

CITY OF YPSILANTI
HISTORIC DISTRICT COMMISSION
MINUTES OF JANUARY 27, 2015

CALL TO ORDER AND ROLL CALL

Anne Stevenson	Chair 7:00 PM
Meeting Location:	City Council Chambers, City Hall
Commissioners Present:	Anne Stevenson, Hank Prebys, Ron Rupert, Michael Condon, Alex Pettit, Jane Schmiedeke, Erika Lindsay
Commissioners Absent:	None
Staff Present:	Abigail Jaske, HDC Assistant Cynthia Kochanek, 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

418 Maple St.

Applicant: Scott Merritts owner of property. (Present)

Discussion: Stevenson: states that this process is a little bit different than what is done for normal applications as it is a demolition. States that the commission will look at everything that was submitted and then they will need to decide if there is historical or architectural significance.

Prebys: Mr. Merritts was here last meeting with almost all of the same information as a study item.

Merritts: The only thing that was changed on the application was study to action.

Stevenson: States that everyone last time thought there was significant information included. Asks commission if anyone feels that there is historical or architectural significance, that this building be retained?

Prebys: Says that he would say no.

Stevenson: All those in favor of stating there is no historical significance?

Approval: Unanimous.

Stevenson: At this point we can take a vote and take action.

Motion: Prebys (second: Rupert) Movement for approval of the application for demolition of the small building garage behind 418 Maple because it has no significant historical value and as the applicant states it is a hazard.

Approval: Unanimous. Motion carries.

Discussion contd:

Prebys: Inquires about proposed new shed.

Stevenson: States that it will need another application.

Merritts: Asks if a building is under 200 sqft if he still needs a permit?

Stevenson: States that it will still have to go through HDC regardless of size.

Condon: States that any external adjustments will need approval.

Merritts: It was not made clear that he would need another application.

Stevenson: States we can discuss the shed options in the application now.

Schmiedeke: One of the options(top) is more appropriate.

Stevenson: States to come back and commission can approve it.

Merritts: States he was waiting until spring to tear it down and build it.

Prebys: Asks if he was concerned about coming back to meeting.

Merritts: States he was not concerned.

Merritts: Wanted to ask about color. Wants to keep it as close to the house as much as possible. Yellow and brown trim.

Schmiedeke: States he can switch it if he wanted to.

STUDY ITEMS- none

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.

525 N Huron: Staff will continue to monitor. Photos were taken on 12/2/14. Staff sent a letter to the owner re: the vinyl windows on the sides, back and front and the metal door on the side. Email response received on 12/24/14 that states that the owner is seeking a loan to finish the work.

214 W Forest: Photos taken 11/6/14, the window on the back has been sided over. Staff sent a second notice on 12/11/14 with no response at this time.

314 E Cross: Staff took photos on 1/22/15 to show work that was completed. Staff will be sending a letter to contractor and owner of the property to determine their progress on the repairs mentioning work on crown molding and gutters.

35 S Huron: Staff took photos on 12/2/14, appears that work is being done. Staff sent a letter on 12/11/14 reminding the owner that any exterior work needs to be brought before the HDC.

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 received a voicemail from the owner replying to the letter and staff left a voicemail advising that the application is still needed.

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.

Porch fact sheet: Edits that are needed to the fact sheet are discussed. Staff photographed 109 N River on 1/22/15.

AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS –none

HOUSEKEEPING BUSINESS

Approval of the minutes of January 13, 2015

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

Approval: Unanimous. Motion carries.

ADJOURNMENT

Motion: Prebys (second: Petit and Lindsay) moves to adjourn.

Approval: Unanimous. Motion carries.

MEETING ADJOURNED AT 7:21 pm