



HISTORIC DISTRICT COMMISSION AGENDA April 17, 2024 – 7:00 P.M.

LOCATION: City of Northville Municipal Building – Council Chambers, 215 W. Main St., Northville, Michigan
48167, 248-449-9902

1. **CALL TO ORDER AND ROLL CALL**
2. **PUBLIC COMMENT** Limited to brief comments on any issue that is not on the agenda
3. **APPROVE AGENDA**
4. **APPROVE MEETING MINUTES** March 20, 2024
5. **REPORTS**
 - A. City Administration
 - B. City Council
 - C. Planning Commission
 - D. Other Community/Governmental Liaisons
6. **PUBLIC HEARINGS** None
7. **CASES TO BE HEARD**
 - A. Case is called.
 - B. Applicant presents case.
 - C. Commission questions & comments.
 - D. A motion pertaining to the completeness of the application is made, seconded, and voted upon. Results are announced by the Chair.
 - E. Public comments on the case are heard. Members of the public are asked to address the Commission from the podium.
 - F. If the HDC has voted to accept the application as complete, a motion pertaining to granting a Certificate of Appropriateness or Notice to Proceed is made, seconded, and voted upon. Results are announced by the Chair.

CASE #1 David Field 223 High St	TYPE OF IMPROVEMENT Porch Deck
CASE #2 Phil Pendleton 508 Main St	TYPE OF IMPROVEMENT Window Replacement - Returning
CASE #3 Richard Sharpe 310 W. Dunlap	TYPE OF IMPROVEMENT Metal Pergola Structure & Landscaping
CASE #4 John & Kathleen Jackson 213 High St	TYPE OF IMPROVEMENT Porch Reconstruction

CASE #5 Mishelle Lussier 126 E. Main	TYPE OF IMPROVEMENT Siding (new) on Addition
CASE #6 Michael Forster & Fiorella Vecchio 439 Dubuar St	TYPE OF IMPROVEMENT Fence, Paving, Walls, Landscaping
CASE #7 Jacqueline Matthews 236 West St	TYPE OF IMPROVEMENT Site and Building Renovations
CASE #8 Community Financial Credit Union 400 E. Main St	TYPE OF IMPROVEMENT Drive-Thru Redesign, Roof, Siding, Signs, Paint

8. DISCUSSION

- a. Historic District Guidelines Update

9. ADJOURNMENT – next regularly scheduled meeting on May 15, 2024

The City of Northville will provide necessary, reasonable auxiliary aids and services, such as signers for the hearing impaired and audiotapes of printed materials being considered at the meeting to individuals with disabilities requiring such services. All requests must be made to the City Clerk at least five (5) business days before the meeting in writing or by phone, 215 W. Main Street, Northville, MI 48167 (248) 349.1300. Minutes of the meeting are available at the City Clerk's Office and online at www.ci.northville.mi.us

CITY OF NORTHVILLE, MICHIGAN
215 W. Main Street
Northville MI 48167
Historic District Commission Meeting Minutes
March 20, 2024, 7:00 PM
Council Chambers

1. CALL TO ORDER AND ROLL CALL

Vice Chair Field called the meeting to order at 7:00 pm.

Present: David Field
Alex Fritz
Jeff Gaines
Tom Gudritz
Mario Tartaglia

Absent: Jim Allen
Leanie Bayly

Also Present: City Planner Elmiger
Mayor Pro Tem Moroski-Browne
Deputy City Clerk Milan

Members of the Public: 1

2. PUBLIC COMMENT

None

3. APPROVAL OF AGENDA

MOTION by Gudritz, support by Tartaglia, to approve the agenda as published.

Motion passed unanimously by voice vote.

4. APPROVAL OF PREVIOUS MEETING MINUTES: February 21, 2024 Regular Meeting

MOTION by Fritz, support by Gaines, to approve the February 21, 2024 meeting minutes as submitted.

Motion passed 4-0-1 by voice vote (Gudritz abstained).

5. REPORTS

A. CITY ADMINISTRATION:
None

B. CITY COUNCIL:

Mayor Pro Tem Moroski-Browne reported that the community Meeting for The Downs construction information will be held at the Community Center on Tuesday, March 26, at 5:30pm.

C. PLANNING COMMISSION:

March 19, 2024 Planning Commission meeting was canceled.

D. OTHER COMMUNITY/GOVERNMENTAL LIAISONS:

None.

6. PUBLIC HEARINGS

None.

7. CASES TO BE HEARD – BY CASE

- A. Case is called.
- B. Applicant presents case.
- C. Commission questions & comments.
- D. A motion pertaining to the completeness of the application is made, seconded, and voted upon. Results are announced by the Chair.
- E. Public comments on the case are heard. Members of the public are asked to address the Commission from the podium.
- F. If the HDC has voted to accept the application as complete, a motion pertaining to granting a Certificate of Appropriateness or Notice to Proceed is made, seconded, and voted upon. Results are announced by the Chair.

