

1. Agenda

Documents: [HISTORIC DISTRICT COMMISSION MEETING AGENDA JUNE 23, 2015 \(PDF\).PDF](#)

2. Agenda Packet

Documents: [HISTORIC DISTRICT COMMISSION MEETING AGENDA PACKET JUNE 23, 2015 \(PDF\).PDF](#)

CITY OF YPSILANTI
Historic District Commission
Regular Meeting Agenda

Tuesday, June 23, 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

1. 105 W Michigan Ave

Tile replacement

B. NEW BUSINESS

1. 160 N Washington

Window replacement

2. 303 N Huron

Sign installation

3. 309 N Park

Porch installation

4. 113 Buffalo

Painting/fence installation

5. 311 E Forest

Re-roof

6. 111 Catherine

Painting

7. 418 N Hamilton

Fence installation

8. 6 S Washington

Façade/structural alteration

9. 323 Oak

Gutter installation

C. STUDY ITEMS – None

D. ADMINISTRATIVE APPROVALS – None

E. OTHER BUSINESS

1. Property Monitoring

VI. AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS

VII. HOUSEKEEPING BUSINESS

Approval of the minutes of June 9, 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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Ypsilanti Historic District

Work Permit Application

Date filed 6/4/15 for HDC meeting date 6/23

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 160 N. Washington

Applicant

☒ Owner ☐ Architect ☐ Contractor

Name Eric Maurer

Address 35 S. Summit

City Ypsilanti

State MI

Zip 48067

Phone 734-637-2708

Fax _____

E-mail VictorMaurer@yahoo.com

Owner _____

(If different than applicant)

Who will perform the work?

☒ Owner ☐ Contractor

Contractor _____

(Name, address,

phone) _____

Action Items only:

Construction Cost

\$500

Permit Application Fee

\$30

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 160 N. Washington
Applicant Eric MAUCER

Description of proposed work (see sample applications)

Old window will be replaced with new wooden, crank out window. Window is positioned facing west on the lower level.

Materials

New window, both ~~the~~ frame and glass.
wood

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.

Eric Maucer
Signature of Applicant

June 4, 2015
Date





Ypsilanti Historic District

Work Permit Application

Rac 19279

2

Date filed 6-10-15 for HDC meeting date 6/23

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 303 N. Huron

Applicant ☒ Owner ☐ Architect ☐ Contractor

Name Towner House Foundation. John Harrington.

Address 209 N. Huron

City Ypsilanti State MI Zip 48197

Phone 482-4209 Fax _____

E-mail Townerhousefoundation@gmail.com

Owner Towner House Foundation
(If different than applicant)

Who will perform the work? ☒ Owner ☐ Contractor

Contractor _____
(Name, address, phone)

Action Items only:

Construction Cost 235.00

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.

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Ypsilanti Historic District Work Permit Application

Date filed _____ for HDC meeting date _____

Property Address 303 N. Huron St.

Applicant Towner House Foundation John Harrington

Description of proposed work (see sample applications)

Temp. sign.

Materials

Aluma lite.

4' x 4'

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.)

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John Harrington
Signature of Applicant

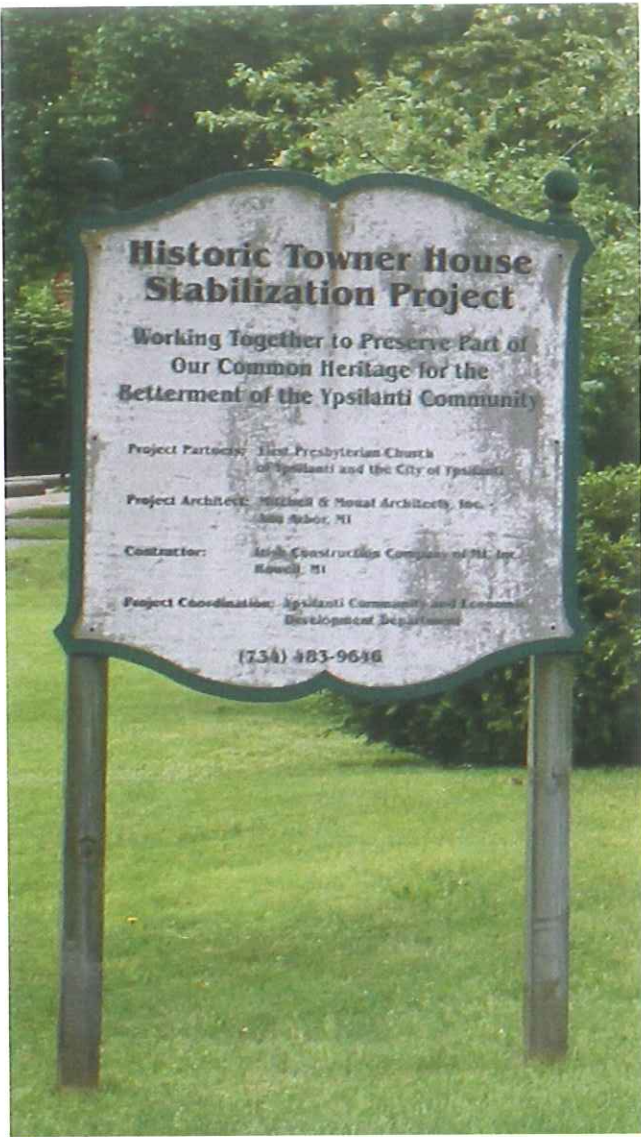
6-10-15
Date

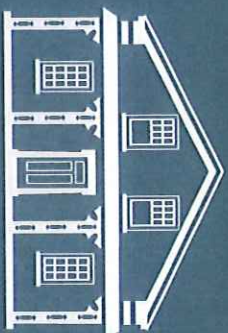
Sign

Material Signs By Tommorrow is recommending Alupalite. This hybrid material of aluminum exterior faces and high-density plastic filler is lightweight and extremely durable. The high-density plastic filler gives alupalite extra support to fight the elements without a tremendous increase in cost.

Original sign material MDO

This is an affordable, yet sturdy wood product with a smooth white finish that allows for easy installation of vinyl lettering and graphics on the sign face. MDO is the ideal choice for temporary site signs, offering leasing, rental and building information for property managers and commercial real estate companies.





T O W N E R

1 8 3 7

Historic TOWNER HOUSE Rehabilitation Project

Oldest structure on its original foundation
in Washtenaw County

Owned by

Towner House Foundation, LLC

a 501(c)(3) nonprofit organization

For information: call 734.482.4209
email TownerHouseFoundation@gmail.com

Saving Ypsilanti's past for future generations



Ypsilanti Historic District

Work Permit Application

Rec 19282

(734)-483-7444

3

Date filed 06/05/2015 for HDC meeting date next?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. N. Park St. Ypsilanti, Michigan 48197

Applicant

☒ Owner ☐ Architect ☐ Contractor

Mary Lou Aukeman Trust

Name

Address 92 Country Club Dr.City HollandState MiZip 49423Phone (616) 403-6699

Fax

E-mail marylouaukeman@gmail.com

Owner

(If different than applicant)

Who will perform the work?

☒ Owner ☐ Contractor

Contractor

(Name, address,
phone)

Action Items only:

Construction Cost \$3,000Permit Application Fee \$35.00

The fee is \$35 for the first \$3,000 in construction cost plus \$5 for every additional or portion of \$3,000 of construction cost. An additional fee of \$50 applies to HDC work started without the applicable permit.

(sent under separate cover)

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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 - 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, hintern@cityofypsilanti.com.

Ypsilanti Historic District Work Permit ApplicationDate filed 06/05/2015 for HDC meeting date next?Property Address 309 N. Park St. Ypsilante, Michigan 48197Applicant Mary Lou Aukeman**Description of proposed work** (see sample applications)Refer to architect drawings # 2150746/1/2015**Materials**

Refer to architect drawings

Colors (Attach color chips or samples)

Body _____ Accent 1 _____

Trim wood-stain to match home trim Accent 2 _____Roof shingles to match home 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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Mary Lou Aukeman
Signature of Applicant

06/05/2015
Date



Rae 19284
4

Ypsilanti Historic District Work Permit Application

Date filed 6/10/2015 for HDC meeting date 6/23

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 113 Buffalo, Ypsilanti

Applicant ☒ Owner ☐ Architect ☐ Contractor

Name Stewart W. Beal

Address 113 Buffalo

City Ypsilanti State MI Zip 48197

Phone (734) 320-6376 Fax _____

E-mail sbeal@gobeal.com

Owner _____
(If different than applicant)

Who will perform the work? ☐ Owner ☒ Contractor

Contractor Tyme Fence Co.
(Name, address, phone) 7970 Hallie Drive, Ypsilanti, MI (313) 283-9251

Action Items only:

Construction Cost \$10,000 **Permit Application Fee** \$50

The fee is \$35 for the first \$3,000 in construction cost plus \$5 for every additional or portion of \$3,000 of construction cost. An additional fee of \$50 applies to HDC work started without the applicable permit.

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Ypsilanti Historic District Work Permit Application

Date filed 6/10/2015 for HDC meeting date _____

Property Address 113 Buffalo, Ypsilanti

Applicant Stewart W. Beal

Description of proposed work *(see sample applications)*

4' fence across the front (Buffalo Street) of the property. Material: Classic Style

5' fence on 3 other sides (east side, Washington Street side, back side). Material: Crescent Style.

exterior paint. Repainting existing color (Sequoia)
 adding trim color (Cinnamon) &
 accent color (La Fonda Mirage)
 (Hotel Nichols)
 Taupe

Materials

Residential Ornamental Steel Fence manufactured by Montage. See attached catalogue.

