



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

HISTORIC DISTRICT COMMISSION CONCEPTUAL REVIEW APPLICATION

STAMP RECEIVED DATE HERE

RECEIVED
MAR - 2 2020
BUILDING DEPT

- 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 150 / 156 North Center Street

(Number)

(Street)

Applicant M Architects

Applicant Address 114 Rayson St Suite 2c

(Street)

Northville

(City)

MI

(State)

48167

(Zip)

Telephone 248-349-2708

Email robert@marchitects.com

Property Owner (if different) 156 N. Center LLC

Owner Address 42300 W Nine Mile Road

(Street)

Novi

(City)

MI

(State)

48375

(Zip)

Telephone 248-349-1009, ext 226

Email rkuredjian@lathrupindustries.com

Describe current use of property 150 N Center: commercial and residential. 156 N Center: commercial

Is a change of use proposed? ☒ Yes ☐ No If yes, describe Both properties will be mixed-use.

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

<u>Structure</u>	<u>Year Built</u>
<u>150 N Center</u>	<u>1950</u>
<u>156 N Center</u>	<u>1960</u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>

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 16 sets of the HDC Conceptual Application and all backup documentation, assembled into 16 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.

Robert E Miller



PRINT name of applicant

Signature

Robert E Miller, M Architects

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

114 Rayson St., Suite 2c Northville, MI 48167

Provide the applicant’s complete address

Architect

248-349-2708

Relationship to owner

Phone #



PRESLEY ARCHITECTURE

February 28, 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 very excited to be returning to you at your next HDC meeting to discuss our revised conceptual design for a new building at the corner of North Center and Dunlap Streets. This corner is currently occupied by a single-story building at 156 North Center Street, and the neighboring property at 150 North Center Street is home to the Tuscan Café and residential units above. The owner of both of these properties intends to build a new 3-story building at 156 North Center that requires the demolition of the existing building, which is recommended as a non-contributing historic structure, according to the Local Historic District Study Report. This new building would be integrated into the existing 2-story building at 150 North Center through a series of architectural maneuvers that creates a single building at both properties, and strengthens the entry gateway into the downtown at the intersection of North Center and Dunlap Streets.

At your last meeting in January we presented our second conceptual design, and received feedback from both commission members and the general public. We have listened to and worked to integrate those comments and concerns into this revised conceptual design. Some of these integrated elements include:

1. Building Height: We continue to work towards a design that addresses the concerns for the building height and mass. The design presented introduces an intermediate sill between the second and third levels, with the third level set back 4". This, along with differing brick colors, gives more weight to the lower 2 levels, giving visual prominence to the 2-stories. The third level, then, visually is detached from the lower levels giving less prominence to it.
2. Stronger corner design element: The tower element remains in this design, however its overhang has been reduced. Additionally it is setback from the adjacent third level walls to continue its reduction in prominence.
3. Window Sizes: We have raised the window sill level on the second and third levels, reducing the overall mass of the window openings, and add screening into the residential units.

We hope this brief description of the conceptual design helps to understand the project scope, along with the submitted drawings. We will prepare a full presentation for the meeting and truly look forward to our discussion and to the potential this project has for the City of Northville!

Sincerely,

A handwritten signature in black ink, appearing to read 'Robert E. Miller'.

