

**NORTHVILLE HISTORIC DISTRICT COMMISSION**  
**July 18, 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, Field, Gudritz, Murdock, Tartaglia

**Absent:** Hoffman (excused)  
one vacancy

**Also Present:** Planning Consultant Elmiger, Mayor Roth

**2. PUBLIC COMMENT:**

Robert Sochacki, Northville Historic Society member, presented the Board with some written comments and spoke regarding the Northville Board of Education's stated intention to demolish 501 Main Street. This building was built in 1937, was the first school building in North America in the Mid-Century Modern Architectural style, and had garnered a number of international architectural awards.

Mr. Sochacki was concerned that no one on the School Board understood the significance of this historic structure or of the greater overall Historic District, and that the School Board would demolish 501 Main Street without submitting to the review of the Historic District Commission. Mr. Sochacki asked the HDC to send a letter to the Superintendent and the School Board requesting such a submission.

Chair Allen pointed out that case law indicated school boards were not under the jurisdiction of local zoning regulations. However, that case law might not apply to historic district regulations, or demolitions in historic districts. All parties, including the City Attorney, were aware of this situation.

**3. APPROVAL OF AGENDA:**

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

**4. APPROVAL OF PREVIOUS MEETING MINUTES: June 20, 2018**

**MOTION Gudritz, support by Field, to approve the June 20, 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**

**ELIZABETH CARTER**  
**537 W MAIN**

**SHUTTERS**

Elizabeth Carter, 537 W. Main, was present on behalf of this application to install window shutters on her home. The applicant had previously been before the Historic District Commission in May 2018, to propose new house/garage paint, a new garage door, and new replacement windows.

Ms. Carter said she was proposing adding working shutters to some of the windows on the home. The shutters would be flat panels that would be consistent with the Victorian farmhouse feel. The shutters would be on the north and west side of the home. There was a chimney in the way on the east side and they had future plans for an addition to the rear (south) of the home.

Chair Allen noted that the home was listed as non-contributing in the new Northville Local Historic District study report.

Commissioner Gudritz asked if there would be shutters on all the windows on the north side. Ms. Carter said that on the north side they were planning on putting the shutters on the original portion of the home only. They had considered putting shutters on the east side of the north elevation, but those shutters would have to be a different design in order to fit on the house because of the double window. The original home was 2-3 feet in front of the addition. Also, looking at many pictures of older homes, many times shutters were only put on certain windows, depending on the use of the room.

Commissioner Field confirmed with Ms. Carter that the elevations showed exactly what was going to be done. The north elevation showed sets of shutters on 3 windows; the east elevation showed no shutters, and the west elevation showed shutters on the 3 lower windows only.

In response to a question from Commissioner Gudritz, Ms. Carter said the new shutters would be the same color as the trim, which was the accent color approved at the May meeting: Benjamin Moore Narragansett Green HC-157. The hardware would be stainless steel with a powder black finish.

In response to a question from Commissioner Murdock, Planning Consultant Elmiger said the outstanding issues listed in her July 5, 2018 review memorandum had been addressed.

**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 brought the matter back to the Commission.

**MOTION Murdock, 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 Standard 10, and Northville Historic District Design Standards 3-21 materials and 5-18 paint and color.**

**Motion carried unanimously.**

**CASE #2**

**GRAPHIC VISIONS/SIGMA INVESTMENT COUNSELORS**  
**186 E. MAIN**

**SIGN**

Sue Dillon, Graphic Visions, 16857 Northville Road, Northville MI was present on behalf of this application to install a new wall sign at 186 E. Main. The sign would have lettering in the same location as the previous sign, with the same square footage and same location on the 2<sup>nd</sup> floor. Sigma Investment Counselors were taking more square footage than anyone who previously had a sign on the building. The sign would be ¼” flat-cut aluminum, painted black, and would have holes in the back threaded for studs that would go into the wall. At the time of removing the studs from the wall the holes would be filled. The 11.59 square foot sign was under the allowed area, and the letters would be 8.42” high. The sign would read *Sigma Investment Counselors*.

**MOTION Field, 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 brought the matter back to the Commission.

**MOTION Gudritz, 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 4-21 materials, 4-24 signs, and 5-18 paint and color.**

**Motion carried unanimously.**

### **CASE #3**

**GRAPHIC VISIONS/NEXT HOME ALL PRO REALTY  
332 E. MAIN**

**SIGN**

Sue Dillon, Graphic Visions, 16857 Northville Road, Northville MI was present on behalf of this application to install a new freestanding sign at 332 E. Main Street.

