

NORTHVILLE HISTORIC DISTRICT COMMISSION
July 20, 2016
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, ~~Gudritz~~, *Field*, Hoffman, Murdock, Tartaglia
Absent: Gudritz (excused)
Also Present: Planning Consultant Elmiger

2. PUBLIC COMMENT: None.

3. APPROVAL OF AGENDA:

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

4. APPROVAL OF PREVIOUS MEETING MINUTES: June 15, 2016.

MOTION Hoffman, support by Tartaglia, to approve the minutes of June 15, 2016 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

**HOT YOGA DETROIT
122 MAINCENTRE**

RE-FACE PROJECTING SIGN

Carmine Martone, Martone Design Studio, 455 E Cady Street, Ste 200, Northville, was present on behalf of this application, which was to re-face an existing projecting sign at 122 Maincentre, and remove the existing horizontal wall sign. Mr. Martone explained that the yoga studio had separated from Bikram Yoga and needed to change the face of their sign to reflect their new business name, Hot Yoga Detroit. He referred the Commission to the illustration of the proposed sign change. He explained that the colors of the sign would be blended and therefore he could not give specific PMS colors. He could, however, give a range, and he showed the Commission a range of PMS colors that would result in the appearance as shown on the submitted materials. The edge and existing sign structure would be painted black.

Commissioner Hoffman confirmed with Planning Consultant Elmiger that the requirements listed in the Carlisle/Wortman review letter dated June 21, 2016 had been met.

MOTION by Hoffman, support by Argenta, 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 returned the item to the Commission.

MOTION Argenta, 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 colors. Motion carried unanimously.

CASE #2

**GRAPHIC VISIONS/NORTHWESTERN MUTUAL WALL SIGNS
126 W. MAIN STREET**

Sandra Mustonen, Graphic Visions, Inc., Northville, MI was present on behalf of this application, which was to request approval of two wall signs, one on the front façade and one on the rear façade at 126 W. Main Street. The 30.7 square foot sign on the front of the building would be signfoam. They were also requesting a 12 square foot digital print on vinyl sign on the rear of the building.

Commissioner Argenta asked why square footage requirements were not given in the July 13, 2016 Carlisle/Wortman review letter.

Planning Consultant Elmiger said that there was a question regarding how to apply the ordinance for rear signs that faced a parking lot. The ordinance did allow for 12 square foot on any other building façade not facing a public street, and also specifically permitted a sign up to 12 square feet if there were a secondary entrance onto a parking lot, but in that instance required that the square footage had to be shared between the front and the back signs. She had been working with the Building Inspector, and they would probably seek some clarity from the Planning Commission as to the intent of the ordinance.

Ms. Mustonen said that they had previously interpreted the ordinance to allow a 32 square foot sign on the front of the building and a 12 square foot sign on the rear of the building.

Planning Consultant Elmiger said that the need for clarification would not affect the decision of the HDC this evening. However, the ordinance did need to be clarified.

Commissioner Argenta affirmed that the Building Inspector would evaluate the signs for conformance with the Zoning Ordinance.

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

Chair Allen opened the meeting for public comment.

Greg Presley, Presley Architecture, noted that “back in the day” – 15 years ago at least – when they were working on the sign ordinance, the intent was that the square foot area on the front was independent of the back.

Seeing that no one else came forward to speak, Chair Allen returned the item to the Commission.

MOTION by Hoffman, support by Argenta, to grant a Certificate of Appropriateness for the work as presented, referencing Northville Historic District Design Standards 4-21 materials, 4-24 signs, and 5-18 paint and color. **Motion carried unanimously.**

CASE #3

GRAPHIC VISIONS/WOK ASIAN BISTRO WALL SIGN
144 MARY ALEXANDER COURT

Sandra Mustonen, Graphic Visions, Inc., Northville, MI was present on behalf of this application, which was to request approval of a wall sign on the rear façade at 144 Mary Alexander Court. Ms. Mustonen said this request was similar to Case #2, in that the applicant wanted an aluminum composite 12 square foot sign on the back of the building.

