

NORTHVILLE HISTORIC DISTRICT COMMISSION
June 21, 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, Field, Hoffman, Murdock, Tartaglia
Absent: Gudritz (excused)
Also Present: Planning Consultant Elmiger

2. PUBLIC COMMENT:

None.

3. APPROVAL OF AGENDA:

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

4. APPROVAL OF PREVIOUS MEETING MINUTES: April 19, 2017

MOTION Argenta, support by Murdock, to approve the April 19, 2017 minutes as published. **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

NORTHVILLE YOGA ROOM/GRAPHIC VISIONS SIGN
170 E. MAIN

Sue Dillon, Graphic Visions, Inc., 16857 Northville Road, Northville, MI, was present on behalf of this application. She explained that Plymouth Yoga Room was expanding into Northville as the Northville Yoga Room, and would have the third floor of 170 E. Main Street. A front projecting sign would be on the Main Street façade, and there would be a rear façade sign as well.

Ms. Dillon reviewed the square footage requirements for signs at this location, and explained that the front façade sign was at the projecting sign standards of 7.5 square feet per side. The rear sign would be the permitted 12 square feet. With the addition of the Northville Yoga Room signs, the total sign area including those for Studio 170 would be 64.24 square feet; 96 square feet were allowed. Therefore some sign area was still available for another future tenant in the building.

The front sign was double sided projecting, constructed of carved signfoam urethane board, with a chamfer edge. There would be 2 such pieces at 1-1/2” thick, with a welded frame structure in between, giving the appearance of a solid piece when complete. The graphics were exactly as used for the Plymouth facility, with Northville used in place of Plymouth on the sign, so it would read Northville Yoga Room, thus providing branding consistency. The sign would have a 9-foot clearance from grade.

The rear sign would be aluminum composite board, installed in mortar joints with no visible fasteners in the brick.

Commissioner Hoffman noted that the June 12, 2017 Carlisle/Wortman review letter said that color chips would be presented this evening.

Ms. Dillon said she had not brought color chips but the colors were specified on the submitting documents. The front sign would use SW Pure White, SW Black, and Yellow to be determined – that color would be a custom mix. She would have specifications for the Yellow when she submitted to the Building Department.

Commissioner Field said that he saw 5-6 colors being used on the front sign; Ms. Dillon had just mentioned 3 colors.

Ms. Dillon explained that what looked like different colors were actually variations of color tone, so that it was lighter in some areas than others.

Commissioner Field thought too many colors were being used and he could not support this application. This was in the Historic District, where they looked for a simplification of color design.

Ms. Dillon said the colors included black, yellow, white, burgundy and blue, so technically there were 5 colors. Each of those colors might have graduation of value but they were truly the same color. She explained that the owners were looking for brand recognition in the two communities and needed to use the same logo in both.

Commissioner Field remained concerned about the variety of colors in the sign. To him, it appeared like Technicolor.

Ms. Dillon explained further that the colors might be an issue in a larger sign. In the current instance, the sign was small and high, and the circular shape held all the graphics in a controlled space.

Commissioner Field asked why there were only 3 colors listed on the submitted documentation.

Ms. Dillon said there was a digital graphic applied to the sign that contained the other colors.

Commissioner Hoffman felt that the logo itself took up a small portion of the sign, and was 9 feet off the ground. He felt the logo was small compared to the overall signage.

Ms. Dillon spoke to the need to support local companies. It was important to understand that branding was as much recognition of color and shape than anything else, along with the emotional feeling that came when someone saw an icon or graphic with which they were familiar. She thought the sign’s balance and proportions helped minimize the colors on this sign, but this decision had to be made by the Commission.

Commissioner Field commented that years ago the Bank of America wanted their logo sign for the same reasons stated this evening. However, they were required to change the sign to something that more complemented the Historic District.

Commissioner Murdock had no objections to the sign as presented. It did have a lot of colors but was elegant in appearance. He wondered why the rear sign did not also use the logo.

Ms. Dillon reiterated why the branding for Plymouth/Northville Yoga Room was important. They were on the 3rd floor so visibility with a known brand was critical. If the logo were changed too much it would look like a spinoff.

