

1. Agenda

Documents: [HISTORIC DISTRICT COMMISSION MEETING AGENDA MARCH 24, 2015 \(PDF\).PDF](#)

2. Agenda Packet

Documents: [HISTORIC DISTRICT COMMISSION MEETING AGENDA PACKET MARCH 24, 2015 \(PDF\).PDF](#)

CITY OF YPSILANTI
Historic District Commission
Regular Meeting Agenda

Tuesday, March 24, 2015
7:00 p.m.

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

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

I. CALL TO ORDER AND ROLL CALL

Anne Stevenson, Chair	P	A
Hank Prebys, Vice Chair	P	A
Ron Rupert	P	A
Michael Condon	P	A
Alex Pettit	P	A
Jane Schmiedeke	P	A
Erika Lindsay	P	A

II. APPROVAL OF AGENDA

III. PUBLIC COMMENTS ON AGENDA ITEMS

IV. PUBLIC HEARING - None

V. BUSINESS SESSION

A. OLD BUSINESS – None

B. NEW BUSINESS

1. 307 N. Adams

Re-roof and painting

2. 56 E. Cross

New entry doors

3. 309 W. Cross

Fence installation

4. 232-234 W. Michigan Ave

Window replacement

5. 229 W. Michigan Ave

Solar panel installation

C. STUDY ITEMS

1. 47 N. Huron

Light installation

2. Depot Town Alley

Water fountain replacement

D. ADMINISTRATIVE APPROVALS – None

E. OTHER BUSINESS

1. Property Monitoring

2. Election Results

VI. AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS

VII. HOUSEKEEPING BUSINESS

Approval of the minutes of March 10, 2015

VIII. ADJOURNMENT

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

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

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

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

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

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

3. Do not imitate earlier styles.

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

4. Preserve significant changes acquired over time.

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

5. Preserve distinctive features.

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

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

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

7. Clean building gently—no sandblasting.

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

8. Preserve archaeological resources.

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

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

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

10. New work shall be removable.

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

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III. PUBLIC COMMENTS ON AGENDA ITEMS

IV. PUBLIC HEARING - None

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B. NEW BUSINESS

1. **307 N. Adams**

2. **56 E. Cross**

3. **309 W. Cross**

4. **232-234 W. Michigan Ave**

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Water fountain replacement

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E. OTHER BUSINESS

1. **Property Monitoring**

2. **Election Results**

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10. New work shall be removable.

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



Ypsilanti Historic District Work Permit Application

Date filed 3/17/15 for HDC meeting date 3/24/15

Action item ☐ Study item ☐ Action items require payment of the application fee. There is no fee to submit a study item for discussion.

Property Address 307 N. Adams, 48197

Applicant ☒ Owner ☐ Architect ☐ Contractor

Name MAJID AL-AWAR / COLLEGE TOWN HOLDINGS

Address 1075 COUNTRY CLUB RD

City ANN ARBOR State MI Zip 48105

Phone (734) 564-1186 Fax _____

E-mail alawar.m@yahoo.com

Owner _____
(If different than applicant)

Who will perform the work? ☒ Owner ☒ Contractor

Contractor RIAD AL-AWAR

(Name, address, phone) 1075 COUNTRY CLUB RD, ANN ARBOR, MI

Action Items only:

Construction Cost \$7,500 Permit Application Fee 40

The permit fee is \$30 plus \$5 for each \$3,000 of construction cost, and is due at the time of application. An additional administrative fee of \$50 applies to HDC work started without the issuance of applicable permit.

To complete this application:

1. On the reverse side, summarize the work proposed, list the main materials to be used, and (if relevant) indicate the color scheme planned.
2. Attach the following documents:
 - a. Photo(s) showing all locations where work is proposed
 - b. Paint color chips (if relevant)
 - c. Catalog cut sheets or similar details for windows, doors, light fixtures, and any other manufactured or preassembled components
 - d. Dimensioned drawings of any new construction or modifications to existing structures
 - e. A site plan, if proposal is for work on the grounds and not just the structure (e.g., installing an air conditioning system compressor). For fences, new structures, or work that will alter the footprint of existing structures, a photocopy of the mortgage survey with proposed changes indicated is required.

Submit the completed application to the City of Ypsilanti Building Department, 1 South Huron Street, along with the application fee if you wish the HDC to consider the proposal as an action item, not a study item.

Incomplete applications will not be considered.

For additional information, or if you have questions, contact the City of Ypsilanti Planning and Development Department, 734.483.9646, hintern@cityofypsilanti.com.

Ypsilanti Historic District Work Permit Application

Date filed 3/17/15 for HDC meeting date _____

Property Address 307 N. Adams, 48197

Applicant MAJID AL-AWAR

Description of proposed work (see sample applications)

RE-PAINT EXTERIOR OF HOME
(COLOR SCHEME/CHIPS ATTACHED)

RE-ROOF EXTERIOR OF HOME

- COMPLETE TEAR DOWN AND REPLACE ROOFING WITH MATCHING
30-YEAR SHINGLES

Materials

- PAINT / SHERWIN WILLIAMS DURATION
- ROOF SHINGLES / GAF LIFETIME TIMBERLINE CHARCOAL SHINGLES

Colors (Attach color chips or samples)

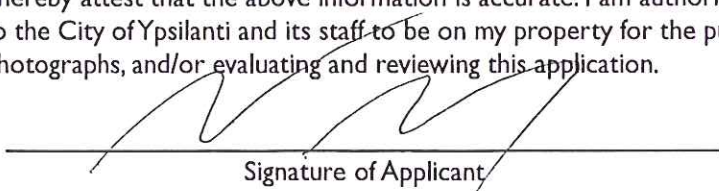
Body DUTCH TILE BLUE (SW 0031) Accent 1 PATCH WORK PLUM (SW 0022)

Trim WHITE (SW 7006) Accent 2 WICKERWORK (SW 0010)

Roof BLACK/charcoal Other _____

- ☒ 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.
(Compliance with this act must be certified to complete this application.)

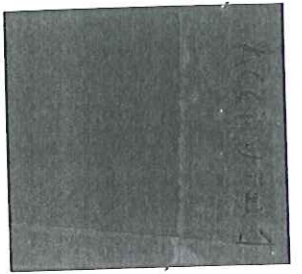
I hereby attest that the above information is accurate. I am authorized to and hereby grant permission to the City of Ypsilanti and its staff to be on my property for the purposes of preparing reports, taking photographs, and/or evaluating and reviewing this application.


Signature of Applicant

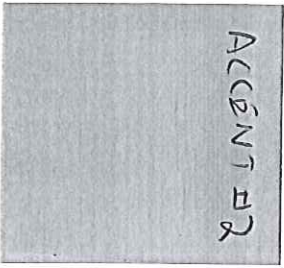
3/17/15
Date



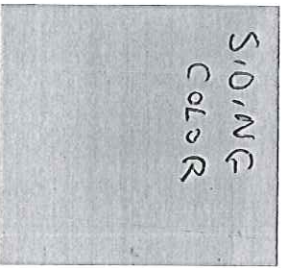
TRIM - EXTRA WHITE
WINDOWS
ROOF - BLACK



❖ Patchwork Plum
SW 0022

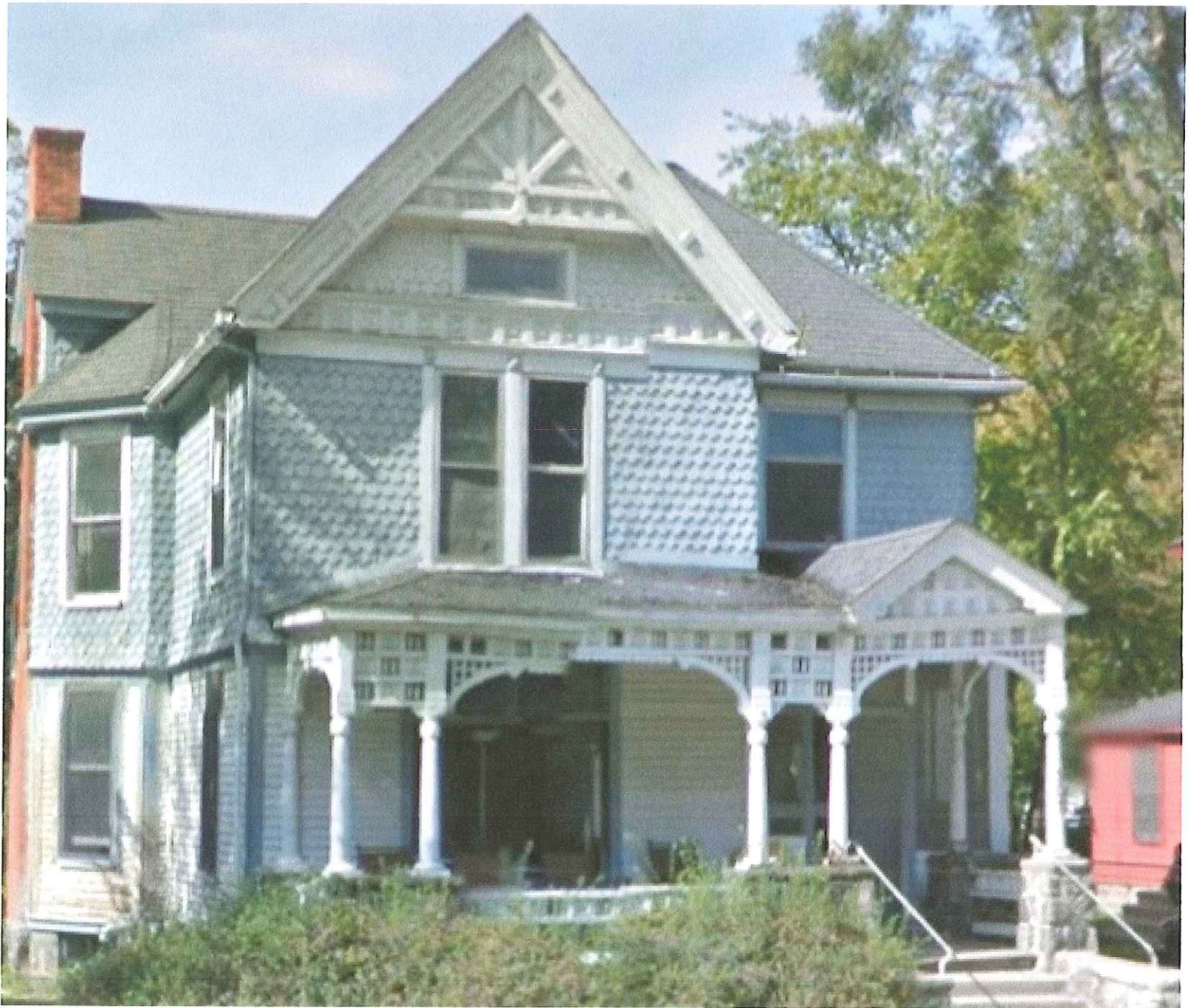


❖ Wickerwork
SW 0010



SIDING
COLOR

❑ Dutch Tile Blue
SW 0031





2012 -

307 N Adams



Ypsilanti Historic District Work Permit Application

Rec 19007 3

Date filed 3-17-15 for HDC meeting date 3-24-15

Action item ☒ Study item ☐ Action items require payment of the application fee. There is no fee to submit a study item for discussion.

Property Address 56 EAST CROSS ST

Applicant ☐ Owner ☒ Architect ☐ Contractor

Name VAN HUNSBERGER

Address 2000 HOGBACK RD. SUITE 2

City ANN ARBOR State MI Zip 48105

Phone 734-971-4000 Fax 734-971-9450

E-mail VANARCHT@AOL.COM

Owner LINDA FRENCH
(If different than applicant)

Who will perform the work? ☐ Owner ☒ Contractor

Contractor LOUREL CONTRACTORS
(Name, address, phone) 1681 HILL RD., MASON MI 48854, 517-676-8895

Action Items only:

Construction Cost \$000± Permit Application Fee \$35

The permit fee is \$30 plus \$5 for each \$3,000 of construction cost, and is due at the time of application. An additional administrative fee of \$50 applies to HDC work started without the issuance of applicable permit.

To complete this application:

1. On the reverse side, summarize the work proposed, list the main materials to be used, and (if relevant) indicate the color scheme planned.
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Ypsilanti Historic District Work Permit Application

Date filed _____ for HDC meeting date _____

Property Address 56 EAST CROSS ST

Applicant VAN HUNSBERGER

Description of proposed work (see sample applications)

1. RELOCATE EXISTING ENTRY DOOR (REAR) APPROX 27' EAST, ENLARGE EXISTING DOORS APPROX 8" EACH ON THE JAMB SIDE TO ACHIEVE 3'-0" OPENING EACH. NEW FILLER MATERIAL TO MATCH EXISTING (OAK?), DOORS TO BE REFINISHED AFTER COMPLETION. SEE SUBMITTED DRAWING.
2. EXISTING WINDOW TO BE CONVERTED TO A NEW KITCHEN ENTRY DOOR PER PLAN & ELEVATION, DOOR TO BE HOLLOW METAL SLAB DESIGN PAINTED TO MATCH ADJACENT BRICK COLOR, GLASS ABOVE TO FILL OPENING. FRAMES TO BE PAINTED TO MATCH EXISTING ADJACENT CONDITIONS. (2) EXISTING FABRIC AWNINGS TO BE REMOVED OVER REAR WINDOWS.
3. NEW OPENING IN REAR PATIO FENCE TO BE CREATED TO ALIGN W/ NEW ENTRY DOOR LOCATION. EXISTING GATES TO BE CLOSED.

Materials

OAK REAR ENTRY DOOR, HOLLOW METAL FRAMES PAINTED TO MATCH ADJACENT CONDITIONS, HOLLOW METAL SLAB STYLE KITCHEN ENTRY DOOR (PAINTED), BLACK IRON PATIO FENCING TO MATCH EXISTING, CLEAR GLASS.

