

**NORTHVILLE HISTORIC DISTRICT COMMISSION**

**May 18, 2011**

**Wednesday 7:00 P.M. - Approved  
Northville City Hall - Council Chamber**

**1. CALL TO ORDER:** Mayor Johnson called the Historic District Commission meeting to order at 7:00 P.M.

**2. ROLL CALL:**

**Present:** Argenta, Luikart, Hoffman, Vernacchia and Johnson.

**Excused:** Bayly and Field - excused

**Also Present:** Sally Elmiger.

**3. MINUTES:**

**Motion by Vernacchia, supported by Luikart** to approve the April 20, 2011 minutes as amended. *Voice Vote: Yeas: All. Motion Unanimously Carried.*

**4. AUDIENCE COMMENTS: NONE.**

**5. REPORTS:**

**A. City Administration:** None.

**B. City Council:** None.

**C. Historic District Commission:** None.

**D. Other Community / Governmental Liaisons:** None.

**6. CASES:**

**CASE #1**

James & Tam Notarianni  
314 W. Dunlap  
Northville, Michigan 48167

**FENCE**

The applicant, Tam Notarianni, described plans to remove a portion (21') of an existing chain link fence and replace it with a new wooden fence on the east side of the home. The fence will be a wood picket fence and the wood will be sealed. The height of the posts is approx 54" and height to the top of the pickets is 48".

Ms Elmiger stated that the proposed fence meets the height and location requirements of Section 18.09 of the Zoning Ordinance. The finished side of the fence must face the neighboring properties. She referenced a memo dated 5-9-2011 Re: 314 W. Dunlap – New Fence.

**Motion by Vernacchia, supported by Luikart** to accept the application as complete. *Voice Vote: Yeas: All. Nays: None. Motion Unanimously Carried.*

**Motion by Vernacchia, supported by Luikart** to grant a notice to proceed referencing the Secretary of Interior Standards #9 and the Northville Historic Design Standards 4.4 – fences and 3.21 - materials. The finished side of the fence will face the neighbors.  
*Voice Vote: Yeas: All. Nays: None. Motion Unanimously Carried.*

Ms. Notarianni stated both sides of the fence will be identical.

**CASE #2**

Main Street Bank Lending Center  
Graphic Visions  
126 W. Main Street  
Northville, Michigan 48167

**SIGN**

Sandy Mustonen, from Graphic Visions and representing her client Main Street Bank Lending Center, stated that the First Place Bank logos, lettering and sign have been removed. Two slightly smaller store front signs – Main Street Bank - will be installed. Details include:

Front Sign – Main Street

- Dimension: 13.09 sq ft.
- Substrate: 1.5 Signfoam – painted black.
- Logo: 1” puzzle-fit Signfoam painted White and Rich Gold.
- “Lending Center” is v-carved and painted Rich Gold.

Rear Sign – Parking Lot Side

- Dimension: 11.92 sq ft.
- Substrate: 3mm Black ACP.
- Vinyl: 0751 White & Gold Metallic.

A memorandum from James Penn, Northville Building Official, dated 5-12-2011 Re: 126 W. Main, “Main Street Bank”, proposed exterior wall signs was referenced. The proposed signs meet the ordinance requirements.

**Motion by Vernacchia, supported by Argenta** to accept the application as complete.  
*Voice Vote: Yeas: All. Nays: None. Motion Unanimously Carried.*

**Motion by Luikart, supported by Vernacchia** to grant a notice to proceed referencing the Northville Historic Design Standards 4.24 – Signs and 5.18 – Color.  
*Voice Vote: Yeas: All. Nays: None. Motion Unanimously Carried.*

**CASE #3**

Brick’s/Graphic Visions  
133 W. Main Street  
Northville, Michigan 48167

**SIGN**

Sandy Mustonen, from Graphic Visions and representing her client Brick’s of Northville restaurant described the sign plan and sign codes that apply to a business site. Brick’s is allowed 28.5 sq. ft. per the Northville Square sign allowance calculations for signature

tenants in the Northville Square building calculations. She referenced a square footage chart for the building which was previously approved by both Northville's Building Department and the HDC. Article 21- Signs – City of Northville Zoning Ordinance was referenced. Margene Buckhave, the building owner, was also included in the discussion.

