



AGENDA

Historic District Commission Meeting

7:00 PM - Tuesday, January 10, 2023

Ypsilanti Senior Citizens Center, 1015 Congress, Ypsilanti, 48197

Page

1. CALL TO ORDER
2. ROLL CALL

Alex Pettit, Chair
James Chesnut, Vice Chair
James Ratzlaff
Stefan Szumko
Delrhea Byrge
Ellen Thackery, Staff
3. APPROVAL OF AGENDA
4. PUBLIC COMMENT ON AGENDA ITEMS
5. PUBLIC HEARINGS
6. BUSINESS SESSION
 - 6.1. OLD BUSINESS 3 - 4
[1 201 E Cross Review Period Extension Request](#)
 - 6.2. NEW BUSINESS 5 - 76
[2 307 N Washington agenda item](#)
[3 206 N Washington agenda item](#)
 - 6.3. STUDY ITEMS
 - 6.4. ADMINISTRATIVE APPROVALS
 - 6.5. OTHER BUSINESS
 1. Property Monitoring
 2. Updates from Staff
 3. Commissioner Comments
7. AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS
8. HOUSEKEEPING BUSINESS
 - 8.1. Approval of meeting minutes 12/13/2022 77 - 79
[Historic District 12-13-22 draft](#)
 - 8.2. Adoption of Resolution allowing Letter of Support to be submitted with grant application 81 - 82
[4 DRAFT resolution allowing CLG letter of support for resurvey](#)
9. ADJOURNMENT



Community Planning and Development
Historic District Commission
1 S. Huron
Ypsilanti, MI 48197
Telephone: (734) 482-9646

Historic District Commission Request for Extension of Review

By State law, Public Act 169 of 1970 as amended, and by the City of Ypsilanti Code of Ordinances, the Historic District Commission (HDC) must act within 60 days of receiving a complete application. If the HDC does not act within the allotted review period, the application is considered approved. An extension of this review period may be granted if both the HDC and applicant agree in writing.

A need for such extension could arise because the HDC cannot make quorum within the 60-day period, or the applicant needs more time to provide additional information. A minimum of four commissioners constitutes a quorum and must be present to vote on a decisive motion for action items. **Applications that lack information the HDC identifies as necessary to make a decision will be denied on procedural grounds unless an extension is agreed in writing.**

Extension agreements may be executed by the HDC at a meeting where a quorum is present or by the Preservation Planner prior to a meeting. Extensions executed by the Preservation Planner must be approved by the HDC at the next meeting.

Application # PHDC 22-0025 Address of property 201 E Cross St

Date application was accepted as complete: November 18, 2022

Date of last scheduled HDC meeting within 60-day review period: January 10, 2023

Name of Applicant: Judy Weinburger

Mailing Address: 224 N River

City: Ypsilanti State: MI Zip: 48198

I, Judy Weinburger, request that the Historic District Commission extend the review period concerning the address and case number specified at the scheduled meeting on January 10, 2023. This signed request is an agreement in writing by the applicant to extend the review period specified in the City of Ypsilanti Code of Ordinance 54-83(a) – see below*.

Signed (applicant) _____ Date ____/____/____

Preservation Planner _____ Date ____/____/____

Historic District Commission motion to accept extension: Application PHDC 22-0025 for work at 201 E Cross, Unit 2, lacks information the HDC identifies as necessary to make a decision. The current deadline for commission action on this application is January 17, 2023. The applicant needs more time to gather the necessary information. I move to grant a 60-day extension of the commission's review period for Application PHDC 22-0025 so that the new deadline for commission action on this application is Friday, March 17, 2023 at 5:00 pm.

* Code of Ordinance of the City of Ypsilanti, Chapter 54 – HISTORICAL PRESERVATION Sec.-83 (a):

...The commission must act within 60 calendar days after the date a complete application is filed with the commission. Failure to act shall constitute approval unless an extension is agreed upon in writing by the applicant and the commission.

Offered by: _____

Supported by: _____

YES:

NO:

ABSENT:

VOTE:

* Code of Ordinance of the City of Ypsilanti, Chapter 54 – HISTORICAL PRESERVATION Sec.-83 (a):

...The commission must act within 60 calendar days after the date a complete application is filed with the commission. Failure to act shall constitute approval unless an extension is agreed upon in writing by the applicant and the commission.



HDC Work Permit Staff Review

Property address: 307 N Washington

Property History: This house contributes to both the National Register district and the local historic district. It is described in the National Register nomination as a "two-story, side gable Greek Revival."

Date of Application: December 21, 2022

Date of Review: January 6, 2023

Date of Meeting: January 10, 2023

Proposed work: Solar installation

Materials: 19 solar panels, 19 optimizers, 1 inverter

Staff review:

1. The house is a largely intact Greek Revival-style house. The style was popular from approximately 1825 to 1860 and this house contributes to the district.
2. Because the house is side gabled with the long part of the house facing the street, the sloping roof is a prominent feature when the house is viewed from the front (from the east looking west).
3. The proposed installation would have solar panels installed on the primary (east) slope of the roof, visible from the sidewalk. Additional panels would also be installed on a southern roof slope at the rear of the house, not visible from the street.
4. The roofing itself is not historic; the gray asphalt shingles were installed between 2011 and 2013, according to the city's BSA system.
5. Staff review of the project finds that the proposed work does not strictly meet the Secretary of the Interior's Standard for Rehabilitation #2, but staff finds that the proposed work meets the other nine Standards.
 - a. The proposed work does not affect any historic materials on the property—it does not damage or remove any historic materials, and the

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.

- proposed panels are not out of proportion in size, scale, or massing with the house's historic features.
- b. The proposed materials will not be in contact with any historic materials, since the asphalt roof to which they will be mounted dates from about 2011.
 - c. If the proposed installation were removed in the future, the essential form and integrity of the historic house and its environment would be unimpaired.
6. The Secretary of the Interior's *Guidelines* for Rehabilitation accompany the Standards and help implement and interpret the Standards. Staff review of the Guidelines finds that the proposed work does not strictly follow the Guidelines' recommendations.
 - a. The Guidelines recommend installing equipment on the roof so that they are inconspicuous from the public right-of-way and do not damage or obscure character-defining historic features.
 - b. In this case, the proposed work would not obscure or damage any historic features, but it would be conspicuous from the sidewalk.
 7. The City's historic district design guidelines are comprised of the District Fact Sheets and are based in the Standards and Guidelines mentioned. Upon review of the City's Fact Sheet on Alternative Energy (attached), staff finds, as would be expected, that the local guidelines also state that the solar panels "should not be visible on the primary façade (or façades if located on a corner lot) of the historic structure." However, the proposed:
 - a. work would not affect or obscure historic materials, meeting the local guideline.
 - b. inverter and disconnect would be located to the side and rear of the historic building, meeting the local guideline.
 - c. panels' installation and attachment would not affect or damage any historic materials, meeting the local guideline.
 8. The local design guidelines state that if there were a structure on the property built later than the historic house (a more recent garage, for example), then that newer building could be a good candidate for a solar panel installation instead of the historic house. It did not appear to staff that this is a viable option in this case.
 9. The house's historic character (as per Standard #2) would be diminished by the proposed work, but staff would not say that the character would be destroyed. Perhaps the panels would be less conspicuous on a black roof, but the house currently has a light gray roof and that is not proposed to change.
 10. Before proceeding with work, applicant must seek the appropriate building department permits.

Some potential questions for the commission to ask the solar contractor:

How many years is the current roof expected to last?

How could the roof be repaired or replaced if the solar panels are installed?

Are there any other possibilities at all for an effective solar installation that could be installed elsewhere on the roof or property?

Are there any other solar technologies, other than panels, that might be less conspicuous for an installation like this?

Relevant Secretary of the Interior's Standards:

#2, #9, #10

Potential Motions:

Move to issue a certificate of appropriateness for the installation of 19 solar panels on the roof and an inverter near the southwest corner of the house at 307 N Washington as proposed in Application PHDC 22-0108 dated December 21, 2022 because the proposed work meets the Secretary of the Interior's Standards for Rehabilitation 9 and 10.

Move to postpone action on Application PHDC 22-0108 for proposed work at 307 N Washington for the applicant to provide more information and/or this commission to further research available solar technology.

Move to deny the application for the installation of 19 solar panels on the roof and an inverter near the southwest corner of the house at 307 N Washington as proposed in Application PHDC 22-0108 dated December 21, 2022 because the proposed work will diminish the historic character of the historic house and, as a result, does not meet the Secretary of the Interior's Standard for Rehabilitation #2. The proposal would install 12 solar panels on the primary slope of the roof that is most visible from the public right-of-way.

Prepared by:

Ellen Thackery, Preservation Planner



Figure 1. Primary (east) façade of 307 N Washington. Proposed on this roof slope are five solar panels installed horizontally along the lowest edge and seven solar panels installed vertically behind/above those, with none immediately in front of the chimney. (Staff picture, January 6, 2023.)



Figure 2. 307 N Washington. The front elevation is the house's east side. Here, the north end (side) of the house with the gable and Greek Revival detailing is also visible, as is the rear addition. Solar panels are proposed on the roof visible at the front of the house, and also on the roof of the addition, on the southern slope.



Figure 3. A photo from the Secretary of the Interior's Guidelines for Rehabilitating Historic Buildings, available at <https://www.nps.gov/crps/tps/sustainability-guidelines/solar-technology.htm> . This photo shows solar panels installed on the rear of a historic house. The caption states that even though this installation is on the rear, in this case, the house is also on a corner so that this installation is still highly visible. As a result, in this case, the Guidelines say that this treatment is not recommended because it negatively impacts the historic character of the property. These solar panels are installed horizontally, whereas the panels at 307 N Washington would be installed both horizontally and vertically. The overall effect of the panels at 307 N Washington, however, would likely be similar to this.



CITY OF

Ypsilanti

PRIDE | DIVERSITY | HERITAGE

Historic District Fact Sheet

Alternative Energy

This Fact Sheet is not a substitute for the ordinance, but addresses common questions about City ordinances. For further information, please contact the Historic District Assistant.

All permit applications are available from the Building Department and at cityofypsilanti.com/permits.

Completed applications may be dropped off at the Building Department.

City Hall

One South Huron
Ypsilanti, MI 48197

Building

3rd Floor, City Hall
Phone: (734) 482-1025
cityofypsilanti.com/157

Planning

3rd Floor, City Hall
Phone: (734) 483-9646
cityofypsilanti.com/planning

Historic District

3rd Floor, City Hall
Phone: (734) 483-9646
cityofypsilanti.com/hd

All permits, fees, and factsheets can be found at cityofypsilanti.com/permits.

Ypsilanti's Historical Preservation ordinance and the Standards for Rehabilitation of Historic Structures set by the U.S. Secretary of the Interior govern the review of any work proposed in the district.

Under the ordinance, the HDC cannot approve any installation that would destroy or wholly obscure a character-defining feature, either by virtue of its installation or its removal. Examples of "character-defining features" include, but are not limited to, doors, windows, porches, rooflines, significant landscape features, and transoms. Both the materials and the arrangement of these features define a property's historic character and must not be obscured, radically changed, damaged, or destroyed.

General Considerations for Alternative Energy Installations

The term "alternative energy" covers a variety of technologies including geothermal, wind, and solar power. The general principles below apply equally to all types of alternative energy installations.

Effect on the Historic Material. The solar panels should not damage or obscure any historic material or character-defining feature on the structure.

Installations can be denied if there is any uncertainty as to how the installation will affect the structure or materials in the future.

Visibility. Any alternative energy installation, including solar panels, should not be visible on the primary façade (or facades if located on a corner lot) of the historic structure. The best location for solar panels is usually on the south facing roof. However, if this location can be seen from the street then solar panels would not be approved in that location.

Inverters and disconnects. Any inverter and/or power disconnect boxes installed as part of an alternative energy system should not be visible from the front of the structure. Any conduits for the alternative energy system to these boxes should not differ in color from the surface on which they are mounted.

Age of Structure. The age of the structure on which any installation would be installed is also a consideration. *Example:* South-facing solar panels that would be visible from the street on a 10 year old garage that sits behind a historic structure may be an acceptable alternative to placing panels on the main historic structure.

Installation and attachment. The proposed method and materials for attachment and the method of eventual removal and repair of any resulting damage to the structure shall be clearly identified in any work permit application.

Solar Panels

Angle of Attachment. If placed on the roof of the structure, the angle of the solar panels should match that of the roof. Flat roofs will have different consideration.

For more information, please see National Park Service's [Preservation Brief 3: Improving Energy Efficiency in Historic Buildings](#).

Last updated: January 2019



ITS
NUMBER 52

Interpreting
The Secretary of the Interior's Standards for Rehabilitation

Subject: Incorporating Solar Panels in a Rehabilitation Project

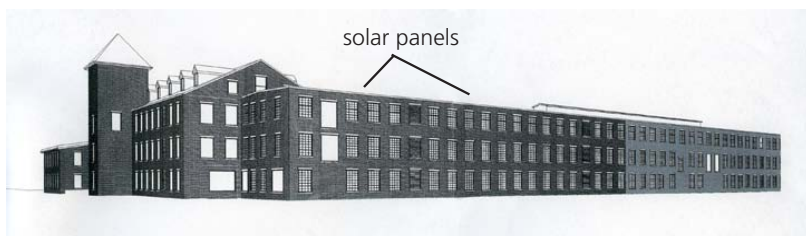
Applicable Standards: 2. Retention of Historic Character
9. Compatible Additions/Exterior Alterations

Issue: Enhancing the energy efficiency of a historic building is important. To that end, it is often possible to install features such as solar panels and photovoltaic cells provided they are installed in a sensitive manner. Because these elements must be positioned to take advantage of unobstructed sunlight, the roof of a historic structure is an obvious location. The roofline of a historic building is often a distinctive feature. Therefore, the installation of solar panels should conform to guidance regarding rooftop additions, i.e. that they be minimally visible, to avoid altering the historic character of the building. Historic buildings with a flat roof or parapet can usually accommodate solar panels because the panels will be hidden, while properties with a hipped or gabled roof are generally not good candidates for a rooftop solar installation. Solar panels on historic buildings should not be visible from the public right of way such as nearby streets, sidewalks or other public spaces.

In circumstances where solar collectors are not placed on rooftops, they should only be positioned in limited or no-visibility locations in secondary areas of the property. Vegetation or a compatible screen may also be an option to further reduce the impact of these features on a historic property. For some historic buildings, it may not be possible to incorporate solar panels and meet the Secretary of the Interior's Standards for Rehabilitation.

Application 1 (Compatible treatment):

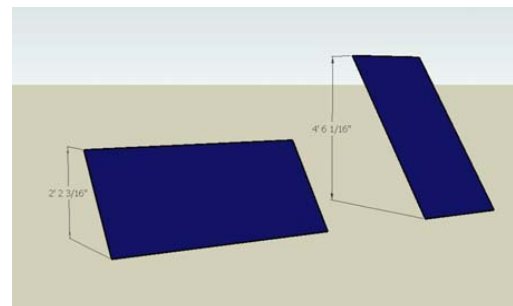
The rehabilitation of this mid-nineteenth century mill incorporated a large, roof-mounted photovoltaic installation. Although the historic building does not have a parapet wall at the roofline, the height of the building and the arrangement of the panels render the entire installation invisible from the ground. It is important to note that the panels are placed horizontally. Had the panels been installed with a vertical tilt, the angle required to maximize efficiency would have caused the panels to extend significantly higher above the roof. Simply changing the direction in which the panels are tilted can affect their visibility and reduce their impact on the character of the historic property.



Because of the size of this historic mill, a large array of solar panels could be installed on the flat roof without being seen from the ground.



Solar panels installed on the flat roof.



By placing the panels horizontally, the overall height of the installation and its visibility is reduced.

ALTERNATIVE ENERGY

Application 2 (*Incompatible treatment*): During the rehabilitation of this late-nineteenth century commercial building, a conspicuous rooftop monitor with prominent solar panels and skylights was constructed on the one-story structure. The size and finish of this rooftop addition are incompatible with the historic character of the building. However, the building could have accommodated both skylights and solar panels if they had been installed differently. An alternative design that could have met the Standards would have included low-profile skylights and solar panels concealed behind the parapet wall.



The addition of a large rooftop monitor featuring skylights on the front slope and solar panels on the rear slope is not compatible with the historic character of this small, one-story commercial building.

Application 3 (*Compatible treatment*): The rehabilitation of this historic post office incorporated solar panels as dual-function features: generation of electricity and shading for south-facing windows. In this instance, the southern elevation of the building is also a secondary elevation with limited visibility from the public right of way. Additionally, because this area of the building is immediately next to the post office's loading dock, it has a more utilitarian character than the primary facades and, therefore, can better accommodate solar panels. Because the panels are in a suitable location at the rear of the property and are appropriately sized to serve as awnings, they do not affect the overall historic character of the property. Additionally, a screen of tall plantings shields the solar panels from view from the front of the building, further limiting their visibility.



Above: Shown from the rear of the property, these solar panels serve a secondary function as awnings to shade south-facing windows. Because of their location at the back of the building immediately adjacent to a loading dock, the installation of these panels does not affect the historic character of the property.

Left: The solar panels are not visible from the front of the building. Additionally, even if the vegetation were removed, the installation would only be minimally visible along an alley at the rear of a secondary side elevation.

Jenny Parker, Technical Preservation Services, National Park Service

These bulletins are issued to explain preservation project decisions made by the U.S. Department of the Interior. The resulting determinations, based on the [Secretary of the Interior's Standards for Rehabilitation](#), are not necessarily applicable beyond the unique facts and circumstances of each particular case.