Colors (Attach color chips or samples)

Body _____

Accent 1 _____

Trim _____

Accent 2 _____

Roof _____

Other _____

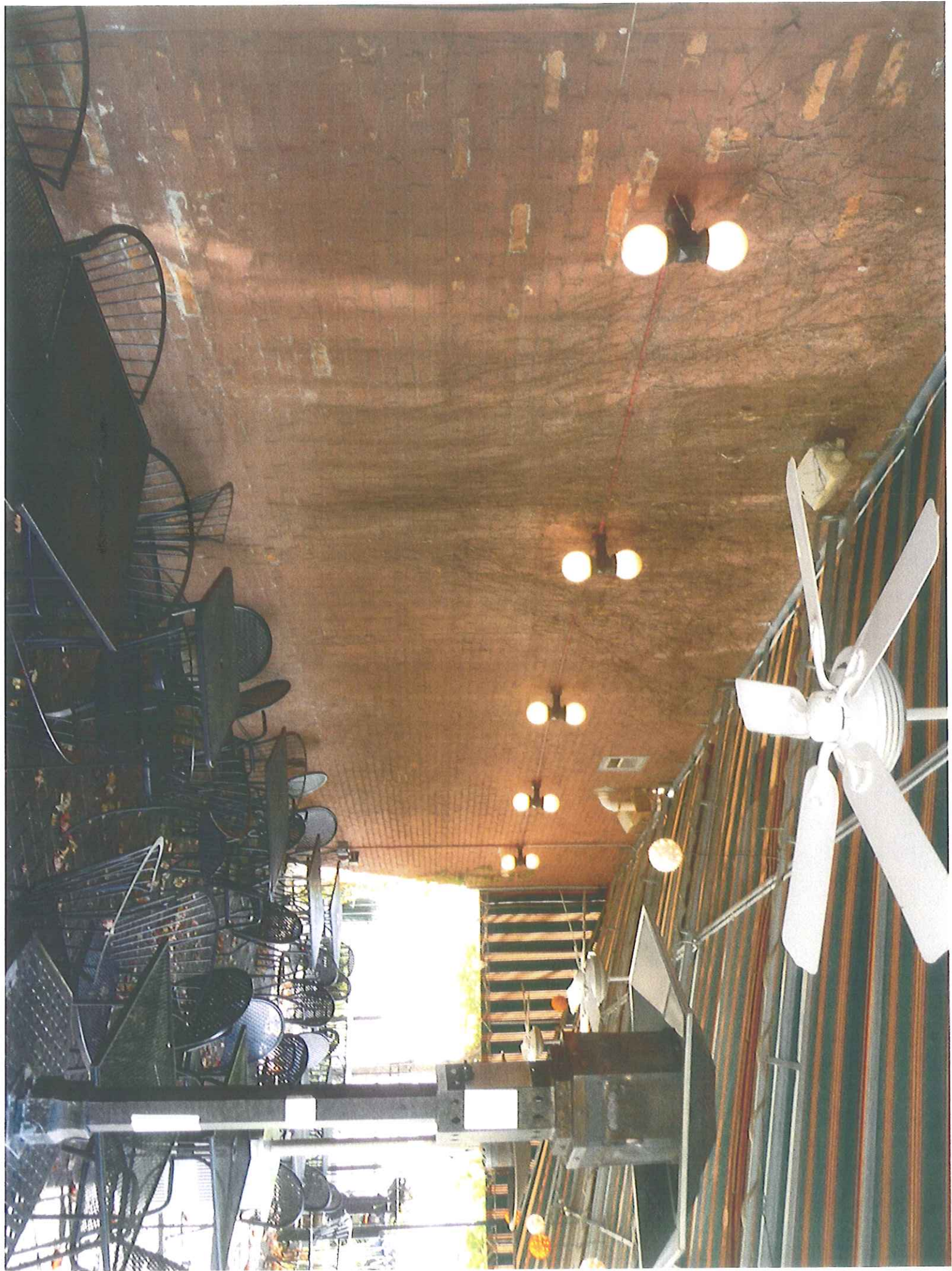
- ☒ This property has, or will have before the proposed work is completed, a fire alarm system or smoke alarm complying with the Stille-DeRossett-Hale single-state construction code, PA 230 of 1972, as amended.
(Compliance with this act must be certified to complete this application.)

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.


Signature of Applicant

3-17-15
Date













2061P-13

one side

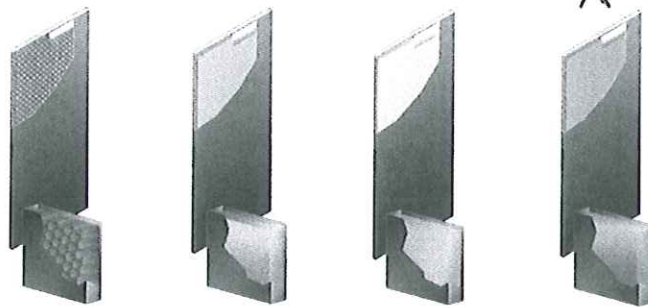
L. French





Door Construction Options

Door Thickness	1-3/4" (Special thicknesses available)
Face Skins	1) 18 Gauge 2) 16 Gauge 3) 14 Gauge 4) 12 Gauge
Material Options	1) Cold Rolled Steel 2) A60 Galvanized Steel 3) G90 Galvanized Steel 4) Stainless Steel
Door Edges	Beveled, 1/8" in 2"
Edge Construction Options	1) Welded 3" OC, Seamless 2) Continuous Welded, Seamless 3) Open Seam See Vertical Door Edge Options, D-3.3
Top and Bottom Channels	16 GA See Door Top + Bottom Details, D-3.5
Hinge Reinforcements	7 GA, 1-1/2" X 10"
Lock Reinforcements	11 GA or equal # threads
Closer Reinforcements	1) 14 GA 2) 12 GA
Standard Primer (Gray)	EPA Approved, Alkyd, Zinc Compound
Finish Options	See Finish Options, G-5.0
Quick Ship	1, 3, 5, or 10-Day Options See Quick Ship
NAAMM / HMMA / SDI	See Individual Door Data Sheets



Door Data

Core Type	Honeycomb	Polyurethane	Polyisocyanurate	Polystyrene
Core Density	N/A	2.05 pcf	2.0 pcf	1.5 pcf
Compression Strength	45 psi	27 psi	28 psi	35 psi
R-Factor	2.44	11.01	12.40	8.05
U-Value	.40	.09	.08	.12
Service Temperature (F)	32° to 90°	-150° to 200°	-100° to 250°	-50° to 130°
Min. Sound Rating	STC 32	STC 26	STC 26	STC 23
Fire Rating	See Fire Rated Section			
Bullet Resistant	UL Levels 1-8 See Bullet Resistant Section			

NOTE: Above door data varies depending on specific design criteria

Stiles Custom Metal Inc.
1085 Kinner Road
Ceres, CA, USA 95307

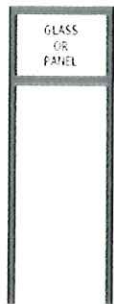
T: 209.538.2667
F: 209.538.2776
E: sales@stilesdoor.com

www.stilesdoor.com

D-1.1



Transom Frames



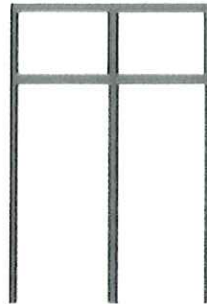
10

WITH TRANSOM BAR



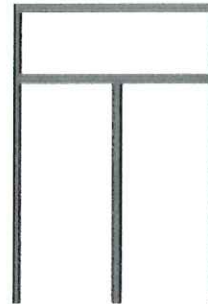
11

WITH TRANSOM BAR



12

WITH TRANSOM MULLION



12B

WITHOUT TRANSOM MULLION



Available via Quick Ship: See Quick Ship Section

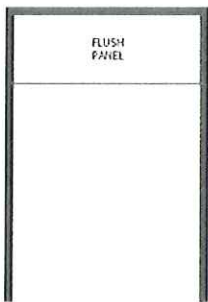
Frame Elevations

Quick Ship



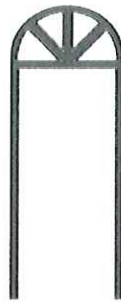
13

NO TRANSOM BAR



14

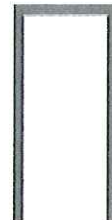
NO TRANSOM BAR



15

(SPECIAL)

4" Face Frames



16

4" HEAD & LEGS



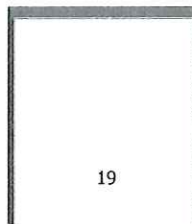
17

RADIUS TRANSOM
(SPECIAL)



18

ARCH
TRANSOM
(SPECIAL)



19

4" HEAD
(SPECIAL - SINGLE OR PAIR)

Stiles Custom Metal Inc.
1315 E. 1st St.
Ceres, CA, USA 95307

T: 209-536-3667
F: 209-536-2770
E: sales@stilesdoor.com

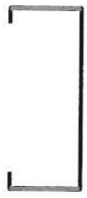
www.stilesdoor.com

F-4.1

Jamb & Sill Profiles

Quick Ship 

Available via Quick Ship
See Quick Ship Section



1

Quick Ship 



2

Quick Ship 



3

Quick Ship 



4

Quick Ship 



5

Quick Ship 



6

Quick Ship 



7

Quick Ship  10-DAY



8

Quick Ship 



9

Quick Ship  10-DAY



10

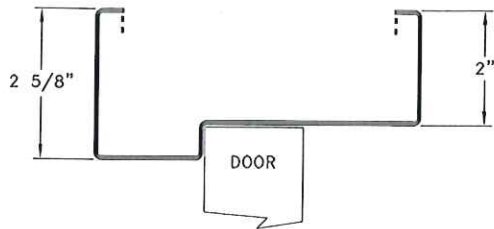


11

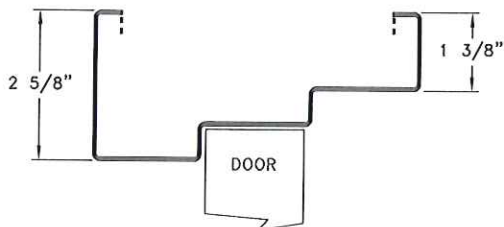


12

Quick Ship 



Standard Head Profile

☐


Optional Head Profile:

Welded:

Labeled or Non-Labeled

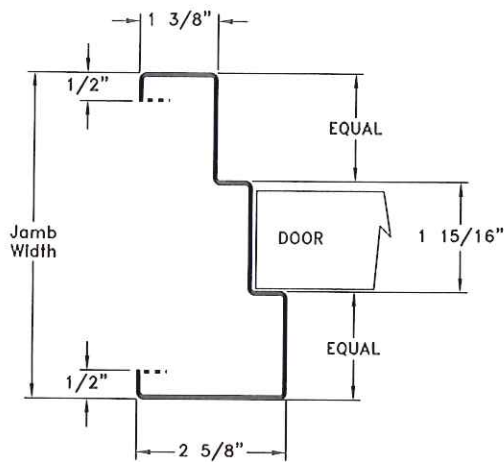
KD:

Non-Labeled

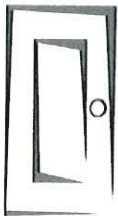
☐

Required Head Profile:

Labeled, KD



TYPICAL DOUBLE EGRESS PROFILE/JAMBS



Karpen Steel
Custom Doors & Frames
181 Reems Creek Rd
Weaverville NC 28787
www.karpensteel.com

Tel: 828-645-4821
Fax: 800-851-2131

Revised by:
D SMITH

Customer name:

Job name:

Description: DOUBLE EGRESS PROFILE
TYPICAL JAMB AND HEAD

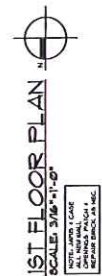
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CUFP0003

REV

Revision Date: 16OCT08

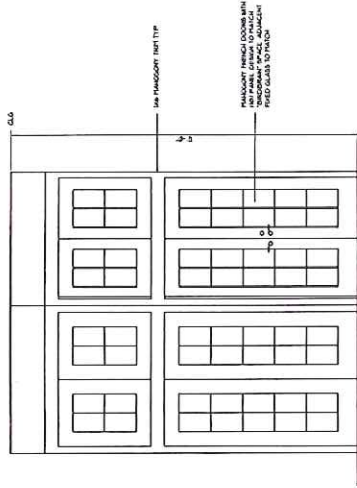
Sheet



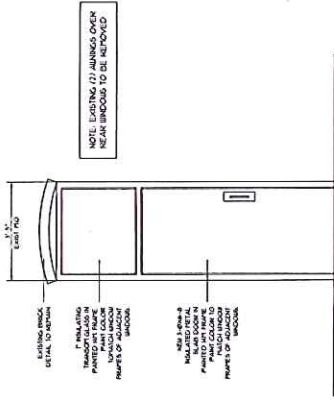
OCCUPANT LOAD	
Assembly room - 3	
Exhibit room - 6	
Administrative space - 10	
Storage - 4	
Clubhouse - 140	
TOTAL - 118	

SEAT COUNT	
Northwest Conference - 10	
Procter & Gamble - 40	
Securian Insurance - 40	
Outdoors - 10	
TOTAL - 70	

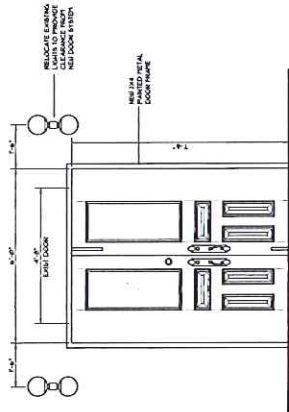
[illegible]



3 PRIVATE DINING
SCALE: 1/2"=1'-0"



2 KITCHEN DOOR ELEV.
SCALE: 1/2"=1'-0"



1 REAR DOOR ELEV.
SCALE: 1/2"=1'-0"



Ypsilanti Historic District Work Permit Application

Date filed 3/17/15 for HDC meeting date _____

Action item ☒ Study item ☐

Action items require payment of the application fee. There is no fee to submit a study item for discussion.

Property Address 309 W. Cross Street

Applicant ☒ Owner ☐ Architect ☐ Contractor

Name Eric Moore

Address 309 W. Cross Street, Apt A

City Ypsilanti State MI Zip 48197

Phone 734-635-5959

Fax _____

E-mail ericwsmoore@gmail.com

Owner N/A

(If different than applicant)

Who will perform the work? ☒ Owner ☐ Contractor

Contractor _____

(Name, address,
phone)

Action Items only:

Construction Cost \$700

Permit Application Fee \$35

The permit fee is \$30 plus \$5 for each \$3,000 of construction cost, and is due at the time of application. An additional administrative fee of \$50 applies to HDC work started without the issuance of applicable permit.

