

NORTHVILLE HISTORIC DISTRICT COMMISSION
March 15, 2017
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 7:07 p.m.

Present: Allen, Argenta, Field, Hoffman,
Absent: Gudritz, Murdock, Tartaglia (all excused)
Also Present: Mayor Roth, Planning Consultant Elmiger, Downtown Development Director
Ward

2. PUBLIC COMMENT:

Mary Keys, 502 W. Main Street, Northville, read from prepared comments which she then handed to Chair Allen regarding any future action at Old Village (OVS) and Main Street Schools (MSS). She opposed having the NPS (Northville Public Schools) preschool in the Historic District generally, and was also opposed to the proposed development because it would exacerbate parking problems, felt that NPS was not a good neighbor, felt that students and administrators should not be in an old building with environmental issues (OVS), and felt the cost of the proposed project was not commensurate with the return. She asked the HDC to protect the Historic District.

Leanie Bayly, President Northville Historic Society, 215 Griswold Avenue, Northville said that part of their mission was to protect and preserve historic artifacts and buildings, assimilate knowledge of the City's founders, and to educate the community. Ms. Bayly gave the Commission a copy of her July 2016 letter to the editor of the Northville Record, which shared information regarding the Main Street School, including that the School was considered state-of-the-art Mid-Century Modern Architecture in 1936, and had received several awards. She also presented several photographs illustrating the Main Street School's historic value.

3. APPROVAL OF AGENDA:

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

4. APPROVAL OF PREVIOUS MEETING MINUTES: February 15, 2017.

MOTION Argenta, support by Hoffman, to approve the minutes of February 15, 2017 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**MY SALON SUITE/GRAPHIC VISIONS
133 W. MAIN STREET, SUITE 279****SIGN**

Sue Dillon, Graphic Visions, 16857 Northville Road, Northville MI 48168, was present on behalf of this application, which was for two new wall signs at 133 W. Main Street for a tenant in this multi-tenant building. Ms. Dillon said that new graphics had been provided to correct the square footage area total, and to show a minor location change on the Wing Street side.

The new business opening at this location – My Salon Suite – was combining two tenant spaces into one. There were entrances on both Main and Wing Street. The signs would be black signfoam with silver leaf, which would give a rich, elegant look against the brick. They would be stud-pointed in the mortar joints. She explained that the sign style had been dictated by the Corporate logo requirements.

Discussion was held regarding the size of letters and location of the signs.

In response to a question from Chair Allen, Ms. Dillon said the silver leaf was silver pounded very thin and varnished. It had no other technical name.

MOTION Field, support by Argenta, 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 Argenta, to grant a Certificate of Appropriateness for the work as presented, referencing the Northville Historic District Design Standards 4-21 materials, 4-24 signs, and 5-18 paint and colors. Motion carried unanimously.

CASE #2**JULIE & DAVID COLE/GREAT HARVEST
BREAD
139 E. MAIN STREET****REAR WINDOWS**

David Cole, 139 E. Main Street, Northville, MI was present on behalf of this application, which was to replace four existing windows of various sizes with four new windows of the same size on the rear elevation of the building. The new windows would occupy the same area of the façade as the existing windows. An existing secondary entrance door – sealed off and no longer in use – would be replaced with a new window. The project would replace the wood trim surrounding the windows, making that façade element the same dimension around each window.

Mr. Cole said that he and his wife Julie had owned this building for about 8 years.

Mr. Cole said that they had responded to the Carlisle/Wortman review letter dated March 3, 2017, in that:

1. The scale was confirmed at 3/8" = 1'.
2. The new window materials and colors would match the existing windows.
3. The owners – themselves – had submitted a letter as permission and consent for the work requested.

Commissioner Argenta said he was happy to see the rear façade development.

MOTION Field, support by Argenta, 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 Argenta 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 4-27 rear façade development, 5-14 windows, 4-21 materials and 5-18 paint and color. Motion carried unanimously.

