

**NORTHVILLE HISTORIC DISTRICT COMMISSION**  
**January 18, 2017**  
**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, Tartaglia  
**Absent:** None.  
**Also Present:** Mayor Roth, Planning Consultant Elmiger

**2. PUBLIC COMMENT:** None.

**3. APPROVAL OF AGENDA:**

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

**4. APPROVAL OF PREVIOUS MEETING MINUTES:** December 21, 2016.

**MOTION Gudritz, support by Murdock,** to approve the minutes of December 21, 2016 as amended to reflect the following changes:

p. 3, 1<sup>st</sup> line: Michelle ~~Smith of the Historic Society~~ Fecht

p. 3, 2<sup>nd</sup> bullet point: ~~Co-America~~ Comerica

**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**

**HOLISTIC CHIROPRACTIC**  
**145 CADYCENTRE**

**SIGN**

Dr. Suby Thomas, D.C., Holistic Chiropractic, was present on behalf of this application, which was for a new wall sign on the front façade at 145 E. Cady Street.

Planning Consultant Elmiger noted that the color names and product numbers for the sign colors had not yet been submitted. Commissioner Hoffman said these should be submitted so the Commission would have a record. The colors could be submitted at the time application was made to the Building Department.

Commissioner Hoffman asked for a description of the material, Die Bond, as listed on the graphic. Dr. Thomas was unsure. Commissioner Argenta thought this would be a metal composite of some kind.

Commissioner Murdock noted there was a freestanding sign on this property. Would a wall sign also be allowed? Planning Consultant Elmiger said the Building Inspector would make sure all zoning requirements were met.

Chair Allen asked how the sign would be mounted to the building. Dr. Thomas said the sign would be bolted to the brick.

**MOTION Hoffman, support by Field**, to accept the application as complete, with the following condition:

- Manufacturer names and numbers for the paint colors be submitted to the Building Department.

**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 4-24 signs, 4-21 materials, and 5-18 paint and colors. **Motion carried unanimously.**

## **CASE #2**

**VIRGINIA KRENZ  
541 LINDEN**

**FENCE**

Virginia Krenz, 34075 Pembroke, Livonia MI was present on behalf of this application, which was to install 88 lineal feet of new vinyl fencing between the house and side property line, and along the side property lines at 541 Linden. Ms. Krenz was representing Andrew and Kristine Krenz, owners. She explained that as part of the purchase agreement for the property, her son was required to install a 6-foot privacy fence.

Ms. Krenz brought a sample of the fence material, and distributed a photo showing the design: Barrington II by Paramount Fence. The fence would be white to match the exterior trim of the house, and stepped along the slope. The location of the fence was shown on the submitted survey.

Commissioner Hoffman confirmed with Planning Consultant Elmiger that the issues in her December 15, 2016 review letter had been resolved.

**MOTION Argenta, 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 Field**, to grant a Certificate of Appropriateness for the work as presented, referencing the Northville Historic District Design Standards 3-4 fences, 3-21 materials, and 5-18 paint and colors. **Motion carried unanimously.**

**CASE #3  
S4 CENTER LLC  
107 N. CENTER**

**ROOFTOP ENCLOSURE  
& DECK**

Commissioner Gudritz disclosed that he felt he had a conflict of interest in this case due to his relationship with the property owner.

**MOTION Field, support by Hoffman**, to recuse Commissioner Gudritz from discussion on this item. **Motion carried unanimously.**

Commissioner Field disclosed that the property owner used to coach one of his children's sports teams. It was the consensus of the Commission that Commissioner Field could remain.

Joseph Philips, Architect, 921 Wing Street, Plymouth MI was present on behalf of this application, which was to construct a third floor addition on the roof of the building at 107 N. Center Street. The addition would serve as an entertainment space for the office use on the second floor, and would contain a bathroom and a small bar area with sink.

Designer Mike Devine was also present.

Mr. Philips said they were seeking input from the Commission this evening, but not a formal approval. Noting that he was on the HDC in Plymouth, MI, and giving some of his history on that Commission, Mr. Philips said he felt the historic nature of the building was most important from the front façade. He distributed some guidelines from the Secretary of the Interior. He felt that the current project was using the least conspicuous spot possible for the 3<sup>rd</sup> story addition.

Mr. Philips distributed 4 photographs of the building's elevations from different views:

- How much would be seen from Center Street from north and south views.
- An aerial view of the project.
- A view from the parking area.

Mr. Philips pointed out that the addition was not up against the front façade of the building, and was not very visible from Center Street. He pointed out that another building to the right already had a penthouse façade. They were planning an addition that would differentiate between the new and the old.

Mr. Philips said they presented at the Planning Commission meeting last night, and explained some changes that were being made to the rear façade in order to avoid going to the Board of Zoning Appeals, including pulling back the construction from the rear façade about 2 feet. They would be using structural steel from bearing wall to bearing wall and then planned to build on that, with an exterior façade of wood and/or masonry. The construction would not touch the existing roofing system, in order to allow water drainage to continue as it was presently. The addition would float above the roof without resting on it. The windows would be a nanawall, in order to open them up when the room was in use.