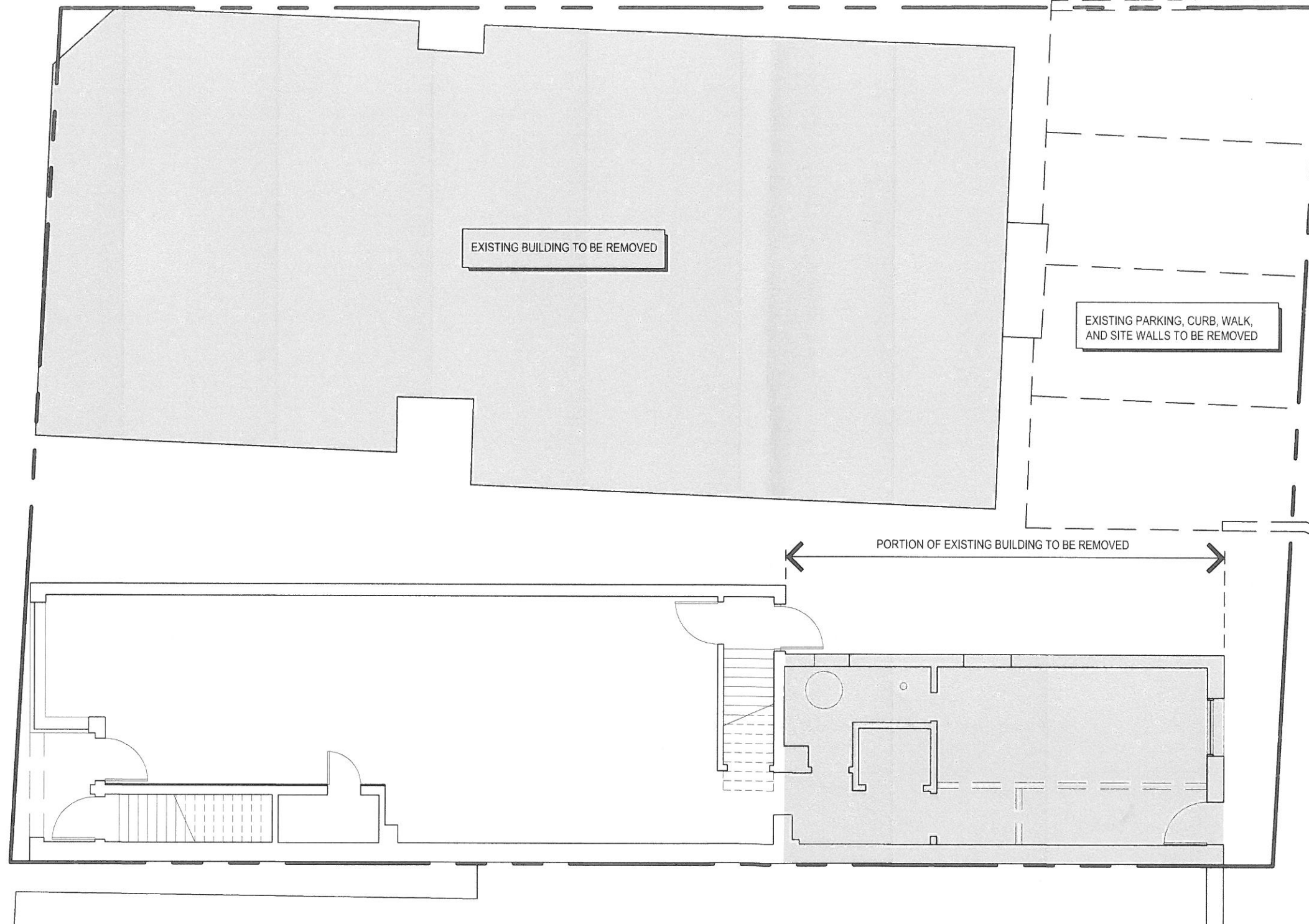
Robert E Miller, aia
Principal
M Architects

