

September 19th, 2022

Memo: Existing Log Cabin at 318 River St., Northville MI

Dear Planning Commission of Northville,

The development team has preliminarily studied the existing structure, commonly referred to as the Log Cabin, at 318 River St. Unable to access the interior of this structure, the evaluation is based on working knowledge of the structure, leveraging professionals with rehabilitation experience and knowledge of the future plans for the daylighted river. There are a number of considerations and concerns with relocating the structure and repurposing it, within the River Park. It can be done, however it's going to take a dedicated and open-minded approach.

Below are the development team's conceptual thoughts:

- The existing structure is within the designed embankment of the future daylighted river. Maintain the log cabin within its existing location is not a viable option, as the grade change from the ROW line along River St. to the top of river is approximately 10'.
- The structure appears to be a slab on grade style construction, with what appears to be an addition on the south side of the original log structure (garage and walkway) which is not built with the original log style construction.
- Without a crawl space or basement, moving this structural will prove to be extremely difficult if not nearly impossible. This is based on professional experience of a local builder and experience with D&B House Movers and in past experiences. *With that said, the viable approach is a reconstruction effort, not relocation.*
- An expert carpentry company would have to photograph and measure the existing conditions, dismantle the home, catalog each and every piece, and then reconstruct it either on its own or in addition to a new, modern structure to support the logs.
- Being that the house is somewhat small and rectangular, ~700 SF, the structural bearing is at the outer edge of the home.
- It is unknown at this time if the logs which are part of the original structure are truly solid logs or they are hollow/half logs, which only provide the cabin aesthetic on the exterior. This would be an important aspect to hone in on, as it would guide reconstruction efforts.
- An architect would have to design a code compliant ADA accessible structure with the internal toilet rooms for this use to make sense. Essentially a new standalone structure matching the homes existing exterior dimensions would be built, and then the logs would be used as exterior cladding to mimic the existing conditions.
- We have also made best efforts to create an early budget for the reconstruction. Again, this budget is only conceptual and subject to change. Hunter Pasteur nor Toll Brothers have the necessary experience in reconstruction of historical structures; however, the development team would support the City of Northville's efforts to reconstruct these asset within the River Park. Hunter Pasteur and its entity would be willing to contribute up to 50% of the construction costs to re-build this asset within the River Park, serving as an amenity to the park as agreed to between the developer, River Task Force and City of Northville.