

NORTHVILLE HISTORIC DISTRICT COMMISSION
May 20, 2015
Wednesday 7:00 P.M. – Northville City Hall – Council Chambers

1. CALL TO ORDER AND ROLL CALL:

Mayor Pro Tem Allen called the Historic District Commission meeting to order at 7:00 p.m.

Present: Allen, Argenta, Field, Gudritz, Hoffman, Johnson, Vernacchia (7:08 p.m.)
Absent: Johnson, Tartaglia (both excused)
Also Present: Consultant Elmiger

2. PUBLIC COMMENT:

From the audience, Judith Krueger, 318 Randolph Street, Northville MI asked if solar panels were permitted in the Historic District. Mayor Pro Tem Allen said that there was a product that provided solar panels stained to appear as a stained metal roof; this might be an option. Ms. Krueger also thought there were solar shingles.

Discussion followed. The Old Ford Plant had solar panels on the roof, but they were hidden by a parapet and could not be seen. Planning Consultant Elmiger said she had once inquired regarding solar panels and the national organization did not want them included in historic districts.

3. APPROVAL OF AGENDA:

Commissioner Hoffman suggested that Case #4 be added: Northville Gallery Sign. After discussion, it was the consensus of the Commission to add this item to the agenda. However, it was noted that accepting this late submission should not set a precedent.

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

4. APPROVAL OF PREVIOUS MEETING MINUTES: April 15, 2015

The April 15 2015 minutes were amended on page 11, 4th paragraph as follows:

Commissioner Hoffman initiated a discussion regarding providing a higher elevation on the east west end of this building, next to the New Victorian.

MOTION Field, support by Argenta, to approve the minutes of April 15, 2015 as amended. Motion carried unanimously.

5. REPORTS:

- A. CITY ADMINISTRATION:** None
- B. CITY COUNCIL:** None
- C. PLANNING COMMISSION:** None
- D. OTHER COMMUNITY/GOVERNMENTAL LIAISONS:** None

6. PUBLIC HEARING: None.

7. CASES TO BE HEARD – BY CASE:

**CASE #1
ELISABETH CARTER
537 W MAIN STREET**

NEW FENCE

John Carter was present on behalf of this application, which was to install new fencing along the east and west sides of the home at 537 W Main Street. The fence would be four feet high.

In response to a question from Commissioner Argenta, Mr. Carter said the existing outbuilding shown in the upper right hand corner of the site plan was actually on the neighbor's property, but was within inches of the property line. They had spoken with that neighbor, and they were planning on putting the fence on the property line right up to that building. During discussion, it was brought out that the fence would actually be very slightly east of the property line at that location. Commissioner Argenta said this should be noted in the motion.

(Note: At this time, 7:08 p.m., Commissioner Vernacchia joined the meeting.)

In response to a question from Commissioner Hoffman, Mr. Carter said the fence would be natural for two years, and then after it had weathered, would be painted light green, the trim color of the house. When they wanted to paint the fence, they would return to the Commission for color approval. Mr. Carter noted that they might be repainting the front of the home at that time.

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

Mayor Pro Tem Allen opened the meeting for public comment. Hearing none, he returned the item to the Commission.

MOTION Argenta, support by Hoffman, to grant a Certificate of Appropriateness, referencing the Secretary of Interior's Standards for Rehabilitation, in particular Standards 9 and 10, and Northville Historic District Design Standards 3-4 fences, 3-14 setbacks and spacing, 3-17 height, 3-21 materials and 5-18 paint and colors, with the understanding that the fence will be slightly to the east of the western property line, as indicated by the applicant, in the area of the neighbor's existing outbuilding. Motion carried unanimously.

**CASE #2
FIRST PRESBYTERIAN CHURCH
200 E MAIN STREET**

NEW RAILING

Dan DeLaby, Elder of the First Presbyterian Church, 200 East Main, Northville MI was present on behalf of this application, which was to install approximately 409 lineal feet of new aluminum railing, 42" tall, at the church. The railing was being placed on top of a retaining wall on the east side of the building as a safety measure.

Jason McFall, Wayne Craft, Inc., 13525 Wayne Road, Livonia MI was also present.

Mr. DeLaby distributed pictures of the proposed railing to the Commission, and showed a sample of railing.