Greg Presley
Principal
Presley Architecture



ARCHITECTS

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ARCHITECTURE



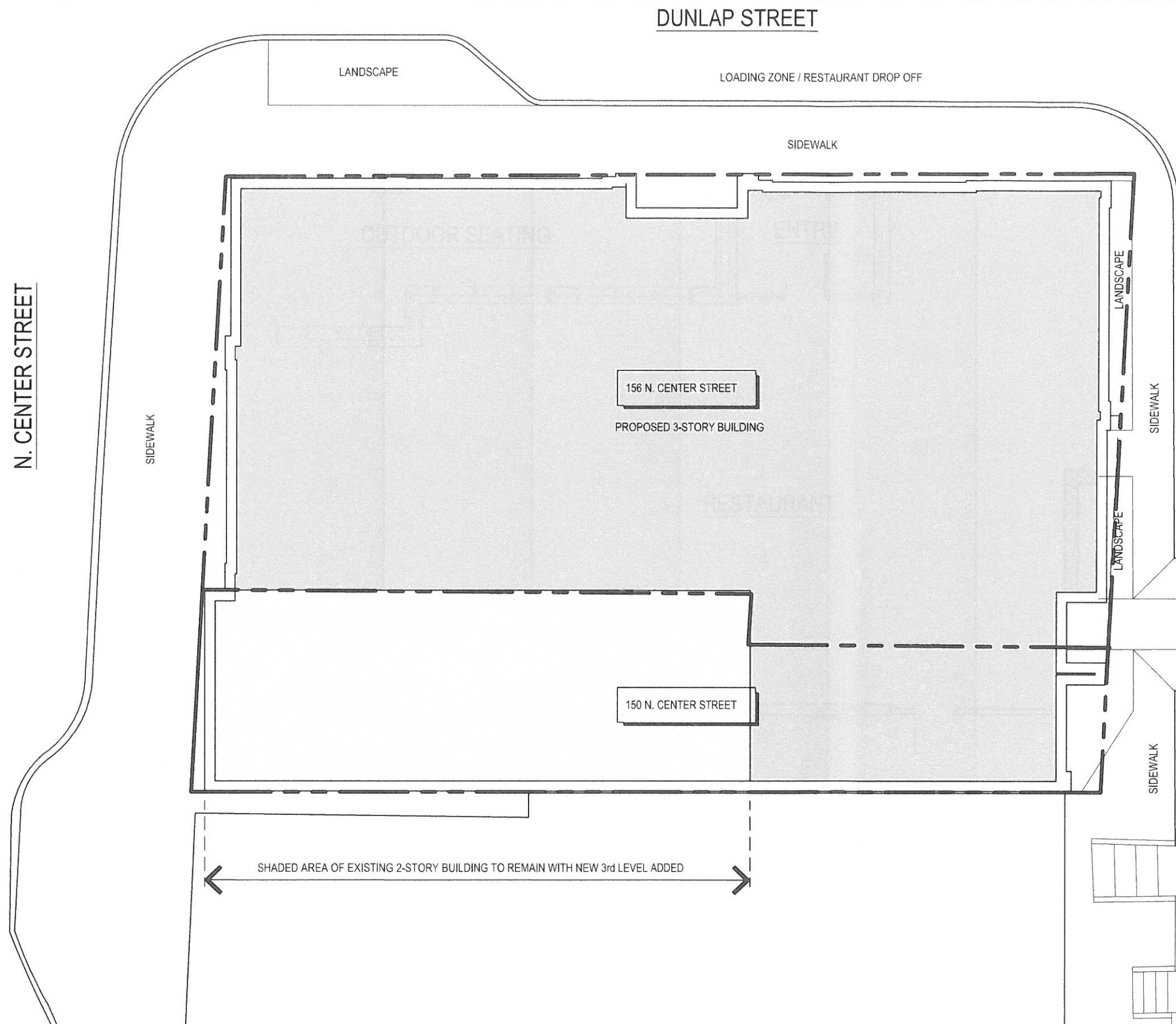
A1 150 / 156 n center street
new building / building renovation