Colors *(Attach color chips or samples)*

Body _____

Accent 1 _____

Trim _____

Accent 2 _____

Roof _____

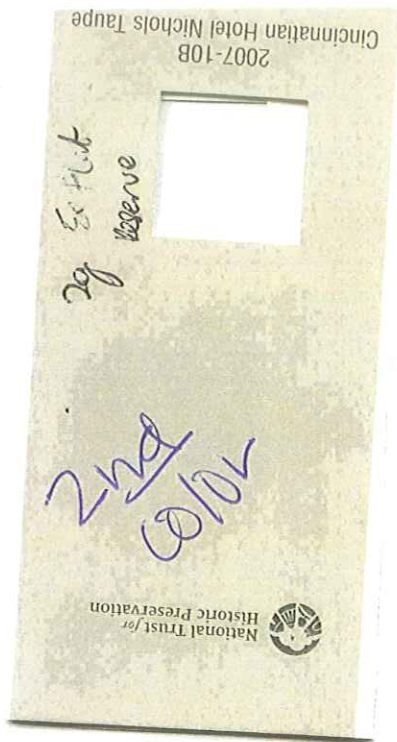
Other _____

- ☐ 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.)

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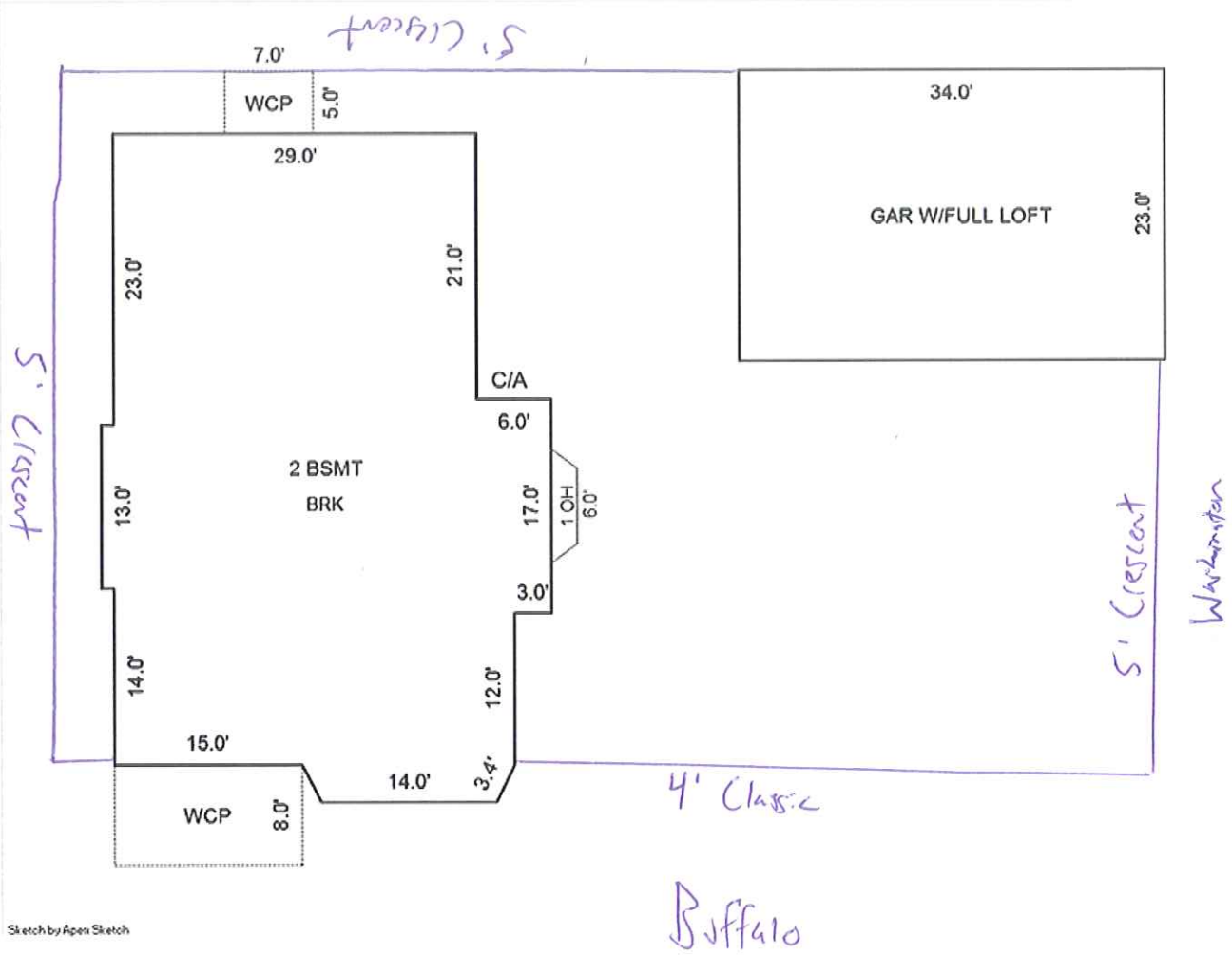
Stewart W. Beal
Signature of Applicant

6/8/15
Date



main





Sketch by Apes Sketch



CLASSIC™

Timeless Elegance

Classic style features extended pickets that culminate to an arrow-pointed spear capture the beautiful look of old style wrought iron fencing. Single, double and arched walk gates that perfectly match this fence style are also available.

- ❖ 2-rail panels in 3', 3½', 4' and 5' heights, with a standard or flush bottom rail
- ❖ 3-rail panels in 3', 3½', 4', 5' and 6' heights, with a standard or flush bottom rail



MAJESTIC™

Modern Beauty

Majestic's flush top rail projects a clean, streamlined look that make it one of the most popular styles in the Montage family. Single, double and arched walk gates that perfectly match this fence style are available as well.

- ❖ 2-rail panels in 3', 3½', 4' and 5' heights, with a standard or flush bottom rail
- ❖ 3-rail panels in 3', 3½', 4', 5' and 6' heights, with a standard or flush bottom rail (4½' panels available with flush bottom rail only)



GENESIS™

Creatively Distinct

Genesis style's extended flat-topped pickets serve as a foundation for your choice of accent finials providing a customized design. Single, double and arched walk gates that perfectly match this fence style are available as well.

- ❖ 2-rail panels in 3', 3½', 4' and 5' heights, with a standard or flush bottom rail
- ❖ 3-rail panels in 3', 3½', 4', 5' and 6' heights, with a standard or flush bottom rail



WARRIOR™

Traditional Character

Alternating picket heights coupled with each picket culminating into an arrow-pointed spear, give the Warrior style a distinctive look that is a hallmark of wrought iron fencing. Single and double swing gates that perfectly match this fence style are also available.

- ❖ 2-rail panels in 3', 3½', 4' and 5' heights, with a standard or flush bottom rail
- ❖ 3-rail panels in 3', 3½', 4', 5' and 6' heights, with a standard or flush bottom rail



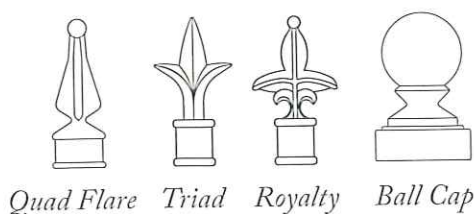
CRESCENT™

Sophisticated Charm

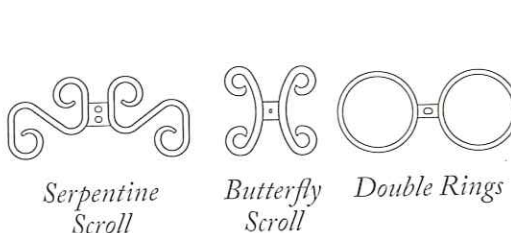
Crescent style is a unique old world look with pressed-spear pickets protected by arched steel loops. Single and double swing gates that perfectly match this fence style are also available. (Not rakeable).

- ❖ 2-rail panels in 3', 3½', 4' and 5' heights, with a standard or flush bottom rail
- ❖ 3-rail panels in 3', 3½', 4', 5' and 6' heights, with a standard or flush bottom rail

FINIALS & ADORNMENTS



Quad Flare Triad Royalty Ball Cap



Serpentine Scroll Butterfly Scroll Double Rings

COLOR OPTIONS



Black Bronze

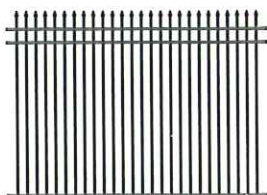
MONTAGE® POOL, PET & PLAY



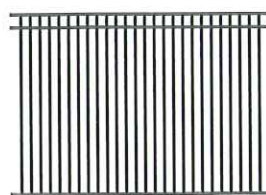
Relax or Splash SAFELY & IN STYLE

Montage Pool, Pet & Play provides additional safety for pets and children with 3" airspace between pickets. The 3" airspace of the Montage Pool, Pet & Play gives these panels a more robust appearance, as well as increased panel strength due to the additional picket to rail connections.

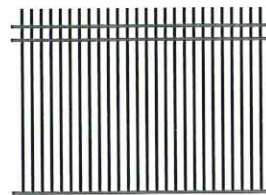
- ❖ 2-rail panels in 3', 3½' and 4' heights, with a standard or flush bottom rail (available in Majestic or Gemini only)
- ❖ 3-rail panels in 3', 3½', 4', 5' and 6' heights, with a standard or flush bottom rail (4½' Majestic panels available with flush bottom rail only)



Classic



Majestic



Genesis



Gemini
(not rakeable)

Rec. 19299

5



Ypsilanti Historic District

Work Permit Application

Date filed _____ for HDC meeting date 6/23Action item ☐Study item ☐

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

Property Address 311 E forest Ave Ypsilanti mi. 48198

Applicant

☐ Owner☐ Architect☒ ContractorName Sherriff GaslinAddress 627 S MansfieldCity Ypsilanti State Mi Zip 48197Phone 734-680-7291 Fax _____

E-mail _____

Owner _____

(If different than applicant)

Who will perform the work?