To complete this application:

1. On the reverse side, summarize the work proposed, list the main materials to be used, and (if relevant) indicate the color scheme planned.
2. Attach the following documents:
 - a. Photo(s) showing all locations where work is proposed
 - b. Paint color chips (if relevant)
 - c. Catalog cut sheets or similar details for windows, doors, light fixtures, and any other manufactured or preassembled components
 - d. Dimensioned drawings of any new construction or modifications to existing structures
 - e. A site plan, if proposal is for work on the grounds and not just the structure (e.g., installing an air conditioning system compressor). For fences, new structures, or work that will alter the footprint of existing structures, a photocopy of the mortgage survey with proposed changes indicated is required.

Submit the completed application to the City of Ypsilanti Building Department, 1 South Huron Street, along with the application fee if you wish the HDC to consider the proposal as an action item, not a study item.

Incomplete applications will not be considered.

For additional information, or if you have questions, contact the City of Ypsilanti Planning and Development Department, 734.483.9646, hintern@cityofypsilanti.com.

Ypsilanti Historic District Work Permit Application

Date filed _____ for HDC meeting date _____

Property Address 309 W. Cross Street

Applicant Eric Moore

Description of proposed work *(see sample applications)*

Requesting to build sections of semi-private wooden fencing to close in the front and side yard. Will do so by connecting to existing fence on east and north side of property. North section of fence will be built along the sidewalk in the yard closest to the house. A small section of fence will be in the center of the property between the parking area and the yard.

Materials

4x4 wooden posts
Concrete mix
French Gothic pressure treated wood fence pickets .625-in x 3.5-in x 48-in
Hardware for gates on front and rear of property
Decking screws
White outdoor paint

Colors *(Attach color chips or samples)*

Body white

Accent 1 _____

Trim _____

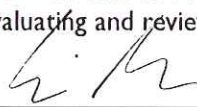
Accent 2 _____

Roof _____

Other _____

- ☒ 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.
(Compliance with this act must be certified to complete this application.)

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.



Signature of Applicant

March 17, 2015

Date

Jenny Wennerberg

From: Emily Moore <esbmoore@gmail.com>
Sent: Tuesday, March 17, 2015 3:06 PM
To: Jenny Wennerberg
Subject: Fence Application
Attachments: City of Ypsi Fence Application-signed.pdf; City of Ypsi Historic District Work Permit-signed.pdf; 309 W Cross Fence Sketch.pdf

Hello!

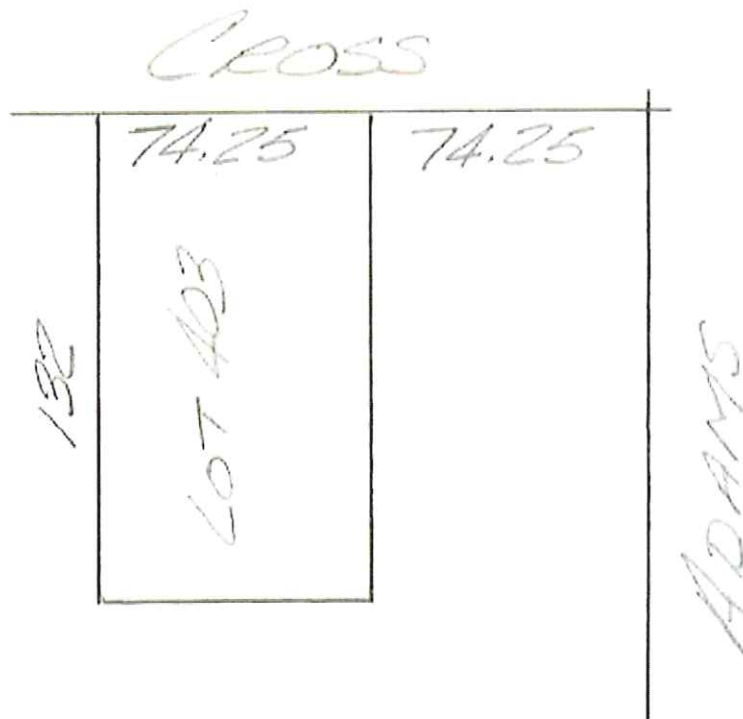
Please find the attached applications and relevant documents being submitted for review by the Building Dept and Ypsi Historic District. Please let me know if there is anything missing, or if you need additional information. I will be stopping by the office to drop off our check for the HDC Permit Application Fee as soon as I can.

Thank you for your help!

Emily

--

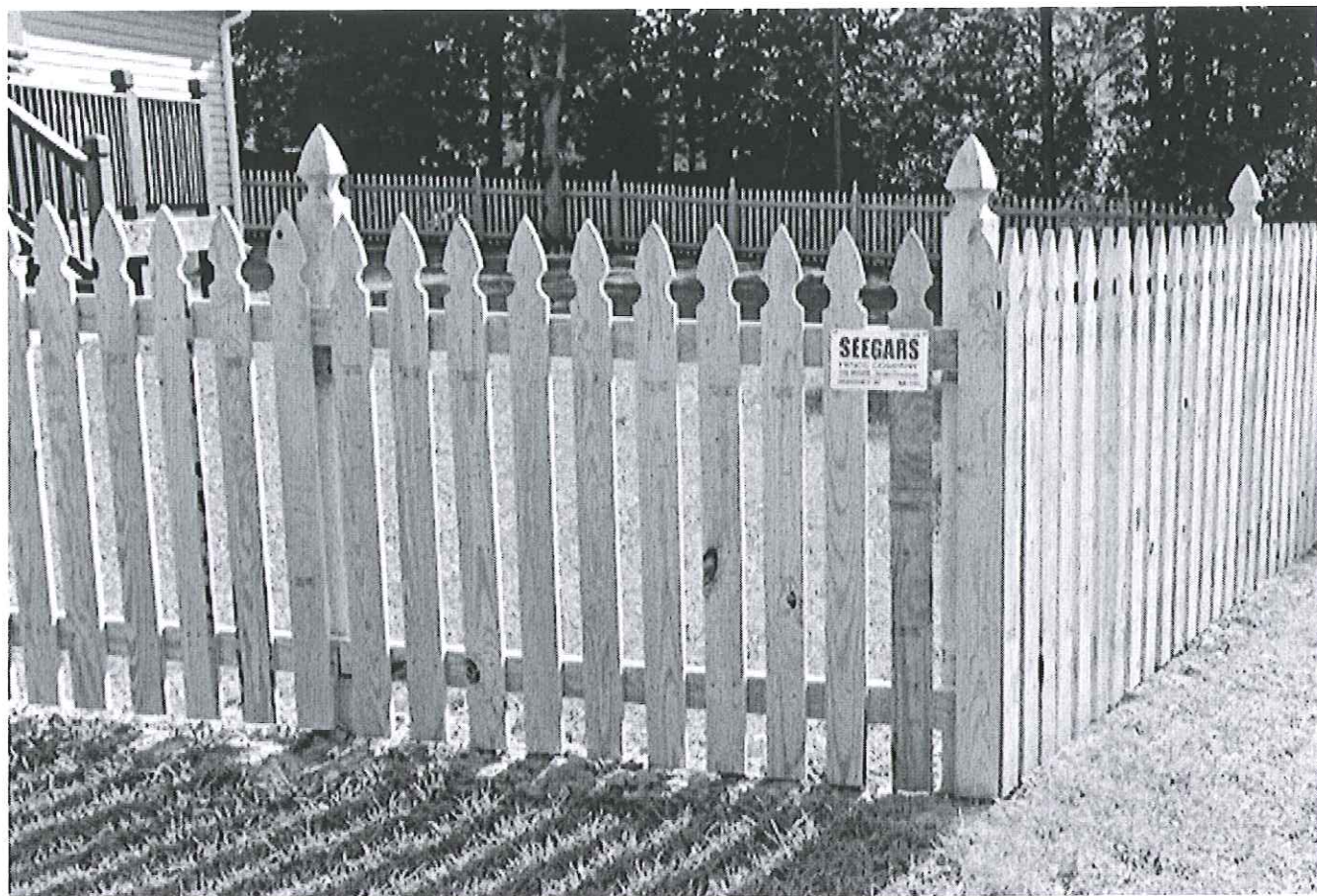
Emily Moore
805-234-7564



esbmoore@gmail.com









309 W Cross-2012



Ypsilanti Historic District

Work Permit Application

Rec 19010 5

Date filed 3/18/15 for HDC meeting date 3/24/15

Action item ☒

Study item ☐

Action items require payment of the application fee. There is no fee to submit a study item for discussion.

Property Address 232 AND 234 West Michigan Ave

Applicant ☐ Owner ☐ Architect ☒ Contractor

Name RON RUPERT

Address 421 N. HURON ST.

City YPSILANTI State MI Zip 48197

Phone (810) 241-0600 Fax _____

E-mail RRUPERT@peoplepc.com

Owner GREGORY BATIANIS
(If different than applicant)

Who will perform the work? ☐ Owner ☒ Contractor

Contractor HOME SERVICES LTD
(Name, address, phone) 421 N. HURON ST.

Action Items only:

Construction Cost TBD ^{3,000}

Permit Application Fee 3500

The permit fee is \$20 plus \$5 for each (or any portion of) \$3000 of construction cost. Payment is due at the time of application.

To complete this application:

1. On the reverse side, summarize the work proposed, list the main materials to be used, and (if relevant) indicate the color scheme planned.
2. Attach the following documents:
 - a. Photo(s) showing all locations where work is proposed
 - b. Paint color chips (if relevant)
 - c. Catalog cut sheets or similar details for windows, doors, light fixtures, and any other manufactured or preassembled components
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Submit the completed application to the City of Ypsilanti Building Department, 1 South Huron Street, along with the application fee if you wish the HDC to consider the proposal as an action item, not a study item.

Incomplete applications will not be considered.

For additional information, or if you have questions, contact the City of Ypsilanti Planning and Development Department, 734.483.9646, hdc@cityofypsilanti.com.

Ypsilanti Historic District Work Permit Application

Date filed 3/18/15 for HDC meeting date 3/24/15

Property Address 232 AND 234

Applicant RON RUPEAT

Description of proposed work (see sample applications)

Remove 2nd floor windows
AND Replace with wood framed,
metal clad, insulated, ONE over ONE
WINDOWS. Retrim interior and EXTERIOR
and paint to match. Install full screens

Materials

WINDOW UNITS, TRIM BOARDS, SCREENS
AND Paint.

Colors (Attach color chips or samples)

Body _____

Trim Rustic Red

(EXTERIOR)

SW-7593

Accent 1 white (interior)

Accent 2 _____

Other _____

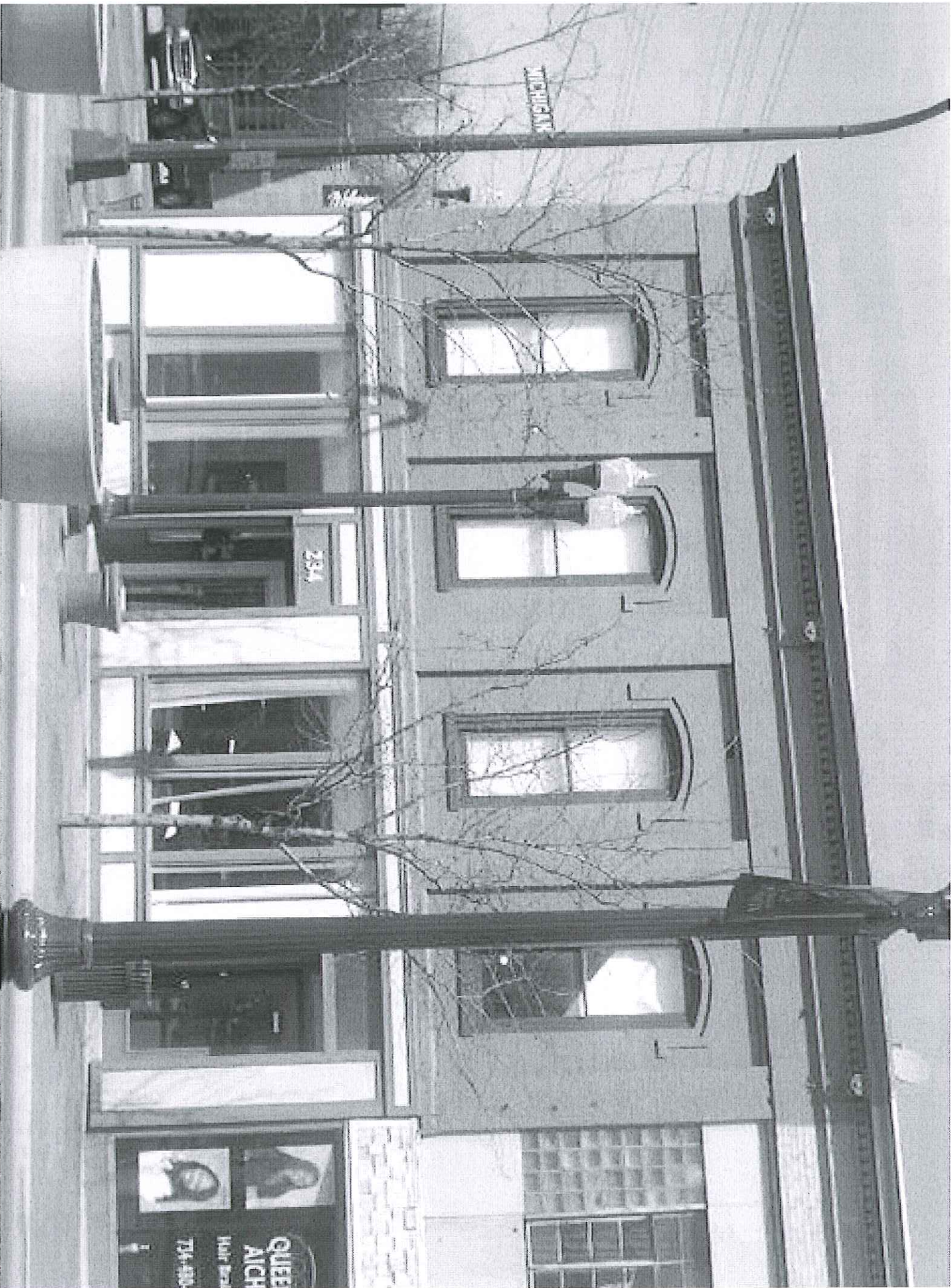


This property has, or will have before the proposed work is completed, a fire alarm system or smoke alarm complying with the Stille-DeRossett-Hale single-state construction code, PA 230 of 1972, as amended. (Compliance with this act must be certified to complete this application.)