02-28-2020 HDC Conceptual Review



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PLAN
NORTH

ARCHITECTURAL SITE PLAN

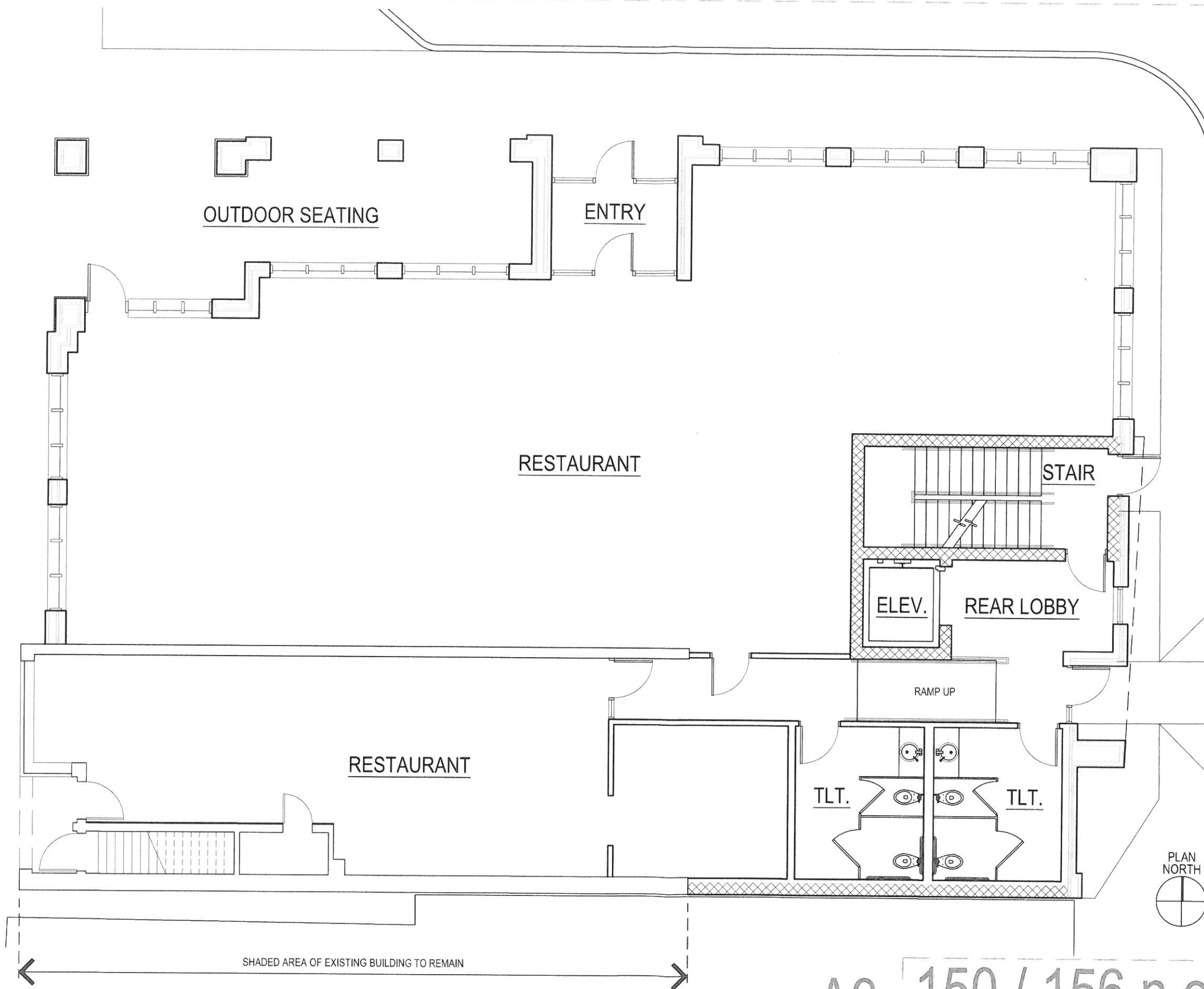
3/32" = 1'-0"

A2 150 / 156 n center street
new building / building renovation



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FIRST LEVEL FLOOR PLAN

1/8" = 1'-0"