August 2009, ITS Number 52



PHDC. 22-0108

30969
2717

**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 NOT BE PLACED ON THE AGENDA

Property

Address

307 N. WASHINGTON ST.

Applicant

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

Name

PAUL LUKKARI

Address

4522 RACBWOOD DR

City

COMMERCE

State

MI

Zip

48382

Phone / Fax

[REDACTED]

E-Mail

[REDACTED]

Contractor

Contractor Name & Contact Info

SOLAR KING, LLC - CONTACT APPLICANT

Type of work

Roofing
Window/Door
Replacement

Porches
Sign
Fence (or other sitework)

Painting
Other SOLAR ROOF MOUNT
Application Amendment

Complete Description of Proposed Work:

Install 19 Silfab solar panels,
Install 19 SolarEdge DC Optimizers,
Install 1 SolarEdge HD Wave Inverter,
Install racking and grounding,
Wiring to be NEC certified and approved
Complete monitoring included--need access to internet with a router
(Staff typed this section, copying it from the estimate.)

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

Permit Application Fee (action items only)

The fee is \$45 for the first \$3,000 in construction cost plus \$5 for every additional \$3,000 of construction cost. There is a flat fee of \$10 for painting only. *An additional fee of \$50 applies to HDC work started without the applicable permit.*

Construction Cost:

21,505 ^{EC}

Permit fee:

\$45 + 45 = 90⁰⁰

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:

12/19/22

Print Name:

PAUL LUKKARI

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 or view our factsheets online at cityofypsilanti.com/hd.

All other necessary approvals and permits must be acquired before beginning work.



November 23, 2022

Mark Maynard
307 N. Washington St.
Ypsilanti, MI 48197



Congratulations!

You have decided to start producing your own green energy!

Solar arrays are environmentally friendly and will allow you to lower or eliminate your energy needs/costs from your local utility company. Lower electric bills will put more money in your bank account and will increase your monthly cash flow.

Solar King, LLC has taken the time to understand what your goals and expectations are. We completed the energy analysis and designed a solar array that will meet or exceed your expectations. Lastly, we have determined your exposure and where the best location to install the solar panels to maximize your production and investment.

We are committed to providing a solution to ensure your complete satisfaction.

To accept this proposal, please sign and date the second page.

We look forward to your energy independence, reducing your energy bills and providing years of comfort.

Thanks!

Nick Samuelson
Solar Energy Consultant
Solar King, LLC
248-429-7102

Solar King, LLC - Commerce MI 48382 - Phone 313.820.4526



Solution details:

- Install (19) **Silfab 370-watt Solar Panels**
- Install (19) **SolarEdge DC Optimizers**
- Install (1) **SolarEdge HD Wave Inverter**
- Install racking and grounding.
- Wiring to be NEC certified and approved
- Complete monitoring included - need access to internet with a router!

Scope of work: Solar King, LLC will supply all necessary parts, materials, permits and electrical drawings to completely install the system per applicable codes and standards.

Warranties:

Solar panels - 30-Year Linear Output Warranty 25- year Manufacturer Warranty

SolarEdge DC Optimizers- 25-Year Manufacturer Warranty

SolarEdge HD Wave Inverter- 12- Year Manufacturer Warranty

10-year Workmanship - Solar King warrants that the system will be constructed and installed in a good workmanship manner according to the standards of care and diligence generally practices by solar engineering, construction, and installation companies when installing residential photovoltaic solar power systems of a similar size and type as the System in the geographic region where your Property is located, and pursuant to (i) good engineering design practices, (ii) manufacturer's instructions, (iii) applicable law (including local codes and standards), (iv) required governmental approvals and permits, and (v) applicable requirements of the local utility. This 10-year Limited Workmanship and Installation Warranty will extend for a period of Ten (10) years from the date of the installation of the System.

Project costs:

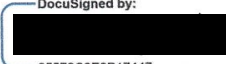
System design, energy analysis, utility applications, parts, materials, labor and tax-

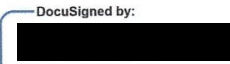
Discounted Solar Costs w/tax- \$21,505.00

Est. Federal Tax Credit- -\$6,451.50

Net Cost After Est. Tax Credit: \$15,053.50

Terms: This project will be self-financed by the customer in the amount of \$21,505. A fifty percent (50%) down payment of \$10,752.50 will be due at contract signing. The remaining (50%) and final payment in the amount of \$10,752.50 will be due after the system is installed, inspected and approved by the city and or township.

Customer Signature:  Date: 11/26/2022

Company Representative:  Date: 11/26/2022

Solar King, LLC - Commerce MI 48382 - Phone 313.820.4526

Maynard Residence – 307 N. Washington St. Ypsilanti, MI. 48197

Solar Array

Quantity: 19

Brand: SILFAB

Model: SIL370-BK

Location: South, and East Roof. The South Roof faces 182 degrees South. The East Roof faces 92 degrees East. The roof has a 21.13-degree pitch.



Exterior of Home

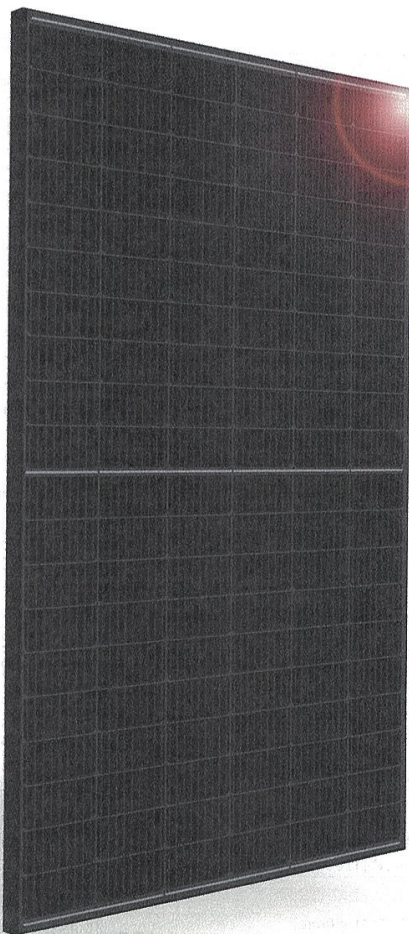
- Utility Meter
- AC/DISC within 5 feet of the meter

Basement

- Main Service Panel
- SolarEdge Single Phase Inverter SE7600H-US

SILFAB PRIME

SIL-370 HC



❖ **RELIABLE ENERGY.
DIRECT FROM THE SOURCE.**

Introducing Silfab Prime.

Designed to outperform.

Dependable, durable, high-performance solar panels
engineered for North American homeowners.

SILFABSOLAR.COM



CHUBB

* Chubb provides error and omission insurance to Silfab Solar Inc.

ELECTRICAL SPECIFICATIONS		370	
Test Conditions		STC	NOCT
Module Power (Pmax)	Wp	370	276
Maximum power voltage (Vpmax)	V	34.95	32.48
Maximum power current (Ipmax)	A	10.60	8.50
Open circuit voltage (Voc)	V	41.75	39.16
Short circuit current (Isc)	A	11.25	9.07
Module efficiency	%	20.2%	18.9%
Maximum system voltage (VDC)	V	1000	
Series fuse rating	A	20	
Power Tolerance	Wp	0 to +10	

Measurement conditions: STC 1000 W/m² • AM 1.5 • Temperature 25 °C • NOCT 800 W/m² • AM 1.5 • Measurement uncertainty ≤ 3%
Sun simulator calibration reference modules from Fraunhofer Institute. Electrical characteristics may vary by ±5% and power by 0 to +10W.

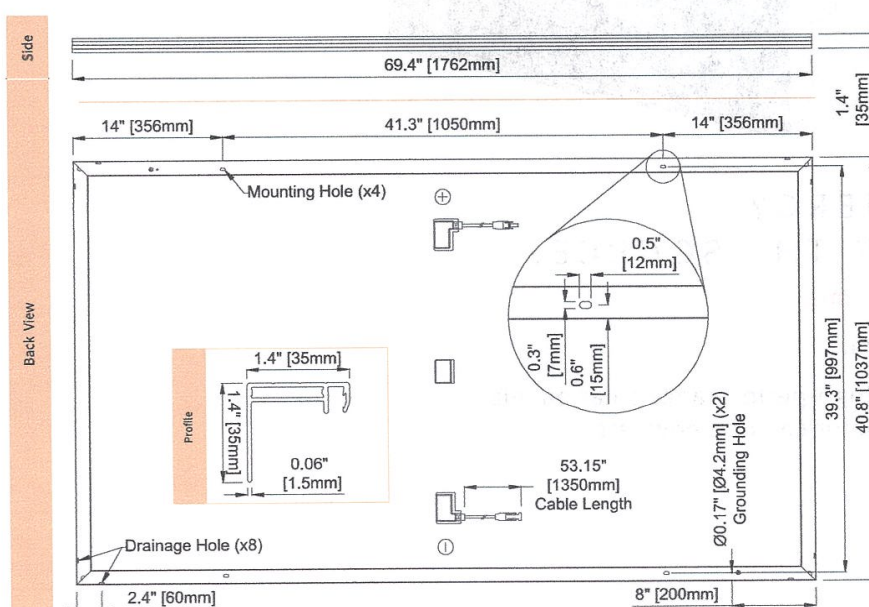
MECHANICAL PROPERTIES / COMPONENTS	METRIC	IMPERIAL
Module weight	19.5kg ±0.2kg	43lbs ±0.4lbs
Dimensions (H x L x D)	1762 mm x 1037 mm x 35 mm	69.4 in x 40.8 in x 1.37 in
Maximum surface load (wind/snow)*	5400 Pa rear load / 5400 Pa front load	112.8 lb/ft ² rear load / 112.8 lb/ft ² front load
Hail impact resistance	ø 25 mm at 83 km/h	ø 1 in at 51.6 mph
Cells	120 Half cells - Si mono PERC 9 busbar - 83 x 166 mm	120 Half cells- Si mono PERC 9 busbar - 3.26 x 6.53 in
Glass	3.2 mm high transmittance, tempered, DSM antireflective coating	0.126 in high transmittance, tempered, DSM antireflective coating
Cables and connectors (refer to installation manual)	1350 mm, ø 5.7 mm, MC4 from Staubli	53.15 in, ø 0.22 in (12AWG), MC4 from Staubli
Backsheet	High durability, superior hydrolysis and UV resistance, multi-layer dielectric film, fluorine-free PV backsheet	
Frame	Anodized Aluminum (Black)	
Bypass diodes	3 diodes-30SQ045T (45V max DC blocking voltage, 30A max forward rectified current)	
Junction Box	UL 3730 Certified, IEC 62790 Certified, IP68 rated	

TEMPERATURE RATINGS		WARRANTIES	
Temperature Coefficient Isc	+0.064 %/°C	Module product workmanship warranty	25 years**
Temperature Coefficient Voc	-0.28 %/°C	Linear power performance guarantee	30 years
Temperature Coefficient Pmax	-0.36 %/°C		≥ 97.1% end 1st yr
NOCT (± 2°C)	45 °C		≥ 91.6% end 12th yr
Operating temperature	-40/+85 °C		≥ 85.1% end 25th yr
			≥ 82.6% end 30th yr

CERTIFICATIONS		SHIPPING SPECS	
Product	ULC ORD C1703, UL1703, CEC listed, UL 61215-1/-2, UL 61730-1/-2, IEC 61215-1/-2, IEC 61730-1/-2, CSA C22.2#61730-1/-2, IEC 62716 Ammonia Corrosion; IEC61701:2011 Salt Mist Corrosion Certified, UL Fire Rating: Type 2	Modules Per Pallet:	26 or 26 (California)
Factory	ISO9001:2015	Pallets Per Truck	34 or 32 (California)
		Modules Per Truck	884 or 832 (California)

* ⚠ Warning. Read the Safety and Installation Manual for mounting specifications and before handling, installing and operating modules.

** 12 year extendable to 25 years subject to registration and conditions outlined under "Warranty" at silfab.com
PAN files generated from 3rd party performance data are available for download at: silfab.com/downloads



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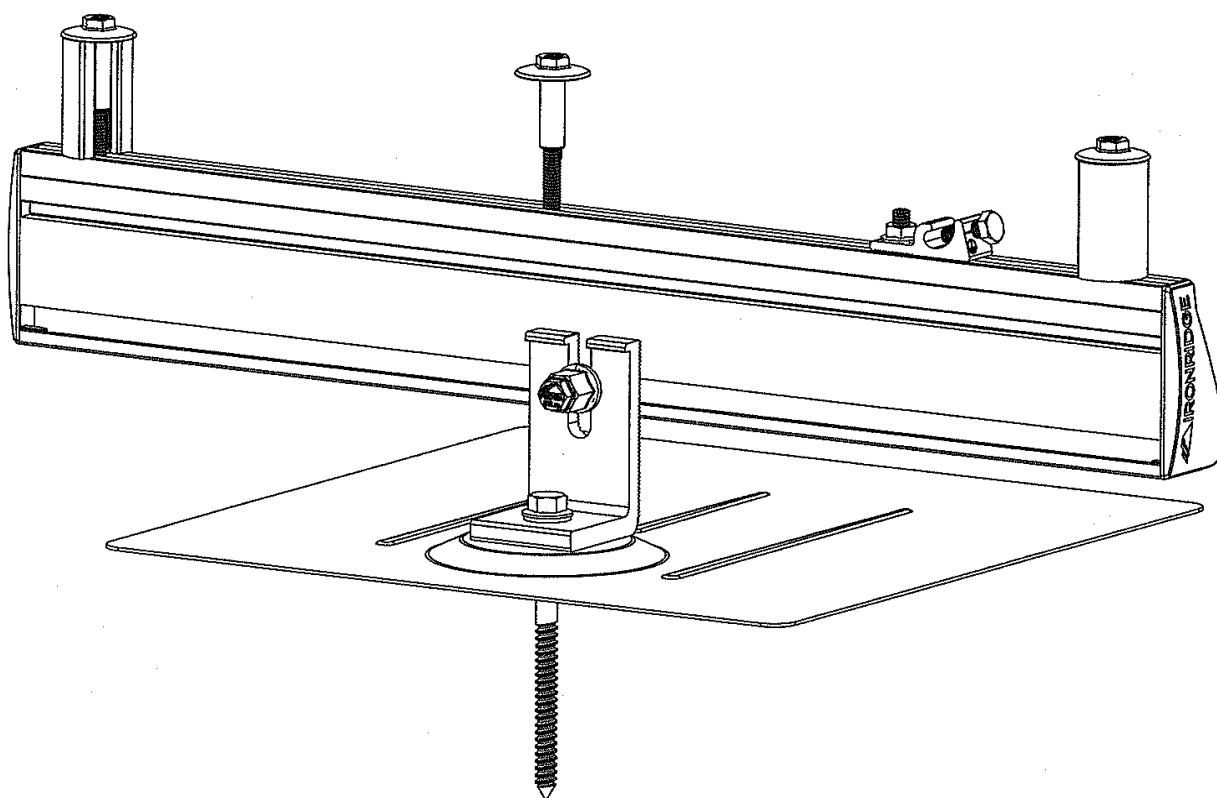
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FLUSH MOUNT



INSTALLATION MANUAL

IRONRIDGE

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DISCLAIMER

This manual describes the proper installation procedures and provides minimum standards required for product reliability and warranty. Thoroughly understanding this manual is imperative to proper installation; failure to follow the guidelines set forth can result in property damage, bodily injury, or even death.

IT IS THE INSTALLER'S RESPONSIBILITY TO:

- Ensure that the installation is completed by a licensed solar professional. All electrical installation and procedures should be conducted by a licensed and bonded electrician or solar contractor. Routine maintenance of a module or panel shall not involve breaking or disturbing the bonding path of the system.
- Comply with all applicable local or national building and fire codes, including any that may supersede this manual.
- Ensure all products are appropriate for the installation, environment, and array under the site's loading conditions.
- Use only IronRidge parts or parts recommended by IronRidge; substituting parts may void any applicable warranty.
- Review the [Design Assistant](#), [Engineering Design Guide](#), and [Certification Letters](#) to confirm design specifications.
- Refer to Ironridge's Structural Certification letters for state specific design conditions including allowable rail spans, cantilever length, and splice location requirements.
- Comply with all applicable fire codes including, but not limited to, keeping walkways clear and avoiding obstacles.
- Ensure provided information is accurate. Issues resulting from inaccurate information are the installer's responsibility.
- Ensure bare copper grounding wire does not contact aluminum and zinc-plated steel components, to prevent risk of galvanic corrosion.
- If loose components or loose fasteners are found during periodic inspection, re-tighten immediately. If corrosion is found, replace affected components immediately.
- Provide an appropriate method of direct-to-earth grounding according to the latest edition of the National Electrical Code, including NEC 250: Grounding and Bonding, and NEC 690: Solar Photovoltaic Systems.
- Disconnect AC power before servicing or removing microinverters and power optimizers.

RATINGS

UL 2703 LISTED



#5003288

#5003320

Intertek

#5004376

- Conforms to ANSI/UL 2703 (2015) Standard for Safety First Edition: Mounting Systems, Mounting Devices, Clamping/Retention Devices, and Ground Lugs for Use with Flat-Plate Photovoltaic Modules and Panels
- Max Overcurrent Protective Device (OCPD) Rating: 25A
- Max Module Size: 24ft²
- Module Orientation: Portrait or Landscape
- Mechanical Load Rating: meets minimum requirements of the standard (10 PSF downward, 5 PSF upward, 5 PSF lateral). Actual system structural capacity is defined by PE stamped certification letters.

CLASS A SYSTEM FIRE RATING PER UL 1703

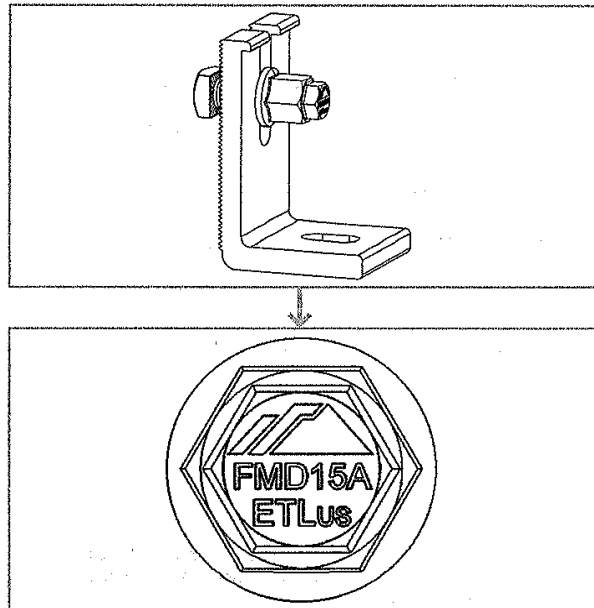
- Any Roof Slope with Module Types 1, 2, and 3
- Any module-to-roof gap is permitted, with no perimeter guarding required. This rating is applicable with any third-party attachment.
- Class A rated PV systems can be installed on Class A, B, and C roofs without affecting the roof fire rating.