Seeing discussion had ended, Chair Allen indicated he was ready for a motion.

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

Chair Allen opened the meeting for public comment.

Robert Sochachi, 223 Linden, was opposed to approval of the projecting sign. He said that CVS had used the same argument regarding corporate logo and they were allowed to keep their normal CVS design and sign. This had resulted in something totally out of character with the rest of the City. The Design Standards certainly didn't require the HDC to maintain consistent logos or facades in order to satisfy corporate requirements.

Seeing that no one else came forward to speak, Chair Allen returned the item 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 4-21 materials, 4-24 signs, and 5-18 paint and colors. Motion carried 5-1 (Field opposed).

CASE #2

**NORTHVILLE DISTRICT LIBRARY
212 W. CADY STREET**

ADDITION

Ron Cieslak, Cieslak Design, 33610 Grand River Avenue, Farmington MI 48335, was present for this application, which was a request to fill in with a building addition under the cantilevered area on the east side of the Northville District Library building.

Mr. Cieslak referred the Commission to the documents submitted with this application, including a floor plan and a photo of the site plan. The proposed addition was at the northeast corner of the Library, under the cantilevered area there. This approximately 800 square foot area would be used for group study and conference space. The intent was to match the materials, including the brick, the architectural masonry, the window and glass color, etc., so that the addition would essentially be unnoticeable from the rest of the building.

In response to a question from Chair Allen, Mr. Cieslak said they wanted to start as soon as possible. After tonight's meeting they still had to appear before the Planning Commission, and there were still some things to work out with the City and the School Board.

In response to a further question from Chair Allen, Planning Consultant Elmiger said the proposed addition would require some additional parking and therefore would need to go the Planning Commission.

Commissioners Argenta and Field expressed support for this project, which matched the existing structure and would complete the building.

Commissioner Murdock asked why no windows were planned for the north side. Mr. Cieslak responded that the windows would have to be quite high there because of the grade, and also that wall was the ideal wall for monitor placement to be used during meetings.

MOTION Field, 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 returned the item to the Commission.

MOTION Hoffman, support by Field 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 4-20 hierarchy, 4-21 materials, 5-4 masonry, 5-14 windows, and 5-18 paint and color. Motion carried unanimously.

CASE #3

SHAW CONSTRUCTION/COMMUNITY FINANCIAL SIDING REPLACEMENT 400 E. MAIN

Marty Rapson, Shaw Construction and Management, 13980 Farmington Road, Livonia MI 48154, was present on behalf of this application, which was to replace vinyl siding on the building at 400 E. Main with Hardie Plank siding. They would also replace all the aluminum trim and gutters. The existing color of Arctic White would remain.

Commissioner Field commented that this application seemed like a repair. Planning Consultant Elmiger explained that this project could not be approved administratively because the materials were being changed.

Chair Allen asked if the applicants had given thought to using AZEK instead of aluminum for the fascia boards and trim. Aluminum would still show seam marks. Mr. Rapson said this had not been discussed.

In response to a question from Commissioner Hoffman, Planning Consultant Elmiger said the items listed in her May 17, 2017 review letter had been resolved. She noted that she had not required elevations for this project because no detailed changes were being made; the Planning Commission also needed to make a determination regarding whether or not elevations were required.

The consensus of the Commission was that elevations were not required for this project.

MOTION Field, 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 returned the item 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 4-21 materials, 5-17 siding, and 5-18 paint and color. **Motion carried unanimously.**

**CASE #4
TAMMY OLEXA
511 W. CADY**

DEMOLITION

**CASE #5
TAMMY OLEXA
511 W. CADY**

ADDITION/ALTERATION

Cases #4 and #5 were heard simultaneously.

William Carpenter, A3Studios Architects, 1441 E. Maple Rd., Suite 312, Troy MI was present on behalf of this application for the demolition of the rear deck and west wall at 511 W. Cady, in order to accommodate a new addition.

