

**NORTHVILLE HISTORIC DISTRICT COMMISSION**  
**May 21, 2014**  
**Wednesday 7:00 P.M. – Northville City Hall – Council Chambers**

**1. CALL TO ORDER:**

Chair Johnson called the Historic District Commission meeting to order at 7:00 p.m.

**2. ROLL CALL:**

**Present:** Argenta, Gudritz, Hoffman, Johnson, Vernacchia

**Absent:** Field, Luikart (excused)

**Also Present:** Consultant Elmiger

**3. APPROVAL OF AGENDA:**

**Motion Gudritz, support by Argenta to approve the agenda as published.**

**Motion carried unanimously.**

**4. CITIZEN COMMENTS:** none

**5. MINUTES OF PREVIOUS MEETING:** April 16, 2014

**Motion Vernacchia, support by Hoffman, to approve the minutes of April 16, 2014, as published.**

**Motion carried unanimously.**

**6. REPORTS**

A. CITY ADMINISTRATION: none

B. CITY COUNCIL; none

C. PLANNING COMMISSIONER: none

D. OTHER COMMUNITY/GOVERNMENTAL LIAISONS: none

**7. CASES**

**CASE #1**

**JAMES KOGUT**

**542 DUNLAP**

**REMOVE DOOR & REPLACE WITH**

**WINDOW**

James Kogut, 542 W. Dunlap Street, Northville, MI 48167 was present on behalf of this application, which was to remove an existing second floor exterior door at the front of the house and replace it with a window. He explained that the door was a safety hazard for their four young children. It did not appear to be original to the home or the three others built at the same time on the street. The door opened to the roof of the front porch; this was not a usable space as the railings were only decorative and below knee height.

Referring to the *Kogut Modification Addendum*, which he had provided in response to the consultant's letter of May 2, 2014, Mr. Kogut further explained that the size of the opening would not change; the window would be custom made to fit exactly into the existing opening. The window would be a Weather Shield Double Hung Tilt window that was 2 lites high and 2 lites wide; this was the same window that was used throughout the house. Existing trim would be retained. Any trim that was damaged while removing the door would be replaced with matching materials and paint colors, which were:

- Siding: Pratt and Lambert Riviera Sand
- Trim: Pratt and Lambert Snowflake

A manufacturer's spec sheet for the window, including photos, was provided.

Mr. Kogut also provided a photo dated approximately 1972 of the Frank Beal House at 542 Dunlap – one of four nearly identical houses built on Dunlap Street by Mr. Frank Beal in 1880, which showed a window and not a door at this location. He believed the door was installed in 2008 when a previous owner had remodeled the house.

**Motion Vernacchia, support by Gudritz, to accept the application as complete. Motion carried unanimously.**

Chair Johnson opened the meeting for public comment. Hearing none, he returned the item to the Commission.

**Motion Hoffman, support by Argenta, to grant a Certificate of Appropriateness, referencing the Secretary of Interior's Standards for Rehabilitation, in particular standards 9 and 10, and Northville Historic District Design Standards 5.14 windows and 5.18 color. Motion carried unanimously.**

**CASE#2**

**WWK INVESTMENTS  
126 N. CENTER**

**SIGN**

Daniel Welch, 126 N. Center Street, spoke on behalf of WWK Investments and this application. He explained that the request was for a new wall sign at this address.

Schematic representations of the second story sign showed the dimensions, colors and placement location. Mr. Welch provided material and color samples to the Commission. The consultant's letter of May 7, 2014 confirmed that these materials needed to be provided, and that the sign would be reviewed by Building Official Penn for conformance with the Zoning Ordinance. Mr. Welch said they had met with Mr. Penn, who was waiting for tonight's approval by the HDC before giving final Zoning approval.

**Motion Vernacchia, support by Gudritz, to accept the application as complete. Motion carried unanimously.**

Chair Johnson opened the meeting for public comment. Hearing none, he returned the item to the Commission.

**Motion Argenta, support by Vernacchia, to grant a Certificate of Appropriateness, referencing the Secretary of Interior's Standards for Rehabilitation, in particular standards 9 and 10, and Northville Historic District Design Standards 4.24 signs, 4.21 materials, and 5.18 paint. Motion carried unanimously.**

**CASE #3**

**GREG PRESLEY/DEMATTOS  
412 W. DUNLAP**

**FENCE**

Gregory Presley, Presley Architecture, 412 W. Dunlap, Northville, MI was present on behalf of this application, which was to add a privacy fence on the south side of the protecochere at this address. The applicant had come before the HDC in November 2010 to install the same style of fence on the west property line. In September 2013 the applicant had requested installation of a new fence along the east

boundary at the same address; this had been granted but that fence was not yet constructed. All fence work would now be done at the same time.

