

1. Agenda

Documents: [HISTORIC DISTRICT COMMISSION MEETING AGENDA APRIL 28, 2015 \(PDF\).PDF](#)

2. Agenda Packet

Documents: [HISTORIC DISTRICT COMMISSION MEETING AGENDA PACKET APRIL 28, 2015 \(PDF\).PDF](#)

CITY OF YPSILANTI
Historic District Commission
Regular Meeting Agenda

Tuesday, April 28, 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. 9 S Adams

Door installation

2. 10 N Washington

Window sign installation

3. 36 N Washington

Window sign installation

4. 36 E Cross St

Ramp adjustments/fence installation/door installation/paint

5. 210 N Washington

Roof installation

6. 40-44 E Cross

Façade alterations/window installation

C. STUDY ITEMS

1. 303 N Huron St

Brick project

2. 10 N Washington

Window installation/paint/façade alteration

D. ADMINISTRATIVE APPROVALS – None

E. OTHER BUSINESS

1. Property Monitoring

2. Accessibility Fact Sheet

VI. AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS

VII. HOUSEKEEPING BUSINESS

Approval of the minutes of April 14, 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

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- B. NEW BUSINESS

- 1. 9 S Adams**
- 2. 10 N Washington**
- 3. 36 N Washington**
- 4. 36 E Cross St**

- 5. 210 N Washington**
- 6. 40-44 E Cross**

C. STUDY ITEMS

- 1. 303 N Huron St**
- 2. 10 N Washington**

Door installation
Window sign installation
Window sign installation
Ramp adjustments/fence installation/door
installation/paint
Roof installation
Façade alterations/window installation

Brick project
Window installation/paint/façade alteration

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- 2. Accessibility Fact Sheet**

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Ypsilanti Historic District

Work Permit Application

Rec 19030

4

Date filed April 8, 2015 for HDC meeting date April 14, 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 9 South Adams Street, Ypsilanti MI 48197-5401

Applicant ☐ Owner ☒ Architect ☐ Contractor

Name Robert E. Edmonds, AIA ** Laura Gillis, representative

Address 7158 Waterman Avenue

City St. Louis State MO Zip 63130

Phone 248-719-5319, Laura Gillis

Fax _____

E-mail laura@growinghope.net

Owner Barnes & Barnes, LLC

(If different than applicant)

Who will perform the work? ☐ Owner ☒ Contractor

Contractor Wilkerson Masonry; Terry Heiss Carpentry

(Name, address,
phone)

734-433-0711; 734-485-567

Action Items only:

Construction Cost \$9270.97

Permit Application Fee \$45.00

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 April 8, 2015 for HDC meeting date April 14, 2015

Property Address 9 South Adams Street, Ypsilanti MI 48197-5401

Applicant Robert E. Edmonds

Description of proposed work *(see sample applications)*

The warehouse at 9 South Adams Street is planned for the future indoor Ypsilanti Farmers MarketPlace. Two entries will be added to the warehouse section of the building (see attached drawings, A-3, A-4, A-5). East entry: the main entrance to the indoor farmers market building, facing Washington Street will be double doors, outswing, with transom above. West entry: a single door, outswing, with transom above, facing Adams Street. To place the doors and transoms an opening will be made at each location by cutting through the exterior brick wall with temporary support provided by a header and frame. Masonry is removed slowly, brick salvaged for use, and the doors, transoms, windows and sidelite installed.

Doors and transoms supplied by Washtenaw Door and Trim.

Materials

Frame: steel

Doors: steel

Colors *(Attach color chips or samples)*

Body GH market green 369U

Accent 1 _____

Trim _____

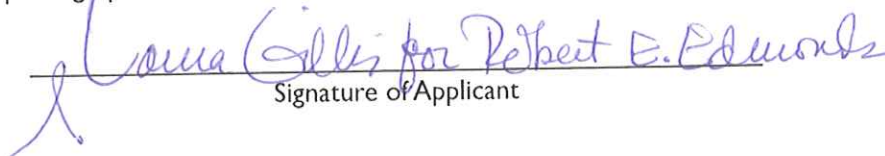
Accent 2 _____

Roof _____

Other _____

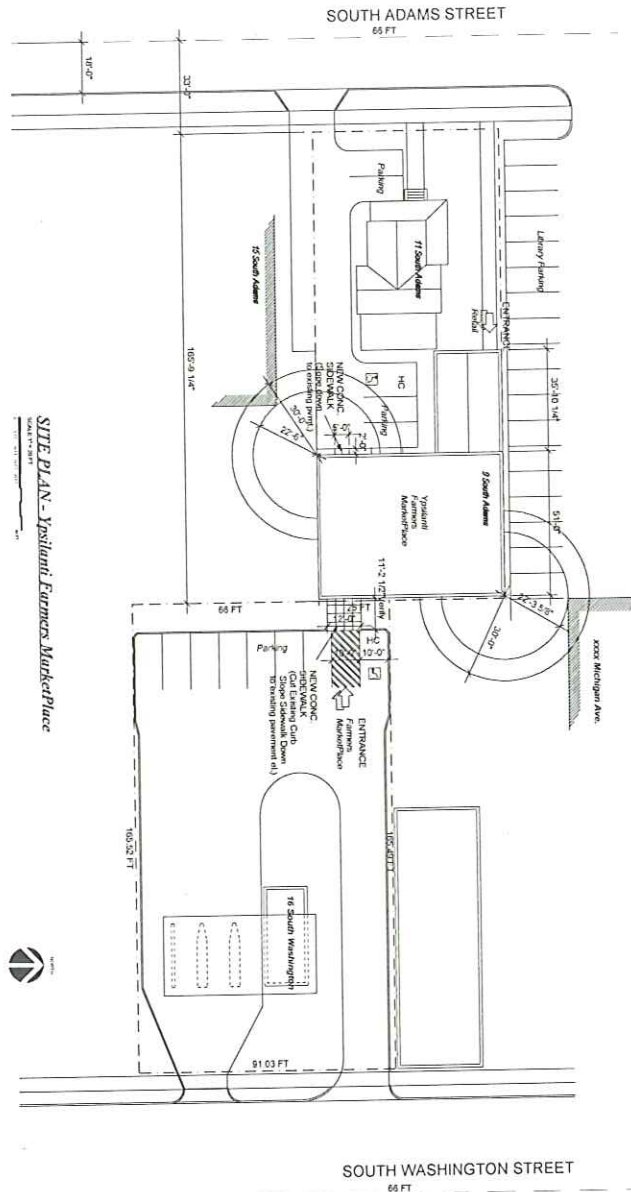
- ☒ This property has, or will have before the proposed work is completed, a fire alarm system or smoke alarm complying with the Stille-DeRossett-Hale single-state construction code, PA 230 of 1972, as amended. (Compliance with this act must be certified to complete this application.)

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

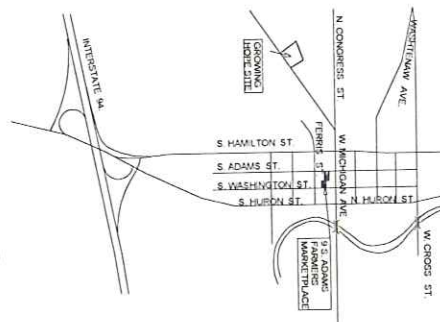
April 8, 2015

Date



SOUTH WASHINGTON STREET
66 FT

SITE LOCATION MAP



BUILDING INFORMATION

APPLICABLE CODES

2012 MICHIGAN BUILDING CODE
2012 MICHIGAN MECHANICAL CODE
2010 ICC AND ALL OTHER AMERICANS WITH DISABILITIES ACT

BUILDING USE GROUP

MERCANTILE 'M'

CONSTRUCTION TYPE

III - FULLY SPRINKLERED

BUILDING HEIGHT

1 STORY WITH MEZZANINE

GROSS AREA

161 FLOOR

MEZZANINE

TOTALS

EXIT CAPACITY:

East Entry Door 2 x 30' 0" = 60
West Entry Door 1 x 30' 0" = 30
West Office Door 1 x 30' 0" = 30

A-0
SITE PLAN

Farmers MarketPlace
Growing Hope 9 South Adams, Ypsilanti MI 4819xx

Robert E. Edmonds ARCHITECT
314-324-9333

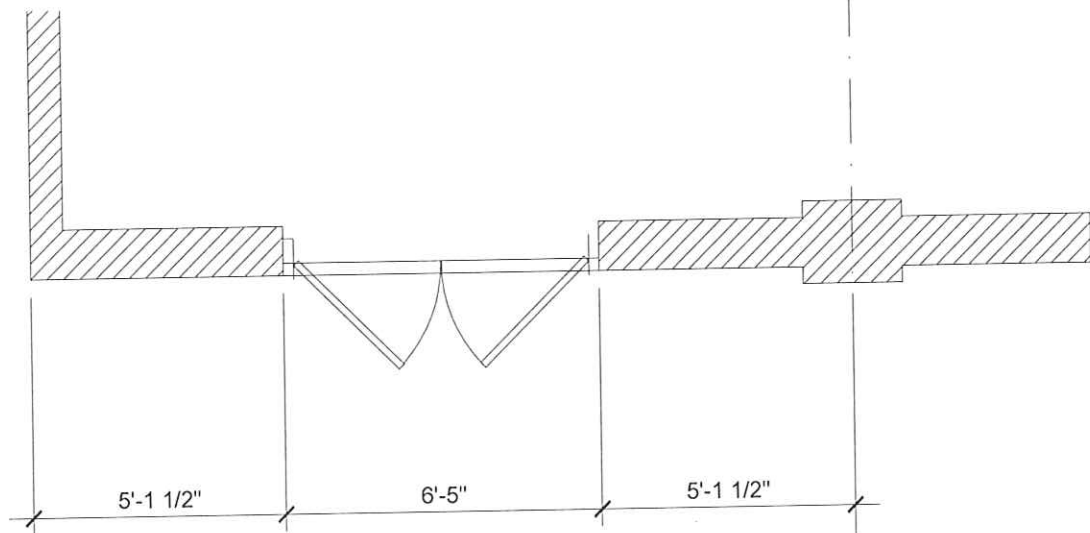


1
A-3

EAST ENTRY ELEV.

Scale 3/8"=1'-0"

EAST-ENTRY-DETAIL-ELEV



3
A-3

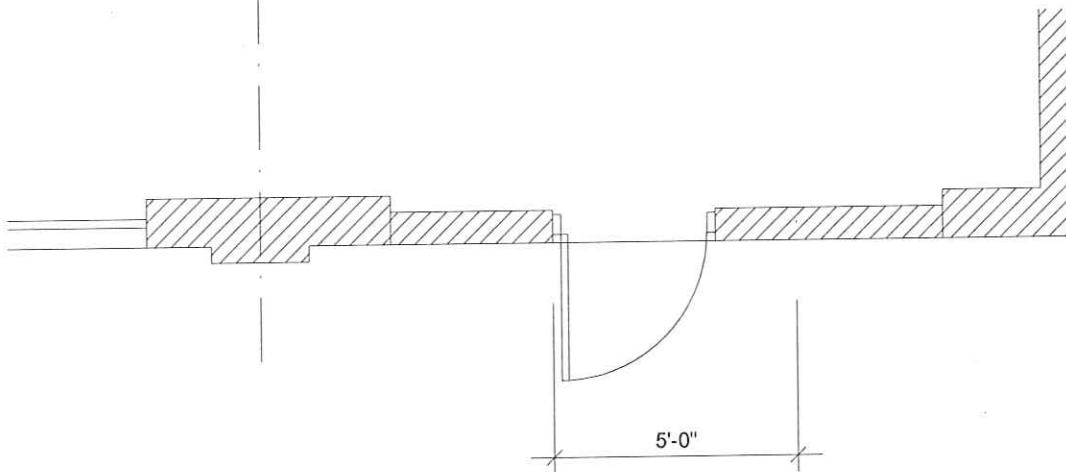
EAST ENTRY PLAN

Scale 3/8"=1'-0"

EAST-ENTRY-DETAIL-PLAN



2 WEST ENTRY ELEV.
A-3 Scale 3/8"=1'-0" WEST-ENTRY-DETAIL-ELEV



4 WEST ENTRY PLAN
A-3 Scale 3/8"=1'-0" WEST-ENTRY-DETAIL-PLAN

Door Details



[Email](#)



[Post It](#)

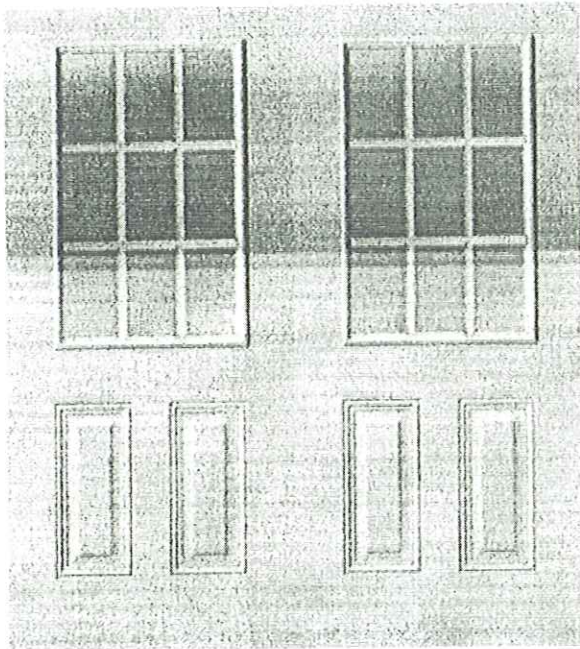


[Share](#)



[Print](#)

[Save My Door](#)



Our Profiles™ steel doors have a wood edge and high definition style options. With our wonderful decorative glass options you will have a beautiful and durable entry door that won't crack, warp or yellow.