Mr. Carpenter explained that this application was a revision of the one seen at the April 2017 HDC meeting. The first objective was to maintain the character of the house from the street as much as possible. They were suggesting a 2-story addition on the side of the home that fit within the side yard setbacks and was done in a manner complementary to the existing home, without being exactly the same. They were using 8” lap siding instead of the 4” that was currently in the house, and they had created a notch in the front where the addition met the existing structure to create a visual separation.

Mr. Carpenter said the demolition was for the rear deck only. They were not completely done with the deck design and would like to postpone that discussion until a later date. Tonight they were presenting the demolition along with the impact of the addition on the site.

Commissioner Argenta commented that the applicant had maintained the historic look of the existing building, with only minor changes to railings there. The addition was a good solution. Commissioner Field agreed, saying he felt this application was a dramatic improvement over the April presentation.

Commissioner Field was concerned about the vertical appearance of the windows on the east side, giving a suburban look to the home. Could something else be done there to help the home look a little more compatible with the Historic District? Also, the height of the addition seemed taller at its peak than the house. Last, he would like to see details regarding the railings, posts, and columns.

Commissioner Argenta liked the addition being set back 12 feet, which helped differentiate the new addition from the old. He was not concerned with the peak of the new addition being a little higher than the existing, because of the way the addition was constructed, with a saddle in between the addition and the house.

Commissioner Argenta thought the metal panels shown on the new addition were foreign to the type of buildings found in Northville and he would like to see something different there. Mr. Carpenter said that change would make their lives easier, as they were having a hard time sourcing those panels.

Chair Allen agreed that the look of the front facade was too vertical, breaking with the rhythm of the other homes on the street.

Commissioner Hoffman appreciated the improvements since the last meeting. The applicants had done a great job differentiating the new addition from the original home, and he agreed the height was not a problem. He also thought the front façade should be reworked.

A discussion of process followed. The consensus of the Commission was that the applicants should bring the final details back to the entire Commission at the next meeting, rather than just meeting with a subcommittee.

In response to a question from Commissioner Hoffman, Ms. Olexa distributed paint chips, and noted that the colors were listed on page 11 of the drawing packet.

Chair Allen indicated he was ready to entertain a motion for Case #4.

MOTION Hoffman, support by Field, that the elements to be demolished – listed in the following motion – were not historically significant. **Motion carried unanimously.**

Given that the items were not historically significant, Commissioner Hoffman offered the following motion:

MOTION Hoffman, support by Field, to approve the demolition of the rear deck and the doorway cut-out to the kitchen and the dining room, based on the finding that the resource was a deterrent to a major improvement program. **Motion carried unanimously.**

Chair Allen indicated he was ready to entertain a motion for Case #5.

MOTION Hoffman, support by Field, 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 returned the item to the Commission.

MOTION Hoffman, support by Field, to grant a Certificate of Appropriateness, with the stipulation that the applicant will return at the next meeting with details relative to:

- The front addition elevation
- Front porch details
- Rear balcony details
- Rear deck details

and referencing the Secretary of Interior’s Standards for Rehabilitation, in particular Standards 2, 9, and 10, and Northville Historic District Design Standards 3-14 setbacks and spacing, 3-16 mass, 3-17 height, 3-18 scale, 3-20 hierarchy, 3-21 materials, 3-22 details, 5-9 asphalt shingles, 5-14 windows, 5-17 siding, and 5-18 paint and color. **Motion carried unanimously.**

CASE #6

**ANDRE & MICHELLE KAZEWYCH
495 W. CADY**

ADDITION/ALTERATION

Steve Pariseau, Shelter Design Studio, LLC was present on behalf of this application, which was to present a design change from the original plan that was approved in April 2017. This change eliminated the need for a variance to extend the west wall to the south along First Street. Therefore the design was altered to set the addition back from First Street and changed the look slightly. All materials and colors presented to the HDC with the original design were the same with this submission.

MOTION Field, 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 returned the item to the Commission.

