

NORTHVILLE HISTORIC DISTRICT COMMISSION
Feb. 15, 2017
Wednesday 7:00 P.M. – Northville City Hall -Council Chambers

1. CALL TO ORDER AND ROLL CALL:

Chair Allen called the Historic District Commission meeting to order at 7:00 P.M.

Present: Allen, Argenta, Hoffman, Murdock,
Absent Excused: Field, Gudritz, Tartaglia
Also Present: Staff Liaison, Sally Elmiger

2. PUBLIC COMMENT:

3. APPROVAL OF AGENDA:

Motion by Hoffman, supported by Murdock to approved the agenda as published.
Voice Vote: Ayes: All. Nays: None. Motion Unanimously Carried.

4. APPROVAL OF PREVIOUS MEETING MINUTES: January 18, 2017-Regular Meeting and January 18, 2017 Sub-Committee Meeting.

Motion by Hoffman, supported by Argenta, to approve the January 18, 2017 regular meeting minutes and January 18, 2017 sub-committee meeting minutes as submitted.
Voice Vote: Ayes: All. Nays: None. Motion Unanimously Carried.

5. REPORTS:

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

6. CASES:

CASE #1

THOMAS & SUSAN KAGE
418 W. MAIN STREET

FENCE

Mary Keys, a neighbor of the applicant presented on their behalf for new fencing along the east side of the house. She stated the current fence is in ramshackle condition. The new fence will be 80 lineal feet of vinyl privacy fencing and match the low fence on the west side of the house and they will be using a lattice inset. A material sample was provided and the color of the fence will be sand.

Motion by Hoffman, supported by Murdock to accept the application for completeness.

Voice Vote: Ayes: All. Nays: None. Motion Unanimously Carried.

Motion By: Argenta, supported by Murdock to grant a Certificate of Appropriateness referencing Secretary of Interior Standards for rehabilitation #9 & 10, and the Northville Historic District Design Standards 3.4 for fences, 3.21 for materials and 5.18 for paint and color with the color being Sand.

Voice Vote: Ayes: All. Nays: None. Motion Unanimously Carried.

CASE #2

**BROWN DOG CREAMERY
120 E. MAIN**

CONDENSER SCREENING

Paul Gabriel of Brown Dog Creamery distributed a photo of the compressor that they will be screening and 2 photos showing examples of types of planters they would like to use to screen the compressor. He stated they would like to use one or two planters in a complimentary color to screen the compressor to be more aesthetically pleasing. To the left of the compressor there is already a bush and pylon barrier and the compressor sits behind parking spaces that are usually occupied so it is not very visible. Chairman Allen asked if they also planned on fixing up the small landscaped area to the right. Commissioner Argenta asked if they planned on putting in any bumper posts. Chairman Allen asked if the HDC has jurisdiction over a planter. Consultant Elmiger stated that a planter is temporary where as a screen wall would be permanent but the board could make a recommendation that the planters be made out of something substantial such as concrete as opposed to something like fiberglass so they could not be easily shifted and could be planted with something that provided 12 months of screening. The applicant stated that they would be big enough that they would not be easily moved.

Motion by Hoffman, supported by Argenta to accept the application for completeness.
Voice Vote: Ayes: All. Nays: None. Motion Unanimously Carried.

Motion By: Hoffman, supported by Murdock to grant a Certificate of Appropriateness citing the Northville Historic District Design Standards 4.27 for rear facade involvement, 4.21 for materials, 5.18 for color and that it be a color that blends in, and that the planters be a substantial material planted with something that provides 12 month landscaping that would fully screen the condenser unit.

Voice Vote: Ayes: All. Nays: None. Motion Unanimously Carried.

CASE #3

**DENNIS ENGERER
528 W. DUNLAP**

**PORCH, PARTIAL HOUSE
& GARAGE DEMOLITION**

Commissioner Hoffman suggested that the board look at each proposed demolition piece separately and process it that way. Greg Presley, architect for the project presented the case. He stated the original home dates to the 1880s and that it is one of five Sears Catalog homes in a row on this block and all have been improved over the past 100 years

except this one. As a result this home needs everything including structural repair. The original structure was T shaped. The west side of the home sits on a Michigan basement with an access that is at about a 45 degree angle with no head room and is not functional. All the porches have different dates, sit on masonry foundations and have been made into living space. They do not have historic value. Part of the building has a flat roof and a parapet on the east side. At one time the building was converted to a duplex. The building foundation is cracked. The way the building sits is non-conforming by today's ordinance. The applicants would like a functional basement and they would like to move the building over and back so it conforms to all current codes. The front porch has worn over the last 100 years and they would like tear it off, rebuild it as it was and extend it. Architect Presley said the challenge is to bring the structure into the 21st century in a way that respects history. They propose to restore the part that faces the street because that is the part that really counts. They would like to save and rehab the existing windows. The applicant will come back at a later time with colors. Commissioner Hoffman asked if an Engineer has looked at the house to see if it had enough integrity to be picked up and moved. Architect Presley stated that a lot of times lifting an old structure straightens out sinking that has occurred and corrects it. The structure would be gutted down to studs and moved back while they dig out the basement. The garage is garden variety built in the 60's or 70's. They would like to demolish it and build a new one. The four elements they would like to demolish are the front porch, the little chamfer on the SE corner, the existing rear portion of the home and the garage. Consultant Elmiger said that the board needed to determine if any of the four elements are historic and if they are historic they would require a public hearing. Commissioner Argenta stated the way he reads the Historic guidelines is that they address total demolition or moving off site, so the only piece that needs to be determined if it is historic is the garage. Commissioner Hoffman said it seems the garage is non-contributing structure and the other two pieces, the front and rear porch are non-contributing. The part on the S.E. corner is just part of the renovation and not really a demolition but a modification.