Divided Lite Options:

- SDLGBG Simulated Divided Lites with Grilles Between Glass
- SDL Simulated Divided Lites
- GBGC Grilles Between Glass with Contour Bars
- GBGF Grilles Between Glass with Flat Bars
- RG Removable Wood Grilles
- FXG Fixed Grilles

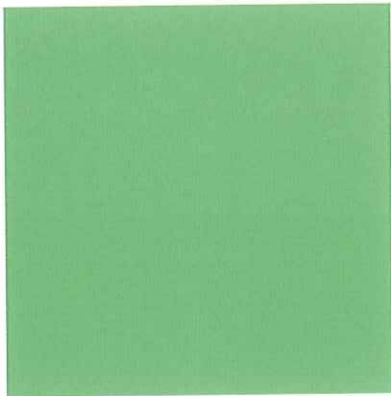
[More Divided Lite Details](#)

Steel Entry Door Systems: Profiles

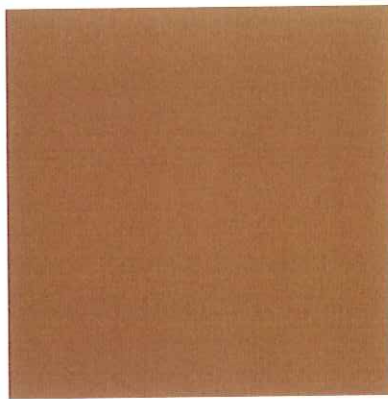
About this entry door system

This entry door system is available with different features. The table below breaks down the various product options by size and available features. You should work with an authorized Therma-Tru dealer and/or your builder to determine the best option for your home based on environment and region of the country.

Market Colors



369U
c59 m0 y100 k7



732U
c0 m55 y100 k64



247U
c36 m100 y0 k0



144U
c0 m48 y100 u



306U
c75 m0 y7 k0



383U
c29 m0 y100 k19



382U
c20 m0 y100 k0

April 8, 2015

City of Ypsilanti Historic District Commission
City Hall
One South Huron Street
Ypsilanti, MI 48197

To the Historic District Commission:

Growing Hope is the tenant in the buildings at 9 South Adams Street and 16 South Washington Street in Ypsilanti. With my full authorization, the tenant will make improvements to the buildings with the intent to open a permanent indoor-outdoor farmers market, the Ypsilanti Farmers MarketPlace.

I hereby authorize the proposed improvements to the buildings currently under consideration for approval by the Historic District Commission:

- the addition of two fire egress doors:
 - a double, outswing door on the east side of the building (facing South Washington Street) that will be the public entrance to the indoor farmers market
 - a single, outswing door on the west side of the building (facing South Adams Street) that will be used for fire egress
- the addition of a sign above the canopy facing South Washington Street

Thank you for your consideration.

Sincerely,



Robert Barnes
Barnes & Barnes, LLC
520 W Cross Street
Ypsilanti, MI 48197

Rec 19176

(2)



Ypsilanti Historic District

Work Permit Application

Date filed April 22/15 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 10. N. Washington St. Suite 109

Applicant ☒ Owner ☐ Architect ☐ Contractor

Name Sedrick Hesterly

Address 1493 E. Chateau Vert Unit C

City Ypsilanti State MI Zip 48197

Phone 734-276-5808 Fax _____

E-mail ymhesterly@gmail.com

Owner _____
(If different than applicant)

Who will perform the work? ☐ Owner ☒ Contractor

Contractor United SONZ 105 W Michigan Ave Ypsilanti
(Name, address, phone) 734-485-8889

Action Items only:

Construction Cost \$35

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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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 10. W. Washington St. Ypsilanti MI 48197

Applicant Sedrick Hestery Bodies By Yogi LLC

Description of proposed work (see sample applications)

- Business phone number / email address
- web site
- Logo



Bodies By Yogi fitness
with a muscular torso

Materials

Vinyl stickers

Colors (Attach color chips or samples)

Body Clear / transparent

Accent 1 Silver

Trim Neon Green

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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Sedrick Hestery

Signature of Applicant

4-22-15

Date



10 N. Washington



10 N. Washington



Work Permit Application

Work Permit Application

Date filed 4-22-15 for HDC meeting date 4-28-15

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 36 N Washington St

Applicant ☒ Owner ☐ Architect ☐ Contractor

Name Jeonta Jo

Address 1493 E Chateau Vert St

City Vpsilanti State MI Zip 48197

Phone 734-972-5559 Fax

E-mail ddoss@emich.edu

Owner _____

(If different than applicant)

Who will perform the work? ☐ Owner ☒ Contractor

Contractor Roger Johnson

(Name, address, phone) 25 N. Washington, Ypsilanti, MI 48197

Action Items only:

Construction Cost _____ Permit Application Fee _____

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Ypsilanti Historic District Work Permit Application

Date filed 4-22-15 for HDC meeting date 4-28-15

Property Address 36 N Washington Ypsilanti 48197
Applicant Deonta Joss

Description of proposed work (see sample applications)

I will like to two stickers in my store front windows

Materials

Decal Window Stickers

Colors (Attach color chips or samples)

Body Purple/teal

Accent 1 -

Trim N/A

Accent 2 -

Roof N/A

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]
Signature of Applicant

4-22-15
Date

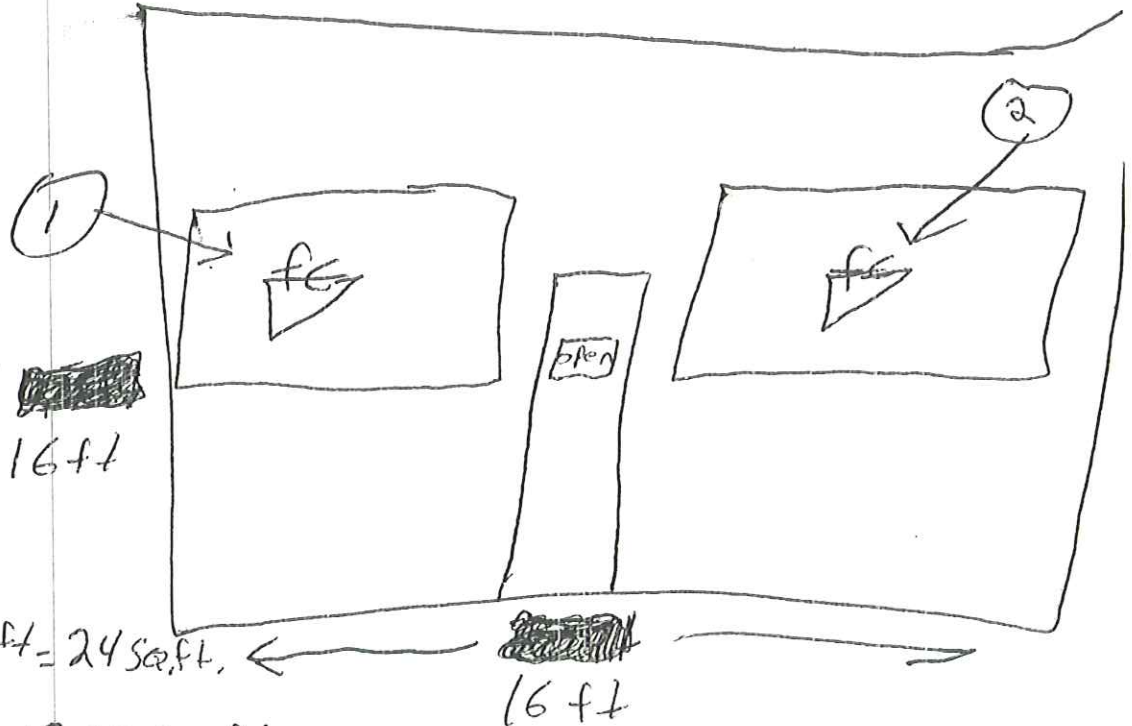
Sign Plan

Friends Closet

36 N. Washington St
Ypsilanti, MI 48197

Zoning District:
C district

Building frontage: ~~16 ft~~
16 ft



Window 1: $6\text{ ft} \times 4\text{ ft} = 24\text{ sq. ft.}$

~~Sign~~ Sign $5\text{ ft} \times 3.75\text{ ft} = 18.75\text{ sq. ft.}$

Window 2: $6\text{ ft} \times 4\text{ ft} = 24\text{ sq. ft.}$

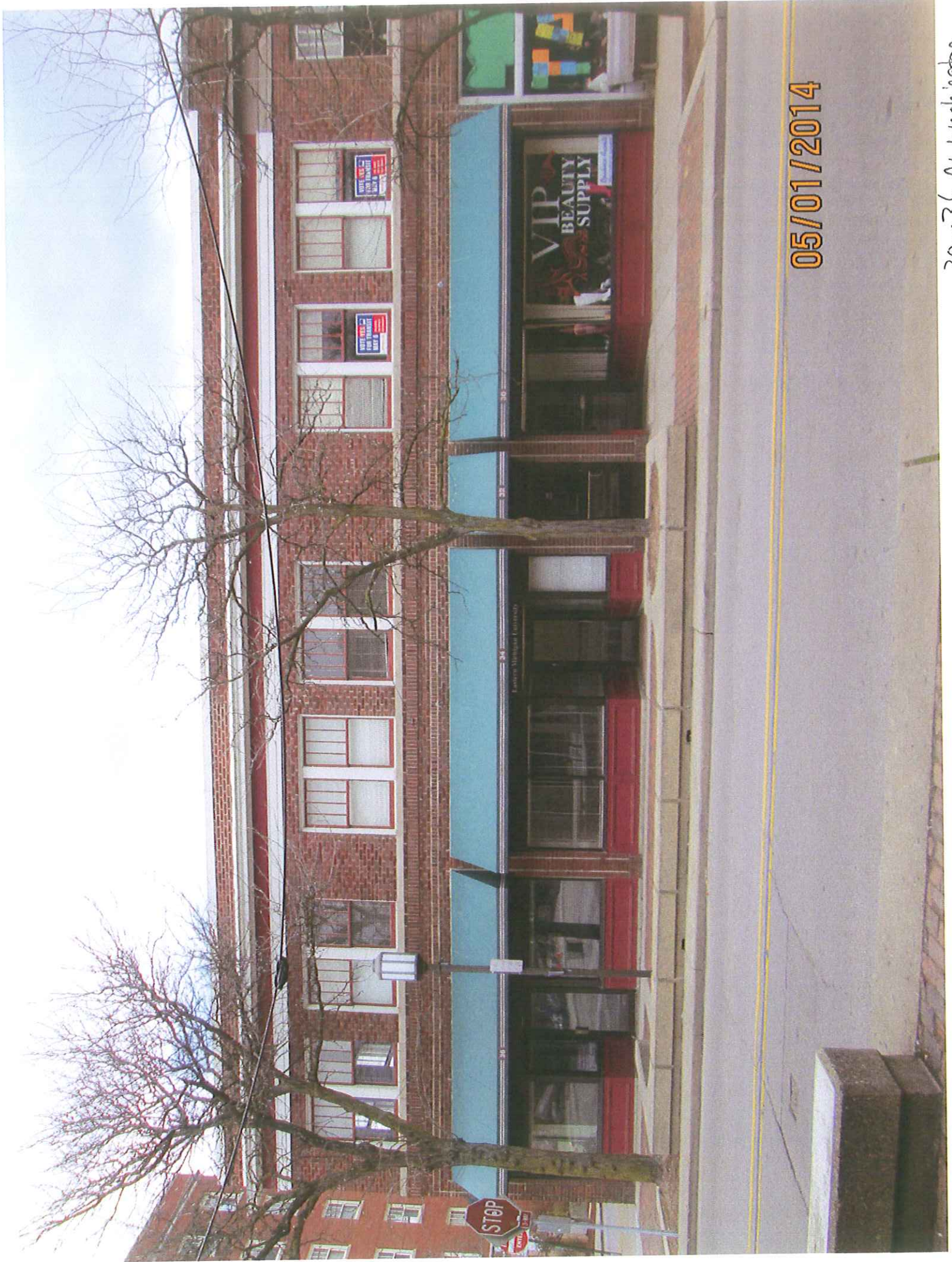
~~Sign~~ Sign $5\text{ ft} \times 3.75 = 18.75\text{ sq. ft.}$

Sign Areas

① $5\text{ ft} \times 3.75 = 18.75\text{ sq. ft.}$

② $5\text{ ft} \times 3.75 = 18.75\text{ sq. ft.}$





05/01/2014

30-36 N. Washington



Ypsilanti Historic District

Work Permit Application

Rec 19180

84

Date filed 4-22-15 for HDC meeting date 4-28-15

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 36 E. Cross St.

