



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

HISTORIC DISTRICT COMMISSION CONCEPTUAL REVIEW APPLICATION

STAMP RECEIVED DATE HERE

RECEIVED
JAN 31 2022
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 302 S. Center Street
(Number) (Street)

Applicant Seth Herkowitz

Applicant Address 32300 Northwestern Highway, Ste 230, Farmington, MI 48334
(Street) (City) (State) (Zip)

Telephone 248 539 5511 Email seth@hunterpasteurhomes.com

Property Owner (if different) See attached.

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

Telephone _____ Email _____

Describe current use of property _____

Is a change of use proposed? ☒ Yes ☐ No If yes, describe PUD Development

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

Structure

Year Built

<u>Structure</u>	<u>Year Built</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 15 sets of the HDC Conceptual Application and all backup documentation, assembled into 15 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 also required for all documents in your paper submission larger than 11x17. Required when you submit your application. Email subject is "HDC App and project address." **NO THUMB DRIVES OR FLASH DRIVES – you must email the PDF file.**
- 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.

Seth Herkowitz

PRINT name of applicant

Signature

Seth Herkowitz

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

32300 Northwestern Highway, Ste 230, Farmington, MI 48334

Provide the applicant's complete address

Partner

248 539 5511

Relationship to owner

Phone #

Northville Driving Club Corporation

43059 Seven Mile Road – Northville, MI 48167

Tel: 248-348-9100

** Please notice that our new address printed above is very similar to our former address.
We've moved a few doors away on the same street. You may need to adjust your records.*

July 12, 2018

Mr. Patrick Sullivan – City Manager
City of Northville
215 West Main Street
Northville, MI 48167

Re: Northville Downs Property
City of Northville, Wayne County

Dear Mr. Sullivan:

Please be advised that as owner of the above referenced property, we are authorizing ***Hunter Pasteur Northville, LLC*** to submit applications to the City of Northville for activities associated with the redevelopment of the above referenced property.

Please contact me if you have any questions at 248/348-9100.

Sincerely,



David Karoub
Executive Vice President & Secretary
Northville Driving Club Corporation

Name & Contact Info of Property Owners: Northville Driving Club Corporation
43133 Seven Mile Rd.
Northville, MI 48167
Telephone: 248-348-9100
Email: publicmailbox3000@gmail.com

John J. Carlo & Margaret Zayti
301 S. Center Street
Northville, MI 48167
Telephone: 248-756-8352
Email: mcarlo14@comcast.net

City of Northville
215 W. Main St.
Northville, MI 48167
Telephone: 248-449-9902

HDC – Northville Downs Architectural Description of the Project

NW Apartments and NE Condos

Design Goals

The architectural inspiration for The Downs draws on the existing neighborhoods and town center of Northville itself. Main Street Northville has many of the key urban design and architectural components of great cities including active storefronts, well scaled historical buildings, and a diversity of architectural expressions. These combine to create an active, walkable environment. The Downs seeks to build on these precedents; extending Northville's downtown and establishing new residential neighborhoods with the unique character of Northville. The Downs will create a series of diverse, comfortable, and walkable neighborhoods with a village atmosphere.

Design goals include:

- Cady Street facades will extend the feel of the downtown with varied architectural expressions and active commercial ground level storefronts
- Building façades will enclose the new central park at an appropriate scale for this new world class public gathering space.
- Residential Street frontages will be activated by continuous ground level entries with landscaped yards and private terraces.
- Building massing, detailing, and materiality will exhibit a diversity of expression with a strong historical character

Buildings and Circulation

The Northwest site includes 174 luxury rental apartments arranged around a central courtyard.

Apartments front on Cady, Hutton, and Beal Streets.

187 indoor garage parking spaces are provided in two below grade levels. 103 surface parking spaces are provided within the courtyard enclosure of the building.

All 290 parking spaces and the service yard are off the main streets and within the interior of the site.

The exterior amenity deck sits on top of the parking garage at the Cady Street elevation.

The residential lobby, located off Cady Street, opens out to the south facing amenity deck and pool terrace.

The internal amenity program including fitness, club room, and communal work space front onto the landscaped amenity deck.

