



Carlisle | Wortman
ASSOCIATES, INC.

117 NORTH FIRST STREET SUITE 70 ANN ARBOR, MI 48104 734.662.2200 734.662.1935 FAX

MEMORANDUM

TO: City of Northville Historic District Commission
FROM: Sally M. Elmiger, AICP
DATE: June 10, 2020
RE: 150-156 N. Center St. – New Construction

The property owner has come before the HDC for three conceptual reviews in the last six months. They have now submitted an application for formal review.

The applicant is proposing to demolish the existing one-story building on the southeast corner of N. Center and Dunlap (156 N. Center St.), and demolish an addition on the rear of the adjacent building to the south (Tuscan Café building – or 150 N. Center St.). They are proposing to construct a new 3-story building at the corner, and build a three-story addition onto the rear of the Tuscan Café building. They are also proposing to build a third floor on top of the existing Tuscan Café building. Both addresses will have interior access to one another. The new building will be occupied by a restaurant on the first floor, and four (4) residential units on the upper floors. The Tuscan Café building will continue to be occupied by the restaurant on the first floor, and have three (3) residential units on the upper floors.

Zoning Requirements

The applicant discussed their project with the Planning Commission at the June 2 meeting. Because residential uses on upper floors in the Central Business District are Special Land Uses, a public hearing has been scheduled for this project in July.

HDC Application Requirements

In reviewing the materials against the HDC application requirements, we have the following comments:

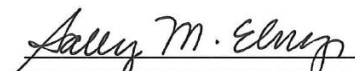
1. Because the project is proposing to demolish the existing building on the corner, and an addition at the rear of the Tuscan Café, an “Application for Historic District Commission Demolition or Moving of a Historic Building,” and associated materials needs to be submitted.
2. The application requires that a site plan, floor plans, and elevations of the existing properties and buildings. This information needs to be provided for the single-story building at the corner. Also, floor plans of the existing Tuscan Café building also needs to be submitted.
3. Will any exterior light fixtures be used? If so, brochures showing the design and materials of the fixtures needs to be provided.

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4. A timeframe for the project, including start date, exterior completion date, and occupancy date, needs to be provided.

In summary, the information listed above needs to be provided to address the building demolitions, and to make the application for new construction complete. We recommend that the applicant provide the demolition information as soon as possible, and that the other information needed to evaluate the new construction be brought to the meeting on Wednesday, June 17, 2020. Note that this meeting will be an electronic meeting. Information of how to connect to the meeting is on the City's website ("Government" tab/Agendas and Minutes).

Please don't hesitate to call if you have any questions or need additional information.



CARLISLE/WORTMAN ASSOC., INC.
Sally M. Elmiger, AICP, LEED AP
Principal

Cc: Pat Sullivan, City Manager
Shari Allen, Building Department
Brent Strong, Building Official
Robert Miller (robert@marchitects.com)