CASE #1

**Northville Village, LLC (Starbucks)
302 E. Main St.**

TYPE OF IMPROVEMENT

Sign Installation/Replacement

Bob, Allied Signs, 33650 Giftos, Clinton Township, was present on behalf of this request for freestanding wood sign replacement at Starbucks, 302 E. Main Street. The new sign will be identical to the existing sign in terms of color, wording, and size. The existing sign had deteriorated and was falling apart. The replacement sign will be treated cedar.

MOTION by Tartaglia, support by Gudritz, to accept the application as complete.

Motion passed unanimously by voice vote.

Vice Chair Field opened the meeting to public comment. As no public indicated they wished to speak, Vice Chair Field closed public comment and brought the matter back to the Commission.

MOTION by Gudritz, support by Fritz, to grant a Certificate of Appropriateness for the proposed sign replacement at 302 E. Main Street, as presented in the submittal package, referencing Secretary of the Interior Standard #9 and #10, and Northville Historic District Design Standards 4-24 signage, 4-21 materials, and 5-18 color.

Motion passed unanimously by voice vote.

CASE #2	TYPE OF IMPROVEMENT
Grant Baidas	Roof Deck Awning
157 E. Main St	

Robert Miller, M Architects, 114 E. Main St, was present on behalf of this request to remove the roof deck fabric awning at 157 E. Main Street (The Exchange) and replace it with a metal pergola structure.

Mr. Miller said:

- The existing fabric awning on the Exchange rooftop was failing. There were structural issues, repairs had not worked, and there was water leakage when it rained.
- The applicant proposed an aluminum pergola replacement awning, as described in the submittal documents.
- As described in Mr. Miller’s February 29, 2024 letter, the proposal is to remove the fabric awning and support system, including the existing columns. The applicant intends to install a pre-engineered and pre-fabricated aluminum pergola system. The system will include new aluminum columns and beams, some of which will attach to the existing stair tower. There will be an operable louver system that can be closed during inclement weather, and which has an internal gutter system that will discharge any water onto the existing deck system. There will be low-voltage, LED lights that can be dimmed for accent lighting, and the entire pergola will be open on all sides except the walls of the existing stair tower. The area of the proposed pergola will cover the same area as the existing awning, with the exception of the west side. This area will increase by a couple of feet in order to have the new columns bear on the existing building parapet rather than in between the existing roof-mounted ducts, like the current system. The height of the proposed pergola columns are almost 3’ lower than the existing system. The applicant has met with the building official on site twice to review the proposed pergola, and the building official has not expressed any concerns with what is being proposed to date.
- The aluminum will be bronze-colored.
- Renderings showed views of the pergola from different directions.

In response to questions, Mr. Miller added that:

- Only the top of the awning will be visible from across the street.
- The awning will not have sides.
- The awning will have recessed lights with dimming controls.
- The awning can be deconstructed and removed if that is ever desired.
- There would not be any additional seating under the extended awning.

Mr. Miller distributed a new sheet A101, which included dimensions for the existing plan view and the proposed plan view.

MOTION by Gaines, support by Tartaglia, to accept the application as complete.

Motion passed unanimously by voice vote.

Vice Chair Field opened the meeting to public comment. As no public indicated they wished to speak, Vice Chair Field closed public comment and brought the matter back to the Commission.

After discussion, including discussion of what Design Standard to reference for this rooftop pergola approval, and noting that the landscaping standards generally regulated pergolas, the following motion was offered:

MOTION by Gudritz, support by Tartaglia, to grant a Certificate of Appropriateness to remove the awning at 157 E. Main Street (The Exchange) and replace it with a pergola structure, with materials and placement as presented in the submittal documents, referencing Northville Historic District Design Standards 3-2 landscaping and 4-21 materials, and with the following conditions:

- 1. The light fixtures within the pergola structure, and lighting levels, will meet ordinance standards.**
- 2. No sides/walls (temporary or permanent) will be added to the pergola structure.**

Motion passed unanimously by voice vote.

CASE #3	TYPE OF IMPROVEMENT
Phil Pendleton	Window Replacement
508 Main St	

Brett Mahaffey, Renewal by Anderson, was present on behalf of this request to replace windows at 508 Main Street. Phil Pendleton, owner, was also present.

Mr. Mahaffey said:

- Fifteen existing windows would be removed and replaced with windows custom made to the openings.
- The existing windows were double hung. The replacement windows, except for the sauna window and the center of the bay window, would be crank open single casement windows, and would mimic the look of the windows across the street (511 W. Main), with two horizontal bars making three glass rectangles.
- The color of the windows would be changed from white to dark bronze.
- The only original window was the sauna window, which was in bad condition. The other windows were Weather Shield windows, and had been installed sometime after 1955.
- Ten of the windows were on the original house. The other windows were on later additions.
- The window glass would be clear with a faint green color from Low-E coating.