In response to the consultant’s letter of May 7, 2014, Mr. Presley 1) provided a recent photograph of the existing structure and property and 2) noted that the fence would be of the same construction and material (cedar) as the previous approval.

The new proposed south fence included a double gate entry. The applicant also wanted to screen her existing rear porch and add a landing to connect to the existing west open deck. The fence and screen wood frame would be painted Benjamin Moore “Cloud White” to match the existing house trim. Work would commence immediately.

Discussion included:

- The requested screens would be permanent but removable.
- The gate would be wide enough to allow lawn mowers, etc., through. It would not be used for cars.
- Commissioner Gudritz confirmed with Consultant Elmiger that zoning requirements were met regarding setbacks and height.

**Motion Vernacchia, support by Gudritz, to accept the application as complete. Motion carried unanimously.**

Chair Johnson opened the meeting for public comment. Hearing none, he returned the item to the Commission.

**Motion Hoffman, support by Gudritz, to grant a Certificate of Appropriateness, referencing the Secretary of Interior’s Standards for Rehabilitation, in particular standards 9 and 10, and Northville Historic District Design Standards 3.4 fences, 3.10 porches, 4.21 materials, 5.18 colors. Motion carried unanimously.**

**CASE #4  
GREG PRESLEY/VILLAGE  
455 E. CADY**

**WORKSHOP**

~~**WORKSHOP**~~

**CONSTRUCTION CHANGES  
FROM PRIOR NOTICE TO  
PROCEED.**

Gregory Presley, Presley Architecture, 412 W. Dunlap, Northville, MI was present on behalf of this application.

The consultant’s letter of May 7, 2017 noted that the applicant came before the HDC in August 2013 and again in February 2014 to present proposed renovations of the existing building at this address. Tonight’s application contained additional changes, and was proposing to fill in two existing window openings, and use those windows on another facade of the building.

Mr. Presley explained that in the course of construction it was discovered that 2 windows facing north over the new entry roof were actually in the plane of the intended roof. The applicants would like to remove these existing masonry windows, fill in the openings with matching masonry and paint to match the approved building body color, and relocate the removed windows to a new masonry wall facing south between the 2-story addition and historic 3-story building. This would provide light to the elevator hallway at the second and third floor. He presented drawings of the northeast elevation and the south elevation that illustrated this change.

Discussion followed. Mr. Presley said the pitch could not be changed to accommodate the windows at the original location.

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

Chair Johnson opened the meeting for public comment. Hearing none, he returned the item to the Commission.

**Motion Argenta, support by Hoffman, to grant a Certificate of Appropriateness, referencing the Secretary of Interior's Standards for Rehabilitation, in particular standards 9 and 10, and Northville Historic District Design Standards 4.6 windows, 4.2 materials, 4.28 adaptive reuse of historic commercial buildings, 5.4 masonry, 5.14 windows, 5.18 paint. Motion carried unanimously.**

**CASE #5**

**MARGIE & JOSEPH MCLEAN  
401 W. DUNLAP**

**CONSTRUCTION CHANGES  
FROM PRIOR NOTICE TO PROCEED**

Applicant Joseph McLean reviewed the proposed changes from the prior notice to proceed, including:

1. The modification of the type of new garage window in the east elevation to double-hung, with added trim to match the house, and also to add the same window/trim to the west gable. The purpose of this change was to allow airflow through the garage during the summer months.
2. Adding 113 lineal feet of four-foot high cedar fencing along the north and south property boundaries, including a four-foot wide gate along Dunlap Street, and five-foot wide gate along West Street.
3. Adding lattice to the north side of the porch (along ~~Dunlap~~ **Dunlap** Street) to provide privacy. Color and paint would be consistent with the original plans.

In response to the consultant's letter of May 12, 2014, Mr. McLean said the windows were the same brand and style as provided previously, except that these were sliders instead of fixed windows. He provided a manufacturer's brochure for these. He also provided a sample of the fence, and affirmed again that colors and paint would be consistent with the original plans. He provided photographs of the existing fence and a manufacturer's spec sheet for the lattice panels. Regarding time frame for completion, the windows were scheduled to be installed within 2-3 weeks, the lattice was on hand and could be installed immediately, and the fence should also be completed within 2-3 weeks.

**Motion Vernacchia, support by Gudritz, to accept the application as complete. Motion carried unanimously.**

Chair Johnson opened the meeting for public comment. Hearing none, he returned the item to the Commission.

