1. Agenda

   Documents: HISTORIC DISTRICT COMMISSION MEETING AGENDA DECEMBER 11, 2012 (PDF).PDF

2. Agenda Packet

   Documents: HISTORIC DISTRICT COMMISSION MEETING AGENDA PACKET DECEMBER 11, 2012 (PDF).PDF

CITY OF YPSILANTI
Historic District Commission
Regular Meeting Agenda

Tuesday, December 11, 2012
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

Jane Schmiedeke, Chair	P	A
Hank Prebys, Vice Chair	P	A
Ron Rupert	P	A
Michael Condon	P	A
Jennifer Henriksen	P	A
Alex Pettit	P	A
Anne Stevenson	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- None
C. STUDY ITEMS
   1. 509 N Adams — Shed Demolition
D. ADMINISTRATIVE APPROVAL
E. OTHER BUSINESS
   Property Monitoring- none

   2. Audio Recording Policy Adoption

VI. AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS

VII. HOUSEKEEPING BUSINESS

Approval of the minutes of November 27, 2012

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.

CITY OF YPSILANTI
Historic District Commission
Regular Meeting Agenda

Tuesday, December 11, 2012
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

Jane Schmiedeke, Chair	P	A
Hank Prebys, Vice Chair	P	A
Ron Rupert	P	A
Michael Condon	P	A
Jennifer Henriksen	P	A
Alex Pettit	P	A
Anne Stevenson	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- None
C. STUDY ITEMS
   1. 509 N Adams — Shed Demolition
D. ADMINISTRATIVE APPROVAL
E. OTHER BUSINESS
   Property Monitoring- none

   2. Audio Recording Policy Adoption

VI. AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS

VII. HOUSEKEEPING BUSINESS

Approval of the minutes of November 27, 2012

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.

CITY OF YPSILANTI

HISTORIC DISTRICT COMMISSION

MINUTES OF November 27, 2012

CALL TO ORDER AND ROLL CALL

Jane Schmiedeke	Chair 7:00 PM
Meeting Location:	City Council Chambers, City Hall
Commissioners Present:	Jane Schmiedeke, Hank Prebys, Jennifer Henriksen, Michael Condon, Alex Pettit, Anne Stevenson
Commissioners Absent:	Ron Rupert
Staff Present:	Adam Cripps HDC Assistant

APPROVAL OF AGENDA

Motion: Prebys (second: Stevenson) moves to approve the agenda as presented.

Approval: Unanimous. Motion carries.

PUBLIC COMMENT ON AGENDA ITEMS - none

PUBLIC HEARING - none

OLD BUSINESS - none

NEW BUSINESS

409 Maple St.

Applicant: Catherine Hayes, Owner (Present)

Discussion: Applicant is applying for installation of a picket fence in the back yard using cedar 1" X 4" X 4' pickets in eight-foot sections with cedar horizontal nails, two gates, and treated posts with concrete footings. All to be painted white.

Schmiedeke established that the fences in the enclosed pictures were on the neighboring properties on both sides, and that the applicant wants to fence in the rear of the property.

Motion: Prebys (second: Henriksen) moved to approve the application for 409 Maple St. to include installation of a fence as proposed on the mortgage map, as described in the application, and in the All Arbor Custom Fence proposal.

Secretary of the Interior Standards cited: 10

Approval: Unanimous. Motion carries.

STUDY ITEMS

613 Prospect St.

Discussion: Schmiedeke noted that the garage appears to be in good condition.

509 N Adams St.

Applicant: Dennis Vessels, owner (present)

Discussion: Applicant is proposing demolition and disposal of shed at the south rear property line based upon the grounds that the structure constitutes a hazard to the safety of the public.

Schmiedeke noted that the applicant is required to submit information sufficient to support his application that this building is a hazard to public safety. She also noted that alternatives to demolition also must be evaluated. Stevenson pointed out that even peripheral structures are considered as a whole part of the property. Applicant wanted to know which specific requirements pertain to this specific situation. He noted that after the demolition, no structure is planned to replace existing. The applicant also wanted to know if the HDC had a list of historic preservation professionals who may be consulted regarding the requirement in the application. Henriksen noted that a structural engineer may be able to help as well. Applicant inquired whether funds were available to assist with the project, to which the commission responded in the negative. Henriksen noted that afterward views and details also need to be included in the provided information. Prebys confirmed that the applicant is familiar with the demolition process for the HDC. The applicant was provided with written information regarding the demolition application process.

ADMINISTRATIVE APPROVALS

414 Oak St. Approved for painting same color as existing.

Motion: Prebys (second: Pettit) moved to approve the administrative approval for 414 Oak St. to include painting as existing.

Secretary of the Interior Standards cited: 10

Approval: Unanimous. Motion carries.

OTHER BUSINESS

Property Monitoring- none

YDDA Façade Improvement Grant Application

Discussion: Schmiedeke suggested that applicants be required to provide, in addition to a completed application, proof that HDC approval has been granted. The printed minutes of the HDC meeting at which approval was granted would provide that proof. She further suggested that the language for restoration, lighting, and 2D signage be clarified, and that eligible projects include the restoration of designated signs of local historic significance as listed in the recently revised zoning ordinance. Pettit and Prebys noted that the requirement of HDC approval should only apply to properties within the historic district.

HDC Audio Recording Policy

Discussion: In view of this new policy, Prebys inquired whether he should now refrain from asking people to state their name for "the tape record." Commission decided the practice should be continued. Schmiedeke noted that the proposed recording policy should be added to the HDC manual. Henriksen noted the stipulation that the public should be notified that the meeting is being recorded. Stevenson responded that the statement could, and should, be added to the agenda in order to meet those requirements.

AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS

HOUSEKEEPING BUSINESS

Approval of the minutes of November 13, 2012

Motion: Prebys (second: Henriksen) moves to approve the minutes as amended to indicate that Schmiedeke had voted no on the brackets at 36 E. Cross St., so the vote was not unanimous.

Approval: Unanimous. Motion carries.

ADJOURNMENT

Motion: Prebys (second: Condon) moves to adjourn the meeting.

Approval: Unanimous. Motion carries.

MEETING ADJOURNED AT 7:43pm