

NORTHVILLE HISTORIC DISTRICT COMMISSION SUB-COMMITTEE
October 4, 2017
Wednesday 3:45 p.m. – Northville City Hall – Council Chambers

1. CALL TO ORDER:

The meeting was called to order at 3:45 p.m.

Present: Sub-committee members Argenta and Field

2. PUBLIC COMMENT: None.

3. APPLICATION FOR HISTORIC DISTRICT COMMISSION SUB-COMMITTEE

Jason Moss

Projection Location: 547 W. Main Street

EMERGENCY ROOF REPAIR

This afternoon's subcommittee meeting was a result of the following motion, made at the September 20, 2017 Historic District Commission meeting:

MOTION Hoffman, support by Murdock, that a subcommittee including Commissioners Argenta and Field review the emergency repairs to the structure at 547 W. Main, contingent upon the applicant showing legal ownership of the property. Motion carried unanimously.

Jason Moss was present on behalf of this application for emergency repairs at 547 W. Main Street, Northville MI. He provided 35 photographs from around the perimeter showing all the details of the building. He outlined emergency repairs that needed to be made to the home and provided samples as follows:

- Sample of gray-green slate roofing to replace the asphalt shingles on the sloped Mansard portion of the roof.
- Sample of single-ply Dura-Last membrane roof to replace the flat roof, which was not visible from the street. Color: Riverstone.
- Sample of copper for copper replacement of flashing and transition from roofing to fascia.
- All fascias and soffits would be replaced with new wood, including the details of the soffit support.
- Matching brick would be used for brick repair of walls and chimney, where the masonry had either fallen out or deteriorated because of severe water damage.

MOTION by Argenta, support by Field, that the application for emergency replacement of roofing, fascias, gutters, downspouts, soffits and damaged brick is complete. Motion carried 2-0.

MOTION by Argenta, support by Field, that the Subcommittee issue a Certificate of Appropriateness for the following items of emergency replacement work provided the following conditions are met:

- A. Roof replacement
 1. Provide slate roofing and Dura-last roofing per the submitted samples.
- B. Replace all fascias, soffits, gutters and downspouts to match the existing in size, profile and details, including wood with wood, and copper with copper.
 1. Provide for the record photos of fascias, soffits, gutter and downspouts and details to be replaced.

- C. Replace missing and damaged face brick to make wall watertight, with matching brick.
 - 1. Provide brick samples when determined.

The work will then meet the Secretary of the Interior Standards for Rehabilitation, in particular Standards 9 and 10, and the following Northville Historic District Design Standards: 3-2 materials, 3-9 ornament and details, 5-4 Masonry, 5-9 slate roof.

Motion carried 2-0.

Mr. Moss marked on the photographs where the siding was being replaced, and also where copper flashing and transition for roofing fascia were being replaced.

In response to questions from the Subcommittee, Mr. Moss said Barnett Roofing was doing the flat portion, and Ingram Roofing was doing the slate roof.

Paint colors will be brought to the October 18, 2017 HDC meeting.

The meeting was adjourned at 4:10 p.m.

Respectfully submitted,
Cheryl McGuire
Recording Secretary

Approved as published 10/18/2017