

NORTHVILLE HISTORIC DISTRICT COMMISSION
September 21, 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, Field, Gudritz, Hoffman, Murdock,
Absent: Tartaglia (unexcused)
Also Present: Planning Consultant Elmiger

2. PUBLIC COMMENT: None.

3. APPROVAL OF AGENDA:

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

4. APPROVAL OF PREVIOUS MEETING MINUTES: July 20, 2016.

The following changes were made to the July 20, 2016 minutes:

- Page 1. Present: Allen, Argenta, ~~Gudritz~~, Field, Hoffman, Murdock, Tartaglia
- Page 4. 3rd paragraph, 1st line: ~~AZAK~~ AZEK

MOTION Field, support by Murdock, to approve the minutes of July 20, 2016 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

STEPHEN OTT & MARY STARRING
402 RANDOLPH

WINDOWS

Stephen Ott, 402 Randolph, Northville, was present on behalf of this application, which was to replace three windows at 402 Randolph. Mr. Ott explained that all 3 windows were in one room. The new windows would fit the existing frames; the frames and casing would not be replaced. The exterior of the window inserts would have the same dark brown cladding that the current windows had. There were two double hung windows on the south and west exposures that would be replaced by double hung windows. On the north exposure there were two side-by-side double hung windows. A single “awning” type window would replace these, with hinges at the top in order to crank out at the bottom. All visible external surfaces would be the same.

Chair Allen noted that the Commission had been provided with a sample of the exterior finish material.

In response to a question from Commissioner Field, Mr. Ott said the windows were custom-sized.

Commissioner Argenta said the profile of the new windows would match the existing windows.

MOTION 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 returned the item to the Commission.

MOTION Argenta, support by Murdock, 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 4-14 windows and 5-18 paint and colors. Motion carried unanimously.

**CASE #2
THOMAS R. GUY
433 DUBUAR**

GAS LIGHT

Thomas R. Guy, 433 Dubuar, Northville, MI was present on behalf of this application, which was to request approval to install a gas lamp post at 433 Dubuar. He had included a picture of the lamp post, and said that it would be located approximately 4-5 feet to the left (east) of the driveway and approximately 4 feet from the sidewalk in front of the home. There were two other lampposts on the street that were similar in appearance.

Commissioner Hoffman confirmed with Planning Consultant Elmiger that the requirements listed in the Carlise/Wortman review letter dated September 2, 2016 had been met.

Commissioner Argenta spoke to the authentic design of the lamppost.

MOTION 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 returned the item to the Commission.

MOTION Hoffman, support by Gudritz, to grant a Certificate of Appropriateness for the work as presented, referencing Northville Historic District Design Standards 3-21 materials and 5-18 paint and color. Motion carried unanimously.

Brief discussion was held regarding the possibility of including lighting in the Design Standards. This discussion was postponed to the DISCUSSION section of the meeting.

**CASE #3
CORRIVEAU LAW
324 E. MAIN STREET**

BRACKET SIGN

Sue Dillon, Graphic Visions, 16857 Northville Road, Northville, MI was present on behalf of this application, which was to request approval of a new projecting sign at 324 E. Main Street. She distributed an updated layout, with the same style of bracket, but with adjustments for design with the

number of messages reduced. The sign was complimentary to the distinctive architecture and the brick on the building.

Commissioner Gudritz asked why the sign was needed. Ms. Dillon said the sign was geared toward pedestrian traffic.

Planning Consultant Elmiger explained that with the construction of the new sign, the Zoning Ordinance required that one of the other two signs on site would have to be removed, as the property was only allowed two signs. Ms. Dillon said the client was aware of this requirement and the sandwich sign would be removed.

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 Gudritz, 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.

Commissioner Murdock asked about enforcement process. What happened if the Building Inspector allowed something that was not in conformance with the ordinance? Ms. Dillon said that they were required to pay a bond that was returned to them after the sign passed final inspection. Planning Consultant Elmiger said she worked closely with the Building Inspector, and they would consult together regarding anything that needed interpretation.

CASE #4

**AJELESS HEALTH & MEDICAL SPA
118 MAINCENTRE**

BRACKET SIGN

Sue Dillon, Graphic Visions, 16857 Northville Road, Northville, MI was present on behalf of this application, which was to install a new projecting sign at 118 Maincentre. Ms. Dillon reviewed the size, measurement of the projection, materials and colors as listed on the submitted illustration.

Commissioner Argenta pointed out that all the colors on the illustration were named, but the Sherwin William numbers were shown as TBD. Ms. Dillon said she would forward the Sherwin William numbers to the Building Department.

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 Northville Historic District Design Standards 4-21 materials, 4-24 signs, and 5-18 paint and color. Motion carried unanimously.

8. DISCUSSION

SHPO Grant Application

Planning Consultant Elmiger explained that the City was re-submitting to the State Historic Preservation Office for the Intensive Level Survey Grant. The entire application had been updated. A new letter of support was in the Commissioners' packets.

Planning Consultant Elmiger said they had been working closely with SHPO regarding this application. An updated narrative had been submitted in August.

Chair Allen said that at last Monday's City Council meeting the Council had approved a larger match for this project.

Planning Consultant Elmiger said the results should be announced in December.

Other Discussion

- Lighting

Commissioner Argenta spoke to the need for lighting standards. He thought Ann Arbor's Historic District guidelines did include a lighting standard. Planning Consultant Elmiger said she would bring a copy of Ann Arbor's guidelines to the Commission.

Commissioner Field agreed that lighting needed to be researched, in order to protect against too-bright lighting on homes.

Commissioner Hoffman asked that commercial as well as residential lighting be researched.

- Administrative Approval

Planning Consultant Elmiger noted that Commissioner Field had received administrative approval to paint his home the same colors as it had now.

- Other

Commissioner Field noted that the CVS property was unkempt and full of weeds.

Commissioner Argenta asked about authority to approve or deny elements in the Historic District such as the teeth coming out of the 2nd floor window at the dentist's office.

Planning Consultant Elmiger said they had called SHPO on this specific matter. Since the matter in question was a temporary installation, SHPO said the HDC did not have jurisdiction over it. The Dentist Office said they would be removing the teeth after the last summer event was completed.

Chair Allen said he thought a new application would be coming in for the Foundry Flask property.

Chair Allen noted that Northville Public Schools had presented the same material to the Planning Commission that they had earlier presented to the HDC. The RFPs had been let, based on the two concepts shown to the HDC.

Process regarding the demolition of Main Street School was uncertain, in terms of who actually had authority over the demolition. Commissioner Argenta pointed out that the Main Street School might potentially be more of a resource than originally thought, as it had won several awards upon completion.

Commissioner Murdock said he had been at the Planning Commission meeting referenced by Chair Allen. The Planning Commission had not made too many comments, but they did seem to favor the higher density concept plan. Planning Consultant Elmiger said that higher density was reflected in the Master Plan.

Commissioner Murdock commented that he was disappointed in the appearance of the new cell phone poles in the City, even though they had been approved by the HDC, especially as multiple poles seemed to be proliferating. Chair Allen noted that cell phone companies were not allowed to co-locate on poles.

Commissioner Argenta suggested that the Commission take a walk-thru of the old Foundry Flask building if and when a proposal for development came before the Commission.

9. ADJOURNMENT:

Seeing that there was no further comment, Chair Allen adjourned the meeting at 7:36 p.m.

Respectfully submitted,
Cheryl McGuire
Recording Secretary

Approved as published 10/19/2016