Applicant

☒ Owner ☐ Architect ☐ Contractor

MAIZ Mexican Cantina

Name

36 E. Cross St

Address

City Ypsilanti

State MI

Zip 48198

Phone 734-340-6010

Fax

E-mail branham0@gmail.com

Owner

(If different than applicant)

Who will perform the work?

☐ Owner ☒ Contractor

Contractor

Budd's General Contracting

(Name, address,
phone)

Dan Budd 9525 Carpenter Rd. Milan MI 48160

Action Items only:

Construction Cost \$8,000

Permit Application Fee \$45

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 4-22-15 for HDC meeting date 4-28-15

Property Address 36 E. Cross St Ypsilanti MI 48198
Applicant MAIZ Mexican Cantina - Jason Branham

Description of proposed work (see sample applications)

- Rebuilding of handicap ramp in existing foot print for back entrance of restaurant. This rebuild will include new decking and new railings with a hand rail to meet new ADA requirements. This will also include a new wooden screen blocking the view of customers to the old loading ramp next to this project. See attached sketch.
- Rebuilding the railings of the delivery ramp/tenant entrance that currently exists on the eastern portion of the building. The intention is to provide privacy to the tenants and block the restaurant guests view from delivery. This railing/fence will be attached to the ramp will be 8' high from the ground making it 5.5' high at the highest point of the ramp. See attached sketch.
- Installation of new aluminum fence on the outside portion of the new concrete patio area. Superior Aluminum Picket Fence Series 7000 in black. 42" High with gate to match. See attached brochure.
- Installation of rolling security door. This door is necessary to be both weather proof and high security as it will be the main enclosure of a new bar being built in the back of the existing patio from the former Cady's. See attached sketch.
- The wall of the building containing the back restaurant door interest will be painted in the charcoal gray, yellow, black and white colors approved by the HDC for the from of the building.

Materials

Treated wood, with a olympic walnut natural opaque wood stain. The back restaurant wall will be painted with the previously approved olympic paints. The rolling door will be a Trac Rite Model 944, in a black color, see attached brochure. The outside fence will be aluminum.

Colors (Attach color chips or samples)

Body _____

Accent 1 _____

Trim _____

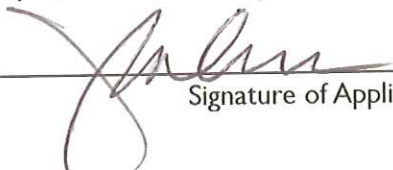
Accent 2 _____

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.)

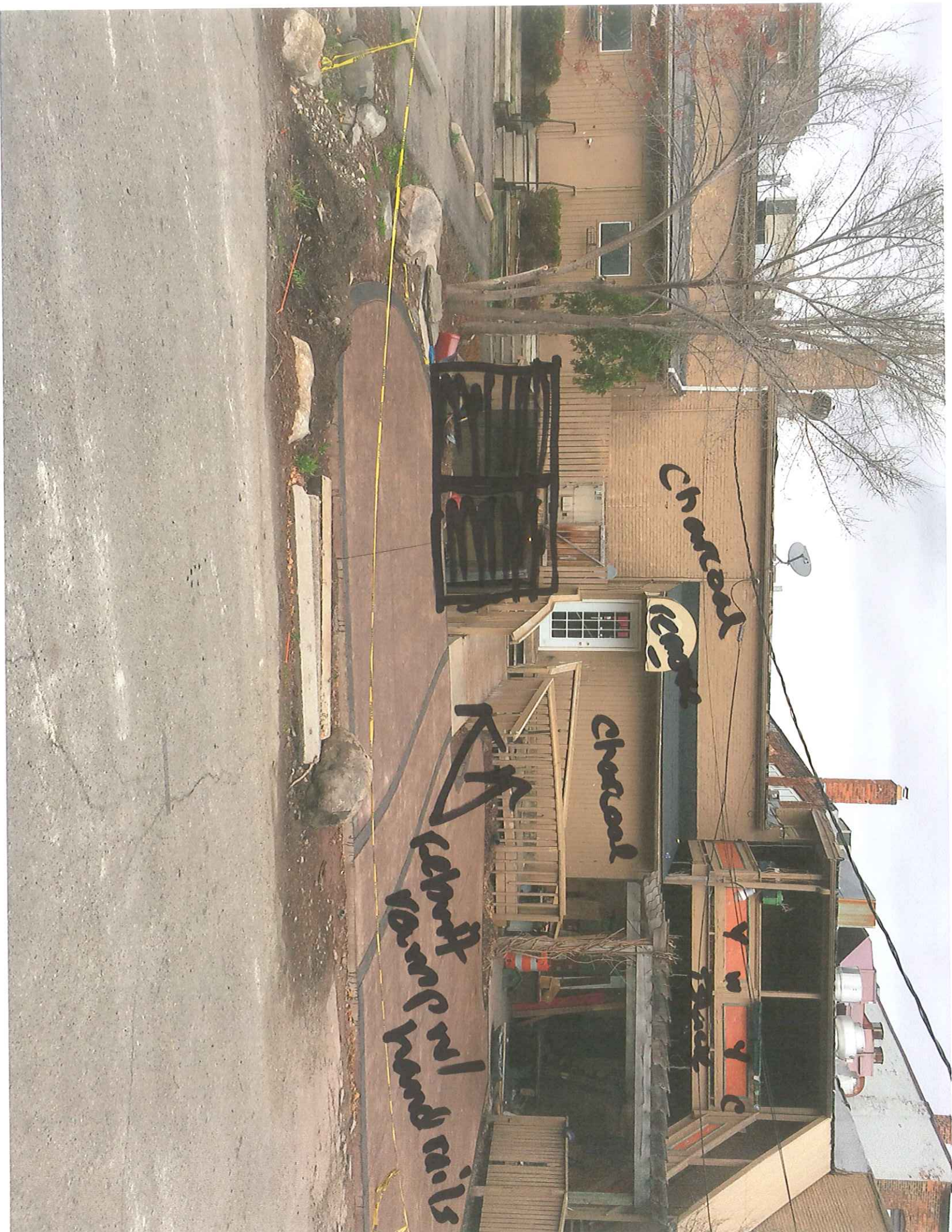
I hereby attest that the above information is accurate. I am authorized to and hereby grant permission to the City of Ypsilanti and its staff to be on my property for the purposes of preparing reports, taking photographs, and/or evaluating and reviewing this application.



Signature of Applicant

4-22-15
Date





Charcoal

Kerosene

Charcoal

← Kerosene
Kerosene





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BY MODEL NUMBER:

MODEL 944

IDEAL FOR
RESIDENTIAL USE &
SELF-STORAGE

MODEL 955

IDEAL FOR LIGHT
COMMERCIAL USE

MODEL 988

IDEAL FOR LARGE
OPENINGS

ACCESSORIES *OPTIONAL ACCESSORIES FOR ALL DOOR TYPES*

BY APPLICATION:

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INSTALL WHEN YOU KNOW WHAT YOU'RE DOING.**

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Model 944
Model 955
Model 988
Accessories

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Industrial
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[ROLL UP DOORS](#)[STORAGE SOLUTIONS](#)[PARTS](#)[SUPPORT CENTER](#)[FIND A DEALER](#)[ABOUT TRAC-RITE](#)[CONTACT US](#)**ROLL UP DOORS**

- **944 Door**
- 955 Door
- 988 Door
- Colors

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Roll Up Door: Model 944

MODEL 944:

The Trac-Rite® door is ideal for residential, self-storage, and some light-duty commercial applications, including institutions and recreational facilities. Continuous curtain of solid steel is durable, attractive, and available in a variety of colors. The 944 is available in custom sizes from 3'W x 3'H to 11'W x 10'4"H in 1" increments. Designed for the do-it-yourselfer, 944 doors install in a fraction of the time it takes to install a sectional door.

[Order Your Door ›](#)
MODEL 944WL (with Windlock System):

The Trac-Rite® 944WL is ideal for the same residential, self-storage, and light-duty commercial uses as the Model 944. In addition, Trac-Rite's windlock system provides maximum wind resistance for this model. As wind blows against the 944WL, the curtain's windlocks engage with the door guide for a strong interlocking grip. This grip keeps the curtain securely in the guide. Continuous curtain of solid steel is durable, attractive, and available in a variety of colors. The 944WL is available in custom sizes from 8'W x 3'H to 11'W x 10'4"H in 1" increments. Designed for the do-it-yourselfer, 944WL doors install in a fraction of the time it takes to install a sectional door.

[Order Your Door ›](#)
[APPLICATIONS](#) | [SPECIFICATIONS](#) | [WIND LOAD RATINGS](#) | [INSTALLATION](#) | [MEASURING TIPS](#) | [ACCESSORIES](#)
Model 944 Doors are great for:

- Self-Storage Facilities
- Garages
- Roll-Up Interior Partition Dividers
- Security Doors
- Apartment/Condo Storage Locker Doors
- Boat Houses
- Counter Shutters
- Park Shelters
- School Equipment Sheds
- Small Span Structures
- Backyard Sheds

- [contact \(/contact/superior-aluminum.php\)](/contact/superior-aluminum.php)
- [about \(/about/superior-aluminum.php\)](/about/superior-aluminum.php)
- [sales representatives \(/contact/sales-representatives.php\)](/contact/sales-representatives.php)



(/)

(<http://twitter.com/supalumprod>)

(<http://www.youtube.com/user/supalumprod?blend=1&ob=5>)

Manufacturer Reps Click Here!

(</manufacturers/index.php>)

- [Architects \(/architecture/index.php\)](/architecture/index.php)
- [Aluminum Columns \(/aluminum-columns/\)](/aluminum-columns/)
- [Fiberglass Columns \(/fiberglass-columns/\)](/fiberglass-columns/)
- [Aluminum Railings \(/aluminum-railings/\)](/aluminum-railings/)
- [Aluminum Fences \(/aluminum-fences/\)](/aluminum-fences/)
- [Galleries \(/gallery/\)](/gallery/)
- [Literature \(/literature/index.php\)](/literature/index.php)
- [Warranty \(/about/warranty.php\)](/about/warranty.php)

Aluminum Fence Products

- [Series 700: Aluminum Picket Fence \(/aluminum-fences/picket-fence/series700.php\)](/aluminum-fences/picket-fence/series700.php)
- [Custom Aluminum Gates \(/aluminum-fences/gates/series700.php\)](/aluminum-fences/gates/series700.php)
- [Series 7000: Aluminum Assembled Picket Fence \(/aluminum-fences/picket-fence/series7000.php\)](/aluminum-fences/picket-fence/series7000.php)

Aluminum Assembled Picket Fence: Series 7000

Superior's innovative new Series 7000 Aluminum Assembled Picket Fence was specifically developed to conceal all exposed picket screw heads in the top and bottom rail assemblies and eliminate level rail post brackets.

Openings are machined in the post to accept the assembled picket fence rails. With the rails positioned into the matching machined post opening, the result is a clean rigid design. Other major advantages to this design include quick turn around time and overall savings to the customer.



