

NORTHVILLE HISTORIC DISTRICT COMMISSION
October 19, 2016
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, Murdock,
Absent: Tartaglia (excused)
Also Present: Mayor Ken Roth
Planning Consultant Elmiger
2 residents

2. PUBLIC COMMENT: None.

3. APPROVAL OF AGENDA:

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

4. APPROVAL OF PREVIOUS MEETING MINUTES: September 21, 2016.

MOTION Hoffman, support by Gudritz, to approve the minutes of September 21, 2016 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/MAIN STREET BANK SIGN
133 W. MAIN, SUITE 279

Sandra Mustonen, Graphic Visions, Inc., Northville, MI was present on behalf of this application, which was to request approval for the installation of a new wall sign at 133 W. Main Street, for a tenant in a multi-tenant building. The sign would be 21 square feet, constructed of flat signfoam and painted Sherwin Williams Black and Ronan Rich Gold. The logo portion was v-carved and would be painted Sherwin Williams White and Ronan Rich Gold.

Chair Allen asked Ms. Mustonen if she had brought color samples. Ms. Mustonen said she had not.

Commissioner Field noted that the sign would be placed above a second floor window. Had second-floor signs been permitted in the past? Planning Consultant Elmiger said second floor signs were allowed, and had been approved in the past.

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

Chair Allen opened the meeting for public comment. Seeing that no one came forward to speak, Chair Allen returned the item to the Commission.

MOTION Argenta, support by Gudritz, 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 4-21 materials, 4-24 signs, and 5-18 paint and colors. Motion carried unanimously.

CASE #2

**GRAPHIC VISIONS/DEAR PRUDENCE
119 N. CENTER**

SIGNS

Sandra Mustonen, Graphic Visions, Inc., Northville, MI was present on behalf of this application, which was to request approval for the installation of a new wall sign and projecting sign at the front façade, and a wall sign at the rear entrance of 119 N. Center. However, as called out in Planning Consultant Elmiger’s review, the property already had a second floor sign. Therefore, the remaining allowable sign area was reduced, and the projecting sign application was being withdrawn.

Planning Consultant Elmiger suggested that perhaps the client might like to substitute window signs for the exterior sign, thereby gaining the capacity to have the projecting sign. Ms. Mustonen said this had already been discussed. She would mention it to her client again.

Chair Allen said that all three signs could be approved this evening, conditioned upon compliance with the zoning ordinance. This would give the client the flexibility to decide how she wanted to move forward.

Ms. Mustonen pointed out that the blue trim around the windows would be replaced by black paint, matching the black in the proposed signs.

In response to a question from Chair Allen, Ms. Mustonen said it was her understanding that the trim around the second floor windows would remain blue.

Commissioner Gudritz asked if the window and door trim had been on the original application. Ms. Mustonen said this had been included in the application as noted on page 1.

Commissioner Argenta asked if the windows were not painted black after receiving approval to do so, would the applicant have to return to the HDC? Chair Allen said they would not have to return as inaction did not need approval.

Commissioner Hoffman noted that if the applicant wanted to paint the 2nd story window trim black, they would have to file a new application and present that request separately to the HDC.

Commissioner Field summarized that the HDC could approve the 3 signs requested this evening and the painting of the door and window trim, with the condition that the signs had to meet zoning ordinance requirements. This would allow the applicant the flexibility to decide which one of the 2 front signs she wanted.

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

Chair Allen opened the meeting for public comment. Seeing that no one came forward to speak, Chair Allen returned the item to the Commission.

