



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

HISTORIC DISTRICT COMMISSION CONCEPTUAL REVIEW APPLICATION

- This is an optional procedure to assist you in the design process for your property.
- No review will be conducted by City staff. At the meeting, the HDC will discuss your project and offer guidance. No formal decision will be made; only comments offered. After receiving comments, you must formally apply to the HDC for project approval.
- See Page 2 for instructions for application submission instructions.

Property Location 456 East Cady Street

(Number)

(Street)

Applicant 456 Cady, LLC Mr. Jim Long as Authorized Representative

Applicant Address 190 E. Main Street, Northville, MI 48167

(Street)

(City)

(State)

(Zip)

Telephone (248) 330-5201

Email jrlong@longmechanical.com

Property Owner (if different) Foundry Flask and Equipment Company (Douglas Brinkman)

Owner Address 456 E. Cady Street Northville, MI 48167

(Street)

(City)

(State)

(Zip)

Telephone (248) 349-0039

Email dr.ofelation@gmail.com

Describe current use of property Manufacturing

Is a change of use proposed? ☒ Yes ☐ No If yes, describe Mixed Use - Residential and Commercial

List the existing structures on the property and the approximate year built for each

Structure

See attached files

Year Built

1910 (Single building)

1960 (Multiple buildings)

REQUIRED DOCUMENTS – attach to application

- ☒ 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.
- ☒ Letter that describes the proposed architectural concept of this proposal, including proposed architectural changes, and proposed materials.
- ☒ Current photos of the structure(s) and property.

SUGGESTED DOCUMENTS – to be included with your submission

- ☒ Proposed site plan – to scale
- ☐ Proposed elevations – to scale
- ☒ Proposed floor plan – to scale
- ☒ Renderings or more illustrative drawings to communicate concept to the Historic District Commission

PREPARING YOUR SUBMISSION


- Assemble and submit 12 sets of the HDC Conceptual Application and all backup documentation, assembled into 12 identical packets. **For each packet**, the application goes on top and the backup documents are folded to the same size as the application and attached to the back. No binders, folders, etc.
- A PDF file emailed to dmassa@ci.northville.mi.us is required for all documents larger than 11x17. This is required when you submit your application. Email subject is "HDC App and the project address."
- There is **no fee** to apply for conceptual review/discussion.
- File your packets at the Building Department no later than 4:00pm by the application deadline. Submission deadlines are posted at the Building Department and on the City's website www.ci.northville.mi.us (Services, Building and Planning, Historic District Commission). The deadline is firm and late submissions are deferred to the following month's meeting.
- The HDC meets on the 3rd Wednesday of the month at 7:00pm at City Hall (unless otherwise noted). By the Saturday before the meeting, the agenda is posted at City Hall and on the website. The applicant or a representative should be present at the HDC meeting to answer questions. If a representative is not present, the application will be referred back to the applicant.

I hereby certify that the owner of record authorizes the application submission and that the owner has authorized me to make this application as his/her authorized agent and we agree to conform to all applicable laws of this jurisdiction. 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. This section must be completed and signed or application will not be accepted.

456 Cady, LLC Mr. Jim Long as Authorized Representative

PRINT name of applicant

JAMES R. LONG



Signature

456 Cady, LLC Mr. Jim Long as Authorized Representative

Print the applicant's full legal name (individual or company)

190 E. Main Street, Northville, MI 48167

Provide the applicant's complete address

Buyer of 456 E. Cady Street

(248) 330-5201

Relationship to owner

Phone #



First American

Commitment

Commitment for Title Insurance

ISSUED BY

First American Title Insurance Company
300 East Long Lake Road, Suite 300, Bloomfield Hills, Michigan, 48304,
(248)540-4102, mi.bloomfield@firstam.com
File No. 919122

COMMITMENT FOR TITLE INSURANCE

Issued By

FIRST AMERICAN TITLE INSURANCE COMPANY

NOTICE

IMPORTANT-READ CAREFULLY: THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACTIONAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and the Commitment Conditions, *First American Title Insurance Company*, a Nebraska Corporation (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Policy Amount and the name of the Proposed Insured.

If all of the Schedule B, Part I-Requirements have not been met within six months after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

First American Title Insurance Company

Dennis J. Gilmore, President

Greg L. Smith, Secretary

If this jacket was created electronically, it constitutes an original document.

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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1. DEFINITIONS

- (a) "Knowledge" or "Known": Actual or imputed knowledge, but not constructive notice imparted by the Public Records.
- (b) "Land": The land described in Schedule A and affixed improvements that by law constitute real property. The term "Land" does not include any property beyond the lines of the area described in Schedule A, nor any right, title, interest, estate, or easement in abutting streets, roads, avenues, alleys, lanes, ways, or waterways, but this does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
- (c) "Mortgage": A mortgage, deed of trust, or other security instrument, including one evidenced by electronic means authorized by law.
- (d) "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.
- (e) "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
- (f) "Proposed Policy Amount": Each dollar amount specified in Schedule A as the Proposed Policy Amount of each Policy to be issued pursuant to this Commitment.
- (g) "Public Records": Records established under state statutes at the Commitment Date for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without Knowledge.
- (h) "Title": The estate or interest described in Schedule A.

2. If all of the Schedule B, Part I—Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company's liability and obligation end.

3. The Company's liability and obligation is limited by and this Commitment is not valid without:

- (a) the Notice;
- (b) the Commitment to Issue Policy;
- (c) the Commitment Conditions;
- (d) Schedule A;
- (e) Schedule B, Part I—Requirements;
- (f) Schedule B, Part II—Exceptions

4. **COMPANY'S RIGHT TO AMEND**

The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company shall not be liable for any other amendment to this Commitment.

5. LIMITATIONS OF LIABILITY

- (a) The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
 - (i) comply with the Schedule B, Part I—Requirements;
 - (ii) eliminate, with the Company's written consent, any Schedule B, Part II—Exceptions; or
 - (iii) acquire the Title or create the Mortgage covered by this Commitment.
- (b) The Company shall not be liable under Commitment Condition 5(a) if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.
- (c) The Company will only have liability under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.
- (d) The Company's liability shall not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Conditions 5(a)(i) through 5(a)(iii) or the Proposed Policy Amount.
- (e) The Company shall not be liable for the content of the Transaction Identification Data, if any.
- (f) In no event shall the Company be obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I—Requirements have been met to the satisfaction of the Company.
- (g) In any event, the Company's liability is limited by the terms and provisions of the Policy.

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6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT
- (a) Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.
 - (b) Any claim must be based in contract and must be restricted solely to the terms and provisions of this Commitment.
 - (c) Until the Policy is issued, this Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.
 - (d) The deletion or modification of any Schedule B, Part II—Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.
 - (e) Any amendment or endorsement to this Commitment must be in writing and authenticated by a person authorized by the Company.
 - (f) When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.
7. IF THIS COMMITMENT HAS BEEN ISSUED BY AN ISSUING AGENT
- The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for the purpose of providing closing or settlement services.
8. PRO-FORMA POLICY
- The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.
9. ARBITRATION
- The Policy contains an arbitration clause. All arbitrable matters when the Proposed Policy Amount is *less than the certain dollar amount set forth in any applicable arbitration clause*, shall be arbitrated at the option of either the Company or the Proposed Insured as the exclusive remedy of the parties. A Proposed Insured may review a copy of the arbitration rules at <http://www.alta.org/arbitration>.