Motion by Argenta, supported by Murdock to accept the application for completeness.
Voice Vote: Ayes: All. Nays: None. Motion Unanimously Carried.

Motion by Hoffman, Supported by Murdock that the existing garage is not historically significant and thereby does not require a public hearing, and is approved for demolition.

Voice Vote: Ayes: All. Nays: None. Motion Unanimously Carried.

Motion by Hoffman, Supported by Argenta that the existing 680 square feet rear portion of the home is a non-contributing structure and does not require a public hearing and is approved for demolition.

Voice Vote: Ayes: All. Nays: None. Motion Unanimously Carried.

Motion by Hoffman, Supported by Murdock to deem the existing front porch of the house is not historically significant and there by does not require a public hearing and that element is approved for demolition.

Voice Vote: Ayes: All. Nays: None. Motion Unanimously Carried.

Commissioner Hoffman suggested that item #2 for the demolition of the S.E. corner of the house be removed from the application because the work pertains to the renovation.

Motion by Hoffman, Supported by Murdock to deem the chimney not historically significant and that it does not require a public hearing and that element is approved for demolition.

Voice Vote: Ayes: All. Nays: None. Motion Unanimously Carried.

Motion by Hoffman, Supported by Murdock to say that the re-location/moving of the house is not a detriment to the district and also not historically significant as to the location and therefore does not require a public hearing and is approved.

Voice Vote: Ayes: All. Nays: None. Motion Unanimously Carried.

CASE #4

**DENNIS ENGERER
528 W. DUNLAP**

**ADDITION, NEW GARAGE
PORTE COCHERE**

Greg Presley presented the case for the renovation. The current structure is around 2000 square feet and they would like to expand it to 2750 square feet. This is less than a 50% increase in the square footage. The house will have more porches than it currently does. The house had porches that were converted to living spaces. The house will look pretty much as was from the street. The important thing was to respect the hierarchy where the original structure is the most important thing. Massing has been considered. The front has ornamentation and once the siding is pulled off they will see if they can refurbish it. The fenestration on the new part will not be the same but subordinate to it. They would like to match existing materials such as the beveled cedar siding. Once they uncover it they will know if they can re-use it or come back to the commission with new materials.

The garage is detached and also meant to be a subordinate detail. Since the garage sits a ways back on the lot the applicant would like to add a Porte –cochere for a place to unload in inclement weather and get to the kitchen quicker. Commissioner Argenta asked if where it says loft on the garage that it was understood it was not habitable space. Mr. Presley said it was non-habitable space. Chairman Allen asked if the hoods on the 2 first floor east windows would have to be removed for the porte-cochere. Mr. Presley said they most likely would be. Commissioner Hoffman noted that details on material samples, exterior lighting and a time line of spring, 2017 were provided for the project and that colors would be approved farther along in the project. There will be a window added above the front door to add light to the hallways and the front door will be moved over.

Motion by Hoffman, supported by Argenta to accept the application for completeness.

Voice Vote: Ayes: All. Nays: None. Motion Unanimously Carried.

Motion by Argenta, Supported by Murdock to grant a Certificate of Appropriateness. The work as proposed meets the Secretary of Interior Standards for rehabilitation in particular standards 2, 3, 9 & 10, and the Northville Historic District Design Standards: 3.10 for porches, 3.11 for siding, 3.14 for setback and spacing, 3.16 for mass, 3.17 for height, 3.18 for scale, 3.19 for proportion, 3.20 for hierarchy, 3.21 for rhythm and

materials, 3.22 for details, 3.24 for garages & carports, 5.9 for asphalt shingles, 5.14 for windows and 5.18 for paint & color which they do not have yet.

Voice Vote: Ayes: All. Nays: None. Motion Unanimously Carried.

7. DISCUSSION:

Chairman Allen stated that the board received correspondence from the school district to set up a workshop to go over their plans for the Main Street and Old Village School buildings. He felt the best way to go was to have City staff coordinate schedules with the board members since some were absent at this meeting and the school district and to see if they would like to have their historical architect at the meeting as well. The board thought it would work best to do this in a regular meeting night but that they would like to tour the building prior to the meeting so they could walk, see and understand what they were talking about. They decided they would like to do this at the March 15, meeting. Chairman Allen asked when the board would hear on the Grant. Consultant Elmiger said it should be in April.

8. ADJOURN:

Chairman Allen adjourned the meeting at 8:19 p.m.

Respectfully submitted,

Shari Allen
Recording Secretary

Approved as submitted: 3/15/17