

NORTHVILLE HISTORIC DISTRICT COMMISSION
February 21, 2018
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, Tartaglia
Absent: Field, Gudritz (excused)
Also Present: Planning Consultant Elmiger

2. PUBLIC COMMENT: None.

3. APPROVAL OF AGENDA:

MOTION Hoffman, support by Murdock, to approve the agenda as published. **Motion carried unanimously.**

4. APPROVAL OF PREVIOUS MEETING MINUTES: January 17, 2018

Commissioner Murdock asked that the minutes be amended to read:

- Page 6, 2nd paragraph from the bottom: Commissioner Field ~~made the following points~~ said that in his opinion:

MOTION Argenta, support by Murdock, to approve the January 17, 2018 minutes as amended. **Motion carried unanimously.**

5. REPORTS:

- A. CITY ADMINISTRATION:** None
- B. CITY COUNCIL:** None
- C. PLANNING COMMISSIONER:** None
- D. OTHER COMMUNITY/GOVERNMENTAL LIAISONS:** None

6. PUBLIC HEARING: None.

7. CASES TO BE HEARD – BY CASE

CASE #1

GRAPHIC VISIONS/SCOTT SMITH
156 N. CENTER STREET

SIGN

Brad Petty, Graphic Visions, Inc., 16857 Northville Road, Northville, MI was present on behalf of this application for a new wall sign at 156 N. Center Street. Mr. Petty presented 2 options: (a) a sign that included the words *Welcome to Historic Downtown Northville*, Scott Smith Retirement Planning for Southeast Michigan and (b) a sign that only included the words *Welcome to Northville*, Scott Smith Retirement Planning for Southeast Michigan. Mr. Petty understood that option (a) had too many message units. Otherwise both signs met ordinance requirements.

Mr. Petty presented examples of the sign foam material, which would be black with white text, along with color samples of the antique cream color that would be on the outer band. The interior wording would be a puzzle fit.

In response to a question from Commissioner Murdock, Mr. Petty said they understood only option (b) met ordinance requirements. Planning Consultant Elmiger further explained that the zoning ordinance limited the sign to 10 message units.

MOTION Hoffman, support by Argenta, to accept the application as complete. Motion carried unanimously.

Chair Allen opened the meeting for public comment. Seeing that no one came forward to speak, Chair Allen brought the matter back to the Commission.

MOTION Hoffman, support by Murdock, to grant a Certificate of Appropriateness for the work as presented for option (b) – 10 message units, referencing Northville Historic District Design Standards 4-21 materials, 4-24 signs, and 5-18 paint and color. Motion carried unanimously.

CASE #2

**RENEWAL BY ANDERSEN/REID
124 RANDOLPH**

WINDOWS

Brett Mahaffey, Renewal by Andersen, 37720 Amrhein Drive, Livonia MI was present on behalf of this application to replace the windows at 124 Randolph. The replacements would match the windows already there in terms of color and design, and would be constructed of Fibrex material.

Chair Allen asked if the windows on the main portion of the home were original, or if they had been updated when the home was renovated. Mr. Mahaffey said while he couldn't be sure, he thought all those windows had been part of the renovation.

Mr. Mahaffey distributed a set of scaled and dimensioned elevations printed to scale.

In response to a question from Commissioner Hoffman, Planning Consultant Elmiger said that all issues called out in her February 8, 2018 review letter had been resolved.

In response to a further question from Commissioner Hoffman, Mr. Mahaffey said no other work was being done other than the window replacement. Window opening sizes would not change.

MOTION Hoffman, support by Argenta, to accept the application as complete. Motion carried unanimously.

Chair Allen opened the meeting for public comment. Seeing that no one came forward to speak, Chair Allen brought the matter back to the Commission.

MOTION Argenta, support by Hoffman, to grant a Certificate of Appropriateness for the work as presented, referencing the Secretary of Interior's Standards for Rehabilitation, in particular Standards 9 and 10, and Northville Historic District Design Standards 3-21 materials, 5-14 windows, and 5-18 paint and color. Motion carried unanimously.