It came out in discussion that neither the pictures nor the sample showed precisely the railing that would be used. The posts and railing that would be Wayne Craft Model #R4000. There would be higher end posts, with intermediate rails going to the bottom of the top rail. The color was black.

Commissioner Argenta noted that the fence was a code requirement because of the drop off in that area.

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

Mayor Pro Tem Allen opened the meeting for public comment. Hearing none, he returned the item to the Commission.

Planning Consultant Elmiger said that while the Commission did not have a precise example of the fence, the model number as stated should be sufficient.

MOTION by Hoffman, support by Gudritz, to grant a Certificate of Appropriateness, referencing Northville Historic District Design Standards 3-2 fences, 4-21 materials, 5-18 paint and color, with the color being black and the fence itself being Wayne Craft Model R-4000, with a height of 42 inches, and further that the Commission understands that the fence is necessary to meet code requirements. **Motion carried unanimously.**

CASE #3

**JUDITH C. KRUEGER
318 RANDOLPH**

NEW WINDOWS

Judith C. Krueger, 318 Randolph Street, Northville MI was present on behalf of this application, which was to replace the existing windows at 318 Randolph Street with new windows. She distributed an explanatory note and further pictures to the Commission.

Ms. Krueger explained that she was seeking to replace the wood windows with energy efficient vinyl windows, manufactured by Wallside Windows, Inc. She was trying to reduce her electricity costs; she had an all-electric home. The new windows would be easier to clean and easier to open and close.

All the windows would be replaced by double hung windows with muntins as shown in the Commissioners' packets and in tonight's handouts. The windows would look like wood grain on the inside and would be white on the outside, as they were now. All the openings would remain the same, and there would be no new openings. The new aluminum trim on the exterior would be Scotch Red, the same color as what was presently there. 19 windows would be replaced.

In response to a question from Commissioner Hoffman, Planning Consultant Elmiger said that all the questions in her review letter of May 13, 2015 had been resolved. Noting the material and color in the motion would speak to the new aluminum trim.

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

Mayor Pro Tem Allen opened the meeting for public comment. Hearing none, he returned the item to the Commission.

MOTION by Argenta, support by Gudritz, to grant a Certificate of Appropriateness, referencing the Secretary of Interior's Standards for Rehabilitation, in particular Standards 9 and 10, and Northville Historic Design Standards 3-6 preserving windows, 3-21 materials, 3-22 details, and 5-18 paint and color. **Motion carried unanimously.**

**CASE #4
NORTHVILLE GALLERY**

NEW SIGN

As noted above, Case #4 was added to the agenda. However, as no one was present on behalf of this application, the case was not heard.

7. DISCUSSION:

Administrative Decisions

Planning Consultant Elmiger confirmed with the Commission the current policy of administratively approving “like for like” changes administratively. For instance, someone painting a building the same color would not come before the Commission.

The consensus of the Commission was that the policy continue, but that any administrative approvals be passed on to the Commission, and a summary of such approvals be included as an addendum to the monthly minutes.

Certified Local Government

Planning Consultant Elmiger said that the Certified Local Government agreement between the City and the State Historic Preservation Office had been signed and sent on to the National Office. The timetable was now that in 4-6 weeks Northville would be a Certified Local Government.

Other Discussion

Commissioner Argenta noted that the Marquis Theater had painted the front of their building without applying for any kind of approvals.

General discussion was held regarding electronic LED signs, and recent enforcement of the same.

Commissioner Gudritz initiated a discussion regarding 333 N Rogers. Work on that building had been approved last June but nothing was yet started and the structure was deteriorating. Consultant Elmiger said she would follow up on this property with the building official.

Commissioner Argenta noted that on the new zoning map, the Historic District actually cut some lots in half in the Foundry Flask area. Mayor Pro Tem Allen said that the metes and bounds had been set in the 1970s and had been pretty static since that time. Planning Consultant Elmiger said she could go back to the old maps and confirm the boundaries were the same.

8. ADJOURNMENT:

Mayor Pro Tem Allen adjourned the meeting at 7:36 p.m.

Respectfully submitted,
Cheryl McGuire
Recording Secretary

Approved as published 6/17/15