



215 WEST MAIN STREET
NORTHVILLE, MI 48167
(248) 449-9902

Submitted 6/12/20. CWA
did not do a separate
review. See 6/10/20 review
for New Construction

Cashier Validation 104

APPLICATION FOR HISTORIC DISTRICT COMMISSION DEMOLITION OR MOVING OF A HISTORIC BUILDING

Demolition/Moving Case # _____

Associated HDC Case # _____

PLEASE NOTE:

- See page 3 for instructions, including submission deadlines and assembly instructions
- See page 4 for General Requirements applicable to all applications
- See pages 5-6 for specific Application Grounds upon which you are basing your application, and required supporting documents
- If the proposed work includes other changes to the exterior of a resource, then an *Application for Historic District Commission* must be submitted in conjunction with this application. Refer to *Application for Historic District Commission* for more information.

FEE SCHEDULE:

\$75 Demolition and Moving Building Application Fee

\$275 Public Hearing Fee

(In addition to the application fee. Fee required if the HDC requires a public hearing. Fee must be paid before public hearing is noticed. Non-payment shall result in public hearing being deferred to a later meeting date.)

Property Location: _____
(Number) (Street)

Applicant: _____

Applicant Address: _____
(Street) (City) (State) (Zip)

Telephone: _____ Email: _____

Property Owner (if different): _____

Owner Address: _____
(Street) (City) (State) (Zip)

Telephone: _____ Email: _____

☐ Proof of ownership of property is attached (required). This consists of title insurance, or a purchase agreement.

☐ Property Owner Letter of Authorization attached. Required if the applicant is applying on behalf of the property owner. This letter is in addition to the proof of ownership requirement above.

PROPOSED ACTION REQUESTED (Check ALL that apply)

- ☐ Total Demolition (The entire building/structure is to be demolished)
- ☐ Relocate the building/structure to another location within the Historic District
☐ Relocate on same parcel ☐ Relocate to different parcel in the Historic District
- ☐ Relocate the building/structure outside of the Historic District
- ☐ Other _____

GROUND UPON WHICH THE APPLICATION IS BASED See pages 5-6 for explanation

- ☐ Resource constitutes a hazard to the safety of the public or the occupants
- ☐ Resource is a deterrent to a major improvement program
- ☐ Retaining the resource will cause undue financial hardship to the owner
- ☐ Retaining the resource is not in the interest of the majority of the community

APPLICATION CHECK LIST

Review **pages 4-6** for the documents required for your project. If the application and supporting documentation provided is deficient, your application may be deferred to the following month's meeting, pending submission of the required information.

Assemble the following as 17 identical packets. See page 3 for assembly instructions.


- ☐ Demolition/Moving of Structure Application (pages 1-2). Unsigned applications are not accepted.
- ☐ Proof of ownership
- ☐ Property owner letter of authorization – if property owner is not the applicant
- ☐ Other specific documents required for this application (see pages 4-6)
- ☐ One PDF file (cd, flashdrive, or emailed to dmassa@ci.northville.mi.us) required for all documents larger than 11"x17"
- ☐ Fee (Applications submitted without fees are not considered a timely submission and shall be deferred to a future meeting)

SIGNATURE AND CERTIFICATION – both the applicant and property owner must sign

Building Official Notification: By signing below, I understand and acknowledge that if during the construction process, new conditions or circumstances arise that will require changes to the plans approved by the Historic District Commission, I and/or my designated representative (builder, architect, etc.) will notify the City of Northville Building Official **BEFORE PROCEEDING WITH CONSTRUCTION OF DESIRED CHANGES**.

Certification of Fire Safety: By signing below, I certify that the property where work will be undertaken as described in this application has or will have before the proposed work is complete a fire alarm system or a smoke alarm complying with the requirements of the Stille-DeRossett-Hale single State Construction Code Act, 1972 PA 230 MCL 125.1531.

The applicant hereby expressly acknowledges and agrees that by signing this document, the applicant is fully responsible for any and all fees, costs, and/or expenses which are associated with this application whether approval of the application is granted or not. In the event that the City of Northville is required to take any type of action, legal or otherwise, to collect any amount due or owing by the applicant, then the applicant expressly agrees to pay for any and all costs and expenses, including attorney fees, incurred by the City of Northville in having to collect any such amount due or owing by the applicant.