**Motion Hoffman, support by Vernacchia, to grant a Certificate of Appropriateness, referencing the Secretary of Interior's Standards for Rehabilitation, in particular standards 9 and 10, and Northville Historic District Design Standards 3.4 fences, 3.22 details, 3.21 materials, 5.18 paint and color, 3.6 and 5.14 windows. Motion carried unanimously.**

**CASE #6**

**LAURA & TRENT CHRISTENSEN GUTHRIE    GUTTERS**

**417 DUBAUR**

Homeowner Laura Christensen Guthrie was present and presented information and samples regarding this application, which was to add gutters to the home at 417 Dubaur. The gutters would be 5-inch K style and match the trim color of the house.

Ms. Guthrie presented sample material for the gutters and addressed concerns called out in the review letter of May 12, 2014:

- The gutters were for the entire house.
- The gutter color would be 002 Linen, which provided the closest match to the trim color on the house.
- Confirmed that no related work was required.
- Installation was planned for Friday, May 23.

**Motion Vernacchia, support by Gudritz, to accept the application as complete. Motion carried unanimously.**

Chair Johnson opened the meeting for public comment. Hearing none, he returned the item to the Commission.

Commissioner Argenta noted that the Northville District Design Standards did not specifically call out gutters, but in architectural specifications gutters fell under roofing. Therefore he offered the following motion.

**Motion Argenta, support by Gudritz, to grant a Certificate of Appropriateness for the work as proposed, referencing the Secretary of Interior’s Standards for Rehabilitation, in particular standards 9 and 10, and Northville Historic District Design Standards 3.5 roof and roofing, 3.21 materials, 5.17 roofing, 5.16 metals, 5.18 paint. Motion carried unanimously.**

**CASE # 7**

**GRAPHIC VISIONS/THE URBAN PEARL                      SIGN  
120 E. MAIN STREET**

Sandra Mustonen, Graphic Visions, Inc., 16857 Northville Road, Northville, MI 48167, was present on behalf of this application, which was to add a new wall sign at 120 E Main Street, The Urban Pearl Art Gallery and Gifts.

Ms. Mustonen presented a schematic of the proposed sign, including dimensions and colors. She presented color samples of the three colors proposed for use on the sign: Sherwin Williams 6496 Oceanside, One Shot 110L Metallic Copper and Chromatic 4010101 White.

Ms. Mustonen described the components of the sign as shown on the schematic. It would take 4-6 weeks to fabricate this sign.

**Motion Vernacchia, support by Gudritz, to accept the application as complete. Motion carried unanimously.**

Chair Johnson opened the meeting for public comment. Hearing none, he returned the item to the Commission.

**Motion Hoffman, support by Gudritz**, to grant a Certificate of Appropriateness for the work as proposed, referencing the Secretary of Interior’s Standards for Rehabilitation, in particular standard 10, and Northville Historic District Design Standards 4.21 materials, 4.24 signs, and 5.18 color. **Motion carried unanimously.**

**CASE #8  
MATT THURBER  
350 N. ROGERS**

**DECK**

Mike Latimer, 5364 Van Winkle, Brighton, MI 48116, was present on behalf of this application, which proposed to construct a deck at the rear of the existing home at 350 N. Rogers. Mr. Latimer noted that he was with T K Design, the original designers of the home. Matt Thurber, Thurber Building Company, 212 Pinewood, Plymouth MI was also present.

Responding to the items called out in the consultant’s letter of May 15, 2014, Mr. Latimer reviewed information given to the Commission this evening, including:

- Recent photographs of the existing home and property in the vicinity of where the new deck was proposed.
- Elevation drawings of the new deck.
- A materials list for the deck.

Mr. Latimer provided material and color samples for the deck, as represented on the *Material List* presented this evening. TREX deck materials were proposed.

Mr. Latimer said that they would submit for a permit within 3 days of approval, and once the permit was granted, completion of the project would be within 7-10 days.

**Motion Vernacchia, support by Gudritz**, to accept the application as complete. **Motion carried unanimously.**

Chair Johnson opened the meeting for public comment. Hearing none, he returned the item to the Commission.

**Motion Hoffman, support by Vernacchia**, to grant a Certificate of Appropriateness for the work as proposed, referencing the Secretary of Interior’s Standards for Rehabilitation, in particular standard 10, and Northville Historic District Design Standards 3.23 decks, 3.21 materials, 5.18 paint and color. **Motion carried unanimously.**

## **8. DISCUSSION**

### **HDC Application**

Consultant Elmiger led this discussion. She noted that the Commission had seen this HDC Application in March 2014. At that time Commissioner Argenta had suggested some clarifying technical changes, including the requirement that drawings be presented to scale. The application deadline had been changed to 16 (rather than 10) days before the meeting date, and City Council had approved this change. The new application form needed to be available for the June meeting, which was when the new deadline went into effect.