Ms. Dillon said that owner Dewayne White’s application packet included a purchase agreement for this property and a letter to the Commission authorizing Graphic Visions to represent him at tonight’s meeting. There was also a photo of the current Franklin Center sign with notations identifying the current paint colors, sign location, setbacks, etc. The new sign would utilize the same square footage as the existing sign.

Ms. Dillon noted that there was a question regarding the building frontage, which she thought was 60 feet, and gave some calculations regarding how big the sign could be based on that frontage. Planning Consultant Elmiger advised that the *building frontage* was defined as that portion of a building facing a public road, and that calculation showed that the sign could be up to 30 square feet. The proposed sign face was 24.73 square feet per side. Because the sign was double sided, the total proposed sign area was 49.47 square feet. Therefore the proposed sign area exceeded the total permitted by the ordinance for this site.

Ms. Dillon said her client would work with the Building Official to either reduce the size of the sign or reface the existing sign. If Mr. White decided to reface the existing sign, he would upgrade the sign materials and appearance.

Currently the sign had 6”x6” posts. Next Home Realty was a national company with corporate branding requirements, so they were locked in to specific colors. The current sign was a light gray with primarily blue colors. The building itself had 2 colors shown in their palette: Sherwin Williams 7074 Software was the darker gray on the pillars, and 9162 African Gray was a lighter

gray used on the building.

PMS Cool Gray 8 was closest to the African Gray, so they were using that on the fence posts and background as shown, complementing the existing color scheme with that gray. They were also utilizing white as the building had white as trim on the posts, window trims, corner trim, and door frame.

The color of *Next Home* per their corporate standards was a very bright orange: Orange PMS 021C. They would tone that down by using Sherwin Williams 6886 Invigorate, a more muted orange.

Commissioner Field noted that the materials in the application showed the sign would have digital print on reflective vinyl with optically clear laminate. He did not recall ever approving sign with reflective lettering.

Ms. Dillon said the reflective material would be used for *All Pro Realty* and *Northville's Premier Real Estate Office 248-308-3803*. The reflective material was a 3M product that contained glass bead. During the day there was no reflection; during night hours the reflective material would bounce light from headlights so the text could be read. The company would have evening hours.

Chair Allen commented that there was existing ground lighting for the sign. Ms. Dillon said Mr. White had not yet made the decision as to whether or not to maintain the ground lighting. His intent was to freshen the landscape in the front yard.

Commissioner Field said he did not favor allowing reflective colors in the District.

Ms. Dillon said the reflective materials were not absolutely necessary to her client – this would not be a deal breaker. She did believe there were other reflective signs in the District. Street signs were reflective. They had modified the corporate colors to tone them down.

Commissioner Gudritz and Chair Allen agreed that the reflective materials should be eliminated.

Ms. Dillon said they would submit new drawings to the Building Department that showed the signs would be graphically painted without using reflective materials.

**MOTION by 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 brought the matter back to the Commission.

**MOTION by Murdock, 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 Standard 1, and Northville Historic District Design Standards 4-21 materials, 4-24 signs and 5-18 paint and color, with the condition that the colors will be non-reflective Cool Gray 8, White, and Sherwin Williams 6886 Invigorate.**

**Motion carried unanimously.**

**8. ADMINISTRATIVE REVIEWS:** None.

**9. DISCUSSION:**

Chair Allen asked that the Consultant's reviews include whether a property/structure was contributing or not.

Commissioner Murdock asked that the City follow up and make sure the front door at 160 Main conformed to their approved design.

Commissioner Murdock asked about future discussions regarding process for demolition applications. Planning Consultant Elmiger said she would confer with City Manager Sullivan as to appropriate scheduling for this discussion.

Planning Consultant Elmiger asked Commissioners to do what they could to recommend someone to fill the vacancy on the Commission. If someone could not be quickly found who was qualified per SHPO standards (degree in architecture, archaeology, anthropology, architectural history, historic preservation, or a closely related field), someone else could be asked to serve and a consultant could be found who would attend meetings as a consultant but not be a member of the Commission.

## **10. ADJOURNMENT**

Chair Allen adjourned the meeting at 7:38 p.m.

Respectfully submitted,  
Cheryl McGuire  
Recording Secretary

Approved as submitted 08/15/2018