☐ Owner☒ Contractor

Contractor

(Name, address,

phone)

Action Items only:

Construction Cost 4950

Permit Application Fee

\$40

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 - 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 311 E forest Ave Ypsilanti Mi 48198

Applicant Sherriff - Gaslin

Description of proposed work (see sample applications)

Reroof house
same color shingle

HDC Staff Notes

- Ant lock shingles
- Ridge vents currently installing
- Box vents no soffit vents
- Char brown - currently

Materials

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.

P. Ben Sherriff
Signature of Applicant

Date



Ypsilanti Historic District

Work Permit Application

Rec.# 19303
ck# 3529

Date filed 6/17/2015 for HDC meeting date 6/23/15

Action item ☒

Study item ☐

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

6

Property Address 111 Catherine

Applicant ☒ Owner ☐ Architect ☐ Contractor

Name Tom Atkinson

Address 111 Catherine

City Ypsilanti State MI Zip 48197

Phone 734-260-5639 Fax _____

E-mail majnun99@gmail.com

Owner _____
(If different than applicant)

Who will perform the work? ☐ Owner ☒ Contractor

Contractor Carl Anderson
(Name, address, phone) 734-330-3823

Action Items only:

Construction Cost 3,000

Permit Application Fee \$35

The fee is \$35 for the first \$3,000 in construction cost plus \$5 for every additional or portion of \$3,000 of construction cost. An additional fee of \$50 applies to HDC work started without the 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 6/17/2015 for HDC meeting date 6/23/2015

Property Address 111 Catherine St

Applicant Tom Atkinson

Description of proposed work (see sample applications)

Paint exterior of house, carport, and fence
Body of house and carport Olive drab
Trim shutters, porch, and picket fence reddish brown.

Materials

Paint from Sherwin-Williams, chips attached.

Colors (Attach color chips or samples)

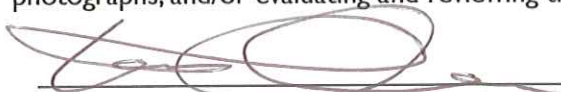
Body SW Olive Grove - Olive Accent 1 _____

Trim SW Arden Auburn - Red Brown 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

6/17/2015

Date



SW 7734
Olive Grove

SW 6034
Arresting Auburn



Ypsilanti Historic District

Work Permit Application

Rec # 19304

OK # 2008

7

Date filed 6/17/15 ~~6/9/2015~~ *pc* for HDC meeting date 6/23/2015

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 418 N Hamilton St.

Applicant ☒ Owner ☐ Architect ☐ Contractor

Name David Center

Address 418 N Hamilton St.

City Ypsilanti State MI Zip 48197

Phone 248-875-3931

Fax _____

E-mail david.center@gmail.com

Owner _____

(If different than applicant)

Who will perform the work? ☒ Owner ☐ Contractor

Contractor _____

(Name, address,
phone) _____

Action Items only:

Construction Cost <\$2,000

Permit Application Fee \$35

The fee is \$35 for the first \$3,000 in construction cost plus \$5 for every additional or portion of \$3,000 of construction cost. An additional fee of \$50 applies to HDC work started without the 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.

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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 6/9/2015 for HDC meeting date 6/23/2015
17

Property Address 418 N Hamilton St.

Applicant David Center

Description of proposed work (see sample applications)

Remove existing fence on border with neighbor.

Install new fence on neighbor side; within my property line.
(Dog ear panels, semi-transparent stain as indicated in attached sheet)

Install new fence along line between garage and house for privacy in backyard from street traffic
(dog ear pickets, lattice, gate with arbor).

Materials

(detailed materials list with pricing and quantities attached).

Dog-ear fence (6' tall)

Pressure Treated posts

Pressure Treated Lattice

Semi-transparent Stain

Posts to be buried in 42" of concrete.

PITTSBURGH OPAQUE STAINS "ULTRA ADVANCED"

Colors (Attach color chips or samples)

Body CHAMOIS (PICKETS)

Accent 1 GLENN ANNIE (LATTICE)

Trim _____

Accent 2 COCOA (POSTS / ARBOR)

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

6-9-2015
Date

6-6-2015
Ned Cora

FENCE FACING NEIGHBOR 420 N HAMILTON

(OVERHEAD VIEW)

GARAGE

HOUSE

BIG
MAPLE
TREE

420 N Hamilton
(neighbor)

(VIEW FROM NEIGHBOR'S BACKYARD)

GARAGE

HOUSE

Posts to be buried 42" deep
with 6" gravel below

GRAVEL
CONCRETE

GRAVEL
CONCRETE

GRAVEL
CONCRETE

GRAVEL
CONCRETE

GRAVEL
CONCRETE

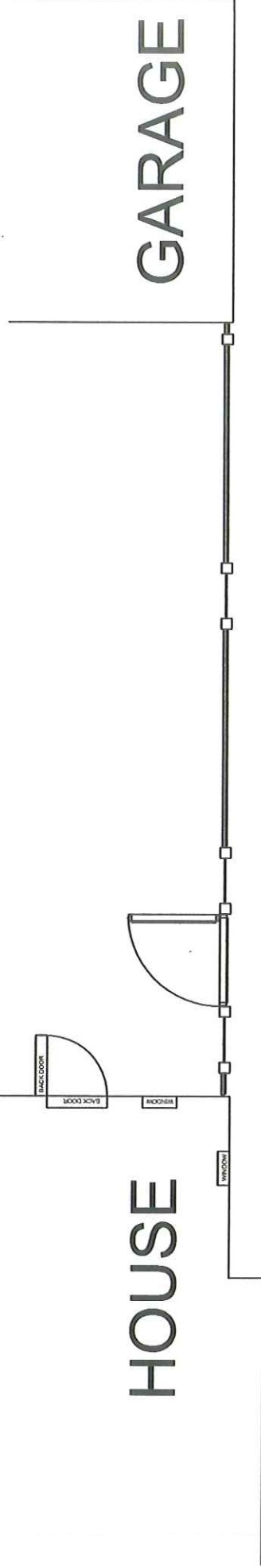
FENCE FACING FLORENCE

6-6-2015

Emily G. G. G.

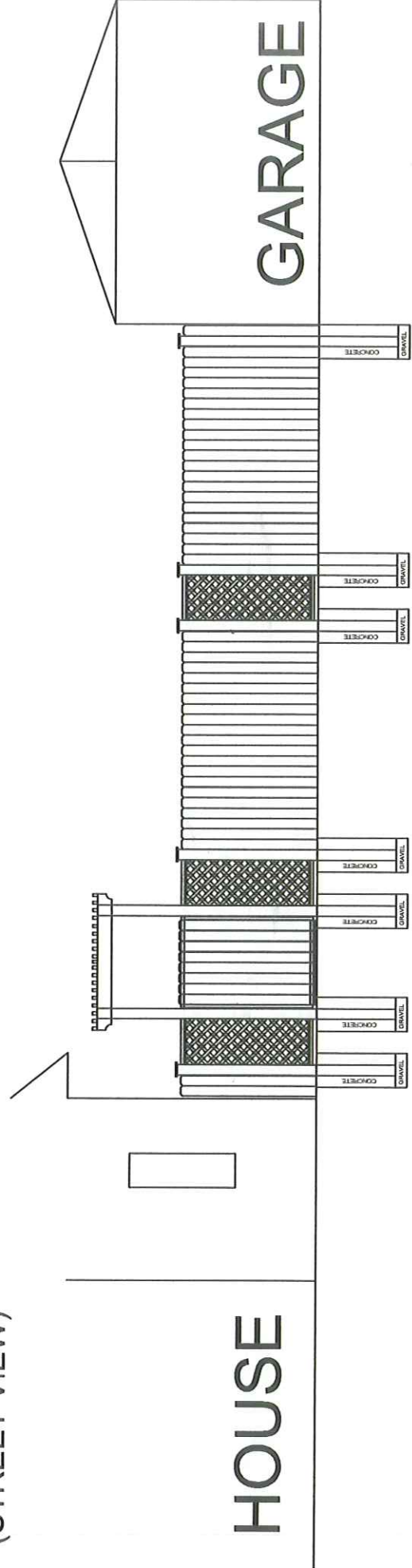
(HOMEOWNER)

(OVERHEAD VIEW)



GRAVEL DRIVEWAY STREET

(STREET VIEW)



