

NORTHVILLE HISTORIC DISTRICT COMMISSION

October 17, 2012

Wednesday 7:00 P.M. – Northville City Hall - Council Chambers

1. CALL TO ORDER:

Commissioner Hoffman called the Historic District Commission meeting to order at 7:00 p.m.

2. ROLL CALL:

Present: Argenta, Field, Hoffman, Chair Johnson (arrived 7:20 p.m.) and Luikart

Absent: Bayly and Vernacchia

Also Present: Sally Elmiger

3. CITIZEN COMMENTS: Limited to brief comments for items not on the agenda.
None

4. MINUTES: September 19, 2012

On page two, bullet two, under Commissioner Comments and Concerns, the following change was inserted:

- A 42” brick **and fence combination** wall would be quite high, but a good compromise if required by the Liquor Control Commission

Motion by Argenta, supported by Luikart, to approve the minutes of September 19, 2012, as amended.

Voice Vote: Motion Carried unanimously.

5. REPORTS

A. CITY ADMINISTRATION: None

B. CITY COUNCIL: None

C. PLANNING COMMISSIONER: None

D. OTHER COMMUNITY/GOVERNMENTAL LIAISONS: None

6. CASES

CASE #1

ROBERT KEHOE

138-B N. CENTER STREET

DECK

Applicant Robert Kehoe explained his request to the Historic District Commission to replace a deteriorated second-story deck for aesthetic and safety reasons. He showed samples of the proposed building materials, noting that the flooring and railing would be made of Trex; and the membrane would be made of pressure-treated lumber.

Contractor Tom Ouellette described the steel support and steel tube brace. He said it was more like a porch than a deck. He said the timbers would be cased with Trex building material; there were 4 x 12 foot porch surround railings; this would be attached to the existing building; it would be painted to match the building; and would be maintenance free.

Mr. Kehoe said he has owned the building for about 10 years; and the previous braces were made of wood braces. Gray paint color chips were provided, along with a photograph of the rear of the building.

Discussion took place regarding the history of the Oldenburg building; and that the proposed deck replacement was an improvement to the building.

Greg Presley was present and noted that he owned the subject building until the mid-1980's.

Motion by Argenta, supported by Field, to accept the application as complete.

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

Motion by Luikart, supported by Field, to grant a Notice to Proceed referencing Secretary of Interior Standards #10; and the Northville Historic District Design Standards 4.27 for rear façade; 5.18 for paint; and 4.21 for materials.

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

CASE #2

**GREG PRESLEY
CONSTRUCTION
412 RANDOLPH**

NEW

Greg Presley showed color samples and said he would provide a drawing for the file tomorrow. He provided the following responses to Ms. Elmiger's letter:

- The flood plain does not come to the level of where the grade drops off dramatically;
- The building is not in the flood plain;
- On the drawing based on the civil survey, it shows the proposed front setback is 12.7 feet (to be provided);
- The proposed building is 2,500 square feet, and is two-level;
- Recalls Historic District Commission discussion in June, and the only change is that it did not make sense to save the old garage;
- A one-car garage facing the street was now proposed, with 30 feet from the garage space to the sidewalk so it is subdued and allows useful space in the rear-yard;
- Master suite upstairs, along with three other bedrooms upstairs;
- Band provides visual separation (material and color distinction) at the second floor line;
- Upper level is cedar shake (Spartan green);
- Lower level is hardy plank, smooth side out siding (white);
- Front door oak finish with natural stain;
- No light fixtures face the street, but are all down lights

Discussion took place regarding the windows; side view, full pane, and broken up on top west elevation. Long window used in one location to afford light in a stairwell; combination of casements and double-hung windows; same on top floor, egress window required at a certain width. A drawing was provided showing the elevation, and that it scales well with nearby buildings.

The Historic District Commission concurred that it was a nice plan, offered a quiet perspective, the detail for the dormer on the upper floor was pointed out, with an appropriate window; and the style was appropriate for the street.

Discussion took place regarding the use of a single garage; elevation; lap siding; and the chimney.

(Chair Johnson arrived at 7:20 p.m.)

Discussion took place regarding the demolition permit, and whether it included the garage.

The Applicant described the garage: circa 1960's; gable roof, simple structure, the current condition with a broken-up floor.

The Historic District Commission reached a consensus that the subject garage had no historical importance.

Motion by Field, supported by Argenta, that the garage was not historically significant, it was built in the 1960's, its removal would not take away from the property or the Historical District in any way, and no Public Hearing was required regarding its removal.

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

Motion by Argenta, supported by Johnson, to accept the application as complete.

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

Motion by Field, supported by Argenta, to grant a Notice to Proceed referencing Secretary of Interior Standards #10; and the Northville Historic District Design Standards 3.14 for setback and spacing, 3.16 for mass, 3.17 for height, 3.18 for scale, 3.21 for materials, 3.22 for details, 5.9 for roofing, 5.18 for paint and color, and 3.19 for proportion.

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

DISCUSSION

Commissioner Argenta reported on the Sports Den. He said brick pavers were submitted, and were fine; as well as dumpster screening. He said the height and design of the proposed wall was not addressed; and it would go from a 19-20 inch wall up to about 42 inches high. He said it could be a major change, and could be ~~issued~~ **delayed** until specific information was provided.

Commissioner Luikart referred to the meeting minutes, and said two items remained unchecked, i.e. the site plan with dimensions and the resolution regarding the wall height.

Chair Johnson said the wall height depended on whether the LCC would permit it, and that was up to the Applicant to investigate.

Discussion took place regarding the redesign of the drawing showing what it would look like at 42" high.

Chair Johnson stated final approval has not been granted until the completion of the process by the Applicant. It was left with the subcommittee until the Applicant comes back with the plan.

Ms. Elmiger clarified that the subcommittee wants to see the revised drawing for the new wall and how it affects the seating; and the submission of a site drawing.

ADJOURN

Chair Johnson adjourned the meeting at 7:29 p.m.

Approved 11-14-2012
(as amended page 3)

Respectfully submitted, Cindy Gray, Recording Secretary