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Ronald Rupeat
Signature of Applicant

3/18/15
Date



232-234 W. Michigan Ave



Ypsilanti Historic District

Work Permit Application

R# 19012
CASH

6

Date filed 3-18-15 for HDC meeting date ASAP 3-24-15

Action item ☒

Study item ☐

Action items require payment of the application fee. There is no fee to submit a study item for discussion.

Property Address 229 WEST MI AVE, DOWNTOWN LIBRARY

Applicant ☐ Owner ☐ Architect ☒ Contractor

Name SUR ENERGY, LLC

Address 221 BUENA VISTA AVE.

City ANN ARBOR

State MI

Zip 48103

Phone 734-913-9944

Fax

E-mail JOHN@SUR.BIZ

Owner

(If different than applicant)

Who will perform the work? ☐ Owner ☒ Contractor

Contractor

(Name, address,
phone)

SAME

Action Items only:

Construction Cost

\$5,000

Permit Application Fee

\$55.00

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Ypsilanti Historic District Work Permit Application

Date filed 3-18-15 for HDC meeting date 3-24-15

Property Address 229 WEST MI AVE. LIBRARY

Applicant SUR ENERGY, LLC

Description of proposed work (see sample applications)

SEE ILLUSTRATION. LAST MONTH IMAGE WAS SUBMITTED AS A STUDY ITEM SHOWING SOLAR ON SOUTH, WEST, AND FLAT ROOF. WE WERE ASKED BY HDC TO MOVE MODULES OFF OF THE WEST ROOF. OUR PLAN NOW IS TO DO FEWER MODULES AND PUT THEM ON SOUTH ROOF ONLY. IT IS POSSIBLE ^{WE} THEY MAY WANT TO HAVE SOME ON FLAT ROOF ONLY IF IT IS AS SIMPLE AS YOUR ADDING A NOTE THAT

Materials

SOLAR WORLD SOLAR MODULES

(18)

IT IS OK. OTHERWISE, SIMPLY REVIEW FOR SOUTH ARRAY.

Colors (Attach color chips or samples)

Body BLUE

Accent 1 _____

Trim ANODIZED ALUMINUM

Accent 2 _____

Roof _____

Other _____

- ☐ 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. (Compliance with this act must be certified to complete this application.)

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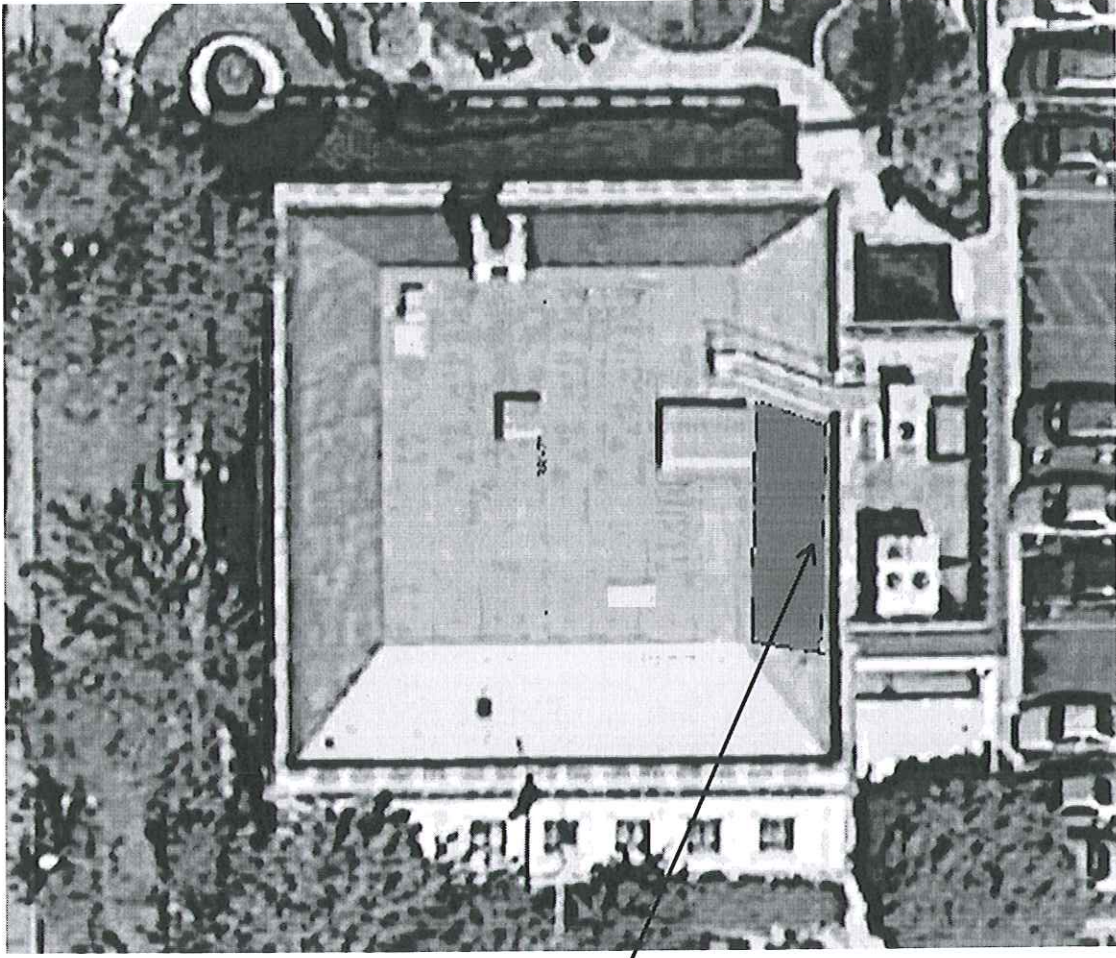


Signature of Applicant

3-18-15

Date

18 modules on
south roof.



Previous submittal
had modules on
flat portion and
west roof.
IN YOUR REVIEW
AND LETTER,
PLEASE ADVISE IF
FLAT ROOF
PORTION AND/OR
SOUTH IS
ACCEPTABLE.

Proposal to put solar on Ypsilanti Public Library.
229 West Michigan Ave.

Sunmodule[®] Pro-Series

SW 245-250-255 POLY



TUV Power controlled:
Lowest measuring tolerance in industry



Every component is tested to meet
3 times IEC requirements



Designed to withstand heavy
accumulations of snow and ice



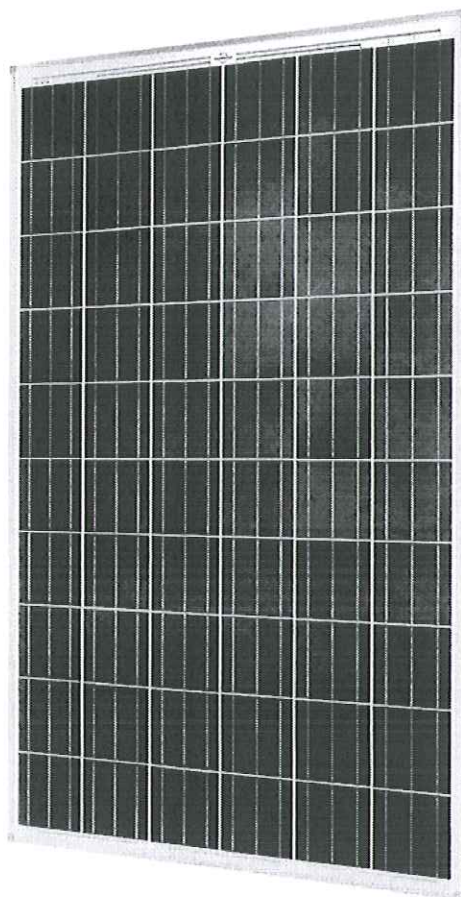
Sunmodule Plus:
Positive performance tolerance



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



Glass with anti-reflective coating



World-class quality

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

SolarWorld Plus-Sorting

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

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

SolarWorld guarantees a maximum performance digression of 0.7% p.a. in the course of 25 years, a significant added value compared to the two-phase warranties common in the industry. In addition, SolarWorld is offering a product warranty, which has been extended to 10 years.*

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



• Qualified IEC 61215
• Safety tested IEC 61730
• Periodic inspection
• Blowing sand resistant



• Accumulation resistance tested
• Periodic inspection
• Power Controlled



solarworld.com



Sunmodule® Pro-Series

SW 245-250-255 POLY



PERFORMANCE UNDER STANDARD TEST CONDITIONS (STC)*

		SW 245	SW 250	SW255
Maximum power	P_{max}	245 Wp	250 Wp	255 Wp
Open circuit voltage	V_{oc}	37.3 V	37.6 V	38.0 V
Maximum power point voltage	V_{mpp}	30.1 V	30.5 V	30.9 V
Short circuit current	I_{sc}	8.75 A	8.81 A	8.88 A
Maximum power point current	I_{mpp}	8.22 A	8.27 A	8.32 A
Module efficiency	η_m	14.61 %	14.91 %	15.21 %

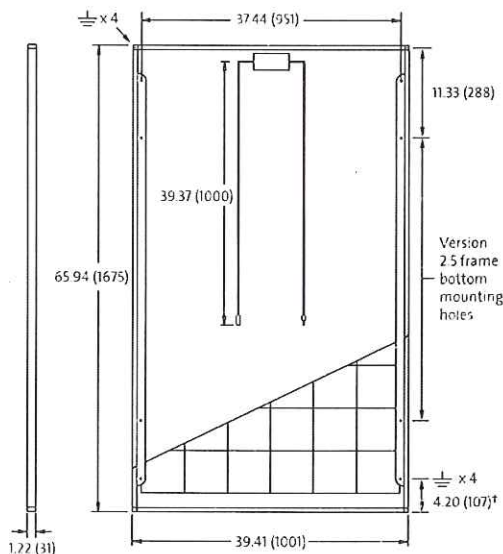
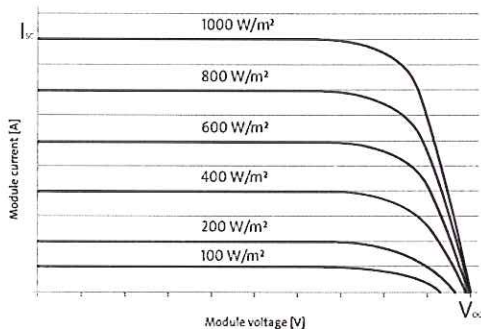
Measuring tolerance (P_{max}) traceable to TUV Rheinland: $\pm 1/2\%$ (TUV Power controlled)

*STC: 1000 W/m², 25°C, AM 1.5

PERFORMANCE AT 800 W/M², NOCT, AM 1.5

		SW 245	SW 250	SW255
Maximum power	P_{max}	182.3 Wp	185.4 Wp	188.7 Wp
Open circuit voltage	V_{oc}	34.0 V	34.2 V	34.5 V
Maximum power point voltage	V_{mpp}	27.4 V	27.8 V	28.1 V
Short circuit current	I_{sc}	7.19 A	7.24 A	7.30 A
Maximum power point current	I_{mpp}	6.64 A	6.68 A	6.72 A

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



DIMENSIONS

Length	65.94 in (1675 mm)
Width	39.41 in (1001 mm)
Height	1.22 in (31 mm)
Frame	Clear anodized aluminum
Weight	39.5 lbs (17.9 kg)

THERMAL CHARACTERISTICS

NOCT	46°C
TCI_{sc}	0.081 %/°C
TCV_{oc}	-0.37 %/°C
TCV_{mpp}	-0.45 %/°C

COMPONENT MATERIALS

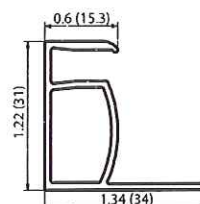
Cells per module	60
Cell type	Poly crystalline
Cell dimensions	156 mm x 156 mm
Front	Tempered glass (EN 12150)

ADDITIONAL DATA

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

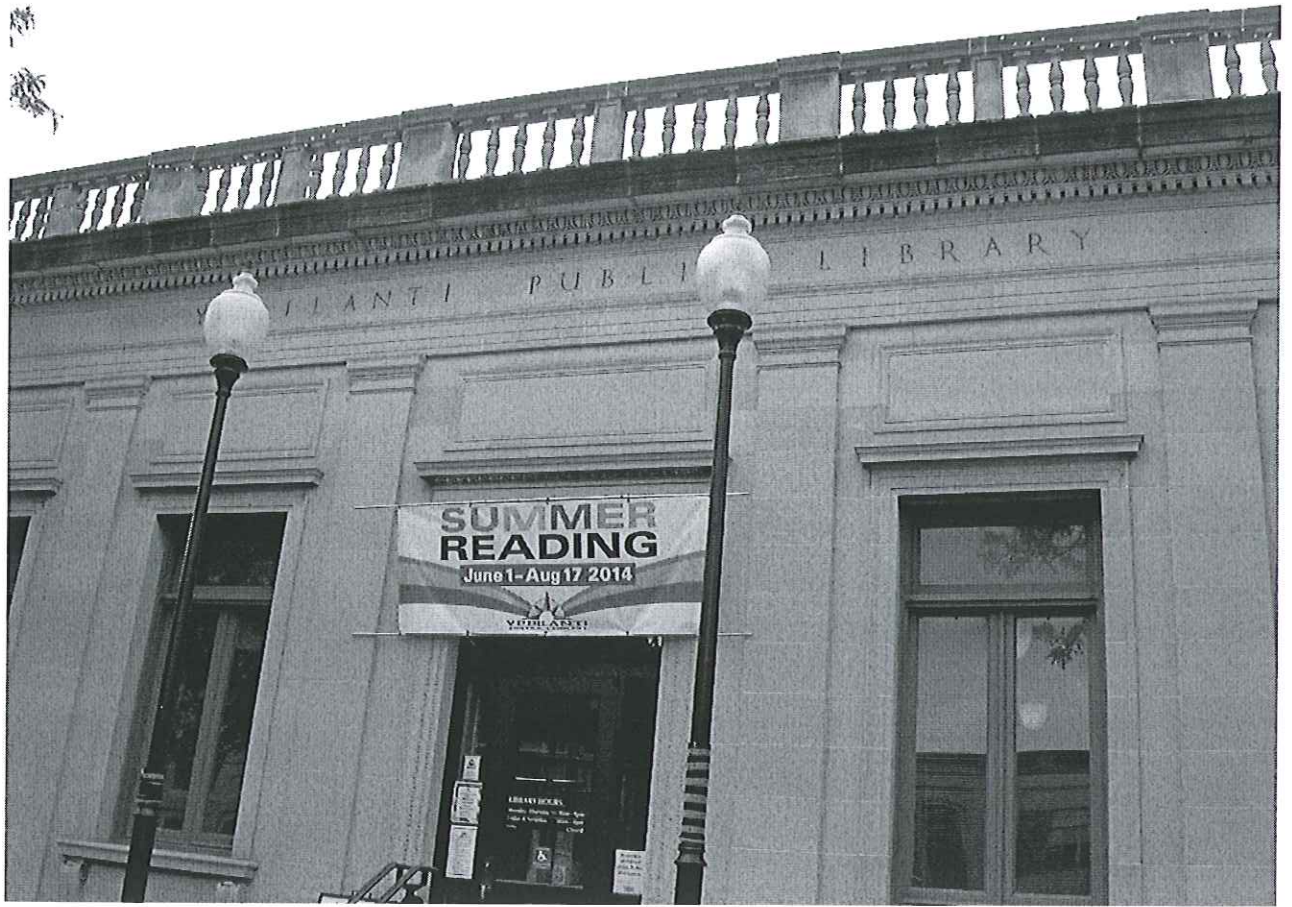
PARAMETERS FOR OPTIMAL SYSTEM INTEGRATION

Maximum system voltage SC II / NEC	1000 V
Maximum reverse current	16 A
Load / dynamic load	113 psf/30 psf (5.4/2.4 kN/m ²)
Number of bypass diodes	3
Operating range	-40°C to +85°C

