

NORTHVILLE HISTORIC DISTRICT COMMISSION
July 16, 2014
Wednesday 7:00 P.M. – Northville City Hall – Council Chambers

1. CALL TO ORDER AND ROLL CALL:

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

Present: Argenta, Field, Gudritz, Johnson, Luikart, Vernacchia
Absent: Hoffman (excused)
Also Present: Consultant Elmiger

2. PUBLIC COMMENT: none

3. APPROVAL OF AGENDA:

The agenda was corrected as follows: The address for Case #1 should read ~~333 N. Rogers~~ 110 N. Center St.

Motion Gudritz, support by Vernacchia to approve the agenda as amended.
Motion carried unanimously.

4. APPROVAL OF PREVIOUS MEETING MINUTES: June 18, 2014

Motion Gudritz, support by Argenta, to approve the minutes of June 18, 2014, 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

**GRAPHIC VISIONS/SPICE MERCHANTS
110 N. CENTER ST.**

SIGN

Sandy Mustonen, Graphic Visions Inc., 16857 Northville Road, Northville, MI 48167, spoke on behalf of this application, which was for a new wall sign for Spice Merchants at 110 N. Center Street. Schematic representations of the sign showed the dimensions, colors and placement location. Ms. Mustonen presented color samples for the five Sherwin-Williams colors proposed to be used, as required by the consultant's letter of July 8, 2014. The five colors were:

- SW6154 Nacre
- SW6335 Fired Brick
- SW6733 Grasshopper
- SW6069 French Roast
- SW6893 Kid's Surf

Motion Vernacchia, support by Luikart, 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 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 4.21 materials, 4.24 signs, and 5.18 paint and color. **Motion carried unanimously.**

CASE#2

**GRAPHICVISIONS/NATIONAL REALTY CENTERS
116 W. MAIN**

SIGN

Sandy Mustonen, Graphic Visions Inc., 16857 Northville Road, Northville, MI 48167, spoke on behalf of this application, which was for two new wall signs (front and rear) for National Realty Centers at 116 West Main. Schematic representations of the signs showed the dimensions, colors and placement locations. Ms. Mustonen presented color samples for the two colors proposed to be used, as required by the consultant's letter of July 8, 2014. The two colors were:

- SW4089 Pure White
- SW 6811 Honorable Blue, to match as closely as possible Pantone Blue 281C

The consultant's letter also noted that the signs would need to be reviewed by Jim Penn, Building Official.

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 Field, 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 4.21 materials, 4.24 signs, and 5.18 paint and color. **Motion carried unanimously.**

CASE #3

**GREG PRESLEY/JANINE HICKMAN
206 W. DUNLAP**

PERGOLA

Sidney Migoski, representing Presley Architecture, 412 W. Dunlap, Northville, MI was present on behalf of this application, which was to install approximately 56 lineal feet of new cedar fence in various locations at this address, along with a 2' x 3.5' cedar arbor on the east side of the rear yard, and a 9' x 12' cedar pergola on the east side of the garage in the rear yard. The property owner Janine Hickman was also present.

Ms. Migoski affirmed that standards were met regarding setbacks and building square footage for structures on the lot. In response to the consultant's letter of July 9, 2014, Ms. Migoski provided the following:

- A photograph of the bluestone pavers to be used under the pergola (actual material samples were not available).
- An updated site plan showing the location of the adjacent house on lot #522, confirming that the fence and arbor did not extend past the front line of the contiguous adjacent building.

In response to a question from Mr. Argenta, Ms. Migoski said the fence, pergola and arbor would be painted the same white as the house trim. The fence would be similar in appearance to the porch fence.

In response to a question from Ms. Luikart, Ms. Migoski affirmed that the arbor was not a permanent structure, and therefore could be placed as part of the fence as shown.

Motion Argenta, support by Field 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 Gudritz 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 3.3 landscaping, 3.4 fences, 4.21 materials, 5.18 paint and color. Motion carried unanimously.

CASE #4

**CHARLES BULTMAN/MAUREEN HAYES
418 RANDOLPH**

GARAGE DEMO

Charles Bultman, 55 Underdown Road, Ann Arbor, MI 48105, was present on behalf of applications 4 and 5, which were to demo an existing non-contributing and non-conforming garage and construct a conforming garage and a small house addition. The property owner Maureen Hayes was also present.

Mr. Bultman explained that the existing garage was deteriorating, especially due to moisture exposure, and was at the end of its useful life. The garage's wood framed walls and siding were now rotten, and the walls and roof were warped and deformed. The garage was a non contributing resource to the District and was also non-conforming to the city's Zoning Code as it was too close to the side property line as well as to the house.

In response to questions from Commissioner Argenta, Consultant Elmiger affirmed that the applications in combination were complete. The deterrent to a major improvement program included the construction of a new conforming garage. The Ordinance would require a public hearing unless the Commission unanimously decided that the structure was not historically or architecturally significant.

Commissioner Gudritz spoke to the need to have more precise data when a demolition like this came before the Commission. For instance, when was this garage constructed?

Owner Maureen Hayes spoke to the research she had done, which seemed to indicate this building was constructed in the 1950s or 1960s. Additionally, a similar garage was previously demolished at 412 Randolph.

In response to a question from Consultant Elmiger, Mr. Bultman explained characteristics of the garage that demonstrated the unremarkable structure was completely modern in function and design, including modern 2 x 4's, fasteners, overhead door, concrete, size of the garage, etc.