Aluminum Fence Features

- [Maintenance-Free \(/aluminum-fences/maintenance-free.php\)](/aluminum-fences/maintenance-free.php)
- [Durability \(/aluminum-](/aluminum-)

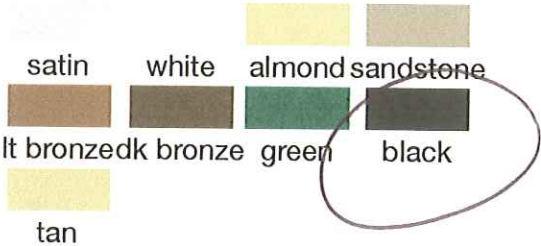
- fences/durability.php)

- Versatility
(/aluminum-fences/versatility.php)
 - Easy Installation
(/aluminum-fences/installation.php)
-

Aluminum Fence Literature

- Series 700 Product Brochure
(/aluminum-fences/downloads/7000-brochure.pdf)
 - Series 7000 Product Brochure
(/aluminum-fences/downloads/7000-brochure.pdf)
-

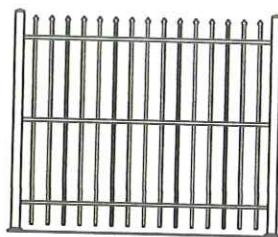
Available Finishes



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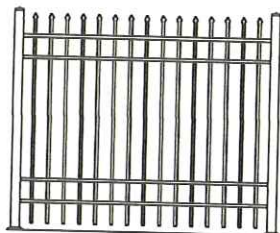
STYLE A



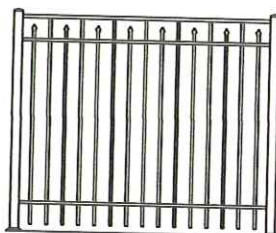
STYLE B



STYLE C



STYLE D



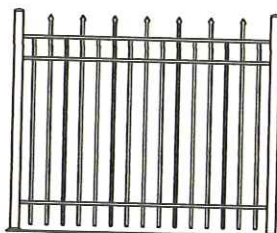
STYLE E



STYLE F



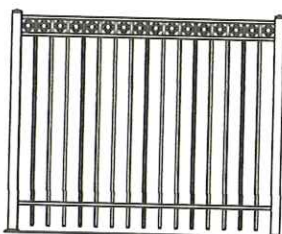
STYLE G



STYLE H



STYLE I



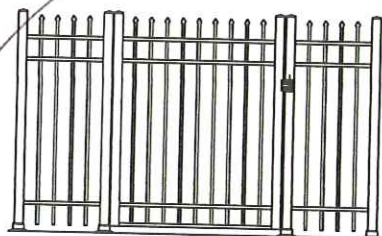
STYLE J



STYLE K



STYLE L



GATE WITH FORMED SPEARS



DOUBLE ARCHED GATE



DOUBLE ARCHED GATE WITH #991 CAST SPEARS



ARCHED GATE



Ypsilanti Historic District
Work Permit Application

Date filed 04/23/2015 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 210 N. Washington

Applicant

☐ Owner ☐ Architect ☒ Contractor

Name Kenneth W. Trent

Address 21864 Purdue Ave.

City Farmington Hills State MI Zip 48336

Phone 586-615-5313

Fax _____

E-mail _____

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 210 N. Washington

Applicant Kenneth W. Trent

Description of proposed work (see sample applications)

Remove old ROOF TO WOOD DECK REPLACE ANY BAD.
INSTALL 1-LAYER 1.5" ISO + 1-LAYER 2" ISO +
INSTALL NEW DURO-LAST 40 mill PVC ROOF
PER MFG. SPECS. INSTALL NEW METAL EDGE

Materials

2" ISO

1.5" ISO

40 mill PVC DUROLAST

Colors (Attach color chips or samples)

Body _____

Accent 1 _____

Trim _____

Accent 2 _____

Roof _____

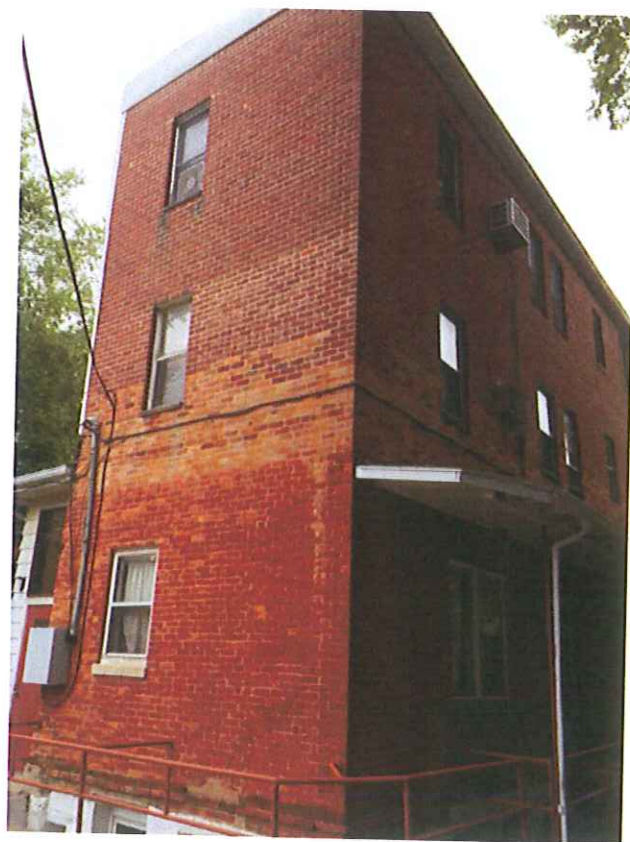
Other _____

- ☐ 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

Date



210 N. Washington



210 N. Washington

Rec 19182



Ypsilanti Historic District Work Permit Application

Date filed 4/22/15 for HDC meeting date 4/28/15

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 40, 42, 44 East Cross, Ypsilanti, MI 4818

Applicant ☒ Owner ☐ Architect ☒ Contractor

Name Sally and Rex Richie

Address 1065 Maplewood Avenue

City Ypsilanti State MI Zip 48198

Phone 734-484-1510 Fax 734-484-1510

E-mail slr106@att.net

Owner _____

(If different than applicant)

Who will perform the work? ☒ Owner ☒ Contractor

Contractor R2 Building Services

(Name, address, phone) Rex Richie - 734-484-1510

Action Items only:

Construction Cost 50,000.00

Permit Application Fee 113.30

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 4/22/15 for HDC meeting date _____

Property Address 40, 42, 44 East Cross Street

Applicant Sally and Rex Richie

Description of proposed work *(see sample applications)*

Phase 1 - Remove brick veneer from the first floor on the front of the building. Construct columns as shown on drawing and change block openings to accommodate doors and new windows, paint, install 8 lights.

Phase 2 - Purchase and install new windows on second floor.

Phase 3 - Add arch back on top of building.

Phase 4 - Patch and paint second and third floors (5 colors)

Materials

Wood, glass, block, paint, lights..

Colors *(Attach color chips or samples)*

Body Roycroft Pewter SW 2848

Accent 1 Renwick Oak 2824

Trim Weathered Shingle SW 2841

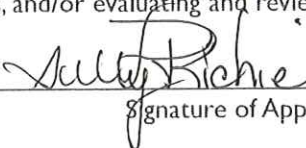
Accent 2 Roycroft Copper Red 2839

Roof N/A

Other Roycroft Vellum 2833

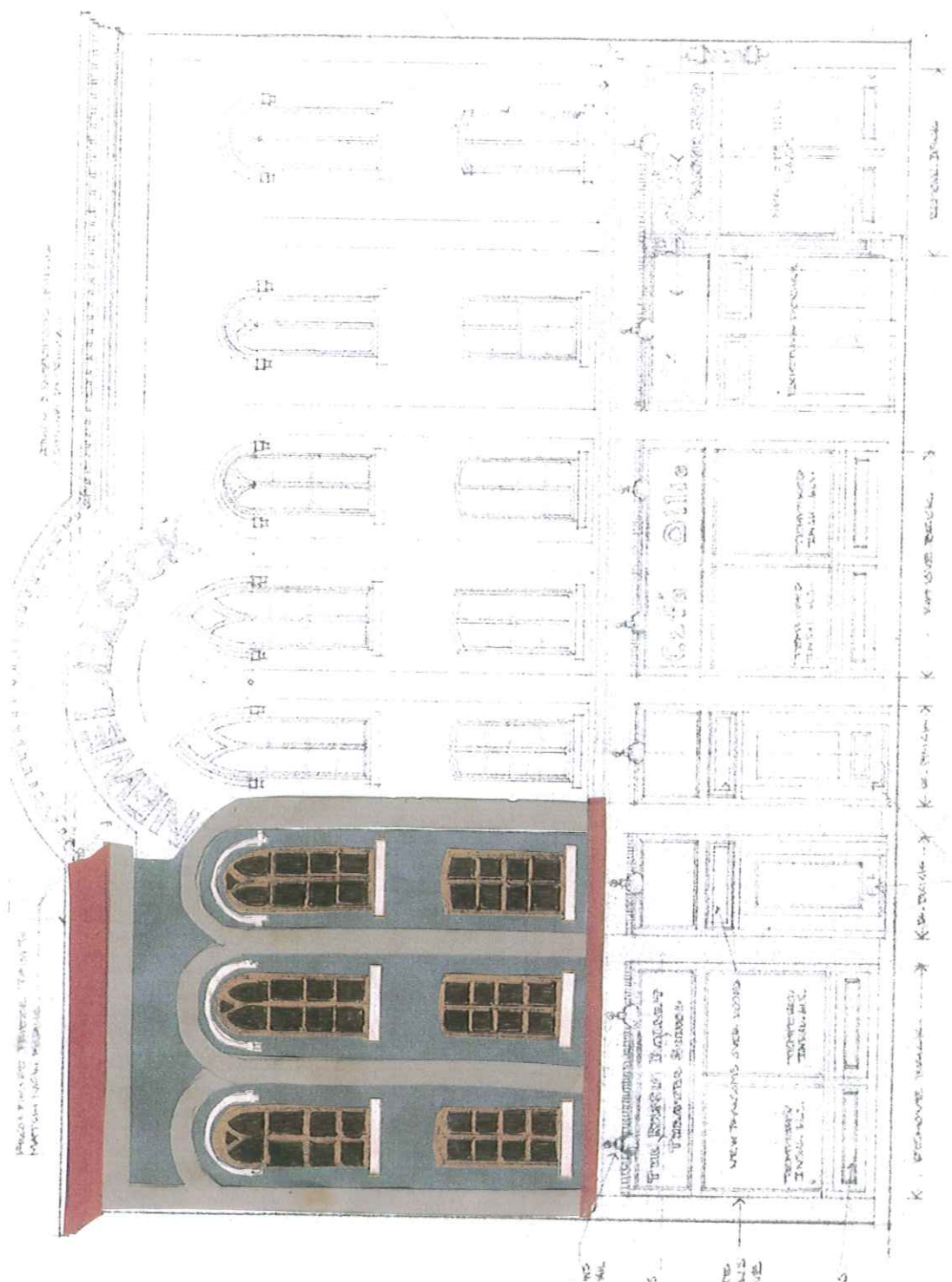
- ☒ This property has, or will have before the proposed work is completed, a fire alarm system or smoke alarm complying with the Stille-DeRossett-Hale single-state construction code, PA 230 of 1972, as amended.
(Compliance with this act must be certified to complete this application.)

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.