STRUCTURAL CERTIFICATION

- Designed and Certified for Compliance with the International Building Code & ASCE/SEI-7

MARKINGS

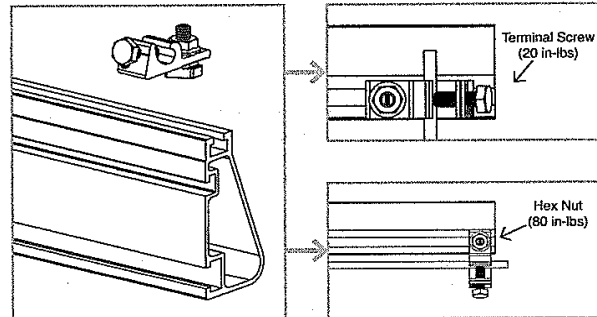
Product markings are located on the 3/8" flange hex nut.



3. SECURE LUGS

Insert T-bolt in top rail slot and torque hex nut to **80 in-lbs**. Install a minimum 10 AWG solid copper or stranded grounding wire. Torque terminal screw to **20 in-lbs**.

- ⚡ Grounding Lugs are only needed on one rail per row of modules (unless frameless modules are being used, see [Page 8](#)).
- ⚡ If using Enphase microinverters, Grounding Lugs may not be needed. See [Page 8](#) for more information.
- ⚡ Grounding Lugs can be installed anywhere along the rail and in either orientation shown.

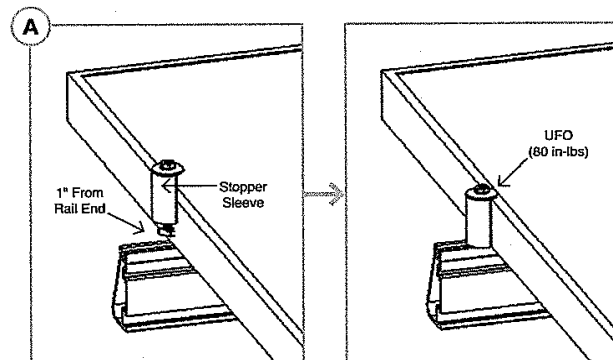


4. SECURE MODULES

A. SECURE FIRST END

Place first module in position on rails, a minimum of 1" from rail ends. Snap Stopper Sleeves onto UFO. Fasten module to rail using the UFO, ensuring that the UFO is hooked over the top of the module. Torque to **80 in-lbs**.

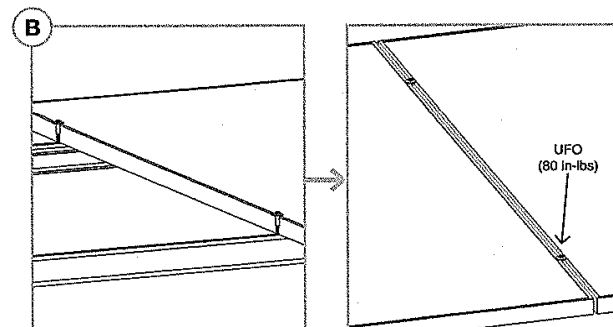
- ⚡ Ensure rails are square before placing modules.
- ⚡ Hold Stopper Sleeves on end while torquing to prevent rotation.



B. SECURE NEXT MODULES

Place UFO into each rail, placing them flush against first module. Slide second module against UFO. Torque to **80 in-lbs**. Repeat for each following module.

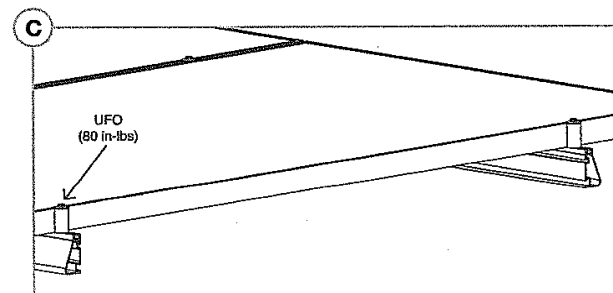
- ⚡ When reinstalling UFO, move modules a minimum of 1/16" so UFOs are in contact with a new section of module frame.
- ⚡ If using Wire Clips, refer to [Page 7](#).



C. SECURE LAST END

Place last module in position on rails, a minimum of 1" from rail ends. Snap Stopper Sleeves onto UFO. Secure UFO Clamps on rails, ensuring they are hooked over top of module. Torque to **80 in-lbs**.

- ⚡ Hold Stopper Sleeves on end while torquing to prevent rotation.
- ⚡ Repeat all steps for each following row of modules.



EXPANSION JOINTS

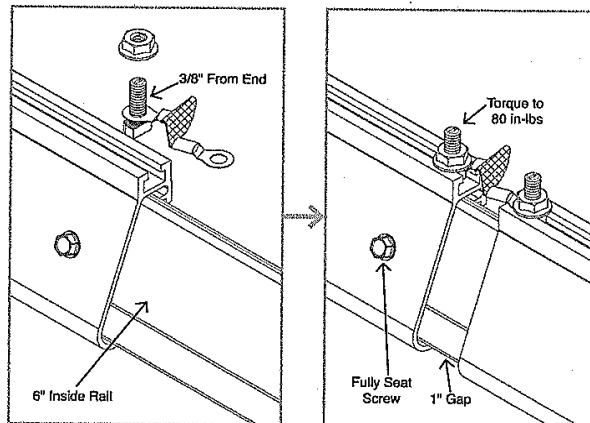
GROUNDING STRAP EXPANSION JOINT

Grounding Strap Expansion Joints are required for thermal expansion of rows exceeding 100 feet of rail.

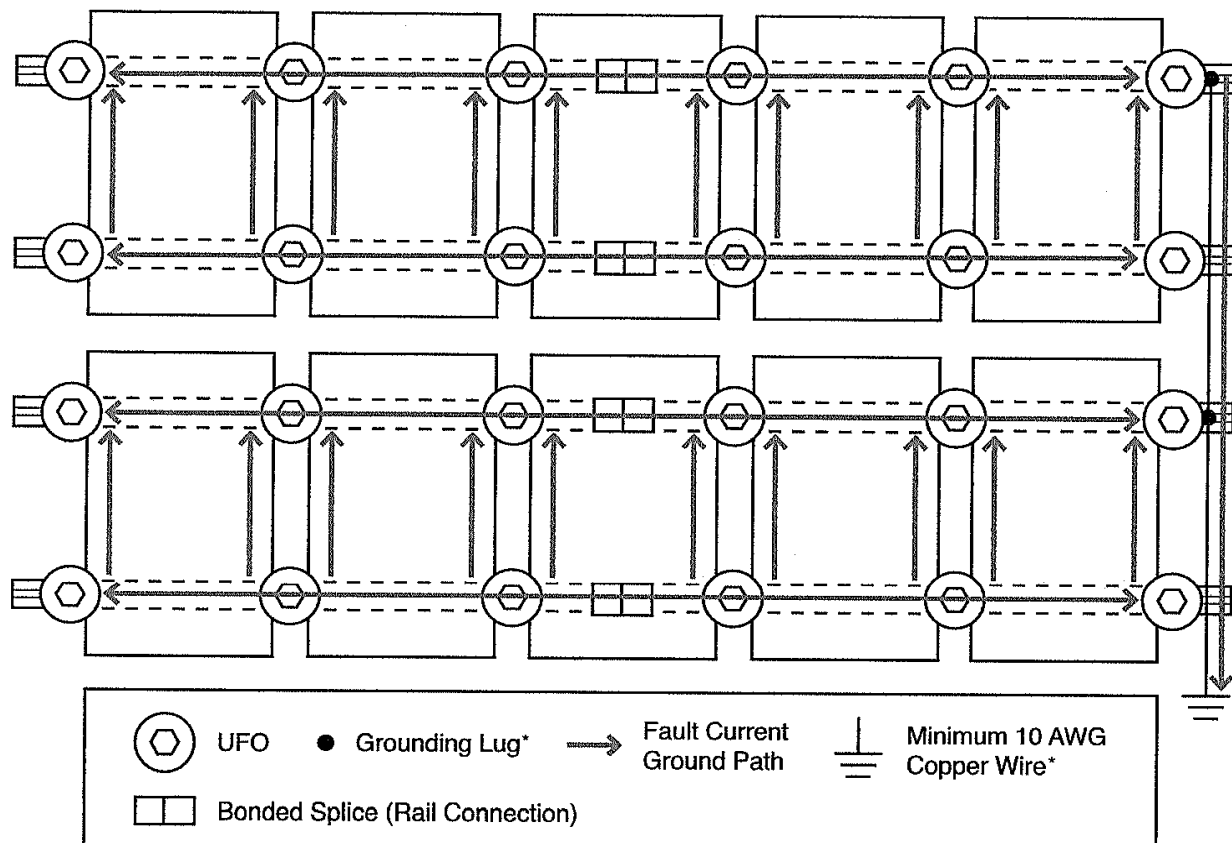
Insert Internal Splice into first rail and secure with screw. Assemble and secure Grounding Strap 3/8" from rail end. Slide second rail over Internal Splice leaving 1" gap between rails. Attach other end of Grounding Strap with hardware, and torque hex nuts to **80 in-lbs**.

⚠ Second Bonded Splice screw is not used with Expansion Joints.

⚠ Do not install module over top of expansion joint location.



ELECTRICAL DIAGRAM

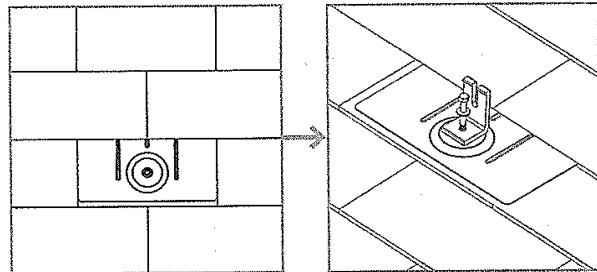


*Grounding Lugs and Wire are not required in systems using Enphase microinverters.

FLASHFOOT

Locate roof rafters and mark locations on roof. Drill 1/4" pilot holes and backfill with approved sealant. Slide flashing between 1st and 2nd course of shingles ensuring flashing doesn't overhang the downhill shingle. Line up pilot hole and insert supplied 5/16 x 4.5" stainless steel lag bolt through washer, L-Foot, and flashing. Fully seat lag bolt.

⚠ L-Foot can face either upslope or downslope on roof.

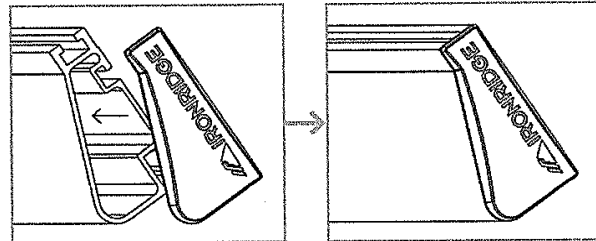


END CAPS

End Caps add a completed look and keep debris and pests from collecting inside rail.

Firmly press End Cap onto rail end.

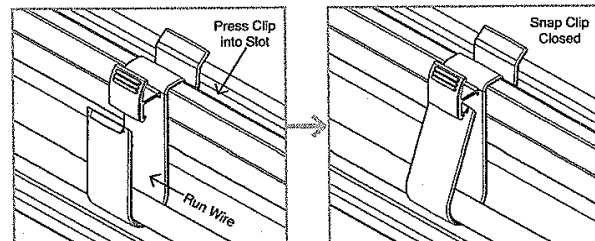
⚠ End Caps come in sets of left and right. Check that the proper amount of each has been provided.



WIRE CLIPS

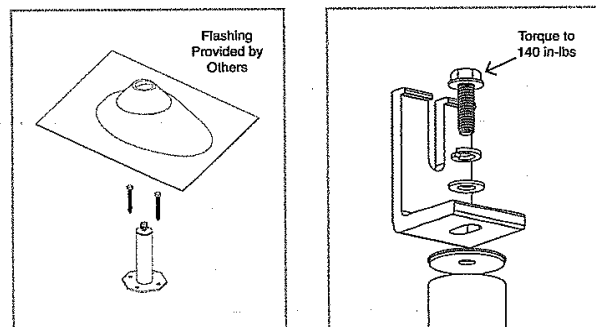
Wire Clips offer a simple wire management solution.

Firmly press Wire Clip into top rail slot. Run electrical wire through open clip. Snap closed once all wires have been placed.



FLUSH STANDOFFS

Attach Standoffs to roof locations with lag bolts (not included). Place flashing over Standoff. Attach L-Foot on Standoff washer with hardware. Torque to **140 in-lbs**.



MICROINVERTER KITS

Use IronRidge's Microinverter Kit to bond compatible microinverters and power optimizers to the racking system.

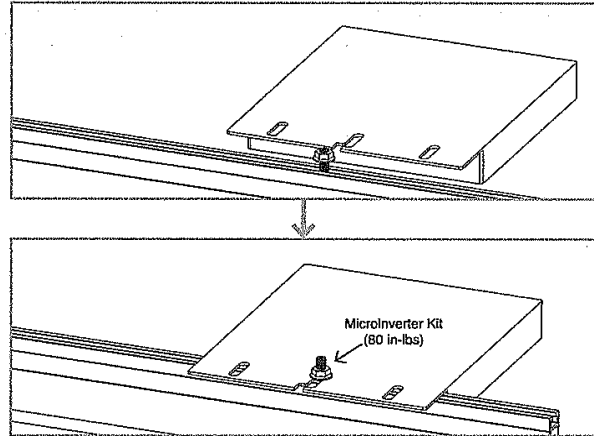
Insert Microinverter Kit T-bolt into top rail slot. Place compatible microinverter or power optimizer into position and tighten hex nut to **80 in-lbs**.

COMPATIBLE PRODUCTS

Enphase - M250-72, M250-60, M215-60, and C250-72

Darfon - MIG240, MIG300, G320, G640

Solar Edge - P300, P320, P400, P405, P600, P700, P730



SYSTEMS USING ENPHASE MICROINVERTERS

IronRidge systems using approved Enphase products eliminate the need for lay-in lugs and field installed equipment grounding conductors (EGC). This solution meets the requirements of UL 2703 for bonding and grounding and is included in this listing.

The following Enphase products are included in this listing: Microinverters M250-72, M250-60, M215-60, C250-72, and Engage cables ETXX-240, ETXX-208, ETXX-277.

⚡ A minimum of two inverters mounted to the same rail and connected to the same Engage cable are required.

⚡ The microinverters must be used with a maximum 20 A branch rated overcurrent protection device (OCPD).

FRAMELESS MODULE KITS

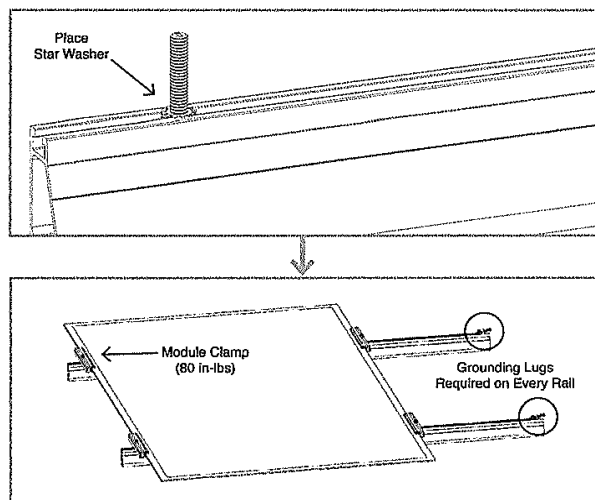
Insert Frameless Kit T-bolt in top rail slot. Place star washer over T-bolt, allowing it to rest on top of rail. Secure module clamps with a hex nut and torque to **80 in-lbs**.

⚡ Tested or evaluated third-party module clamps:

- Sunforson silver or black SFS-UTMC-200(B) mid and SFS-UTEC-200(B) end clamps.
- Sunprime silver or black mid and end clamps with part numbers 7500105X where X can be 1,5,6 or 7

⚡ Follow module manufacturer's installation instructions to install the module clamps.

⚡ Frameless modules require using a Grounding Lug on every rail.



MODULE COMPATIBILITY

The Flush Mount System may be used to ground and/or mount a PV module complying with UL 1703 only when the specific module has been evaluated for grounding and/or mounting in compliance with the included instructions. Unless otherwise noted, "xxx" refers to the module power rating and both black and silver frames are included in the certification.

