

**NORTHVILLE HISTORIC DISTRICT COMMISSION**  
**August 19, 2015**  
**Wednesday 7:00 P.M. – Northville City Hall – Council Chambers**

**1. CALL TO ORDER AND ROLL CALL:**

Mayor Pro Tem Allen called the Historic District Commission meeting to order at 7:00 p.m.

**Present:** Allen, Field, Gudritz, Hoffman, Tartaglia

**Absent:** Argenta, Johnson, Vernacchia (all excused)

**Also Present:** Consultant Elmiger

**2. PUBLIC COMMENT:** None

**3. APPROVAL OF AGENDA:**

**MOTION Hoffman, support by Tartaglia, to approve the agenda as published. Motion carried unanimously.**

**4. APPROVAL OF PREVIOUS MEETING MINUTES:** July 15, 2015

**MOTION Gudritz, support by Field, to approve the minutes of July 15, 2015 as submitted. Motion carried unanimously.**

**5. REPORTS:**

**A. CITY ADMINISTRATION:** NONE

**B. CITY COUNCIL:** NONE

**C. PLANNING COMMISSIONER:** NONE

**D. OTHER COMMUNITY/GOVERNMENTAL LIAISONS:** NONE

**6. PUBLIC HEARING:** None.

**7. CASES TO BE HEARD – BY CASE:**

**CASE #1  
CENTER STREET HOLDINGS  
156 N. CENTER STREET**

**NEW AWNING**

As the applicant was not present, it was requested this case be moved to the end of the agenda.

**MOTION Hoffman, support by Tartaglia, to move case #1 to the end of the agenda. Motion carried unanimously.**

**CASE #2**

**COMMUNITY FINANCIAL/HURON SIGN COMPANY  
400 E. MAIN STREET**

**SIGN**

Kevin Short, Huron Sign Co., 663 S. Mansfield Street., Ypsilanti, Michigan was present on behalf of this application, which was to install a new sign to replace the existing sign at 400 E. Main Street.

Mr. Short explained that the sign would have a new look which has been implemented throughout other Community Financial locations. Mr. Short stated that the new sign would be not be internally illuminated, on a brick base that will match the building. Mr. Short referenced the color samples shown on the application but did not have physical color samples with him. The HDC determined that the colors depicted on the application would be sufficient. Commissioner Hoffman addressed Planning Consultant Elmiger regarding the zoning requirements which were met and the application was deemed complete. Commissioner Hoffman then questioned the materials of the new sign and Mr. Short stated that the sign would be all aluminum with a brick base matching the building.

**MOTION Hoffman, support by Tartaglia, to accept the application as complete. Motion carried unanimously.**

Mayor Pro Tem Allen opened the meeting for public comment. Hearing none, he returned the item to the Commission.

**MOTION by Hoffman, support by Gudritz, to grant a Certificate of Appropriateness referencing the Northville Historic District Design Standards 4-21 materials and 4-24 signs. Motion carried unanimously.**

**CASE #3**

**GREAT HARVEST BREAD/GRAPHIC VISIONS  
139 E. MAIN STREET**

**BRACKET SIGN**

Sandy Mustonen, Graphic Visions, 16857 Northville Road, Northville, Michigan was present on behalf of this application, which was to install a new projecting sign at 139 E. Main Street. The original application was submitted for a bracket sign that would be located on the adjacent building, which is currently is a portion of the neighboring Marquis Building. The applicant, Great Harvest Bread Company, believed that this part of the Marquis Building was constructed on a small strip of their parcel. Ms. Mustonen stated that the sign location had moved because the small strip of the Marquis Building that was believed to be part of Great Harvest Bread Company's parcel, in fact was not. Ms. Mustonen then passed out images showing the new sign which would no longer be a sign attached to the building, but, instead would be a sign mounted on a custom bracket that will hang from the awning of Great Harvest Bread Company.

