

NORTHVILLE HISTORIC DISTRICT COMMISSION
September 16, 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, Tartaglia, Vernacchia
Absent: Johnson, (excused)
Also Present: Consultant Elmiger

2. PUBLIC COMMENT: None

3. APPROVAL OF AGENDA:

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

4. APPROVAL OF PREVIOUS MEETING MINUTES: August 19, 2015

The minutes were amended as follows:

- Page 4, Item 7, 1st Paragraph, 2nd line: The Building ~~Inspection~~ Inspector made a . . .

MOTION Hoffman, support by Gudritz, to approve the minutes of August 19, 2015 as amended. **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

CENTER STREET HOLDINGS LLC
156 N. CENTER

SIGN

Scott Smith was present on behalf of this application, which was to replace four awnings at 156 N. Center Street – three on the Dunlap side and one in the back. The awnings were originally approved by the Commission in the spring of 2008, and they were faded and need to be recovered. They would be using the same material and colors for the awnings and the font would also be the same as was approved in 2008. They were also replacing the “Uniquely Yours” signage on two of the awnings to simply read: 156 N. Center. The letters giving the address were no more than 2 square feet.

MOTION Gudritz, 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 Argenta, support by Hoffman, 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, 4-23 awnings, 4-27 rear façade development, and 5-18 paint and colors. **Motion carried unanimously.**

CASE #2

**NICOLETTE INTERIORS LLC
114 W. MAIN STREET**

SIGN

Nicolette Martin, 114 W. Main, Northville, MI was present on behalf of this application, which was to install two new wall signs at 114 W. Main Street, one on the front façade and one on the rear façade. Kenneth Martin was also present.

Ms. Martin passed out two additional descriptive schematics of the signs.

In response to questions from Commissioner Argenta, Ms. Martin went over the lettering, use of colors, and the description of “aluminum clad sign grade plywood with epoxy sealed edges” for the rear sign.

In response to further questions from Commissioner Argenta, Ms. Martin went over the description of the front sign as presented in the schematic. She explained that the whole sign would be sticking out from the building, and the notation “.5” acrylic graphics” pertained to the lettering.

MOTION by Hoffman, 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 Hoffman, 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.**

7. DISCUSSION:

In response to questions from Commissioner Field, Planning Consultant Elmiger gave a brief description of the changes made in the *Guidelines for the Consideration of Applications for the Demolition or Moving of Structures Within the Northville Historic District*. The changes mainly referenced the requirement for plans to be printed to scale. This document had been approved by the City Council.

Commissioner Field addressed the need to clarify how an historical resource was defined.

Commissioner Argenta referred to the August 19, 2015 meeting regarding partial lots. What would happen if a demolition occurred on a partial lot, where part was in the historic district, and part wasn't? Planning Consultant Elmiger said that SHIPPO (State Historic Preservation Office) said that the HDC only had authority over that part of the lot that was in the District. In order to effect a boundary change the City would have to go through the process for adding a new Historic District.

Commissioner Field suggested beginning this process for parcels that had the characteristic of being part in and part out of the Historic District. After discussion, Planning Consultant Elmiger said she would provide a memo outlining the necessary steps in this process.

Commissioner Gudritz asked what had happened to the Historic District Resource Study. Planning Consultant Elmiger said she would follow up on this.

8. ADJOURNMENT:

Seeing that there was no further comment, Mayor Pro Tem Allen adjourned the meeting at 7:14 p.m.

Respectfully submitted,
Cheryl McGuire
Recording Secretary

Approved as published 10-21-15