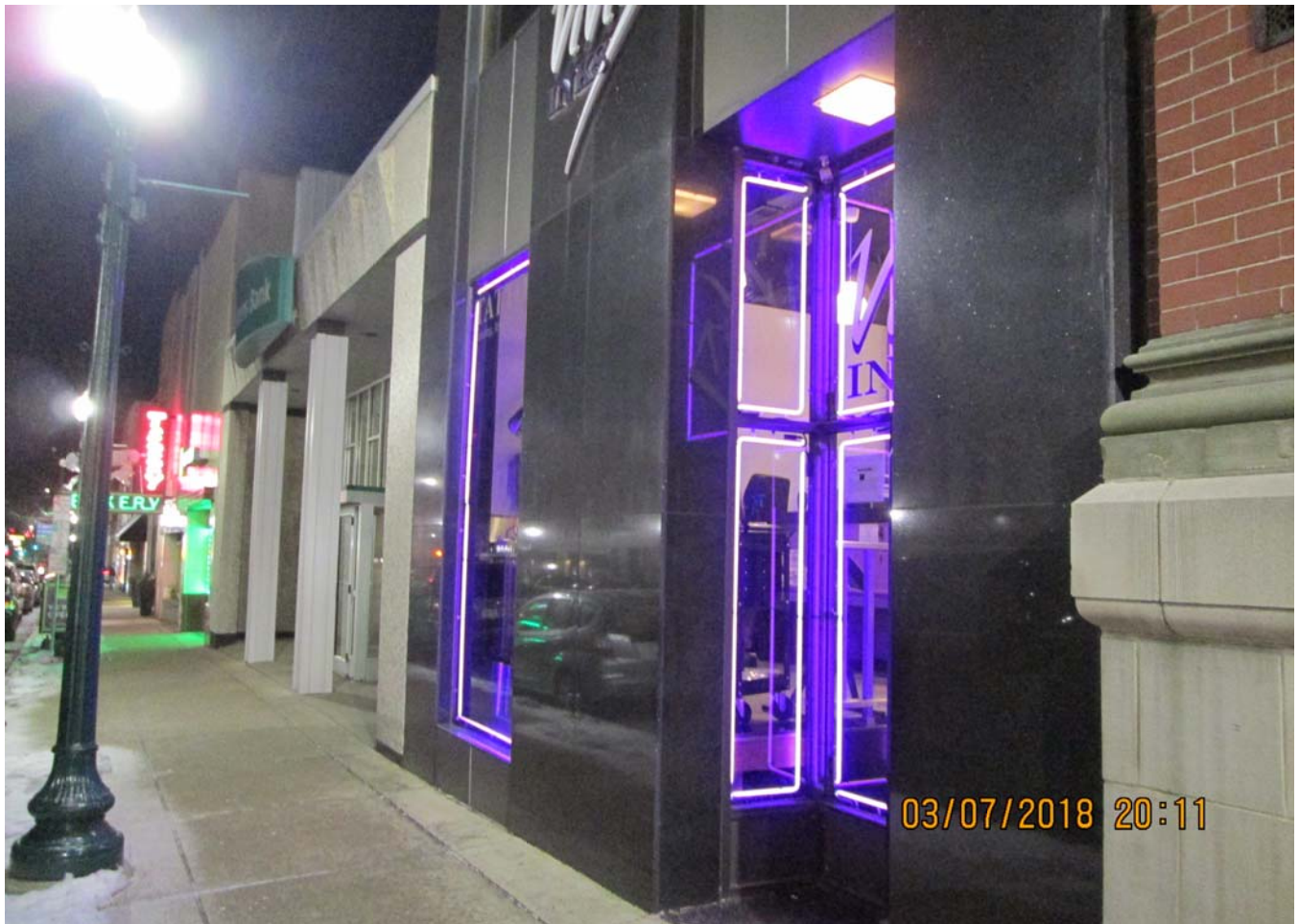
All other necessary Building Permits must be acquired before beginning work.