Commission discussion included:

- Commissioners were hesitant to approve casement windows on a historic home. The design of the windows at 511 W. Main (across the street from the subject site) was appropriate to a new home, but not a historic home. Even though 508 W. Main was not

a contributing resource as listed in the 2021 Historic District Study Report, the home should maintain its historic character as much as possible, and not try to mimic a brand new home. The Commission preferred that the double hung windows be replaced with double hung windows. The Commission did support the color change from white to bronze.

- It was noted that the Secretary of Interior Guidelines call for maintaining sight lines of the house, which include the existing meeting rails and double or single-hung window style.

Mr. Pendleton said that he did not disagree with the Commission relative to using double-hung replacement windows. He asked if there could be a grid design on the top of the windows, with a plain window below.

The Commissioners present this evening were not totally opposed to adding muntins to form a grid pattern, especially on the upper portion of the double-hung windows. However, Commissioners emphasized that the windows needed to be consistent with the original character of the home, and the Commission needed to see via a rendering or sketch what the various elevations would like after new window installation before making a decision. Additionally, the two Commissioners absent this evening would add to future conversation.

Planning Consultant Elmiger referred the applicant to the Historic District Study on the City’s website, which showed various styles of buildings in the Historic District with associated architectural detail.

The consensus of the Commission was to postpone further discussion to give the applicant time to provide information on double-hung style windows with the proposed mutton pattern.

Mr. Pendleton said that he would return to the HDC probably at its next meeting, with a revised application based on tonight’s discussion.

CASE #4	TYPE OF IMPROVEMENT
Phil Pendleton	Paint, Roof, Gutter
508 Main St	

Phil Pendleton, 508 Main St, was present on behalf of this request to paint the house and garage and replace the roof and gutters at 508 Main Street.

Mr. Pendleton provided the following information:

- The windows, gutters, doors including the garage door will be painted Sherwin Williams “Dark Bronze,” using SW Superpaint, satin sheen.
- The house will be painted “Artic White,” also SW Superpaint, satin sheen.
- The gutters will be standard, like the existing gutters.
- The shingles will be black premium shingles.

MOTION by Fritz, support by Gaines, to accept the application as complete.

Motion passed unanimously by voice vote.

Vice Chair Field opened the meeting to public comment. As no public indicated they wished to speak, Vice Chair Field closed public comment and brought the matter back to the Commission.

MOTION by Gudritz, support by Fritz, to grant a Certificate of Appropriateness for the work as presented, referencing Secretary of the Interior Standards #9 and #10, and Northville Historic District Design Standards 5-18 paint and color, and 3-5 roof and gutters.

Motion passed unanimously by voice vote.

8. DISCUSSION

a. Michigan State Historic Preservation Office CLG 2023 Annual Report

City Planner Elmiger reported that she had submitted the Certified Local Government 2023 Annual Report to the Michigan State Historic Preservation Office.

Members of the Commission acknowledged and thanked City Planner Elmiger for her 16 years of service to the HDC.

9. ADJOURNMENT – *next regularly scheduled meeting on April 17, 2024*

MOTION by Gudritz, support by Tartaglia, to adjourn the meeting at 8:05pm.

Motion passed unanimously by voice vote.

Respectfully submitted,
Cheryl McGuire
Recording Secretary



215 WEST MAIN STREET
NORTHVILLE, MI 48167
(248) 449-9902

Cashier Validation (Code 104)

PAID

MAR 19 2024

CITY OF NORTHVILLE
Case # _____

APPLICATION FOR HISTORIC DISTRICT COMMISSION

PLEASE NOTE

- See page 5 to determine if your project requires HDC review and approval
- See pages 6-7 for the documents required to be submitted with your application
- See page 4 for instructions, including submission deadlines and assembly instructions

Application submission deadlines are posted at the Building Department and on the City's website. Submission deadlines are firm. Late submissions are placed on the agenda for the following month.

Property Location: 223 HIGH ST.
(Number) (Street)

Applicant: DAVID FIELD

Applicant Address: 223 HIGH ST.
(Street) (City) (State) (Zip)

Telephone: 248-320-5219 Email: DAVID.E.FIELD.ESQ@GMAIL.COM

Property Owner (if different): _____

Owner Address: 223 HIGH ST.
(Street) (City) (State) (Zip)

Telephone: 248-320-5219 Email: DAVID.E.FIELD.ESQ@GMAIL.COM

- 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.

TYPE OF IMPROVEMENT AND PLAN REVIEW

- If you are seeking HDC conceptual review or discussion only, DO NOT submit this application. Submit the Conceptual Review Application.
- If your project requires moving or demolition of a structure, you must ALSO submit a separate Moving/Demolition Application with this Application.