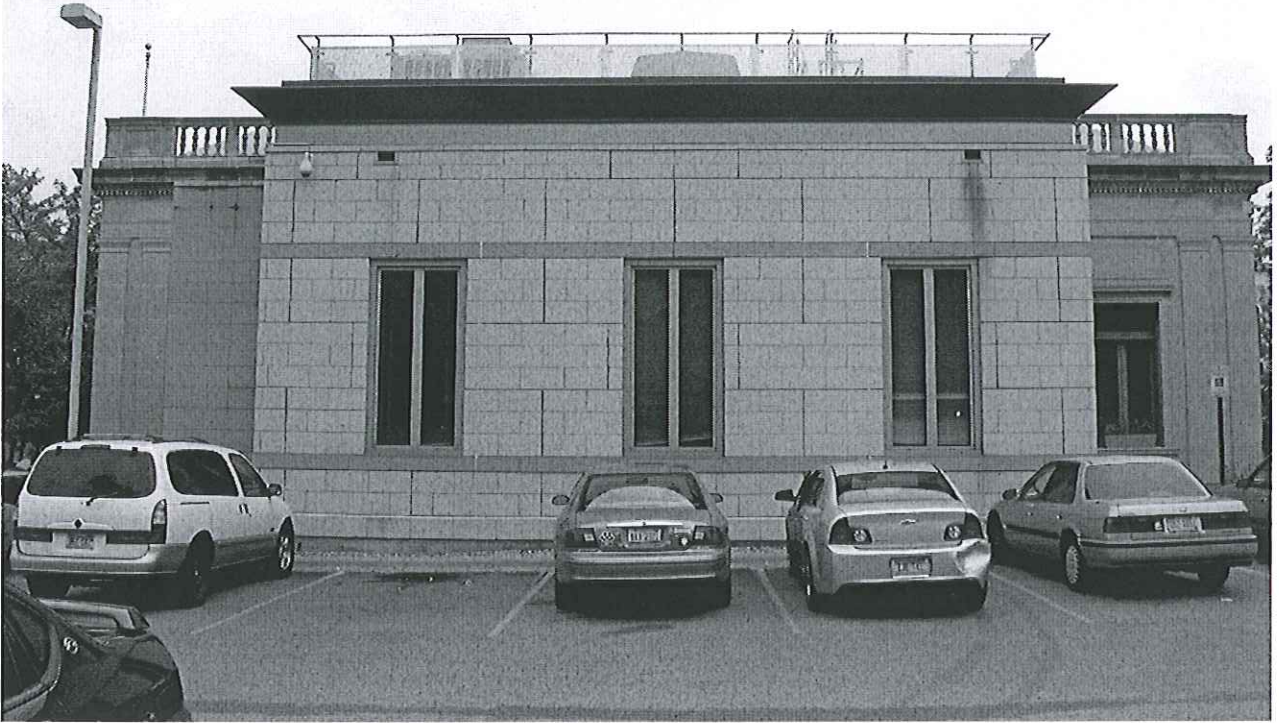


VERSION 2.5 FRAME

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



229 W. Michigan Ave - 2014



229 W. Michigan Ave - 2014



Ypsilanti Historic District Work Permit Application

Date filed March 9, 2015 for HDC meeting date March 24, 2015

Action item ☐ Study item ☒ Action items require payment of the application fee. There is no fee to submit a study item for discussion.

Property Address 47 N Huron St, Ypsilanti

Applicant ☒ Owner ☐ Architect ☐ Contractor

Name Corner Health Center

Address 47 N Huron St

City Ypsilanti State MI Zip 48197

Phone 734-714-2240 Fax 734-829-0137

E-mail nadelman@cornerhealth.org

Owner Same

(If different than applicant)

Who will perform the work? ☐ Owner ☒ Contractor

Contractor AF Smith Electric Inc

(Name, address, phone) 624 S Mansfield, Ypsilanti, MI 48197

Action Items only:

Construction Cost TBD Permit Application Fee TBD

The permit fee is \$30 plus \$5 for each \$3,000 of construction cost, and is due at the time of application. An additional administrative fee of \$50 applies to HDC work started without the issuance of applicable permit.

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Date filed NLT 3/18/15 for HDC meeting date March 24, 2015

Applicant Corner Health Center

The Corner Health Center's HDC-approved signage, installed in 2013, is not lighted. The Corner now has evening clinic hours and activities in the building several nights a week. Patrons have expressed frustration with finding our building after dark. To rectify that problem, the Corner is considering ways to illuminate the building facade, signage, and/or entrances to make the Corner more visible and inviting during non-daylight hours.

We wish to discuss these options and solicit your input in hopes that the proposal we subsequently put forth will be acceptable to the Historic District Commission and the City.

See attachments with specs for LED spot light, LED gooseneck light with straight shroud, and LED flexible strip lighting.

Other _____

- 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.

Date _____



P. O. Box 981241 • 48198-1241
624 South Mansfield • Ypsilanti, Michigan 48197
Voice: 734-482-0977 • E-Mail: info@afsmith.com
Estimating/Purchasing Fax: 734-482-2034
Accounting Fax: 734-482-0817



PROPOSAL / WORK CONTRACT

TO: Corner Clinic

DATE: 12-29-14

Attention: Joe Slowins

LOCATION: Sign Ltg.

We hereby submit specifications and estimates, subject to all terms and conditions as follows:

We propose to furnish labor and material to provide the electrical work required per my site visit as follows;

A. Tap off of the entry light power and feed a new LED Gooseneck that we will mount straight above the sign to shine down on it. We will mount a single gang box 30" above and centered on the sign then install a photo cell on the box for dusk to dawn control.

All work is figured for straight time only, taxes and permit fees are included.

Total for the work described in "A" will be.....\$1,015.00

Or

B. Same as above but using RAB 5W LED LF flood light, mounted in the fascia shining on the sign on each side.....\$1,290.00

Note; See attached cut sheet of each fixture, note the RAB is only 6" in length.

The total proposed work as described above will be: **As Stated Above**

TERMS: Net 30 Days

ACCEPTANCE OF BID

THE ABOVE SPECIFICATIONS, TERMS & CONTRACT ARE SATISFACTORY, AND (I) (WE) HEREBY AUTHORIZE THE PERFORMANCE OF THIS WORK. If not paid as above, we agree to pay a late charge of 1.5% PER MONTH (Equal to an ANNUAL PERCENTAGE RATE OF 18%) on past due amounts.

This proposal created by W, Jeffrey Koepp. This proposal may not be reproduced, revised or translated in whole or in part without permission of the author. Copyright ©2008.

CONTRACTOR'S GUARANTEE

WE GUARANTEE ALL MATERIAL USED IN THIS CONTRACT TO BE AS SPECIFIED ABOVE & THE ENTIRE JOB TO BE DONE IN A NEAT, WORKMANLIKE MANNER. ANY VARIATIONS FROM PLAN OR ALTERATIONS REQUIRING EXTRA LABOR OR MATERIAL WILL BE PERFORMED ONLY UPON WRITTEN ORDER AND BILLED IN ADDITION TO THE SUM COVERED BY THIS CONTRACT. AGREEMENTS MADE WITH OUR WORKMEN ARE NOT RECOGNIZED. THIS PROPOSAL IS SUBJECT TO CHANGE AND MAY BE WITHDRAWN IF NOT ACCEPTED WITHIN 30 DAYS OF ABOVE DATE.

A. F. SMITH ELECTRIC, Inc.

Accepted by: _____

Date: _____ Phone: _____

Glenn Jennings

Glenn Jennings / Service Manager

THIS CONTRACT IS VOID 30 DAYS FROM DATE UNLESS COPY IS SIGNED AND RETURNED TO BIDDER..
WE COMPLY WITH ALL WORKMAN'S COMPENSATION & PROPERTY DAMAGE LIABILITY INSURANCE LAWS.

Enjoy high architectural style with maximum energy savings

LED gooseneck lighting combines the best of simple, traditional elegance with the advanced LED technology, making it the perfect replacement for HID fixtures. LED gooseneck lights are one of the best choices to make when choosing fixtures for accent illumination in an architectural design. This fixture is ideal for business storefronts, restaurants, and building perimeters.

COLOR TEMP	Warm White (3000K)	Warm White (3000K)
WATTAGE	15W LED	15W LED
LUMENS	1100	1260
COMPARABLE TO	100W Incandescent	100W Incandescent
SHROUD	Angled	Straight
CAT.#	E-DG1L13UAK	E-DG1L13USK

Features:

- Non-dimmable
- Estimated 150,000+ hours of maintenance-free operation to L70
- Universal voltage (120V through 277V)
- Die-cast aluminum mounting box and housing
- Supplied with back mounting plate to mount over a 4" square or octagonal j-box
- Black polyester powder-coat finish for extra corrosion protection and long-lasting color
- Minimum starting temperature: -30°C (-22°F)
- Tempered glass lens, thermal, shock and impact resistant
- ETL Listed for wet locations
- Cree® LEDs inside
- 5-year limited warranty

LED Gooseneck

Applications: Business storefronts, restaurants, & building perimeters that need an architectural touch of style

Typical Mounting Height: 8 to 15 feet

Straight Shroud

Dimensions: 18.9" H x 35.3" W x 31.5" L
Weight: 5.0 lbs

Angled Shroud

Dimensions: 25.8" H x 15.3" W x 35" L
Weight: 5.0 lbs

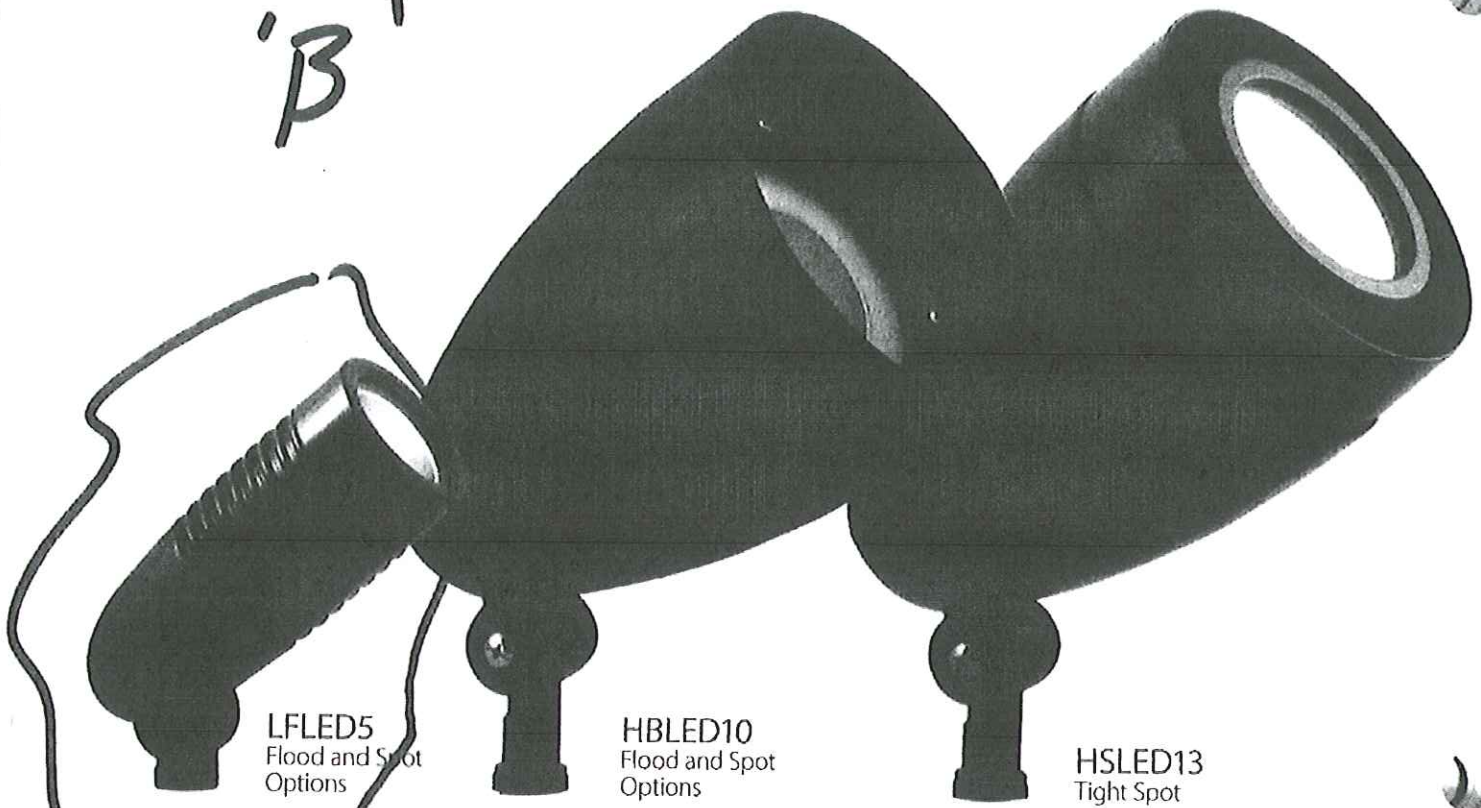
CREE LEDs

Pre-order today, available for December delivery!

