

**NORTHVILLE HISTORIC DISTRICT COMMISSION
SPECIAL MEETING – STUDY SESSION
May 25, 2011
Wednesday 7:00 P.M. - Approved
Northville City Hall - Council Chamber**

1. CALL TO ORDER: Mayor Johnson called the Historic District Commission special meeting to order at 7:00 P.M. Tonight’s meeting is a study session, only, and no formal action will be taken.

2. ROLL CALL:

Present: Argenta, Luikart, Hoffman, Vernacchia and Johnson.
Excused: Bayly and Field - excused
Also Present: Fifteen residents.

3. AUDIENCE COMMENTS: NONE.

4. REPORTS:

A. City Administration: None.
B. City Council: None.
C. Historic District Commission: None.
D. Other Community / Governmental Liaisons: None.

5. DISCUSSION:

Review Plans to Renovate Barn and New Home at 336 Linden.

Walt Coponen, Architect for the project located at 336 Linden submitted a written narrative for the barn renovation located on the property at 336 Linden Street. A home will be built on this parcel and the original barn located on the property will be renovated and used as the garage for the new home. He referenced the narrative thru out the discussion. The intent is to renovate the barn and restore it to its original look prior to the modifications of converting it into a two car garage, with attached carport.

A sample board was provided showing the existing condition of the deteriorating siding. The ballooned framed barn was built as efficiently as possible, sometime in the 1940’s.

The original barn was 26’x6” wide and 18’x3” deep. An addition to the barn increased the depth by 4’ which allowed for parking a modern automobile. At that time a 16’ wide overhead garage door was installed on the Randolph Street side of the structure.

Renovation Plans include:

1. New support beams will be added to support the second floor framing and to prevent collapsing. Second floor joists will be sistered next to some of the existing joists providing additional support. Once the structure is reinforced the covered carport roof will be removed.

2. The 4' lean-to extension facing Randolph Street will be removed exposing the shape of the original barn structure. The removal of the lean-to will allow for the renovation to incorporate two individual carriage doors facing Randolph Street. The interior stair to the loft will be rebuilt to comply with the current building code. The loft will only be used for storage.
3. The barn roof structure will have to be reinforced from the interior side of the roof by adding 2x10 rafters installed one by one and sistered next to the existing rafters. The existing barn has a 3% drift because, originally, there was no diagonal bracing. Once the roof structure is complete the existing shingles and base layer of wood cedar shakes can be removed and a new shingle roof finish to match the house will be installed.
4. Once the primary barn structure has been reinforced and the new roof installed, work on the reconstruction of a new extension on the south side of the barn to accommodate a two car parking space will begin. This addition will not run the entire length of the barn as did the original modification. A new man door and a small roof canopy over the door will be added to the Linden Street side of the barn. Two windows are proposed on the south facing elevation, not visible from Randolph, West or Linden Streets. They will provide egress from the loft level of the barn in case of emergency. Old windows will be replaced with new, the same size and casement.
5. Once the barn is reinforced and a new roof installed, the original windows and doors will be removed and new windows and access doors installed.
6. New lap/cement board siding will be installed over the existing tongue and groove siding. For now, the interior walls will be exposed. The entire barn will be receiving new wood trim fascia boards, corner boards and window/door trim surrounds.
7. The barn will be painted with an exterior color scheme to match the main house; probably taupe with white trim.

COMMISSIONER COMMENTS:

- Some liked the symmetry of adding a second hay-loft door while another referenced the Northville Historic Guidelines which discouraged adding the door.
- The egress windows on the south (back side of the barn) were discussed. *Mr. Coponen argued that for safety sake, and for the intent of the Building Code the egress windows should be installed.* The use of a sky light was suggested. *Mr. Coponen argued that if a sky light was used it is not a matter of if it will leak, but when it will leak.*
- Scraping, sanding and restoring the original barn wood, instead of covering it with cement board was discussed. It was argued that since the original boards are thin (not even ¾" thick) that process would not be effective. Commissioner Luikart, stated that *if asked (amended 6-15-2011)* and a vote were taken, she would vote to paint and restore the barn. She is not in favor of residing. Hardiplank "looks" brand new and changes the entire appearance of the barn.

Mr. Coponen presented the plans for the new home at 336 Linden Street. They include:

- A 2, 547 sq. ft two story traditional home with the driveway on the north side leading to the barn in the back yard.
- The home will have horizontal lap board; painted taupe with white trim and have a sienna brown roof. It will have a covered front porch, squared tapered columns and a stone foundation.
- The depth of the house (porch included) is 36'. There is 24' between the back of the house and the carriage house.
- The first floor will have nine foot ceilings and the second floor eight foot ceilings.
- The house has 30% lot coverage, a front yard averaging of 22'.6" and a 7' side yard setback.
- Zoning variances are not needed.

AUDIENCE COMMENTS: a lively discussion ensued.

- If hardiplank is allowed; this is no longer an historical barn and can/should be torn down. The builder gets his way. City Hall wins.
- The barn should remain white and not painted taupe; the intended color of the house.

Commissioner response: The Northville Historic Guidelines allows for hardiplank in the HDC and this plan is in compliance with the guidelines. The project also complies with both zoning and planning ordinances

Architect response: The barn is not on the federal register of historic structures and technically not an historic structure. The precedence has been set for paint color when there is a barn directly across the street which has been painted the same color as the house.

Builder response: It is costing us twice as much to restore this barn than to demolish it. We thought we were doing what you, the neighbors, wanted. We are trying to impact Northville in a positive way. We will research other products and see if we can duplicate the look of the original barn with another product. There is a product called "Dutch Lap" which has a tongue and groove appearance.

6. ADJOURNMENT:

Motion by Hoffman, supported by Vernacchia to adjourn the meeting at 9:00 P.M.
Voice Vote: Yeas: All. Nays: None. Motion Unanimously Carried.

Respectfully submitted,

P. S. Howard
 Recording Secretary