MANUFACTURER	MODELS
Astronergy Solar	Modules with 35, 40, and 45mm frames and model identifier aaSM66yyPzz-xxx; where "aa" can be CH or A; "yy" can be either 10 or 12; "zz" can be blank or (BL). Unframed modules with model identifier CHSM6610P(DG)-xxx.
Canadian Solar	Modules with 40mm frames and model identifier CS6Y-xxxZ; where "Y" can be K, P, V, or X; and "ZZ" can be M, P, PX, or P-SD. Unframed modules with model identifier CS6Y-xxxP-FG; where "Y" is K or X.
ET Solar	Modules with 35, 40, and 50mm frames and model identifier ET-Y6ZZxxxAA; where "Y" can be P, L, or M; "ZZ" can be 60 or 72; and "AA" can be WB, WW, BB, WBG, WWG, WBAC, WBCO, WWCO, WWBCO or BBAC.
GigaWatt Solar	Modules with 40mm frames and model identifier GWxxxYY; where "YY" can be either PB or MB.
Hanwha Solar	Modules with 40, 45, and 50mm frames and model identifier HSLaaP6-YY-1-xxxZ; where "aa" can be either 60 or 72; "YY" can be PA or PB; and "Z" can be blank or B.
Hanwha Q CELLS	Modules with 32, 35, 40, and 42mm frames and model identifier Q.YY-ZZ-xxx; where "YY" can be PLUS, PRO, or PEAK; and "ZZ" can be G3, G4, L-G2, L-G3y, L-G4y, BFR-G3, BLK-G3, BFR-G4, BFR-G4.1, or G4.1/SC.
Hyundai	Modules with 35 and 50mm frames and model identifier HiS-YxxxZZ; where "Y" can be M or S; and "ZZ" can be MI, MF, MG, SG, RI, RG, TI, or TG.
JA Solar	Modules with 40 and 45mm frames and model identifier JAyyzz-bb-xxx/aa; where "yy" can be M6 or P6; "zz" can be blank, (K), (L), (R), (V), (BK), (FA), (TG), (FA)(R), (L)(BK), (L)(TG), (R)(BK), (R)(TG), (V)(BK), (BK)(TG), or (L)(BK)(TG); "bb" can be 48, 60, or 72; and "aa" can be MP, SI, PR, 3BB, 4BB, 4BB/RE.
Jinko	Modules with 35 and 40mm frames and model identifier JKMYxxxZZ; where "Y" can either be blank or S; and "ZZ" can be M, P, PP, P-B, or P-V. Unframed modules with model identifier JKMxxxPP-DV.
Kyocera	Modules with 46mm frames and model identifier KYxxxZZ-AA; where "Y" can be D or U; "ZZ" can be blank, GX, or SX; and "AA" can be LPU, LFU, UPU, LPS, LPB, LFB, LFB2, LFB2, LPB2, 3AC, 3BC, 3FC, 4AC, 4BC, 4FC, 4UC, 5AC, 5BC, 5FC, 5UC, 6BC, 6FC, or 8BC.
LG	Modules with 35, 40, and 46mm frames and model identifier LGxxx12-bb; where "y" can be A, N, or S; "z" can be C or K; and "bb" can be A3, B3, G3, C4 or K4.
Mistubishi	Modules with 46mm frames and model identifier PV-MYYxxxZZ; where "YY" can be LE or JE; and "ZZ" can be either HD, HD2, or FB.
Motech	IM and XS series modules with 40, 45, and 50mm frames.
Panasonic	Modules with 35mm frames and model identifier VBHNxxxSAyy; where "yy" can be either 06, 06B, 11, 11B, 15, 15B, 16 or 16B.
Phono Solar	Modules with 35, 40, and 45mm frames and model identifier PSxxxY-ZZ/A; where "Y" can be M or P; "ZZ" can be 20 or 24; and "A" can be F, T or U.
Prism Solar	Unframed modules with model identifier BiYY-xxxBSTC; where "YY" can be 48 or 60.
REC Solar	Modules with 38 and 45mm frames and model identifier RECxxxYYZZ; where "YY" can be M, PE or TP; and "ZZ" can be blank, BLK, SLV, or 72.
Renesola	Modules with 35, 40 and 50mm frames and model identifier JCxxxY-ZZ; where "Y" can be F, M or S; and "ZZ" can be Ab, Ab-b, Abh, Abh-b, Abv, Abv-b, Bb, Bb-b, Bbh, Bbh-b, Bbv, Bbv-b, Db, or Db-b.
SolarWorld	Sunmodule Plus, Protect or XL mono or poly modules with 31, 33 or 46mm frames and model identifier SW-xxx.
Stion	Thin film modules with 35mm frames and model identifier STO-xxx. Thin film unframed modules with model identifier STL-xxx.
SunEdison	Modules with 35, 40, and 50mm frames and model identifier SE-YxxxZABCDE; where "Y" can be B, F, H, P, R, or Z; "Z" can be 0 or 4; "A" can be B, C, D, E, H, I, J, K, L, M, or N; "B" can be B or W; "C" can be A or C; "D" can be 3, 7, 8, or 9; and "E" can be 0, 1 or 2.
Suniva	Modules with 35, 38, 40, 46, and 50mm frames and model identifiers OPTxxx-AA-B-YYY-Z or MVVxxx-AA-B-YYY-Z; where "AA" is either 60 or 72; "B" is either 4 or 5; "YYY" is either 100,101,700,1B0, or 1B1; and "Z" is blank or B.
Sunpower	SPR-A-xx series with standard (G3) or InvisiMount (G5) 46mm frames; where "A" is either E or X; and "xx" is the series number.
Sunpreme	Unframed modules with model identifier GXB-xxxYY; where "YY" can be blank or SL.
Suntech	Vd, Vem, Wdb, Wde, and Wd series modules with 35, 40, and 50mm frames.
Trina	Modules with 35, 40 and 46mm frames and model identifier TSM-xxxYYZZ; where "YY" can be PA05, PC05, PD05, PA14, PC14, or PD14; and "ZZ" can be blank or A or A.05 or A.08. Unframed modules with model identifier TSM-xxxYY; and "YY" can be either PDG5 or PEG14.
Winaico	Modules with 35 and 40mm frames and model identifier Wsy-xxxz6; where "y" can be either P or T; and "z" can be either M or P.
Yingli	Panda, YGE, and YGE-U series modules with 35, 40, and 50 mm frames.



HDC Work Permit Staff Review

Property address: 206-210 N Washington

Property History:

206 and 210 N Washington are now connected. The buildings were not considered contributing at the time of the National Register nomination in the early 1980s. The buildings were considered together as a modern three-story apartment building that did not contribute to the district. Now, it is understood that the taller building began in the mid-1800s as a two-story house and evolved into the three-story Modern apartment building that stands today, and that the one-story Modern portion was the architectural office of R. S. Gerganoff. The significance of Gerganoff's firm has become better understood since the National Register nomination was written. The building suffered a fire in 2017. See the attached building history.

Because demolition of a historic resource in the historic district does not follow the Secretary of the Interior's Standards, no relevant Standards are cited below. A notice to proceed would eventually be issued for an approved demolition.

Date of Application: January 3, 2023

Date of Review: January 6, 2023

Date of Meeting: January 10, 2023

Proposed work: Demolition of the three-story apartment building. The plan is that another three-story apartment building will replace the current building, but that plan is not yet completely finalized. A concept has been provided with this demolition permit application.

Materials:

Demolition.

After that, a new building is tentatively being proposed to be built with painted lap siding and trim (material not specified on drawings), brick, and cast stone. Staff did not see window, door, or roof material specified on drawings.

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.

Staff review:

1. Because the loss of any resource within the local historic district can have a significant impact on the district, considering a demolition application is a serious and multi-part process.
2. At the first meeting at which a demolition application is considered, the Commission shall determine whether sufficient information has been submitted with the application. The Commission may request any additional information it deems necessary for its determination.
3. If the application can be accepted as submitted, the Commission shall vote to accept the application and schedule a public hearing.
4. (The application is considered formally accepted as of the date of the vote to accept.)
5. If the application cannot be accepted because additional information is needed, the application review may be postponed until such time as the additional information becomes available.
6. No action shall be taken by the Commission at this first meeting.
7. No demolition can begin on site at this time.

Potential Motions:

Move to accept as complete Application PHDC 23-0002 dated January 3, 2023 for the proposed demolition of the existing building at 206-210 N Washington, and move to schedule a public hearing for the next historic district commission meeting, scheduled February 14, 2023. Staff will execute necessary tasks (publishing notice of hearing, notifying necessary neighbors of hearing, etc.) in order to hold the public hearing February 14, 2023. This motion is *not* a motion to approve demolition. No demolition can begin on site at this time.

Move to postpone the review of Application PHDC 23-0002 dated January 3, 2023 for the proposed demolition of the existing building at 206-210 N Washington so that the applicant can provide [list necessary information], and/or so that staff can provide [list necessary information], and/or so that the commission can further investigate [list necessary information]. This application is not considered complete at this time. Once staff has received the necessary information, this application will be added to a meeting agenda and re-reviewed for completeness at that time. No demolition can begin on site at this time.

Prepared by:

Ellen Thackery, Preservation Planner

206-210 N Washington Demolition Study Item

The property at 206-210 N Washington includes an office/apartment building and two ancillary buildings: a hen house and carriage barn. The apartment/office building suffered a fire on January 1, 2017. Demolition by Neglect proceedings began September 7, 2018. The property entered tax foreclosure on April 2, 2019 and is now owned by Washtenaw County. The building's stability has been compromised due to the fire and it is on the city's dangerous buildings list. Washtenaw County proposes demolishing all structures on the property, including the apartment/office building and its two ancillary buildings.

Property History

The building has been through many changes and alterations. Based on photos on file, the original building was a two-story Italianate house with a rear modest Queen Anne-style addition. Original house appears to date to ca.1860 while the rear addition dates to ca.1885. The property was first illustrated on a Sanborn Map in 1888, which depicted the footprint of the original house with the rear addition.¹ The map also noted four ancillary buildings on site. Northeast of the house was a wood house, ash house (both not extant), and hen house (extant). The fourth outbuilding appears to have been a carriage barn, located southeast of the house (extant). By 1916 the hen house had been converted to a garage.² The wood house and ash house were removed by 1927, and both the hen house and carriage barn were converted garages.³

By the 1930s a one-story ell had been added to the south elevation, but the overall exterior of the house had changed little. By the 1940s however, the building had been substantially altered by the addition of a third floor, and removal of the front porch for a one-story stone-clad entrance pavilion. A sign on the addition indicates it was the offices of notable Ypsilanti Architect, R. S. Gerganoff; who appears to have remodeled the rest of the building as well. Based on blueprints on file in the Planning Department, Gerganoff modernized the building ca. 1955, altering the façade, expanding the south ell, and adding the Modern features seen today. Photos from this period have not yet been identified.

R. S. Gerganoff

Rashko Stoyan Gerganoff was born January 19, 1887 in Kereka, Bulgaria.⁴ He immigrated to the United States in 1905 and worked as a cabinet maker before enrolling in the architecture program at the University of Michigan in 1910, graduating in 1917. He completed the State Board in 1920, the same year he became a citizen, and changed his name to Ralph Stephens Gerganoff.⁵ He worked for the Detroit firm Donaldson and Meier before establishing his own practice in Ypsilanti in 1925. Among his early projects in Ypsilanti was the Neoclassical-style Counselor Apartment building at 108 Washtenaw, which he owned. Early designs by Gerganoff appear to have favored Period Revival Styles.

¹ Sanborn Map Publishing, *Ypsilanti, Michigan*, (New York: Sanborn Map Publishing Co., 1888), 4.

² Sanborn, *Ypsilanti, Michigan*, (1916), 5.

³ Sanborn, *Ypsilanti, Michigan*, (1927), 14.

⁴ Peg Porter, "R. S. Gerganoff: An Architect for the 20th Century," *Ypsilanti Gleanings*

⁵ Porter, "R. S. Gerganoff," 3.

In the 1930s he designed the City Printing building on West Cross Street and a number of projects for Michigan State Normal College (now Eastern Michigan University).⁶ At this time, Gerganoff's buildings adopted elements of Modernism, such as the popular Art Deco and Art Moderne styles. Among his projects at the Normal College were multiple residences halls, Pierce Hall, and the Rackham School. It appears that during this period, his offices moved into the building at 206-210 N. Washington.

In 1947, Gerganoff brought his nephews Stoyan (Steve) and Zdravka (Zack) to Ypsilanti from Bulgaria.⁷ He put them through architecture school and employed them in his firm. During the mid-century the Gerganoff firm designed numerous schools in Ypsilanti, including the Chapelle School and West Junior High School. Other works included commercial buildings across Washtenaw County, and the Beyer Hospital in Ypsilanti. By this time, Gerganoff had heavily implemented the principles of Modernism into his designs, including his own home at 1330 Huron River Drive. His office building at 206-210 N Washington was remodeled in 1955 with an expanded office wing and Modern façade. R. S. Gerganoff died in 1966. The firm was succeeded by Stoyan Gerganoff, and later by Zdravka Gerganoff in 1980.⁸

Property Significance

According to the Ypsilanti Historic District National Register nomination, 206-210 N Washington is non-contributing to the district. The nomination does not mention the hen house or carriage barn. The local Ypsilanti Historic District listing does not denote contributing/non-contributing buildings, but in order to make defensible decisions, the HDC should consider the current NRHP listing as the guide.

Staff recommends that the principal building, 206-210 N. Washington, is significant under Criterion B, for its association with the productive life of R. S. Gerganoff. Gerganoff was a major local architect with works across the state. The building appears to have served as his offices for approximately 30 years.

Staff also recommends that the two ancillary buildings, the hen house and carriage house, be considered contributing to the Historic District. These outbuildings contribute to the district's setting, and embody the ways residential neighborhoods have changed over the years. Staff has not yet conducted research into the outbuildings' context; the intact henhouse, however, is possibly unique within the historic district.

Potential Demolition Mitigations

Washtenaw County would be interested with a mitigation agreement with the HDC to allow demolition. Staff has identified possible mitigation measures to include:

- Full documentation and a report on the property, to be kept on file at the Ypsilanti Historical Society.
- A report and/or survey on the works of the Gerganoff firm in Ypsilanti, to be kept on file with the City, Ypsilanti Historical Society, and Ypsilanti Public Library.
- Finding a way to move or preserve the outbuildings.
- Erecting an interpretive marker or markers at sites related to Gerganoff.
- Supporting a historic walking tour of Gerganoff buildings.

⁶ Porter, "R. S. Gerganoff," 20.

⁷ Porter, "R. S. Gerganoff," 21.

⁸ A2Modern, Ralph Gerganoff, accessed April 23, 2019, <http://www.a2modern.org/architects/ralph-gerganoff/>.

Photographic Timeline of 206-210 N. Washington. Historical photos are courtesy of Ypsilanti Historical Society.



206-210 N. Washington, ca. 1900. Photo looking northeast to façade and south elevation.



206-210 N. Washington, ca. 1900. Photo looking northwest to east and south elevations.



206-210 N. Washington, ca. 1900. Photo looking southwest to east and north elevations.



206-210 N. Washington, ca. 1930. Photo looking northeast to facade and south elevations. Note the one-story office addition.



206-210 N. Washington, ca. 1940. Photo looking northeast to facade and south elevations. Note the addition of the third floor and the carriage barn behind the one-story office wing.



206-210 N. Washington, 2019. Photo looking east to facade.



206-210 N. Washington, 2019. Photo looking northeast to façade and south elevation.



206-210 N. Washington, 2019. Photo looking southeast to façade and north elevation.



206-210 N. Washington, north carriage barn, 2019. Photo looking west to east elevation.



206-210 N. Washington, north carriage barn, 2019. Photo looking northeast to south and west elevations.



206-210 N. Washington, south carriage barn, 2019. Photo looking southeast to north and west elevations.



Ypsilanti Historic District
Demolition Permit Application

Date Filed 1/3/23 for HDC meeting date _____

Property Address 206-210 N. Washington

Applicant: Name Avalon Housing, rep: Michael Appel

Address 1327 Jones Dr., Suite 102

City Ann Arbor State MI Zip Code 48105

Phone [REDACTED] Fax _____

Email [REDACTED]

If applicant is not owner:

Owner's name City of Ypsilanti

Address 1 S. Huron St.

City Ypsilanti State MI Zip Code 48197

Phone 734-483-1100 Fax _____

Signature of Owner _____

Who will perform the work?

Contractor's name Phoenix Contractors (via demo sub TBD) ⁷³⁴⁻⁴⁸⁷⁻⁹⁶⁴⁰

Address and phone 2300 Bishop Circle E, Dexter, MI 48130

Cost of proposed work \$121,000

Permit Application Fee \$235

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

To complete this application:

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

Incomplete Applications will not be considered

Date filed 1/3/22 for meeting date 1/10/22
Property Address 206/210 N. Washington St.
Applicant Avalon Housing

Grounds upon Which an Application May be Based

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

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

See attachment for further explanation.

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


My Signature

1/3/22
Date

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

Supplement to Ypsilanti HDC Demolition Permit Application

206 N Washington, Ypsilanti, MI

Grounds for Demolition of existing building

We have prepared the enclosed application for the Ypsilanti Historic District Commission. Most of the available grounds for demolition apply.

History: The existing building had a significant fire in 2017 that left it vacant and unlivable. The Owner at the time attempted to start a renovation, but ended up giving up the building to the County for non-payment of taxes, and it was bought by the City of Ypsilanti in August of 2019 so the City could control redevelopment of this important near-downtown site. Avalon Housing was selected by the City as a developer of choice to redevelop the building as low-income housing.

Avalon's architect, Cornerstone Design Inc (CDI), started on documentation and evaluation of the existing building in mid-2021 after the contractual issues between Avalon and the City were generally worked out. After extensive review, CDI recommended demolition and new construction because the building had extensive issues from the fire, from subsequent deterioration due to water and cold intrusion, and from inadequate and poorly done original construction. Architectural and structural reports on the existing building are attached. A preliminary discussion about demolition was held with the HDC in April 2022.

This application to the HDC is being submitted as the site plan approval process begins in early 2023. Once site plan approval is obtained, Avalon will seek tax credit financing (and other sources) for the project, which can be a matter of months or years depending on the competitiveness of the upcoming financing rounds. After financing is confirmed, full construction documents for the new building will be developed and bid out to subcontractors, then final financing documents will be developed. As a result, actual demolition is likely at least a year off, probably much more. Avalon anticipates returning to HDC with a full Work Permit Application when the planning and building materials selections are further along.