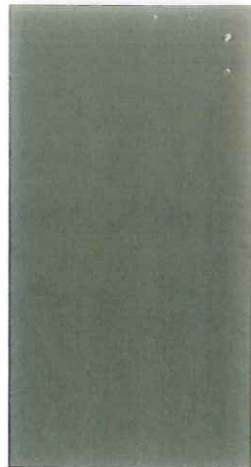

Signature of Applicant

4-22-15
Date





⑩



⑨



⑧



⑦



APR 24 1961
MAY 1 1961

3-9

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7700 9971 6667

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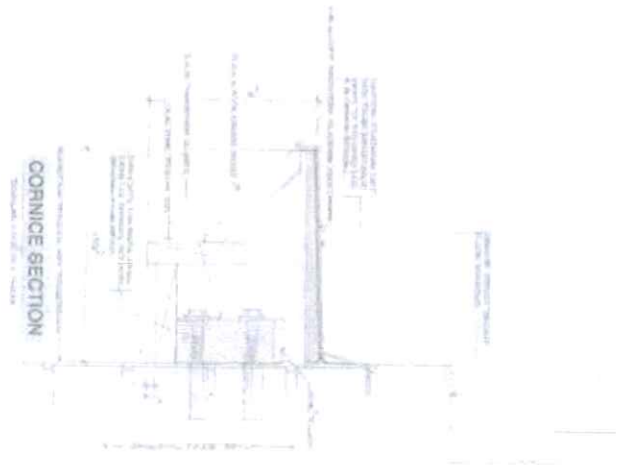
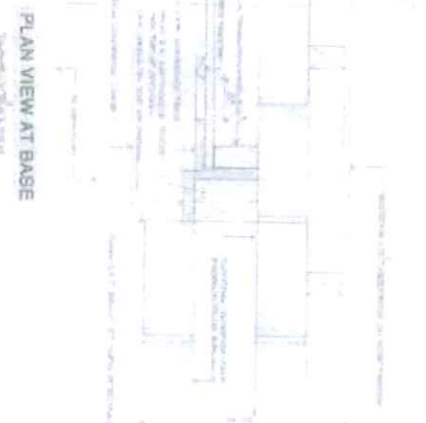
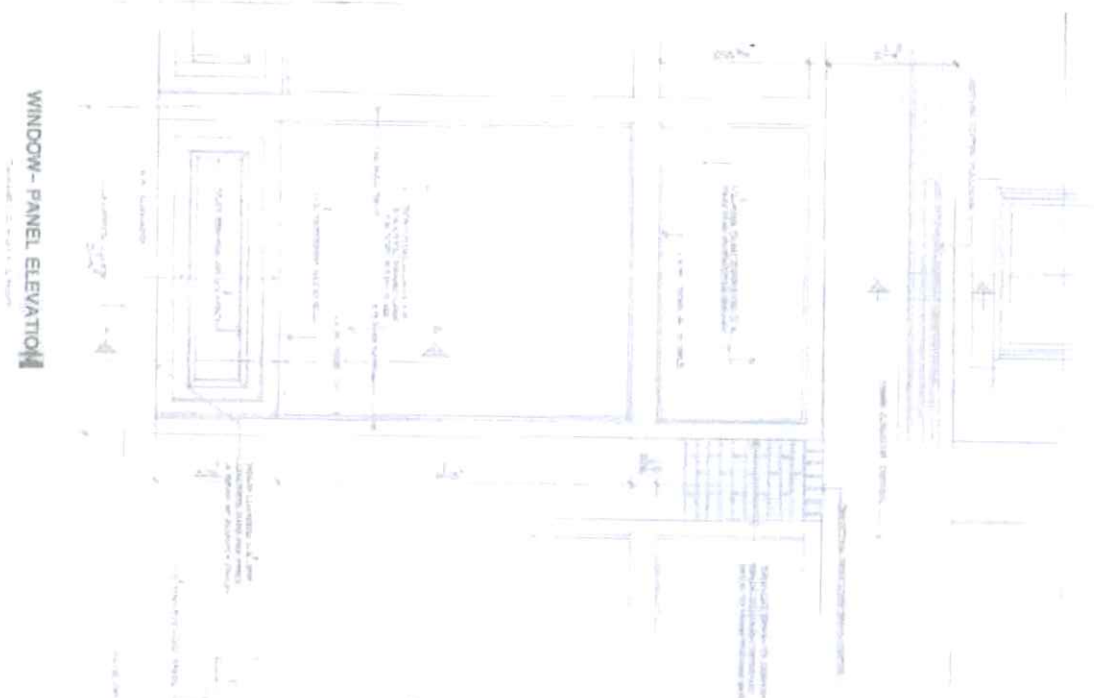
K
P-9522

2. Back - 2

K
WENN DIESE

PROPOSED NORTH ELEVATION

✓ 40 = 1 HZ



RAB
LIGHTING[Products](#)[Decorative](#)[LED Angled Cone Gooseneck](#)[LED Gooseneck Cone Shade with 24" Goose Arm Style 1](#)**GN1LED13NRACB**[Spec Sheet](#)[Instructions](#)[LM79](#)[IES File](#)[Buy Now](#)

Color: Black

GN1LED13NRACB

Adjustable 45° swivel joint
Superior heat sink
Die-cast aluminum housing
5 year LED warranty

LED Info

Watts: 13W
Color Temp: 4000K (Neutral)
Color Accuracy: 87 CRI
L70 Lifespan: 100,000
LM79 Lumens: 388
Efficacy: 25 LPW

Driver Info

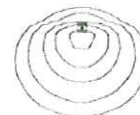
Type:	Constant Current
120V:	0.3A
208V:	0.3A
240V:	0.3A
277V:	0.15A
Input Watts:	15W
Efficiency:	85%

Dimensions

Weight: 11.2 lbs



EZ Layout



Design a custom lighting layout



JELD-WEN
WINDOWS & DOORS

LUMBER MILLWORK

A Division of N.A. Mans and Sons, Family Owned Since 1983

N A MANS

47255 MICHIGAN AVE
CANTON, MI 48188
TEL. # 734-714-5800

QUOTE BY: Jim Trudeau

SOLD TO: Rex Richie

QUOTE #: JJT101056

SHIP TO:

PO#:

PROJECT NAME:

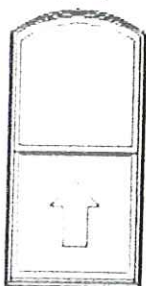
REFERENCE:

Ship Via: Ground/Next Truck

LINE NO.	LOCATION SIZE INFO	BOOK CODE DESCRIPTION	UNIT PRICE	QTY	EXTENDED PRICE
----------	-----------------------	--------------------------	---------------	-----	-------------------

Line-1

Rough Opening: 36 3/4 X 72 3/4 X 66 3/4



Viewed from Exterior. Scale: 1/4" = 1'

Frame Size : 36 X 72, LEG= 66, RAD= 30
(Outside Casing Size: 38 5/8 X 74 3/16),
Siteline EX Wood Double Hung, Auralast Pine, Extended Circle
Segment
Primed Exterior,
Natural Interior,
Brick Mould, Standard Sill Nosing,
4 9/16 Jamb,
Tan Jambliner,
Chestnut Bronze Hardware,
BetterVue Mesh Brilliant White Screen, Half Screen,
US National-WDMA/ASTM, PG 35,
Insulated Low-E Annealed Glass, Argon Filled,
Combination SDL Trad'l. Bead Int BAR, (7/8" Bead SDL Horizontal / 1
3/8" Bead SDL - Vertical) Primed Wood SDL, Light Bronze Shadow
Bar, Uneven All Lite(s) 2 Wide 1 High Top 1 High Btm, (8 Rect Lite)
Custom-Width, GlassThick=0.756, Non Operable Top Sash.
U-Factor: 0.31, SHGC: 0.26, VLT: 0.47, Energy Rating: 16.00, CPD:
JEL-N-712-02956-00002
Drawing Number: --Required!
PEV 2014.2.0.983/PDV 6.018 (05/27/14) NW

\$1,423.27 8 \$11,386.16

Total: \$11,386.16

TAX(6%): \$683.17

NET TOTAL: \$12,069.33

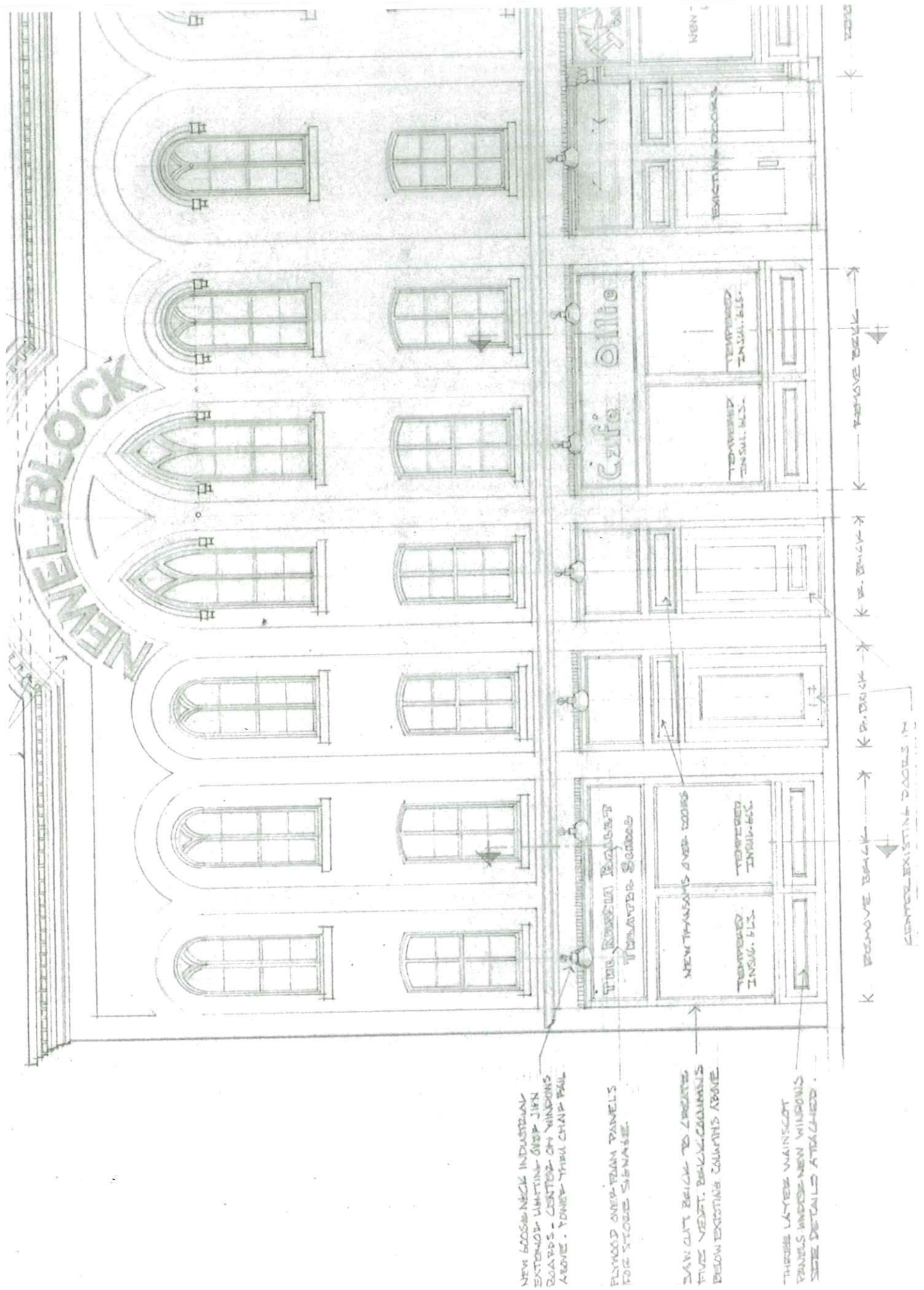
Total Units: 8

Note: PLEASE VERIFY ALL QUANTITIES, COLORS, SIZES, HANDINGS, ETC.

SPECIAL ORDER PRODUCT - CANNOT RETURN.

Authorized Signature _____

Date _____



REMOVE BRICK WALL AND EXIST WINDOW. INSTALL WOOD PANEL WAINSCOT TO MATCH OTHERS.