LFLLOOD®

LED FLOODLIGHTS

'B'



LFLLED5
Flood and Spot
Options

HBLED10
Flood and Spot
Options

HSLED13
Tight Spot

SPECIFICATIONS

UL Listing

Suitable for wet locations. Suitable for mounting within 4' of the ground. DC fixtures not UL Listed.

LEDs

LFLLED5: Multi-chip 5W high-output long-life LED

HBLED10: Multi-chip 10W high-output, long-life LED

HBLED13: Multi-chip 13W high-output, long-life LED

HSLED13: Multi-chip 13W high-output, long-life LED

Lumen Maintenance

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

Drivers

LFLLED5: Constant Current, Class 2, 50/60 Hz, 100 - 240VAC: 0.18 Amps.

HBLED10: Constant Current, Class 2, 100V-240V, 50/60 Hz, 1kV Surge Protection, 350mA, 0.3 Amps.

HBLED13: Constant Current, Class 2, 100V-277V, 50/60 Hz, 4kV Surge Protection, 720mA, 100-240VAC: 0.3-0.15 Amps, 277VAC: 0.15 Amps, THD ≤ 20%, Power Factor: 96%

Cold Weather Starting

Minimum starting temperature is -40°C (-40°F).

Ambient Temperature

Suitable for use in 40°C (104°F) ambient temperatures

Thermal Management

Die-cast aluminum thermal management system for optimal heat dissipation

Housing

Precision die-cast aluminum housing, lens frame and mounting arm

Reflector

Specular aluminum

Gaskets

High-temperature silicone

Finish

White, Bronze, Black or Verde Green chip and fade resistant polyester powder coat finish. LFLLED5 also available in Brass designed for marine use.

Color Consistency and Stability

RAB LED Color consistency is reported in MacAdam ellipses and is shown on the table to the right. RAB LED Color Stability is measured based on LM-80 testing and is available upon request.

Green Technology

Mercury and UV free, and RoHS compliant

IESNA LM-79 & LM-80 Testing

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

Patents

RAB LED Floodlight designs are protected by patents pending in U.S., Canada, China, and Taiwan.

*See TM 21 explanation on page 8



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624 South Mansfield • Ypsilanti, Michigan 48197
Voice: 734-482-0977 • E-Mail: info@afsmith.com
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Accounting Fax: 734-482-0817



PROPOSAL / WORK CONTRACT

TO: Corner Clinic

DATE: 12-29-14

Attention: Joe Slowins

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Total for the work described in "A" will be.....\$1,015.00

Or

B. Same as above but using RAB 5W LED LF flood light, mounted in the fascia shining on the sign on each side.....\$1,290.00

Alt.

Use Wet listed LED Strip lighting (see attached). We will mount the LED cable to run along the top of the sign shining down on it. We will set a GFCI receptacle with in-use cover for power on the wall and feed it off of the entry light.....\$1,895.00

Note; See attached cut sheet of each fixture, note the RAB is only 6" in length. This quote does not include and Historical Society approval.

The total proposed work as described above will be: **As Stated Above**

TERMS: Net 30 Days

ACCEPTANCE OF BID

THE ABOVE SPECIFICATIONS, TERMS & CONTRACT ARE SATISFACTORY, AND (I) (WE) HEREBY AUTHORIZE THE PERFORMANCE OF THIS WORK. If not paid as above, we agree to pay a late charge of 1.5% PER MONTH (Equal to an ANNUAL PERCENTAGE RATE OF 18%) on past due amounts.

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CONTRACTOR'S GUARANTEE

WE GUARANTEE ALL MATERIAL USED IN THIS CONTRACT TO BE AS SPECIFIED ABOVE & THE ENTIRE JOB TO BE DONE IN A NEAT, WORKMANLIKE MANNER. ANY VARIATIONS FROM PLAN OR ALTERATIONS REQUIRING EXTRA LABOR OR MATERIAL WILL BE PERFORMED ONLY UPON WRITTEN ORDER AND BILLED IN ADDITION TO THE SUM COVERED BY THIS CONTRACT. AGREEMENTS MADE WITH OUR WORKMEN ARE NOT RECOGNIZED. THIS PROPOSAL IS SUBJECT TO CHANGE AND MAY BE WITHDRAWN IF NOT ACCEPTED WITHIN 30 DAYS OF ABOVE DATE.

A. F. SMITH ELECTRIC, Inc.

Accepted by: _____

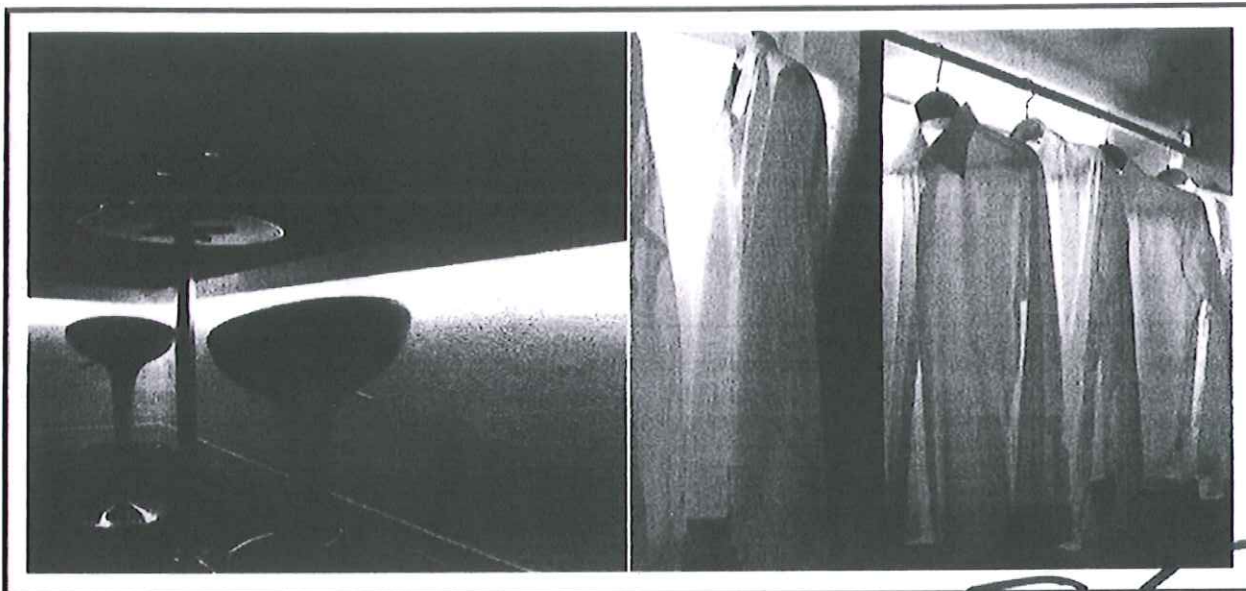
Date: _____ Phone: _____

Glenn Jennings

Glenn Jennings / Service Manager

THIS CONTRACT IS VOID 30 DAYS FROM DATE UNLESS COPY IS SIGNED AND RETURNED TO BIDDER..

WE COMPLY WITH ALL WORKMAN'S COMPENSATION & PROPERTY DAMAGE LIABILITY INSURANCE LAWS.



Required for every new installation

1. POWER SUPPLY

Select the power supply that has the capacity for all of the cable in your installation. More than one power supply may be needed.

Power Supply/Driver-UL Listed
Wet listed, 6.5' power cord, 39' power supply cord, available in three wattages.

CREE
LEDs



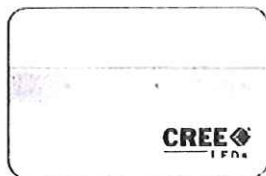
While
Supplies
Last

WATTAGE	MAX. CABLE SOFT OUTPUT	MAX. CABLE HIGH OUTPUT	CASE DIMENSIONS	CAT. #
18W	15 feet	6.5 feet	4-3/4" L x 1-1/4" W x 1" H	E-CLD18W
30W	25 feet	11.5 feet	6" L x 1-3/4" W x 1-3/8" H	E-CLD30W
60W	50 feet	23 feet	7-3/8" L x 2-1/8" W x 1-5/8" H	E-CLD60W
96W	82 feet	32 feet	8-3/8" L x 2-1/8" W x 1-5/8" H	E-CLD96W

2. LED FLEXIBLE CABLE

Choose the length of cable that is needed for your installation. LED Flexible Cable can be cut every 7 inches!

LED Flexible Cable Strip
24-volt and UL Listed for wet locations

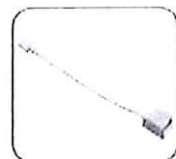


LENGTH	CCT	OUTPUT	CRI	LUMENS	CAT. #
7.5'	3500K	Soft Output	80	68/foot	E-CLC07WWS
14.5'	3500K	Soft Output	80	68/foot	E-CLC14WWS
24.5'	3500K	Soft Output	80	68/foot	E-CLC24WWS
49.5'	3500K	Soft Output	80	68/foot	E-CLC49WWS
82'	3500K	Soft Output	80	68/foot	E-CLC82WWS
32'	3500K	High Output	80	177/foot	E-CLC32WWH
32'	6500K	High Output	72	191/foot	E-CLC32CWH

3. POWER SUPPLY LINK & END CAPS

One Power Supply Link is required for every run of LED cable and connects it to the power supply.

End caps are necessary to protect the end of LED cable that is not connected to a connector.



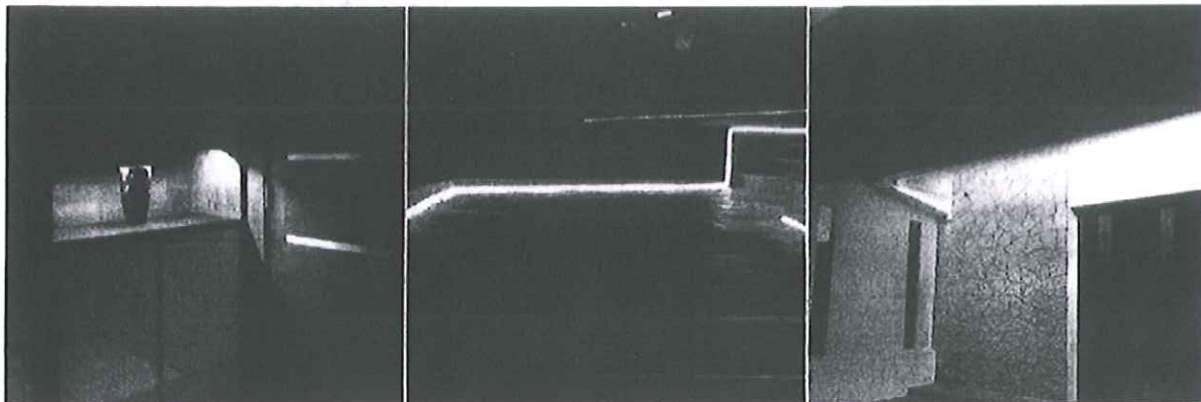
CAT. # E-CL/PS06W
Power Supply (PS)
Length: 6"
\$190



CAT. # E-CL/ECW1
End Caps
\$0.90 ea.
CAT. # E-CL/ECW
End Caps
\$9.99 bag (10 per bag)

Our LED Flexible Cable Strip lighting is sold as a system and not recommended for use with other manufacturers' systems. Field modification of product may lead to fixture malfunction or failure and could void the 3-year product warranty.

The easiest way to add task & accent lighting to any application



3500K SOFT OUTPUT

LED Cable is ideal for creating the perfect mood in places where you need just a little bit of light such as cabinets or coves. The warm color temperature creates an elegant look at an affordable price.

3500K HIGH OUTPUT

When you need just a little more light, choose the 3500K High Output Cable. It's more than 2 times brighter than our Soft Output LED Cable, while the warm light lets you add vibrant accent lighting anywhere.

6500K HIGH OUTPUT

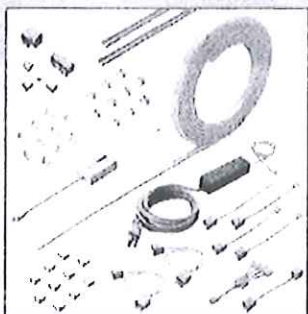
This is our brightest LED Cable yet, designed to satisfy those who need the most light output. The cool color temperature makes it a sparkling choice for many retail and commercial applications.

LED Flexible Cable Strip Kits

18W Driver



30W Driver



Get started with these easy-to-use kits!

Save big with pre-packaged kits instead of purchasing parts separately!