Applicant signature _____  Date _____

Property Owner signature **Raffi Kuredjian** _____ Date _____



June 8, 2020

**Historic District Commission
City of Northville, Michigan
Commission Members**

Re: 150 / 156 North Center Street
Northville, Michigan
HDC Conceptual Review

Dear Commission Members:

We are excited to continue our review process with the City for the new building in Downtown Northville. As part of this process we are applying for your approval for demolition of the existing building at 156 North Center Street, and a partial demolition at 150 North Center Street. Our reasoning for the demolition of both properties is:

Application based upon the resource being a deterrent to a major improvement program.

and

Application based on the interest of the majority of the community.

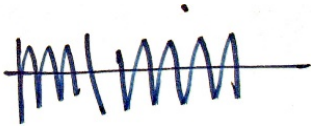
With regards to both basis of reasoning, we feel that without the demolition at both addresses the proposed project would not be feasible, and thus a loss of a substantially beneficial project for the City of Northville. Such a project has financial and social gains, as well as strengthening the overall plan for the downtown, meeting the goals of the Master Plan and Target Market Analysis that have been developed. The increase to tax revenue for the City is a considerable financial benefit, and the proposed business can add foot traffic to the downtown thereby benefiting other surrounding businesses. Inclusive of the benefits is the residential offerings from the project, which add to the urban living quality of the downtown by placing residents at the heart of the community and within immediacy of local businesses.

At 156 North Center Street, without the demolition of the entire building, *which is not a contributing historic structure* according to the 2019 Northville Local Historic District Study Report, the entirety of the project would not be possible. The property would not be vacant allowing for new construction, and the existing single-story building would remain, its unconventional footprint and unappealing appearance forever an unfortunate gateway symbol into the downtown.

At 150 North Center Street, without the demolition to the rear addition, the overall project would be negatively impacted as the vertical circulation and support spaces would not be possible. The existing footprint of the addition is not substantial in size to accommodate these spaces, and the new kitchen for the existing Tuscan, and financial benefit to this staple of Northville, could not be constructed. Additionally, the financial increase to the overall project budget would be too great to attempt to build into the existing addition with its irregular shape, both in plan and in elevation. Per the 2019 Northville Local Historic District Study Report the addition to the existing front portion of the structure is not contributing to the historic district, and upon visual inspection does not add architecturally to the downtown image. This portion of the building is viewed only from the existing parking lot, and the most prominent feature, visually, is the iron stair that accesses the second level; an unappealing element.

It is this reasoning that we request approval to demolish the entire building at 156 North Center Street, and the addition at the rear of 150 North Center Street. We hope this reasoning aids in your understanding of the project, and your decision making. We truly look forward to our continued discussion and to the potential this project has for the City of Northville!