3/4" INSULATED GLASS

DRYWALL RETURN

1X2 WINDOW STOP EA. SIDE

3/4" STAIL

2 1/4" CASING / APRON

EXISTING SIDETROCK ON 2X
FLAMING ON EXIST. BRICK

EXISTING BRICK

2 1/4"

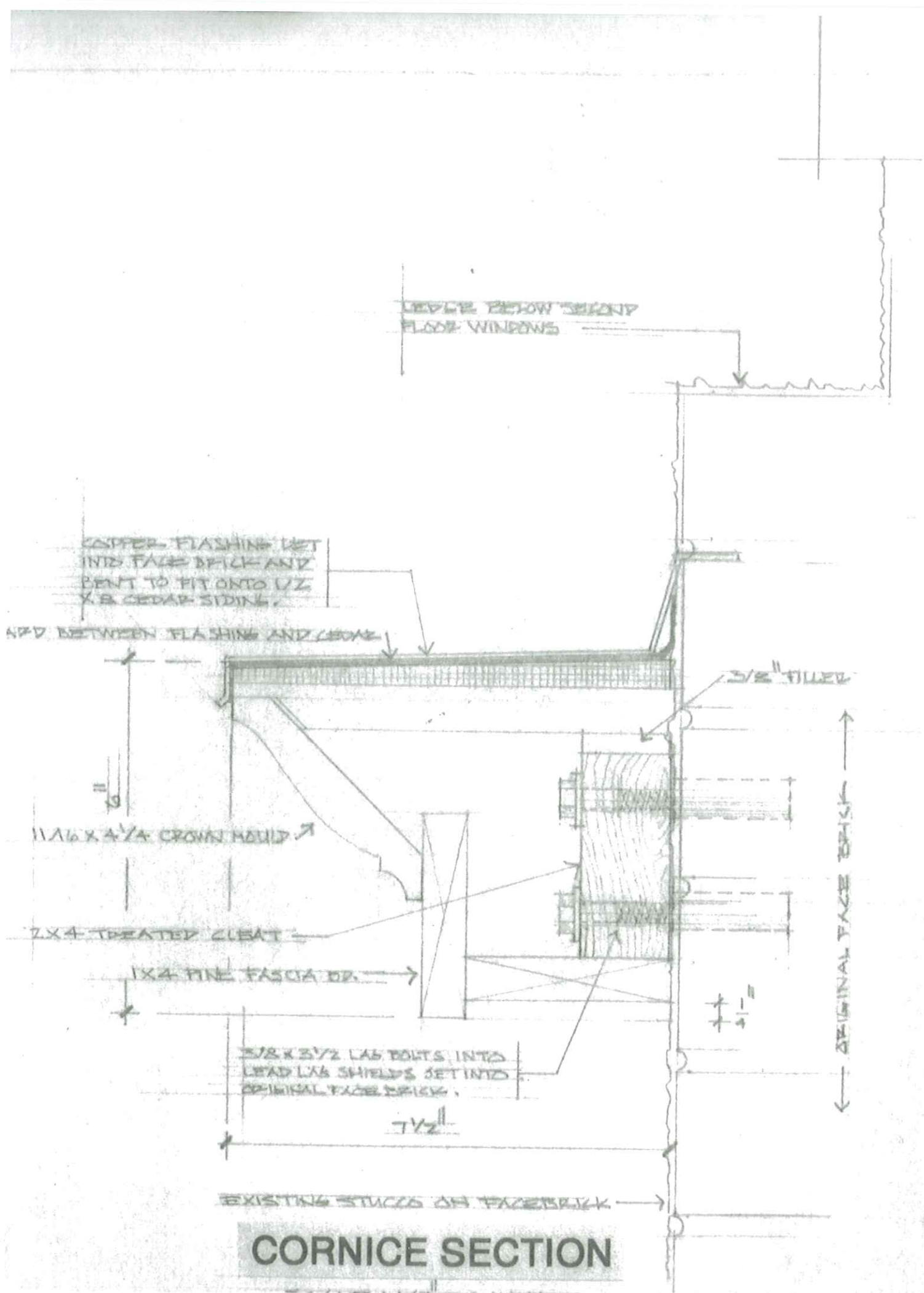
EXISTING 3/4" PLANK FLOOR

SIDEWALK

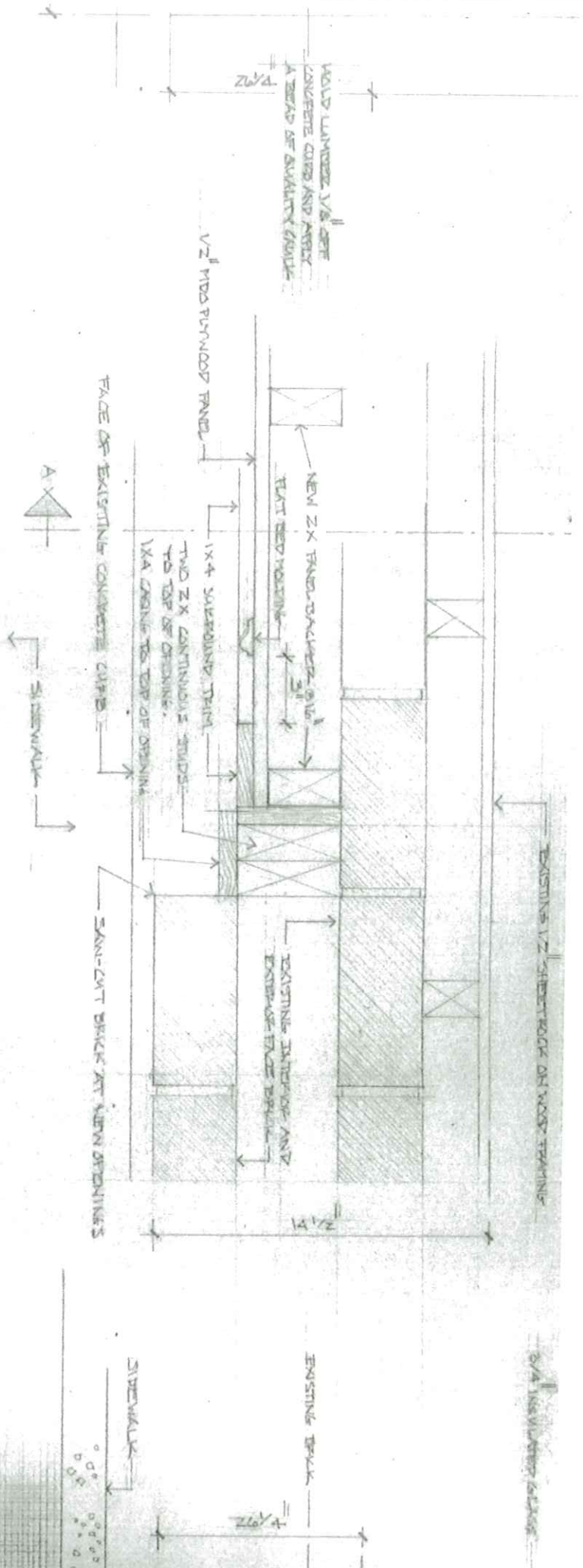
STONE FOUNDATION

SECTION A-A

SCALE: 1 INCH = 1 FOOT



CORNICE SECTION



PLAN VIEW AT BASE

SCALE 1/8" = 1'-0"



SIDEWALK

FACE OF EXISTING CONCRETE CURB

1/2" MID-SPAN PANEL
TWO 2" X CONTINUOUS JOISTS
TO TOP OF OPENING
1/4" LAMINATE TO TOP OF OPENING

1/2" MID-SPAN PANEL

NEW 2" X PANEL BACKLASH 9/16"
FLAT BED MOUNTING

WOLD LAMBER 1/8" DEEP
CONCRETE CURB AND ANGLE
A 2" X 4" OF QUALITY GRADE

EXISTING INTERIOR AND
EXTERIOR FACE BRICK

EXISTING 1/2" SHEET ROCK ON WOOD FRAMING

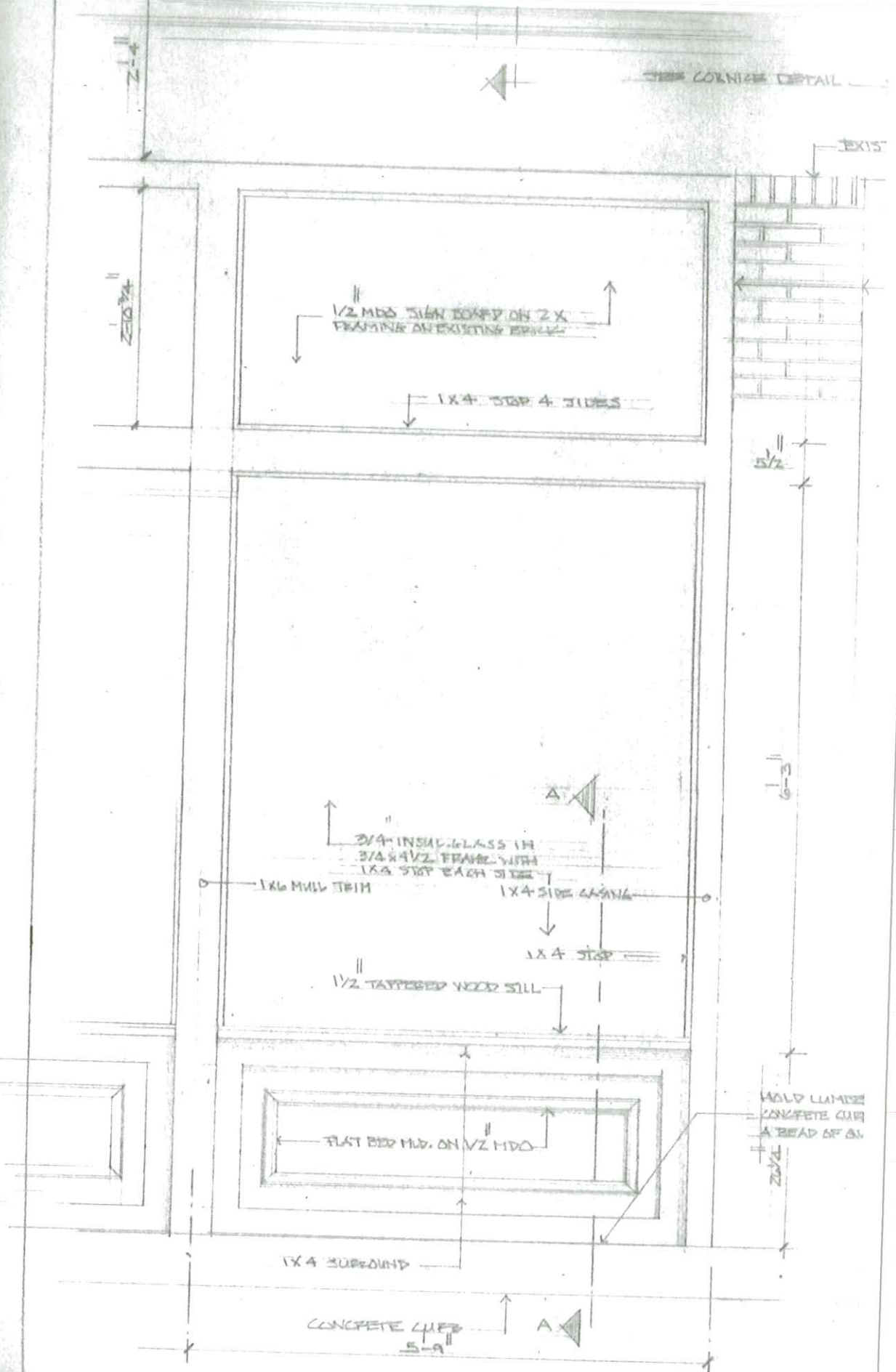
EXISTING BRICK

EXISTING BRICK

EXISTING BRICK

SIDEWALK





WINDOW-PANEL ELEVATION

SCALE: 1 INCH = 1 FOOT



Ypsilanti Historic District

Work Permit Application

Date filed 4/17/15 for HDC meeting date 4/28/15

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 303 N. Huron St.

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 _____

Owner Brick Project
(If different than applicant)

Who will perform the work? ☐ Owner ☐ Contractor

Contractor

(Name, address,
phone)

Action Items only:

Construction Cost _____

Permit Application Fee _____

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 _____ for HDC meeting date _____

Property Address 303 N. Huron

Applicant Towner House Foundation

Description of proposed work (see sample applications)

Bricks with Names.

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.

John Hammett
Signature of Applicant

4-17-15
Date



303 N. Huron St





Ypsilanti Historic District Work Permit Application

Date filed 4/21/15 for HDC meeting date 4/28/2015

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 10 N. Washington

Applicant ☒ Owner ☒ Architect ☐ Contractor

Name Todd Ballou

Address 3300 Berry Rd

City Ypsilanti State MI Zip 48198

Phone (734) 276-2110 Fax _____

E-mail focusdesign@comcast.net

Owner 10 N Washington LLC / Elan Ruggill
(If different than applicant)

Who will perform the work? ☐ Owner ☒ Contractor

Contractor To Be Determined
(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.

20,000 → \$38
30,000 → \$55

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 4/21/2015 for HDC meeting date 4/28/2015

Property Address 10 N. Washington

Applicant Elan Ruggill

Description of proposed work (see sample applications)

Remove existing wood frame soffit and underlying wood gable marquee to expose brick facade.

Install new half-round window in existing (assumed) opening above front door.

Install (4) side windows in existing openings

Remove shutters, install (4) new wall sconces

Paint exterior brick.

Materials

Wood frame windows (painted)

Trans Globe 4775RT Sconces

Colors (Attach color chips or samples)

(Based on Olympic Color Names)

Body Tomato Bisque

Accent 1 Peach Shortcake

Trim —

Accent 2 Black Walnut

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.)