MOTION Hoffman, support by Murdock, 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 4-21 materials, 4-24 signs, and 5-18 paint and colors. The motion also acknowledges that per the City sign ordinance, only one of the two front signs are allowed on the front façade, and the applicant must conform to that standard. Additionally, the trim painting approval applies to the two lower windows plus the door frame only. **Motion carried unanimously.**

**CASE #3
DAN FERRARA
123 E. MAIN**

AWNING/SIGN

Dan Ferrara, 41810 Sutters Lane, Northville, MI was present on behalf of this application, which was to request approval for the installation of new awnings with signage on the front façade of the building at 123 E. Main Street (Northville Gallery). Mr. Ferrara said he had been before the Commission a little over a year ago when the HDC had approved a sign for the front of the building. However, they had decided not to install that sign. In the interim, they discovered that their windows got very hot. Therefore they were coming back to the Commission to request an awning instead.

Mr. Ferrara distributed an updated illustration of the awning, with the message units reduced to 10 in order to conform to ordinance requirements. They were putting the awning over Tiffany Art Glass as well, in order to provide a consistent appearance.

Mr. Ferrara provided samples of fabric. The top piece would be Sunbrella 4954 Heather Beige Classic, and the awning facing would be Sunbrella 4642 Oyster. The text would be a very dark brown.

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

Chair Allen opened the meeting for public comment. Seeing that no one came forward to speak, Chair Allen returned the item to the Commission.

MOTION Hoffman, support by Murdock, 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 4-21 materials, 4-23 awnings, 4-24 signs, and 5-18 paint and color, with the colors as submitted this evening: Sunbrella 4954 Heather Beige Classic and 4642 Oyster. **Motion carried unanimously.**

**CASE #4
NORTHVILLE DDA
DOWNTOWN WALK THRU E. MAIN
125-127 E. MAIN**

SIGN

Northville Downtown Development Authority Director Lori Ward was present on behalf of this application, which was to request approval to replace the temporary sign at the Community Connection walkthrough that was approved in June 2013. The proposed permanent sign coordinated with the

downtown-wide signage package. It was the same size as the temporary sign and would be installed on the existing sign framework.

Director Ward gave the background to and progress of Northville’s way finding sign program, which was approved in 2015. The requested sign would have the same palette and same materials – three layers of CNC routed 1/4” aluminum – as were being used in the way finding signs. The colors would be Pantone 7554 dark brown and Pantone 470 and would match the way finding signs already in place. Lettering would be cut from 3/4” Sentra.

Director Ward said they would be going to City Council for an exemption regarding the sign’s location on the building and for the square footage requested.

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

Chair Allen opened the meeting for public comment. Seeing that no one came forward to speak, Chair Allen returned the item to the Commission.

MOTION Hoffman, support by Gudritz, 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 4-21 materials, 4-24 signs, and 5-18 paint and colors. Motion carried unanimously.

CASE #5

**LINDSAY HILEMAN
508 W. MAIN STREET**

PORCH

Sandra Hileman was present on behalf of Lindsay Hileman, to present this application for approval to replace the porch that had been destroyed by a falling tree at 508 W. Main Street.

Chair Allen noted that the replacement porch would be just on the front of the house, with the rest of the porch that wrapped around the side removed.

Ms. Hileman explained that the porch would have attached steps but not a roof, and would be squared off to either side of the house. The porch would be constructed of wood, with a gray deck and a white railing. There would be white lattice beneath the porch.

Commissioner Hoffman asked Ms. Hileman if she knew when the original porch was built. Ms. Hileman said that at one time there was a wood porch with a metal railing around it. That porch was probably constructed in the 1960s. The original home was built around 1850. The porch that was destroyed by the tree was probably constructed in the 1980s.

Commissioner Hoffman said that the porch – before the tree fell on it – appeared to be more of a deck. The proposed configuration actually appeared more authentic in terms of the house style.

Commissioner Argenta said the metal railing was very popular in the 1960s.

Commissioner Hoffman asked Planning Consultant Elmiger if her questions as noted in the October 12, 2016 review letter had been met, including whether any part of the existing porch would be retained or repaired. Ms. Hileman said no part of the existing porch would be used.

Ms. Hileman noted that she had put the dimensions on the porch drawings.

