

CITY OF YPSILANTI
HISTORIC DISTRICT COMMISSION
MINUTES OF DECEMBER 10, 2013

CALL TO ORDER AND ROLL CALL

Hank Prebys Vice-Chair 7:00 PM

Meeting Location: City Council Chambers, City Hall

Commissioners Present: Hank Prebys, Jennifer Henriksen, Alex Pettit, Jane Schmiedeke, Michael Condon, Ron Rupert

Commissioners Absent: Anne Stevenson

Staff Present: Cynthia Kochanek, HDC Assistant

APPROVAL OF AGENDA

Motion: Rupert (second: Schmiedeke) 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

328 E. Cross

Applicant: Amy Strutz with A J Leo Electric & Solar, contractor (present)

Discussion: Application is to install solar panels on the south facing 2nd story rear of the roof of the house, mount an inverter and A/C disconnect at the back of the house by the existing electric meter.

Strutz: The south facing roof line is proposed to be filled with solar panels on the roof area. This area faces away from Cross St. Thirteen 290 watt solar panels will be installed on the main section of the roof at the back of the house. There will be eight across the top (south facing) section of the roof; three across the east side and the two across the west side of the rear addition just behind that.

Prebys: Wants to know how this will affect the roofing material?

Strutz: Panels will protect the asphalt shingles from the sun.

Prebys: Would like to know how the solar panels will be attached and how that will affect the asphalt shingles.

Strutz: Stainless steel bolts with Solar Seal will be used. No sun exposure below the panels.

Henriksen: Wants to know about the inverter for the solar panels.

Strutz: The new blue inverter box will be installed next to the existing electric meter. It is possible that it may go under the window at the back of the house. A DC disconnect will be installed below the blue inverter box. The exact solar panel is what is depicted in the supplementary materials with the application.

Prebys: How will this affect the owner's electric bill?

Strutz: He will get close to \$0 as he is conservative in his electricity usage.

Prebys: HDC recognizes that there is a movement towards alternative energy and that the HDC is trying to be accommodating in these situations. HDC has a fact sheet that lists our concerns regarding alternative energy in the historic district.

Motion: Henriksen (second: Pettit) moves to approve the installation of solar panels at 328 E Cross. The solar panels will be installed on the 2nd story south facing (rear) roof on the house. The inverter and disconnect will be on the rear of the house near the existing meter location.

Secretary of the Interior Standard:

#5- Preserve distinctive features.

#10-New work shall be removable.

Approval: Unanimous. Motion carries.

40 N. Huron

Applicant: Morgan Cox, representative for FLY Children's Art Center (present)

Discussion: Application is for signage above the storefront. Sign will fit within the space above the store similar to the World of Rocks sign next door.

Pettit: Wanted to know how everything will be attached.

Cox: Didn't get the paperwork until today so was unaware that the mounting info was not listed but she can check on this. She wants to know if there was something that would be standard for the attachment of the sign to the storefront.

Rupert: Suggests some sort of framing to make the MDO sign more weather resistant and to avoid the sign degrading quickly.

Condon: Suggests corrosion resistant fasteners to attach the sign board to the existing wood board there, brackets could also be used to attach the sign.

Condon: Wants to know if the paint will come off of the Azek?

Rupert: Paint will stay on the Azek lettering. He states that he has used paint on the Azek previously but that it was Duration, a self prime Sherwin-Williams product.

Motion: Condon (second: Rupert) moves to approve the sign installation as submitted in the application and drawings for 40 N. Huron St. The sign will be constructed of ½ inch MDO with Azek lettering painted orange and black. The perimeter of the MDO will have a frame covering to protect it from the elements and the sign board will be installed with corrosion resistant fasteners.

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

Approval: Unanimous. Motion carries.

STUDY ITEMS- None

ADMINISTRATIVE APPROVALS

64 N. Huron St. – application is for a re-roof of the existing flat roof. Application was administratively approved on 12/4/13.

Motion: Schmiedeke (second: Henriksen) moves to approve the administrative approval.

Approval: Unanimous. Motion carries.

OTHER BUSINESS

Freighthouse CLG grant recommendation letter: Staff advised to produce a letter of support to be signed by Anne Stevenson.

Motion: Rupert (second: Henriksen) moves to have a letter drafted in support of the CLG grant for fire suppression for the Friends of the Freighthouse.

Approval: Unanimous. Motion carries.

Property Monitoring

613 N Prospect: Teresa Gillotti talked to owner while staff was out of the office and it appears that the porch column and banister removal was for maintenance. The owner plans on putting the banister and columns back after stripping and painting them the same color. He is looking for suggestions for providers to help with this task. The owner plans on putting the columns and banister back once completed. Staff advised that they will send a copy of the MHPN directory of providers on to the owner.

NE corner of Katherine and Washington St, 221 S. Washington: A fence went up this past summer that was approved but is not painted. This property will need to be monitored to verify that the fence is painted in the spring.

AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS – none

HOUSEKEEPING BUSINESS

Approval of the minutes of November 26, 2013

Motion: Pettit (second: Rupert) moves to approve with correction of typo.

Approval: Unanimous. Motion carries.

ADJOURNMENT

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

Approval: Unanimous. Motion carries.

MEETING ADJOURNED AT 7:30 pm