

CITY OF YPSILANTI
HISTORIC DISTRICT COMMISSION
MINUTES OF January 22, 2013

CALL TO ORDER AND ROLL CALL

Jane Schmiedeke	Chair 7:00 PM
Meeting Location:	City Council Chambers, City Hall
Commissioners Present:	Jane Schmiedeke, Jennifer Henriksen, Michael Condon, Alex Pettit, Ron Rupert, Anne Stevenson, Hank Prebys
Commissioners Absent:	None
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

YDDA Presentation

Presenter: Tim Colbeck, YDDA Executive Director (Present)

Discussion: Applicant is seeking HDC input regarding the YDDA's proposed involvement in the Michigan Mainstreet Program.

Mr. Colbeck began by noting that the main street program has not really taken off in Ypsilanti, so the YDDA is looking to evaluate if the program will work for the city and if so to begin building partnerships in order to expand the program. A main street program involves four elements: organization, promotion, economic restructuring, and design. Mr. Colbeck noted that in the

past, the YDDA has tended to gloss over the design element and the preservation element has not been as incorporated as it could have been. The YDDA is in the process of seeking partners in the development of the program. Mr. Colbeck noted that in the next few months a number of training opportunities will be presented by the state regarding how the main street program ought to work. Schmiedeke inquired what specifically the YDDA would like from the commission at this time. Colbeck responded that the YDDA is mostly interested in informing the commission of what is going on and to gauge its interest in adding a voice to the process of developing the main street program. Schmiedeke remarked that the commission is generally supportive of the main street program. Rupert noted that in the past more applicants came to the HDC before grants were disbursed, and Colbeck stated that he was attempting to bring that back. Schmiedeke inquired whether it would constitute a conflict of interest for a commission member to also serve on an YDDA committee.

Prebys commented that the historic district has a series of fact sheets which may be of value to the YDDA committees when approaching future projects and should be shared. Colbeck noted that the YDDA has not had a dedicated design committee for the last year and a half, and therefore have forgone much of the design analysis that would have been performed otherwise.

Rupert inquired whether the board was recently changed, the applicant responding that in the last 18 months six members have been replaced. Colbeck noted that the YDDA is interested in potentially moving from the associate to select membership level in the main street program. Stevenson noted that allying together would be a good opportunity for pushing forward common goals, particularly with involvement beginning in the natal stages of the process.

Schmiedeke stated that whether any commissioners join the YDDA commission or not, that the YDDA and/or property owners can always come to the HDC for guidance. Both the YDDA and the HDC are in agreement that the façade improvement grants, while small, have been making a significant impact for the community and are a worthwhile endeavor. Colbeck noted that the YDDA wants to participate with the HDC and keep lines of communication open. Henriksen requested that when the YDDA committee meetings will be occurring, that the HDC or Planning Office be notified. Colbeck noted that he will also pass along the schedule for the state training sessions. It was then pointed out that only the downtown portion of the historic district will fall under the main street program, Depot town being considered a separate entity by the state.

101 W. Michigan Ave.

Applicant: Khaled Mourtada, Owner (Present)

Discussion: Applicant is applying for installation of various signage at 101 W. Michigan Ave. This signage is to include an aluminum-framed electric sign using LED lighting with acrylic SG face and black Jewelte trim installed on the east elevation, vinyl sign boards to be attached to window interiors, and a channel lettering sign on the north elevation.

Applicant noted that window lettering would be on a white board, and not stickers applied to the glass. The boards will hang inside the glass.

Schmiedeke established that the signs on the east elevation and on the north elevation will both be lighted. Henriksen established that each letter will be individually lighted.

Applicant noted that the letters on the north side will be attached through the seam in the ceramic panels and not through the panels themselves.

Prebys inquired where the power would be derived for the signage on the north elevation. Stevenson was also curious regarding the power supply for signs on both the east and north elevation and how the need for a power supply might result in puncturing either the ceramic panels or the brick.

Prebys noted that installation of the sign on the east elevation could potentially damage the brick. Condon is of the opinion that when installing a sign, either through ceramic or brick, one is still installing holes through architectural elements and both would require repair when removed. He is of the opinion that repair on the brick would be easier than on the ceramic tiles.

Schmiedeke expressed more concern about the location of the sign on the east elevation brick wall. When it was suggested that the east sign be placed on the ceramic panels rather than on the brick as proposed, applicant noted that the east elevation sign was too large for the ceramic paneling and has already been produced before approval.

Schmiedeke established that no one has any issue with the signs other than the one on the east elevation. Condon noted that sign placement on the ceramic paneling would provide better visibility for westbound traffic along Michigan Ave. Pettit noted that the main focus of the commission is preservation of the store façade, acknowledged that puncturing building materials will be required, but noted that most commissioners desire more information regarding how the actual power supply will be provided.

Schmiedeke inquired whether the commission wished to table the application and wait for further information on the power supply. Henriksen noted the option to table the application but recognized the need to offer guidance to the applicant regarding the placement of the east elevation sign. Applicant noted that if the sign cannot be installed in the brick, it will not be applied to the ceramic due to

aesthetics. Prebys established that the commission would approve the channel lettering and the window signs, but would not approve the box sign on the east elevation unless moved to the ceramic paneling.

Motion: Prebys (second: Henriksen) moved to approve the application for 101 W. Michigan Ave. to include installation of a channel letter back-lighted KM Jewelry sign in the signboard section of the north facade of the building, in addition to four signs to be hung in the Michigan Avenue first floor windows. The commission does not approve the proposed 7 by 2 foot box sign on the Huron St. side of the building. Non-corrosive or corrosion resistant anchors are to be used when applying the exterior materials.

Secretary of the Interior Standards cited: 9

Approval: Unanimous. Motion carries.

STUDY ITEMS- None

ADMINISTRATIVE APPROVALS- None

OTHER BUSINESS

Property Monitoring

-509 N. *Adams*- Public Hearing is scheduled for February 12, 2013.

-302 E. *Cross*- Photographs have been made.

Architectural Style fact sheets

AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS – None

HOUSEKEEPING BUSINESS

Approval of the minutes of December 11, 2012

Motion: Rupert (second: Henriksen) moves to approve the minutes as presented.

Approval: Unanimous. Motion carries.

ADJOURNMENT

Motion: Stevenson (second: Henriksen) moves to adjourn the meeting.

Approval: Unanimous. Motion carries.

MEETING ADJOURNED AT 7:54 pm.