- NEW CONSTRUCTION / ADDITIONS (including garages)
- PORCH RECONSTRUCTION AND OTHER REPAIRS
- DOOR & GARAGE DOOR REPLACEMENT
- PAINT COLOR CHANGE
- FENCE, PAVING, WALLS, LANDSCAPING
- SIGN INSTALLATION / REPLACEMENT
- BUILDING CLEANING
- ROOF REPLACEMENT
- SIDING REPLACEMENT
- WINDOW REPLACEMENT
- OTHER _____

VALUE OF CONSTRUCTION
\$ <u>1,200</u>
Required for all projects

TREX - ENHANCED - TOASTED SAND

Description of work proposed. ATTACH SEPARATE SHEET IF NECESSARY

REPAIR DECKING - LEAVE EXISTING PORCH RAILS AND SIDES - CEDAR DECKING HAS ROTTED
NO CHANGES TO SIZE OF EXISTING DECK

Describe current use of property Residence

Is a change of use proposed? Yes No If yes, describe _____

List the existing structures on the property and the approximate year built for each.

Structure	Year Built
1912 House & Addition 2000	2000 - Addition / Deck
_____	_____
_____	_____

Does your project/improvement require moving or demolition of any of the structures listed above? Yes* No
*If YES, you must also submit the Historic District Demolition or Moving of a Historic Building application in conjunction with this application. See the application for submission requirements and fees. Failure to submit this application may defer your application to a future meeting.

HDC APPLICATION FEES Fees apply to applicants requesting HDC approval for all aspects of their project, including material changes. Fees do not apply to applicants when the HDC action referred the application back to the applicant.

Application Fee - Painting or reroofing	No fee
Application Fee - All (except paint, re-roof, and construction)	\$25
Application Fee - Change to a previous approval (includes material changes)	\$80
Construction Fee - less than \$2,000 value	\$80
Construction Fee - greater than \$2,000 value	\$80 + \$5 per every \$3,000 of construction value (Construction value of fee capped at \$500)
Sign Application	\$80 (apply for building Permit after receiving approval)

APPLICATION CHECK LIST

Review pages 6-7 for the documents required for your project. If the application and supporting documentation provided is deficient, your application may be deferred to the following month's meeting, pending submission of the required information.

Assemble the following as 15 identical packets. See page 4 for assembly instructions.

- HDC Application (pages 1-3). Unsigned applications are not accepted.
- Proof of ownership
- Property owner letter of authorization - if property owner is not the applicant
- Site plans, sketches, etc. if applicable - folded to the size of the application (see pages 6-7).
- Samples (see pages 6-7 for the samples required for your project)
- Other specific documents required for your project (see pages 6-7)

Also provide:

- A PDF file of the complete submission emailed to msmith@ci.northville.mi.us. Required when you submit your application. The PDF file must exactly match the paper submission. Email subject is "HDC App and project address." **NO THUMB DRIVES OR FLASH DRIVES accepted.**
- Fee (Applications submitted without fees are not considered a timely submission and shall be deferred to a future meeting). A **timely filing is the fee and paper submission.**

SIGNATURE AND CERTIFICATION – applicant and property owner must sign

I certify that the property where work will be undertaken, as described in this application, has or will have before the proposed work is complete, a fire alarm system or smoke alarm complying with the requirements of the Stille-DeRossett-Hale single State Construction Code Act, 1972 PA 230 MCL 125.1531.

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.

THE APPLICANT ALSO HEREBY EXPRESSLY ACKNOWLEDGES AND AGREES THAT BY SIGNING THIS DOCUMENT, THEY FULLY UNDERSTAND THAT DESIGNS APPROVED BY THE HISTORIC DISTRICT COMMISSION MUST BE IMPLEMENTED PER THE APPROVED PLANS. IF CHANGES NEED TO BE 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.

Applicant signature David E. Field Date 3-8-24

Applicant full legal name (individual or company) DAVID E. Field

Property Owner signature David E. Field Date 3-8-24

Property Owner full legal name (individual or company) DAVID E. Field

INSTRUCTIONS FOR APPLYING TO THE HISTORIC DISTRICT COMMISSION

ASSEMBLING YOUR APPLICATION SUBMISSION

Use pages 5-7 to guide you in completing your application. Incomplete applications are subject to denial due to insufficient documentation. If denied, the applicant will need to provide the required information and re-apply. Contact the Building Department at (248) 449-9902 with questions.

The **Historic District Design Standards** are available on the City's website www.ci.northville.mi.us (Services, Building and Planning, Historic District Commission) or at the Building Department.