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First American

Schedule A

ALTA Commitment for Title Insurance

ISSUED BY

First American Title Insurance Company

File No: 919122

Transaction Identification Data for reference only:

Issuing Agent: First American Title Insurance Company

Issuing Office: 300 East Long Lake Road, Suite 300,
Bloomfield Hills, MI 48304

Issuing Office File No.: 919122

Commitment No.: 919122

Property Address: 456 and Vacant E Cady Street, Vacant E Main
Street, Northville, MI 48167

Revision:

SCHEDULE A

1. Commitment Date: November 13, 2020 8:00 AM
2. Policy to be issued:
 - (A) ALTA Owner's Policy (6-17-06)
Proposed Insured: Utah Development, LLC, a Michigan limited liability company
Proposed Policy Amount: [REDACTED]
3. The estate or interest in the Land described or referred to in this Commitment is

Fee Simple
4. The Title is, at the Commitment Date, vested in:

Foundry Flask and Equipment Company, a Michigan corporation, as to Parcel 1
The Foundry Flask and Equipment Company, also known as Foundry Flask & Equipment Company, a Corporation, as to Parcel 2
Foundry Flask & Equipment, a Michigan corporation, as to Parcel 3
5. The Land is described as follows:
See Schedule C attached hereto and made a part hereof

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First American

Schedule BI & BII

ALTA Commitment for Title Insurance

ISSUED BY

First American Title Insurance Company

File No: 919122

Commitment No.: 919122

SCHEDULE B, PART I

Requirements

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.
5. Submit completed Owner's Estoppel/Affidavit/ALTA Statement on the form provided by the Company and signed by or on behalf of all owners.
6. If the Company has been requested to limit the exception for rights of tenants to rights of tenant, as tenants only, the exception will be limited as requested upon submission and review of copies of leases to confirm there are no rights of first refusal or options to purchase contained in any lease or upon submission of such other evidence satisfactory to the company that there are no rights of first refusal or options to purchase in favor of any tenant.
7. Prior to closing, the Company must confirm whether the county recording office in which the Land is located has changed its access policies due to the COVID-19 outbreak. If recording has been restricted, specific underwriting approval is required; and, additional requirements or exceptions may be made.
8. We find no outstanding voluntary liens of record affecting subject property. Disclosure should be made concerning the existence of any unrecorded lien or other indebtedness which could give rise to any possible security interest in the subject property.
9. The property as described in this commitment covers the same land as that in the Wayne County Tax Rolls, however it is described differently, which may lead to the Deed to be insured to be rejected for recording. Submit evidence satisfactory to the Company that the legal description for the land to be insured has been approved by the Wayne County office, as to Parcels 1 and 2.

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10. Submit satisfactory evidence as to the relationship between City of Northville and Foundry Flask & Equipment Company, a corporation. This commitment is subject to such further requirements and/or exceptions as may be deemed necessary, as to a portion of Parcel 2.
11. Submit satisfactory evidence regarding the relationship between Foundry Flask and Equipment Company, a Michigan corporation and The Foundry Flask and Equipment Company, also known as Foundry Flask and Equipment Company, a Michigan corporation and Foundry Flask & Equipment. This commitment is subject to such further requirements as may then be deemed necessary.
12. Submit a copy of the resolution of the Board of Directors of Foundry Flask and Equipment Company, a Michigan corporation, authorizing the Conveyance and identifying the individual(s) authorized to execute the proposed Conveyance on behalf of the corporation.
13. Warranty Deed from Foundry Flask and Equipment Company, a Michigan corporation to Utah Development, LLC, a Michigan limited liability company.
14. Application has been made for the issuance of Owner's policy without standard exceptions. Such policy will be issued upon receipt of the following:
 - a) A fully executed Owner's affidavit which evidences there has been no work completed on the property within the last 90 days or, if work has been completed, a final sworn statement satisfactory to First American Title Insurance Company. Full unconditional waivers of lien must accompany such affidavit; and
 - b) An ALTA/NSPS survey or other survey satisfactory to First American Title Insurance Company. Additional exceptions will be made for any easements, encroachments or other matters which may be disclosed by the survey.
15. Pay unpaid taxes and assessments unless shown as paid.
16. All Taxes paid to and including 2019
2020 Summer Taxes PAID in the amount of \$18,395.24
2020 Winter Taxes DUE in the amount of \$5,986.24
Tax Item No. 48-004-02-0065-000, as to Parcel 1
Property Address: 456 E Cady Street, Northville, MI 48167
If any amounts are shown as DUE, the total does not include collection fees, penalties or interest.
17. All Taxes paid to and including 2019
2020 Summer Taxes PAID in the amount of \$1,434.60
2020 Winter Taxes DUE in the amount of \$449.41
Tax Item No. 48-004-02-0009-005, as to a portion of Parcel 2
Property Address: 456 E Cady Street, Northville, MI 48167
If any amounts are shown as DUE, the total does not include collection fees, penalties or interest.
18. Taxes are exempt:
Tax Item Number: 48-004-02-0009-008, as to the remainder of Parcel 2
Vacant E Main Street, Northville, MI 48167
If any amounts are shown as DUE, the total does not include collection fees, penalties or interest.
19. All Taxes paid to and including 2019
2020 Summer Taxes PAID in the amount of \$580.05
2020 Winter Taxes DUE in the amount of \$188.71
Tax Item No. 48-004-02-0069-000, as to Parcel 3
Property Address: Vacant E Cady Street, Northville, MI 48167
If any amounts are shown as DUE, the total does not include collection fees, penalties or interest.
20. If the Land is connected to public/community water or sewer, furnish a copy of the current bill to First American Title Insurance Company showing that all charges have been paid to date or the Policy

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to be issued will include an exception on Schedule B for water and sewer charges which became a lien prior to the Date of Policy.

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First American

Schedule BI & BII (Cont.)

ALTA Commitment for Title Insurance

ISSUED BY

First American Title Insurance Company

File No: 919122

Commitment No.: 919122

SCHEDULE B, PART II

Exceptions

THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

The Policy will not insure against loss or damage resulting from the terms and provisions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I-Requirements are met.
2. Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or by making inquiry of persons in possession of the Land.
3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title including discrepancies, conflicts in boundary lines, shortage in area, or any other facts that would be disclosed by an accurate and complete land survey of the Land, and that are not shown in the Public Records.
5. Any lien or right to lien for services, labor or material imposed by law and not shown by the Public Records.
6. Taxes and assessments not due and payable at Commitment Date.
7. Interest of City of Northville, as disclosed on tax rolls of Wayne County, as to a portion of Parcel 2.
8. Covenants, conditions, restrictions and other provisions but omitting restrictions, if any, based on race, color, religion, sex, handicap, familial status or national origin as contained in instrument recorded in [Liber 16110, page 675](#), as to Parcel 2.
9. Resolution Establishing the Legal Boundary and Description of the City of Northville Historic District in favor of the City of Northville and the Covenants, Conditions and Restrictions contained in instrument recorded in [Liber 46019, page 1479](#).