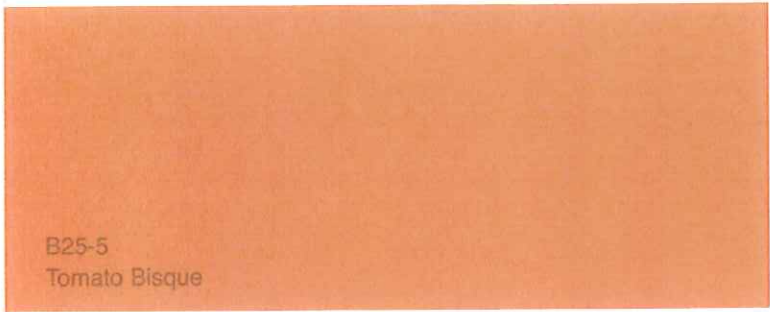
I hereby attest that the above information is accurate. I am authorized to and hereby grant permission to the City of Ypsilanti and its staff to be on my property for the purposes of preparing reports, taking photographs, and/or evaluating and reviewing this application.

Elan Ruggill

Signature of Applicant

4/21/2015

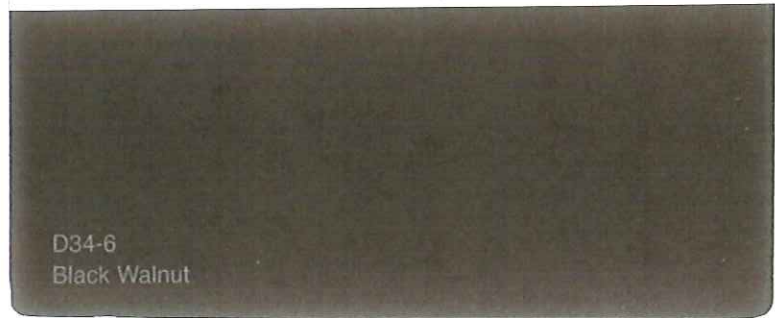
Date



B25-5
Tomato Bisque



B24-2
Peach Shortcake



D34-6
Black Walnut

HIST DIST COMM 24 APR 2006
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focus / design
Todd Ballou, Registered Architect
(734) 276-2110
www.focusdesign.us
focusdesign@comcast.net
3000 Berry Rd., Ypsilanti, MI 48198

PROJECT:
10 N. WASHINGTON
YPSILANTI, MI
TITLE: RENDERINGS

JOB NO:
1409



SHEET NO.
1



Rendering with 3 color concept



Similar Color Palette
18 N. Washington



Trans Globe 4775RT
Exterior Wall Sconce
18" Tall
10" wide
Bronze color



B24-2
Peach Shortcake



D34-6
Black Walnut

Paint colors (based on Olymic Paints)
P1- Tomato Bisque B25-5
P2- Peach Shortcake B24-4
P3- Black Walnut D34-6

21 APR 2015	21 APR 2015
6 APR 2015	6 APR 2015
22 JAN 2015	22 JAN 2015
8 JAN 2015	8 JAN 2015
28 NOV 2014	28 NOV 2014
23 OCT 2014	23 OCT 2014
29 MAY 2014	29 MAY 2014

focus / design
Todd Balfour, Registered Architect
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www.focusdesign.us
focusdesign@comcast.net
3000 Berry Rd., Ypsilanti, MI 48198

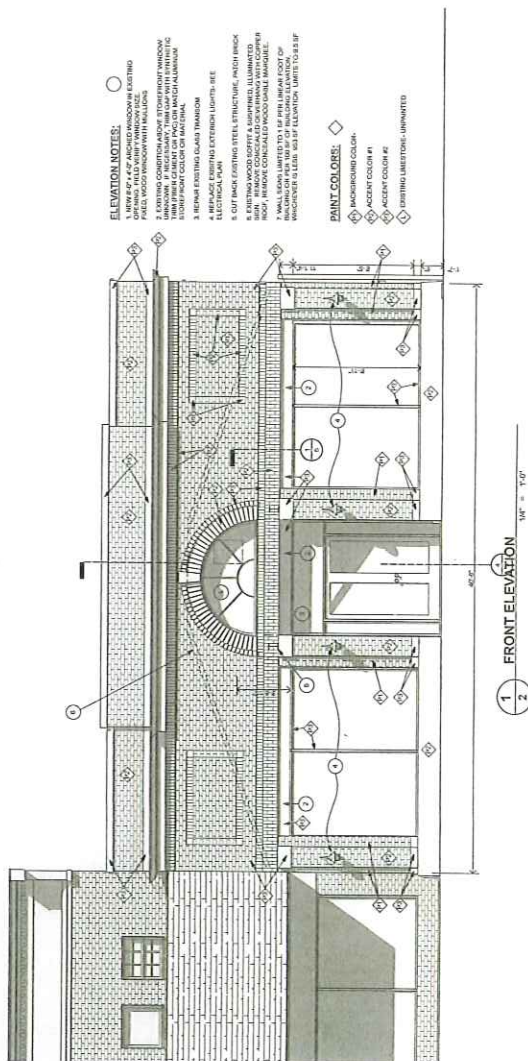
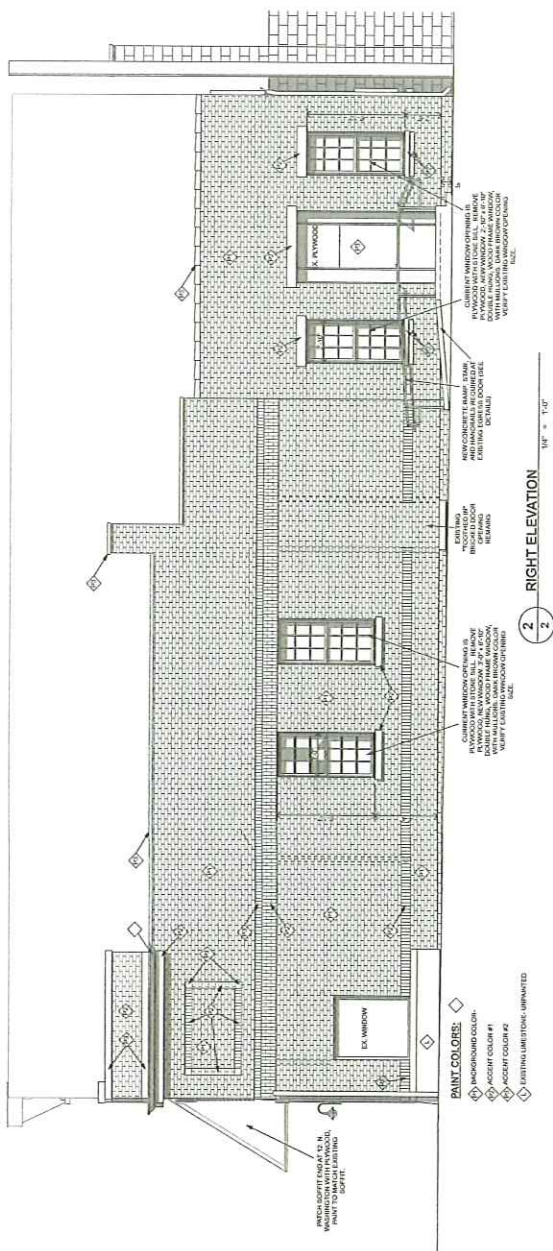
PROJECT: 10 N. WASHINGTON
70 N. WASHINGTON
WASHINGTON, MI
TITLE: ELEVATIONS

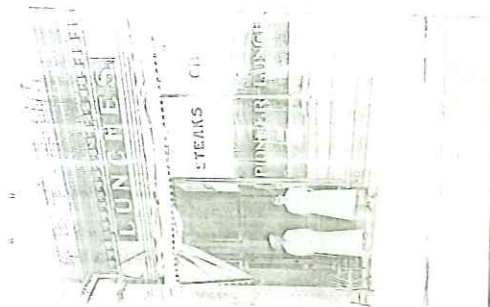
JOB NO: 1409



SHEET NO.

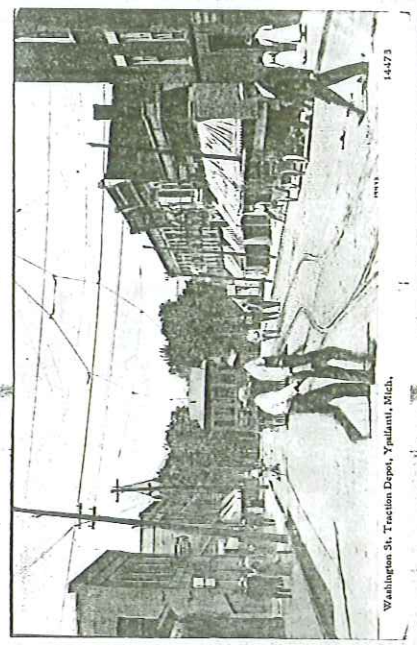
2





Historic Photo
(May be a different building)

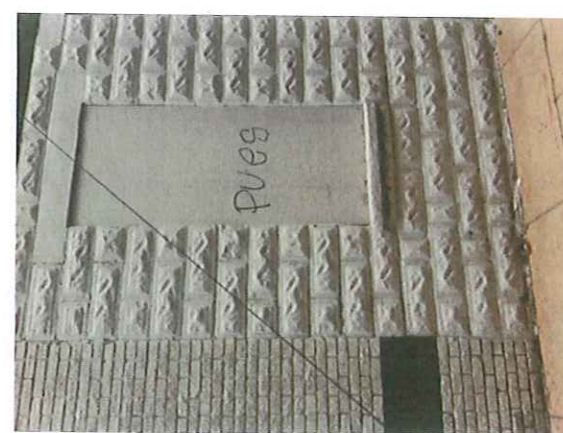
From the Postcard collection of David Davis
(Prior to 1912 - about 1909-10?)



Historic Photo



Typical side window



Typical side window



Current Photo- front

PROJECT: 10 N. WASHINGTON YPSILANTI, MI		TITLE: PHOTOS
JOB NO: 1409		focus / design Todd Bilton, Registered Architect (734) 276-2110 focusdesign.us focusdesign@comcast.net 3000 Berry Rd, Ypsilanti, MI 48198
SHEET NO. 3		



Rectangular brick detail confirmed at north end of building



Existing brick is painted, and appears in good condition.



Radial brick arch and keystone at top of gable. An electrical access hole below this indicates that brick does not exist. This appears to be a half round window.



The peak of the gable was removed to install the existing wood soffit.



Left end of wood gable marquee.



Right end of wood gable marquee

On April 1, 2015, two access holes were cut in the existing wood soffit to determine what the existing facade looks like. Unfortunately, Much of the brick facade is covered by another wood marquee



10 N. Washington

CITY OF YPSILANTI
HISTORIC DISTRICT COMMISSION
MINUTES OF April 14, 2015

CALL TO ORDER AND ROLL CALL

Hank Prebys Vice Chair 7:00 PM

Meeting Location: City Council Chambers, City Hall

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

Commissioners Absent: Anne Stevenson

Staff Present: Abigail Jaske, HDC Assistant

APPROVAL OF AGENDA

Motion: Rupert (second: Schmiedeke) moves to approve the agenda.

Approval: Unanimous. Motion carries.

PUBLIC COMMENT ON AGENDA ITEMS - none

PUBLIC HEARING- none

OLD BUSINESS- none

NEW BUSINESS

309 W Cross St

Applicant is requesting the approval of semi-private wooden fencing to close in their front and side yard. The owner would like to connect the existing fence with their new fence.

Applicant: Emily Moore – owner(present).

Discussion:

Prebys: States that the Commission tabled her application last meeting, because they needed more information, but with the additional document the project has become clear. Asks if any of the other Commissioners have questions?

Schmiedeke: Inquires if there is a gate?

Moore: States that there is a gate and points on the diagram; there is a fenced door in the back.

Prebys: States there will be a gate at the front and at the rear.

Moore: Confirms.

Motion: Condon (second: Pettit) moves to approve the application to install a wooden fence in French gothic style as shown with the paperwork submitted with the application and it will be painted white, there will be two gates one in front and one in the back.

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

Approval: Unanimous. Motion carries.

201 N Washington

Applicant is looking to move the west front door to the south/east side of the space and to fill in the side door with wood siding to match what is already present. The applicant is also looking for approval of the rebuilding of fake garage doors so that the doors look like wood garage doors with glass to create an apartment. Furthermore, applicant is looking to install two new wood windows on the east side and a skylight in the center of the ceiling.

Applicant: Eric Mauer – owner(present).

Discussion:

Mauer: States that the house was built in the 1880s and there was a garage addition in the 1920s, with a stucco finish. It was made into an illegal apartment before he owned the property and they had used it as a workshop. His goal is to turn it into an apartment after speaking with the Planning Department. States that the current doors that are there are non-functioning and he would like to replace them with a metal door as seen in the application.

Prebys: Inquires if any of the Commissioners object to removing the current doors and building a fake one to act as a wall?

