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Budding U-M architect designs her parents' solar-heated home

By MARY RODRIQUE

There's a two-story house under construction on Lujan north of Eight Mile which is designed to make Mother Nature smile.

The contemporary, slanted-roof building at the end of the block is the first solar heated house in the neighborhood.

Designed by University of Michigan architectural student Ingrid Iedness for her parents, Dag and Gudrun Iedness, the house is being built by Maltese Homes, custom builders based in Dearborn.

Basically, it differs from other homes in that its southern half is really a greenhouse that will trap solar heat

in winter to partially warm the entire home.

Two large ceiling fans in the main living area adjacent to the greenhouse, which will be used as a sitting room, will circulate that heat. There's also a light well in the greenhouse over a basement living area.

Trapping the heat in the heavily insulated walls and floors is the passive part of the system. The active portion will include a water heater on the roof pumping solar heated water into the home.

"This is an ideal site," said Dominic Maltese, Jr., builder. "The house isn't square with the lot line. Rather, it's built to the best angle of the sun."

THERE ARE ONLY two small windows on the north wall of the house because that's the coldest side and glass causes the greatest loss of heat.

Trees already frame the northern rear of the 160-by-180-foot lot, providing some natural insulation.

Windows on the west side of the home are built on a slant so as not to deflect heat away from the greenhouse on the south side.

Designer Iedness, 22, who is working on a master's degree in architecture,

told with the plans all summer. It's the first home she has designed.

She worked with Joe Guido, an architect employed by GM Associates, a firm closely allied with Maltese Homes, in turning her theory into practice.

Some technical modifications were made, but Guido had praise for Iedness's basic design concepts.

The house is now 50 percent complete and the Iednesses hope for a May occupancy date.

The house is being constructed with energy-saving in mind every step of the way. There's 12 inches of insulation on the ceiling and 4 inches in the walls, including styrofoam backing.

The wood windows have an inch of insulation and shutters that can be closed in winter to keep in heat.

The builders estimate the passive solar design will account for one third of the heat needed to warm the 5,400-square-foot house. The other two thirds will be provided by two woodburning stoves and a conventional heat pump.

MOST OF THE living area in the home is underground, including three bedrooms, a family room, kitchen and two full bathrooms. Ingrid and her

brother, a student at Michigan Tech, will live with their parents during the summer.

The cost of the home is \$55 per square foot of living space, which puts it in the \$300,000 range.

"It's still expensive to design with solar," Maltese said. "The cost is higher than it should be."

Though the initial cost could detract some potential customers, Maltese claims it's almost practical considering the spiraling cost of fuel.

Maltese, Guido and Iedness share the belief that solar heat design is the wave of the future in the building industry.

Already tax energy credits are available for persons building solar heated homes.

"It's inevitable that other heating than electric or gas will be needed in the future," Maltese said. "These costs (for solar heat) are fixed while fuel costs are escalating."

When Iedness graduates from U-M in May, 1982 she hopes to be able to design not only solar-heated homes like the one her parents will be living in, but solar heated commercial buildings as well.

"Passive solar is the design of the future," she said.



Installing solar panels for the home's hot water system are (from left) Joe Napolitano, Chris Endebrock and Glenn Mattox, of Star Pak Solar Systems in Novi. Above, an overview of the home which is half completed. (Staff photos by Randy Horst)

Hope dims for cross light near downtown apartment

By STEVE BARNABY
Farmington editor

Farmington residents living in the new senior citizen complex could wait another five years — or forever — to see a stop signal installed in front of their building, according to City Manager Robert Deadman.

A recent city request to install the traffic signal was rejected by the Michigan Department of Transportation after it made a traffic count at the Grand River and School Street intersection.

"We didn't meet the sufficient pedestrian traffic standards," said Deadman. The problem was, though, that the survey was done before the complex was open. We may ask for a resurvey."

The city hoped to have the light installed to serve the senior citizens who live in the building's 153 units. The complex is located across the street from the Downtown Farmington Center where many of the elderly residents do their daily shopping.

Without the traffic signal, the seniors will either have to brave the traffic flow or walk to the corner of Grand River and Farmington Road — approximately two city blocks.

"It took us four or five years to get the light approved at the corner of Power (and Grand River). I suspect it will be true here unless the politicians can be of assistance," said Deadman.

BOTH STATE Rep. Sandy Brotherton (R-Farmington) and State Sen. Doug Ross (D-Southfield) have been asked to persuade state transportation officials to approve the new light.

"Because the number of pedestrians crossing Grand River at that intersection was so far short of the number required under Department guidelines, it is unlikely they will change their position unless we can convince them, through a strong emotional appeal, that the circumstances warrant their making an exception," said Brotherton.

He suggested that a petition advocating a signal installation be circulated to be signed by senior citizen residents, employees of the housing complex, neighbors and nearby businesses.

Among criteria used by state officials to determine if a signal is needed are: traffic volume, the number and duration of gaps in the major street traffic, delay to the minor street traffic, pedestrian volume and a review of accident history.

While Grand River met the traffic volume guidelines for 15 hours of the day, neither Grove or School streets met the minimum requirement during a single hour, according to Gerald McCarthy, a state transportation official.

Grand River would have to maintain at least 600 vehicles per hour while Grove and School streets would have to maintain 200 cars an hour, he said.

The study also revealed that traffic on Grove and School crossed on entered Grand River in less than 40 seconds. A traffic signal would lengthen that time. "Stopping this larger volume of traffic would significantly increase overall delay and fuel consumption at the intersection," said McCarthy.

BUT THE PEDESTRIAN flow fell far short of meeting criteria.