**MOTION Vernacchia, support by Gudritz**, to accept the Application for Historic District Commission with the modifications as presented. **Motion carried unanimously.**

### **HDC NOTICE**

Consultant Elmiger explained that the check boxes on this form had been changed to reflect a more logical order. The other change was the paragraph at the bottom of the checkboxes, which ensured that the applicant understood that if they made any changes from the approved plans, they had to return to the HDC for further approval.

**MOTION Argenta, support by Hoffman**, to accept the Historic District Commission changes as presented at tonight's meeting, May 21, 2014. **Motion carried unanimously.**

### **STRUCTURAL ENGINEER**

Consultant Elmiger said that the City had acquired a proposal from Robert Darvas Associates, consulting structural engineers. This firm had been recommended by the Historic Preservation Network. The architect, Stephen M. Rudner, P.E., had conducted the HDC training in February 2014. The idea was to have Mr. Rudner on call in case his services were needed. In such a case, the Applicant would, through the City, pay the costs involved.

Chair Johnson spoke regarding the potential costs, which were significant. Was it possible to find one or two alternatives, so that applicants had a choice? He liked this proposal in that it addressed everything the Commission was looking for, but alternatives, especially for smaller projects, should be offered.

Mr. Argenta thought the cost regarding masonry buildings, etc., was reasonable. However, the cost seemed high for a wood residential structure. Also, paragraph 2 at the top of page 2 mentioned that one trip from their office was included "*to the residence in question.*" It needed to be clarified that sometimes this might involve a commercial building. Robert Darvas Associates had done a lot of impressive commercial work, as evidenced in their "History" section, but their emphasis did not lean toward residential. Perhaps another structural engineer could be found who would be interested in smaller jobs and would have a more reasonable fee.

Ms. Elmiger said that she had not been able to find alternatives; this was a specialized field. Mr. Argenta had mentioned at a previous meeting that he might be able to put forward some names. Was he still able to do that? Mr. Argenta said he did have someone in mind, and would forward that information to Ms. Elmiger and the City Manager.

Mr. Hoffman initiated a discussion of whether or not the structural engineer would be expected to attend meetings such as HDC meetings. Who would assume the financial burden for such attendance? Chair Johnson said that the HDC would most often work from a report rather than personal attendance by the structural engineer. Mr. Hoffman asked what would be the protocol to get answers regarding reports received? What if questions arose at a meeting? Would the structural engineer be available by speakerphone, for instance? Could availability for this be part of the contract?

Mr. Argenta suggested the contract be changed to allow for 2 trips from the consultant's office before additional fees kicked in.

By consensus, the Commission agreed to recommend to the City Manager that:

- Alternatives to Robert Darvas Associates be found (to be offered in addition to, not instead of) for recommendations to applicants.
- A 2<sup>nd</sup> or possibly a 3<sup>rd</sup> trip should be negotiated into the contract. Perhaps the 3<sup>rd</sup> trip could be at a reduced fee.

Chair Johnson closed the discussion on this item and opened the meeting to other comments.

Ms. Elmiger reported that she had, at the Commission's request, called Ted Ligabel, Program Director for Historic Preservation at Eastern Michigan University, to explore whether or not EMU would like to do a student run survey regarding contributing and noncontributing structures in the Historic District. Mr. Ligabel was interested and had several questions for Ms. Elmiger; she was in the process of getting these questions answered.

Ms. Elmiger said that per the City Clerk's direction, she – Ms. Elmiger – was the logical person to be the contact person for EMU. However, Ms. Elmiger wanted to make sure this was acceptable to the Commission.

Mr. Ligabel had asked if supervision was going to be provided to students who participated in this potential study. Ms. Elmiger was not sure how much supervision was going to be necessary nor was she sure how much time would be involved in such supervision. Also, would the students involved be graduate or undergraduate students? Perhaps the Commissioners would be willing to provide supervision, after they understood more exactly what this entailed.

Mr. Argenta asked for further clarification regarding the purpose of this study. Ms. Elmiger said the deliverable would be to have every structure in the Historic District surveyed, photographed, and determined to be contributing or noncontributing.

Chair Johnson said that the final determination whether a building was contributing or noncontributing should be made by the Commission, after relevant data had been gathered.

Ms. Elmiger said that the Secretary of the Interior probably had specific criteria as to what constituted a contributing structure. She was still in the information gathering stage and wanted to keep the Commission informed as to progress.

By consensus, the Commission wanted to continue to gather information regarding such a study. What was a reasonable project for EMU? Perhaps the study could be accomplished in segments, taking sub sections of the Historic District rather than trying to do the entire District within the parameters of one student project. Perhaps Mr. Ligabel could be invited to a meeting to discuss options and the way forward.

**ADJOURN** As there was no further discussion, Chair Johnson adjourned the meeting at 8:07 p.m.

Respectfully submitted,  
Cheryl McGuire  
Recording Secretary