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10. Easement for public utilities over that portion of land included in the vacated street as evidenced by instrument recorded in [Liber 21483, page 122](#), as to Parcels 1 and 2.
11. Right of Way in favor of The Detroit Edison Company and the Covenants, Conditions and Restrictions contained in instrument recorded in [Liber 17902, page 221](#), as to Parcel 1.
12. Right of Way in favor of The Detroit Edison Company and the Covenants, Conditions and Restrictions contained in instrument recorded in [Liber 17899, page 58](#), as to Parcel 1.
13. Easement in favor of the Oakland County Department of Public Works and the Covenants, Conditions and Restrictions contained in instrument recorded in [Liber 15159, page 345](#), as to Parcel 1.
14. Easement in favor of the Oakland County Department of Public Works and the Covenants, Conditions and Restrictions contained in instrument recorded in [Liber 15159, page 343](#), as to Parcel 1.
15. Easement in favor of the Oakland County Department of Public Works and the Covenants, Conditions and Restrictions contained in instrument recorded in [Liber 15159, page 341](#), as to Parcel 1.
16. Easement in favor of Consumers Power Company and the Covenants, Conditions and Restrictions contained in instrument recorded in [Liber 12594, page 207](#), as to Parcel 1.
17. The rights of the lot owners of Assessor's Northville Plat No. 1 in and to the use of the vacated portion of Park Place, as to Parcels 1 and 2.
18. Easement(s), Restrictions and/or Setback Lines, if any, as disclosed by the recorded plat.
19. Any rights, title interest or claim thereof to that portion of the land taken, used or granted for streets, roads or highways.
20. Rights of the United States, State of Michigan and the public for commerce, navigation, recreation and fishery, in any portion of the land comprising the bed of Rouge River, or land created by fill or artificial accretion, as to Parcels 1 and 2.
21. The nature, extent or lack of riparian rights or the riparian rights of riparian owners and the public in and to the use of the waters of Rouge River, as to Parcels 1 and 2.
22. Lien(s) for any additional taxes which may become due as a result of a reassessment and retroactive adjustment of taxes, as to a portion of Parcel 2.
23. Interest of others in oil, gas and mineral rights, if any, whether or not recorded in the public records.
24. Interest, if any, of the United States, State of Michigan, or any political subdivision thereof, in the oil, gas and minerals in and under and that may be produced from the captioned land.
25. Rights of tenants, if any, under any unrecorded leases.
26. Lien for outstanding water or sewer charges, if any.

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 <p>First American</p> <p>Schedule C</p>	<p>ISSUED BY</p> <p>First American Title Insurance Company</p> <p>File No:919122</p>
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Commitment No.: 919122

Land in the City of Northville, Wayne County, MI, described as follows:

PARCEL 1:

Lot(s) 65, 66, 67 and 68 of ASSESSOR'S NORTHVILLE PLAT NO. 1 according to the plat thereof recorded in Liber 66 of Plats, Page 45 of Wayne County Records, and also that part of Lot(s) 92 of ASSESSOR'S NORTHVILLE PLAT NO. 1 according to the plat thereof recorded in [Liber 66 of Plats, Page 45](#) of Wayne County Records, described as: Commencing at the Northeast corner of Lot 93 of said Plat No. 1; thence North 8 degrees 37 minutes 41 seconds West, 40 feet; thence South 81 degrees 22 minutes 19 seconds West, 190.37 feet; thence South 55 degrees 54 minutes 40 seconds West, 149.06 feet for a Point of Beginning; thence North 34 degrees 13 minutes 10 seconds West, 129.85 feet; thence South 55 degrees 45 minutes 20 seconds West, 45.83 feet; thence South 11 degrees 11 minutes 0 seconds East approximately 141 feet to the Northerly bank of the River Rouge; thence Northeasterly along the Northerly bank of said river to the Point of Beginning.

PARCEL 2:

Part of Lot(s) 9 of ASSESSOR'S NORTHVILLE PLAT NO. 1 according to the plat thereof recorded in [Liber 66 of Plats, Page 45](#) of Wayne County Records, described as: Beginning at the Northeast corner of Lot 10 of ASSESSOR'S NORTHVILLE PLAT NO. 1, and running thence South 70 degrees 29 minutes 40 seconds East 76.13 feet and South 10 degrees 23 minutes 15 seconds East 101.15 feet and South 49 degrees 29 minutes 40 seconds East, 92.60 feet to a point on the Southwesterly line of Lot 9, which point is also on the Northeasterly line of Park Place, the Point of Beginning of this description; and running thence North 42 degrees 04 minutes 12 seconds East 78.41 feet to a point on the Westerly line of Plymouth Avenue, 100 feet wide; thence Southeasterly an arc distance of 241.25 feet along the said Westerly Avenue line on a curve concave to the Southwest, radius 647.32 feet, whose chord bears South 32 degrees 44 minutes 25 seconds East and is 239.85 feet long to a point on the centerline of the Rouge River, thence Southwesterly along said centerline South 26 degrees 27 minutes 49 seconds West, 8.96 feet to a point on the Southwesterly line of said Lot 9, which point is also on the Northeasterly line of Park Place; thence North 49 degrees 29 minutes 40 seconds West 234.45 feet along said Southwesterly lot line to the Point of Beginning.

ALSO:

Part of Lot(s) 9 of ASSESSOR'S NORTHVILLE PLAT NO. 1 according to the plat thereof recorded in [Liber 66 of Plats, Page 45](#) of Wayne County Records, being more particularly described as beginning at a point on the centerline of the Rouge River where it intersects with a point on the Southwesterly line of said Lot 9, which point is also on the Northeasterly line of Park Place; thence Northeasterly along said centerline North 26 degrees 27 minutes 49 seconds East to a point where it intersects with the Westerly line of Plymouth Avenue (now South Main Street), 8.96 feet; thence Southeasterly along said Westerly Avenue line on a tangent curve concave to the Southwest radius 647.32 feet, whose chord bears South 34 degrees 20 minutes East and is 280.63 feet long an arc distance of approximately 30 feet to a concrete monument on the said Westerly Avenue line where it intersects with the Southwesterly line of said Lot 9, which point is also on the Northeasterly line of Park Place; thence North 49 degrees 29 minutes 40 seconds West, 28.69 feet along said Southwesterly lot line to the Point of Beginning on the centerline of the Rouge River.

PARCEL 3:

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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Form 5030026 (9-27-17)	Page 10 of 11	ALTA Commitment for Title Insurance (8-1-16) Michigan
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Lot(s) 69 of ASSESSOR'S NORTHVILLE PLAT NO. 1 according to the plat thereof recorded in [Liber 66 of Plats, Page 45](#) of Wayne County Records.