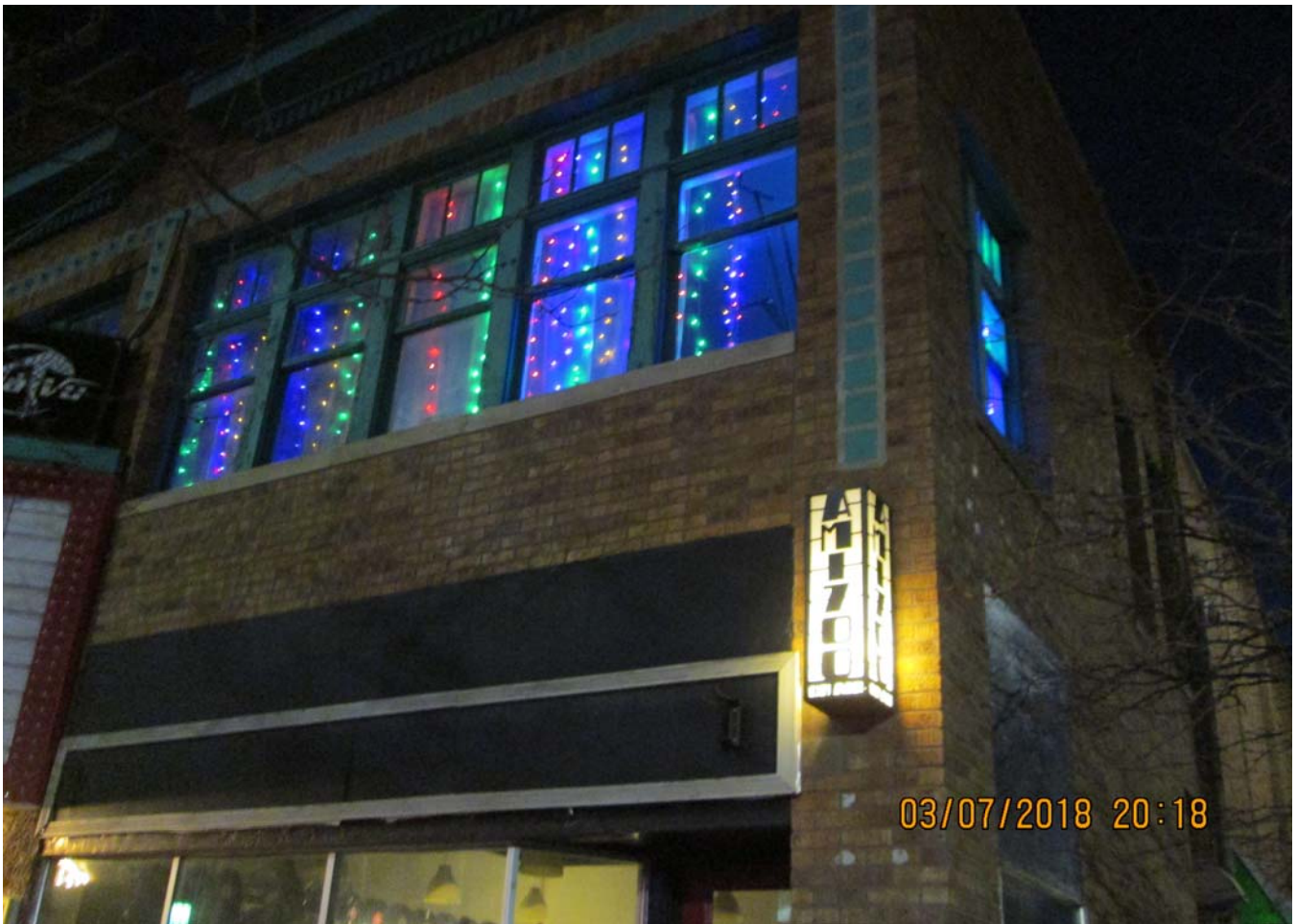








31 N Washington



36 N Washington

36 N Washington



50 N Huron



CITY OF YPSILANTI
HISTORIC DISTRICT COMMISSION
ACTION MINUTES OF MARCH 13, 2018

CALL TO ORDER AND ROLL CALL

Anne Stevenson Chair, 7:00 pm

Meeting Location: Ypsilanti Freighthouse, 100 Market Place

Commissioners Present: Anne Stevenson, Mike Davis, Jr., Erika Lindsay, Alex Pettit,
Hank Prebys

