

NORTHVILLE HISTORIC DISTRICT COMMISSION
July 15, 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, Gudritz, Tartaglia,
Absent: Hoffman, Johnson, Vernacchia (all excused), Field
Also Present: Consultant Elmiger

2. PUBLIC COMMENT: None

3. APPROVAL OF AGENDA:

MOTION Tartaglia, support by Argenta, to approve the agenda as published. **Motion carried unanimously.**

4. APPROVAL OF PREVIOUS MEETING MINUTES: June 17, 2015

MOTION Argenta, support by Gudritz, to approve the minutes of June 17, 2015 as submitted. **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

PAUL SKLUT/THERESE GROSSI
512 W. DUNLAP

DORMER

Paul Sklut was present on behalf of this application, which was a re-submission in order to add a dormer onto the northern building addition to accommodate head room for a bathroom sink and mirror.

Mr. Sklut distributed drawings printed to scale, as requested in the Carlisle/Wortman July 9, 2015 review letter. He explained that when they were reviewing details with the architect they realized that the roofline was not going allow a mirror above the sink in the master suite. Therefore they would like to have a dormer, as shown on the proposed north elevation (A-7) and west elevation (A-8).

Commissioner Argenta noted that the requirements listed in the consultant's July 9, 2015 review letter had been met.

MOTION Argenta, support by Tartaglia, to accept the application as complete. **Motion carried unanimously.**

Mayor Pro Tem Allen opened the meeting for public comment.

Mr. Sklut directed the Commission's attention to the south elevation scaled drawing, where a chimney had been added for the fireplace in the sunroom.

MOTION Argenta, support by Gudritz, to grant a Certificate of Appropriateness for the work as presented, including the chimney as shown on the south elevation of the new porch, referencing the Secretary of Interior's Standards for Rehabilitation, in particular Standards 9 and 10, and Northville Historic District Design Standards 3-21 materials, 3-22 details, 3-23 dormers, 5-9 asphalt shingles, 5-14 windows, and 5-18 paint and colors. **Motion carried unanimously.**

**CASE #2
HIA FINANCIAL
111 N. WING**

SIGN

Sue Dillon, Graphic Visions, 16857 Northville Road, Northville, MI was present on behalf of this application, which was to install a new wall sign at 111 N. Wing Street on the front façade. She explained that the sign would be dimensionally carved, with the substrate to be 1" Signfoam routed to shape and with letters and border V-carved. Color samples were provided for Sherwin Williams 7005 Pure White and Sherwin Williams 6524 Commodore,

Ms. Dillon confirmed that HIA Financial Services was the sole tenant in the building and the 48 x 96-inch size was based on this single occupancy.

MOTION by Argenta, support by Tartaglia, 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 District Design Standards 4-21 materials, 4-24 signs, and 5-18 paint and colors. **Motion carried unanimously.**

**CASE #3
DEWAYNE WHITE
135 N. CENTER STREET**

WINDOWS, PAINT & DOOR

Philip J. Hill, RA, 3265 Theodore East, Wixom MI 48393, was present on behalf of this application, which was to make exterior renovations to the commercial building at 135 N. Center Street (Center Street Grille).

Mr. Hill described design changes to the building. They were proposing to paint the building with new wood trim on the front. There would be four gooseneck lamps lower on the façade and three gooseneck lamps to light the proposed sign. They were proposing to combine two smaller windows into one larger window. They were proposing a NanaWall folding window system, and were proposing to replace both doors, which were currently in poor condition. The new doors would be more in keeping with the Historic District and with the new design. The canopies for the top windows and the rear door would also be changed to a navy blue color.

Commissioner Argenta pointed out that the application was for 135 N. Center Street, but changes were also being proposed to 137, which was the upstairs apartment. He confirmed with Mr. Hill that the apartment door would also be improved.

In response to questions from Commissioner Argenta, Mr. Hill said the granite formed the base line just below the windows. Barrier free access would be provided at the rear door.

Mayor Pro Tem Allen asked if the applicant had investigated what was under the metal mansard roof in the rear. Mr. Hill said they had not.