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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G685577

1121469 500

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS: THAT THE CITY OF NORTHVILLE, A MICHIGAN MUNICIPAL CORPORATION, WHOSE ADDRESS IS: 215 WEST MAIN STREET, NORTHVILLE, MICHIGAN 48167

QUIT CLAIMS TO FOUNDRY FLASK & EQUIPMENT COMPANY, A CORPORATION, WHOSE ADDRESS IS: 456 EAST CADY STREET, NORTHVILLE, MICHIGAN 48167,

THE FOLLOWING DESCRIBED PREMISES SITUATED IN THE CITY OF NORTHVILLE, COUNTY OF WAYNE AND STATE OF MICHIGAN, TO-WIT:

PART OF LOT 9, ASSESSOR'S NORTHVILLE PLAT NO. 1 OF WILLIAM P. YERKES ADDITION TO THE VILLAGE (NOW CITY) OF NORTHVILLE OF BLOCK 12 OF PLAT OF THE VILLAGE (NOW CITY) OF NORTHVILLE, AS RECORDED IN LIBER 19, PAGES 241 AND 242, OF DEEDS AND OF PART OF THE SOUTH 1/2 OF SECTION 3, TOWN 1 SOUTH, RANGE 8 EAST, VILLAGE (NOW CITY) OF NORTHVILLE, WAYNE COUNTY, MICHIGAN, AS RECORDED IN LIBER 66, OF PLATS, PAGE 45, WAYNE COUNTY RECORDS, BEING MORE PARTICULARLY DESCRIBED AS BEGINNING AT A POINT ON THE CENTERLINE OF THE ROUGE RIVER WHERE IT INTERSECTS WITH A POINT ON THE SOUTHWESTERLY LINE OF SAID LOT 9, WHICH POINT IS ALSO ON THE NORTHEASTERLY LINE OF PARK PLACE; THENCE NORTHEASTERLY ALONG SAID CENTERLINE NORTH 260° 27' 49" EAST TO A POINT WHERE IT INTERSECTS WITH THE WESTERLY LINE OF PLYMOUTH AVENUE (NOW SOUTH MAIN STREET) 8.96 FEET; THENCE SOUTHEASTERLY ALONG SAID WESTERLY AVENUE LINE ON A TANGENT CURVE CONCAVE TO THE SOUTHWEST RADIUS 647.32 FEET, WHOSE CHORD BEARS SOUTH 310° 28' 20" EAST AND IS 280.6 FEET LONG AN ARC DISTANCE OF APPROXIMATELY 30 FEET TO A CONCRETE MONUMENT ON THE SAID WESTERLY AVENUE LINE WHERE IT INTERSECTS WITH THE SOUTHWESTERLY LINE OF SAID LOT 9, WHICH POINT IS ALSO ON THE NORTHEASTERLY LINE OF PARK PLACE; THENCE NORTH 490° 29' 45" WEST, 28.69 FEET ALONG SAID SOUTHWESTERLY LOT LINE TO THE POINT OF BEGINNING ON THE CENTERLINE OF THE ROUGE RIVER.....

TOGETHER WITH ALL AND SINGULAR THE TENEMENTS, HEREDITAMENTS AND APPURTENANCES THEREUNTO BELONGING OR IN ANYWISE APPERTAINING, FOR

THE SUM OF \$ 1.00 (EXEMPT UNDER SECTION 7.456(5)(H), M.S.A.)

DATED THIS 23rd DAY OF AUGUST, A.D. 1982.

WITNESSES:

X Buty M. Lerner
X Walter L. Lerner

CITY OF NORTHVILLE, A MICHIGAN MUNICIPAL CORPORATION

BY: Paul R. Vernon
PAUL R. VERNON, MAYOR

BY: Joan G. McAllister
JOAN G. McALLISTER, CLERK

STATE OF MICHIGAN-COUNTY OF WAYNE) SS

ON THIS 23rd DAY OF AUGUST, A. D. 1982, BEFORE ME, A NOTARY PUBLIC, IN AND FOR SAID COUNTY, PERSONALLY APPEARED PAUL R. VERNON AND JOAN G. McALLISTER, TO ME PERSONALLY KNOWN, WHO, BEING BY ME DULY SWORN, DID EACH FOR HIMSELF/HERSELF SAY THAT THEY ARE RESPECTIVELY THE MAYOR AND CLERK OF THE CITY OF NORTHVILLE, A MICHIGAN MUNICIPAL CORPORATION, THE CORPORATION NAMED IN AND WHICH EXECUTED THE WITHIN INSTRUMENT, AND THAT THE SEAL AFFIXED TO SAID INSTRUMENT IS THE CORPORATE SEAL OF THE SAID CORPORATION AND THAT SAID INSTRUMENT WAS SIGNED AND SEALED IN BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS CITY COUNCIL; AND PAUL R. VERNON, MAYOR AND JOAN G. McALLISTER, CLERK, ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID CORPORATION.

X Philip M. Ogilvie
NOTARY PUBLIC, WAYNE COUNTY, MICHIGAN

MY COMMISSION EXPIRES: 10-30-84

DRAFTED BY: PHILIP R. OGILVIE, ATTORNEY AT LAW
104 WEST MAIN STREET, NORTHVILLE, MI 48167

RECORDING FEE: \$3.00
STATE TRANSFER TAX: NONE
AUG 30 1982 150
FOREST E. YOUNG, Register of Deeds
WAYNE COUNTY, MICHIGAN 48226

WHEN RECORDED RETURN TO:

Paul R. Vernon
Northville, MI 48167
NO REVENUE ATTACHED

G685577

April 1, 2021

Historic District Commission
City Hall
215 Main Street
Northville, MI 48167

ATTN: HDC Board

RE: 456 E. Cady, Northville, MI
Property Owner Letter of Authorization

Dear Board:

Please allow this letter to serve as the property owner's Letter of Authorization to allow Utah Development, LLC (as the buyer of the property currently under contract to purchase) to apply to the Historic District Commission for approval of the complete demolition of 456 E. Cady Street.

Should you have any questions or concerns, please feel free to contact me.

Sincerely,

**FOUNDRY FLASK AND EQUIPMENT
COMPANY**

Douglas Brinkman
Douglas Brinkman (Apr 1, 2021 09:21 EDT)

Douglas Brinkman
President

Letter of Authorization

Final Audit Report

2021-04-02

Created:	2021-04-02
By:	Tjader Gerdome (tgerdom@gerdomrealty.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAWiUFiAqKoc0OCpeK2aolRnVYF0IzPHI

"Letter of Authorization" History

-  Document created by Tjader Gerdome (tgerdom@gerdomrealty.com)
2021-04-02 - 1:17:47 PM GMT- IP address: 173.162.53.106
-  Document emailed to Douglas Brinkman (dr.ofelation@gmail.com) for signature
2021-04-02 - 1:18:04 PM GMT
-  Email viewed by Douglas Brinkman (dr.ofelation@gmail.com)
2021-04-02 - 1:18:08 PM GMT- IP address: 66.102.8.7
-  Document e-signed by Douglas Brinkman (dr.ofelation@gmail.com)
Signature Date: 2021-04-02 - 1:21:13 PM GMT - Time Source: server- IP address: 71.203.50.12
-  Agreement completed.
2021-04-02 - 1:21:13 PM GMT

April 05, 2021

City of Northville
Historic District Commission
215 West Main Street
Northville, MI 48167



RE: **456 Cady Street Mixed Use Development
Conceptual Review Application**

Description of Project

Consistent with the City of Northville Master Plan and the Cady Street Overlay District, the proposed project is being developed as a mixed-use development, composed of both residential and commercial spaces.

The project is being considered as a “podium” building three stories in total height and maxing out at 36’ in overall building height. The first floor is a combination of parking and residential amenity and commercial spaces. The upper floors, levels 2 and 3, are exclusively residential.

The residential units, 80 total, are a combination of one-, two- and three-bedroom layouts. Along Cady Street, they are stacked vertically on top of the first floor base and occupy floors 2 and 3. On the river side of the development, the residential units repeats this layout but likewise extends to the first floor.

