

NORTHVILLE HISTORIC DISTRICT COMMISSION SUB-COMMITTEE
April 3, 2017
Monday 2:00 p.m. – 107 N Center and Northville City Hall – Council Chambers

1. CALL TO ORDER:

Commissioner Argenta acted as chair for this meeting.

Chair Argenta called the meeting to order at 2:00 p.m. at 107 N. Center, Northville MI

Present: Sub-committee members Argenta and Field
Joseph Phillips and Mike Devine, of Joseph Philips Architect, 921 Wing Street,
Plymouth MI.

2. PUBLIC COMMENT: None.

3. APPLICATION FOR HISTORIC DISTRICT COMMISSION SUB-COMMITTEE

Susan Boll (S4 Center LLC)

Project Location: 107 N. Center Street, Northville MI

Rooftop Enclosure and Deck

It was noted that at the March 15, 2017 Historic District Commission meeting, the motion to grant a certificate of appropriateness (Hoffman/Field, carried unanimously), included the following condition:

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.

This afternoon's meeting of the Sub-committee was to fulfill this condition.

Meeting first at 107 N. Center Street, Sub-committee members Argenta and Field and Mr. Phillips observed a 13'4" pole with yellow flag marker at 6'5" held at floor level atop the roof at 107 N. Center Street by Mr. Devine. The pole was held at the most forward part of the proposed railing and also the most forward part of the proposed structure.

As required, observations were made directly across the street on North Center, and from Genetti's at Main and Center. The pole was not visible directly across the street, but about 6-8 feet of the pole was visible, from the yellow flag to the top, from Genetti's (108 E. Main Street) and then down the sidewalk to Chocolates by Rene (118 E. Main Street), a lineal distance of about 90 feet.

After the observation, the Sub-committee and Mssrs. Phillips and Devine met in Council Chambers at City hall for a brief discussion.

Commissioner Field said the Sub-committee was charged with visually verifying what the computer schematics had shown as discussed at the March 15, 2017 meeting. They were able to verify this from

directly across the street on Center Street. However, they were not able to verify what the computer schematics showed on Main Street from the corner of Genetti's to Chocolates by Rene, as noted above. Along the sidewalk for that lineal distance, the rooftop enclosure and deck would be clearly visible.

Commissioner Argenta asked Mr. Devine to explain where he had held the pole. Mr. Devine said the pole had illustrated the height of the rail and the building's overhang.

After further discussion, it was decided that this item would be referred back to the applicant and also would be placed on the HDC's agenda in April.

**MOTION Field, support by Argenta, to refer this item back to the applicant.
Motion carried unanimously.**

4. ADJOURNMENT:

Seeing that there was no further comment, Chair Argenta adjourned the meeting at 2:43 p.m.

Respectfully submitted,
Cheryl McGuire
Recording Secretary

Approved as published 4/19/2017