9,270 square feet of commercial space is provided along Cady Street with residential units above. A restaurant tenant will anchor the corner of Cady and Hutton at the top of the park.

The building adapts to the slope along Hutton Street with the 18 foot grade change between Cady and Beal Streets and transitions from four stories at Cady Street to two stories along the Beal Street frontage. All units are accessed from the internal elevators and stairs. Ground level apartments have street entries with landscaped front yards and private terraces. A public pedestrian path along the west side of the site provides a north / south landscaped connection from Beal street to Cady Street.

The Northeast site includes 53 luxury for-sale residential units. The building fronts on Cady Street, the Park Promenade , and Beal Street.

The parking garage, located on the interior of the site, houses 42 parking spaces. 66 surface parking spaces are provided within the site and off street as is the service yard.

The lobby is located off Cady. The 4,850 sf of commercial frontage Includes a proposed restaurant tenant at the corner of Cady and the Park Promenade.

The building adapts to the slope along the Park promenade with the 18 foot grade change from Cady to Beal Streets and transitions from three stories on Cady street to one story along Beal Street.

The amenity program is located one floor above grade at the south ends with views to the park and the river. The interior club room lounge opens out onto a landscaped amenity deck.

All units are accessed from internal elevators and stairs. Ground level units have street or park entries with front yards and terraces.

A public pedestrian path connects Beal Street to Cady Street on the east along the adjacent row house site.

Architectural Vision

The architectural design and materiality is inspired by the historical architecture of Northville as well as urban examples around the world with the goal of creating a varied and a diverse architectural expression.

Key guiding design principles include:

- **Individual Buildings**
Articulation of separate buildings along each street. Breakup of the facades with buildings of different widths, heights, and architectural details.
- **Facade Articulation**
Variation in the facade plane to create shadow and accent the individualized building expression including: overall building setbacks from the sidewalk, vertical bay windows, and upper level, "attic," setbacks
- **Color and Materiality**
A diversity of brick colors including range of darker red and lighter gray, white, and tan bricks. Window heads and sills of different colors: white, dark gray, and brownstone. Contrasting materials at the storefronts, residential entrances, bay windows, and setback "attic" level.
- **Details**
A finer level of historical façade detailing including: expressed window heads and sills, string coursing, cornices, brick patterning, articulated entries and porch enclosures with columns, railings and parapet walls, balcony railings, and entry gates.
- **Storefronts and Residential Entrances**
Distinctive and individualized framed openings at storefronts contrasting with the building materials above.
Special residential entry expression with multiple typologies creating inviting and active residential street frontages.

NE Rowhouses

There are thirty-one for-sale rowhouses north of Beal Street, mainly located on the east end of what we call Cady Street Neighborhood. They are designed to transition from more dense mixed-use buildings to less dense single-use residential buildings. This is in keeping with both the Master Plan and the Cady Street Overlay. The rowhouses all have a more residential feel with sloped roofs. The overall plan is self-parked. All residences have tuck-under 2-car owner parking, with guest parking mainly on the street.

That said there are two types of rowhouses that respond differently to their particular street location and use preference:

- **Cady Street Row Houses**

The seven Cady Street rowhouses with brick cladding are designed to evoke the image of urban brownstones. They fit in with the prevailing downtown-style brick narrative already on Cady Street. At three stories they are in line with the height of adjacent structures. They are 2400 square foot for-sale 2-bedroom residences with urban lifestyle amenities (street patio, living level patio, roof terrace, personal elevators). They do offer street level space that can be used for home office or other non-residential use.

- **Griswold/Beal Street Row Houses**

The twenty-four rowhouses on Griswold and Beal streets are two-story buildings that step down the height from 3 stories on Cady Street and change to single-use residences. They are designed with residential cladding and massing to evoke front facing gabled and bungalow styles. They have either first floor and second floor primary bedroom suites, 2 bedrooms total, depending on buyer preference. They are about 1700 to 2200 square feet. Corner residences have wrap porches to activate the exposed side elevation.

One bonus amenity is a linear public pocket park adjacent to a pedestrian path connection from the Downs Neighborhood to the Cady Street.