The building is situated adjacent to Cady Street, being setback 10’ from the existing property line to accommodate streetscape improvement including parallel parking, sidewalks and landscape. The building inflects to follow the natural geometry of Cady Street itself – this crook in the building is the centralized location for the primary residential entry conditions.

The building massing is designed to establish a consistent street wall along Cady. As the building turns at the bend in Cady, the use shifts from first level parking to residential entry/amenities and commercial spaces. At this same juncture, the building steps back at the 2nd and 3rd levels to provide some relief along the street wall, adding a potential walk out condition for the residential units and likewise created a hierarchical emphasis on the 1st level commercial zone. This same massing remains as the building turns back to the river.

The design intent of the overall building (massing, materiality, windows, etc.) was to project a contemporary interpretation of the historical context specific to this site, in regards to materiality, massing, scale, fenestration sizes and shapes, etc..



456 East Cady Street Mixed Use Development

CSR21

HDC Conceptual Review
April 05, 2021

O|X STUDIO

HISTORY



1893 Sanborn Map



1909 Sanborn Map



Stinson Aircraft

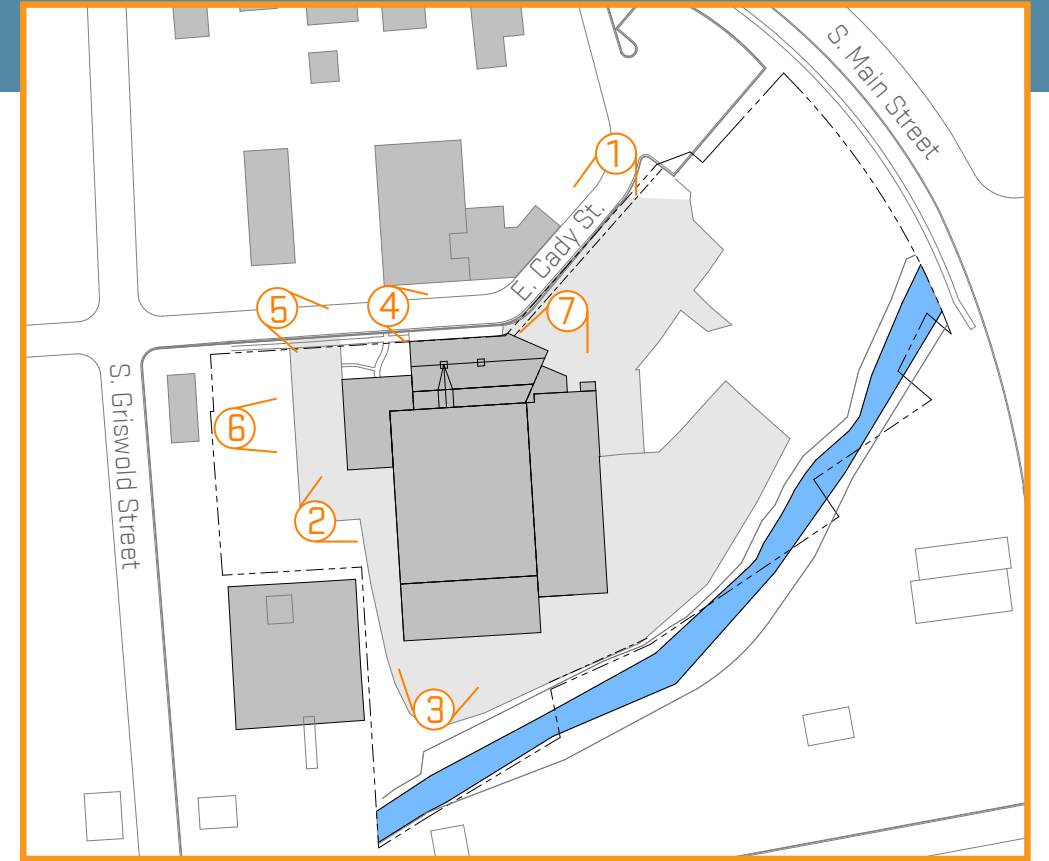


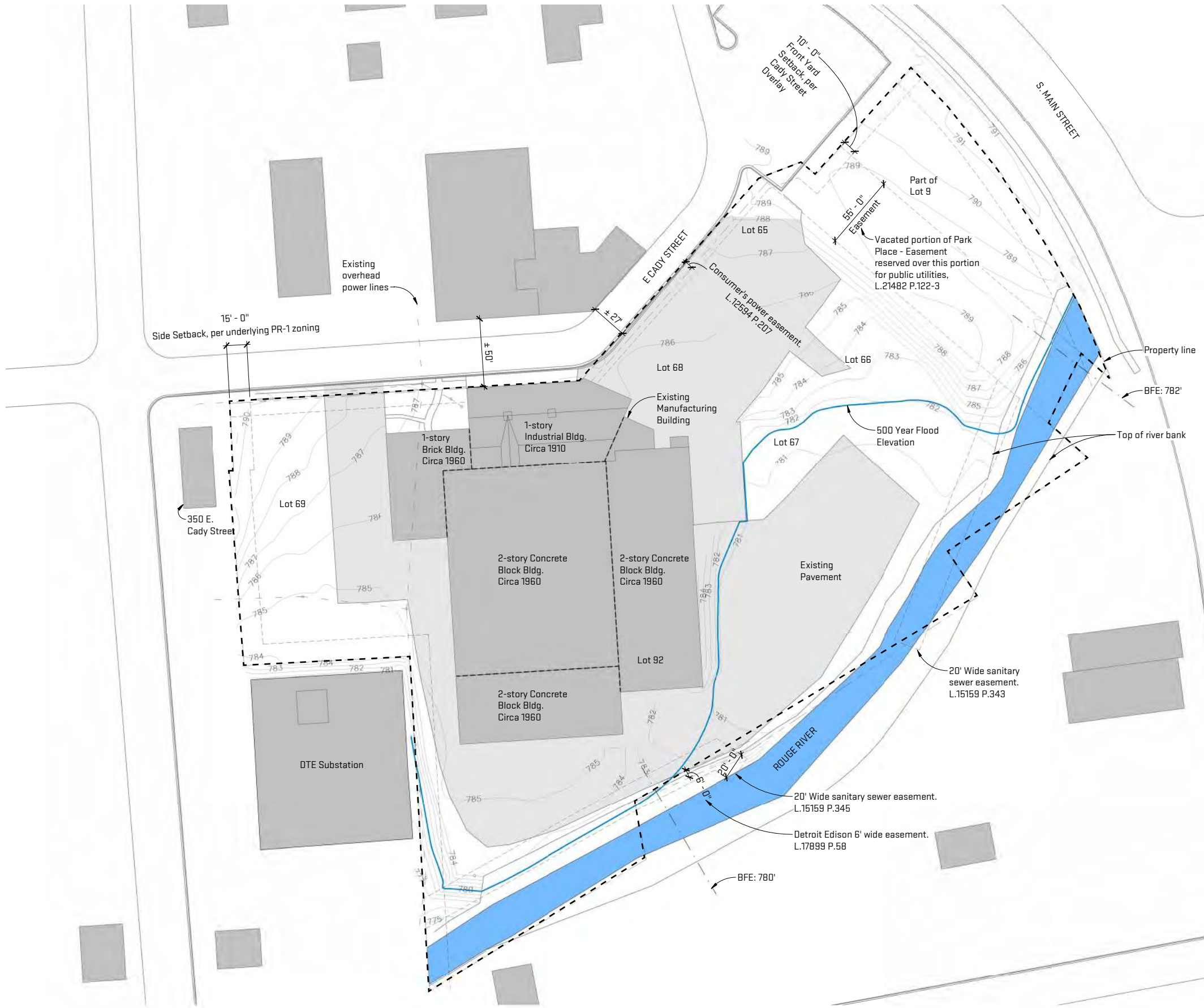
Stimpson Scale and Manufacturing



Plant of the American Bell And Foundry Company

EXISTING



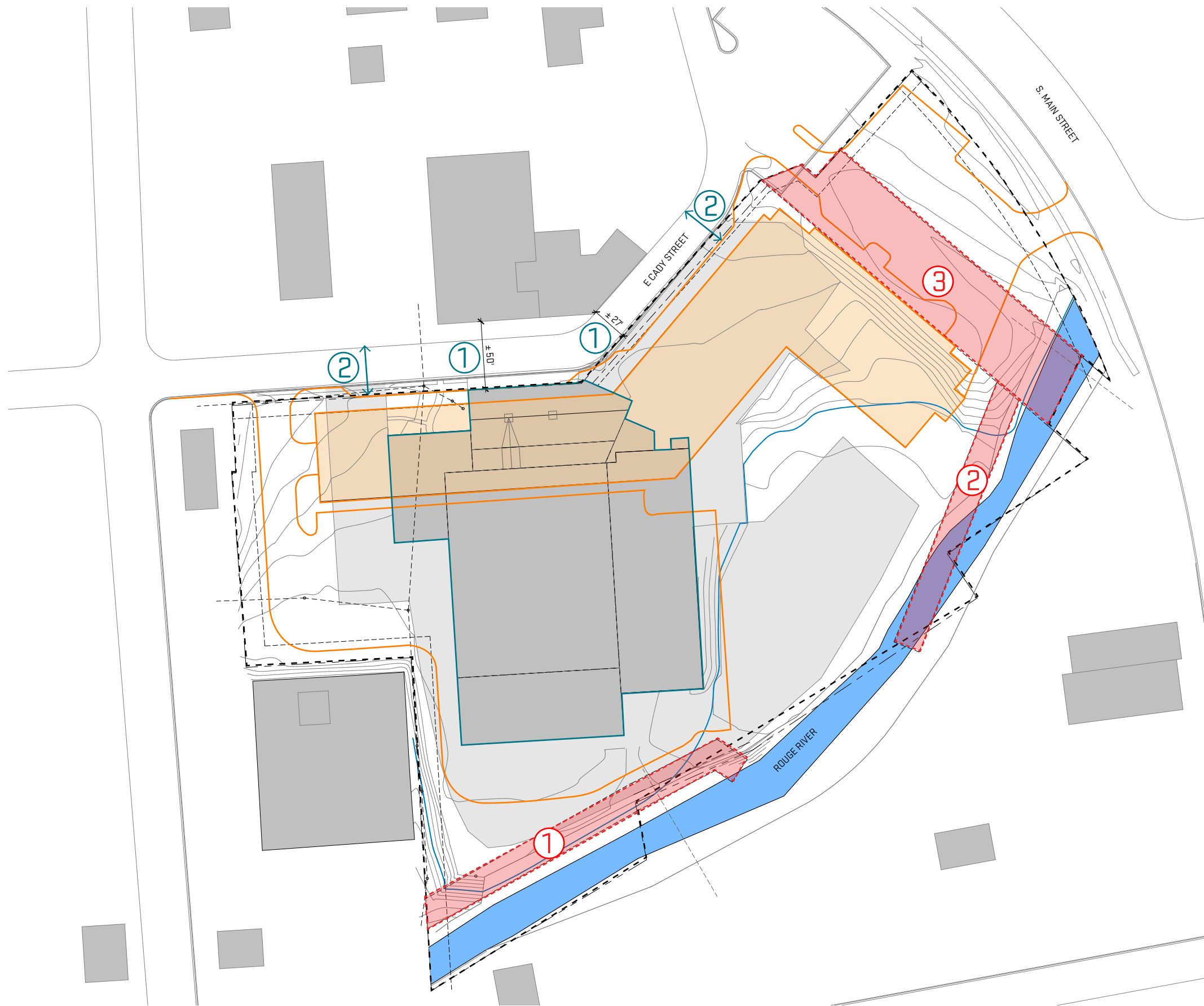