CASE #3

**RENEWAL BY ANDERSEN/ZDANOWSK
234 N. ROGERS**

WINDOWS

Brett Mahaffey, Renewal by Andersen, 37720 Amrhein Drive, Livonia MI was present on behalf

of this application to replace 13 windows at 234 N. Rogers. The new windows would match the existing window openings, and would be constructed of Fibrex material. The existing double hung windows would be changed to casement windows that had a simulated check rail, in order to mimic the look of double hung windows. The grille pattern would be farmhouse style – full divided light. The color would be Andersen Red Rock, which would match the existing color.

In response to a question from Chair Allen, Mr. Mahaffey said the the grille pattern would be external.

In response to a question from Commissioner Hoffman, Planning Consultant Elmiger said all outstanding issues had been resolved.

MOTION Hoffman, support by Tartaglia, to accept the application as complete. Motion carried unanimously.

Chair Allen opened the meeting for public comment. Seeing that no one came forward to speak, Chair Allen brought the matter back to the Commission.

MOTION Hoffman, support by Murdock, to grant a Certificate of Appropriateness for the work as presented, referencing the Secretary of Interior’s Standards for Rehabilitation, in particular Standards 9 and 10, and Northville Historic District Design Standards 3-21 materials, 5-14 windows, and 5-18 paint and color. Motion carried unanimously.

CASE #4

**CENTER STREET GRILL
135 N. CENTER STREET**

NEW ACCESSORY BUILDINGS

As the applicant was not yet present this evening, Commission moved on to Case #5.

CASE #5

**GREG PRESLEY/HICKMAN
129 N. WING STREET**

DEMOLITION

Greg Presley, Presley Architecture LLC, 108 N. Center, Suite 205, Northville, MI was present on behalf of this application for demolition at 129 N. Wing Street.

The demolition request included the following:

- West attached one-story garage.
- The foundation and basement.
- The entry on N. Wing Street
- The southern building facade
- Moving the structure 8 feet to the north and 4 feet to the east of its existing location.

Mr. Presley explained that the applicants were proposing to convert the house back to a single family home, and in the process remove the old foundation and put the home on a better foundation. They were proposing to remove the small 15’ x 16’ garage, which was not original to the house. The house was 1880s Italianate. The garage while old was not original, had no foundation, and was leaning 6” or so to the south. A few nails and the interior contents kept it from falling over. There had been two previous applications to demolish the garage, in order to approve a project on the site, and both times the demolition was approved. The same conditions regarding the garage prevailed now, except things had grown worse.

Recently a hole was discovered in the roof, allowing water to leak in and cause ceiling plaster to fall. The project proposed this evening would stabilize the home.

Mr. Presley emphasized that they were saving 85% of the home's exterior.

The applicants had appeared before the Planning Commission yesterday and asked to be rezoned From GCD to R-1B, which was the zoning district for the rest of the neighborhood. The Planning Commission had voted unanimously to go to public hearing for the rezoning request. The rezoning would be conditional, requiring that the building always be a house, and that the plan presented would be the one developed.

The R-1B Zoning District would allow the applicants to use the setback requirements for that district, by following the average of the neighborhood setbacks in both directions for the two front yards.

Mr. Presley continued that half of the roof would be replaced. The roof that faced Wing Street would remain, although that was the part that had the water issues, so repairs would need to be made.

Commissioner Argenta said he had reviewed the minutes of the June meeting when this property was before the Commission for the previous iteration. This project was similar, except the garage would be free-standing, and the home would have a smaller footprint. A little more of the south side first floor would need to be demolished.

Mr. Presley explained that the roof line that ran east and west would be flattened somewhat, from 7/12 to 5/12, in order to better spread the roof and encompass the new construction. For all intents and purposes it would look the same.

Chair Allen noted that the chimney would be removed from the west side. Mr. Presley agreed, saying that the chimney was not original to the home.

Commissioner Murdock asked about process in this case, which was an application for demolition.

Planning Consultant Elmiger said this application was not really a demolition, since the majority of the house would remain and be improved.

Commissioner Murdock asked that that information be included in the motion.

MOTION Argenta, support by Hoffman, to accept the application as complete. Motion carried unanimously.

Chair Allen opened the meeting for public comment. Seeing that no one came forward to speak, Chair Allen brought the matter back to the Commission.

MOTION Argenta, support by Hoffman, that the elements of the resource listed in the motion below for demolition are not historically significant, and the public hearing is waived. Motion carried unanimously.

