

**NORTHVILLE HISTORIC DISTRICT COMMISSION**  
**SUBCOMMITTEE MEETING**  
**April 2, 2014**  
**Wednesday 9:00 A.M. – Northville City Hall - Council Chambers**

**1. CALL TO ORDER:**

Chair Johnson called the Historic District Commission Subcommittee meeting to order at 9:05 a.m. He noted that there was a quorum of the subcommittee present.

**ROLL CALL:**

**Present:** Argenta and Johnson

**Absent:** Field

**2. PUBLIC COMMENTS – limited to matters not on the agenda**

None present

**3. APPLICATION FOR HISTORIC DISTRICT COMMISSION**

Yesteryear Building  
Randy Dickinson

New Home

Project location: 629 Natalie

John LaCroix, of Yesterday Building, Northville, MI., was present for the Applicant. He had brought copies of updated drawings to show the subcommittee.

Details mentioned included, but were not limited to:

- windows would have a wooden sash, be aluminum clad, with raised muntins on both sides, with a divider bar.
- 1x10 gable fascias.
- an enhanced 1x12 frieze.

Chair Johnson noted that the Subcommittee had an opportunity to review the revised plans and drawings and all appeared to be in order. Elevations and materials had been called out in the revised drawings, which would be part of the application file.

Mr. Johnson asked about the timeline for completion. Mr. LaCroix said that they hoped to have colors by June or July, with exterior completion before next winter. Interior work might take another 8-10 months.

Noting that this home was being built as a spec house, and as the Subcommittee members present had had the opportunity to review the revised plans and drawings, Member Argenta said he was prepared to offer motions regarding the application.

**Motion by Argenta, support by Johnson, that the Commission accept the application as complete except for the following items which will be presented for approval at a later date since this is speculative construction and there is no owner at this time:**

- 1. Material samples and colors for roofing, lap and shake siding, stone, and trim.**
- 2. Brochures showing materials and designs for windows, doors, garage doors, and exterior lighting.**
- 3. Time frame for the project including exterior completion date, landscape completion date and occupancy date.**

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

**Motion by Argenta, support by Johnson, that the Commission issue a Certificate of Appropriateness, provided that the following items will be presented for approval at a later date since this is speculative construction and there is no owner at this time:**

- 1. Material samples and colors for roofing, lap and shake siding, stone, brick and trim.**
- 2. Brochures showing materials and designs for windows, doors, garage doors, and exterior lighting.**
- 3. Time frame for the project including exterior completion date, landscaping completion date and occupancy date.**

**The work then meet “The Secretary of the Interior Standards for Rehabilitation,” in particular Standard Nos. 9 and 10, and the City of Northville Historic District Design Standards:**

- 1. 3.14 Setback and Spacing**
- 2. 3.16 Mass**
- 3. 3.17 Height**
- 4. 3.18 Scale**
- 5. 3.19 Proportion**
- 6. 3.20 Hierarchy**
- 7. 3.21 Rhythm and Materials**
- 8. 3.22 Details**
- 9. 3.23 Decks and Dormers**
- 10. 3.24 for garages**
- 11. 5.9 for shingles**
- 12. 5.12 for stone**
- 13. 5.14 for windows**
- 14. 5.17 for siding**
- 15. 5.18 for paint**

**Designs approved by the Historic District Commission must be implemented per the approved plans. If changes are made to the approved designs/plans after approval has been granted, the applicant must return to the Historic District Commission for approval of the changes.**

**In addition, the items excepted from approval in the above motions must be submitted for approval to the Historic District Commission before any work is implemented involving those items.**

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

Mr. LaCroix thanked the Subcommittee for their consideration.

**ADJOURN** Chair Johnson adjourned the Subcommittee meeting at 9:18 a.m.

Respectfully submitted, Cheryl McGuire, Recording Secretary