- Complete the Historic District Commission Application in its entirety. SIGN the application.
- Make 15 copies of the application (pages 1-3 only), and 15 copies of all backup documentation. Assemble into 15 identical packets as described on page 2 Application Checklist and page 3 additional requirements.
- Backup documentation must be folded to the same size as the application. Submissions in individual folders, binders, etc. are not accepted.
- A PDF file emailed to msmith@ci.northville.mi.us of the complete submission. Required when you submit your application. The PDF file must exactly match the paper submission. Email subject is "HDC App and project address." NO THUMBDRIVES OR FLASH DRIVES accepted.
- **NOTE:** If your project requires moving or demolition of a structure, you must also submit the Demolition or Moving of Historic Building application. See that application for the submission requirements. Failure to submit this application by the submission deadline may result in your project review being deferred to a future HDC meeting.

MEETING DATES AND SUBMISSION DEADLINES

- Generally, the HDC meets the third Wednesday of each month at 7:00 p.m. in the Council Chambers at City Hall. Meetings are open to the public. Meeting dates may be moved to accommodate holidays. Follow the meeting date schedule posted at City Hall and on the website www.ci.northville.m.us (Services, Building and Planning, Historic District Commission).
- **Applications are due by 4:00 p.m. on the submission deadline. Follow the meeting date and submission schedule posted at the Building Department and on the City's website www.ci.northville.mi.us** (Services, Building and Planning, Historic District Commission). Posted submission deadlines are firm. Paper submissions received after the deadline are placed on the following month's meeting agenda.
- Meeting the submission deadline does not ensure the application will be heard at the next meeting. The City Planner reviews the application and determines if it is complete. Applicants will receive a review memo from the City Planner, describing any deficiencies and how those may be resolved. Deficient applications may be deferred to the next meeting, pending timely submission of required documentation.

APPEARING BEFORE THE HDC

- The applicant or a representative must be present at the meeting to answer questions. If the applicant is not the owner of the property, a letter from the property owner must be submitted with the application stating they have permission to appear before the board regarding the property.
- Large samples of materials (i.e. shingles, siding, trim, presentation boards, etc.) can be brought to the meeting to help the commissioners in the decision making process.
- If the HDC approves your project, the approval is valid for one year. Permits must be obtained from the Building Department for any work that requires a permit.
- Designs/plans approved by the Historic District Commission must be implemented per the approved plans. Changes to approved designs/plans require returning to HDC for approval BEFORE implementing those changes.

TYPE OF IMPROVEMENT AND WHAT REQUIRES HDC REVIEW

The Historic District Commission (HDC) does not regulate changes to the *interior* of a house, unless the interior change affects the exterior appearance.

The HDC is required to review all *exterior* changes, including those not visible from the street. The entire house, garage and yard contribute to the historic character of the district, and changes to these features are within the HDC's purview. The HDC is required to use "The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings" when deciding whether work is appropriate in a historic district (page 8).

WHAT REQUIRES REVIEW

This list is not all inclusive. If you do not see your project on this list, CONTACT THE BUILDING DEPARTMENT at 248-449-9902.

Apply to the Commission before	Go ahead with your project when
Changing paint colors	Painting in the same colors
Removing large trees, shrubbery, plantings	Trimming or pruning trees, shrubs, plantings
Installing new or replacement fencing	Repairing a few sections of fence with like materials and sizes
Installing new or replacement windows	Replacing panes of glass with matching glass
Reconstructing areas of masonry walls, chimneys, floors, porches, etc.	Tuck pointing small areas of mortar with matching mortar
Installing new storm and security doors, installing new storm windows	Installing or removing storms and screens for the season
Reconstructing all or part of a porch	Replacing small deteriorated areas with identical materials and sizes
Installing new doors, garage doors, security doors	Repairing existing doors with identical materials
Installing or replacing signage, including awnings	Putting out or removing cloth awnings on existing frames for the season
Cleaning the building	
Constructing a new building, structure, or addition	
Demolishing or moving a building, including garages, etc. A Demolition/Moving Application must also be submitted with this application	

DOCUMENT REQUIREMENTS FOR YOUR SPECIFIC PROJECT

- These are minimum requirements. The HDC or staff reserves the right to request additional information as needed for your individual case.
- It is suggested that you seek advice from a licensed architect for assistance in addressing the technical requirements of your application, especially when it comes to the need for scaled and/or dimensioned drawings.
- The documents for your specific project must be assembled into 15 identical packets. You need 15 of the items listed for your project. See **page 4** for assembly instructions.
- A PDF file of the complete submission emailed to dmassa@ci.northville.mi.us. NO flashdrives accepted.