Condon: States that the building will look like a garage no matter what is put in the current door opening.

Mauer: Agrees.

Lindsay: Inquires if there is any benefit to adding more windows for a potential tenant?

Mauer: States that he would like to install two windows and a skylight that would not be observable from the street.

Pettit: Inquires about the replacement windows.

Mauer: States that he plans on replacing the current windows with a double hung window.

Prebys: Asks what the windows would look like.

Mauer: States he just wanted to install two windows, double hung to bring in light.

- Condon: Recommends a one over one, stating it would be more appropriate, because of the year the garage was built.
- Mauer: States the door/entryway would be moved to the side the windows are on.
- Prebys: Inquires about the stucco look if the doorway was filled in.
- Mauer: States that cars were shorter in length in the 1920s so the stucco does not extend all the way as there was an addition to the garage in a later year. There is existing trim there now.
- Prebys: Inquires as to what kind of door the applicant would be installing?
- Mauer: States he would like some feedback. He was thinking something wooden.
- Rupert: States a single large top frame with 3 panels below would work.
- Mauer: Inquires about security and the location of the glass on the door.
- Pettit: States there would be options if security was an issue.
- Rupert: States a third glass door would be appropriate.
- Prebys: States that the glass should be tempered and would be difficult to break.
- Schmiedeke: Asks where the skylight is going to be located?
- Mauer: States it will be on the roof and it will not be viewable from the façade.
- Motion:** Schmiedeke (second: Condon) moves to approve the application to include moving the old rear/west door to the south east side of the space and filling in the side door and replacing garage doors to match the original garage doors to appear as doors with glass at the top and installing two one over one double hung windows on the east side and installation of a skylight in the center of ceiling, not to be visible from the street.

Secretary of the Interior Standard:

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

Approval: Unanimous. Motion carries.

217 W Michigan Ave.

The applicant is looking to repair and repaint 16 original windows. Requesting approval of the installation of aluminum(3-track) green storm/screen and storm door, repairs to the second floor deck and trim, painting the deck and the staircase, painting of brick to match.

Applicant: Ron Rupert, Contractor(present).

Discussion:

Rupert: States that the project is a repair on the back end on the building on the porch structure. The floor decking is deteriorated and rotted out so it needs to be replaced. Some of the fascia boards need to be replaced; the fascia

along the roof needs to be replaced, as well as repainting the back deck and wall. 16 windows, 3 in front, several on the back and more on the west side, all of them are original. Proposes that the windows would be re-glazed, outside would be repainted as the Torrey Pine. Aluminum 3 track windows and a storm window.

Prebys: Inquires if any of the Commissioners have questions or objections to the project?

Rupert: States he will be abstaining

Motion: Condon (second: Pettit) moves to approve the application carpentry repair of the existing rear deck and structure, carpentry repair to the existing 16 original windows, repainting of the rear wall of the building in Brick Red, painting of the deck and trim in Torrey Pine, and the installation of 16 triple track aluminum storm windows to be painted in Torrey Pine.

Secretary of the Interior Standard:

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

#7- Clean building gently—no sandblasting.

Approval: **Rupert abstains.** Unanimous. Motion carries.

219 N River St

The owners are seeking approval to paint the exterior of their house slate blue, with a trim color of white(classic buff) and the porch floor will be gray.

Applicant: Amy Jordan – owner(present).

Discussion:

Jordan: States that they plan on painting the exterior of the home a slatish-blue color and painting the trim white and the porch white. States that they are finishing up the project they started a few years ago.

Lindsay: Inquires about the color for the porch floor that is present on the application.

Jordan: States that it is called peppercorn.

Rupert: Inquires about the type of finish on the paint.

Jordan: States they were going to use a matte.

Prebys: States that the Commission would prefer to see a satin finish with an oil based primer and no power washing.

Jordan: States they were planning on using the Duration by Sherwin Williams.

Rupert: States that that would be acceptable, but recommends using a satin finish with an oil based primer on bare wood.

Motion: Rupert(second: Condon) moves to approve application for painting at 219 N River to be the completion of a project for the body of the house using a

bracing blue Sherwin Williams(Bracing Blue 6242)satin finish and porch floors Peppercorn. The trim is white. Priming to be done with an oil based primer on bare wood, no power washing.

Secretary of the Interior Standard:

#10- New work shall be removable.

#7- Clean building gently—no sandblasting.

Approval: Unanimous. Motion carries.

9 S Adams St

This property will be the future location of the indoor Ypsilanti Farmers Marketplace. Applicant is seeking the approval of two additional entry installations.

Applicant: Laura Gillis – representative for Growing Hope, Jason Bigg – architect(present).

Discussion:

Gillis: States that the property is an old warehouse from the 1930s, but has been unused for several years. Barnes and Barnes owns the property, but Growing Hope will be the long-term lessee. Their proposed project is a long-term farmers market, indoor/outdoor, which Growing Hope will manage.

Prebys: Inquires about how the project involves the warehouse building.

Gillis: States that there are only two entrances. One is an electronic garage door between two homes and a driveway leads to the warehouse. States they need public entrances and a fire egress door, additionally. The double door to face S Washington Street as seen in the application would be the main entrance, S Adams street would receive an additional door that would be located next to the current garage door.

Prebys: Inquires about the details of the proposed doors.

Gillis: States they have been corresponding with a couple of door suppliers, and they were looking at Washtenaw Door and Trim, and found a door they liked as seen in the application and the architect felt like it fit.

Prebys: Inquires if it is a steel door.

Gillis: Confirms.

Condon: Inquires if they are set on this door?

Condon: States that the proposed door type in the application, is made by Thermatru; Thermatru usually only makes residential doors and this may be a commercial door, but the door could dent easily.

Gillis: States that they were looking at a fiberglass door

Condon: States that Thermatru doors can dent without much effort.

- Rupert: States that he has also had a similar experience with Thermatru doors denting. The doors are residential, but can be used in a commercial building.
- Schmiedeke: States that with vendors going in and out this door could be an issue.
- Gillis: States that they have tried to find a door that would match the historical presentation of the building.
- Prebys: States that it is a commendable effort, but the Commission is also concerned they are spending money on something that will not hold up for their purpose.
- Pettit: States that the Commission would like to recommend things that are compatible with their uses.
- Condon: States that maybe a half light, steel door could work; suggests looking at the company Detroit Steel.
- Prebys: Inquires about when the work will be completed?
- Gillis: States it is dependent on funding, but Growing Hope would like to start work by May and complete the project by June.
- Prebys: Inquires about how the applicant feels about tabling the application until they can determine their door type.
- Gillis: States that they are comfortable with the feedback, but concerned about the timing. Applicant agrees to table the current application.

Motion: Rupert (second: Schmiedeke) moves to table the application upon needing more information about the type of doors to be installed.

Approval: Unanimous. Motion carries.

16 S Washington St

Applicant is seeking approval of sign installation at this property for the future Ypsilanti Farmers Marketplace.

Applicant: Laura Gillis – representative for Growing Hope(present).

Discussion:

- Gillis: States that they would like feedback from the Commission and their current proposed materials for their sign, which would be plastic or aluminum powder coated letters.
- Lindsay: States that the aluminum powder coated letters would be much more durable and increase longevity.
- Prebys: States that the way in which the letters are installed should meet the elemental structure of the roof.

Schmiedeke: Asks about the color.

Gillis: States that they like white for the letters. Shares the mockup that was created.

Gillis: States that they are considering putting a donor recognition wall on the north side of the building and wanted the Commission's feedback.

Lindsay: Inquires about the type of materials they would use.

Gillis: States that they were thinking signs with names, or bricks with people's names written on them could be metal or wood. Wants it to be an artistic, visual representation to thank the donors. Requests any guidelines the Commissioners' might have.

Motion: Lindsay (second: Condon) moves to approve the application for the sign to powder coated aluminum and white for the paint color and green along the fascia.

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

Approval: Unanimous. Motion carries.

*Further discussion about the donor board: Commission offers suggestions on location and material types for their donor wall. Applicant discusses lighting options for approved sign looking for feedback from the Commissioners.

36-38 E Cross

Seeking approval for the painting of the façade of the two remaining store fronts in the building, awning removal from the first floor.

Applicant: Jason Branham – owner and tenant - Maiz Mexican Cantina(present).

Discussion:

Branum: States that with their high sales over the past year, they are looking for an expansion for Maiz Mexican Cantina. States that when he came to see the Commission last year they discussed the sign and the painting color scheme. They would like to extend color scheme down the building to have a unified color. States that the painter has suggested that at 38 Cross, the Sherwin Williams paint color can color match the brick next door and make it look more unified. States that they would like to remove the awnings from the first floor, and states he does not have any rights to the second floor. States that he does not think the awnings fit aesthetically with the colors on the façade of the building.

Schmiedeke: Inquires if they want to remove awnings, and paint 36 Cross.

Branham: Confirms. States that they want to paint the wood work on 34 Cross, and states there were some tuck pointing issues last year.

Schmiedeke: Inquires if it is yellow.

- Branham: Confirms and states it is a small band of yellow, or if the Commission would prefer to see the colors that were already approved he is open for suggestions.
- Prebys: Inquires if the last door will be an entrance
- Branham: States that it will only be a patio entrance.
- Prebys: Inquires as to why the color has to match? States that the colors do not have to match each other as they are three different buildings.
- Branham: States that he could go for a gray, but doesn't know what the neighboring building will be.
- Schmiedeke: States that using the yellow on the business and using the small yellow stripes as unifying colors for the business would work well.
- Branham: States that he would just like yellow on the band above where Woodruff's sign used to be, with the painted brick façade and the arches at the same height of yellow.
- Prebys: Inquires about the cornice on 36 Cross.
- Branham: States that the other people are already painting them. States that on 36 Cross, yellow would appear in the two boxes below the plate glass windows and in the band that goes above the sign board area, door would be gray/black. The arches on 38 Cross above the window would also be yellow.
- Prebys: States that they should not highlight the apartment entrance and keep it a plain color, gray or black so it is not inviting.
- Branham: States that he could do that.
- Motion:** Lindsay (second: Rupert) moves to approve the application for 36-38 E Cross, to paint the façade and continue the existing color scheme, gray, black, yellow and white, across the façade with the yellow not going any higher than the existing sign board and the existing yellow going into the sign board at 36 E cross and the existing light green sections, the lower 3 panels with a very small amount of white trim with the gray and black. The doors to be painted gray, removal of the awnings, 3 awnings total at street level. The body of the building to painted at 38 E Cross, the existing brick color next door, no power washing and the arches over the doorway and window will be gray, the windows and arches above to also be gray and the gray scheme above the dental with some version of gray and black. Three doors total and all would be painted gray.
- Secretary of the Interior Standard:
 #7- Clean building gently—no sandblasting.
 #10- New work shall be removable.
- Approval: Unanimous. Motion carries.

STUDY ITEMS

200 W Michigan Ave

Applicant looking to install new signage at Bona Sera Café.

Applicant: W.A.P. John, contractor(present).

Discussion:

- John: States that since he submitted the application, that the committee he is working with may have changed their minds completely. States that the sign is fairly straightforward. Sign would be cutouts from a large plank of pine using hydro carving. The cutouts would be used on the exterior and the leftover negative form of the letters would be used on the interior. States that the wood would be stained, but would like the texture to be able to be visible.
- Condon: States that he is concerned about Pine durability and having the edges of the letter degrade, split, and break over time due to weathering. The wood grain direction is a concern too.
- John: States that they could reinforce the letter with a metal like aluminum. They also want to light the sign. States that they want the sign to look organic and hand-made and the applicant could live with some splits in the wood, but do not want it to fall apart. States that they would like to light the sign as well. Option one would be to light with an LED edge glow or option two being a goose neck light.
- Prebys: The Commission would have no problem with an LED edge glow.
- John: States that he is concerned about the exactness of the colors and inquires if the Commission will need to see the exact colors again.
- Rupert: States that the color scheme as is should work fine.
- Prebys: States that he is concerned about the weathering of the Pine and the stability.
- Rupert: States that he thinks the aluminum backing would hold it together, but the weathering would still show.
- John: States that that would be the nature of the sign, hand-made. The sign letters are carved out with a water jet.

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.

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. Staff will contact and try to get more details as well as take photos.

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 took photos on 3/25/15.

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.

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.

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.

AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS –none

HOUSEKEEPING BUSINESS

Approval of the minutes of March 24, 2015

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

Approval: Unanimous. Motion carries.

ADJOURNMENT

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

Approval: Unanimous. Motion carries.

MEETING ADJOURNED AT 8:51 pm