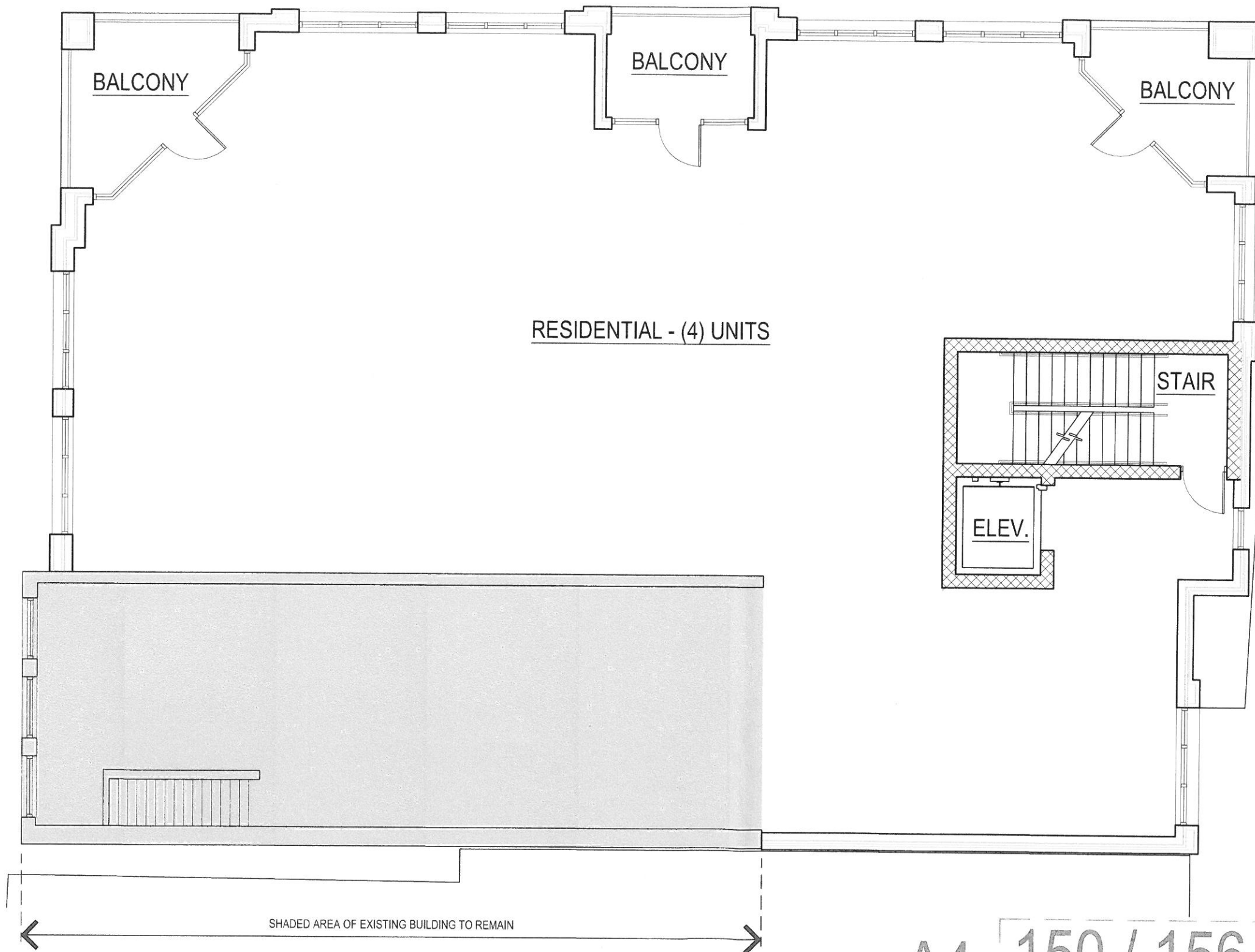
A3 150 / 156 n center street
new building / building renovation