Posts to be buried 42" deep
with 6" gravel below

MORTGAGE SURVEY

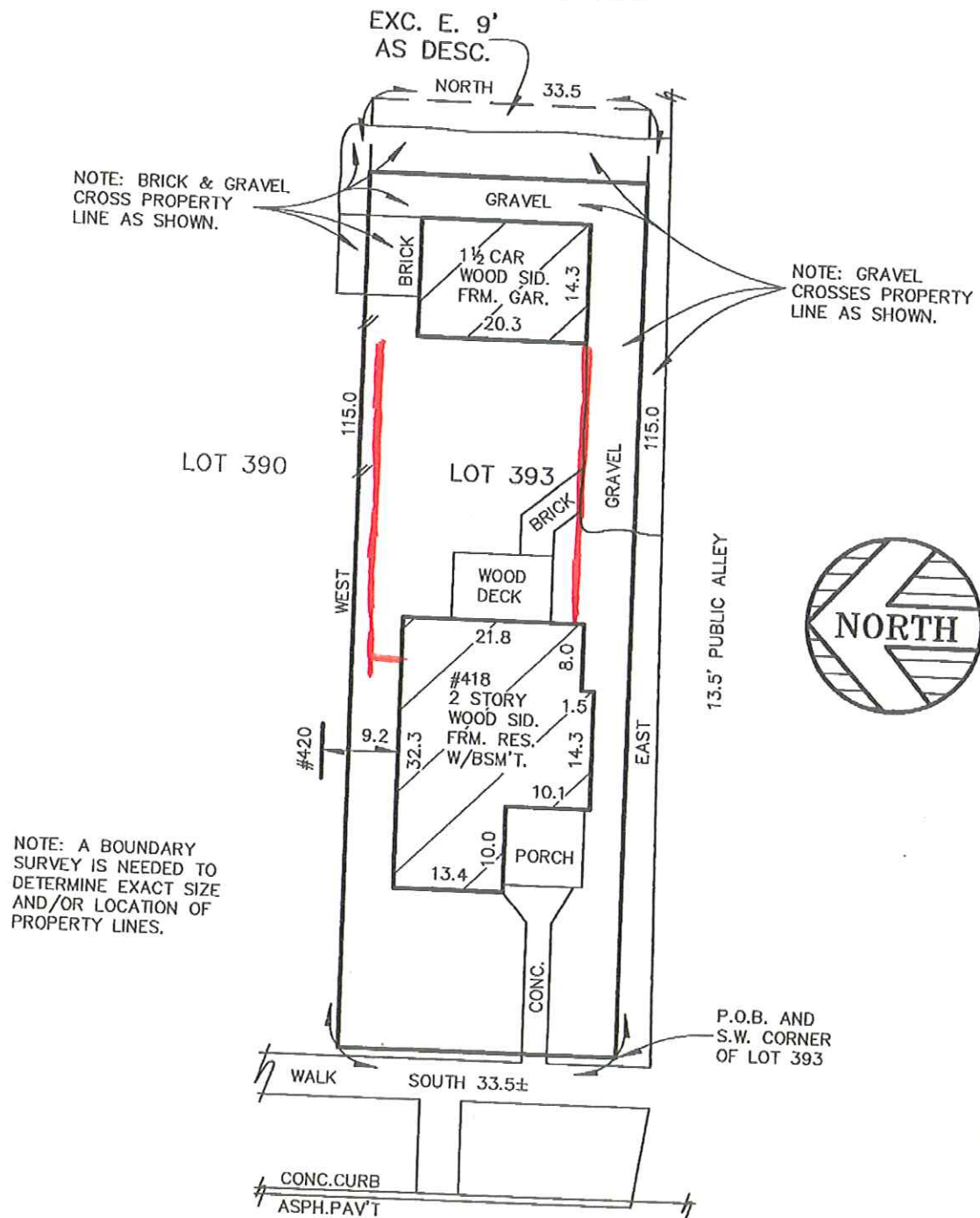
Certified to: ABSOLUTE TITLE, INC.

Applicant: DAVID CENTER AND ESTHER CENTER

Property Description:

Land in the City of Ypsilanti, Washtenaw County, Michigan, described as:
Beginning at the Southwest corner of Lot 393; NORRIS AND CROSS ADDITION;
thence East 115 feet; thence North 33.5 feet; thence West 115 feet; thence South to the
Point of Beginning, Excepting a right of way over the East 9 feet, all being part of Lot
393; NORRIS AND CROSS ADDITION, as recorded in Liber D of Deeds, Pages 864
and 865, Washtenaw County Records.

Note: The property description is as furnished by client.



NORTH HAMILTON ST. 66' WD.



Dedicated to Service & Quality™



6' H x 8' W Dog-Eared AC2 Treated Fence Panel

Product Specifications:

Dimensions: 6' H x 8' W

Model Number: 1731145

Menard SKU: 1731145

Shipping Dimensions: 96.0 x 72.0 x 1.25

Shipping Weight: 134.8 lbs

\$42.84 each

Online Availability

Ship to Home

Not eligible for Ship to Home

Pick Up at Store

Store Availability

106 In-Stock ** at **LIVONIA**

Product Description

Fence in your yard and make your property look great. This fence also provides privacy between your lot and your neighbors.

- 6' high x 8' wide
- Pressure treated
- Pre-assembled with 6" wide pickets
- Posts sold separately
- Nominal size
- Additional packaging and handling charges may be required

Brand Name:

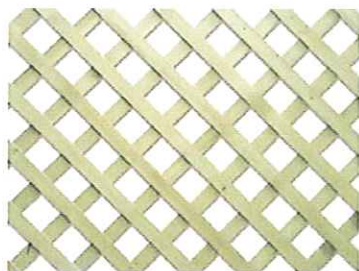
**** Please Note:** Prices, promotions, styles and availability may vary by store and online. While we do our best to provide accurate item availability information, we cannot guarantee in-stock status and availability as inventory is sold and received continuously throughout the day. Inventory last updated 6/8/2015 at 5:00am EST. Online orders and products purchased in-store qualify for rebate redemption. Rebates are provided in the form of a merchandise credit check which can only be used in a Menards store.

Menards

5106 Menard Drive

Eau Claire, WI, 54703, USA

customerservice@menardsoc.com



2' x 8' Heavy-Duty Treated Lattice Panel

Product Specifications:

Dimensions: 2' x 8'

Model Number: 1114332

Menard SKU: 1114332

Shipping Dimensions: 96.0 x 24.0 x 0.63

Shipping Weight: 15.8 lbs

Sale:

~~Everyday Low Price:~~

You Save:

\$7.99

~~\$8.97~~

\$0.98

Sale Price Good Through 06-14-2015

Online Availability

Ship to Home

Not eligible for Ship to Home

Pick Up at Store

Store Availability

26 In-Stock ** at **LIVONIA**

Product Description

Treated wood lattice is an easy, versatile way to lend beauty, privacy and dimension to an area without blocking airflow or confining space.

- 5/8" nominal thickness
- Used when extra support is needed
- 2-5/8" spacing
- Can be painted or stained if required
- Additional packaging and handling charges may be required

Brand Name:

**** Please Note:** Prices, promotions, styles and availability may vary by store and online. While we do our best to provide accurate item availability information, we cannot guarantee in-stock status and availability as inventory is sold and received continuously throughout the day. Inventory last updated 6/8/2015 at 5:00am EST. Online orders and products purchased in-store qualify for rebate redemption. Rebates are provided in the form of a merchandise credit check which can only be used in a Menards store.

Menards

5106 Menard Drive
Eau Claire, WI, 54703, USA
customerservice@menardsoc.com

418 N Hamilton St Ypsilanti
 Backyard Privacy Fence Materials
 6/6/2015

		qty:	(Menards) \$/unit	\$/line
POSTS	6x6 10' pressure treated post	7	\$ 43.99	\$ 307.93
	6x6 14'	2	\$53.19	\$ 106.38
	4x4 10' pressure treated post	3	\$ 13.57	\$ 40.71
FENCING	2x8 thick lattice	3	\$7.99	\$ 23.97
	6x8 PT dog ear panels	4	\$ 44.97	\$ 179.88
	PT picket	63	\$ 1.55	\$ 97.65
	1x8 8ft PT (toppers)	1	\$7.57	\$ 7.57
	1x6 8' PT (toppers; arbor)	2	\$5.57	\$ 11.14
	2x4 10' PT (rails)	14	\$ 5.17	\$ 72.38
	2x2 8' PT (holds lattice)	3	\$ 3.57	\$ 10.71
	2x3 8' PT (arbor slats)	5	\$ 3.39	\$ 16.95
HARDWARE	fastening bracket	24	\$0.67	\$ 16.08
	5lb of screws, gold w torx head	3	\$23.48	\$ 70.44
	t-hinges	1	\$13.99	\$ 13.99
	latch w thumb from front	1	\$12.99	\$ 12.99

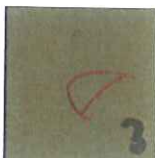
	6x6	4x4	
POST HOLE FILL REQUIREMENTS	9	3	
concrete (cu. Ft)	40.16	5.42	45.58
gravel	6.68	0.90	7.58

1.69 cu. Yds

		10% buffer	
POST FILL	bags concrete mix @ 60 lbs	101.28	\$316.35
	bags gravel @ 50 lbs	15.17	\$64.09

\$ 1,369.21

PROTECT AND ENHANCE THE NATURAL SOLID COLOR STAINS, AVAILABLE IN A

					
Mystic White	Navajo White	Ivory	Parchment	Pollen	Almond
					
Parlor Tan	Glenn Annie	Classic Creme	Carlsbad Canyon	Eggnogg	Desert Loam
					
Predawn	Heather	Chamois	Rawhide	Beige Gray	Driftwood Beige
					
Tanglewood	Taupe	Jefferson Tan	Eiffel Tower	Autumn Sand	Cedar*
					
Woodchuck	Smoky Suede	Granite	Fawn	Curry	Timberline
					
Russet*	Autumn Brown	Cocoa	Butternut	Chocolate	Ginger Brown







Ypsilanti Historic District

Work Permit Application

REC# 19305
CL# 674

8

Date filed 6/17/2015 for HDC meeting date 6/23/2015

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 6 S. Washington St.

Applicant ☒ Owner ☐ Architect ☐ Contractor

Name Birdscolors LLC- Marcela Rubio-Orozco/ Andrew Epstein

Address 4631 Midway Drive

City Ann Arbor State MI Zip 48103

Phone 734-231-4318

Fax _____

E-mail birdscolors@gmail.com

Owner _____

(If different than applicant)

Who will perform the work? ☒ Owner ☐ Contractor

Contractor _____

(Name, address,
phone) _____

Action Items only:

Construction Cost

800.00

Permit Application Fee

35.00

The fee is \$35 for the first \$3,000 in construction cost plus \$5 for every additional or portion of \$3,000 of construction cost. An additional fee of \$50 applies to HDC work started without the 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 6/17/2015 for HDC meeting date 6/23/2015

Property Address 6 S. Washington

Applicant Birdscolors LLC- Marcela Rubio-Orozco/ Andrew Epstein

Description of proposed work *(see sample applications)*

In order to perform structural improvements needed to make the building safe, four steel columns will be added to support an existing weight-bearing beam. We are unable to do this without removing portions of the concrete brick wall on the south side of the building. We are requesting that we be allowed to remove said bricks. There will be a temporary wall installed for the time being.