Grounds for Demolition: Under the existing conditions, most or of the available grounds in the application apply, as follows:

1. *The structure constitutes a hazard to the safety of the public or the occupants.* As noted above, the building is not currently livable, and is dangerous to visit. There are areas of heavily fire damaged construction which cannot be safely entered. Remaining floors have missing or severely deteriorated sheathing and even framing; framing and other construction is inadequate and poorly designed for current loads even before the fire; and there is extensive water intrusion making areas slippery. Fixing the issues is expected to cost as much as new construction, for a building with fewer and greatly inferior apartments than the new building (as well as not meeting current energy use goals and probably needing variances from some code requirements).
2. *The structure is a deterrent to a major improvement program.* We believe Avalon's proposed new low-income housing development will be an important benefit to the community, creating

a building which incorporates modern, efficient apartment units. City Council's selection of Avalon for redevelopment of the site indicates the value of affordable housing to the City. As indicated in the reports from Avalon's architect and structural engineer, and shared with staff and City Council in May 2022, the structure is a deterrent to Avalon's ability to redevelop the site as affordable housing. We have not yet "obtained all necessary planning and zoning approvals, financing and environmental clearances" as spec'd in the application, because we were told by the city that we should get HDC approval along with site plan approval, and because the competitive affordable housing financing requires site plan approval for a competitive application.

3. *Retaining the structure will cause undue financial hardship to the owner.* This is ultimately the call of the actual owner, the City of Ypsilanti. Avalon has determined that in order to provide affordable, supportive housing at this location, retaining the structure would make financing unlikely to succeed due to the lower number of units, the size and accessibility of those units, and the number of variances from current code and standards required to preserve the current structure.



To: Joe Meyers, Director of Economic Development

From: Wendy Carty-Saxon & Michael Appel, Avalon Housing

Re: 206/210 N. Washington St. redevelopment

Date: May 13, 2022

This memo is an update regarding our due diligence work in response to the RFP for Affordable Housing Development at 206/210 N. Washington. If you could share this with interested City Council members and the Mayor, that would also be appreciated.

As you know, we have spent a good deal of time and effort to understand the current conditions at the property, asking our in-house development staff—along with our architect and general contractor—to determine the best path forward. Not only did our architect spend extensive hours on site both creating a more detailed layout of the existing building, but, at his suggestion, we also brought in a structural engineer to evaluate the building.

The conclusion of both the architect and the structural engineer is that the existing building is not a good candidate for renovation. This certainly arises from the damage done to the building due to the fire and to water exposure since. But the structural elements themselves raise significant challenges as well. The building was added on to multiple times, not just when the southern one-story addition was added; both the main three-story building and attached one-story building are comprised of multiple sections with differing and inconsistent structural layouts. Renovation of the structure would likely preserve little beyond the exterior walls once damaged elements are removed, unsafe conditions are addressed and current codes are applied.

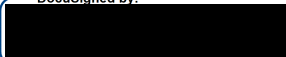


Understanding that this conclusion was not the anticipated outcome in the development process, we met with both City and County staff charged with economic development and historic preservation, as the building is in the Ypsilanti Historic District, and our financing options would include County administration of federal funding that has historic preservation requirements. At their suggestion, we brought our findings to the Ypsilanti Historic District Commission (HDC) as a Study Item at their meeting on April 12, 2022. We understand that our proposal to demolish the existing residential structure, preserve the two historic out-buildings and build a new affordable housing development on the site will require approval by the HDC. No vote was taken, but the comments by the commissioners indicated their understanding of the situation. In particular, we were told that we should return with a formal request for their support at the appropriate time and that our request would need to meet the standards of the ordinance for demolition and that any efforts to recognize the history of the property should also be included.

Working with our architect, we believe we can develop up to 20 units of affordable housing in a building that will also include common tenant amenities. We continue to look at supportive housing as a needed and appropriate use at that location. We also believe there are a number of financing options that could work.

Our plan is to move forward our site plan and entitlement approval process in the coming months, including compliance with the community benefits ordinance. We still believe that we are on track to sign off on the due diligence contingency in our Sales Contract with the City by August 12, 2022. This would also put us in a good position for financing applications that will open up this summer and into the fall.

If you, Council Members, the Mayor, or other stakeholders have questions or want more information, please let us know. We are happy to share the basis of our conclusions, respond to questions, and listen to community preferences.

DocuSigned by:

14C5962F15134C8
Wendy Carthy-Saxon

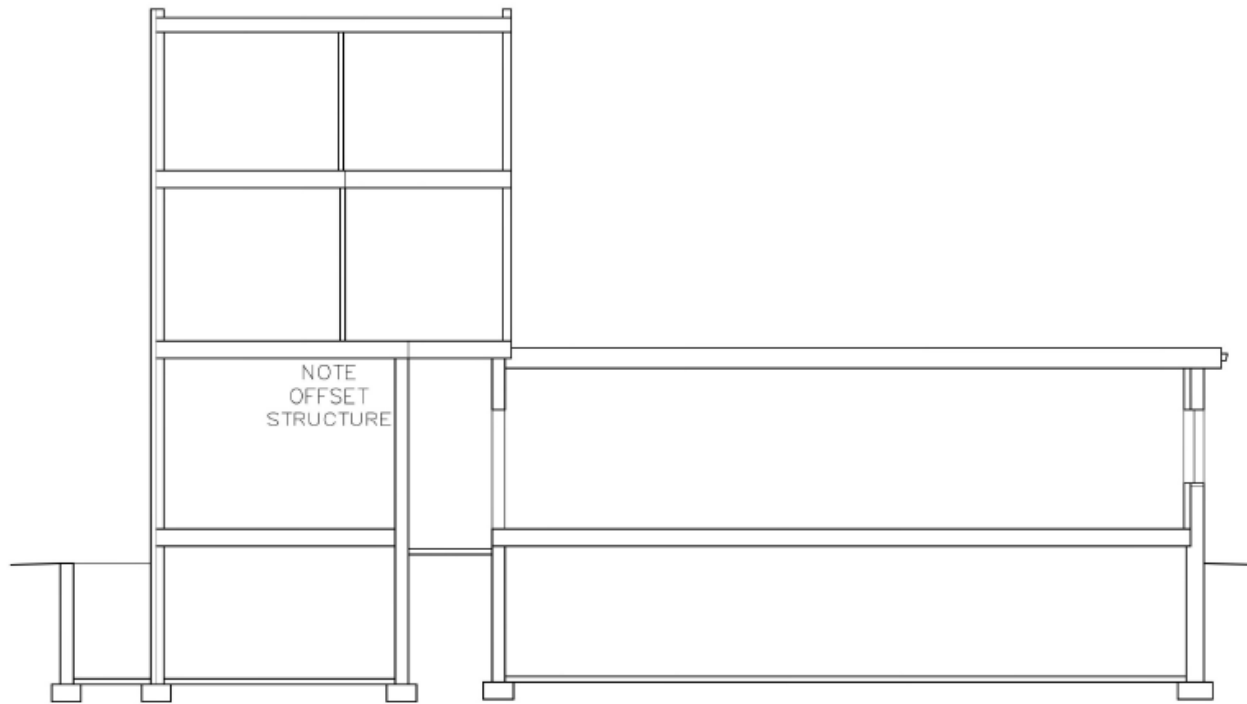












CORNERSTONE DESIGN INC
734.663.7580
CDIARCHITECTS.COM

SECTION A-A
206-210 N. WASHINGTON
YPSILANTI, MI



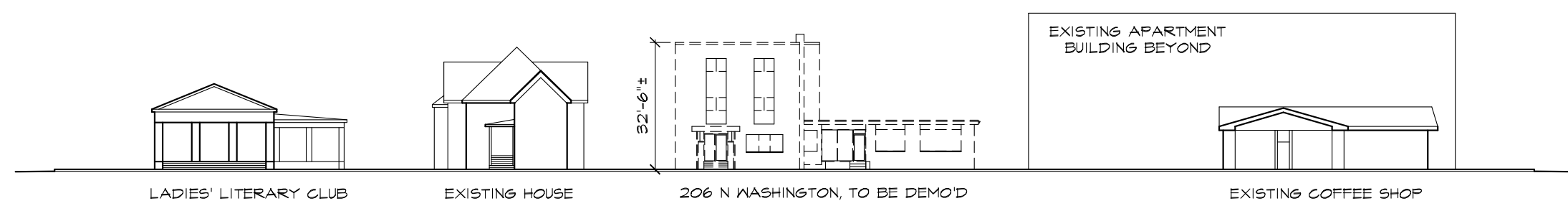
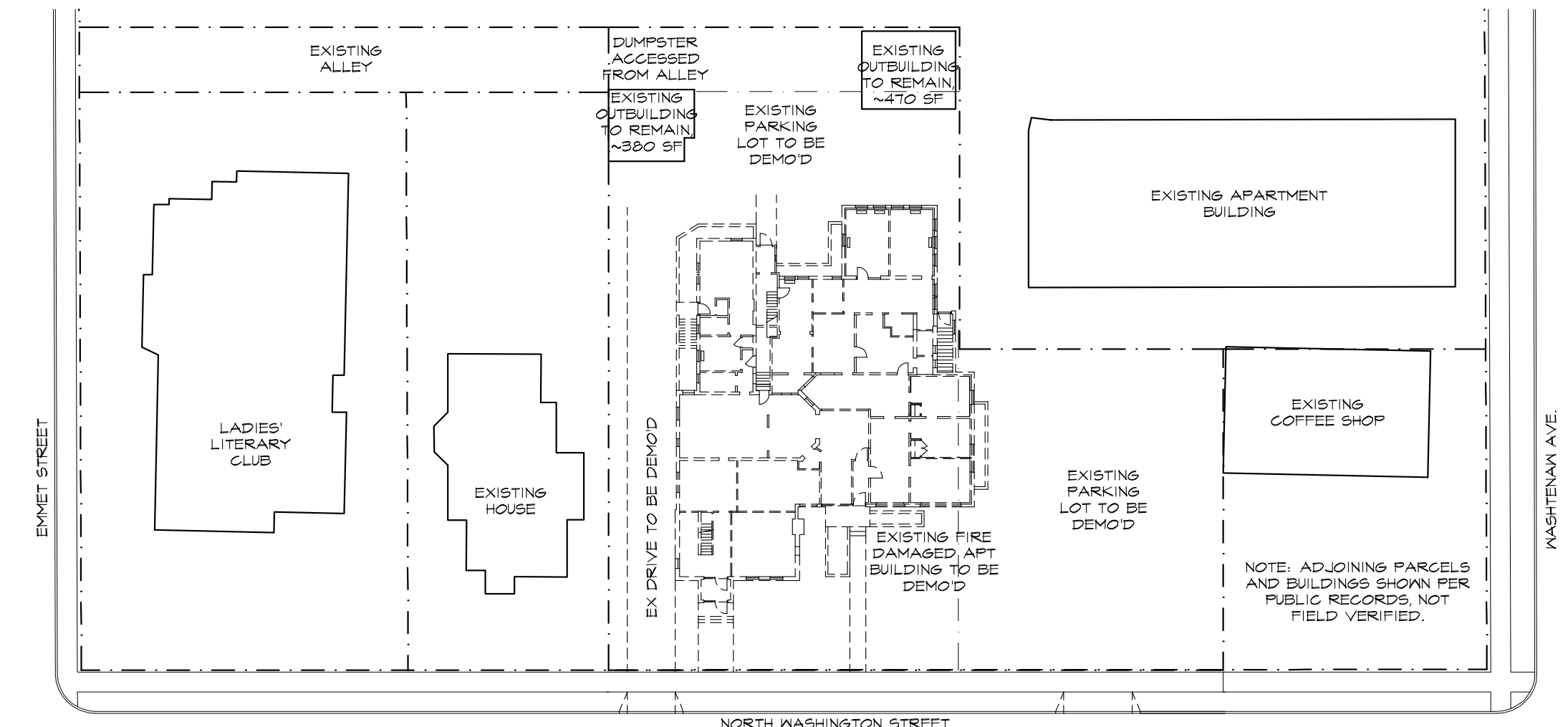
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Avalon Housing
1327 Jones Dr., Suite 102
Ann Arbor, MI 48105

Proposed Apartment Building
206 N Washington, Ypsilanti, MI

1/3/23
C-1



Demolition Plan and West Elevation with Context

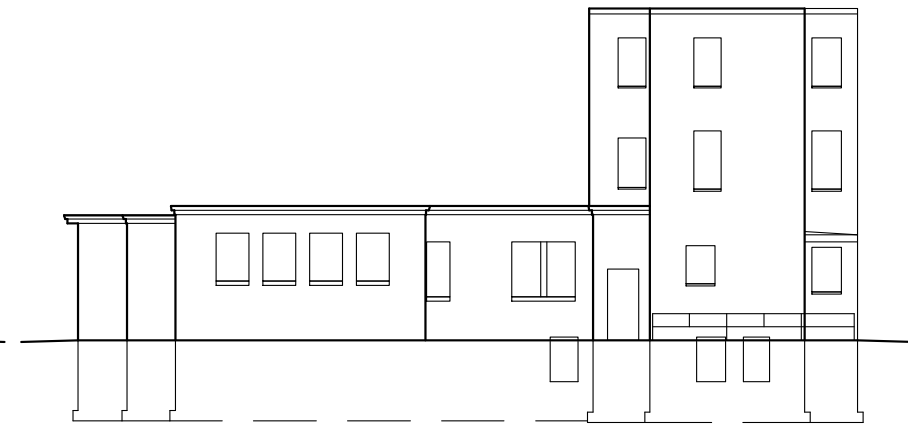
1" = 30'-0"

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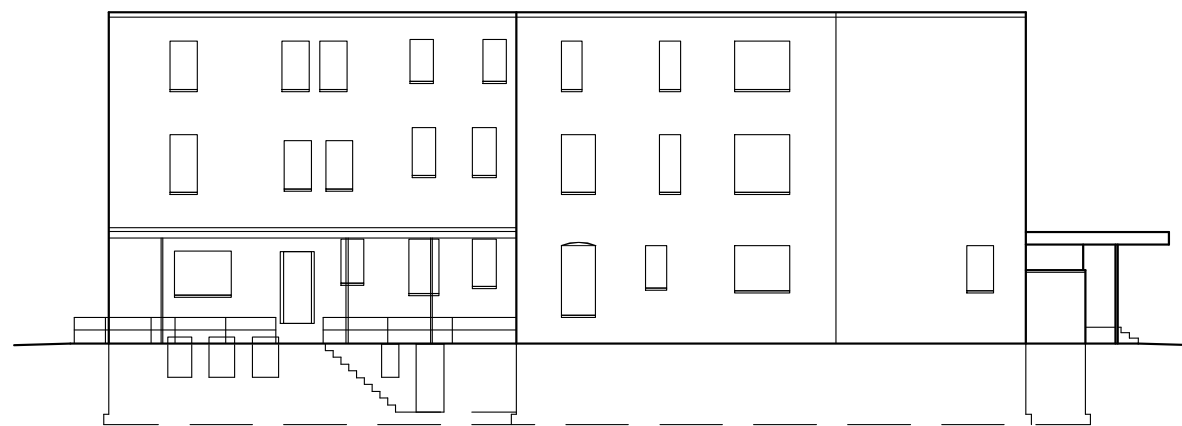
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EXISTING SOUTH ELEVATION



EXISTING EAST ELEVATION



EXISTING NORTH ELEVATION



EXISTING WEST ELEVATION

Existing Building Elevations (proposed to be demo'd)

1/16" = 1'-0"

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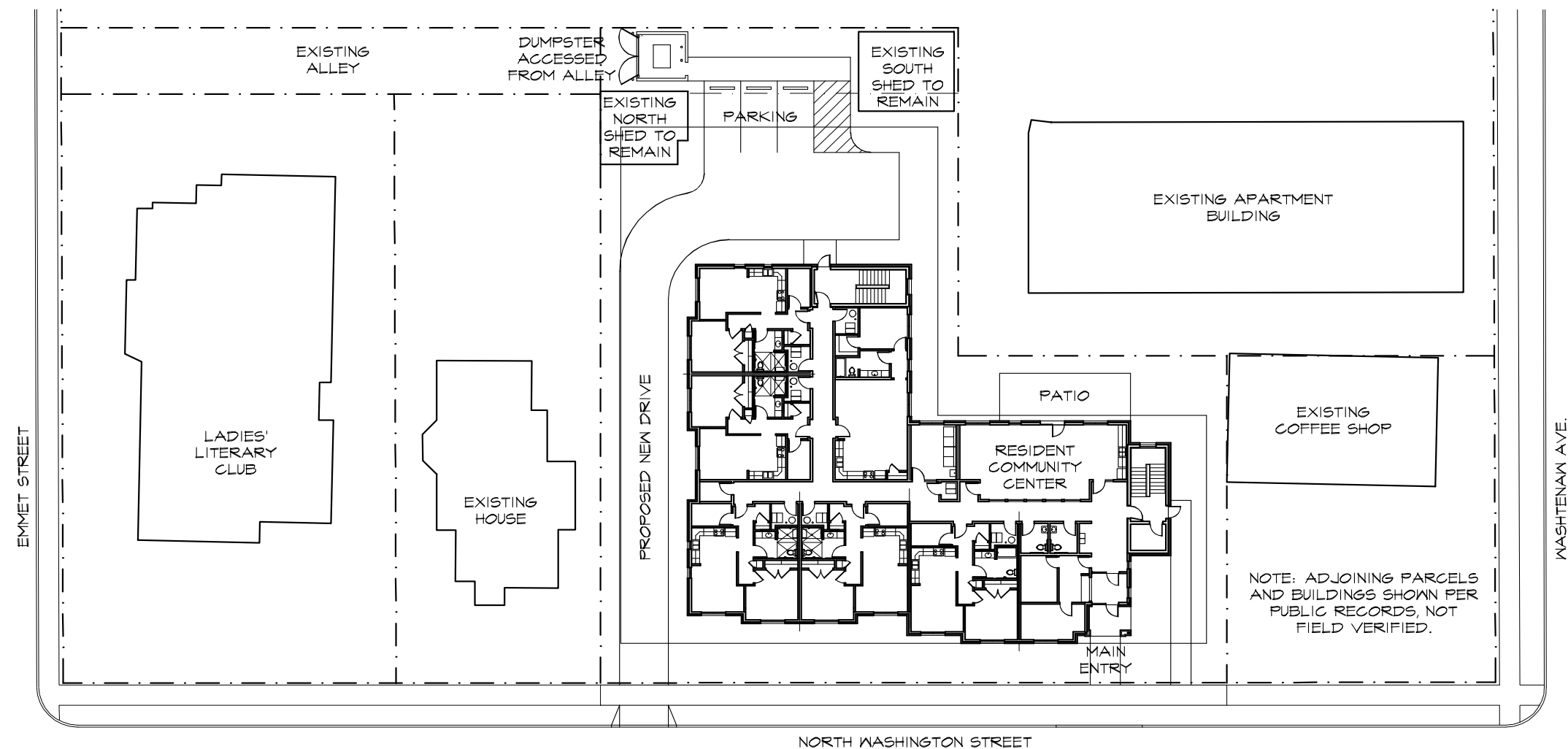
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Proposed Apartment Building
206 N Washington, Ypsilanti, MI