Commissioner Argenta emphasized that the applicant would need to seek appropriate permits from the Building Department for porch construction.

In response to a question from Commissioner Hoffman, Ms. Hileman said the porch deck would be painted Behr pewter gray, and the railing and latticework would be white.

MOTION Gudritz, support by Murdock, to accept the application as complete. Motion carried unanimously.

Chair Allen opened the meeting for public comment. Seeing that no one came forward to speak, Chair Allen returned the item to the Commission.

MOTION Hoffman, support by Gudritz, 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 3-10 porches, 3-21 materials, 3-22 details, and 5-18 paint and colors. Motion carried unanimously.

CASE #6

**MOSES RESIDENCE
312 RANDOLPH**

ADDITION

Brian Burkett, Meadowlark Builders, 3250 W. Liberty Road, Ann Arbor MI, was present on behalf of this application, which was to request approval for a building addition on the rear (north elevation) of the home at 312 Randolph, in order to expand the kitchen on the first floor, and add a bedroom and a bath on the second floor. The application was also to replace an existing metal railing with a wood railing and balustrades on the front porch. The applicants were also proposing to demolish a small entry area (approximately 33 square feet) on the rear of the house to make way for the building addition.

Bill Moses, 312 Randolph, was also present.

Mr. Burkett distributed materials as requested in the October 17, 2016 Carlisle/Wortman review letter. Entitled *Supplemental Information*, the additional materials included a brief history of the home, an overview of issues with the existing construction, a time frame for completion, and before and after streetscape renderings.

Mr. Burkett reviewed the history of the residence, explaining that the house was known as the "Gardner House," for Dr. Mark Gardner, a dentist who practiced at this location in the 1940s. An existing concrete stair tower was added to the house in the 1940s as a part of the dental practice. The rest of the house was a stucco finish. They were proposing to remove the stair tower as it did not match the rest of the house, and inside the stair tower was a defunct stair that literally led nowhere. There was a door accessing it but the stair itself was not functional and, again, did not lead anywhere.

The second portion of the house that they were seeking to remove was an existing rear entry porch leading to what was now a small kitchen. They wanted to remove this to allow space for a first floor addition, allowing the owners to enlarge the kitchen and also add a small mudroom. The existing porch was deformed to the point that doors had difficulty opening, and removing it increased the usability of the structure.

Completing the addition was a moderately sized bedroom as well as a small bathroom on the second floor, keeping to the moderate-sized scale of the rest of the house. They would be keeping the existing rooflines of the house, thus respecting the existing massing. The new addition on the house would extend the existing gable that ran front to back. The small bathroom next to the bedroom would have a hip roof in order to both gain the space they needed and also to differentiate it from the house itself.

On the main floor the small roofs needed over the mudroom and the kitchen would also be small hip roofs that would differentiate the addition from the existing house.

The Commission reviewed the submitted materials. The home had already had numerous additions and this remodeling would clean up the design of the home. Necessary repairs would also be made. The stucco would remain on the original house. The new addition would be differentiated by using 6-inch reveal fiber-cement siding.

Commissioner Hoffman wondered if the 6” reveal was too much of a difference.

Commissioner Field asked about the west door. Mr. Moses explained that the door led to the house interior, but once inside the house you couldn’t go anywhere. In all the time they had lived in the house the door had only been opened once. A locksmith had to be used to gain entry.

Commissioner Argenta said the remodel would improve the appearance and value of the house significantly. He like the way the rooflines had been respected. Commissioner Field agreed.

In response to a question from Commissioner Field, Mr. Burkett explained the proposed improvements to the front porch. The porch would be painted, the columns would be re-installed so that they were straight, and lattice and new steps would be added.

Commissioner Field asked if new windows were being installed. Mr. Burkett said new windows would be installed only where necessary. They would use Windsor windows, Pinnacle series, with a primed wood exterior. They had used these on other historical applications.