Materials

Colors *(Attach color chips or samples)*

Body _____

Accent 1 _____

Trim _____

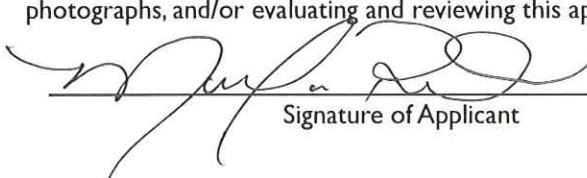
Accent 2 _____

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.



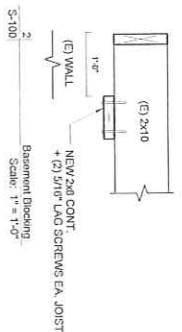
Signature of Applicant

6/17/2015

Date

GENERAL NOTES:

NOTE 1: VERIFY FOOTINGS AT NEW MASONRY INFILL



THIS DOCUMENT AND THE IDEAS AND DESIGNS INCORPORATED HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICE, ARE THE PROPERTY OF ROBERT DARVAS ASSOCIATES AND ARE NOT TO BE USED IN WHOLE OR IN PART FOR ANY REASON WITHOUT THE WRITTEN AUTHORIZATION OF ROBERT DARVAS ASSOCIATES. PC COPY RIGHT 2013, ROBERT DARVAS ASSOCIATES, PC.

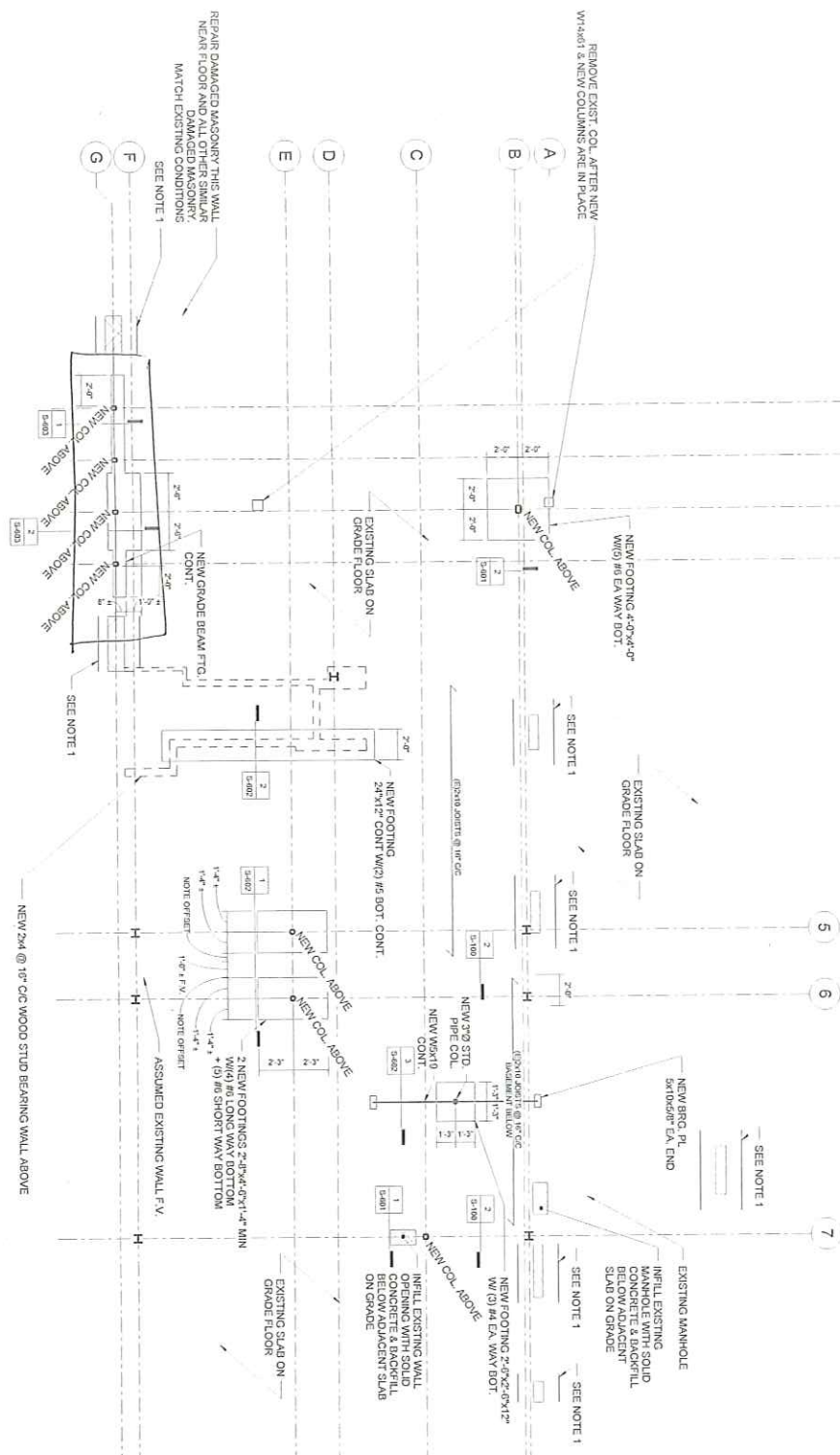


JOB NAME
El Tepetate Restaurant

ADDRESS
6 South Washington St.
Ypsilanti, MI 48197

ISSUE DATE AND NAME	14147
DATE NAME	Foundation / First Floor
DATE	1/19/2015
DESIGN BY	KMK
SCALE	As indicated
FIELD VERIFY ALL DIMENSIONS AND CONDITIONS WHICH PERTAIN TO THE EXISTING BUILDING	S-100

Foundation / First Floor
Scale: 1/4" = 1'-0"





Ypsilanti Historic District Work Permit Application

REC# 19309

CK# 1026

9

Date filed 6/17/2015 for HDC meeting date 6/23/2015

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 323 Oak Street, Ypsilanti, MI 48198

Applicant ☒ Owner ☐ Architect ☐ Contractor

Name Dave Strenski

Address 323 Oak

City Ypsilanti

State MI

Zip 48198

Phone 734-383-9077

Fax

E-mail Dave@Strenski.com

Owner

(If different than applicant)

Who will perform the work? ☐ Owner ☒ Contractor

Contractor
(Name, address,
phone)

Great Lake Gutter (John D. Laurie)
12379 Globe Street, Livonia, MI 48150
248-594-2500

Action Items only:

Construction Cost \$4624.00

Permit Application Fee \$40

The fee is \$35 for the first \$3,000 in construction cost plus \$5 for every additional or portion of \$3,000 of construction cost. An additional fee of \$50 applies to HDC work started without the 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
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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 6/17/2015 for HDC meeting date 6/23/2015

Property Address 323 Oak, Ypsilanti, MI 48198

Applicant Dave Strenski

Description of proposed work (see sample applications)

Replace all gutters with seamless
Aluminum, 1/2 round gutter.

Materials

Aluminum gutter and downspout

Colors (Attach color chips or samples)

Body olive green

Accent 1 cranberry

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.

Dave Strenski

Signature of Applicant

6/17/2015

Date

Office

248.594.2500

734.953.4067

12379 Globe Street
Livonia, MI 48150

Fax: 734.953.4069

GREAT LAKES GUTTER



State License #2102197720

www.MichiganGutters.com

PROPOSAL

PROPOSAL SUBMITTED TO: David Strenski		PHONE 734.383.9077	DATE June 15, 2015
STREET 323 Oak Street		JOB NAME	
CITY, STATE, AND ZIP CODE Ypsilanti, MI		JOB LOCATION	
☒ RESIDENTIAL ☐ COMMERCIAL	DATE OF PLANS	COLOR Olive Green	REP: John D. Laurie

DESCRIPTION

AMOUNT

Install 6" Seamless Gutter Half Round Gutter & 4" Round Downspouts on House:
(Excluding Back Porch) \$4,624.00

-Remove existing gutters and haul away

-Install Wood-or-PVC Blocks to project Gutter Away from Fascia (Match Existing)

-Form Seamless Gutters On-Site & Install

-Install Open-Curl (O.C) Fascia Cast Aluminum Brackets (CRANBERRY COLOR)

-Install 4" Round Downspouts (CLAY- To be painted olive green by homeowner)

-Install Standard Stamped Downspout Brackets (SUS)

-Install Funnel-Style Outlets

5 Year Labor Warranty & 25 Year Material Warranty

WE PROPOSE hereby to furnish material and labor – complete in accordance with above specifications, for the sum of:

Payment to be made as follows. Paid in Full On Completion _____ dollars (\$ 4,624.00)



*3% Charge for all credit cards

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

Authorized Signature _____ John D. Laurie

Note: This proposal may be withdrawn by us if not accepted within 30 days.

