

NORTHVILLE HISTORIC DISTRICT COMMISSION
December 16, 2015
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, Gudritz, Hoffman, Vernacchia
Absent: Tartaglia
Also Present: Planning Consultant Elmiger

2. PUBLIC COMMENT: None.

3. APPROVAL OF AGENDA:

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

4. APPROVAL OF PREVIOUS MEETING MINUTES: November 18, 2015

MOTION Hoffman, support by Field, to approve the minutes of November 18, 2015 as submitted. 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

**THOM & MARIANNE BARRY
239 HIGH**

ADDITION

Gregory Presley, Presley Architecture, 108 N. Center St., Suite 205, Northville, was present on behalf of this application. Owners Thom and Marianne Barry were also present.

Mr. Presley said the Barry's had lived in this house for 30 years and had lived in Northville for over 40 years. This house was one of the premier homes in the Historic District. The purpose of the proposed addition was to give Mrs. Barry her own space within the home.

Mrs. Barry further explained that the home was originally built in 1840 by Marietta Baker. Five years later the Edward Lapham family purchased the 1-1/2 story farmhouse type home. Five generations of Laphams lived in the home until Mr. and Mrs. Barry purchased it in 1985. Originally the one story was brick and the half story was wood. A separate kitchen was moved in the early 1900s to become the garage.

Mrs. Barry showed pictures of the original home, a picture from the early 1900s, where the front porch was changed and a picture from around 1920 when a two-story addition had been added to the north side of the home. She also showed a picture of the back yard when they had moved into the home, and a picture showing an addition they had added in 1986, when they removed a rear screened in porch in order to build a 9-month porch, including a bump out which allowed space for an entry hallway in the back. Last, she showed a picture of the house as it looked today. They would like to further bump out the rear porch and also the rear entryway.

Mr. Presley said that he appreciated Mrs. Barry's comments about the garage, which they felt should not be altered structurally. They had discussed options including constructing a completely separate new building, which would be permitted on this large property. But the more they looked at it the more they were convinced that the best way to go was to expand the master suite and create a "woman cave" and also do some other important things for the owners, who wanted space for their kids and grandkids. Tonight they were proposing a two-story addition to the home, and in the process they would remove a 1980s addition that they had added themselves. They were expanding the home about 3 feet to the north and 4 feet to the south. They would also be expanding the rear foyer, which was simply too small, and which was the de facto main entrance to the house.

Regarding hierarchy, they were keeping the ridgeline lower than the ridgeline of the original addition. The height of the building would be less than 30 feet so they were under the average roofline requirement. They were using similar materials but were not attempting to make the addition seem as if it had always been there. For instance, the upper part had lap siding to match the lap siding installed in 1986. They were proposing to put brick on the lower portion as a wainscot underneath the windows and were proposing to paint that to match the house. They planned to construct the chimney out of reclaimed brick.

Mrs. Barry said that she was actually considering painting the brick chimney. They had 2 chimneys currently – the one on the north side was painted and the one on the west rear was not painted. She thought painting the chimney would help it to blend visually.

Mr. Presley said the house was currently tone on tone – the brick was painted and the trim was painted a similar color. If the chimney were left as natural brick it would draw the eye. Painting it would help the chimney to blend visually, as Mrs. Barry had said.

In response to a question from Commissioner Argenta, Planning Consultant Elmiger said that a demolition application was not required in this instance since the applicant was removing a non-historic 1986 addition.

In response to a comment from Chair Allen, Mr. Presley said he had left the samples of the reclaimed brick in his car. If the chimney were painted they would match the shape and texture of the brick by using reclaimed brick.

In response to a question from Commissioner Field, Mr. Presley said they would use beveled cedar lap siding; this did match what was currently on the home.

Commissioner Argenta said the current feeling regarding historic houses was that additions should echo the style of the home but not attempt to duplicate precisely the historic components so that the new and old could not be distinguished. He felt this had been accomplished. The lines of the farmhouse were there but slightly different. The overhangs were there but again a little different. The proposed addition was sympathetic to the farm house style yet did not totally duplicate it. The windows would have multiple divisions, which was quite different than what was on the original building but which were still the same size, echoing the form. He liked the idea of painting the chimney.

Commissioner Argenta noted that while this was a corner lot someday someone might be able to build a house on the lot closer to Randolph. Technically three sides fronted on streets. However, the building clearly fronted on High Street. The wall on Randolph helped to block the home architecturally.

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

Mayor Pro Tem Allen opened the meeting for public comment.

John Roby, a 35-year resident of Dunlap Street, supported this request. He had walked around the house and studied the plans at City Hall. He thanked the Barry's for their fine work on the house and the proposed addition.

Chair Allen returned the item to the Commission.

MOTION Argenta, support by Vernacchia, 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 3-6 windows, 3-8 doors, 3-10 porches, 3-11 siding, 3-16 mass, 3-17 height, 3-18 scale, 3-19 proportion, 3-20 hierarchy, 3-21 materials, 5-17 siding, 5-18 paint and colors, and 5-19 asphalt shingles. Motion carried unanimously.

8. DISCUSSION:

Historic Survey Grant Application

Planning Consultant Elmiger said the Historic Survey Grant Application had been prepared. One of the last things needed was a letter support of from the HDC, a copy of which had been provided to the Commissioners so they could comment before it was put with the application materials. This letter would be signed by Chair Allen.

In response to a question from Chair Allen, Planning Consultant Elmiger said that four letters of support had been received so far, from (1) the Chamber of Commerce, (2) the Downtown Development Authority, (3) David Mielock, and (4) Northville Township.

Commissioner Gudritz said that he would make sure the Historic Society would have a letter of support to Planning Consultant Elmiger by Friday morning December 18th. The application had to be postmarked by 5:00 p.m. on the 18th.

MOTION Argenta, support by Gudritz, that the City of Northville Historic District Commission accepts and supports the letter from James Allen to the Michigan State Housing Development Authority, State Historic Preservation Office, dated December 16, 2015. Motion carried unanimously.

Other discussion

Chair Allen noted that tonight was Commissioner Vernacchia's last meeting, who was resigning to further his education. He thanked Commissioner Vernacchia for the hard work he had put into the Commission.

9. ADJOURNMENT:

Seeing that there was no further comment, Chair Allen adjourned the meeting at 7:21 p.m.

Respectfully submitted,
Cheryl McGuire
Recording Secretary

Approved as published 01/20/16