Commissioner Argenta noted that the Design Standards called for new additions to be differentiated; this remodel did this well.

Commissioner Argenta asked about the existing stucco. Mr. Burkett said the styles of the existing stucco were somewhat haphazard over the exterior. They planned to power wash the walls and then reapply and repair as necessary.

Planning Consultant Elmiger reviewed the process for approving a demolition. The Commission needed to decide whether the requested demolition was historically significant. If it were historically significant, a public hearing would need to be scheduled for the next meeting. If not historically significant, the Commission could approve the demolition this evening.

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

Chair Allen opened the meeting for public comment.

Anne Smith, resident, supported this remodel wholeheartedly.

Seeing that no one else came forward to speak, Chair Allen returned the item to the Commission.

Commissioner Argenta noted that the two areas to be demolished were small: 68 square feet and 33 square feet, and they were in the way of the new construction.

MOTION Argenta, support by Field, that the two areas slated for demolition are not historically significant, and a public hearing is not warranted. **Motion carried unanimously.**

MOTION Gudritz, support by Field, to accept the application for demolition for the two areas described. **Motion carried unanimously.**

Chair Allen asked if there was any further discussion or questions regarding this application. None were stated.

MOTION Hoffman, support by Gudritz, 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 3-10 porches, 3-20 hierarchy, 3-21 materials, 3-22 details, 5-9 asphalt shingles, 5-14 windows, 5-17 siding, and 5-18 paint and color. **Motion carried unanimously.**

8. DISCUSSION

Example Lighting Design Standards

Planning Consultant Elmiger explained that at a previous meeting the Commission had requested that she provide samples of lighting design standards that the Commission might want to consider adding to the Design Guidelines. She discovered that not many historic districts in Michigan had design guidelines, and even fewer had lighting standards. She had found four such standards, and had included these in the Commissioners' packets:

- City of New Baltimore
- Ann Arbor
- Grand Rapids
- Stevens Point

All four were remarkably similar.

The State Historic Preservation Office (SHPO) also did not have lighting standards. They did have guidelines for creating guidelines, and these had also been included in the packets.

Commissioner Argenta liked the idea of developing lighting guidelines. Not having such guidelines made evaluating light fixtures more difficult.

Commissioner Hoffman liked the Ann Arbor example, including its narrative explanation at the beginning and the clear *appropriate* and *inappropriate* language. Ann Arbor also addressed issues that were already of concern to the HDC, such as ceiling/can lights.

Commissioner Gudritz also liked the Ann Arbor example.

Commissioner Field liked the Stevens Point example, which was not overly specific and allowed flexibility. He particularly liked Sec. 4.2.3 *Existing or new lighting should not adversely affect or spill over into neighboring properties*. This would cover floodlights without being too specific or inflexible.

Commissioner Hoffman pointed out that the Stevens Point example applied more to commercial districts. Commissioner Argenta noted that Northville did have a downtown historic area and commercial standards might apply.

Planning Consultant Elmiger said she would draft some language based on this discussion and bring it back to the HDC for further discussion and action. She would also review the Northville approval process for new design guidelines.

Other Discussion

Chair Allen read an invitation from Nancy Varga for haunted tours at the Piquette Museum in Detroit.

Commission Murdock noted that a home discussed at a previous meeting was supposed to have an enclosure around a portable generator and air conditioner unit. This had not yet been done. Planning Consultant Elmiger said she would relay this to the Building Inspector.

Planning Consultant Elmiger reviewed a possible proposal for the Foundry Flask area, noting that pre-application meetings had been held with the applicant.

Commissioner Field noted that at one time Joe Louis had been a groom at the racetrack, and had lived in the basement of the Wagon Wheel Hotel.

9. ADJOURNMENT:

Seeing that there was no further comment, Chair Allen adjourned the meeting at 8:04 p.m.

Respectfully submitted,
Cheryl McGuire
Recording Secretary

Approved as published 11/16/2016