MOTION Argenta, support by Field, to grant a Certificate of Appropriateness for the revisions presented this evening, referencing the Secretary of Interior's Standards for Rehabilitation, in particular Standards 9 and 10, and Northville Historic District Design Standards as cited at the April 19, 2017 HDC Meeting. * **Motion carried unanimously.**

*Those standards were: Northville Historic Design Standards 3-8 preserving doors, 3-9 ornamental details, 3-10 porches, 3-14 setbacks and spacing, 3-17 height, 3-19 proportion, 3-21 materials, 3-22 details, 3-23 decks and dormers, 5-9 asphalt shingles, 5-12 preserving stonework, 5-14 windows, 5-17 siding, and 5-18 paint and color, with the stipulation that the new siding be on the addition only.

CASE #7

**GREG PRESLEY/WIDAK
217 W. DUNLAP STREET**

GARAGE ALTERATION

Greg Presley, Presley Architecture, 108 N. Center St., Suite 205, Northville MI 48167 was present on behalf of this application, which was to renovate the existing garage by changing the roofline so that the storage area was more accessible. The owners Arayan Lias and Mary Beth Widak, 217 W. Dunlap, Northville, were also present.

When the applicants had come before the HDC in November 2016 the issue was the same as it was now: to get more storage. The design approved by the HDC at that meeting was rejected by the Building Official as a 1-1/2 story structure. The applicants therefore redesigned the structure, were granted a variance from the Board of Zoning Appeals to expand a nonconforming structure, and were now back before the HDC with the current design.

Mr. Presley explained that the design improved over the gambrel shape of the current structure by about 50%, allowing headroom to walk in the storage area. There were 4 wall gables that allowed light into the upper level and gave more storage capacity. They would use the same colors as were already approved for the house.

Commissioner Argenta said the design fit with the building and the surrounding area. The design was very basic and resolved issues.

Chair Allen asked if the BZA mentioned anything about the overhang onto the neighbor's property. Mr. Presley said the overhang was in inches and would not be expanded. A gutter would be installed to collect water. The applicants had spoken with the residents to the south regarding the situation.

MOTION Field, 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 returned the item to the Commission.

MOTION Hoffman, support by Murdock, to grant a Certificate of Appropriateness, for the work as presented, referencing the Northville Historic District Design Standards 3-8 doors, 3-

21 materials, 3-24 garages, 5-9 asphalt shingles, 5-14 windows, 5-17 siding, and 5-18 paint and color, with the stipulation that the new siding be on the addition only. The motion also notes that that the approvals made in the November 2016 meeting still apply. **Motion carried unanimously.**

CASE #8

GREG PRESLEY/SERRA

222 WEST

DEMOLITION

Commissioner Field asked to be recused, as the applicant was his daughter.

MOTION by Hoffman, support Murdock, to recuse Commissioner Field from discussion of Cases #8 and #9. **Motion carried unanimously.**

Commissioner Field left the dais.

Greg Presley, Presley Architecture, 108 N. Center St., Suite 205, Northville MI 48167 was present on behalf of this application. Owners Craig and Whitney Serra were also present.

Mr. Presley distributed photographs of the exterior and interior of the existing shed, floor plans for that shed as well as elevations of the proposed new structure, and a solar study of the home with the proposed addition in relation to its north neighbor, showing sunlight affect on March 21, June 21, and December 21 at 8 a.m., 12 p.m. and 4:30 p.m.

Mr. Presley described the existing home, which at 1300 square feet had 2 bedrooms, making it difficult for families that grew to stay there. They were hoping to create a space that would allow the owners to be there for a longer period of time.

Mr. Presley explained that they had received a variance from the BZA to expand a nonconforming structure. Questions raised at the BZA included whether it was possible to expand the home another way and stay within code (it was not). They could not add to the rear without creating another nonconforming situation. Replacing the existing shed on the north side with the proposed addition was the reasonable solution. The shed was old but not original to the home. It was bowing out 5-6” to the east and pulling away from the building. It had no foundations, but rather was placed on concrete. The wood planks were rotten, and the structural members were undersized for the roof. They believed the shed was a danger and safety issue and asked for permission to demolish.

Also, to their knowledge there hadn’t been a historic person that lived in the home, nor did they know of any historic significance that would be relevant to this matter.

Chair Allen asked about the chimney on the west side. Mr. Presley said that would stay.

Commissioner Hoffman noted that per the Carlisle/Wortman review letter of June 12, 2017 the Commission needed to make a determination whether a structural engineer’s report was necessary.