Chair Allen asked if the applicant might have to make application to the Board of Zoning Appeals in order to have this sign. Planning Consultant Elmiger explained that there was no entrance in the rear, and the ordinance specifically listed a secondary entrance as a condition for having a rear façade sign. Therefore a variance might be required for this sign to go forward. The Building Inspector would evaluate the sign to ensure it conformed to the Zoning Ordinance. Regarding tonight's HDC application, the application did appear to be complete.

MOTION Hoffman, 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 returned the item to the Commission.

MOTION by Argenta, support by Field, to grant a Certificate of Appropriateness for the work as presented, referencing Northville Historic District Design Standards 4-21 materials, 4-24 signs, and 5-18 paint and color. **Motion carried unanimously.**

CASE #4

MISHELLE LUSSIER CHIMNEY & DOORWALL
548 W. DUNLAP

Greg Presley, Presley Architecture, 108 N. Center Street, Northville, MI was present on behalf of this application. Mishelle Lussier, owner, was also present. They were seeking to remove an existing window and add an exterior fireplace/chimney on the east side of the house. The new chimney would be covered with lap siding. They were also proposing to remove an existing pedestrian door on the north side of the house, add a four-panel door wall, and extend the porch floor in front of the door wall.

Mr. Presley said they were reconfiguring the interior of the home, converting a den to a bedroom and adding an exterior fireplace. The step-out four-panel door wall would look out to the back patio.

In response to the Carlisle/Wortman review letter of July 13, 2016, Mr. Presley had distributed to the Commission this evening:

- A calculation of the total footprint, showing lot coverage of 28.5%.
- Drawings, including elevations, as required.
- Photos showing the existing conditions on the easterly side wall.
- A cut sheet of the proposed door wall.

Mr. Presley asked if a porch floor without a roof was included in the calculation for lot coverage. Planning Consultant Elmiger said any structure would be included, with final determination to be made by the Building Inspector. In the current case, lot coverage was not an issue.

Mr. Presley asked if the requirement for “Existing elevations of walls to be changed” as noted in the review letter was a new standard. Planning Consultant Elmiger said this was not a new standard. For purposes of clarity, existing elevations and proposed elevations needed to be shown on two separate drawings.

In response to a question from Commissioner Argenta, Mr. Presley explained that ~~AZAK~~ AZEK would be used on the slope on the north elevation where the chimney was. Commissioner Argenta said he had walked the property today and the chimney would not be visible from the street. The Commission had traditionally treated the street side of an historic home as primary.

MOTION Argenta, 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 returned the item to the Commission.

MOTION Hoffman, support by Tartaglia, 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 3-8 doors, 3-11 siding, 3-14 setback and spacing, 3-21 materials, 5-17 siding, and 5-18 paint and color. Motion carried unanimously.

8. DISCUSSION

Flat Roof – 501 W. Dunlap Street

Planning Consultant Elmiger explained that she had planned on reporting that a flat roof replacement had been administratively approved at 501 W. Dunlap Street. However, it came out in discussion that a back up generator and air conditioning unit had been placed on the roof facing Linden, and the decorative railing had been removed. Planning Consultant Elmiger said she would follow up on this.

Other Discussion

- Old Village School

Commissioner Hoffman asked if there had been any further communication since the June 15 meeting regarding the School District’s plans for the Main Street and Old Schools. Discussion ensued regarding who had jurisdiction over the school and any development that occurred there.

Planning Consultant Elmiger explained that anything new going in to the school property would be subject to HDC approval. However, jurisdiction regarding demolitions appeared to be under dispute.

Commissioner Hoffman thought the City could assume positive intent on the part of the School Board, in that the School had indicated they wanted to work collaboratively with the City.

- Historic Preservation Workshop June 23 2016

Commissioner Murdock reported on his attendance at the June 23 2016 Historic Preservation Workshop and distributed notes he had taken. A short discussion regarding specific areas of interest followed.

9. ADJOURNMENT:

Seeing that there was no further comment, Chair Allen adjourned the meeting at 7:39 p.m.

Respectfully submitted,
Cheryl McGuire
Recording Secretary

Approved as amended September 21, 2016