While Supplies Last

Included:

- (1) 14.5' LED Flexible Cable Lighting Strip (3500K Soft Output)
- (1) 18W LED Power Supply/Driver
- (1) Inline On/Off Dimmer (E-CLK18DW only)
- (1) 6" Power Supply Link
- (1) 4" Jumper Cable
- (1) 12" Jumper Cable
- (1) End Cap
- (10) Cable Brackets
- (10) Edge Brackets
- (1) Quick Start Installation Guide

Included:

- (1) 24.5' LED Flexible Cable Lighting Strip (3500K Soft Output)
- (1) 30W LED Power Supply/Driver
- (1) Inline On/Off Dimmer (E-CLK30DW only)
- (4) 6" Power Supply Link
- (1) 4-way Power Splitter
- (1) 6" Jumper Cable
- (2) 24" Jumper Cables
- (1) L-connector (1) U-connector
- (1) T-connector
- (2) Channeling Strips
- (10) End Caps
- (20) Cable Brackets
- (10) Edge Brackets
- (1) Quick Start Installation Guide

CREE
LEDs

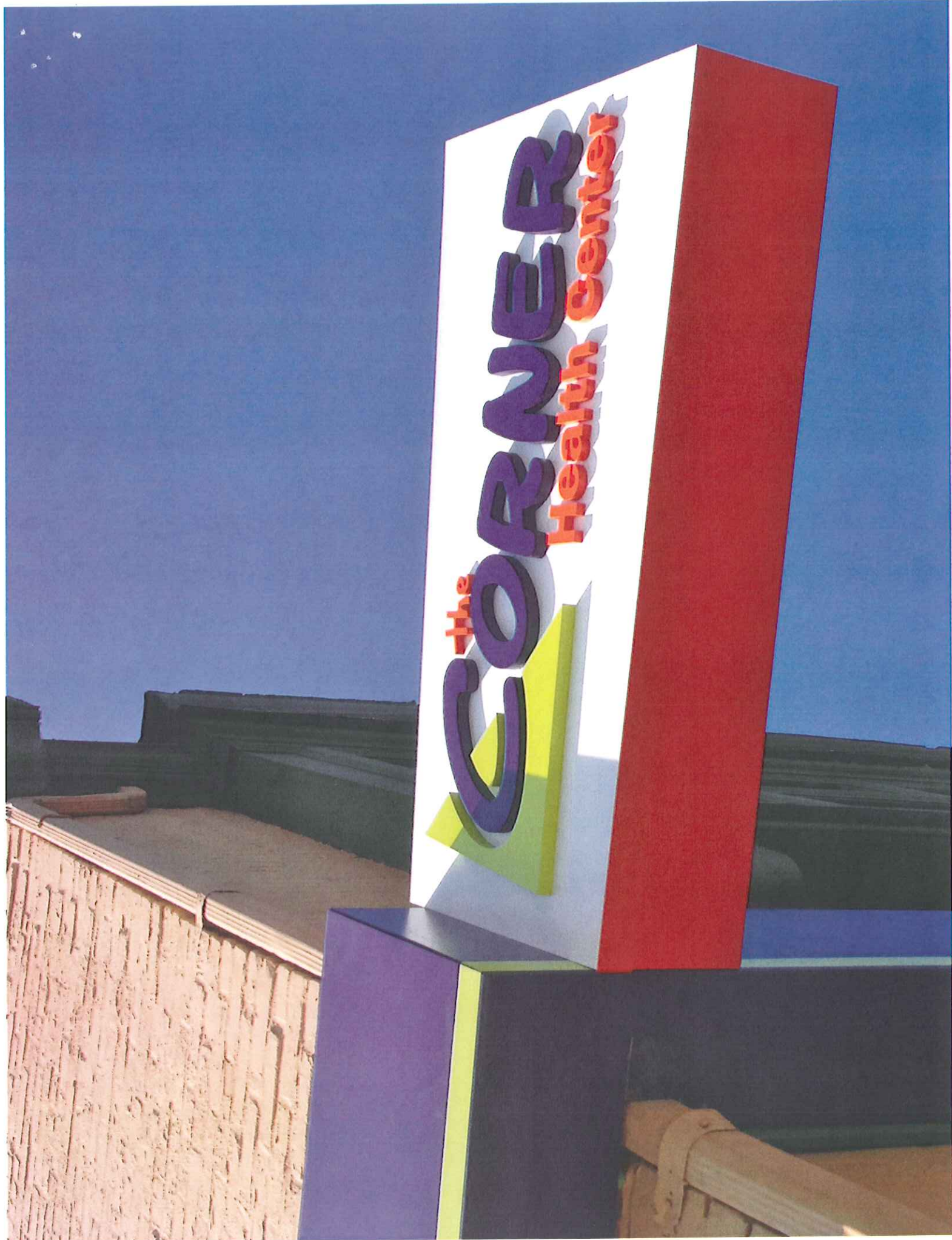
UL
LISTED

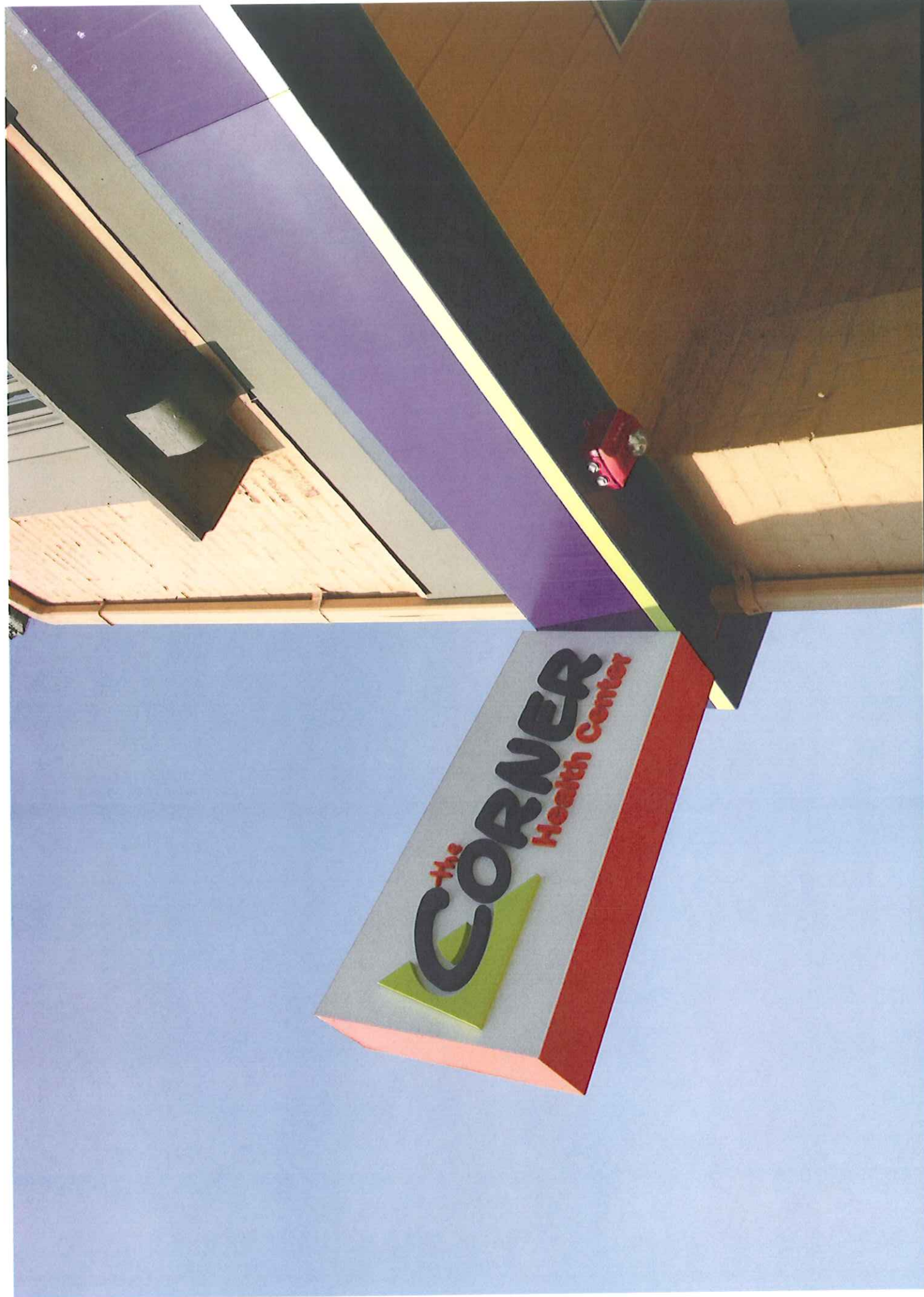
UL Listed for wet locations

e-conolight®

Free Shipping on Orders Over \$500











Ypsilanti Historic District

Work Permit Application

Date filed 3/17 for HDC meeting date 3/24/15

Action item ☐ Study item ☒ Action items require payment of the application fee. There is no fee to submit a study item for discussion.

Property Address Depot Town Alley

Applicant ☒ Owner ☐ Architect ☐ Contractor

Name Bonnie Massey on behalf of City of Ypsilanti

Address 1 S Huron

City Ypsilanti State MI Zip 48197

Phone 734-483-9144 Fax _____

E-mail news@cityofypsilanti.com

Owner _____
(If different than applicant)

Who will perform the work? ☒ Owner ☐ Contractor

Contractor _____
(Name, address,
phone)

Action Items only:

Construction Cost _____ Permit Application Fee _____

The permit fee is \$30 plus \$5 for each \$3,000 of construction cost, and is due at the time of application. An additional administrative fee of \$50 applies to HDC work started without the issuance of applicable permit.

To complete this application:

1. On the reverse side, summarize the work proposed, list the main materials to be used, and (if relevant) indicate the color scheme planned.
2. Attach the following documents:
 - a. Photo(s) showing all locations where work is proposed
 - b. Paint color chips (if relevant)
 - c. Catalog cut sheets or similar details for windows, doors, light fixtures, and any other manufactured or preassembled components
 - d. Dimensioned drawings of any new construction or modifications to existing structures
 - e. A site plan, if proposal is for work on the grounds and not just the structure (e.g., installing an air conditioning system compressor). For fences, new structures, or work that will alter the footprint of existing structures, a photocopy of the mortgage survey with proposed changes indicated is required.

Submit the completed application to the City of Ypsilanti Building Department, 1 South Huron Street, along with the application fee if you wish the HDC to consider the proposal as an action item, not a study item.

Incomplete applications will not be considered.

For additional information, or if you have questions, contact the City of Ypsilanti Planning and Development Department, 734.483.9646, hintern@cityofypsilanti.com.

Ypsilanti Historic District Work Permit Application

Date filed _____ for HDC meeting date _____

Property Address Depot Town Pedestrian Alley

Applicant City of Ypsilanti

Description of proposed work (see sample applications)

replace existing water fountain with
one designed for frost resistance.
See attached.

Materials

metal

Colors (Attach color chips or samples)

Body _____

Accent 1 _____

Trim _____

Accent 2 _____

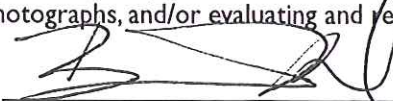
Roof _____

Other _____

☒ 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.
(Compliance with this act must be certified to complete this application.)

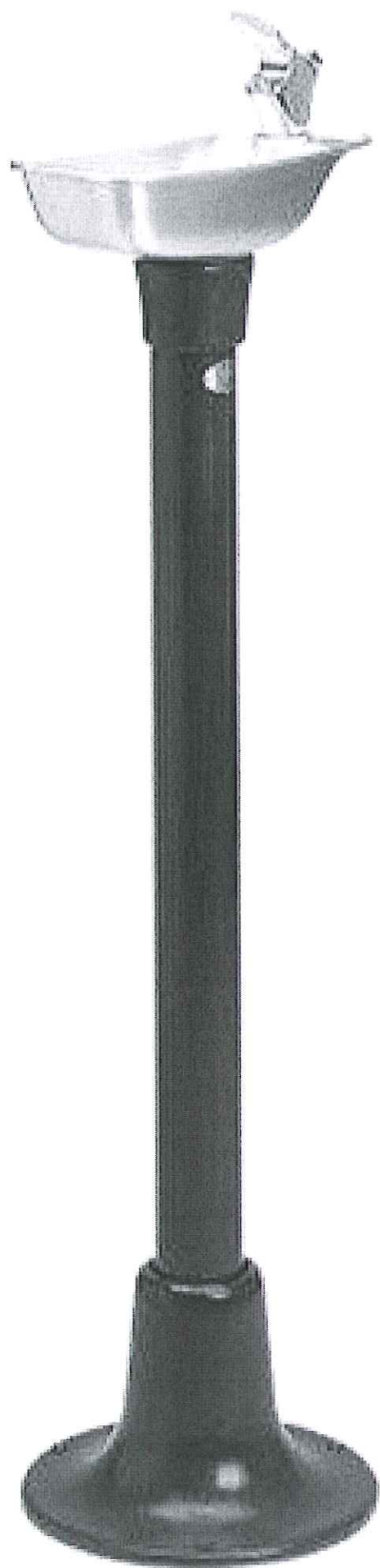
N/A - outdoors

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.



Signature of Applicant

3/18/15
Date



CITY OF YPSILANTI
HISTORIC DISTRICT COMMISSION
MINUTES OF March 10, 2015

CALL TO ORDER AND ROLL CALL

Anne Stevenson Chair 7:00 PM

Meeting Location: City Council Chambers, City Hall

Commissioners Present: Anne Stevenson, Hank Prebys, Ron Rupert, Alex Pettit, Jane Schmiedeke, Michael Condon, Erika Lindsay

Commissioners Absent: None

Staff Present: Abigail Jaske, HDC Assistant

APPROVAL OF AGENDA

Request to add 59 E Cross to agenda as study item.

Motion: Prebys (second: Rupert) moves to approve the agenda as amended.

Approval: Unanimous. Motion carries.

PUBLIC COMMENT ON AGENDA ITEMS - none

PUBLIC HEARING- none

OLD BUSINESS- none

NEW BUSINESS

6 S. Washington

Applicant: Andrew Epstein – property owner.

Discussion:

Stevenson: States that there was a discussion about the application for 6 S. Washington at the last meeting and there are apparent issues with the awning sagging. States that she is concerned with the process of replicating the awning without knowing what materials would be used and the exact way this would be completed. States that the Commissioners would like to discuss the actual state of the awning with the applicant and whether repair is an option.

Epstein: The property owner expresses that he really loves the awning, but are about to start a bunch of work on the rest of the building. States that he would like it removed for safety reasons and to avoid further damage during

construction. States that he would like to preserve the awning. States that later on they are going to come back to talk to the HDC about replacing windows.

::Passes around images to Commissioners::

The applicant expresses that especially after this winter, with all the snow, the safety issue is more apparent. States that the most important part is the exterior trim piece that is attached to a wood substructure and that is what is failing and causing awning to sag. States that he wanted to talk to the Commissioners about removing the awning and then come up with a plan to replicate it. States that in taking it down he would save all of the trim pieces and hopefully just replicate the awning. States that he brought architectural drawings and the plan is to keep the awning and add a letter sign on top. States that he has read the rules about awnings and signs. States that he wants to work with the HDC to move forward with his plans

Rupert: States that when he observed the awning last year and met with the applicant, his suggestion was to take off the porcelain paneling so that the substructure underneath can be repaired and new members installed and attached directly to the building and that would eliminate the need for extra external supports. He advised that the Commission would prefer to see the awning preserved.

Epstein: Inquires if what is connecting it to the chain is ripping out.

Rupert: Confirms. States that the applicant could build scaffolding and lift it up and would allow avoiding the removal of the paneling and, after repair, you would not need the chains at all. States that it's only that first 25% that is insecure. Advises that there is no need to tear the whole thing down and put it back up again.

Epstein: States that he is concerned about the safety issue of that 25% falling down on someone and he thinks very little looks salvageable. States that the only part that looks salvageable is the trim piece and all other parts of the structure are not in good shape. States that the trim piece is just a 2" piece and is attached to the wood and metal.

Rupert: States that one of the HDC standards is to repair not to replace.

Epstein: States that he thinks none of the awning looks very good.