Chair Johnson noted that the Commission required a complete set of color pictures of each of the elevations; only black and white photos had been provided for some elevations.

Motion Vernacchia, support by Luikart, that the Commission determine that the garage proposed to be demolished at 418 Randolph has no historical or architectural significance, and is not a contributing structure to the Historic District and does not require a public hearing. **Motion carried unanimously.**

Motion Luikhart, support by Field, to accept the application for a garage demolition at 418 Randolph 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 Luikhart, to grant a Notice to Proceed for the demolition of the garage at 418 Randolph, with the condition that a complete set of required color pictures be provided by the applicant. **Motion carried unanimously.**

CASE #5

**CHARLES BULTMAN/MAUREEN HAYES
418 RANDOLPH**

ADDITION/PAINT

As noted above, Charles Bultman, 55 Underdown Road, Ann Arbor, MI 48105, was present on behalf of applications 4 and 5, which were to demo an existing non-contributing and non-conforming garage and construct a conforming garage and a small house addition. The property owner Maureen Hayes was also present.

Mr. Bultman described the proposed new garage, and the need for a small 3.5 foot addition to the kitchen.

In response to the Consultant Elmiger's letter of July 8, 2014, Mr. Bultman provided the following information:

- A roof sample, which was intended to match the roof of the existing home.
- A brochure and sample of the fiberglass reinforced concrete siding and trim
- Color photos that illustrated the colors of the existing home. It was the owner's intention to paint the garage to match the house. However, trim colors on the house were going to change and Mr. Bultman provided samples: SW 7006 Extra White for the trim, and SW 6013 Bitter Chocolate for the shutters.
- Manufacturers' brochures for the gas-burning fireplace and for the new windows.
- The south elevation of the garage showing two chimney flues was an error – only one flue should have been shown.
- Area calculations were now on the drawings. Lot coverage was 1,732.9/6,085, or 28.48%
- Construction would commence as soon as all approvals were secured. The work on the house would be done first and the garage would begin after the house was substantially complete.
- The proposed garage would not be used as habitable space.

It was noted that the work on this project had to begin within one year.

Motion Vernacchia, support by Field, 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 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 3.14 setback and spacing, 3.17 height, 3.21 materials, 3.24 garages, 5.9 asphalt shingles, 5.14 windows, 5.17 siding, 5.18 paint and color. **Motion carried unanimously.**

8. DISCUSSION

HISTORIC DISTRICT SURVEY

Chair Johnson explained that City Manager Sullivan, Commissioners Johnson, Luikart, and Gudritz, and Consultant Elmiger had met with Kristine Kidorf of Kidorf Preservation Consulting regarding compiling a survey and list regarding which structures in the Historic District were contributing or noncontributing. Cost for this came in at approximately \$10,000, which was currently not budgeted. This work would include reviewing City records, including assessing records, and then completing a limited field study with digital photographs of each structure. The cost would have to be approved by City Council before the HDC could move forward with this.

Commissioner Gudritz said that this survey would give the City an excellent record of “the story of Northville,” including a beginning date and perhaps an end date of the historic structures within Northville. State statute actually required this information, but because the Historic District was formed before the current statute, this information had never been researched or provided.

Ideas discussed included:

- Outside funding was possible and Kristine Kidorf had given some suggestions regarding this.
- There were some existing photos available, which could be used as a good starting point.
- Photos and fact sheets regarding each structure could be placed on the website.
- Ms. Kidorf would survey the entire Historic District at once, and make recommendations regarding contributing and noncontributing status of each structure.
- Property owners needed to be aware of and possibly be part of the process.
- Consultant Elmiger suggested using a combination of letters to property owners directing them to a website where they could record their comments and agreement/disagreement with the survey results. Another idea was to divide the Historic District into four quadrants and hold meetings with residents/owners in each of the four quadrants.
- Guidelines for the History District may need to be updated.

Several commissioners thought the preservation consultant could make recommendations, but the Commission should be the final arbiter of what is contributing and what is not. Consultant Elmiger pointed out that the survey would follow a specific, objective process for a Reconnaissance-level Survey laid out by the State Historical Preservation Office (SHIPO).

Chair Johnson noted that the next step was to pursue funding for this project.

OTHER DISCUSSION

Commissioner Argenta spoke regarding the current Master Plan update process. He was concerned about new height limits being included in the Master Plan. Would the Master Plan come before the HDC? Chair Johnson reviewed the Master Plan process, especially as it pertained to Cady Street and

the Northville Downs area. The Planning Commission was reviewing the Master Plan. From there it would go to the City Council; it would not come before the Historic District Commission. He encouraged Commissioners to check the agendas for the various Commissions and Boards dealing with this issue, including the Planning Commission, the Board of Zoning Appeals, and the City Council. Interested Commissioners could attend those meetings and make their concerns known, as appropriate. Alternatively, the HDC could make a formal recommendation to the Planning Commission and/or the City Council.

Consultant Elmiger suggested that interested Commissioners request a digital copy of the most recent version of the Master Plan from City Clerk Massa.

Consultant Elmiger reported that it appeared there would be three structural engineers who could be recommended for demolitions in the Historic District.

ADJOURNMENT

As there was no further discussion, Chair Johnson adjourned the meeting at 8:09 p.m.

Respectfully submitted,
Cheryl McGuire
Recording Secretary

Approved as submitted: 08/20/2014