



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 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



### 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](mailto: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](http://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 3<sup>rd</sup> 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 #



May 2, 2022

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

Re: The Downs  
Townhouses on  
Griswold and Cady Streets

**Dear Commission Members:**

We are very excited to be returning to you at your next HDC meeting to discuss the development of the design for the townhouses along Griswold and Cady Streets. From our last meeting, and subsequent Planning Commission meetings, we have listened to and understood a concern for the architecture along Griswold Street. This concern focusses on the original idea of the buildings 'stepping down' in scale on Griswold Street to interact with the residential 'district' south of Beal Street. The thoughts from these meetings was that, perhaps, the buildings stepped down too quickly and should offer more density marrying with the townhouses proposed along Beal Street. An additional concern was the site design for the corner of Griswold and Beal Streets, as it relates to the view openings between buildings. These openings between buildings were considered too large, creating more of a suburban setting for the street façade rather than something more urban, lending to a proper amount of density and views.

As such we are providing the attached alternate site plan and Griswold Street elevation options. The site plan addresses the corner of Griswold and Beal by presenting the corner with a separate unit that accentuates the corner, and sets closer to the adjacent buildings. This minimizes the views between buildings, and creates a strong corner unit with a large wrap around porch facing Griswold and Beal Streets. The elevation options provide solutions to the stepping down of the architecture, each option showing both similarity and individuality in the building design. In order to provide 11x17 sheets for ease of handling we have not shown the proposed materials (brick and siding) as it 'muddys' the elevation when printed; we will present materials along with 3-dimensional views during our presentation.

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,

Robert E Miller, aia  
Principal  
**M Architects**

Greg Presley  
Principal  
**Presley Architecture**

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ISSUE DATE  
06-24-2021 PC PRE-APP  
12-14-2021 PRELIM. SITE PLAN  
01-18-2022 P.C. PRELIM. REVIEW  
05-02-2022 HDC CONCEPT REV.

NOT FOR CONSTRUCTION



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PHONE 248.349.2708  
marchitect.com

PROJECT  
CADY / GRISWOLD  
ROWHOUSE DEVELOPMENT

PROJECT ADDRESS  
CORNER OF:  
East Cady Street and  
South Griswold Street  
Northville, MI  
48167

PROJECT NUMBER  
21.15

SHEET NAME  
ARCHITECTURAL SITE PLAN:  
GRISWOLD AND BEAL STREET  
ALTERNATE 1

SHEET NUMBER  
AS101.B



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PROJECT  
CADY / GRISWOLD  
ROWHOUSE DEVELOPMENT

PROJECT ADDRESS  
CORNER OF:  
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Northville, MI  
48167

PROJECT NUMBER  
21.15

SHEET NAME  
EXTERIOR ELEVATIONS

SHEET NUMBER  
ASK 101