

CITY OF YPSILANTI
HISTORIC DISTRICT COMMISSION
MINUTES OF JULY 8, 2014

CALL TO ORDER AND ROLL CALL

Anne Stevenson	Chair 7:00 PM
Meeting Location:	4 th Floor Conference Room, City Hall
Commissioners Present:	Jane Schmiedeke, Anne Stevenson, Michael Condon, Hank Prebys
Commissioners Absent:	Ron Rupert, Alex Pettit
Staff Present:	Cynthia Kochanek, HDC Assistant

APPROVAL OF AGENDA

Motion: Prebys (second: Condon) moved to approve the agenda as presented.

Approval: Unanimous. Motion carries.

PUBLIC COMMENT ON AGENDA ITEMS - none

PUBLIC HEARING- none

NEW BUSINESS- none

STUDY ITEMS-

229 W Michigan

Applicant: Dave Strenski (present).

Discussion: Mr. Strenski is here to discuss a possible solar panel installation on the library building in the historic district.

Strenski: States that a donor will be helping with the funds to help the library and Corner Health install solar panels. The library is excited about solar. The library has an original portion and an addition added in the last decade or so for mechanical on the south side of the structure. South is the back of the library and that is the best location for the solar panels. The balustrade at the top would hide most of the panels if placed on the main portion of the roof. The only hesitation is that the roof may be a membrane roof.

Condon: Believes that the roof may actually be a torch down roof.

Strenski: Also suggests that the railing on the addition may be a good location for the solar panels as well.

Prebys: Would like to know how many solar panels are planned for the installation.

Strenski: States that he is not the contractor on these projects but that the plan is for about 5 kW worth of panels. That is about 20 solar panels that are 3 ½ feet wide.

Prebys: State that would require more room than is available at the railing on the addition.

Strenski: Confirms that is the case and that 3 ½ or 4 kW would be placed there. It does not need to be a 5 kW installation. He states that a low profile ballast solar panel may be placed on the flat top portion of the roof. The only issue with the roof top ballast panel system is that it gets covered in the winter by snow and does not produce any energy.

Prebys: States that what is appealing about the railing on the addition is that it carries through the balustrade from the original section of the building architecturally and he would prefer that panels not be installed there. States that he has no problem with the solar panels installed on the main roof of the original structure.

Strenski: States that another option is to do a solar awning on the addition but the problem with that is that there are drains for water in that location.

Condon: Agrees with Commissioner Prebys that he would not mind the solar panels on the main structure however he would prefer to not see the newer limestone work and railing covered up.

Prebys: States that an architect spent a lot of time thinking through the railing on the addition.

Stevenson and Schmiedeke: Agree with Commissioner Prebys' statements.

Stevenson: States that she would also be fine with some solar panels on the top of the roof as long as you could not see any of them from the street view.

47 N Huron

Applicant: Dave Strenski (present).

Discussion: Mr. Strenski is here to discuss a possible solar panel installation on the Corner Health building.

Strenski: States that this is another candidate for the solar panel installation. He states that he did not appreciate the differences in the height of the roofs on the different sections of the building. He states that nothing can be placed in some sections due to the varying height differences. He suggests a ballasted system as well for this install.

Prebys: Points out that there are a couple roofs involved in the building.

Stevenson: Indicates a section on the roof that would be good for an installation of solar panels.

Strenski: States that an awning on the side of the structure is also another option since the building is long it would require only one row of panels.

Condon: States that the wall that Strenski is referring to was an interior wall at one time and as such it has a really soft brick that would not withstand the weight of a solar panel installation there.

Stevenson: Again refers to the portion of the roof that she pointed out earlier.

Prebys: States that the roof is the best option for this structure.

Strenski: Agrees since the brick will be too soft on the side of the structure.

ADMINISTRATIVE APPROVALS- none

OTHER BUSINESS

Property Monitoring:

120 N Adams: Staff took photos of the new screen door on the front of the house. The screen door was mentioned in the last HDC meeting.

Condon: Does not mind it too much.

Prebys: Would like to know if it is a new door.

Condon: States that he does not remember the door being there with the previous owner.

Stevenson: Does not have any real problem with it but she is not sure on the material that was used.

Condon: States that that it looks like it is a stained wood and that the old door was just painted a dark brown.

Schmiedeke: States that she would like to see a letter sent to the owner as a reminder that any exterior changes made to a structure in the historic district needs to be reviewed by the HDC first.

Stevenson: Requests that staff send a letter.

511 N Prospect: House has a Hanson's sign out front that was mentioned at the last HDC meeting. Staff took photos last week.

Stevenson: States that she also saw the sign but that it does not appear that any work has been completed yet.

Condon: States that when Hanson's comes out and measures for a project they place the sign in the yard.

Prebys: Suggests that a letter be sent to the owner reminding them that any exterior work needs to be reviewed prior to work starting in the historic district.

Schmiedeke: Suggests that the letter also advise that vinyl is not allowed in the historic district.

Terry Bakery Sign

Schmiedeke: Would like to know what the status is regarding the Terry Bakery sign.

Staff: Advises that an update was provided last week and that the sign is complete except for the neon lighting and that the contractor has applied to the building department regarding the lighting. The sign should be back up soon.

HDC commissioner vacancy

Schmiedeke: Would like to know what the status is of the vacancy on the HDC.

Stevenson: States that info was submitted regarding a candidate and that she will inquire regarding the status.

AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS –none

HOUSEKEEPING BUSINESS

Approval of the minutes of June 24, 2014

Motion: Schmiedeke (second: Prebys) moves to approve as submitted.
Approval: Unanimous. Motion carries.

ADJOURNMENT

Motion: Prebys (second: Schmiedeke) moves to adjourn.
Approval: Unanimous. Motion carries.

MEETING ADJOURNED AT 7:23 pm