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