CASE #3

**RMJ2 PROPERTIES/POOLE’S TAVERN
157 E. MAIN STREET**

PATIO LANDSCAPING

John Casey, RMJ2 Properties of Northville, LLC, 157 E. Main Street, Northville, MI, was present on behalf of this application, which was to seek approval for the colors and materials for patio landscaping on land they were leasing from the City to use as an outdoor patio. On the east side of their building, they were proposing to replace the existing concrete with new concrete and an elevated deck. In the rear of the building, they were proposing to install a barrier-free ramp from the existing parking lot, a “service” ramp to their back door, stairs and handrail, and a barrier-free path to access the patio area.

Richard G. Houdek, ASLA, LEED AP, Grissim Metz Andriese Associates, 300 E. Cady Street, Northville MI, was also present.

Mr. Casey said they had signed a long-term lease with the City and had repaired the cracked and broken pavement and fallen down walls at this location at the northwest corner of Main and Hutton Streets. This evening that had brought their specifications, colors and materials for their planned design for the landscaping there.

Mr. Casey said they were trying to match the colors of the materials that were already in the stained concrete at the downtown intersections. Trex deck veneer would be used at the front raised elevation.

Mr. Houdek said they were replacing all the concrete and accenting the stair area. They were emphasizing textural differences and identifying the space better than it was now. He noted that the existing ramp was not ADA compliant; the new design would allow handicap access coming from the north to the existing sidewalk, turning eastward toward Bank of America. He explained ramp specifications; the new ramp would be completely ADA compliant. They would like to keep the existing ramp as a supply delivery area.

Mr. Houdek noted that the existing outdoor furniture would be used. Planters would be hung from the railing system to soften the appearance. An existing water heater conduit would be relocated to the east side. They would be installing a small planter area.

Commissioner Argenta asked if there would be tables in the circular area. Mr. Casey said the circular area would be a waiting area for people waiting to be seated. The long-term lease did not cover the circle; that was covered by a lease that was renewed annually.

Commissioners Argenta and Field asked how a pedestrian could get to the rear from the front of this property. Mr. Casey said this would still be the case, and explained the new configuration of that pathway, which would be wide enough for a stroller or wheelchair. A schematic illustrating the width of the pass-through to the rear of the building was shown on page 7 in the packet.

Commissioner Field noted that one of the photos showing existing conditions also showed outdoor storage of items, which was unsightly. Would this be remedied? Mr. Casey said that would be resolved. They had recently purchased a new rolling trash container that would take care of the outdoor trash container stored at the rear door. Their biggest concern was to keep the area looking clean and to modernize it.

Regarding the north landscaped area, Chair Allen was concerned that people would not use the walkway but instead would simply use the lawn. Should the walkway be moved to a different location? Mr. Casey said they would look at that traffic pattern. However, with steps and other design elements calling out the walkway he thought it would be correctly used. They would also use signs to label the walkway ADA compliant.

In response to a question from Commissioner Hoffman, Planning Commission Elmiger said that the application as presented was complete.

MOTION Field, support by Argenta, 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 Argenta, to grant a Certificate of Appropriateness for the work as presented, referencing Northville Historic District Design Standards 4-12 streetscape amenities, 4-21 materials, 4-22 ornament, 5-12 stone, 5-16 metal, 5-18 paint and color, and 3-2 landscaping. Motion carried unanimously.

**CASE #4
S4 CENTER LLC
107 N. CENTER**

**ROOFTOP ENCLOSURE
& DECK**

Designer Mike Devine, of Joseph Philips Architect, 921 Wing Street, Plymouth MI was present on behalf of this application, which was to construct a third floor penthouse addition on the roof of the building at 107 N. Center Street. The addition would serve as an entertainment space for the office use on the second floor, and would contain a bathroom and a small bar area with sink. The addition would contain an approximately 405 square-foot room, a 240 square foot observation deck facing N. Center Street, and a 121 square foot gathering deck at the rear of the building.