Commissioner Argenta said he had looked at the shed and it was obvious the structure was unsafe. He felt a structural engineer’s report was unnecessary.

MOTION Hoffman, support by Argenta, that the application was complete, that the structure was not historically significant, and that the requirement for a structural engineer’s report be waived, based on the evidence provided relative to its condition. **Motion carried unanimously.**

MOTION Hoffman, support by Murdock, to grant a notice to proceed with the demolition based on the finding that the resource was a safety hazard to the applicant. **Motion carried unanimously.**

CASE #9

GREG PRESLEY/SERRA

ADDITION

222 WEST

Greg Presley, Presley Architecture, 108 N. Center St., Suite 205, Northville MI 48167 was present on behalf of this application, which carried forward from Case #9. Owners Craig and Whitney Serra were also present.

Mr. Presley said they were proposing to add a 3rd bedroom to the home, along with bringing the laundry room up from the basement level, and adding 1-1/2 baths. The result would be a 3-bedroom, 2-1/2 bath home.

Mr. Presley addressed the architecture of the addition, describing its ridges and existing wall gable. He was proposing a matching gable, and a ridge that continued over to the high ridge that ran east/west. They were being sensitive to mass, so that the addition would not dominate. The addition only widened the structure by 1-1/2 feet, and mimicked what was there before, allowing space for the main floor laundry and the creation of the 3rd bedroom as already noted. The design being shown tonight reflected changes after discussion before the BZA, including pulling the addition back so that it didn't line up with the main window of the house next door.

The new windows were Jeldwen Sitrine EX. The paint colors were the same as the house. The garage door was listed on the drawings.

Regarding questions in the Carlisle/Wortman June 12, 2017 review letter, the barn door would be wood. The garage door that faced the street simulated wood but would actually be paintable vinyl.

In response to a question from Chair Allen, Mr. Presley said they were removing the rear wood deck in order to meet the 35% lot coverage requirement, and would have a landscaped patio.

Mr. Presley directed the Commission's attention to the solar study, which showed the affect of the addition on sunlight to the house to the north. On December 21st and June 21st there would be no affect. But there would be an affect in the swing seasons – March and September, when there would be more of a shadow but only at the middle of the day. Mr. Presley thought there was a 20% impact on solar radiation at the neighbor's window during the swing seasons.

Chair Allen said the situation was acerbated because the neighbor to the north had only a 1-foot setback.

Commissioner Argenta thought the addition fit into the pattern of the street, and was set back adequately so as to differentiate the old from the new. The existing west elevation was maintained.

Commissioner Hoffman noted that the outstanding items in the June 12, 2017 review letter had been resolved.

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

Chair Allen opened the meeting for public comment.

Briant Vincent, 212 West Street, spoke in favor of this request, which would allow the Serras to stay in the neighborhood longer. He felt the look and the feel of the home would stay the same.

The Serras presented the Commission with letters of support from other neighbors and with more pictures of the deterioration of the existing shed.

Kim Voytal, 113 West Street, spoke in favor of this request, which helped to support a young family in the neighborhood. She explained that under a similar circumstance, the same architect had successfully responded to their concerns about the impact of sunlight on their home.

Seeing that no one else came forward to speak, Chair Allen returned the item 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 3-8 doors, 3-14 setbacks and spacing, 3-16 mass, 3-17 height, 3-18 scale, 3-19 proportion, 3-20 hierarchy, 3-21 materials, 3-23 dormers, 3-24 garages and carports, 5-9 asphalt shingles, 5-14 windows, 5-17 siding, 5-18 paint and color. **Motion carried unanimously.**

Commissioner Field rejoined the Commission.

CASE #10

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

DEMOLITION

Chair Allen gave some background to this application, which was for a commercially zoned property. The applicant received Special Land Use approval for a residential use from the Planning Commission in May. Last night the applicant was again before the Planning Commission, and was given site plan approval, conditioned on approval from the HDC. He noted that the owner lived across the street from this property, and was interested in protecting the structure and the neighborhood.

