

**NORTHVILLE HISTORIC DISTRICT COMMISSION**  
**April 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, Field, Gudritz, Hoffman, Murdock  
**Absent:** Tartaglia (excused)  
**Also Present:** Planning Consultant Elmiger  
Two citizens

**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:** March 16, 2016.

The following correction to the March 16, 2016 minutes was noted:

- Page 5, 1<sup>st</sup> line after 8. Discussion: seemed to ~~decapitate~~ decimate . . .

**MOTION Argenta, support by Murdock,** to approve the minutes of March 16, 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**

**GENITTI'S LITTLE THEATER**  
**112 E. MAIN**

**SIGN**

Laura Genitti was present on behalf of this application, which was for the approval of a wall sign on the front façade at 112 E. Main Street. The applicant was last before the Historic District Commission in May and August, 2012. At the May meeting, the applicant had requested that the leaded glass transom be removed, and Azek be installed in its place. The applicant then returned to the August meeting requesting that the leaded glass in the transom window be retained and restored. Since that time, the current sign was installed and appeared to be placed over the leaded glass.

Commissioner Hoffman confirmed with Planning Consultant Elmiger that the requirements listed in her April 1, 2016 were met. Planning Consultant Elmiger noted that the applicant would need to get a sign permit and go through correct process if the sign were approved this evening.

**MOTION Hoffman, 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 Argenta, support by Gudritz, 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**

**LAWRENCE & PAMELA GRIFFIN  
523 W. DUNLAP STREET**

**PORCH, PAINT, LIGHTS &  
LANDSCAPE**

Lawrence and Pamela Griffin were present on behalf of this application, which included the following:

- Refinish the porch floors
- Repaint the house in new colors
- Replace the outdoor light fixtures and porch ceiling fans
- Match the stone from an existing chimney on a second chimney (also existing)
- Replace the wood fence across the rear of the property
- Replace some shrubs around the porch and plant evergreen trees across the rear of the yard.

Mr. Griffin described the proposed work. In response to a question from Commissioner Hoffman, he explained that they wanted to replace the rear fence. They were right behind the Star Manor and needed the fence for protection from the activity there.

It came out in discussion that the Griffins were limited to a 6-foot high fence, unless they received a variance from the Board of Zoning Appeals for an 8-foot fence.

Commissioner Hoffman confirmed with Planning Consultant Elmiger that the 3 items called out in her April 12, 2016 letter had been resolved.

**MOTION Hoffman, 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 the Secretary of Interior’s Standards for Rehabilitation, in particular Standards 5 and 9, and Northville Historic District Design Standards 3-2 landscaping, 3-10 preserving porches, 3-4 fences, 5-3 preserving wood, 5-7 masonry, 5-18 paint and colors. The motion acknowledges that the fence may be 6-foot high or, if the applicants were granted a variance by the BZA, 8-foot high. Motion carried unanimously.**

**CASE # 3**

**ED & CHERI PELIC  
146 S. ROGERS**

**HOME ADDITION**

Cheri Pelic was present on behalf of this application, which included:

- Renovate an existing garage into living space (identified as “Studio/Suite”).
- Add an addition that served as a mudroom, closet/laundry room, bathroom, garage and workshop on the first floor, and bonus room on the second floor.

It was noted that only the southern portion of the building addition was within the Historic District boundary, while the northern portion of the building addition was outside of the Historic District boundary.

Ms. Pelic said everything would match the existing home, which was not historic.

Commissioner Argenta said that the home was never visible from any street. He felt the proposed addition matched the existing home very well.

Planning Consultant Elmiger said that – contrary to the paragraph in her letter of April 12, 2016 – no demolition permit was required for this project.

Commissioner Hoffman confirmed with Planning Consultant Elmiger that the requirements listed in her April 12, 2016 letter had been met.

**MOTION Hoffman, 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 the Secretary of Interior’s Standards for Rehabilitation, in particular Standards 9 and 10, and Northville Historic District Design Standards 3-17 height, 3-18 scale, 3-21 materials, 3-24 garages, 5-9 asphalt shingles, 5-14 windows, 5-17 siding, 5-18 paint and colors. Motion carried unanimously.**

**CASE #4**

**TIM & STEPHANIE MINICH  
229 HIGH**

**GARAGE DEMOLITION**

Joshua Dee, Presley Architecture, was present on behalf of this application, which was to demolish the existing garage at 229 High, based on the grounds that retaining the resource was not in the interest of the majority of the community. Mr. Dee thought the garage was built in the 1970s.

Commissioner Field said he was the north neighbor to this home, had moved in in 1988, and he knew the garage was built in approximately 1990.

Planning Consultant Elmiger explained that if the garage was designated as not historic, the Commission could make a decision regarding its demolition this evening, and a public hearing would not be necessary.

**MOTION Gudritz, support by Field, that the HDC designate the garage at 229 High Street is not historic. Motion carried unanimously.**

**MOTION Field, support by Hoffman, 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 Notice to Proceed with the demolition, based on the finding that the structure is not historic. **Motion carried unanimously.**

**CASE # 5**

**TIM & STEPHANI MINICH  
229 HIGH**

**NEW GARAGE, WINDOWS  
& CHIMNEY**

Joshua Dee, Presley Architecture, was present on behalf of this application, which was to build a new garage, and replace several windows in the home at 229 High Street. The windows would match the existing windows. The materials of the new garage would match the existing house in color, size, and type.

Mr. Dee explained that a storage/work room was being constructed beneath the garage floor, utilizing the slope of the property.

In response to a comment from Commissioner Gudritz, Planning Consultant Elmiger said the Building Official would make a final determination as to what constituted the first floor of the new garage, and whether the lower level met zoning requirements.

After further discussion regarding the configuration of the proposed garage, including confirmation that the new structure, including the chimney, would meet setback requirements and the lower level space would not be habitable as defined in the zoning ordinance, Chair Allen indicated he was ready for a motion.

**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 Argenta, support by Gudritz**, 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 3-14 setbacks, 3-16 mass, 3-17 height, 3-18 scale, 3-21 materials, 3-22 details of trim, 3-24 garages and carports, 5-3 wood trim and fascias, 5-9 asphalt shingles, 5-14 windows, 5-17 wood siding, 5-18 paint and colors. **Motion carried unanimously.**

**8. DISCUSSION**

Commissioner Argenta wondered if the Brown Dog Creamery was going to do the work on the exposed glass for which they were approved.

Commissioner Field wondered if Le George was going to build the new platform that had been requested before the HDC. Le George had never met with the subcommittee following the regular HDC meeting.

Planning Consultant Elmiger said she would follow up on these two items.

Commissioner Murdock wondered how residents knew if they were in the Historic District. Discussion followed. The Historic District map was on the website. Residents could also call the City and ask if they were in the Historic District. This information also showed up in the City's property information system. However, if tax bills were paid by a mortgage company, residents would never see any documentation that showed they were in the Historic District. Perhaps City Council could require, by ordinance, that realtors notify purchasers whether they were in the Historic District. People needed to understand the ramifications of locating within the Historic District.

**9. ADJOURNMENT:**

Seeing that there was no further comment, Chair Allen adjourned the meeting at 7:44 p.m.

Respectfully submitted,  
Cheryl McGuire  
Recording Secretary

Approved as submitted 5/17/2016