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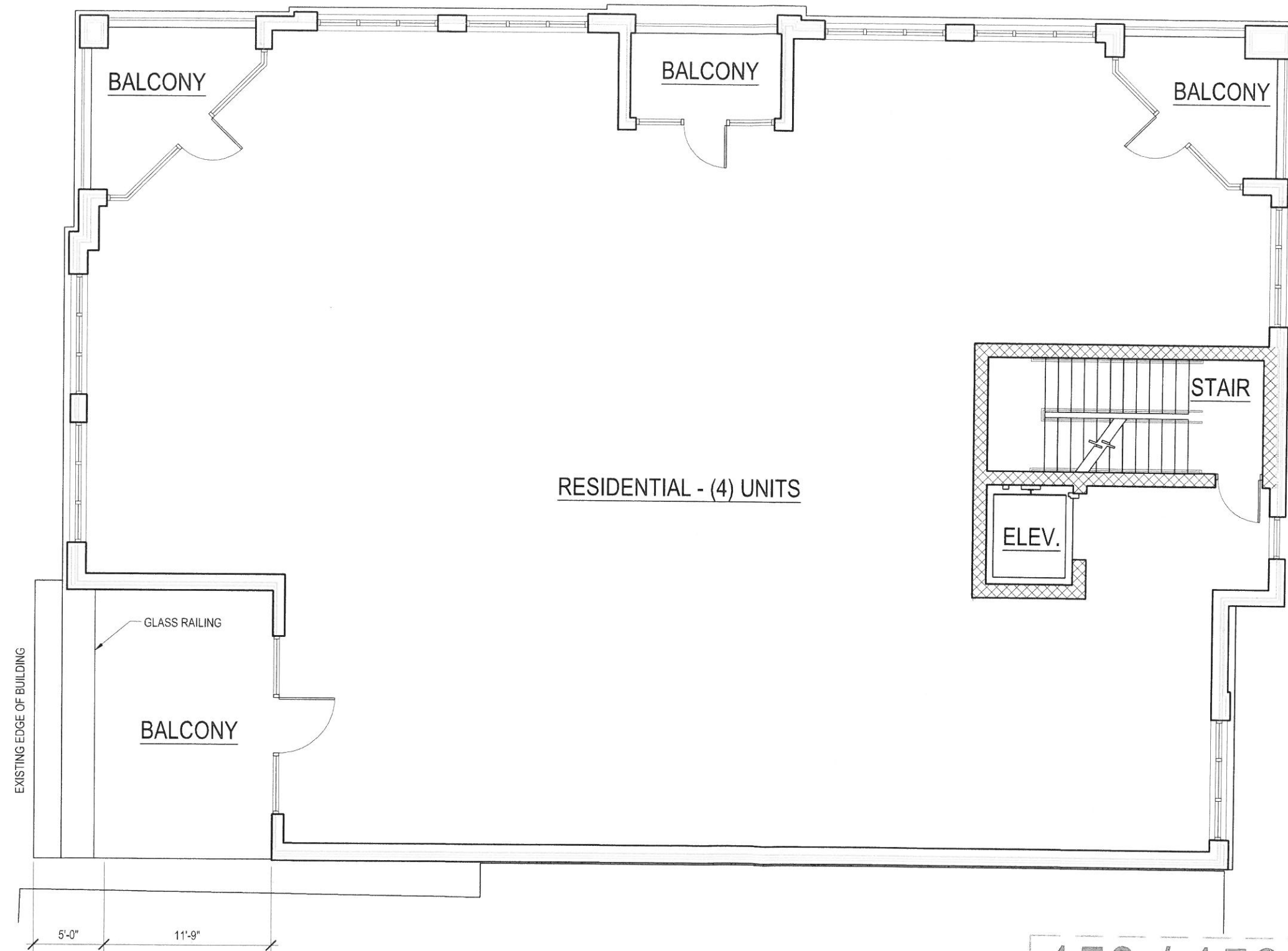
A4

150 / 156 n center street
new building / building renovation



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THIRD LEVEL FLOOR PLAN

1/8" = 1'-0"