MOTION Argenta, support by Hoffman, that the requirement for a structural engineer's report be waived, and to grant a Notice to Proceed with the demolition of the

west garage because the resource is a safety hazard, and the demolition of the following elements of the resource because they are a deterrent to major improvements:

- a. The east porch
- b. The north deck
- c. The existing foundation walls and basement
- d. Move the house 8 feet to the north and 4 feet to the east of its existing location
- e. Removal of 17 feet of the south wall to accommodate a 2-story addition and for 6 feet to accommodate a one-story addition
- f. Partial removal and replacement of west side roof
- g. The existing chimney

Motion carried unanimously.

CASE #6

**GREG PRESLEY/HICKMAN
129 N. WING STREET**

NEW CONSTRUCTION

Greg Presley, Presley Architecture LLC, 108 N. Center, Suite 205, Northville, MI was present on behalf of this application for new construction at 129 N. Wing Street.

The request was to construct an addition on the south side of the house, a new porch on the north side, and a new, detached two-car garage in the southwest corner of the property. Additional changes included the following:

- Add new chimney on Dunlap Street façade.
- Add a new bay window on the N. Wing Street façade to replace the existing front door.
- Replace existing windows and add new windows in building additions.
- New roof over original and new structures

Mr. Presley explained that 6 years ago a prior owner wanted to develop stacked condominiums on this site. That plan was approved, but never implemented.

The current owners had earlier come to the Planning Commission and the HDC for approval of a project that would meet both GCD and R-1B setback requirements. That proposal was for a 3400 square foot house with an attached garage. That plan was also approved, but never implemented.

The owners were returning with what they felt was a better proposal. The home's footprint was now 2800 square feet, and the smaller footprint combined with the R-1B zoning requirements allowed them to move the building to the northeast, thus giving room to put a detached garage on the corner of the property so that it more properly reflected and mimicked what was already in the historic neighborhood. The house would be re-oriented toward Dunlap Street, which orientation also had been approved for the previous project.

The door on Wing Street would be removed and an angled piano bay would be constructed in its place. The total orientation of the home would be toward Dunlap. Three sides of the original structure would be saved, with only the south elevation being effected. The result was a home that would strengthen the neighborhood and complement the character of the Historic District.

Commissioner Argenta said he was happy the ornamentation at the top of the building would be preserved. He noted that there was a different pattern on Wing Street than on Dunlap Street. In response to a question from Commissioner Hoffman, Mr. Presley said there was an oval window on the left of the east elevation in order to differentiate the addition from the original

structure, and also because the design of the window pleased the people who were interested in purchasing the property.

Regarding the north elevation, Commissioner Hoffman said he thought the placement of the garage was respectful of the original house, and the other design elements there all added up to a great looking façade on that elevation.

MOTION Hoffman, support by Murdock, to accept the application as complete. Motion carried unanimously.

Chair Allen opened the meeting for public comment. Seeing that no one came forward to speak, Chair Allen brought the matter back to the Commission.

Commissioner Hoffman asked if brick samples for the chimney had been provided, and what material would be used for the porch columns.

Mr. Presley showed a sample of the brick, which mimicked Chicago common. The porch columns would be wood.

Commissioner Hoffman noted that the applicants would return to the Commission with proposed paint colors/locations, and roof shingle color.

MOTION Hoffman, support by Murdock, to grant a Certificate of Appropriateness for the work as presented, referencing the Secretary of Interior’s Standards for Rehabilitation, in particular Standards 9 and 10, and Northville Historic District Design Standards 3-8 doors, 3-9 preservation of ornament and details, 3-10 porches, 3-14 setback and spacing, 3-16 mass, 3-17 height, 3-19 proportion, 3-20 hierarchy, 3-21 materials, 3-22 details, 3-24 garages, 5-4 masonry, 5-9 asphalt shingles, 5-14 windows, and 5-17 siding. Motion carried unanimously

8. ADMINISTRATIVE REVIEWS: None.

9. DISCUSSION:

Since the applicant for Case #4 had never arrived, Commissioner Hoffman offered the following motion:

MOTION by Hoffman, support by Murdock to refer Case #4, 135 N. Center Street, back to the applicant. Motion carried unanimously.

10. ADJOURNMENT

Seeing that discussion had ended, Chair Allen adjourned the meeting at 7:36 p.m.

Respectfully submitted,
Cheryl McGuire
Recording Secretary

Approved as published 03/21/2018