

**NORTHVILLE HISTORIC DISTRICT COMMISSION**  
**March 21, 2018**  
**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, Tartaglia  
**Absent:** Murdock (excused)  
**Also Present:** Planning Consultant Elmiger  
Mayor Roth

**2. PUBLIC COMMENT:** None.

**3. APPROVAL OF AGENDA:**

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

**4. APPROVAL OF PREVIOUS MEETING MINUTES:** February 21, 2018

**MOTION Argenta, support by Tartaglia,** to approve the February 21, 2018 minutes 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/KW ADVANTAGE                      SIGN**  
**200 N. CENTER STREET**

Sue Dillon, Graphic Visions, Inc., 16857 Northville Road, Northville, MI was present on behalf of this application for two new wall signs on the corner building at 200 N. Center Street.

Ms. Dillon explained that the Keller Williams signs were being redone because of a national Keller Williams rebranding. Ms. Dillon displayed paint chips to the Commission, noting that the black background was standard, and the red would be the same SW 6321 Red Bay that had previously been approved by the HDC. The sign would be high-density urethane board with carved in lettering.

In response to a question from Commissioner Hoffman, Planning Consultant Elmiger said that all other HDC requirements were met.

**MOTION Hoffman, 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 brought the matter back 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 color.

**Motion carried unanimously.**

## **CASE #2**

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

**SIGN**

Sue Dillon, Graphic Visions, Inc., 16857 Northville Road, Northville, MI was present on behalf of this application to install a new wall sign and new projecting sign at 157 E. Main Street. John Casey, RMJ2 of Northville, Inc., was also present.

Mr. Casey distributed a supplementary layout for the back bar. Ms. Dillon explained that during the course of this application, the applicants had decided to repaint the two 12 square foot back bar signs to present a more unified appearance. Those signs had previously received HDC approval, but were now also included in tonight’s application so that they could paint them to match the front signs.

Regarding the new signs, the projecting sign would be a welded custom bracket painted black. The two faces on the projecting sign would be painted 1-Shot 108L Maroon, with Ronan Rich Gold, and SW White. The Old English P would be puzzle fit. The Poole’s Tavern lettering would be carved in and painted white. All dimensional requirements for the projecting sign would be met, including the 8-foot clearance requirement.

The front wall sign would be as shown, with prismatic lettering with studs in each letter for flush mount application to the façade. The color would be consistent with the bright gold in the projecting sign and would have a rich contrast to the brown paint on the wall surface.

In response to questions from Commissioner Hoffman, Planning Consultant Elmiger said that with the new signs added to the application, the signs still appeared to meet dimensional and ordinance requirements, but the Building Official would review them for final evaluation.

Commissioner Field commented regarding the design of the front wall sign: it didn’t seem thick enough for the large background area. Mr. Casey said they had shown 8 different mockups to approximately 100 people and every single time the design as shown tonight was preferred. Ms. Dillon added that the prismatic lettering and the reflectivity of the paint would add richness to the wall design. The treatment shown was a traditional and historic one, and pulled people to it.

**MOTION Hoffman, support by Field,** to accept the application as complete, with the addition of the repainting of the exterior bar signs as submitted. **Motion carried unanimously.**

Chair Allen opened the meeting for public comment. Seeing that no one came forward to speak, Chair Allen brought the matter back 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 color.

**Motion carried unanimously.**

**CASE #3  
CENTER STREET GRILL  
135 N. CENTER STREET**

**NEW ACCESSORY BUILDINGS**

As the applicant was not present, Commissioner Gudritz offered the following motion:

**MOTION by Gudritz, support by Field**, to refer the application back to the applicant.  
**Motion carried unanimously.**

**8. ADMINISTRATIVE REVIEWS:** None.

**9. DISCUSSION:**

Mayor Roth said that when the Case #3 Center Street Grill was heard by the Planning Commission, there had been discussion regarding the blanket requirement that all fences be made of wood. Since wood was a high-maintenance product, should the ordinance be changed to include other appropriate materials, such as HardieFence?

The consensus of the Commission was to support a change in the ordinance that would allow appropriate substitution for wood in the Historic District. This would not include vinyl or similar products, however.

Chair Allen noted that a copy of the new Northville School District RFP for purchase of 501 West Main Street had been distributed to the Commissioners.

Commissioner Argenta commented regarding the importance of Commissioners not speaking to the press about undecided issues. Recently he had been approached by a reporter to comment about an issue. Even though he refused to comment, he was still quoted in an article, though where the quote came from was a mystery as it did not seem to be drawn from meeting minutes. Other Commissioners were also quoted, and he felt the Commission had been misrepresented.

Commissioner Argenta noted that the HDC rules and regulations stated that: *No officer or member shall act in any capacity which has the appearance of, or could be construed as, representing the Commission unless such action is authorized by the Commission in a public meeting. This shall include, but not be limited to, dealing with the press and attending public and private meetings . . .*

**10. ADJOURNMENT**

Seeing that discussion had ended, Chair Allen adjourned the meeting at 7:25 p.m.

Respectfully submitted,  
Cheryl McGuire  
Recording Secretary