Planning Consultant Elmiger stated that the sign does fit within the ordinance provision set for hanging a projecting sign from an awning or a canopy. Planning Consultant Elmiger then said that upon approval from the Building Inspector Brent Strong, as well as the Northville Historic District Commission the sign should be allowed.

Mayor Pro Tem Allen questioned the message units on the sign. Ms. Mustonen confirmed that there are five message units on the sign, which conforms to the guidelines pertaining to message units on a projecting sign. They will work with the Building Inspector to confirm that the proposed sign meets the zoning requirements.

Commissioner Hoffman questioned the need for a projecting sign, as the awning in which the new sign will be attached to, has the same images as the proposed projecting sign. Ms. Mustonen stated she had asked the applicant the same question. The applicant explained that when approaching the bread store from the east, the existing awning is blocked by part of the Marquis building. The projecting sign would be visible from both directions.

**MOTION Hoffman, support by Field, to accept the application as complete. Motion carried unanimously.**

Mayor Pro Tem Allen opened the meeting for public comment. Hearing none, he returned the item to the Commission.

**MOTION Hoffman, support by Gudritz, to grant a Certificate of Appropriateness referencing the Northville Historic District Design Standards 4-24 signs and 5-18 paint and colors. Motion carried unanimously.**

**CASE #4  
LAING/PRESLEY  
525 LINDEN**

**NEW HOUSE**

Greg Presley, Presley Architecture LLC, 108 N. Center Street, Suite 205, Northville, Michigan, was present on behalf of this application, which was to build a new home at 525 Linden Court. Mr. Presley stated that the applicant had already been given approval to tear down the existing structure at the June 17<sup>th</sup>, 2015 HDC Public hearing. Mr. Presley stated that the new home would be a 3,200 sq. ft. home. He then made a correction to the originally proposed plans regarding the main level square footage of the home. The plans show a main level square footage of 2,402 sq. ft. when the actual square footage is 2,042.

Mr. Presley described details of the proposed structure, stating that it would be a two level house with a basement. The basement would have a daylight facing the street. The home would have 27% lot coverage with a detached two-car garage with a storage space behind the garage. This proposal meets the lot coverage maximum of 30%. Attaching the garage to the home would be an un-enclosed breezeway. Mr. Presley described the style of the architecture as Traditional. The home would not have flush overhangs, but it would have six-inch projections and would be all shingle and trim board.

Mr. Presley addressed the zoning specifics of the proposed garage height. Showing the HDC the plans for the proposed garage, Mr. Presley explained that because of the steep grade of the lot from the street, the driveway would need to be sunken into the grade to make the driveway less than 10% of the property. With the garage being sunken into the grade, the average roof height to the average grade plane would be 13.75 ft.

Referencing the plans, Commissioner Field questioned the use of a belt around the house but not the garage. Mr. Presley explained that the east elevation of the garage will not be easily seen and he did not think that the garage needed a band. He also said that on a larger, two-story structure, the banding technique is a nice way to tie the top of the windows together. As there are no windows on the east elevation of the garage, and it would not be easily visible, a band around the garage was not needed.

Commissioner Hoffman raised two questions. He questioned if breezeways becoming a new trend. Mr. Presley explained that people have grown up with garages connected to houses and a breezeway offered cover from the rain, while favorably separating the structures. The second question pertained to the materials used for the siding, and if the cedar shake siding would be actual cedar. This would determine

the color of the house after the siding is exposed to weathering. Mr. Presley confirmed that the cedar would need to be re stained in the future but it would ideally be a medium tone. Mr. Presley would be returning at a future HDC meeting for approval of colors for any exterior materials.

Mayor Pro Tem Allen then addressed the finish floor, and how it would compare to the grade plane of the neighboring ranch home. Mr. Presley stated that the finished floor would be 2.5 feet lower than the previous finished floor.

Commissioner Field asked for further detail of the breezeway. Mr. Presley referenced the East Elevation on page 1 of the applicant's site plan and confirmed that the breezeway would not be enclosed.