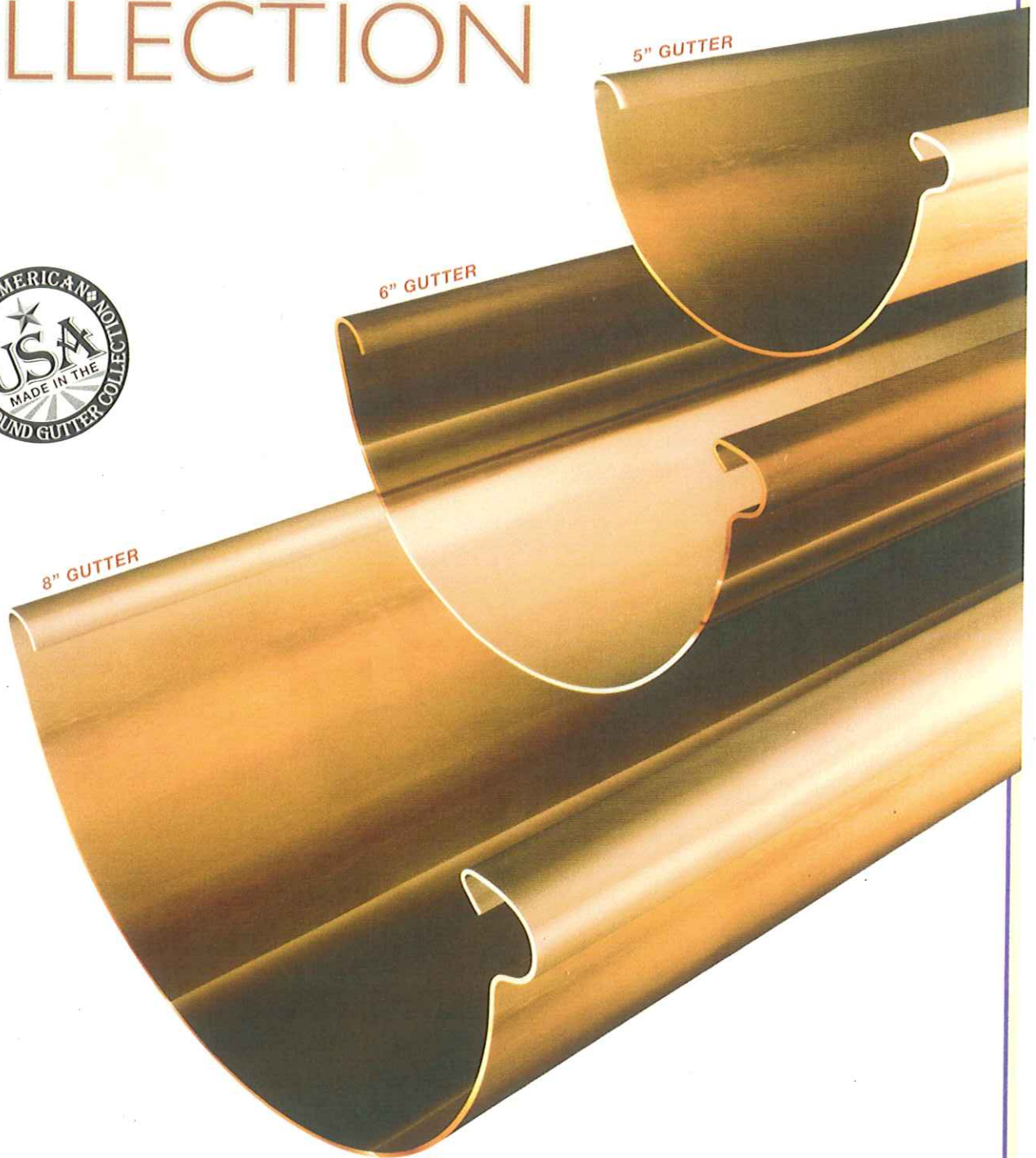
ACCEPTANCE OF PROPOSAL The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Signature _____

Date _____

Signature _____

THE AMERICAN HALF ROUND GUTTER COLLECTION



TRADITIONAL CAST FASCIA & DOWNSPOUT BRACKET SETS



LEFT PAGE

Brackets are shown as sets but may be purchased separately.

Cast accessory and downspout brackets are solid brass or aluminum. Solid brass is used with copper gutter and aluminum is used with aluminum or Galvalume gutter.

The aluminum brackets must be painted thereby offering unlimited color options for your gutter system.

RIGHT PAGE

G Gutter available in 5", 6" & 8".

CST Clip and screw with tie strap is fascia mounted. Tie strap is stainless steel and the bracket is available in 5", 6" & 8" aluminum and stainless steel.

R11/B Rod and bracket hanging system is mounted from the roof. Available in stainless steel or aluminum. Rods can be painted. Brackets available in 5", 6" & 8".

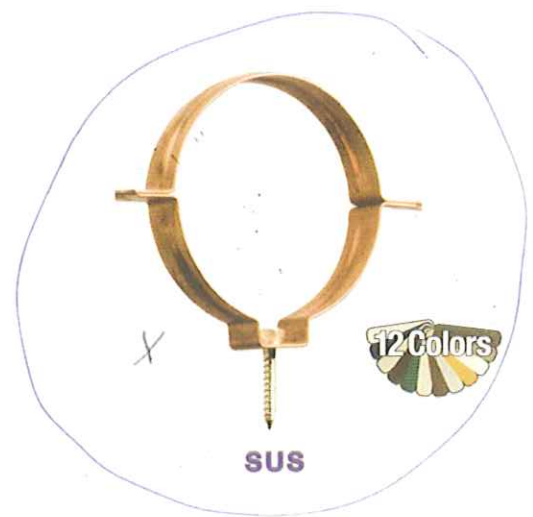
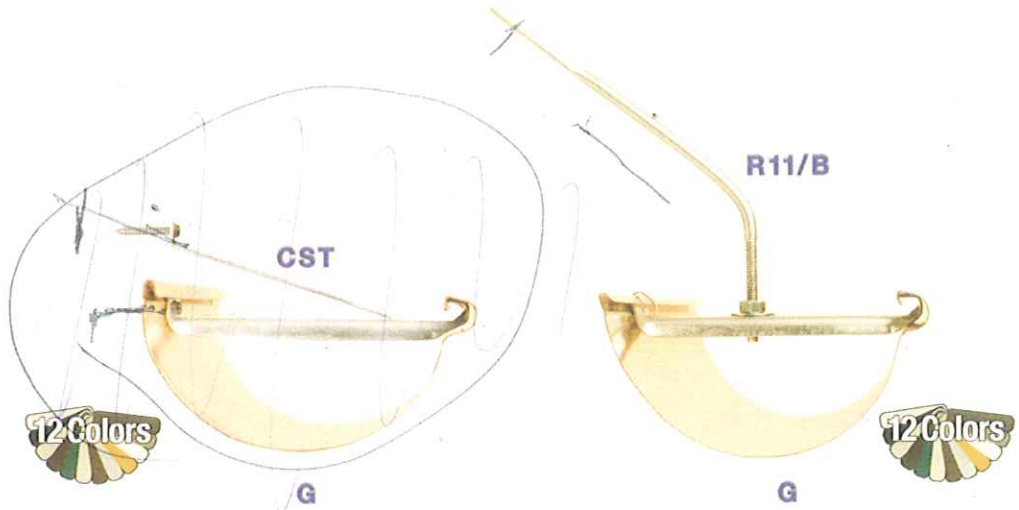
CB Classic bar gutter bracket is fascia mounted. Copper or aluminum. ★ 5", 6" & 8"

SB Scroll bar gutter bracket is fascia mounted. Copper or aluminum. ★ 5", 6" & 8"

STM Stamped gutter bracket is fascia mounted. Copper, 12 aluminum colors, aluminum★ and Galvalume. 6" & 8"

SU Cast downspout bracket in solid brass and aluminum. ★ 3" & 4"

SUS Stamped downspout bracket. Copper, 12 aluminum colors, aluminum★ and Galvalume. 3" & 4"



Aluminum items are primed and ready for paint



Icon indicates full color selection. See page 5.

SPCB Functional spherical collector box for use at the top of the downspout. Copper or aluminum.★

TRCB Functional traditional collector box for use at the top of the downspout. Copper only.

OUTF Funnel outlet mimics a small collector box and is a decorative alternative. Copper or aluminum.★ A selection of medallions is available to decorate the front of the funnel outlet. See website.

D Cast deflector helps to break up large amounts of water and also adds decorative interest to the gutter. Solid brass or aluminum.★

EC Full coverage 6" endcap in copper, 12 aluminum colors and Galvalume.

ECSP Reversible spherical end cap adds a special touch to the finished ends of a gutter system. Copper, white, brown and galvanized. 5", 6" & 8"

DM Cast decorative miter cover provides architectural interest at the corners. Solid brass or aluminum.★ 6" only

M Strip miters join the gutter sections at the corners. Available in inside and outside 90° and inside and outside 45°. Copper, 12 aluminum colors and Galvalume. 5", 6" & 8"

BFSH The cast fish downspout boot provides a whimsical touch to downspout drainage. Solid brass, detail painted aluminum or aluminum.★ 3" & 4"

BCL Connection to an underground drainage system is enhanced by using the cast classic downspout boot. Solid brass or aluminum.★ 3" & 4"

DSCO The downspout clean out prevents large pieces of debris from entering a drainage system. Trap door must be opened periodically and cleaned. Copper or aluminum.★ 3" & 4"



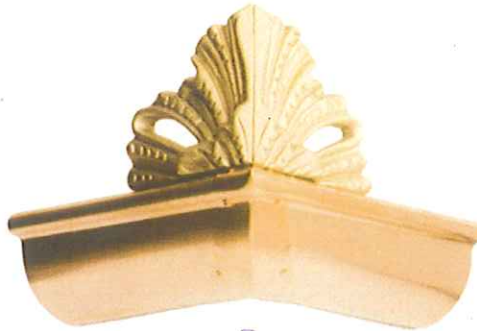
SPCB
3" & 4"



TRCB
3" & 4"



OUTF
3" & 4"