Sincerely,



Robert E Miller, aia
Principal
M Architects

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NOT FOR CONSTRUCTION

PRESLEY ARCHITECTURE

108 N. CENTER ST. SUITE 205 NORTHVILLE MI 48167
P. 248.348.1124. F. 248.348.9300 E. gregpresley@comcast.net



EXISTING LOOKING SOUTH
IMAGE NUMBER
E-3.0



EXISTING LOOKING SOUTHWEST
IMAGE NUMBER
E-2.0



EXISTING LOOKING SOUTHWEST
IMAGE NUMBER
E-5.0



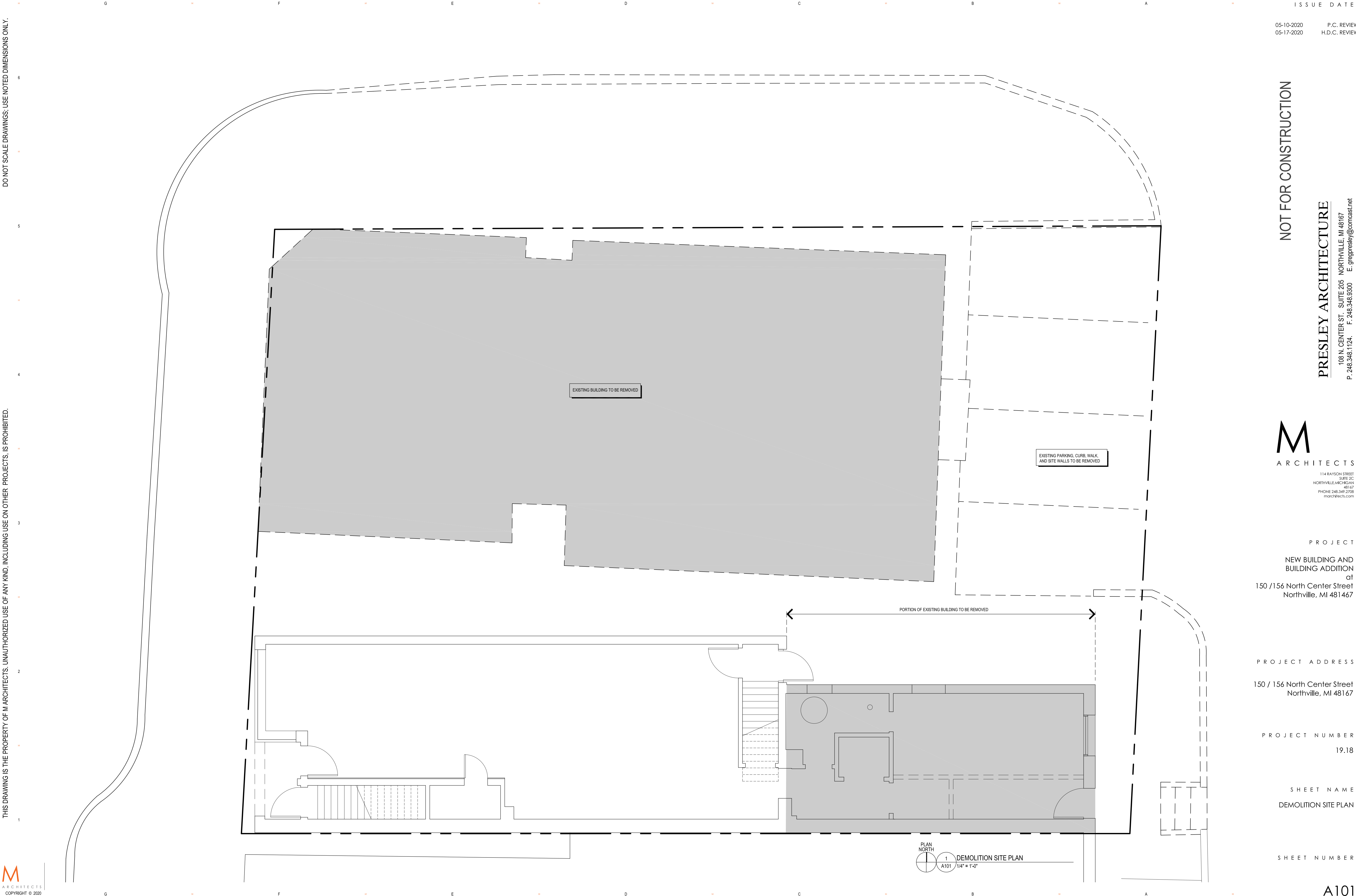
EXISTING LOOKING WEST
IMAGE NUMBER
E-1.0



EXISTING LOOKING SOUTHEAST
IMAGE NUMBER
E-4.0

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ISSUE DATE
05-10-2020 P.C. REVIEW
05-17-2020 H.D.C. REVIEW

NOT FOR CONSTRUCTION

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M

ARCHITECTS

114 RAYSON STREET
SUITE 2C
NORTHVILLE, MICHIGAN
48167
PHONE 248.349.2708
marchitects.com

PROJECT

NEW BUILDING AND
BUILDING ADDITION
at
150 / 156 North Center Street
Northville, MI 481467

PROJECT ADDRESS

150 / 156 North Center Street
Northville, MI 48167

PROJECT NUMBER

19.18

SHEET NAME

DEMOLITION SITE PLAN

SHEET NUMBER

A101

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B

A

ISSUE DATE

05-10-2020 P.C. REVIEW
05-17-2020 H.D.C. REVIEW

NOT FOR CONSTRUCTION

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M
ARCHITECTS

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SUITE 2C
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PHONE 248.349.2708
marchitects.com

PROJECT

NEW BUILDING AND
BUILDING ADDITION
at
150 / 156 North Center Street
Northville, MI 481467

PROJECT ADDRESS

150 / 156 North Center Street
Northville, MI 48167

PROJECT NUMBER

19.18

SHEET NAME

EXISTING EXTERIOR
ELEVATIONS

SHEET NUMBER

A301