1/3/23

D-2



Proposed Site Plan and West Elevation with Context

1" = 30'-0"

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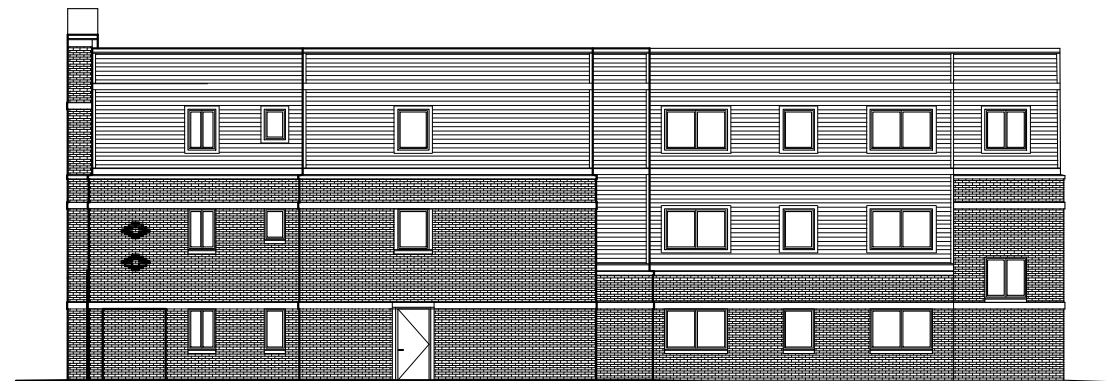
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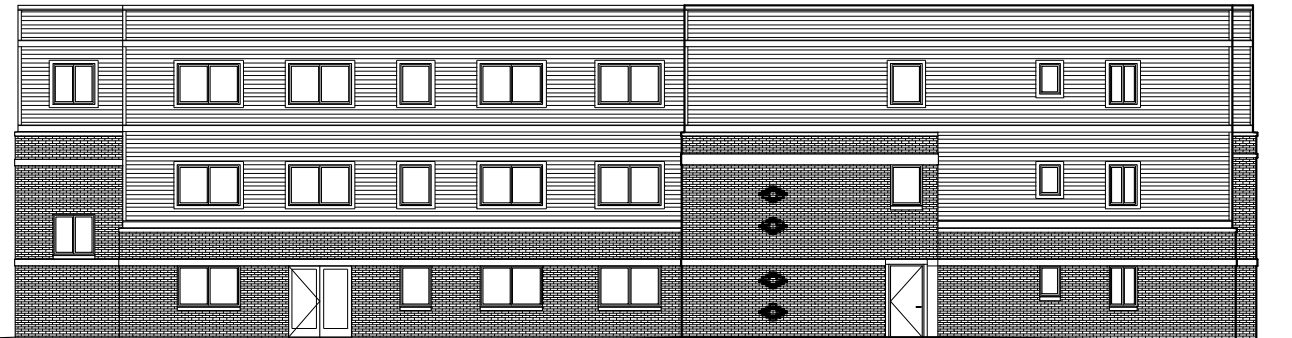
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1/3/23

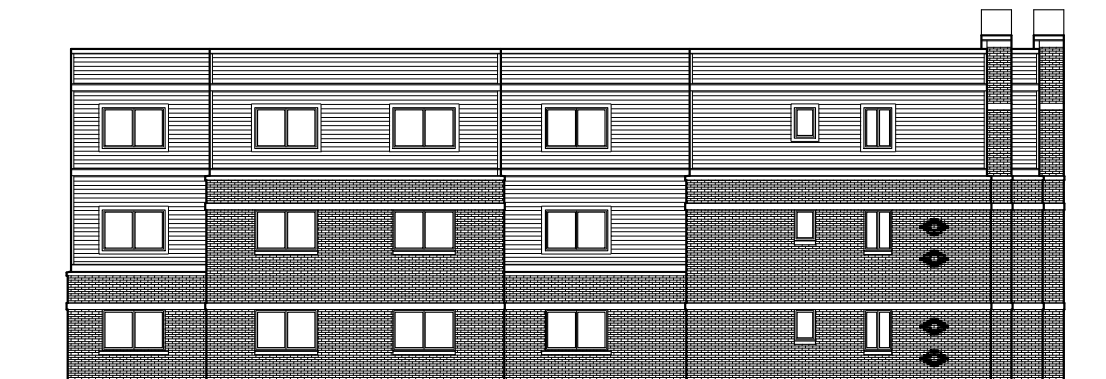
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SOUTH SIDE ELEVATION



REAR (EAST) ELEVATION



NORTH SIDE ELEVATION



FRONT (WEST) ELEVATION

Proposed Exterior Building Elevations

1/16" = 1'-0"

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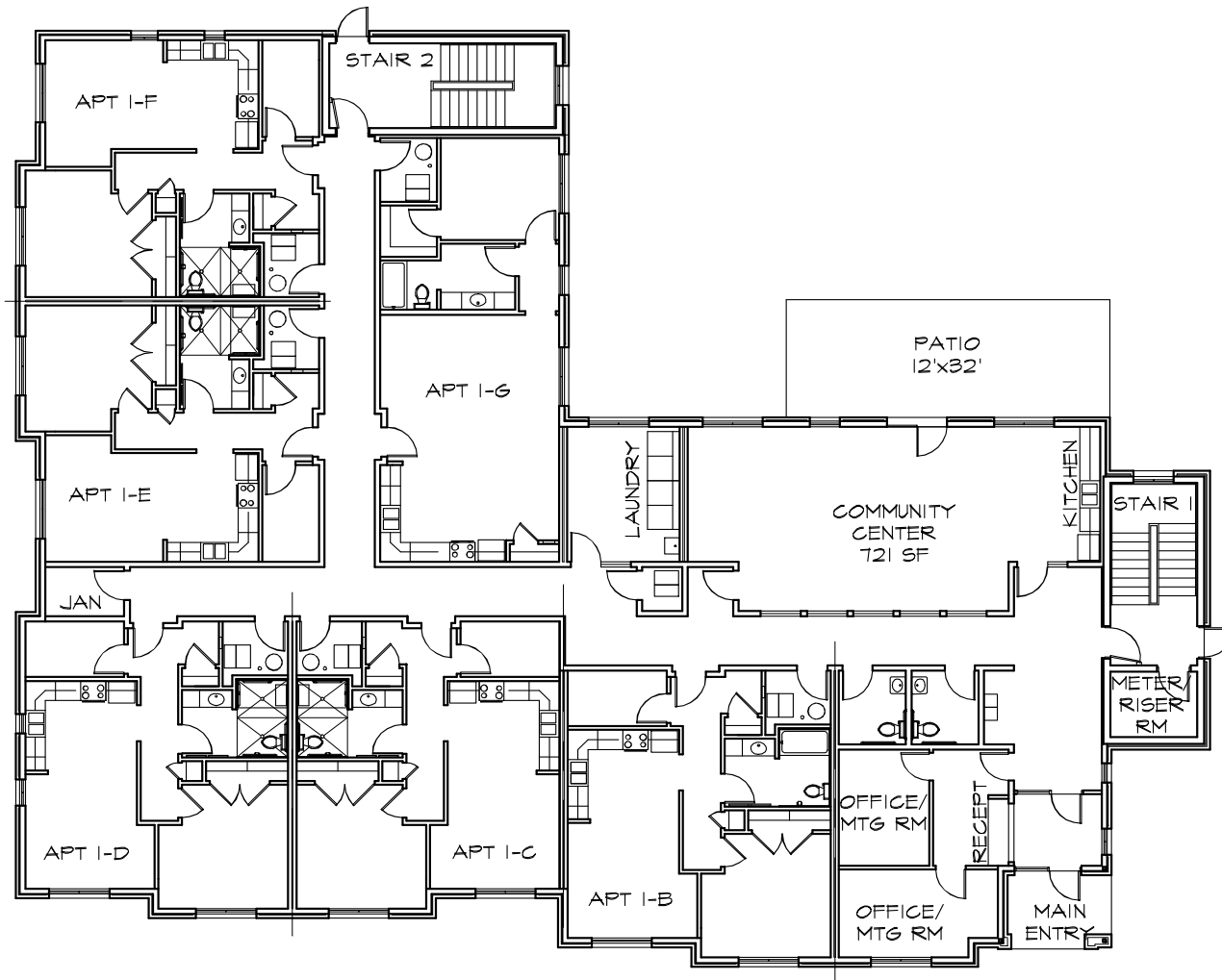
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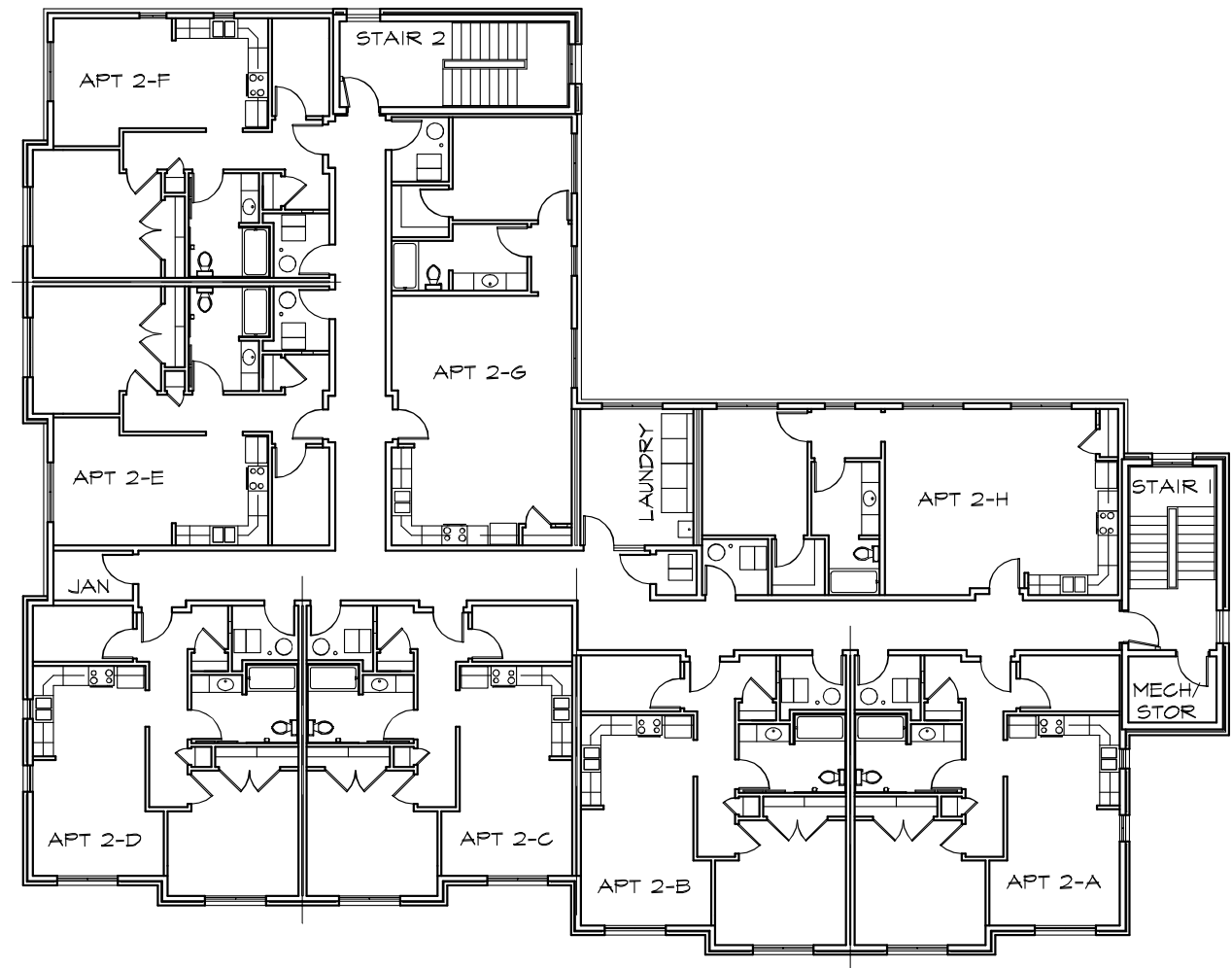
Proposed Apartment Building
206 N Washington, Ypsilanti, MI

1/3/23

A-2



 **Proposed First Floor Plan** 1/16" = 1'-0"



 **Proposed Second Floor Plan** 1/16" = 1'-0"
Third Floor Similar

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Proposed Apartment Building
206 N Washington, Ypsilanti, MI

1/3/23

A-3



Structural Evaluation

206 – 210 N. Washington Street
Ypsilanti, MI 48197



Prepared For:
Avalon Housing

Date: 24 January 2022

Prepared By: Adam Wagner, P.E.
Wagner Engineering, LLC
Order Number: 2022-001

Order Number: 2022-001
Client: Avalon Housing
Project Location: 206 – 210 N Washington St, Ypsilanti, MI 48197

1.0 Introduction and Scope of Evaluation

I conducted a structural assessment on January 13th, 2022 of the abandoned apartment building located at 206-210 North Washington Street in Ypsilanti. This assessment was done at the request of David Esau at Cornerstone Design. The purpose of this structural assessment is to provide my opinion on the feasibility of reusing the existing interior framing to redevelop the building as a multifamily apartment in support of Avalon's housing mission.

The scope of this evaluation is limited to evaluating the existing conditions and the major structural items that would need to be addressed in order to redevelop the building as is. Additionally, as the structure is currently vacant and portions are open to the elements, this assessment is limited to the current site conditions assuming no further deterioration occurs.

2.0 Existing Structure Description and History

The existing lot is approximately 20,000 square feet and contains several structures, paved walkways, driveways, and parking areas. The main structure on the property is single story structure with basement that is attached to three story building referred to as the "Tower". There are also two outbuildings on the property. The three-story tower is the only structure evaluated as part of the assessment; the two outbuildings and the single-story structure were not evaluated and are outside the scope of this assessment.

The three-story tower originally was a much smaller structure both in terms height and footprint. The exact age and extent of the original structure is not known. Multiple additions have been added onto the original structure adding new floors and expanding the footprint to the east and west. The precise age, sequence, and history of these additions is not known, but the additions occurred incrementally over several decades. The construction methods and material types vary with each addition.

The three-story tower has approximately 2,330 square feet of gross area per floor and a full basement. The tower was subdivided into apartments until a significant fire in 2017 resulted in the property becoming vacant. At some point the majority of the interior finishes were removed within the tower and temporary shoring was added as the initial steps to renovating the property. However, the property was ultimately taken over by Washtenaw County as part of a foreclosure process, and the City of Ypsilanti is now the current owner.

For the purposes of this report and analysis, the tower has been dividing into three zones: Eastern, Central, and Western as shown in Figure 1. The construction methods and materials are relatively uniform within the zones.

Order Number: 2022-001
Client: Avalon Housing
Project Location: 206 – 210 N Washington St, Ypsilanti, MI 48197

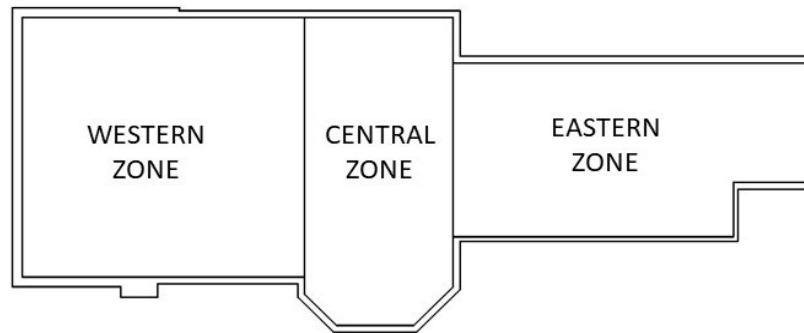


Figure 1: Building Zones

3.0 Analysis Assumptions

The following analysis is based on the existing layout as documented by Cornerstone Design, and the existing structure. Obviously, any future development would likely change the interior layout and that may necessitate redesign of the structural members and load paths. No proposed layout concepts were available at the time of this analysis; therefore, no specific future layouts were analyzed as part of this evaluation.

The 2015 Michigan Building code prescribes the following minimum live loads for multifamily residences:

Roof Live Load = 20 Pounds per Square Foot
Private Rooms and Corridors Serving Them = 40 Pounds per Square Foot
Public Rooms and Corridors Serving Them = 100 Pounds per Square Foot

It is assumed that any redevelopment of the property would include key-limited access at the building entry points, and that no portion of the building layout would be publicly accessible. Therefore, the 100 pounds per square foot (PSF) live load was not included in the analysis of the floor structure.

Floor dead loads were assumed to 15 PSF. This loading would include typical flooring types such as wood strip flooring or carpet, and also added drywall on ceilings that may be required for fire protection between living units. Tiled floor areas require a higher dead load than 15 PSF; however, this value varies depending on the tile type and assembly. Tile floors also generally have more restrictive deflection requirements than other flooring types. It is assumed that tile floors would be limited within the redevelopment and were not included in the analysis.

Snow loads were based on a snow ground load of 20 PSF, the minimum amount for the City of Ypsilanti.