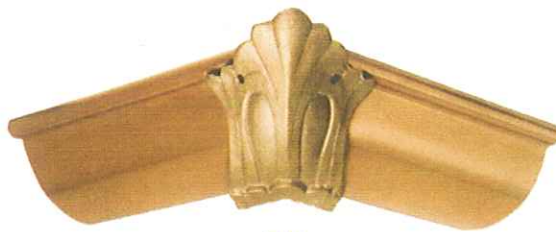
D



EC



ECSP



DM



M



BFSH



BCL



DSCO



*Aluminum items are primed
and ready for paint*



*Icon indicates full color selection.
See page 5.*

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002 Linen



102 Pearl Gray



105 Antique Ivory



108 Sun



111 Heather



112 Tuxedo Gray



130 Low Gloss White



138 Shell



140 Almond A/R



173 Olive Green



175 Pewter



177 Sandy Beige



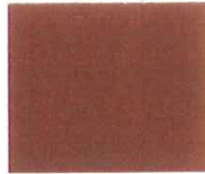
200 Black



202 Royal Brown



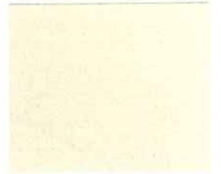
204 Grecian Green



209 Scotch Red



214 Woodland Green



219 Almond Cream



223 Imperial Brown



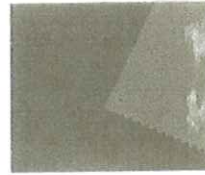
224 Buckskin



238 Clay



250 Musket Brown



253 Light Bronze



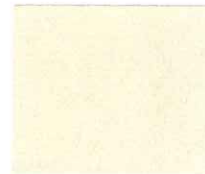
255 Cypress



301 Dark Gray



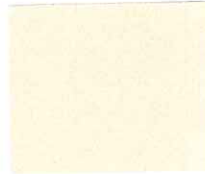
325 Sandstone Beige



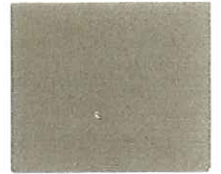
327 Desert Tan



339 Dark Bronze



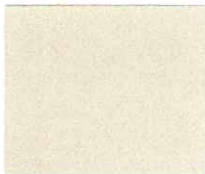
355 Light Maple



360 Terratone



700 Galvalume 26 gauge



712 Wicker



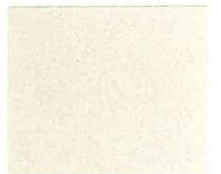
713 Wicker



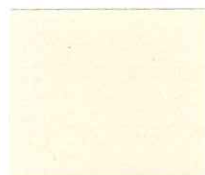
780 Coppertone



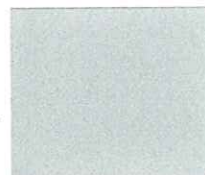
791 Norwood



793 Sand



794 Almond



810 Shale



817 Cream



819 Herringbone



820 Cranberry



821 Ivy Green



822 Dark Blue



823 Dark Green



824 Dark Brown



825 Dark Bronze



826 Light Green

While Supplies Last
145 Cobble

Not Shown
180 White

Please call for availability of colors and fixtures. These color samples are as close as possible to actual colors offered, within the limits of color chip reproduction.

	11.75" Coil	15" Coil	6" 1/2 Round	2 x 3 Downspout	3 x 4 Downspout	4 x 5 Downspout	3" & 4" Round Downspout	Smooth Trim Coil	PVC Trim Coil	Soffit Facia
002 Linen	•		•	•						
102 Pearl Gray	••	•	•	•	•	•	•	•		•
105 Antique Ivory	••	•	•	•	•	•				
108 Sun	•		•	•						
111 Heather	•		•	•	•			•		•
112 Tuxedo Gray	•	•	•	•	•			•		•
130 Low Gloss White	••	•	•	•	••	•	•	•	•	•
138 Shell	•		•	•	•					
140 Almond A/R	••	•	•	•	•		•			
145 Cobble	•		•	•						
173 Olive Green	•		•	•						
175 Pewter	•		•	•						
177 Sandy Beige	•		•	•						
180 High Gloss White	•	•	•	•	•					
200 Black	••	•	•	•	•	•	•	•		•
202 Royal Brown	••	•	•	•	••	•	•	•	•	•
204 Grecian Green	••	•	•	•	•		•	•		•
209 Scotch Red	•	•	•	•	•					
214 Woodland Green	•		•	•				•		•
219 Almond Cream	••	•	•	•	•	•				
223 Imperial Brown	•		•	•				•		•
224 Buckskin	•	•	•	•	•					
238 Clay	••	•	•	•	••	•	•	•		•
250 Musket Brown	••	•	•	•	•	•	•	•		•
253 Light Bronze	••	•	•	•	•	•	•			
255 Cypress				•						
301 Dark Gray	•		•	•	•					
325 Sandstone Beige	•		•	•						•
327 Desert Tan	•		•	•				•		•
339 Dark Bronze	•	•	•	•	•	•	•	•		•
355 Light Maple	•		•	•				•		•
360 Terratone	•		•	•				•		•
700 Galvalume 26 gauge	•		•				•			
712 Wicker	••	•	•	•	•					
713 Wicker	••	•	•	•	•	•	•	•	•	•
780 Coppertone	•	•	•	•	•		•			
791 Norwood	••	•	•	•	•			•		•
793 Sand	•		•	•	•			•		•
794 Almond	•		•	•						
810 Shale	•		•	•						
817 Cream	•		•	•				•		•
819 Herringbone	••	•	•	•	•			•		•
820 Cranberry	•		•	•				•		•
821 Ivy Green	•		•	•				•		•
822 Pacific Blue	•		•	•				•		•
827 Champagne	•		•	•						
841 Buckskin	•		•	•				•		•
900 Copper	•	•	•	•	•		•			
901 Ivory	•		•	•				•		•

*Some 4 x 5 and Round colors may vary slightly.

.027 x 11.75" is the standard size. •• colors are also available in .032 x 11.75".

•• colors for the 3x4 Downspout are also available in .024.

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CITY OF YPSILANTI
HISTORIC DISTRICT COMMISSION
MINUTES OF June 9, 2015

CALL TO ORDER AND ROLL CALL

Anne Stevenson Chair 7:00 PM

Meeting Location: Lower level conference room, City Hall

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

Commissioners Absent: Ron Rupert

Staff Present: Abigail Jaske, HDC Assistant

APPROVAL OF AGENDA

Add 418 N Hamilton and 305 Oak and 605 N River as study items.

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

Approval: Unanimous. Motion carries.

PUBLIC COMMENT ON AGENDA ITEMS - none

PUBLIC HEARING- none

OLD BUSINESS

105 W Michigan Ave.

The applicant is looking to remove black and white tiling from the front entry of their store front and replace with a similar material. The replacement material would be tile or colored concrete. Application was tabled pending more information on the replacement material, but approved removal of the existing tile to help determine the future action.

Applicant: Jeff Kuhns, (not present).

Discussion:

Motion: Prebys (second: Condon) moves to table application pending further information about the underlayment.

Approval: Unanimous. Motion carries.

NEW BUSINESS

6 S Washington

Applicant is proposing removal of an awning that is no longer able to be repaired due to severe wood rot. The applicant would like to remove and rebuild canopy after a design has been completed.

Applicant: Andrew Epstein – owner (present).

Discussion:

Stevenson: States that the commission has discussed this project with the applicant before and the new application contains an engineer analysis of the canopy awning.

Condon: States that the exterior metal enamel on the outside of the awning is salvageable and the Commission would like to see that reused.

Epstein: Confirms that he would like to use it.

Motion: Prebys (second: Condon) moves to approve the application to include the removal of the awning and replacement with the proviso that the exterior trim that is metal or enamored metal, will be reused in the replacement awning.

Secretary of the Interior Standard:

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

Approval: Unanimous. Motion carries.

**Applicant had some further issues regarding the structural engineer report and would like to discuss it with the Commission.*

Epstein: States that there are structural issues with the current windows.

Stevenson: Inquires if there are currently steel windows installed.

Epstein: Confirms. States that the windows are bowed due to too much weight being put on them. States that part of their proposed project would be creating an entrance and would like to get the Commission's thoughts on the door to the new entry.

Prebys: Inquires as to what kind of door.

Epstein: States that they would like to install something more inviting and are open to suggestions. Furthermore, some of his plans include recommendations from the structural engineer that would involve installing four additional steel support beams in the building; they also plan on creating a storefront on the part of the building next to the old Elbow Room. States that he is looking for general feedback from the Commission on his plans.

Condon: States that regarding replacing the door, visually he thinks a framing commercial door might be better than a wood door.

**Commission provides additional feedback.*

22 S Washington

The applicant is proposing a new awning on the building to replace the existing damaged one. The awning also functions as signage for the business.

Applicant: Isin Shikwana –owner (present).

Discussion:

Stevenson: States that the existing awning is damaged and the applicant would like to replace it with a vinyl one that is the same as the existing.

Prebys: Inquires as to if the awning is lit from behind.

Shikwana: States that they would be replacing the lights and lighting the awning from behind.

Prebys: Inquires if the white part of the sign would be lit and the rest would be opaque.

Shikwana: Confirms.

Schmiedeke: Inquires as if the heat from the light has caused some of the damage.

Shikwana: States that the light is 3 ft. away.

Motion: Prebys (second: Condon) moves to approve the application to include awning removal and replacement of the vinyl with the understanding that the vinyl will be opaque except for the white areas.

Secretary of the Interior Standard:
#10- New work shall be removable.

Approval: Unanimous. Motion carries.

301 S Washington

The applicant is proposing some exterior alterations to the home including: fence installation, window repair or removal, replacing doors, installing Radon remediation, installing brick pavers for the cars, repainting, and landscaping.

Applicant: David Fischhaber – owner (present).

Discussion:

Stevenson: Asks the applicant if he can walk the Commission through the project.

Fischhaber: States that for the exterior they would like to remove a few trees on the east side of the house; four trees total need to be removed, two are interfering with the basement and two with the fence. There's another on the northeast corner that needs to be removed. There is also a very large tree in the back that is diseased and needs to be removed. In place he would like to plant a maple tree on the Washington St side of the property. In the corner inside the picket fence he would like to plant a red maple.
States that on the NE corner there used to be a porch; there are columns present. States the foundation is still present; it was just filled in with studs and siding. On the front of the house, to the left of the front door, there was a porch present and they would like to reinstall it. States there is siding present and would like to restore it to what it was originally. States that is most of their restoration plan.