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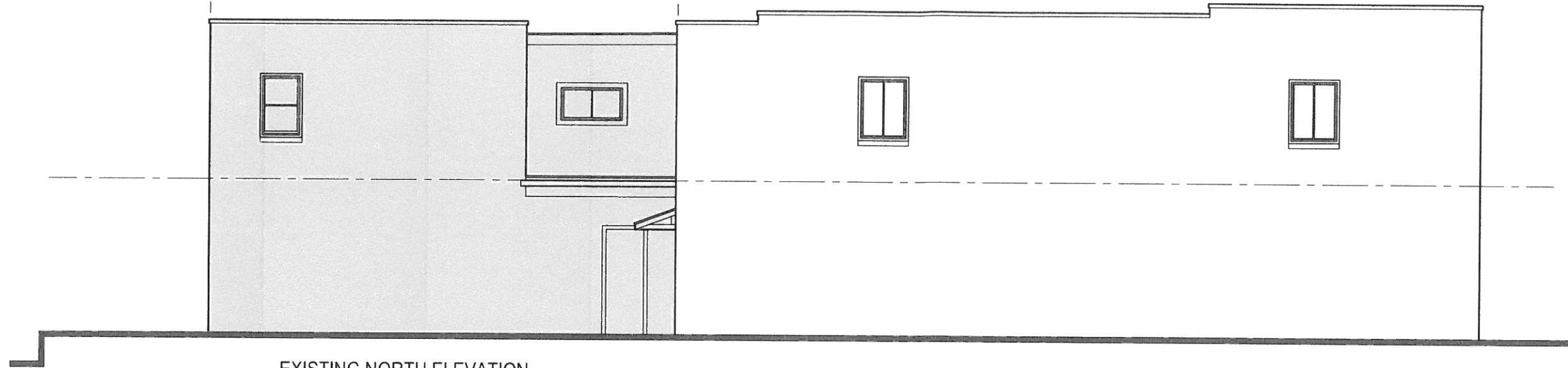
A8 150 / 156 n center street
new building / building renovation

M

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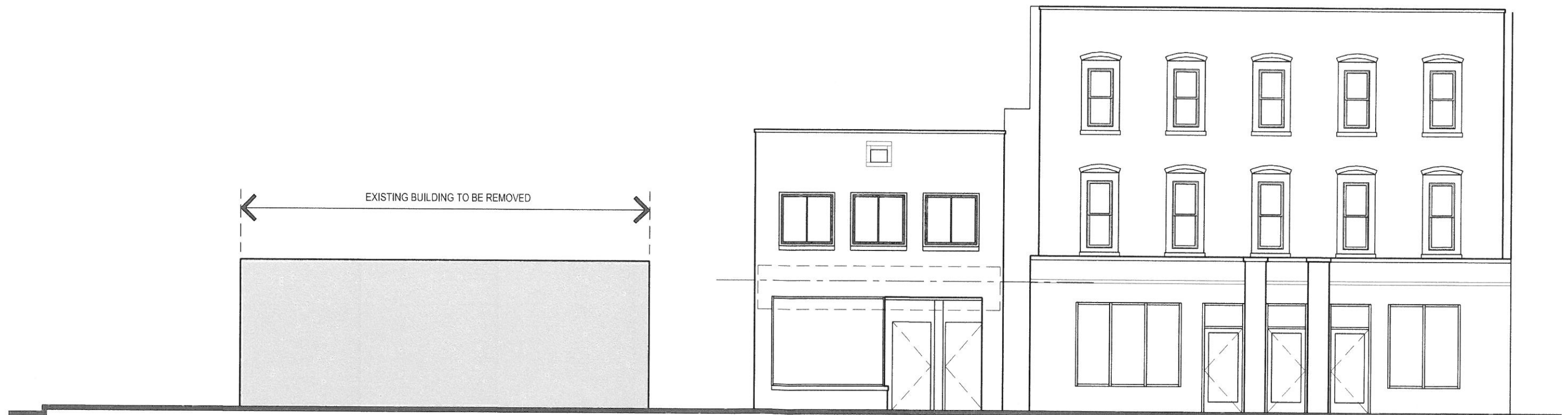
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← SHADED AREA OF PORTION OF EXISTING BUILDING TO BE REMOVED →



EXISTING NORTH ELEVATION
1/8" = 1'-0" AT 150 N CENTER

← EXISTING BUILDING TO BE REMOVED →



EXISTING WEST ELEVATION
1/8" = 1'-0"

A9 150 / 156 n center street
new building / building renovation

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