NEW CONSTRUCTION / ADDITIONS (including garages)

- Historic District Commission Application
- Recent photograph(s) of existing structure and property
- Scaled and/or dimensioned drawings printed to scale that include:
 - existing and proposed site plan showing all property lines, site area, easements, setbacks, changes and landscape features, including location of construction fencing if applicable
 - existing and proposed floor plans
 - existing and proposed elevations
 - existing and proposed sections and other details as needed
 - material samples and colors for roofing, siding, and trim
 - brochures showing materials and design for windows, doors, garage doors, exterior lighting, and fencing
 - project time frame including a start date, exterior completion date, landscaping completion date, and occupancy date
- New construction requires a streetscape view (to scale) with the proposed new project inserted
- A separate Demolition/Moving Application may be required if the new construction requires that a building be demolished or moved.

PORCH RECONSTRUCTION AND OTHER REPAIRS

- Historic District Commission Application
- Recent photograph(s) of existing structure and property
- Description of existing materials and colors
- A description of which components will be retained or repaired
- A statement of why the components being replaced cannot be repaired
- A description of the proposed replacement materials and colors
- A set of scaled and/or dimensioned drawings printed to scale that include:
 - existing and proposed site plan showing all changes
 - existing and proposed floor plans
 - existing and proposed elevations
 - existing and proposed sections and other details as needed

DOOR & GARAGE DOOR REPLACEMENT

- Historic District Commission Application
- Recent photograph(s) of existing structure with doors
- A detailed description of existing doors including materials, and a statement of why repair is not possible and replacement is necessary
- Brochures showing materials, design, and finish of proposed doors

PAINT COLOR CHANGE

- Historic District Commission Application
- Recent photograph(s) of existing structure
- Samples of the proposed paint color (i.e., paint chips) and a list of locations where paint color will be applied along with photographs and/or diagrams showing locations

FENCE, PAVING, WALLS, LANDSCAPING INSTALLATION / REMOVAL

- Historic District Commission Application
- Recent photograph(s) of existing structure and property
- A scaled and/or dimensioned site plan printed to scale showing:
 - the existing lot lines
 - the existing buildings
 - the location and dimension of existing and proposed sidewalks, driveways, fencing (including height), landscape materials, and other landscape features
 - the location of the adjacent properties
- Material and color samples from fencing, walls, paving
- Brochure(s) showing fencing and other manufactured landscape items proposed
- In cases of removal include a detailed justification of why item(s) need to be removed

SIGN INSTALLATION / REPLACEMENT

- Historic District Commission Application
- Scaled and dimensioned drawings of signs
- In cases where signs will be attached to the building, include the entire building elevation
- Font, color and material samples
- In cases of replacement, a detailed description including the colors, materials and location(s) of existing signs and justification of why the signs need to be replaced

BUILDING CLEANING

- Historic District Commission Application
- Recent photograph(s) of existing structure
- A detailed description of the cleaning method, including the names of chemicals and the pressure of any washes or application(s)
- Brochures for cleaning agents
- A description of the surface treatment after cleaning (i.e., material, color, brick / mortar repair)

ROOF REPLACEMENT

- Historic District Commission Application
- Recent photograph(s) of existing structure
- Material samples (for asphalt shingles a 3"x3" piece is sufficient)
- A description of existing roofing material and color (provide a sample if possible)
- A detail description of proposed work, including related work such as gutters, soffit and fascia

SIDING REPLACEMENT

- Historic District Commission Application
- Recent photograph(s) of existing structure
- A description of existing siding material and color (provide a sample if possible)
- A set of scaled and/or dimensioned elevations printed to scale
- Material samples
- A detail description of proposed work, including related work such as trim and details
- A brochure or other information giving the color, materials, and dimensions of the proposed replacement siding

WINDOW REPLACEMENT

- Historic District Commission Application
- Recent photograph(s) of existing structure
- A description of existing window material and color (provide a sample if possible)
- A set of scaled and/or dimensioned elevations printed to scale
- Material samples
- A detail description of proposed work, including related work
- A brochure or other information giving the color, materials, and configuration of the proposed windows

SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION AND GUIDELINES FOR REHABILITATING HISTORIC BUILDINGS

1. A property shall be used for its historic purpose or be placed in a new use that required minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities, and where possible, materials. Replacement of a missing feature shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using gentlest means possible.
8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

FINANCIAL INCENTIVES

A Federal Historic Tax Credit is offered to property owners in the Historic District. For more information, call 517-373-1630 or visit the Michigan State Housing Development Authority's website at: <http://www.michigan.gov/mshda>.

Notice of Assessment, Taxable Valuation, and Property Classification

This form is issued under the authority of P.A. 206 of 1993, Sec. 211.24 (c) and Sec. 211.34c, as amended. This is a model assessment notice to be used by the local assessor.