Rupert: States that one cannot see the substructure without getting up on a ladder to view it.

Stevenson: Inquires if the Commissioners have a problem with replicating the trim, but not the substructure?

Rupert: Advises that for the substructure one would have to remove the top part to have access to it. States that those are porcelain finished panels and that the panels fit right into the concrete.

Pettit: States he would not mind if the substructure, or gutter cannot be saved. States he would like the façade to remain the same.

Prebys: Inquires if the porcelain can be removed without damage and then reinstalled without damage?

Epstein: States that he would like to replace with new materials, because he is worried they are going to get damaged, because of window and roof work. States that he is worried about preserving the structure.

Condon: States that the porcelain panels are in good condition and it is just the substructure that needs to be fixed.

Epstein: States that he thinks the porcelain could be salvaged, or touched up. Inquires if porcelain could not be removed safely, is there a replacement?

Prebys: States that he does not think something like that exists.

Condon: States that if the applicant has an architect come out there and states parts of the awning are rusted through and have to be replaced that is understandable, but if the porcelain panels are in good condition he does not see why they could not be reinstalled.

Epstein: Inquires if that is how the Commission wants him to proceed?

Prebys: States that he is really uncomfortable moving forward without a proposal on how the applicant will proceed after the awning removal and is concerned with someone coming in and damaging or stealing the paneling when they're sitting out. He states that without knowing how this is going to be accomplished, he cannot vote.

Epstein: States that he has spoken with Frank Daniels about the awning being a safety issue several times and is concerned.

Pettit: States that there needs to be a proposal to move forward and there needs to be an assessment to determine if these panels are salvageable. The proposal would be: how the panels are taken down and how the panels are repaired or reattached.

Epstein: States that he would like the HDC to communicate to him what they want to see. States that he is working with a structural architect.

Condon: Inquires if he has someone to take them down.

Epstein: States that he currently does not. States that this is the beginning of the process for him.

Lindsay: States that she recommends finding someone who can do restoration and specializes in these types of projects.

Epstein: States that he is in the beginning stages of the project and if the HDC would like him to keep the awning up, he would like something in writing, because the safety issue that this poses.

Condon: States that what he would approve right now is a walk-through scaffolding attached on the sidewalk and right underneath it and will prevent the awning from falling down.

Epstein: States that he agrees and thinks it would be a great solution.

Condon: States that another reason the Commission is hesitant to approve the removal of the awning, because once the awning is removed there is no set plan to see it put back and the outcome is uncertain. States that the Commission has seen this happen before. States that he understands the applicant wants it to look like it was, but there also needs to be a defined plan.

Epstein: States that there could be a better way for information to be communicated. States that he has gone to Frank in the Building Department several times and there is not a strong communication between the departments. States that he has discussed with Frank the removal of the awning and the timeline discussed would give him upwards of 6 mos to a year to figure out a replacement plan. States that other than scaffolding does the Commission want him to get an engineer to determine the replacement or repair options?

Schmiedeke Inquires if he is working with Quinn Evans?

Epstein: States that he is not.

Stevenson: States that Quinn Evans has a Historic Preservationist on staff.

Rupert: States that the applicant could do an exploratory to see which part of the wood needs to be repaired.

Schmiedeke: States that if 25% of the awning is damaged, how do we know the other 75% is not damaged? States that her assumption is it would be damaged; looks like water damage so she would assume it would be in there. States that if the applicant could get a construction company with enough details, she could support, removing, re-mantling, and replacing the structure. States that the point is no one knows the details of removal and reinstallation so it is difficult to move forward.

Epstein: Asks for a recommendation for someone who can do this type of specialized work.

Stevenson: States that the Commission tries to be careful to not give recommendations on specific contractors.

Prebys: States that he wants to see what structural work is necessary.

Stevenson: States that the applicant will need to find out more information about the structure and his plan to proceed and then come back to the Commission to share it.

Epstein: Inquires if the Commission wants the awning removed or replaced?

Prebys: Advises that the Commission cannot approve the removal of the awning without knowing the repair.

Epstein: States that he feels like this process could go smoother.

Prebys: Advises that the property owner should feel free to come talk to the Commission at any meeting as a study item and the Commissioners would be happy to have a discussion with him.

Lindsay: States that it is hard to make decisions without the details of the plan.

Epstein: States that he understands and will attend another meeting.

Motion: Prebys (second: Rupert) moves to table application.

Approval: Unanimous. Motion carries.

STUDY ITEMS

309-311 N. Washington

Applicant: Ronald W. White – company manager.

Discussion:

Stevenson: States that the applicant wants to replace 14 windows. Inquires if they are currently metal windows?

White: States that they are steel with single frame glass, casement windows. States that there are a total of 22 windows, but they want to replace 14 windows that are in poor condition. States that he has worked with George Meyer Company in Ann Arbor and the company had been making repairs on the casements for a while, but can no longer find supplies to fix them. States that they are now looking to replace the whole window. States that he has priced out vinyl clad windows, but knows that vinyl is not allowed in the Historic District. States that he believed the building was in the Historic District and had a window company also gave them an estimate on historic windows and chose to purchase 14 of those. States that the windows installed would be from the Pella Architect series. States the windows are wood frame aluminum clad windows which he believes are permitted in the Historic District. States that he wanted to ask the Commission for some recommendations as to somewhere where he might be able to obtain supplies or windows. States that they are crank type windows.

Condon: States that the applicant has the option of replacing the entire crank system. States that Strybuc is a company that still sells the parts needed for this type of window. States that they may not have exact, but there might be something similar that can be swapped out. States that steel casements are pretty common in Ypsilanti. Advises that the reason the price is so high to replace steel casement windows is the process for removing them which involves breaking the glass and cutting the steel frame. States that even a vinyl replacement is expensive, because of the labor costs of removing the steel casements. Inquires if the windows have a deep sill and a deep jam?

White: Confirms

Condon: Makes a suggestion for more energy efficient windows.

Rupert: Inquires if it was original?

Condon: Confirms. States that there is a possibility of interior storm windows. States that there are commercial companies that make similar windows. States that a Michigan manufacturer is Wojam Window. States that the company may be more inexpensive than the Architect Series. States that one disadvantage of these particular windows is the thicker perimeter in the profile. States that with this style could potentially save money and it is a similar style, more so than aluminum clad.

Schmiedeke: Inquires if the Commission would prefer to see the windows repaired rather than replaced.

Rupert: States that would be his objection as well.

Prebys: States that while the windows may not be of modern taste, the Commission would want to make them fit and work.

White: States that there has been many repairs made on the windows over the years, but some of the windows are significantly damaged to the point that they will not open.

Condon States that even the cost of rehabilitating these windows will be expensive.

309 N. Park

Applicant: Mary Wigton, Ray Anderson—Standing in for their son and his wife.

Discussion:

Wigton: States that her son and his wife finally closed on the house this Friday and would like to begin work soon.
::passes out pictures::

States that on the exterior of the home they would like to have white cedar stained, that the stain would be longer lasting, and an opaque stain on the trim elements, semi-transparent. States that the plan is to clean the white cedar.

Anderson: States that they will need to do some testing on the white cedar, may need to do some opaque stains on the house.

Wigton: States that with all the Commissioners' expertise, they would like to know what the Commission suggests for painting or staining.

Rupert: States that he specializes in painting and states that the cedar is probably weathered. Advises that the cedar will need an oil based primer and then will need to be covered with a latex paint.

Anderson: States that he thinks that is entirely a possibility. States that they are working with Don Randazzo, who said the cedar was in remarkably good condition. States that his son is making the decisions at this point with help

from the Commission's input. States that they would like to try a stain on the cedar.

Prebys: States that the problem with a stain is there are sections on the house where the wood will have to be replaced and this will cause the stain not to match the existing wood.

Pettit: States that the Commission's preference is for opaque stains or paints

Prebys: States that if paint is being used as Ron said, a good quality oil based primer and latex paints, are much better quality and that the whole idea of paint is preservation. Advises that the paint should have a satin finish, because it helps shed water.

Wigton: States that the picture they have, shows there was an addition.

Anderson: States that it is not the same materials.

Wigton: States that they have had a hard time finding images; that picture was from 1995.

Prebys: States that he is a neighbor and went to the Historical Society and there was no information on this specific property.

Wigton: States that she asked the archives to look and they did not have information. States that she could not find anything about the house, but it appeared on a Sanborn map in 1893.

Prebys: States that there are directories, 1870 something to 1890 and the house looks like it is from that time frame and these directories could be useful.

Wigton: States that she is not fond of the awning and they are thinking of a porch, a wraparound or just one across the front.

Prebys: Advises that it might be valuable to see what kind of shadows is left on the home from what was there in terms of a porch that may have existed.

Anderson: States that there is some evidence of the shadow across the front.

Prebys: Suggests that there is decoration on that little side porch which could be replicated for a new porch and it gives you information to base it on.

Anderson: States that the column would be a hard thing to restore.

Prebys: States that it would provide an example of what to aim for.

Wigton: States that another thing they are thinking of working on is the shingling on the north side of the house.

Rupert: Inquires if it is on the gables?

Wigton: Confirms.

Anderson: States that it was removed from the front of the house due to a fire in 1945. States that the attic has charred boards and the roof was damaged.

Prebys: States that it was probably removed when they put the stone on.

Rupert: States that there is one on south side as well.

Wigton: States that they would also paint barn/garage.

Prebys: States that the colors in their color charts are appropriate.

Wigton: States that she is thinking of switching the colors between the house and the garage.

Prebys: Advises that aesthetically, garages are least important and to minimize drawing your attention to it, use the darker color, it then will draw more attention to the house. States that if the house is brighter it will make the garage more subtle.

Anderson: States that he will have to bring all of these ideas back to the homeowner and then they can go from there, but he plans on returning as an action item before May.

Wigton: States that they are also considering painting the aluminum of the windows black to make them look older.

Prebys: States that the Commission would also like to hear about their landscaping plans.

Wigton: States that they want to leave fence, but there is a center piece they are thinking about removing.

Schmiedeke: Advises that staining fresh timber is one thing, but using it on older surfaces is different, the Commission would prefer something opaque.

Prebys: States that there will have to be some replacement wood here or there and if you stain the difference will be more noticeable.

Condon: States that they will want to clean the wood, but not power wash as this will damage the material.

59 E. Cross

Applicant: Van Huntsberger – architect

Discussion:

Huntsberger: States that there are two major items the owner is looking at changing. States that the owner needs to reorganize the kitchen and that the current kitchen needs improvement. States that the first major item would be relocating the entrance doors on the back and the intent is to move them about 20 ft to the east, to the location marked on the map. States that the next drawing shows the doors after construction and they would block up the opening that was previously there with brick and paint to re-patch the opening. States that the other major item is at the back where the entrance

doors use to be. States that there is currently a window there, but they would like to replace it with a door. States that the window there is an exact match to the window next to it to the west. States that this new door will be the one serving outdoor patio and the intent would be to remove and cut down the window to be able to put the door there. , States that they could leave awning and tuck door under the awning.

- Rupert: States that he is concerned if the door swings out, that it might hit the awning.
- Huntsberger: Inquires if the awning is important to the Commission?
- Rupert: States that no, it is not original.
- Huntsberger: States that the owner wants to use the same doors, but they are under code so the owner wants to extend the length of the door on either side so they are up to code; they will have to strip off polyurethane. States that there are exhaust vents over those existing doors. Asks the Commissioners if they want to consider moving that entire assembly and putting glass in those areas or just the doors?
- Condon: Inquires what does the applicant want to do?
- Huntsberger: States that he has not approached that subject yet, he just thought of it today; doors are 7' 6".
- Schmiedeke: Advises that these doors should be automated and they should both open; they are currently not handicap accessible.
- Huntsberger: States that they are enlarging the doors, but just on the jam, because of all the hardware existing there and this will make them handicap accessible.
- Pettit: Inquires how much needs to be added?
- Huntsberger: States that 6-7" need to be added. States that the plan is to replace window with 6 panel door, hollow metal door.
- Schmiedeke: States that they should keep the door flush.
- Rupert: States that it is good to keep it simple.
- Stevenson: Asks if the applicant has any other questions?
- Huntsberger: States that he does not.

ADMINISTRATIVE APPROVALS- None.

OTHER BUSINESS

Property Monitoring:

169 N Washington: Appears that there was a fire at this location and it needs to be monitored. Staff took photos on 12/2/14 and there was a dumpster on the

property and a letter was sent to the owner on 12/11/14 advising that any exterior changes need to be brought to the HDC. Sent out a letter on 2/24/15 inquiring about the work that needs to be done due to the fire and that it will require HDC approval.

525 N Huron: Staff will continue to monitor. Photos were taken on 12/2/14. Staff sent a letter to the owner re: the vinyl windows on the sides, back and front and the metal door on the side. Email response received on 12/24/14 that states that the owner is seeking a loan to finish the work. Second notice sent as of February 24th seeking info on work completion and where they are at with their CO.

214 W Forest: Second notice sent 12/11/14. No update.

314 E Cross: No update.

35 S Huron: No update.

106 S Washington: Scheduled for re-inspection by the building department on 1/21/15. The concern is that this structure will only get worse. Staff sent a letter on 12/16/14 advising the owner that the structure needs to be stabilized and recommend immediate action. Received 1/5/15 response from the owner advising that he is still obtaining bids.

613 N Prospect: No update.

221 S Washington: Staff advises that a letter was sent on 10/28/14 to the owner regarding fence needing painting. No response has been received at this time. A second notice will be sent in the spring.

322 E Cross: It was noticed by the HDC that there was a recent outbuilding added to the property. Staff sent a letter on 12/11/14 requesting an application for the additional structure. Staff sent second notice on 1/15/15, no response as of 3/10/15.

215 S Washington: The HDC requests that a letter be sent to the owner advising that any exterior work requires an HDC work permit application since it appears that work is in process at this property. Staff sent letter on 1/15/15, no response as of 3/10/15.

33 E Cross: Staff sent out a letter on 2/24/15 to the owner inquiring about work that needs to be done to maintain the bricks on the West side of the building.

15 S Washington: The HDC noticed work being done on this property without approval; specifically this is referring to the removal of the roof. Staff sent out letter on 3/12/15 requesting more info. Staff will take photos.

AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS –none

HOUSEKEEPING BUSINESS

Approval of the minutes of February 24, 2015

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

Approval: Unanimous. Motion carries.

ADJOURNMENT

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

Approval: Unanimous. Motion carries.

MEETING ADJOURNED AT 8:25 pm