Greg Presley, Presley Architecture, 108 N. Center St., Suite 205, Northville MI 48167 was present on behalf of this application. Owner Janie Hickman, 206 W. Dunlap, was also present. Mr. Presley distributed materials requested in the Carlisle/Wortman review letter, as well as a new scheme B for the east elevation.

Regarding the demolition request for the garage, Mr. Presley said that the garage wasn't original but was old and very small – at one time it might have supported a Model T or other small vehicle, but was no longer useful for its original purpose. Additionally, the garage had dropped 3 or 4 inches and was pulling away from the building and was leaning about 5-6 inches to the south. The foundation was broken concrete, probably had rotten wood, and the shed was being held up by being nailed to the house.

Mr. Presley continued that they would also like to demolish the east side porch, north side deck, and remove the front door on Wing Street, as well as move the house two feet to the north, cutting into the west first floor wall by 6 feet.

Mr. Presley continued that the front door and porch were not original. The front porch that faced Wing Street was concrete slab on top of masonry block, from the 1960s or 70s. The concrete steps could have come from any building supply store. Further, all the detail around the original door was gone, as were

the original transom, window and trim – there was nothing to save. Those elements to be demolished were detrimental to their interest in changing the orientation of the house.

Also, the north side deck was not original; it was probably built in the 1980s or so, and was constructed of pressure treated lumber.

Mr. Presley said they planned to create a sitting covered porch there.

They were intending to save all of the verge board as well as the quoins that faced east.

Commissioner Allen pointed out that Scheme B handed to the Commissioners this evening was an alternative development for the east elevation that did not include the fireplace as originally shown.

Addressing Scheme B, Mr. Presley said there was a leaded glass transom on the north side of the building that would be brought to the east side. Instead of a chimney, they would use a direct vent fireplace, allowing them to put the transom window above the vent and thus reuse the leaded glass window. They would also keep the upstairs window along with its hood.

Mr. Presley said that the demolition included the foundation, which had a chronic leaking issue because all the water from the site ran toward the house. They were planning on lifting the house and moving it 2 feet, in order to gain a real basement in place of the very short crawlspace that was there now. They were also aware of the very narrow rear yard – 12 feet after the house was moved.

Chair Allen said that the narrow back yard was a result of changing the front orientation as proposed. Mr. Presley agreed but pointed out that the way the house set currently it also did not have a rear yard.

In response to a question from Chair Allen, Mr. Presley said they would change the address to Dunlap Street. Ms. Hickman added she lived at 206 W. Dunlap, where the front door was originally on Wing Street, but now it was on Dunlap.

Commissioner Field said this was a huge improvement for this property. He noted that the garage door was a single 18-foot garage door, but it was on the west side of the home and would not face the street. Mr. Presley said they needed a single garage door because they only had 25 feet of maneuvering space.

In response to a question from Commissioner Hoffman, Ms. Hickman said she was not planning on moving into the house when it was done. She loved her house across the street from this one.

Commissioner Hoffman preferred Scheme B over the original plan. He was first struck by the original chimney on the original plan, in terms of how the structure would look as it set the corner for the entire Historic District. Again, he preferred Scheme B.

Mr. Presley said that there would be strategically placed landscaping to disguise the square venting hole in the eastern façade.

Commissioner Hoffman said Scheme B provided symmetry and preserved the existing architectural elements of the structure.

Mr. Presley said they were happy to keep the hood on the second floor window, and Scheme B allowed them to do that.

Commissioner Argenta asked how the determination would be made between Scheme A and Scheme B. Mr. Presley said they were committed to Scheme B.

Commissioner Murdock liked the idea of repurposing the stone after the removal of the original foundation. Where would it be exposed?

Mr. Presley explained that after lifting the house they would have a 4” ledge and place the stones there. For all intents and purposes it would look like the original structure hadn’t moved.

Mr. Presley noted they would return to the HDC with details they didn’t have this evening such as paint colors, a cut sheet for the bracket lights, etc.

In response to a comment from Commissioner Hoffman, Mr. Presley said they would move the house on cribs, and he felt confident that it could be done successfully.

Mr. Presley explained that they were cutting 6 feet into the first floor in order to construct the new garage 25 feet off the property line.

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 returned the item to the Commission.