Mr. Devine said they had resubmitted the package based on the discussion at the January 18, 2017 HDC meeting. Additionally, based on conversations with the Code Official, they had scaled back some square footage for the rooftop building and deck, which resulted in an occupancy load of 49, thus requiring them to have only one staircase. They had eliminated the corrugated siding and replaced that with a James Hardie product. Mr. Devine had brought material samples this evening, along with a list of color selections. They were removing the masonry wall on the south side and replacing that with a rated wall construction to the underside of the roof. The masonry screen wall at the rear (west) of the proposed stairway had been relocated to align with the required setback and had been replaced with a

framed wall. Also, the rear wall had been moved to a location that was 20.74 feet from the rear property line, thus eliminating the need for a variance.

Mr. Devine said the windows on the rear façade were actually bronze anodized aluminum – not wood, as listed in the packet. Two were in a state of disrepair; these would be replaced with an in-kind product. The existing clear anodized aluminum entry door would be replaced to match the dark bronze aluminum.

Mr. Devine showed a sample of the James Hardie products – horizontal clapboard and vertical batten. These products would be visible from the rear. A skirt had been added to the bottom of the structure, which would “float” above the actual roof.

Commissioner Field said he remained concerned about what could be seen from various locations on Center Street. Mr. Devine said they had provided schematics showing site lines demonstrating that a six-foot tall person could see nothing of this structure from various locations on Center and Main Street.

During the following discussion, Commissioner Argenta said that while he had no problem with the rear elevation, he would like to see a physical demonstration using a balloon or other device regarding Center Street visibility. This site was right in the middle of downtown, and involved one of the finest buildings there. The Commission needed assurance greater than a computer rendering that the addition would not be visible from the street.

Mr. Devine said that he thought an actual physical model would not show anything different than the computer schematics presented. He would hate to postpone the process based on this request. He described how the project had been modified in order to meet these criteria.

Commissioner Argenta said a physical demonstration could be done relatively simply, and could involve a subcommittee of 2 or 3 commissioners. Commissioner Field agreed, saying that a subcommittee could have as its sole purpose the confirmation that the computer model matched reality.

Discussion continued. Commissioner Hoffman noted that according to the schematic, anyone taller than the 42” railing would be clearly visible from the street, especially if they were standing to the front of the deck. Downtown Development Authority Director Ward spoke to the goal of having a lively downtown environment; people on the rooftop fit within that model.

Commissioner Argenta mentioned another community in the area, where the weekend nightlife was very intense. Was this what Northville, with its historic ambiance, wanted?

Mr. Devine emphasized that this penthouse addition would be entirely private. No alcohol would be served to the general public, for instance.

After further brief discussion, the consensus of the Commission was to condition any approving motion on the visual verification by an appointed subcommittee of Commissioners Argenta and Field of the site lines shown in the drawings, especially those on page 5 of the submitted materials.

MOTION Field, support by Argenta, 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 Field, 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 4-27 rear façade development, 4-6 windows, 4-9 doors, 4-23 awnings, 4-21 materials, 4-14 setback and spacing, 4-16 mass, 5-7 roofing, 5-17 siding, and 5-18 paint and color, conditioned upon:

Visual verification by a subcommittee of the line of sight from the street by a six-foot tall person to the top of the most forward part of the railing and the top of the most forward part of the building, from the following locations:

- Directly across the street (North Center)
- Genetti’s at Main and Center.

In the case of a discrepancy, the applicants must return to the HDC for further discussion and revision.

Motion carried unanimously.

Chair Allen appointed Commissioners Argenta and Field to the subcommittee as mentioned above.

8. DISCUSSION

Planning Consultant Elmiger noted that the Building Inspector had approved a like for like roof replacement at 521 West Cady Street.

9. ADJOURNMENT

Seeing that there was no further comment, Chair Allen adjourned the meeting at 8:21 p.m.

Respectfully submitted,
Cheryl McGuire
Recording Secretary