A cursory wind loading analysis was done as a full analysis is outside the scope of the evaluation. Given the height of the structure and the length to width ratio the building footprint, one or both of the walls

Order Number: 2022-001
Client: Avalon Housing
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that divide the Central Zone from the Eastern and Western Zones would most likely need to be converted to shear walls to provide the structure the necessary stiffness against required wind loads.

Structural member deflection requirements follow the 2015 Michigan Building code, and vary depending on what the structural element is supporting and the load type involved.

As noted, the structure has been modified several times throughout its life. This presents a challenge since the structural properties of old lumber can vary from modern lumber. Lumber from the nineteenth and early twentieth century was generally from old growth forests. This lumber has better strength properties than modern plantation raised lumber. Although there are no standard publications that specify the strength properties of old growth lumber for all species, it is a common practice to assume a grade higher when evaluating old growth lumber using modern material properties tables.

Additionally, the standard dimension of lumber has varied over time. The structure contains lumber that is full dimensions as well as a mix of nominal framing dimensions. This assessment considers the actual dimension of all framing lumber evaluated.

4.0 Eastern Zone Framing

4.1 Description

The Eastern Zone appears to be the most recently constructed portion of the building. The upper walls are 2x4 framing spaced at 16" on center with exterior 1x sheathing. A brick veneer is the finished exterior surface. There is a separate staircase that serves this portion of the building.

The floor/roofing framing is oriented north/south and varies between 2x10 and 2x8's spaced 16" on center. There is an interior bearing wall running the length of the zone in the east/west direction. The floor/ceiling joists run perpendicular to the bearing wall and the joists are spliced over the bearing wall. Window and door headers vary, but many are double 2x4's laid flat.

4.2 Analysis

The Eastern zone has the least amount of fire and water damage. There are a few areas, specifically at stairwell and at the northwest corner of the zone that abuts the Central Zone, where fire damage would necessitate the framing be replaced.

There are a number of load path discontinuities with the exterior wall framing around windows and other openings where the stud lines are interrupted and not appropriately supported by headers, such as in Figure 2.

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Client: Avalon Housing
Project Location: 206 – 210 N Washington St, Ypsilanti, MI 48197



Figure 2: Example of Wall Framing Discontinuity

The floor framing is a mix of 2x8's, 2x10, and 2x10's joists notched to match 2x8 depth and varies between floors. The third floor is 2x8 and the second floor and first floor are 2x10's. The joists are space 16" on center across all levels. The roof and third floor joists are spliced over the interior bearing wall. The roof, third and first floor framing is appropriately sized for their spans and the required loading with the current layout.

The interior bearing wall on the second and third floors is offset from the foundation by nearly two feet. This creates a situation where the second floor joists are carrying the full loading from the bearing walls above as shown in Figure 3. At the current span, the 2nd floor joists would be overloaded and not meet the minimum deflection requirements.

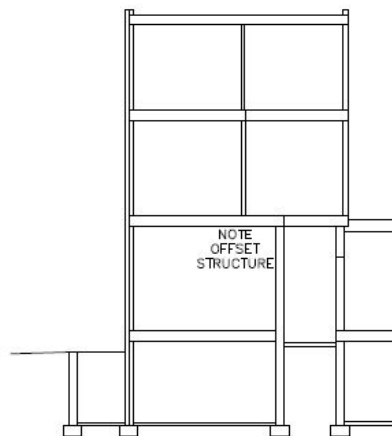


Figure 3: Eastern Zone Building Cross Section (Courtesy CDI Architects)

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Client: Avalon Housing
Project Location: 206 – 210 N Washington St, Ypsilanti, MI 48197

The window and door headers vary in size, but generally are appropriately sized for the current openings and joist spans.

4.3 Conclusions

The Eastern Zone framing is in best condition structurally, and the existing framing is generally sound. The framed walls could be rehabilitated by replacing the burnt/water damaged studs, and either replacing or adding appropriately sized headers over the discontinuous studs.

Since the joists overlap the load bearing wall on the 2nd and 3rd floors, this limits the ability to economically reconfigure the floor plan without reframing the floor/roof.

The 2nd floor framing would at a minimum need to be doubled to account for the offset bearing wall above. However, this is a less than ideal as localized deflection next to the wall would likely occur. The preferred solutions would be to add a bearing wall that aligns with the bearing wall above, or add a beam below to transfer the loading directly to bearing walls or column. Both options would change the available space on the 1st floor and basement and may limit layouts for these areas.

5.0 Central Zone Framing

5.1 Description

The Central Zone is older construction relative to the Eastern Zone based on the materials and construction methods. The exterior walls are multi wythe clay brick construction. The floor and roof framing is oriented in the east/west direction spanning approximately 16', with a bearing walls dividing the Central Zone from the East and West zones. The bearings walls are either wood framed or masonry, depending on the location and floor level.

The exterior wall window header are 4x4 lumber on the interior face, and there appears to be a steel lintel over the exterior face opening.

5.2 Analysis

The existing 1st and 2nd floor is 2x10's spaced at 16" on center. Modern lumber would require a No 1 grade to reach this span for most species and would be marginal in terms of performance. Older lumber, as noted earlier, can generally be considered to perform a grade higher than its modern equivalent. Most framing lumber is a Number 2 grade or better. Additionally, the floor joists on the first and second floor are full dimensional 2x10's (vs nominal 2x10), and therefore have a larger cross-sectional area than a modern nominal 2x10. That said, the structure has seen fire and moisture damaged, and areas are exposed to the elements. Therefore, the service conditions likely have degraded the lumber and I would not consider the properties to be better than modern lumber.

The third-floor framing is 2x8's and does not meet prescriptive loading for the current span. In addition, the floor framing has many notches and penetrations that do not meet the prescriptive code requirements in terms of hole size and/or location on the joist.

The 3rd floor ceiling framing in the hallway and some adjacent areas to the hallway within the zone is fire damaged and should be replaced.

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Client: Avalon Housing
Project Location: 206 – 210 N Washington St, Ypsilanti, MI 48197



Figure 4: Failing Bearing Wall

The western bearing wall on the 2nd floor is failing as shown in Figure 4. This was likely caused by fire damage to the wood lintel. Additionally, the wall is not laterally supported on the hallway side. The wall will need to be completely rebuilt either with masonry or wood framed construction.

The wood window headers supporting masonry are generally sized appropriately. In general, it is not the best practice to use wood to support masonry as the wood dimensionally changes throughout the year at a different rate than the masonry will. Additionally, the wood has the tendency to wick any moisture that is present in the masonry leading to decay. The headers appear to be in sound condition; however, the cross section could not be visually inspected to verify this.

5.3 Summary

Overall, the Central Zone has significant issues that would need to be addressed regarding the floor framing and the bearing walls. The floor framing for all stories would need to be redone to meet the current span of 16 feet.

The eastern and western bearing walls likely would need to be retrofitted or reconstructed to act as shear walls. This work may necessitate reframing the floor even if the floor framing did not require replacement.

6.0 Western Zone Framing

6.1 Description

The Western Zone is the street facing section of the building, and it is in the worst structural condition of all the zones. The central stair case was badly damaged by the fire, and the northeastern quadrant of the zone was exposed to water infiltrating the roof and dripping down through all the floors.

The exterior walls are mostly multi wythe clay brick, except for the northwestern section that is CMU construction. The CMU portion is an addition likely added to give the front elevation symmetry.

The floors are framed in the north/south orientation, with some joists bearing directly on the masonry walls and other floor the joists are bearing on interior wood framed wall immediately adjacent to the exterior masonry walls. Floor sheathing is entirely missing on the first floor, and is damaged in the central hallway on the upper floors. The first-floor framing is supported at midspan by a timber beam with steel columns in the basement. Upper floors are supported by interior load bear walls, however many of those wall segments are not aligned over the basement beam.

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6.2 Analysis

The Western Zone has numerous significant structural issues. First, the framing around the central stairway is fire damaged and must be replaced. In addition, the floor system around the stairway was not properly supported with appropriately sized headers in the floor framing. Or, the posts that supported the floor framing have been removed.



Figure 5: Masonry Connection

The CMU to original brick exterior wall vertical joint is not properly connected nor is it designed as an expansion joint. There is a significant gap between the two masonry surfaces as shown in Figure 5, but it appears the brick veneer is continuous across this joint. As a result, the two walls may move independently in and out of plane, but the veneer brick is likely bonded to both walls. This may be the cause of the large crack that has formed above the third-floor window on the front face of the tower.

Along the south western corner of the third floor the original clay brick exterior wall has been removed, and wood framing was added. It not clear if this wood framing was fastened to the masonry below it, and, therefore, likely is not providing any uplift resistance to internal pressures created by wind gusts.

The roof is supported by the interior wood wall furring, which is supported by the floor joists. This framing is not directly supported by the masonry exterior wall, which is causing a load path discontinuity.

The first-floor framing is nearly completely rotten beyond salvage.

The floor load path for interior walls is offset along many wall segments, and are not bearing directly over the main carrying beam to the basement. The existing interior load bearing walls therefore would need to either be reframed to form a continuous path to the foundation, or headers/beams added to properly support the loading from above.

6.3 Summary

The structural issues with the Western Zone are numerous. Overall, the interior framing for all floors must be replaced due to the fire and water damage, load path offsets, and poor connections between new and old work. It does not appear the interior framing of this zone is salvageable.

7.0 Roof

The original roof framing was visible from below. At some point after the fire an additional pitched roof was framed over the existing roof. The framing for this second roof was visible only in few areas, and appears to be 2x8's framed with a ridge board. A ridge board is not a structural element; it is used to help align the rafters. Therefore, it does not need to be directly supported from below. The rafters form a triangle in conjunction with the existing horizontal roof, and therefore the assembly is self-

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supporting. However, this is predicated on the strength of the connection between the rafter ends and the existing roof, and for very shallow slope roofs this connection becomes impractical to achieve with typical fastening methods. This connection was not directly visible and it is not clear how this connection was made. Although this framing appears to be adequate to support its own weight, it's not clear what additional loading it could support as is. It obviously was done as a temporary measure and likely not intended as a durable solution. The roof would need further investigation to confirm its load bearing capacity.

It is not clear if the original roof had any pitch for drainage or how that drainage was handled. The second roof presents a problem in terms of fire protection in that it creates an inaccessible interstitial space where a fire could spread unnoticed throughout the structure.

8.0 Foundation

The foundation of the 3-story tower is mix of various types include rubble, brick, CMU, and concrete. Many areas are parged such that the foundation is not directly visible for inspection. That said, the majority of the exterior walls above grade are clay brick. Any differential settlement or movement would be obvious in cracking in the brick walls or by evident recent repairs. With the exception of the northwest corner of the building, all the brick appears to be in good shape. The northern western corner has a large crack above the third story window. As discussed earlier, this may be related to the CMU to brick connection and is probably not related to settlement.

10.0 Exterior Façade

Overall, the exterior brick façade is in good condition and is serviceable. Several areas will need repointing due to water damage, namely over the shed roof adjacent to the north side of the Eastern Zone. Additionally, there is damage to the interior surface of the north side of the Western Zone from fire and water damage. This area likely needs to be repointed with some brick replacement.

11.0 Summary of Structural Changes Necessary

The following is a summary, by zone, of the major structural changes that would be required, at a minimum, to rehabilitate the structure.

Eastern Zone

- Reframe the fire and water damaged wall framing on the south side by the stair case
- Reframe any exterior wall studs that are interrupted and not properly supported.
- Address the offset load bearing wall by either shoring the floor framing, installing a beam, or constructing a bearing wall with necessary footing and basement support.

Central Zone

- Reframe all floor joists.
- Replace joists that do not meet current guidelines for penetrations.
- Rebuild the eastern and western interior bearing walls as shear walls.

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Western Zone

- Completely reframe all floor and roof assemblies
- Reframe the central staircase opening on all floors
- Address the exterior wall load path discontinuity by either reframing the joists to bear directly on the exterior wall masonry or by adding a ledger system.
- Engineer and address the discontinuity between the CMU wall and the original clay brick exterior wall.
- Repair the masonry on the exterior wall portions that have been replaced with wood framing

12.0 Conclusion

Ultimately, the redevelopment of a property such as this is dictated by the economics specific to project situation. Virtually any structure can be salvaged and rehabilitated with enough resources. In most cases, rehabilitation is dictated by external requirements such as historical preservation and not by financial considerations.

In this case, the 3-story tower foundation and the exterior brick work of the structure is performing adequately and is salvageable in most areas, with the exception of the CMU to original brick connection noted earlier. Beyond that, the extent of interior reframing required to make the current building layout meet minimum loading requirements is over 50% by floor area. This does not take into account future layout changes or additional loading beyond the code stated minimums. Significant changes to the current layout to meet future needs would likely necessitate reframing the majority of the structure.

The building is segmented in the three zones which are structurally independent, and it may be possible salvage one or more zones and demolish the remaining zones. It is also possible to reuse the existing foundation and exterior and frame new floor and walls within the confines of brick exterior walls. However, these approaches require temporary shoring, construction phasing, and site access limitations that generally increase the cost of construction.

Finally, the structural components that are in good condition now will not stay that way indefinitely given the current state of the structure. At the time of inspection, water was infiltrating the roof over the western zone, and water was making its way through every floor down to the basement. Temporary shoring in the basement consisted of Laminated Veneer (LVL) beams. These beams are generally rated for temporary exposure to water, but are not rated for continuous wet service. Additionally, there are other portions of the building exposed to the elements through window openings or other penetrations in the building envelope. In other words, given the typical timeframe for development of a property such as this, it is likely additional deterioration will occur.

In my opinion, the 3-story tower is not a good candidate for structural rehabilitation given the extent of damage and repairs that would be required.

If you have any questions, please feel free to contact me directly at 734-392-7034 or Adam@WagnerEngineer.com.



September 7, 2021

Building Evaluation Report
206-210 N. Washington St., Ypsilanti, MI

Prepared for: Avalon Housing, attn: Michael Appel and Wendy Carty-Saxon



INTRODUCTION:

The subject property was an apartment building, located near downtown Ypsilanti, prior to significant fire in early 2017 left it vacant. The prior private owner had planned to rehab the building, but ended up losing the property due to non-payment of property taxes after which it was taken over by Washtenaw County. Our understanding is that the City of Ypsilanti purchased the property from the County in order to control the form of development on this near-downtown site, and has contracted with Avalon Housing to evaluate the building for redevelopment. Cornerstone Design has worked with Avalon for many years, and was asked

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to participate in the evaluation. Avalon provides low income housing; that is what the City is seeking for this site, ideally with a focus on elderly residents due to other losses in that market.

SITE DESCRIPTION:

The site is located about two blocks north of the downtown commercial district, with the closest facility being the AATA bus terminal making transit very convenient to residents. The lot size is about 19,927 square feet, configured in an L-shape from two original lots, with the north portion - where most of the building is - being much deeper, and the south portion which is mostly parking being shallower. The building steps around the knuckle of the L, coming only about a foot from the property line, and encroaching into the required setbacks.

There are about ten parking spaces available in the south portion of the site, and room for a few more cars in the back of the site accessed from a drive on the north side of the building. The south parking lot is currently regularly used by neighborhood residents, probably because the city has very strict street parking rules in this area. An alley runs down the middle of the block from the north, ending at this site, and the end of the alley has previously been used for a dumpster for the apartment residents. None of the site features are of the condition that would be desirable for reuse, and removal/replacement should be assumed.

The site includes two modest outbuildings which appear to be in significant disrepair, and are presumably without electricity, water, or sewer connections, but we have not had access for detailed evaluations. The northern one is believed to encroach over the east property line into the alley, and both are in the setbacks (so not using land which is otherwise very useful for the development). The City, which is well known for its active Historic District Commission, has noted that these are historic buildings and must be preserved, although funding any restoration seems problematic. The buildings are currently somewhat secured so hopefully not a potential danger to residents.

We assume all normal utilities are available to the building at this urban location. A gas meter is located on the front, but does not appear to be connected. Water service appears to come in the front of the basement, but would likely need enlargement or a second service if the building is to be provided with fire suppression as code would currently require. There is no apparent stormwater management so the site presumably relies entirely on the public system.

BUILDING DESCRIPTION:

The building appears to have been constructed in many phases, beginning with what was probably a very large and nice brick house (which itself may have been subsequently expanded based on the visible building conditions). We do not know when it was converted to apartment use, but at some point in the 1950s or 60s a new "modern" front was added to the 3-story portion of the building, and a similarly designed one story addition added to the south (in two or more phases).

The 3-story tower has about 2,330 SF (square feet) per floor (gross area, to outside face of walls), with the one-story portion being about 2,960 SF. This results in about 9,950 SF (gross) above grade and about 5,300 SF in the basement. The building previously had 16 apartments, including at least one in the basement. The usable interior area would be about 10% smaller above grade (~9,000 SF), and about 20% smaller in the basement (about 4,200 SF).

The original house appears to have been constructed of solid brick, two or three wythes thick, but subsequent additions including the tower above the first floor are mostly brick veneer on wood studs. The studs appear to use balloon framing techniques (where exterior studs extend through the building floor structure) which was generally long ago abandoned due to fire and other concerns. The modern front uses a very different brick than the original house (buff/orange vs. the original red), mostly over concrete block. A few areas of the exterior stud walls toward the back are covered with siding or thin brick, generally in poor condition. At least some of the old house foundations visible in the basement appear to be stone rubble.

Our understanding is that the City does not consider the apartment building itself to be historic, although it is located in the Historic District so designs would be subject to review by the Commission.

OTHER CONSULTANTS:

We have been provided with a few reports by other consultants looking into environmental issues, including asbestos, lead-based paint, and radon. Numerous locations were identified for both asbestos and lead-based paint, but radon testing showed no issues. The radon testers did recommend follow-up testing, particularly if the basement is occupied, and we'll note that the building is currently well-ventilated due to its state of disrepair which might help hold down radon levels. There was a gas station south of this site (most recently used for car repair, not gas sales, and now closed); we have been told this is being evaluated to see if there are potential environmental issues from old tanks, spills, etc.