Commissioner Argenta asked about the NanaWall opening into the street. Mr. Hill said the windows would be 8 feet wide, with 2-foot projections. Commissioner Argenta was concerned about the safety of this type of window, especially as it projected out into the sidewalk area. The NanaWall folding windows were aluminum with sharp edges. Could the applicant construct the NanaWall windows so they folded into the building?

Discussion followed. Dan Johnson, business owner, 135 N. Center Street, said that each panel was 2 feet, and would be recessed 1 foot into the wall structure, and would protrude 1 foot outside the building. The building itself was older, with “old building dynamics.” Mr. Johnson described some of the issues involved, including the gas meter that was placed on the inside wall of the building, which required design and engineering solutions to the interior. If the interior components were pushed back even one foot, everything else on the interior was affected including structural as well as decorative elements.

Planning Consultant Elmiger confirmed that the Building Official would review the plans for the NanaWall for conformance with ordinance standards.

In response to a question from Commissioner Argenta, Mr. Hill said they would be painting the back stairway.

Commissioner Argenta pointed out that the storefront windows were not original, but rather were failed insulated glass. While he would prefer wood front doors, he also had no problem with the glass and metal proposed as adjoining buildings also had glass and metal doors. Mr. Hill presented manufacturer brochures of the proposed doors and the light fixtures along the front. A color schedule dated June 29, 2015 was included in this evening’s presentation.

MOTION by Gudritz, support by Argenta, to accept the application as complete. Motion carried unanimously.

Mayor Pro Tem Allen opened the meeting for public comment.

Dewayne White, property owner, asked if they wanted to change the upstairs rear door to match the new front doors, would they need to return to the Commission for permission. The consensus of the Commission was that the applicant would not need to return to the HDC for permission to put in a matching door there, and this could be included in tonight’s action.

MOTION by Argenta, support by Tartaglia, to grant a Certificate of Appropriateness for 135 and 137 Center Street including the rear upstairs door, referencing the Secretary of Interior’s Standards for Rehabilitation, in particular Standards 9 and 10, and Northville Historic Design Standards 4-4 storefronts, 4-9 commercial doors, 4-21 materials, 4-23 awnings, 4-27 rear façade development, and 5-18 paint and colors. Motion carried unanimously.

CASE #4

**GRAPHIC VISIONS/CENTER STREET GRILLE SIGN
135 N. CENTER**

Sue Dillon, Graphic Visions, 16857 Northville Road, Northville, MI was present on behalf of this application, which was to install two new wall signs at 135 N. Center Street, one on the front façade and another at a secondary entrance on the rear façade. The front façade would be a carved sign, utilizing the square footage for a single use of the ground floor. The colors of the awning proposed under Case #3 coordinated with the colors of the sign, giving a higher-end appearance.

Ms. Dillon described the features of the 32 square foot front sign, with 1-1/2 inch Signfoam routed to shape with V-carved details. “CENTER STREET” and flames were 1-inch puzzle-fit Signfoam. Colors would be Sherwin Williams 6804 Dignity, 6803 Danube, 6677 Goldenrod, and 6607 Red Tomato.

The rear façade sign would be constructed of vinyl with UV laminate; this would be a flat sign mounted directly on the face of the slightly sloping building wall. Colors would be created through a process that simulated paint colors, and would match the colors of the front sign.

MOTION by Gudritz, support by Argenta, 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 4-21 materials, 4-24 signs, 4-27 rear façade development, and 5-18 paint and colors. Motion carried unanimously.

7. DISCUSSION:

HDC Application – Minor Change - DRAFT

Planning Consultant Elmiger presented draft language for the HDC Application to clarify the requirement that a demolition application was needed for even a small partial demolition of a building, for instance a single wall or portion of a wall.

HDC Demolition Application – Minor Change – DRAFT
Guidelines for the Consideration of Applications for the Demolition or Moving of Structures within the Northville Historic District - DRAFT

Planning Consultant Elmiger presented draft language for the HDC Demolition guidelines and application to include the requirement for plans drawn and printed to scale.

The consensus of the Commission was to present the proposed changes to City Council for approval.

8. ADJOURNMENT:

MOTION by Gudritz, support by Argenta, to adjourn the meeting at 7:42 p.m.

Respectfully submitted,
Cheryl McGuire
Recording Secretary

Approved as published 08/19/2015