States that they plan to adjust the roofline. His question is how close he can get to the property line. States that he plans to install an addition to the house.

Condon: Inquires if that is the only drawing for his plans (as seen in the packet).

Fischhaber: States that he has some hand drawings as he has been working with an architect. **Shares with Commission.*

Condon: States that the Commission will need to see an additional elevation drawing concerning the addition, because it will affect all four elevations.

Stevenson: States that the applicant will need to bring cut sheets for doors and windows for the ones the applicant would like to install as well.

Schmiedeke: States the Commission will need to see more images of the current windows and doors.

Lindsay: Inquires as to if the trim and window boxes will be on the elevation.

Fischhaber: Confirms

Schmiedeke: Inquires as to what the applicant means with the statement "examine the bones and restore them to like new".

Fischhaber: States that their first part of the plan is to remove plaster and examine the studs.

Schmiedeke: Inquires if that is all interior work.

Fischhaber: States that it is, but it will affect the exterior.

Motion: Condon(second: Prebys) moves to table application pending additional information on the elevation of all four sides of the building showing the impact of the addition; additionally, elevations showing all doors and windows or at least a materials list of all doors and windows which are intended to be used on the house(brand, height, style).

Approval: Unanimous. Motion carries.

502 N Adams

Applicant is looking to repaint exterior of the home; colors will be white for the body, dark grey for the trim, and black for the accent color.

Applicant: Courtney Miller – owner (present).

Discussion:

Miller: States that the body color will be white or the gray and the accents will be black. The porch ceiling would be blue as it was at one point and plans on returning it to that color, but it is not visible from the street.

Motion: Condon (second: Prebys) moves to approve the application to include the decoration and repainting of the house; the body of the house will either be white with High Speed Steel on the trim or the body will be High Speed Steel with white trim and the ceiling will be repainted with black accents.

Secretary of the Interior Standard:

#7- Clean building gently—no sandblasting.

Approval: Unanimous. Motion carries.

47 N Huron

Applicant is proposing to install two LED spot lights and a small photo cell on the exterior of the building to illuminate the Corner Health sign. The light will be focused onto the sign. Applicant would also like to replace the existing light above the main entry.

Applicant: Joe Sloans & Nicole Adleman, representative Corner Health Center – (present).

Discussion:

Sloans: States they previously were a study item and have spoken with the Commission about this project. States that there will be boxes mounted on metal facades and have extensions running up to fasten to the spot lights so the lights are angled down and will be pointed on the sign; the lights will be black. The lights will be on a photo timer circuit. The entryways have an existing fixture that will be replaced with an LED fixture, 42 watt LED light. On the north entrance, there is only an emergency light so a circus mount fixture will be added that will be bronze, 36 watt LED light.

Motion: Condon (second: Lindsay) moves to approve the application to include the installation of light fixtures as described in the application.

Secretary of the Interior Standard:

#10- New work shall be removable.

Approval: Unanimous. Motion carries.

STUDY ITEMS

64 N Huron

Applicant is looking for feedback of façade alterations involving the removal and replacement of storefront windows, restoration of wood framing, and installation of insulated metal panels and glass block below storefront windows. The project will include masonry cleaning, tuck pointing, and replacement of joint sealants on the west elevation of the building.

Applicant: John Stadnicar - engineer (present).

Discussion:

Stadnicar: States that for the store front windows, would like to install double pane glass, and aluminum frame with copper. The wood on the underside of the window framing is rotted and applicant would like to install insulated panels. States that the top part of the store front is leaded glass and is open to

suggestions on to what install; states that a single pane would work, but looking for a way to protect it.

- Prebys: Inquires as to if the leaded glass was left on the outside and the applicant installed a storm window on the inside.
- Stadnicar: States the windows would continue to deteriorate. The lead is sagging and the glass is warped.
- Stadnicar: States that there are two windows that go into the basement at the bottom of the front of the building and they would like to install glass block.
- Prebys: Advises that glass block is inappropriate for the time period of the building.
- Condon: States that aluminum framed tempered glass would be a solution.
- Stadnicar: States that he is not sure who to consult about installing leaded glass.
- Schmiedeke: Suggests a company in Brighton that does glass restoration.
- Prebys: Asks about the front door of the building.
- Stadnicar: States there are no plans to change the door.

418 N Hamilton

Applicant: David Center (owner) present

Discussion:

- Center: States that he is looking to install a fence in his backyard. States that his house is located on the corner of Florence and Hamilton so the fence would run along Florence and would be located in between his garage and house.
- Condon: States he does not believe there would be any problems with the plans.
- Center: States that he is looking to do semitransparent stain that matches the house.
- Condon: States the Commission allows opaque stains or paint, but not semitransparent.
- Pettit: Advises that the HDC does not want exposed wood.
- Stevenson: Inquires as to what color he was looking to use.
- Center: States that it would be similar to the house.

331 Oak St

Applicant: Michael Condon – Contractor Present

Discussion:

- Condon: States they are repairing double bay windows and cheek walls on the front steps. States it is a 2-3 step all brick house with cheek walls and there are two pilasters at the end of the cheek walls with poured concrete. The concrete on the treads is shot. States that he told the owners that they might want to go with buff sandstone and that would increase the durability and resistance instead of putting a concrete for the treads. How does the Commission feel about installing sandstone?
- Prebys: States that the whole façade has been updated at one time or another.
- Condon: States that they want to install the sandstone and it would be similar to the historical museum.

605 N River

Applicant: Michael Condon – Contractor (present)

Discussion:

- Condon: States that the house used to be an Italianate, but the new owners want to put a deck on the back of the house. The owners would also like to re-grade the backyard. Currently the grade on the north side of the house runs down the hill and directly into the foundation. They would remove soil and move it to the south. The deck will be on the rear of the building. Asks the Commission about the accepted materials for decks.
- Prebys: States that treated lumber is not approved for decks and cedar is ok or some synthetic materials.

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. No response as of 3/24/15; HDC advised staff to send another letter. Staff sent letter on 3/31/15. No response as of 4/14/15. Staff received a call from the owner on 4/28/15 and he said that he is planning on repairing the home and that it is historic and any exterior alterations will be brought before the HDC. He is looking to get new windows and doors and wants to put together a proposal and come before the HDC at an upcoming meeting. Staff was advised to send a letter on 6/9/15 to determine progress on repairs.

525 N Huron: 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. The HDC noticed interior work occurring on the premises. Staff informed the HDC that the owner called on 3/24/15 and informed the HDC that he

bought door replacements and two of the existing vinyl windows that needed to be replaced were. Commission advised staff to send additional letter on 5/26/15.

214 W Forest: Second notice sent 12/11/14. No update. Staff was advised to send a letter regarding a window that had been sided over in 2014 at the 6/9/15 meeting.

314 E Cross: Commission advised staff to send a letter on 5/26/15 regarding the missing trim, gutters, and crown molding.

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. Commission advised staff to send additional letter on 5/26/15.

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 took photos on 3/25/15. Staff is sending second notice per the Commission's request on 4/28/15 and will be consulting with the Planning and Building Department regarding permits. 5/12/15 - Staff contacted the Building Department and was informed that there was a permit issued for "removal of decking and roof (demo work only)", and have not applied for any additional permits. It is not clear why the work did not require HDC approval and staff will do further investigation. Staff sent second notice 5/6/15.

202 N River: The HDC requests that a letter be sent to the owner advising that any exterior work requires an HDC work permit application as there was a new stair entrance leading to the back of the property without approval as of 3/24/15. Staff will send a letter and take photos. Staff sent a letter on 3/31/15. Took photos on 4/14/15 and shared with the Commission. HDC advised staff to send a letter on 6/9/15.

29 S Huron: The HDC approved a fence removal and reinstallation, but the fence has not been installed. Staff will send a letter as advised by the HDC on 3/24/15. Staff noticed a fence was installed as of 5/12/15 and took photos and shared with the Commission. As of 5/26/15 part of the original fence was reinstalled; it was repainted black however, the gate is still missing. Commission advised staff to send a letter on 5/26/15 asking about when it will be reinstalled.

219 N Huron: Unapproved set of wood stairs and railings on the front of the home. Staff took photos on 4/14/15 and shared with the HDC. Staff will send a letter as advised by the HDC on 4/14/15. Staff received a response from the owner on 4/28/15 and he claims that the steps installed were an emergency fix to a set of concrete steps that had been there that contained a hole. He stated he was going to stop work until he obtains his HDC permit and is going to put together an application for submittal. No application received as of 5/12/15. Staff was advised to send a letter on 6/9/15 regarding the unapproved steps.

409 Maple: Work was approved on 7/24/14 and HDC is concerned it has not been completed as of 4/28/15. Staff will take photos and look over approval letter to see what still needs to be completed and will notify the HDC and send out a letter accordingly. Staff took photos on 5/12/15 and the work was not completed that was approved previously. Staff will send out a letter with approval letter and porch fact sheet. Staff was advised on 6/9/15 to send another letter regarding the porch; a Commissioner noticed that a lattice was installed. Staff will take photos.

333 E Cross: Staff was notified on 4/23/15 that there were some "additions" at the rear of the house. This included: a possible new deck, storage shed, a tree house, and some type of installation that looks like a furnace. Staff notified the building department and they sent a letter. Staff will take photos and write a letter requesting information on the additions and notify the owner that any exterior modifications need HDC approval and a work permit. Owner came into the meeting on 5/12/15 and got approval for a raised deck and a chicken coop.

AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS –none

HOUSEKEEPING BUSINESS

Approval of the minutes of May 26, 2015

Motion: Prebys (second: Pettit) moves to approve the minutes as amended.

Approval: Unanimous. Motion carries.

ADJOURNMENT

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

Approval: Unanimous. Motion carries.

MEETING ADJOURNED AT 8:13 pm