FROM CITY OF NORTHVILLE 215 W. MAIN STREET NORTHVILLE, MI 48167	PARCEL IDENTIFICATION PARCEL NUMBER: 82 48 002 01 0504 000 PROPERTY ADDRESS: 223 HIGH ST NORTHVILLE, MI 48167																				
OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: *****AUTO**5-DIGIT 48167 1705 FIELD, DAVID 223 HIGH ST NORTHVILLE, MI 48167-1423 	PRINCIPAL RESIDENCE EXEMPTION % Exempt As "Homeowners Principal Residence": 100.00% % Exempt As "Qualified Agricultural Property": .00% % Exempt As "MBT Industrial Personal": .00% % Exempt As "MBT Commercial Personal": .00% Exempt As "Qualified Forest Property": <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Exempt As "Development Property": <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No																				
LEGAL DESCRIPTION: 03E504 LOT 504 ASSESSORS NORTHVILLE PLAT NO 6 T1SR8E L66 P40 WCR																					
ACCORDING TO MCL 211.34c THIS PROPERTY IS CLASSIFIED AS: 401 (RESIDENTIAL-IMPROVED)																					
PRIOR YEAR'S CLASSIFICATION IF DIFFERENT: 401 (RESIDENTIAL-IMPROVED)																					
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 50%;"></th> <th style="width: 15%;">PRIOR AMOUNT YEAR: 2023</th> <th style="width: 15%;">CURRENT TENTATIVE AMOUNT YEAR: 2024</th> <th style="width: 20%;">CHANGE FROM PRIOR YEAR TO CURRENT YEAR</th> </tr> </thead> <tbody> <tr> <td>1. TAXABLE VALUE:</td> <td style="text-align: center;">316,777</td> <td style="text-align: center;">332,615</td> <td style="text-align: center;">15,838</td> </tr> <tr> <td>2. ASSESSED VALUE:</td> <td style="text-align: center;">473,900</td> <td style="text-align: center;">539,500</td> <td style="text-align: center;">65,600</td> </tr> <tr> <td>3. TENTATIVE EQUALIZATION FACTOR: 1.000</td> <td></td> <td></td> <td></td> </tr> <tr> <td>4. STATE EQUALIZED VALUE (SEV): 473,900</td> <td></td> <td style="text-align: center;">539,500</td> <td style="text-align: center;">65,600</td> </tr> </tbody> </table>		PRIOR AMOUNT YEAR: 2023	CURRENT TENTATIVE AMOUNT YEAR: 2024	CHANGE FROM PRIOR YEAR TO CURRENT YEAR	1. TAXABLE VALUE:	316,777	332,615	15,838	2. ASSESSED VALUE:	473,900	539,500	65,600	3. TENTATIVE EQUALIZATION FACTOR: 1.000				4. STATE EQUALIZED VALUE (SEV): 473,900		539,500	65,600
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3. TENTATIVE EQUALIZATION FACTOR: 1.000																					
4. STATE EQUALIZED VALUE (SEV): 473,900		539,500	65,600																		
5. There WAS or WAS NOT a transfer of ownership on this property in 2023 WAS NOT																					
6. Assessor Change Reason(s): <div style="text-align: right; font-family: cursive; font-size: 1.2em;"> 540 2 <hr style="width: 50px; margin: 0 auto;"/> 1,080,000 </div>																					

The 2024 Inflation rate Multiplier is: 1.05

Questions regarding the Notice of Assessment, Taxable Valuation, and Property Classification may be directed to the Following:

Name: DAVID GRIFFIN	Phone: (248) 305-2704	Email Address: MGRIFFIN@CI.NORTHVILLE.MI.US
------------------------	--------------------------	------------------------------------------------

March Board of Review Appeal Information. The Board of Review will meet at the following dates and times:
 THE MARCH BOARD OF REVIEW WILL MEET FOR THE PURPOSE OF REVIEWING AND ADJUSTING THE 2024 ASSESSMENT ROLLS OF THE CITY OF NORTHVILLE ON THE FOLLOWING DATES:

- TUESDAY, MARCH 5, 2024: 4:00 P.M. ORGANIZATIONAL MEETING (NO APPEALS)
- MONDAY, MARCH 11, 2024: 1:00 P.M. TO 4:00 P.M. AND 6:00 P.M. TO 9:00 P.M.
- TUESDAY, MARCH 12, 2024: 9:00 A.M TO 12:00 P.M. AND 1:00 P.M. TO 4:00 P.M.

MAIL-IN PETITIONS MUST BE RECEIVED BY MARCH 11, 2024 BEFORE 4:00 P.M. ALL TAXPAYERS WISHING TO PETITION THEIR PROPERTY'S TAXABLE VALUE OR ASSESSMENT IN PERSON WITH THE BOARD OF REVIEW WILL BE SEEN BY APPOINTMENT. TO ENSURE EVERY APPEAL IS HEARD IT IS REQUESTED THAT APPOINTMENTS BE SCHEDULED PRIOR TO MONDAY, MARCH 11, 2024.

Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification

Not less than 14 days before the first meeting of the Board of Review, the assessment notice shall be mailed to the property owner.

