

**CITY OF YPSILANTI
HISTORIC DISTRICT COMMISSION
MINUTES OF OCTOBER 8, 2013**

CALL TO ORDER AND ROLL CALL

Anne Stevenson Chair 7:04 PM

Meeting Location: City Council Chambers, City Hall

Commissioners Present: Anne Stevenson, Hank Prebys, Ron Rupert, Michael Condon

Commissioners Absent: Jennifer Henriksen, Alex Pettit, Jane Schmiedeke

Staff Present: Connie Locker, Planning Assistant

APPROVAL OF AGENDA

Motion: Rupert (second: Prebys) moved to approve the agenda with the additions of 323 Oak, 118 S. Washington, 312 River, and 318 N. Park.

Approval: Unanimous. Motion carries.

PUBLIC COMMENT ON AGENDA ITEMS - none

PUBLIC HEARING - none

OLD BUSINESS - none

NEW BUSINESS

313 Washtenaw

Applicant: Ron Rupert, contractor (present)

Discussion: Application is for the installation of aluminum storm windows. A railing and front steps also need to be installed but are not included as part of this application.

There is no quorum to render a decision, as Rupert abstains.

Motion: Prebys (second: Condon) moves to table the application pending a quorum.

Secretary of the Interior Standard: N/A

Approval: Unanimous. Motion carries.

STUDY ITEMS

323 Oak

Applicant: Dave Strenski, owner (present)

Discussion: Application is for the installation of solar panels on the west side of the applicant's gable roof. There will be 18 panels installed in two rows, to cover the majority of the west roof side edge-to-edge. They will be installed on waterproof mounted rails and would be removable. Further, the area of the roof the panels will be installed upon is the newer part of the house following renovations in 2000. A piece of conduit will wrap around the roof edge and will come down side of house, and a blue inverter box will be placed on the west side of the house.

Stevenson notes that although there are solar panels in the Historic District, each property is taken on a case-by-case basis. In consulting with the HDC Fact Sheet on Alternative Energy Systems, Prebys notes that the proposed work appears to fit within the HDC's standards. The HDC agrees that covering the whole roof gives the project a more uniform look. In addition, the location of the house and the view-ability of the panels does not affect the historic characteristics of the house.

118 S. Washington

Applicant: Steve Pierce, owner (present)

Discussion: Application is for the installation of solar panels on the garage at the rear of the property, built in 2002. The house and its slate roof will not be altered in any way; it is not a part of this project. The garage roof has asphalt shingles, and the proposed panels can be removed at any time. The panels would not be visible from S.

Washington but would be visible from Woodward. The current proposal is to install panels on the south, west, and possibly east sides of the garage's pyramid roof.

The HDC cites the Alternative Energy Systems Fact Sheet and notes that while other Commissioners may object to the proposed installation, those present do not.

312 River

Applicant: Ron Rupert, contractor (present)

Discussion: Application is for the painting of the Ypsi Food Co-Op logo on the north side of the building. The design is meant to look like a shadow and will be painted on with slightly darker paint than that of the building.

The HDC likes that the design resembles a 19th century sign. Staff notes that the project is considered a sign because it is a logo and therefore cannot be approved until it meets the requirements of the sign ordinance. Staff suggests the owner speak with Teresa Gillotti of the Community & Economic Development Department to discuss requirements.

318 N. Park

Applicant: Michael Condon, contractor (present)

Discussion: Application is for the installation of sash replacement kits at 318 N. Park. The building is an old single story house and is very basic and plain. The windows are in fairly rough shape, but could probably be repaired for less than the cost of sash replacements. Condon explains that the owners want to use the sash replacements because they're expanding their family and want to improve their property.

Proposed replacements will be same as the existing windows—2-over-2 divided lights. Two windows do not currently have divided lights and were probably installed in the 1930s; those will be replaced with 2-over-2 lights as well to match the rest of the house. Prebys suggests bringing in a picture of the house for the HDC to consider.

ADMINISTRATIVE APPROVALS

201 N. River

Discussion: Application is for the re-roofing of a flat roof. Staff has administratively approved the application.

Motion: Rupert (second: Condon) moves to accept the administrative approval.

Approval: Unanimous. Motion carries.

OTHER BUSINESS

Property Monitoring – none

AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS – none

HOUSEKEEPING BUSINESS

Approval of the minutes of September 24, 2013

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

Approval: Unanimous. Motion carries.

ADJOURNMENT

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

Approval: Unanimous. Motion carries.

MEETING ADJOURNED AT 7:45 PM