Commissioners Absent: Ron Rupert, Jane Schmiedeke

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

APPROVAL OF AGENDA

Kochanek: Removed 516 N River and added 209 Pearl and 109 Maple as study items.

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

Approval: Unanimous. Motion carries.

PUBLIC COMMENT ON AGENDA ITEMS—none

OLD BUSINESS

15 S Washington

**Application is for painting and an amendment to the approved lighting*

Applicant: David Esau, architect- Present

Discussion: Davis: Stated he has no problems with the proposed change.

Esau: Stated they are painting the exposed steel posts on the building.
They would like to paint it in the color Bohemian Black by Sherwin
Williams.

Motion: Prebys (second: Davis) moved to approve the amended application for
work at 15 S Washington to include new Contech Lighting CYL6 six inch
integrated LED indoor-outdoor cylinder light in a 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 #6988 Bohemian Black or similar.

Secretary of the Interior Standards:

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

#10- New work shall be removable.

Approval: Unanimous. Motion carries.

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- Not present

Discussion: Kochanek: Stated that she has been in contact with the applicant and they will not be able to make it to this meeting.

Motion: Davis (second: Pettit) moved to table the application at 116-118 W Michigan Ave for further details on the project.

Approval: Unanimous. Motion carries.

NEW BUSINESS

215 W Michigan

**Application is for signage installation*

Applicant: Joe Licavoli, representative for SPARK East- Present

Discussion: Licavoli: Stated they are putting decals on the glass windows. These will be able to be easily removed.

Lindsay: Asked if there is a max number of tenants and what happens if they end up with more.

Licavoli: Responded there is only a finite amount of space at SPARK. Eventually their tenants will graduate from the incubator and when they move on, a new (*replacement*) sign can be put on.

Davis: Stated that staff has indicated in their review of the application that perhaps the commission can pre-approve a set sign area so that the applicant does not need to return every time a new decal is added. Stated that the commission can put in the approval that it is for two windows total.

Licavoli: Responded that it is actually for four of the 10 windows.

Motion: Davis (second: Prebys) moved to approve the application for work at 215 W Michigan for tenant window signage as depicted in the application dated February 22, 2018. The signage will be installed as proposed in the application with a maximum of four of the ten windows on the property allowing for future tenants to be added without revisiting the Historic District Commission. The window signage can only cover up to 25% of any window as per zoning ordinance. The material will also be vinyl decals.

Secretary of the Interior Standards:

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

#10- New work shall be removable.

Approval: Unanimous. Motion carries.

7 S Washington

**Item moved to later in the agenda since the applicant was not in attendance when the item was called.*

114 W Michigan

**Application is for painting, lighting & signage installation*

Applicant: Jennifer Eastridge, owner – Present

Discussion: Stevenson: Recapped the project and asked about the location of the paint colors.

Eastridge: Stated that the aloe color will be the dominant color with the milk color as the trim on the building.

Davis: Stated he is uneasy about the decorative design on the sign and he wonders if the colors are compatible with the rest of the district.

Pettit: Responded that he thinks of it as almost part of their logo or sign.

Lindsay: Stated her concern is that these flourishes are larger in size than what was seen previously.

Davis: Stated he thinks the commission offered conflicting ideas have for the study item.

Pettit: States that the commission previously stated a concern that the projecting sign would not be visible from across the street. This decorative work helps with that.

Eastridge: Stated they also covered the idea of having a door decal.

Pettit: Stated that to him it seems that most of the commissions' comments on this issue are more or less opinions and are out of the jurisdiction of this commission.