Commissioner Field asked Mr. Presley to specify the material that was going to be used for the stone front porch pillars. Mr. Presley presented a sample of the stone and described it as a clad split-face field stone. The stone fascia on the chimney, foundation, and front porch pillars will be the split-face field stone.

Mr. Presley stated that the specific pedestrian and garage door styles, exterior lights, and exterior colors have not been determined. The applicant would return to the HDC at a future date, for approval from the HDC.

**MOTION Hoffman, support by Gudritz, to accept the application as complete. Motion carried unanimously.**

Mayor Pro Tem Allen opened the meeting for public comment. Hearing none, he returned the item to the Commission.

**MOTION Hoffman, support by Gudritz, to grant a Certificate of Appropriateness referencing the Northville Historic District Design Standards 3-13 New Construction, 3-14 Set-back and spacing, 3-17 Height, 3-21 Rhythm and Materials, 3-24 Garages, 5-9 Asphalt shingles, 5-12 Stone, and 5-14 Windows, and the applicant will return with the color scheme and more detail on exterior cladding as well as the exterior lighting and garage door detail. Motion carried unanimously.**

## **7. DISCUSSION:**

### **Administrative Decisions:**

Administrative decisions made August 19, 2015:

- 1) 341 E. Main Street Decision: Paint and Repairs

The Building Inspector was notified that it appeared that the structure was not being cared for (the building is currently vacant and is used to store art). The Building ~~Inspection~~ Inspector made a site inspection and advised the building owner that everything on the outside of the building must be in good repair and there cannot be any peeling paint. The building owner was advised that if he wanted to change any exterior colors that he would need to first apply to the HDC for approval.

The Building Inspector made a subsequent visit to the property and found that the property owner had begun painting the porch. He contacted Consultant Elmiger, stating that the property owner had begun to paint the porch a different color, but a color that was almost identical to the previous

white color. The Building Inspector was advised that the color of the porch is close enough, if not exactly the same, and that the property would not need to stop painting in order to appear before the Historic District Commission for approval of the paint color.

Mayor Pro Tem Allen stated that he had spoken with the City Manager and the building owner had contacted the Building Inspector and confirmed that a contractor had been hired to address almost all of the exterior improvements needed for the building. Mayor Pro Tem Allen stated that this could be an example of demolition through neglect because it had been vacant and uncared for. The decision was made that the best resolution would be for the Building Inspector to contact the property owner to tell him to make the required improvements. The building owner has in fact made arrangements to make the required improvements and no further action was required at this time.

### **HD Boundary**

At a previous meeting, it was questioned on what the process would be for the Historic District approval of a boundary that is located only partially in the Historic District.

Planning Consultant Elmiger stated she had contacted the State Historic Preservation office and that their legal representatives advised that the HDC could only review the half of the building in the district.

Commissioner Field asked Planning Consultant Elmiger what the process would be to amend the boundary on a property in such an instance. Planning Consultant Elmiger stated that a study committee would have to be formed, once their recommendation is made they would have a public hearing and the City Council would have to approve the boundary change and a new legal description. Commissioner Field proposed that the HDC look into amending this process regarding the specific parcel. Planning Consultant Elmiger stated that she would look into the process and would address it at the next month's HDC meeting.

### **Other Discussion**

**MOTION Gudritz, support by Hoffman** to refer Case #1 back to the applicant. **Motion carried unanimously.**

Commissioner Gudritz advised the HDC that a previously approved LED sign at the First Presbyterian Church was in violation of the HDC's limitations for the sign approval. The violation (red lettering – a photo was provided) was observed on July 4<sup>th</sup> and August 19<sup>th</sup>. The HDC approved the LED sign with the limitation that the sign would display black and white color lettering only. The HDC requested the Building Inspector address the matter with the property owner.

## **8. ADJOURNMENT:**

Mayor Pro Tem Allen adjourned the meeting at 7:38 p.m.

Respectfully submitted,  
Eric Fulton  
Recording Secretary

Approved as amended 9-16-15