Schedule of Regulations

Per Schedule 15.01 & Table 10-1	Existing Underlying Zoning	Existing Overlay Zoning	As Proposed
Zoning	PR-1 Performance Reg- ulated Industrial	CSD Cady Street Over- lay (CSD governs)	Proposed CSD-1 Overlay Standards
	Required Setback Line Minimum & Maximum in Feet	Required Setback Line Minimum & Maximum in Feet	Required Setback Line Minimum & Maximum in Feet
Setbacks:			
Front	20' / 50'	10' Commercial 15'-20' Residential	Varies - Min. 10' Per Streetscape Improvements
Side			
Least	10'	N/A	60'±
Total	20'	N/A	130'±
Rear	25' / 50'	20'	64'±
Number of Stories	3	3	3
Maximum Height (in Feet)	30'	36'	36'
Maximum Floor Area Ratio	.5	N/A	N/A
Minimum Land- scaped Area %	10%	N/A	N/A
Maximum Lot Area Coverage %	50%	N/A	N/A
Residential Density	N/A	Minimum 15 units per acre	16.6 units per acre proposed
First Floor Residential	N/A	Allowed per CSD-1 underlying PR-1	As Proposed - Not fronting Cady Street
Off Street Parking - Automobiles	per use type	First floor parking garage - 50% first floor area maximum	223 proposed parking spaces. (14) public on-street parking spaces (29) public commercial parking spaces (180) total off-street resi- dential parking including first floor garage [40 parking spaces (35% first floor area)] 2 for each 1 bed 2.5 for each 2 bed 3 for each 3 bed

--- Property Line
EXISTING SITE PLAN





Site Improvements

- - - Property Line
- Proposed
- Existing Building Extents
- ① Existing minimal right-of-way.
- ② Cady Street right-of-way improvement per Cady Street Overlay. Existing 50'. Proposed 60'.