They were reducing the original request of a 425 square foot addition to approximately 350 square feet in order to reduce the occupant load and thereby require only one stairwell.

Roundtable discussion included:

- The deck measurements could change as the plan was finalized.
- The view from the rear was not as important as the view from Center Street. It appeared that not much would be visible from Center.

- The view from the rear appeared to show a vacant space between the addition and the roof. Would a skirt of some kind be appropriate there?
- A line of sight from across the street on Center Street would be provided at the time of formal submission.
- More views from Center Street, including from MainCentre and Genitti's, would be helpful.
- Currently the view in all directions from MainCentre showed rooflines that were very clean.
- All rooftop equipment would be screened, though it might be that only wall packs would be used.
- The measurements in the review letter should show the 462-square foot gathering deck facing Center Street and the 172-square foot observation deck facing the rear.
- The existing 2<sup>nd</sup> floor had 2 restrooms and a stairwell, with the remaining space open, although there were plans to divide it somewhat.
- The building itself was among the nicest downtown.
- The Planning Commission had made a condition of approval that the use of the addition be restricted to the owners and tenants of the building and their friends/clients.
- Regarding the rear façade development, the screening wall appeared very high where the staircase was and seemed out of place. Would it be better not to have the screening wall? This would depend, however, upon Building Department requirements.
- Corrugated metal siding showed its age quickly. Alternatives should be considered.
- Several Commissioners felt the project was worthwhile.

As the discussion had ended, Commissioner Gudritz rejoined the Commission.

## 8. DISCUSSION

Commissioner Argenta noted that the Sub-committee regarding 133 W. Main Street (Northville Square) met this morning regarding the brick patterns on Wing Street resulting from an application for new windows there. The HDC had heard this case on November 16, 2016 and had given approval conditioned on: *a detailed front elevation showing the brick patterns be submitted to and approved by a sub-committee made up of Commissioners Argenta and Field.* They had found the revised submission satisfactory and the project could now move forward.

Chair Allen mentioned that the Planning Commission had granted preliminary site plan approval to a project to remove the old Begonia building. There would be two condominium buildings on that site, with 8 units each. Mayor Roth added that environmental remediation would be part of that project.

Commissioner Argenta reported on the Downtown Strategic Plan Joint Committee meeting held January 12. Community goals and objectives continued to be finalized, and the next step would be community outreach and public hearing. Mayor Roth said there was a link on the DDA's website regarding this. Action items were labeled short/medium/long term. The Northville Downs area was discussed. Ways to streamline processes early in the development process were being recommended, including changes to the Planned Unit Development process.

Commissioner Field spoke to the need to prioritize keeping the City clean.

Continuing the discussion regarding a Historic District marker from previous meetings, Commissioner Murdock distributed a map and summary of Historic District information, including:

- History of Northville
- What is a Historic District and why is it important?
- History of the Northville Historic District
- How do we protect the District?

- Living/Working in the Historic District
- QR Code Symbol

Commissioner Gudritz said he thought the sign should include bullets and brief comments, and include the QR Code as a link to more information.

Commissioner Murdock pointed out that this year was the 150<sup>th</sup> anniversary of Northville.

Mayor Roth said he had also approached Michelle Fecht and asked her to help coordinate the 150<sup>th</sup> anniversary celebration, knowing that the year had already started, and there was no budget, staff, or assistance set aside to help with this. They were hoping to use some existing work already in place, with volunteers giving weekly guided tours of the residential district. Perhaps a large event in the fall was appropriate.

It was noted nothing on the website celebrated the anniversary.

Commissioner Murdock said that DDA Director Ward had given some ideas about placement of the historic marker, including a blank section of wall near the Comerica walk-through.

Planning Consultant Elmiger said that Brown Dog Creamery had contacted her. They needed to install a condenser unit within the next couple of weeks, which would include feeding a condenser pipe through the rear of their new facility. She asked if this could be handled through administrative review.

In response to a question from Chair Allen, Planning Consultant Elmiger said that she could require Brown Dog Creamery to provide appropriate screening for the condenser unit. They were going to leave an existing bush in place. When Brown Dog Creamery came to the HDC for sign approval they could request approval of the screening at the same time.

The consensus of the Commission was that administrative review was appropriate for the condenser pipe work as described.

## **9. ELECTION OF VICE-CHAIRPERSON**

**MOTION Field, support by Murdock**, to nominate and elect Joseph Hoffman as Vice-Chairperson. **Motion carried unanimously.**

## **10. ADJOURNMENT**

Seeing that there was no further comment, Chair Allen adjourned the meeting at 8:11 p.m.

Respectfully submitted,  
Cheryl McGuire  
Recording Secretary

Approved as submitted 2/15/2017