Prebys and Stevenson: Agreed with Pettit.

Davis: Responded that it is in the commission's jurisdiction to prescribe details and he doesn't think this is different.

Stevenson: Reviewed that they are fine with the sign, the colors, and the lights.

Davis: Added that they do have color temperature requirements for the lights to be less than 3000k bulbs.

Motion: Pettit (second: Prebys) moved to approve the application for work at 114 W Michigan. Work to include the painting of the storefront in Sherwin Williams Aloe for the main color and Sherwin Williams Mink for the trim as depicted in the submitted touched up photo. That pattern will be reversed in the lower part of the storefront. A new 42 inch by 25 inch PVC hanging sign will be installed with a powder coated black steel sign bracket at the center of the existing sign board with the rest of the signboard being painted with scroll work. A decal logo sign will be installed on the doors as depicted in the application dated March 6, 2018. All signage is subject to zoning ordinance requirements. Lighting will be installed using two First Avenue Allenby outdoor downlights in oil rubbed bronze finish surrounding the entrance and two Cambria 920 dimmable down spotlights with 24 inch arms in black for the sign in the locations depicted in the submitted marked up drawing. Light bulbs used in the spotlights to be compliant with the HDC's lighting fact sheet and should be 3000k or warmer.

Secretary of the Interior Standards:

#7- Clean building gently; no sand blasting.

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

#10- New work shall be removable.

Approval: Unanimous. Motion carries.

7 S Washington

**Application is for signage installation- returned to application after the arrival of the applicant.*

Applicant: Emily Weir, co-owner of Massage Mechanics – Present

Discussion: Stevenson: Recapped the application.

Weir: States that she brought in a graphic of the window signage.

Prebys: Asked if she has checked the sign ordinance for the amount of space allowed.

Weir: Stated that she has and the proposed signage will fit within the specifications.

Motion: Davis (second: Pettit) moved 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 window 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.

Secretary of the Interior Standards:

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

#10- New work shall be removable.

Approval: Unanimous. Motion carries.

516 N River

**Application is for a garage addition--application was removed from the agenda as the applicant submitted a written request to withdraw the application on March 12, 2018.*

STUDY ITEMS

620 Norris

Applicant: Ryan McCarthy and Angela Peat

Discussion: Stevenson: Asked how the commission feels about the fake wood grain.

Prebys: Responded that decking material is less offensive because it is not gaping wood. The stair needs some kind of tread or texture to keep people from slipping. It wouldn't bother him.

Davis: Added that the texture wouldn't be seen from the street.

Pettit: Stated they have approved some PVC type or Boral materials in the past.

Peat: Asked if the commission is opposed to the trim on the house having a texture.

Stevenson: Responded that generally they avoid materials that imitate other materials. However, it is case by case.

Peat: Added that the goal is to have some textured trim next to a lot of smooth siding.

Stevenson: Stated she wants to focus on the standards. In her opinion, most of the standards refer to replacements on historic properties, except number three which focuses on imitating earlier styles.

Lindsay: Stated she thinks the job of the commission is to think about the durability of the structure, rather than simply old structures. She is concerned about longevity of the styles and materials.

Davis: Asked that if there is not a consistent style on the street, does this open up the options for materials and styles to be used on a new structure. Added that this brings into question the columns. If the case is that there isn't a style to preserve, then maybe we have to not imitate the Craftsmen style of columns.

McCarthy: Responded that he thinks there is a lot of variety of style in that area.

Lindsay: Stated she thinks standard three is more about avoiding adding styles and materials that don't belong.

Stevenson: Stated that it is important that that someone could distinguish between the older properties and new construction.

McCarthy: Added that all columns will be built not pre-fab.

Davis: Affirmed Lindsay's point.

McCarthy: Asked if using cedar texture for trim is okay.

Davis and Stevenson: Stated they'd be okay with that.

McCarthy: Asked about door options--steel or fiberglass. Stated they like the grate in the top part of the door.