Site Restrictions

- Site Restrictions
- ① 20'-0" Wide Sanitary Sewer Easement. L.15159 P.345 & 6'-0" Wide Detroit Edison Easement. L.17899 P.58
- ② 20'-0" Wide Sanitary Sewer Easement. L.15159 P.343
- ③ Vacated Portion of Park Place - 55'-0" Easement reserved over this portion for public utilities. L.21482 P.122-3

SITE PLAN OVERLAY

Scale: 1" = 80'

20' 40' 80'

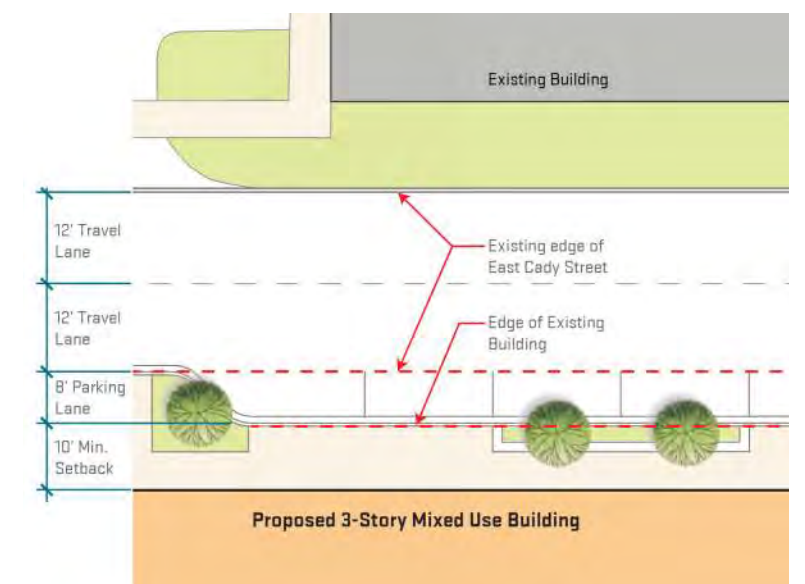
North



Site Features / Parking Counts

- - - Property Line
- ① (14) Cady Street Public Parking Spaces
- ② (141) Residential Parking Spaces
- ③ (29) Public Commercial Parking Spaces
- ④ (40) Level 1 Parking Garage Spaces
- ⑤ Open Green

Cady St. Right-of-Way



PROPOSED SITE PLAN

Scale: 1" = 80'