For signalization at least 150 pedestrians an hour must cross the major street for eight hours, a total of 1,200 pedestrians in eight hours.

The pedestrian study conducted during the eight-hour period showed 63 pedestrians crossing Grand River.

"The additional number of pedestrian movements generated by the 153-unit senior citizen housing project, when added to the number of existing pedestrian movements, wouldn't meet the previously mentioned guideline levels for signalization," said McCarthy.

The study concluded that sufficient vehicle gaps existed, because of signals at Power and Farmington, to allow safe pedestrian crossing at School Street.

"We will take measures to assure that the pedestrian crosswalk is adequately signed and that pavement markings are applied on the east side of School Street," he said.

"We will also continue to monitor the area to determine if conditions change to warrant further study."

Cable TV passes one hurdle

By MARY RODRIQUE

The Farmington City Council Monday took the lead in a three-city effort to bring cable television to the area.

The council adopted an ordinance clearing the way to begin seeking applicants to provide cable TV service. But the way isn't paved until the cities of Novi and Farmington Hills, which share in the proposal, also give it the green light.

City managers from the three cities and a second representative from each of the municipalities have been meeting with a Washington, D.C., based consulting firm in drafting the proposal.

The Novi City Council is expected to approve the ordinance Monday. Farmington Hills still hasn't set a date. One official said it would probably be within the month.

The proposal adopted by the Farmington council was the result of six months of work by a joint committee representing the three cities.

The proposal sets forth guidelines which the applicants are to follow in developing their proposals.

The guidelines include the requirement of providing uniform data so the consultant and the committee can compare similar data from several applicants.

Contractors who want to bid on the franchise must pay a non-refundable \$3,500 fee.

"WE'RE KEEPING IT (limited) to companies that have been in the industry for awhile and have a good track record," said Jerry Horner, an administrative assistant for the city of Farmington.

Also included in the proposal is the successful bidder will pay the consulting fee to Cable TV Information Center, which has helped the committee put together its specifications and ordinance.

The tri-city committee has worked with the center's president, Harold Horn. His office has advised 1,700 citi-

ties and has testified before Congress on cable TV.

The cities plan to work together in administering the franchise through a joint committee.

The committee has set up a list of desired services which the applicant has the option of offering in addition to the minimum government-regulated requirements.

If an applicant can't offer the additional services, it won't be in serious contention, Horner said.

The ordinance, which has been reviewed by attorneys for the three cities, sets the term of the franchise for 15 years.

The procedure for renewal, requirements to begin construction within a specified period, and the extension requirements for providing service to new customers are also included.

The ordinance also establishes the procedure for transferring or assigning the franchise to another company, and the procedure for adjusting the subscriber's service rates during the term of the franchise.

THE CABLE OPERATOR will pay the city 3 percent of the operator's gross annual revenue. The 3 percent will be divided among the three subscriber cities according to population and use of the cable TV system, not equally by thirds.

The 3 percent revenue should provide the city with the funds necessary to properly administer the franchise. The ordinance also sets up provisions for handling complaints, securing bonds and liability insurance requirements.

After acceptance of the franchise ordinance by Novi and Farmington Hills, the joint committee will be able to request proposals from prospective applicants.

Application documents will be available for bidders on April 1 if they're accepted by the other two city councils. Bidders will have until July 1 at 2 p.m. to submit proposals.

Police nab burglars in the act in Hills store and house thefts

Intruders were caught in the act in two separate break-ins in Farmington Hills over the weekend.

An 18-year-old Farmington Hills youth was arrested early Saturday after he was captured by a homeowner who was awakened by the intruder and restrained him in the living room until police arrived.

Roy and Julie Horning, of 28001 Ten Mile, were awakened by noises in their living room at 2:20 a.m.

Horning discovered the intruder standing in the living room by a door leading from a breezeway to the house. The breezeway door had been forced open and several items stored there had been knocked over.

The suspect, Lee Roy Evans, 18, was arraigned before Judge Margaret Schaeffer Saturday and pleaded not guilty to charges of breaking and entering with intent to commit larceny.

He was released on \$10,000 bond. A preliminary examination was scheduled yesterday afternoon in Farmington District Court.

In a separate incident Sunday, police arrested two juveniles fleeing from Meadow Drugs, 21999 Farmington Road, after responding to an alarm at the store at 1:15 a.m.

POLICE NOTICED ceiling tiles

hanging down on the southwest corner of store and milk crates stacked up in the rear for access to the roof.

The two youths apprehended, both 15-year-old Farmington Hills residents, had ceiling residue on their clothing, according to police.

Thirteen dollars was taken from one cash register and a rear door latch was destroyed.

There were a half-dozen other reported break-ins in Farmington Hills last weekend. No other arrests have been made.

Caesars employee assaulted by pizza

An angry customer ruined five Little Caesars pizzas Saturday when he belted an employee with them before hitting the employee with his fists.

Another employee was struck by the man's companion, according to police.

The employee said the customer tried to return two pizzas to the store at 3925 E. Eleven Mile. The employee behind the counter refused to take the pizzas back.

Becoming agitated, the man picked up the pizzas which were unbaked on the counter and struck the worker across the face with them.

According to the employees, the customer then jumped over the counter and struck the same employee with his fist while an accomplice (later identified as the customer's brother) came around the counter and struck the other employee before both men fled.

The store reported \$37 in damages. The employees knew their attacker by name.

When police questioned one of the men after the attack, he said he became involved in the melee only after an employee brandished a pizza cutter. Police will not arrest anyone in the incident.

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SPRING HAS ARRIVED!

It's time to shed your winter gear and step into a light, bright, Spring season in style. See today's special "Spring Fashion" section.