Davis: Asked if it is safe to use fiberglass on an entry door. Suggested a steel door with a shaker square.

Prebys: Suggested that they look at the best shingles they can afford to promote longevity.

Stevenson: Suggested they get spec sheets for the garage door, lighting, windows and railings, when they apply.

McCarthy: Stated they most likely will do a white garage door. Asked if they can do stamped concrete near the deck, with a nice design.

Prebys: Suggested squares, but not fake stone pattern.

109 Maple

Applicants: April Olgra & Matthew Peters

Discussion: Peters: Asked whether it would be possible to tear the addition down and rebuild it.

Lindsay: Asked what he proposes in place of the addition.

Peters: Responded they may add a two car garage so that the doors would not be seen by the street view. It would be attached.

Davis: Asked what the alternative would be if not a garage.

Peters: Responded he would rebuild it more or less for the same function, but with a better design and a better roof.

Davis: Asked if the rest of house is in as bad of condition.

Peters: Responded that the front and middle portions of the house are good.

Stevenson: Stated they will need a demo application. They need to signify the reason for the demo and how they will replace it. Her personal feeling is that the addition has no historical significance, so she thinks they won't have an issue with the demo, but they will have to have more discussion what will replace it.

Lindsay: Suggested they bring in two options: one with and one without a garage.

Prebys: The proposal for the replacement should be fairly precise. They need to know exactly what they want to do with a dimension plan and main elevation.

Matthews: States that at some point he may want to take off the aluminum siding.

Prebys: Added that they'd love to see the aluminum siding gone because sometimes it covers up issues such as leaks.

Stevenson: Stated that if the wood siding under the aluminum is okay, he may just be able to reuse what is there. States that repairs can be made to the current wood siding without returning to the HDC.

209 Pearl

Applicant: Mark Maynard

Discussion: Maynard: Stated they bought the building two years ago. They want to do a restaurant and sandwich shop there. Stated that the doors aren't to code, so they want new entrances, one in the front and one in the back. The new doors will be commercial steel doors with glass, matching or improving the current doors and fitting into the existing openings that are there for the windows. The alley/drive will require new paving and they plan to put a fence up so that the restaurant patio area is closed in. He inquired as to what the next step in the process is.

Kochanek: Advised him to return to the HDC with a formal application when he gets spec sheets for the doors and any other changes he wants on the application.

Maynard: Stated that outdoor lighting will happen in the future.

Lindsay: Asked if there would be green space.

Maynard: Added that there would plants, making it greener than it is now.

119 S Washington

Applicants: David & Annie Turner

Discussion: Turner: Stated they want to have a downstairs bedroom on the north side of the building, behind the attached garage.

Davis: Stated he is not sure if there is room for an addition. Suggested they call the Planning and Zoning Department. Asked about the dimensions of the addition.

Turner: Responded that the plan is for 15' by 15'.

Prebys: Stated it seems possible from the commission's point of view to do the addition but that they will need to see a plan.

ADMINISTRATIVE APPROVALS—none

OTHER BUSINESS

Property monitoring

400 N River

Kochanek: Stated there will be an amended application for the Thompson block in April, that some minor changes have been made to the plans since they were seen last.

6 S Washington

Kochanek: Stated that she is in the process of sending a letter to the old Elbow Room. If there is no response in 15 days, she will send another letter.

302 E Cross

Lindsay: Stated the white house at the corner of Cross and Park appears to have broken windows.

Kochanek: States that she will check into it and send a letter.

LED lighting strips policy/resolution

Kochanek: Encouraged commissioners to study the provided photos before they discuss this item in the future.

AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS—none

HOUSEKEEPING BUSINESS

Approval of previous minutes for February 27, 2018

Motion: Davis (second: Prebys) moved to approve the minutes for February 27, 2018 as submitted.

Approval: Unanimous. Motion carries.

ADJOURNMENT

Chairperson Stevenson adjourned the meeting, citing the end of the agenda with no one remaining in the audience.

MEETING ADJOURNED at 8:53 p.m.