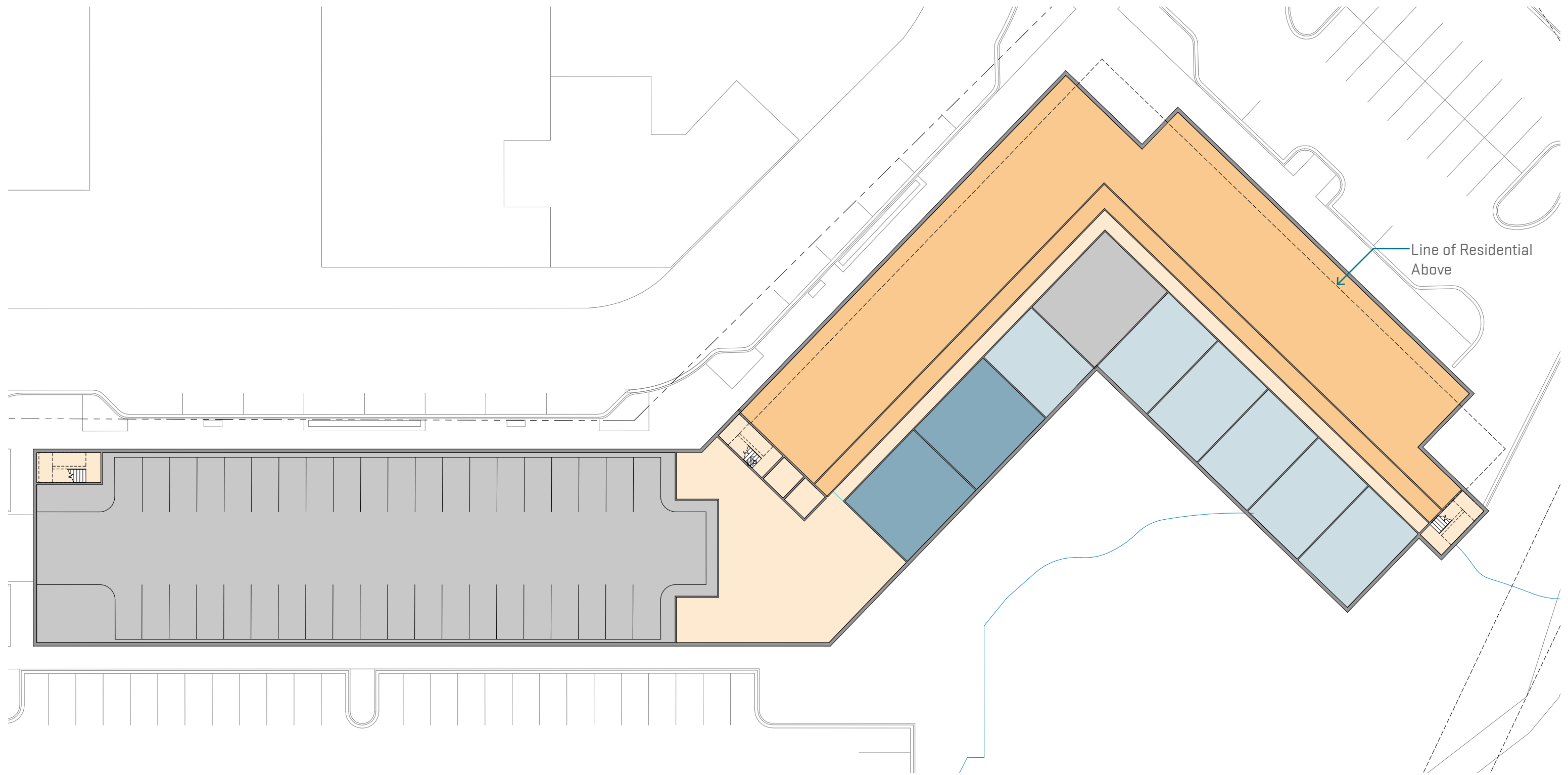








O|XSTUDIO
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Room Type Key

 1 Bed	 2 Bed	 3 Bed
 Circulation	 Commercial	 Support Space

LEVEL 1

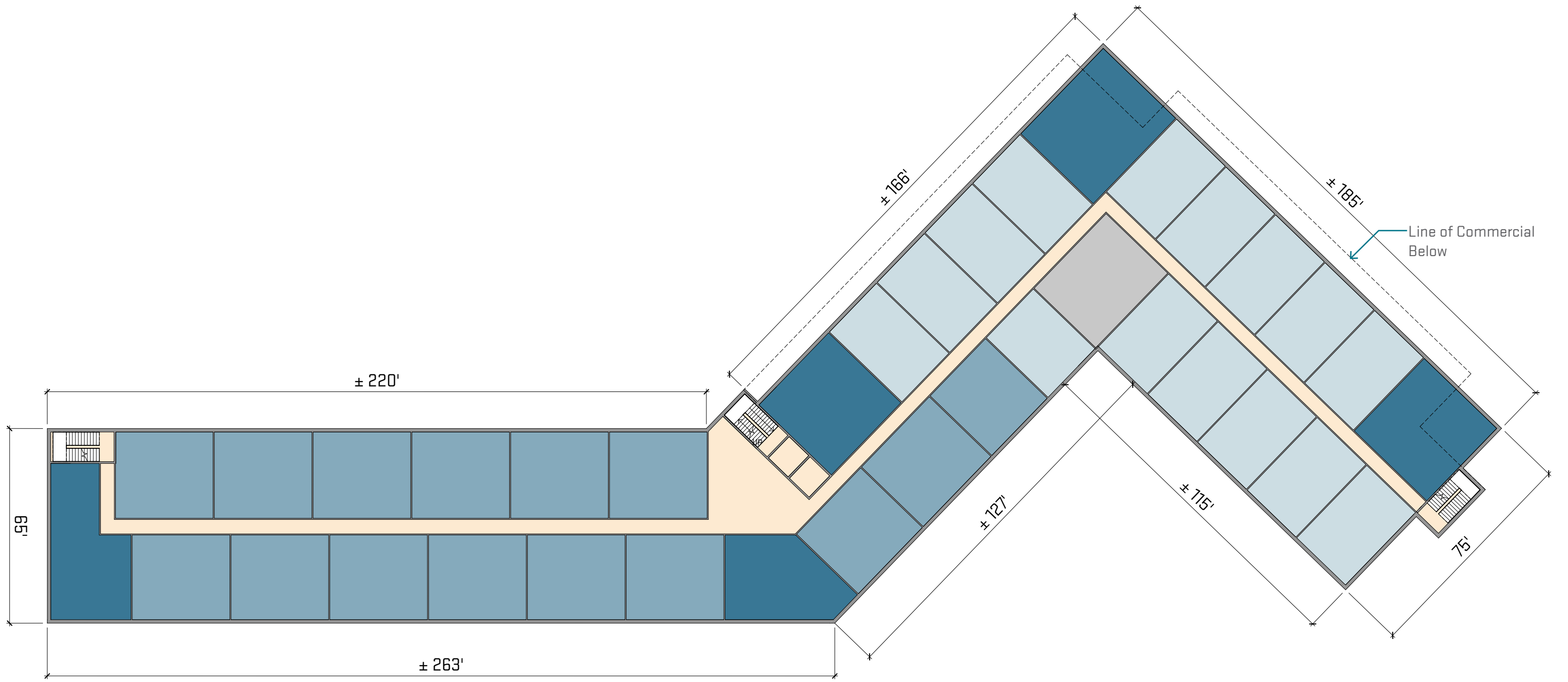


Scale: 1" = 32'



Unit Count

6 1 Bed
2 2 Bed
0 3 Bed



Room Type Key

 1 Bed	 2 Bed	 3 Bed
 Circulation	 Commercial	 Support Space

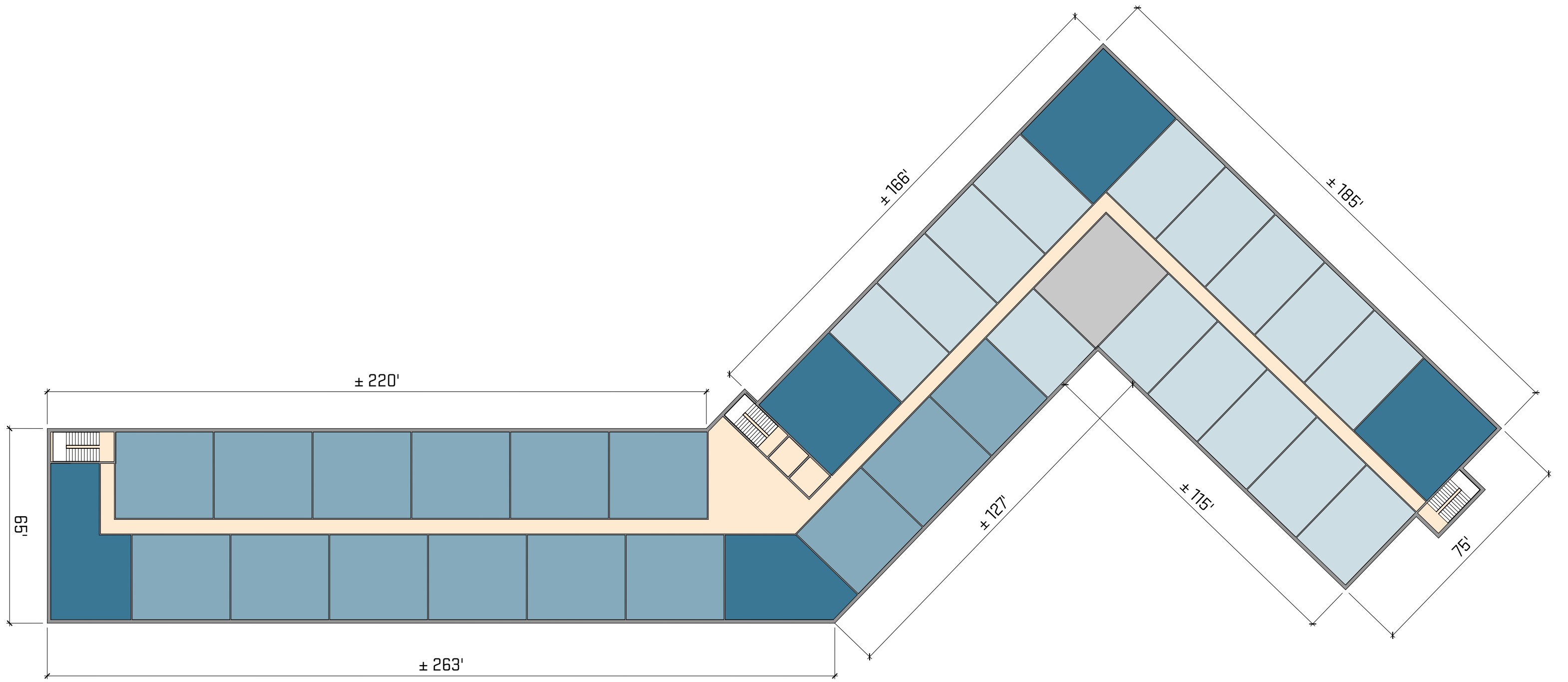
LEVEL 2




Scale: 1" = 32'

Unit Count

15	1 Bed
15	2 Bed
5	3 Bed



Room Type Key

 1 Bed	 2 Bed	 3 Bed
 Circulation	 Commercial	 Support Space

LEVEL 3



Scale: 1" = 32'

8' 16' 32'

Unit Count

15 1 Bed
15 2 Bed
5 3 Bed



Carlisle | Wortman
ASSOCIATES, INC.

117 NORTH FIRST STREET SUITE 70 ANN ARBOR, MI 48104 734.662.2200 734.662.1935 FAX

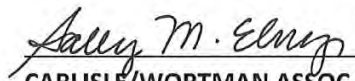
MEMORANDUM

TO: City of Northville Historic District Commission
FROM: Sally M. Elmiger, AICP
DATE: April 12, 2021
RE: 456 E. Cady St. (Foundry Flask) New Development – Conceptual Discussion

The applicant is requesting a conceptual discussion of the proposed redevelopment of the Foundry Flask site on E. Cady Street. The applicant has also submitted materials for HDC consideration for demolition of the existing structures on the site.

We will evaluate the new building submittal for conformance with the HDC Application requirements once the project is re-submitted for a formal decision.

Please don't hesitate to call if you have any questions or need additional information.



CARLISLE/WORTMAN ASSOC., INC.
Sally M. Elmiger, AICP, LEED AP
Principal

Cc: Pat Sullivan, City Manager
Shari Allen, Building Department
Brent Strong, Building Official
Robb Burroughs (robb@oxstudioinc.com)
Jim Long (jlong@longmechanical.com)
Douglas Brinkman (dr.ofelation@gmail.com)