FIRE DAMAGE:

The fire appears to have been worst in the area of the front stair in the tower, and particularly at the upper levels. The stair and surrounding framing is badly burned and will obviously need removal, as will much of the roof framing at least in the front half of the tower.



Fortunately most of the exterior wall behind the stair appears to be multi-wythe brick, so not much obvious loss of load-bearing capacity there. Floor sheathing is mostly missing at the first floor, presumably due to fire or water damage, and heavily damaged or deteriorated elsewhere in the front of the tower, and is recommended for replacement.

The fire also seems to have traveled to the back stair, with significant charring in much of the adjoining exterior stud wall which we would recommend for replacement.

The challenging call relates to smoke odors, which will be absorbed into existing wood and possibly brick. From past fire projects, I believe spraying the existing conditions with a primer like Kilz will reduce this, but it is hard to say how effective it will be.

GENERAL CONDITION:

The building was no prize prior to the fire – small apartments, oddly configured, with mostly narrow halls and narrower stairs. Windows are old and in poor condition, and it appears there was minimal insulation. Heat was provided by old radiators from a central boiler, with some apartments having thru-wall air conditioner units (several of the radiators tested positive for lead-based paint). The newer parts of the basement foundation, as well as the many window well walls, appear to be single wythe CMU probably with minimal reinforcing, with some worrisome cracking particularly on the west end of the south basement wall. The one good aspect is the exterior brick, which despite its age, appears mostly in good shape except the area north of the worst part of the fire where mortar is badly worn probably from heat and water penetration.



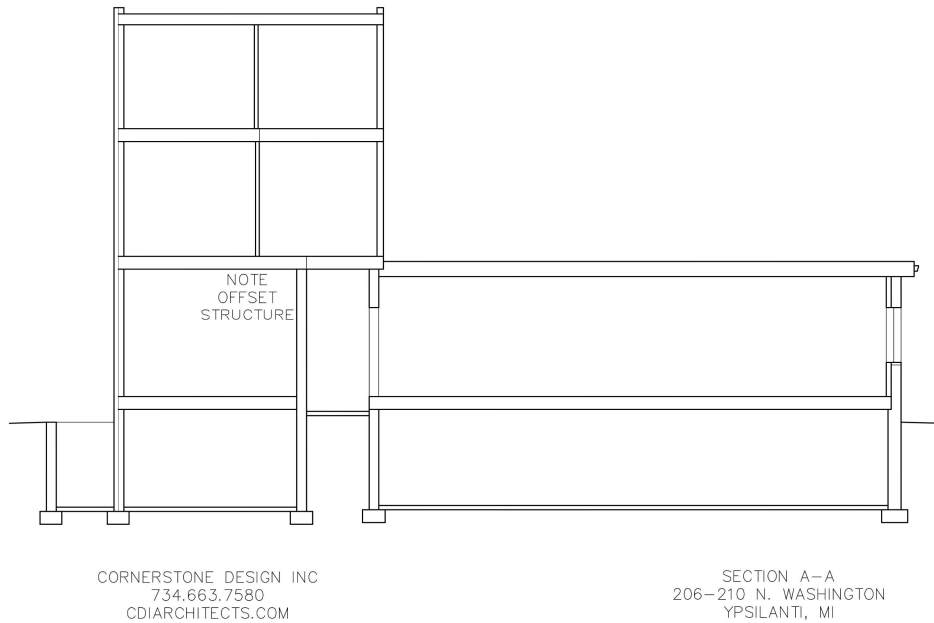
The fire caused a lot of damage, but the time since the fire has also not been good to the building, with no heat provided (so potential of frost heave damage) and minimal maintenance. The previous owner did apparently put a new roof over part of the tower after the fire, so it was not open to the elements, but there are some signs of water penetration possibly through broken windows and elsewhere, not to mention the water used to fight the fire. Much of the water, of course, eventually flowed to the basement, which would likely be damp anyways without conditioning. As a result, the basement surfaces are pretty well covered with mildew or worse. We should also note that the timelines for these projects are long; to get public approvals, get funding approved, do drawings, get permits, and close on funding could easily result in three or more years of deterioration before construction starts.

One particularly interesting area is the east side of the roof over the 1-story part of the building. It appears that the two rooms at the southeast corner may have been a late addition to the building, and (presumably) when those were added the roof over roughly the east half of the 1-story area was redone to slope to gutters on the east. It appears the old roof framing

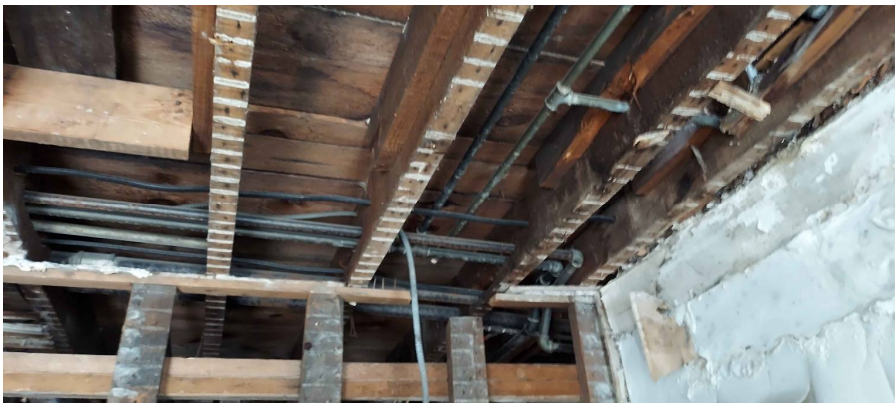
and sheathing was left in place as ceiling framing, with new structure added above, mostly invisible from below although there are finished recesses up into that area hinting at the situation (the stepped up roof is also visible from the tower windows). But the fire at the rear stair in the tower exposed an area of this roof structure, which is somewhat scary – random timber stubs over the earlier framing with timber beams connecting them, and filled in between with loose fill insulation that appears likely to be wet from the fire fighting and/or general humidity. We can't evaluate anything about the structural capacity, bearing locations, current condition of members, etc. without exposing it much more than it is now. Our recommendation would be to remove the entire raised roof and start over.



The existing tower framing is also challenging, with 2x8s at 16" on center at the 3rd floor and the roof, and 2x10s at 16" on center at the 2nd floor; we think the first floor was also 2x10s but didn't have good access to measure it due to dangerous conditions. Modern 2x8s could span about 11' with apartment loads (not higher loads in common areas); these are in places spanning as much as 16'. They are older wood, and often closer to the actual 2"x8" size than modern lumber, but it is difficult if not impossible to know what qualities to give it for calculation.



Many of the joists are also frequently cored for pipe penetrations, etc., probably more than should be allowed.



In numerous conditions, particularly the east half of the tower, the load-bearing walls do not align down to the foundation, so the center corridor walls on the 2nd and 3rd floors are carrying roof and floor loads down to the 2nd floor joists about 3' away from their bearing wall resulting in a significant point load. We did have this evaluated and the 2nd floor joists are (without

allowing for any unusual wood quality) significantly overloaded as a result. At a minimum each 2nd floor joist would need to be doubled with new 2x10s or better to have the capacity needed.

Our general recommendation would be as much removal and replacement as possible, as follows:

1. Remove all basement drywall and wood studs to address mildew/mold issues (treat remaining surfaces as needed).
2. Remove all first floor drywall, plaster, and furring. This is mostly in the 1-story wing, and although generally not in bad condition would need to be removed to determine roof structure conditions and bearing points, and to install new electrical wiring. Removal of drywall throughout the building (not that there is much left elsewhere) may be needed anyways to address lead-based paint and asbestos, and to improve insulation and wiring.
3. Remove and replace all windows with new energy efficient windows.
4. Remove all roofing, and replace while adding insulation as needed to meet or exceed code (replace damaged sheathing and joists as needed).
5. Remove and replace all mechanical and electrical systems, including radiators and water piping (the final HVAC system approach is still to be determined). If air conditioning is considered essential, mini-split heat pumps are probably the best solution.
6. Remove and replace all interior stairs, except the concrete stairs at the south end. New stairs should be a minimum of 3' wide (which the current 1st to 2nd floor rear stairs are not) and ideally be shallower than the existing although code compliance is unlikely to be easy to achieve.
7. Remove and replace the exterior wall by the rear stair, due to fire damage as noted above. The exterior thin brick needs to be removed and replaced anyways because it is falling off the building.
8. Remove and replace roof framing at the front half of the tower due to fire and water damage.
9. Remove (where not already missing) and replace floor sheathing throughout the tower portion of the building and elsewhere as needed.
10. Remove raised roof over the east half of the 1-story wing, probably including the ceiling framing and old decking; provide new sloped roof trusses.
11. Remove and replace all areaways (window wells) including new guardrails to code standard height and openness. Provide drainage systems if possible. Or abandon the use of the basement for apartments, and eliminate below-grade windows and wells.
12. Remove the failing roof over the northeast window well and entrances; replace if desired (it will help reduce water infiltration).
13. Remove and replace all site features (parking, drives, walks).

It is important to note that much of this work will involve uncovering areas which are not currently visible. These will likely result in additional work scope being required. In general, I think it is fair to say that the final project costs will be impossible to estimate up front, and many of the possible extras will be impossible to avoid once uncovered if the project is to be completed. I would recommend carrying a contingency of around 20% into construction on top of the contractor's best estimate of the costs for the planned scope of work.

As the reader will note, we have not started to discuss prospective layouts or likely numbers or sizes of apartments. Since it is only recently that the contractor has been able to make any effort at making the building safer, we have not even completed as-builts, and much more demo is needed to really determine loadbearing walls and points, or to do a full structural analysis (if it's even possible without knowing wood strengths). The building does probably most lend itself to 1-bed or even efficiency apartments due to the narrow areas available, especially in the tower, although efficiencies are discouraged or even not allowed by most affordable housing funding. These small units may be appropriate for elderly residents as desired by the city, but the narrow, steep stairs would be difficult to navigate.

We have also not yet addressed code compliance. The existing building was significantly out of compliance with current codes, including lack of sprinklers, stair widths and steepness, probably structural capacity, etc.; it is fortunate and somewhat surprising that (to our knowledge) nobody was injured in the fire. Discussion with the City would be required to determine what standards would be applied to the building in a renovation, given the likely scale of modifications anyways and that the building has sat vacant for years. Many of the out-of-compliance aspects will be difficult to improve, given the lack of space for sprinkler mains and shallower/wider stairs. Accessibility is not required by the Fair Housing Act as an existing apartment building, but may be required by building code and funding, and will be very difficult to provide as will accessible community space.

The schematic design originally done before any building study, and based on old inaccurate plans, showed significant interventions into the building to make it safer (new enclosed fire stairs) and to access a second floor added on top of the 1-story wing. While those are good approaches and still recommended, there appear to be far too many existing bearing walls for that plan to work as designed, and based on what I've seen I have no confidence of the ability of the existing foundations to support a second floor. It would probably be more cost effective to demolish the 1-story wing entirely and construct a 2-story building in its place than to modify the existing and expand it upward. This would also provide better opportunity for accessibility, code compliance, and safety for residents. Of course, much the same argument could be made for replacement of the 3-story tower.

CONCLUSION:

At first glance, the building offers an attractive opportunity: a location in the heart of Ypsilanti, two blocks from public transit, and with some structure in place. Unfortunately the quality of

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what is remaining is very difficult to evaluate, and the known issues are significant. Knowing the typical financial challenges of affordable housing, it is hard to see how the project is feasible especially given the impossible-to-predict costs. Demolition and new construction may be a more feasible and approvable prospect, with much more opportunity for safety, code compliance, and flexibility to meet Avalon's, the City's, and the neighborhood's goals.



MINUTES

City of Ypsilanti
HISTORIC DISTRICT COMMISSION MEETING
Ypsilanti City Hall Council Chambers, 1 S Huron
Ypsilanti, Michigan 48197

Tuesday, December 13, 2022
7:00 P.M.

CALL TO ORDER AND ROLL CALL

Alex Pettit Chair 7:10 PM

Commissioners Present: Alex Pettit, Delrhea Byrge, James Ratzlaff, Stefan Szumko

Commissioners Absent: James Chesnut

Staff Present: Ellen Thackery, Preservation Planner

APPROVAL OF AGENDA

Motion: Szumko (second: Ratzlaff) moved to approve the agenda as submitted.

Approval: Unanimous. Motion carried.

PUBLIC COMMENT ON AGENDA ITEMS- none

PUBLIC HEARING—none

OLD BUSINESS

412 Oak

**Front entry door and storm door replacements*

Owner: William and Pamela Grams, present.

Staff: This is the second time this item has come before the commission. After the first postponement, staff spoke with Mr. Grams and he explained that he selected the oak color for the front door to match the overhead garage door that had been installed in 2020. That work had been approved as presented.

Discussion: Commission confirmed that this finish will match the garage door finish. Confirmed. Commissioner noted that commission usually does not approve materials that are one material but trying to look like another, like a plastic with a fake wood grain. Commission discussed that garage door finishes appropriate for the historic district have become more difficult to find.

Motion: Byrge (second: Ratzlaff) moved to approve application PHDC 22-0098 for 412 Oak Street and issue a certificate of appropriateness for the replacement of a non-historic front entry door using a fiberglass door with 6 lights and two lower panels and the replacement of a non-historic storm door with an aluminum storm door with a ¾ light and a single lower panel. The work is appropriate because it meets Secretary of the Interior's Standard for Rehabilitation #9 and will not harm the integrity of this house or the larger district. The simulated wood grain finish would not normally be approved, but in this case, the wood grain finish matches the overhead garage door that had been installed in 2020.

Approval: Unanimous. Motion carried.

NEW BUSINESS—none

STUDY ITEMS—none

ADMINISTRATIVE APPROVALS—none

OTHER BUSINESS

1. Property monitoring

2. Updates from Staff

- a. Two commissioner terms are ending at the end of 2022; those will be renewed this month.
- b. When it comes to the removal of non-historic materials, such as asphalt siding that needs to be removed in order to repair and restore the original wood siding underneath, would the commission want staff to have the ability to approve that administratively?
 - i. Yes, the commission supports that.
 - ii. Szumko moved that, in cases where there is nonhistoric siding on top of historic siding and the applicant wants to remove the nonhistoric so the historic material underneath can be repaired and restored, staff should be able to approve the removal of the nonhistoric material administratively on behalf of the commission.
 - iii. Ratzlaff seconded motion.
 - iv. Approval: Unanimous, motion carried.

3. Commissioner comments

- a. Commissioner Szumko is walking the historic district's perimeter Feb 26 and Nov 26 as part of the Bicentennial.

AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS- none

HOUSEKEEPING BUSINESS

1. Draft Minutes from November 22, 2022

Staff: There is a repeated phrase ("and issue a certificate of appropriateness...") in the motion for 412 Oak. Staff suggests that the motion should actually read in the minutes, "Chesnut moved (Ratzlaff seconded) to approve application PHDC 22-0098 and allow staff to issue a certificate of appropriateness for 412 Oak Street for the replacement of a non-historic front entry door..."

Discussion: Commission agreed.

Motion: Ratzlaff moved (second: Byrge) to allow for the minutes of November 22, 2022 to be revised so that the second mention of "issue a certificate of appropriateness" can be removed from the motion section for 412 Oak Street.

Approval: Unanimous. Motion carried.

Motion: Szumko (second: Ratzlaff) moved to approve the minutes for November 22, 2022 as amended.

Approval: Unanimous. Motion carried.

2. Approval of the proposed revisions to the commission's rules and regulations

Staff: Suggested revisions to the commission's rules and regulations are as follows:

In 1.0, Change phrase "historic district" to "Historical Preservation" ordinance for the sake of consistency.

In 4.1, first sentence, strike out "each month" and replace it with "during April, May, June, July, August, September, and October, and once during January, February, March, November, and December."

Commission: Noted that in 4.10, phrase that currently says, "All other votes may by voice vote" should actually say, "All other votes may **be** by voice vote."

Motion: Ratzlaff (second: Szumko) moved to approve the amendments to the city of Ypsilanti's historic district commission's rules and regulations as proposed.

Approval: Unanimous. Motion carried.

ADJOURNMENT

Chairperson Pettit adjourned the meeting, citing the end of the agenda with no further items to discuss.

MEETING ADJOURNED at 8:04 p.m.

Full Minutes Prepared By: Ellen Thackery



January 10, 2023

RESOLVED BY THE HISTORIC DISTRICT COMMISSION OF THE CITY OF YPSILANTI:

WHEREAS, the City of Ypsilanti values its historic resources and community historic character and has had, by City Ordinance, local historic districts and a local Historic District Commission to preserve and protect historic resources and character in the districts since 1978;

WHEREAS, per state law and the Ypsilanti Code of Ordinances, a historic district study committee report had been completed at the time of the designation of the first local historic district in 1978;

WHEREAS, the existing study committee report no longer meets current standards of practice and lacks some important features, including a list of contributing and noncontributing resources in the local historic district;

WHEREAS, the lack of these key features in the district's guiding document often complicates the Historic District Commission's decision-making;

WHEREAS, a resurvey of the local historic district is needed in order to update the existing study committee report;

WHEREAS, updated survey data will also likely: improve city planning processes, enable increased participation in historic tax credit programs, focus future intensive survey efforts, reveal new contextual relationships and more inclusive historic themes, and pair with current GIS survey technology to increase the data's utility and accessibility;

WHEREAS, the City of Ypsilanti has prioritized a resurvey of the historic district as an action item in the adopted 2020-2021 Master Plan Update;

WHEREAS, the City of Ypsilanti will submit an application for a Certified Local Government grant to pay for an architectural historian to resurvey the historic district;

WHEREAS, the Certified Local Government grant application for resurvey requires that the historic district commission submit a letter of support for the application;

NOW THEREFORE BE IT RESOLVED THAT, the Ypsilanti Historic District Commission wholeheartedly supports the application for a Certified Local Government grant that will enable a resurvey of the local historic district, and the Commission allows its chair to submit a letter of support on their behalf.

OFFERED BY: _____

SUPPORTED BY: _____

YES:

NO:

ABSENT:

VOTE:

DRAFT