Sign details for both exterior signs; Main Street and East side of building include:

- Dimension: 30"x75.6" (15.75 sq. ft. – each)
- Substrate: Box-built aluminum with 2" returns - painted Black.
- Vinyl Graphics: 0751 Silver Metallic and a900 Mist Blue Metallic.
- Mounted to the fence.

The signs will fit down and over the fence and be completely enclosed.

**Motion by Luikart, supported by Vernacchia** to accept the application as complete.  
*Voice Vote: Yeas: All. Nays: None. Motion Unanimously Carried.*

**Motion by Hoffman, supported by Luikart** to grant a notice to proceed referencing the Northville Historic Design Standards 4.24 – signs and 5.18 – color as specified in the application. The surface area of the signs will be no more than 15 sq feet. *Voice Vote: Yeas: All. Nays: None. Motion Unanimously Carried.*

#### **CASE #4**

Christopher Miller  
610 Potomac  
Northville, Michigan 48167

#### **ADDITION**

The applicant, Christopher Miller, described plans to construct a partial second-story addition over the garage and family room of his existing home which was built in 1985. There will be no changes in the roof line, windows, materials or colors. His property abuts the Historic District boundary line.

#### **COMMISSIONEER COMMENTS:**

- The home is not a contributing structure to the HDC; thus it does not have to be treated as one.
- The plans are very complete and the new structure echoes the original structure.

**Motion by Vernacchia, supported by Luikart** to accept the application as complete.  
*Voice Vote: Yeas: All. Nays: None. Motion Unanimously Carried.*

**Motion by Hoffman, supported by Vernacchia** to grant a notice to proceed referencing the Northville Historic Design Standards 3.21 – colors and 5.18 - compatibility. *Voice Vote: Yeas: All. Nays: None. Motion Unanimously Carried.*

**CASE #5****ROOF & DOORS**

C Squared Contracting - Greg Caswell  
439 Dubuar  
Northville, Michigan 48167

Mike Williams, the home owner, described plans to remove the existing 3:12 pitch garage roof structure and replace it with a new 12:12 pitch roof structure using storage trusses and a floor for additional space. The dimension of the garage is 22' x 22'. The existing garage door will be replaced with a carriage style door. The new door will appeal and blend with the house and surrounding homes. All of the finishes below have previously been approved and will match the materials and finishes currently on the garage.

**Details:**

- Siding will be replaced with cement board painted Sherwin-Williams - #6171-Chatroom.
- Trim will be replaced using 1x5 rough sawn cedar trim painted Sherwin Williams - 6149 - Relaxed Khaki.
- Cedar shake shingles on the front gable will be replaced with matching and existing 7" exposure.
- Roofing shingles - will be replaced using CertainTeed shingles - Weathered wood.
- Door - Amaar's Oak Summit Collection with a recessed panel design. Color Medium Wood grain or Almond. Hardware: Handles and Strap Hinges.

**COMMISSIONER COMMENTS:**

- The darker stain would make the panels stand out and the shakes could be used as an accent.

**Motion by Vernacchia, supported by Argenta to accept the application as complete.**

*Voice Vote: Yeas: All. Nays: None. Motion Unanimously Carried.*

**Motion by Hoffman, supported by Vernacchia to grant a notice to proceed referencing the Northville Historic Design Standards 3.24 - garage, 3.21 - materials and 5.18 - colors as referenced in the application, as well as, leaving the wood grain color of the garage door to the discretion of the applicant.**

*Voice Vote: Yeas: All. Nays: None.*

*Motion Unanimously Carried.*

**7. DISCUSSION:**

1. Changes to the HDC Rules and Regulations regarding moving a building in the Historic District.
2. New HDC Demolition/Moving application.

Ms Elmiger stated a discrepancy or conflict between the Rules and Regulation and the HDC Demolition/Moving application was discovered. The text in the Rules and

Regulations should be stricken and a reference made to refer to the Demolition Guidelines.

A new HDC demolition/moving application would define for the applicant:

- Relocating/moving or demolition of a building.
- Provide a list of instructions and clarification as to moving or removing a part or the total. Total vs. partial should be defined.
- A partial demolition should be anything more than the total.
- Contributing vs. non contributing should be defined.

**8. ADJOURNMENT:**

**Motion by Hoffman, supported by Vernacchia** to adjourn the meeting at 8:30 P.M.

*Voice Vote: Yeas: All. Nays: None. Motion Unanimously Carried.*

Respectfully submitted,

P. S. Howard  
Recording Secretary