MOTION Hoffman, support Field, that the elements listed in the motion below are not historically significant, and the public hearing is waived. Motion carried unanimously.

MOTION by Hoffman, support Field, that the requirement for a structural engineer’s report be waived, and to grant a notice to proceed with the demolition of the following items:

Demolition because the resource is a safety hazard

- The west garage.

Demolition because the resource is a deterrent to major improvements

- The east porch
- The north deck
- The foundation
- Moving the structure 2 feet to the north
- The front door on Wing Street
- 6 feet of the west lower wall

MOTION carried unanimously.

CASE #11

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

ALTERATION

Greg Presley, Presley Architecture, 108 N. Center St., Suite 205, Northville MI 48167 was present on behalf of this application, which was carried over from Case #10. Owner Janie Hickman, 206 W. Dunlap, was also present.

Mr. Presley explained that they had maintained the hierarchical importance of the original structure. The east side preserved the two windows as they were strong elements and should be kept.

The addition to the south on the first floor created a larger kitchen space, a 2-1/2 car garage, and a mud-hall and laundry room. The upstairs of the 3300 square foot space would contain 5 bedrooms and an

open space. The home would have 3 bathrooms; each master suite would have a bathroom, with a 3rd bathroom situated to serve the other bedrooms.

Mr. Presley said they had purposefully cut back the 2nd floor on the south side so that mass wouldn't be so prominent.

The sitting porch was 9'6", allowing people to talk and look at each other. The porch would have an 18" decorative rail in order to give a visual sense of privacy.

Mr. Presley said that they were mainly keeping the original structure and adding a sitting porch. Again, they were planning on using Scheme B.

There would be a flat-pitched roof on the west side, helping to distinguish the addition from the original structure.

Planning Consultant Elmiger noted an issue still unanswered from her June 12, 2017 review letter: the process and materials used to repair existing gingerbread details. Also, the existing gabled roof appeared to have gingerbread on 3 sides, but the new plans only showed gingerbread on the Wing Street Side. Mr. Presley said the gingerbread was not delineated on the East side but it was there. They would take the gingerbread down, strip it and then repair it with gypsum fill.

Commissioner Field agreed that Scheme B was preferable for the east elevation. Mr. Presley said they were planning on using that; Ms. Hickman also agreed with that change.

Commissioner Hoffman reviewed the items in the review letter. As Scheme B was being used, chimney materials were no longer needed. The applicants would return with details for exterior lighting, and also with paint colors and chips. What was the timeline for this project?

Mr. Presley said the project would start in 3 months and it would take about a year to complete.

MOTION Field, 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 returned the item 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 3-8 doors, 3-9 preservation of ornament and details, 3-10 porches, 3-14 setback and spacing, 3-16 mass, 3-17 height, 3-18 scale, 3-19 proportion, 3-20 hierarchy, 3-21 materials, 3-24 garages and carports, 5-4 masonry, 5-9 asphalt shingles, 5-14 windows, and 5-17 siding. Motion carried unanimously.

8. ADMINISTRATIVE REVIEWS

Planning Consultant Elmiger noted that the following two homes had received administrative approval to reroof their homes with the same shingles and the same color as were there currently.

1. Maria Urena, 514 W. Cady
2. Robert King, 110 S. Rogers

9. DISCUSSION

Commissioners asked to have the City follow up on 4 properties in the Historic District where there were outstanding enforcement issues.

Chair Allen asked where the City was in the SHPO (State Historic Preservation Office) process in terms of the selection of an architect for the intensive level survey of the Historic District.

Planning Consultant Elmiger said they had developed an RFP for the architect and all the other materials that SHPO required; this was ready to send with just a few modifications. SHPO required a 30-day review of those materials. However, the RFP could not be let out because the appropriation had not come through. The delay resulted in the tightening of the entire schedule. The appropriation was supposed to have come through by June 1st, with the RFP going out in July. The completion deadline for the project was October 2018.

10. ADJOURNMENT

Seeing that there was no further comment, Chair Allen adjourned the meeting at 9:07 p.m.

Respectfully submitted,
Cheryl McGuire
Recording Secretary

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