Property taxes are calculated based on the Taxable Value (Line 1). State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

The Taxable Value number entered in the "Change from Prior Year to Current Year" Column, does not indicate a change in your taxes. The change in your tax bill is estimated above Line 1.

State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

IF THERE WAS A TRANSFER OF OWNERSHIP on your property in 2023, your 2024 Taxable Value will be the same as your 2024 State Equalized Value.

IF THERE WAS NOT A TRANSFER OF OWNERSHIP on your property in 2023, your 2024 Taxable Value is calculated by multiplying your 2023 Taxable Value by 1.05 (**Inflation Rate Multiplier** for the current year). Physical changes in your property may also increase or decrease your Taxable Value. Your 2024 Taxable Value cannot be higher than your 2024 State Equalized Value.

The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the Michigan Department of Treasury's website at www.michigan.gov/taxes. Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

Filing a protest with the Board of Review is necessary to protect your right to further appeal valuation and exemption disputes to the Michigan Tax Tribunal and classification appeals to the State Tax Commission. Properties classified Commercial Real, Industrial Real or Developmental Real may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31. Commercial Personal, Industrial Personal, or Utility Personal Property may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31 if a personal property statement was filed with the local unit prior to the commencement of the Board of Review as provided by MCL 211.19, except as otherwise provided by MCL 211.9m, 211.9n and 211.9o. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.











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
Diane Mulville-Friel, AICP
DATE: April 10, 2024
RE: 223 High St. – Porch Deck

The property owner would like to replace the wood decking on the rear porch with a composite decking material at the above address.

HDC Application Requirements

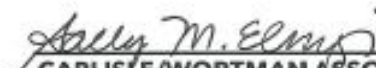
We have reviewed the materials presented, and have the following comments:

1. The application materials provide a name of the proposed decking material, which is Trex-Enhanced in Toasted Sand. The applicant should bring a sample of the new material in the proposed color to the HDC meeting.

With the sample brought to the meeting, we consider the application complete.

Someone representing the project needs to attend the HDC meeting on Wednesday, April 17, 2024, to respond to the Commissioner's questions.

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



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



CARLISLE/WORTMAN ASSOC., INC.
Diane Mulville-Friel, AICP
Senior Associate

Cc: George Lahanas, City Manager
Mike Smith, Clerk
Brent Strong, Building Official
David Field (David.e.field.esq@gmail.com)

Phil Pendleton

Subject: 508 W. Main Street Amendment

Re: Amendment to the attached Window Replacement Application

Per Ms. Elmiger's direction below, please accept the following as formal request to the Historic District Commission as Amendment to the attached previously submitted Application:

Meeting on 3/20/24:

- The earliest record of sale that I could find archived is 1831 and due (in part) to the age of the house, none of the 15 existing windows are original.
- The majority of the windows are single pane Weather Shield (including the front bay window) accompanied with vinyl storm windows. The few that aren't Weather Shield (and on the main house) are largely rotted and none of the 15 windows/storms are adequately functioning.
- All parties are in agreement that the initially requested casement replacements would not be appropriate.

Please accept the following as requested changes to the attached Application:


- Due to the number of home additions, there is an undue amount of inconsistency in window sizes.
- As such, the replacement windows should not stand out against the newly approved white siding. Rather, they should appropriately blend into the house color.
- I'm respectfully requesting that all 15 windows be replaced with Renewal by Andersen double hung windows, absent grills and in all white framework.
- Attached are a few pictures of the proposed window but what I'm requesting will be minus the upper grills (ie clear top and bottom glass).

Hopefully, this amended application is considered preserving history but yet implementing necessary improvements to preserve the home's structural integrity coupled with enhanced energy efficiency. I look forward to further discussion at the meeting on 4/17/24 and will have available a window corner showing framework and glass.

For your consideration and thank you, Phil Pendleton

Cell: 248-653-7210

Email: ppendleton@thehlp.com



4-2-2024

From: Sally Elmiger <selmiger@cwaplan.com>
Sent: Wednesday, March 27, 2024 10:21 AM
To: Phil Pendleton <PPendleton@thehlp.com>
Cc: msmith@ci.northville.mi.us
Subject: RE: Northville Historic District Commission

Hi Phil:

x

1.

Unfortunately, the HDC didn't give any formal approval on your window project at the March meeting. So, you'll need to return to the April meeting, and inform them of your plans to obtain a formal approval.

Since you were asked to return to the HDC with an amended proposal, it will be a continuation of the existing application...no need to submit a new application form or fee. However, your window representative should provide you with documentation of the windows that will be used (design, material & color), and that the windows will simply be installed into the existing window openings.

Thanks,

Sally



Sally M. Elmiger

Principal, AICP, LEED-AP

Phone: 734-662-2200

117 N. 1st Street, Suite 70, Ann Arbor, MI 48104



2.

2

Phil Pendleton

Subject: 508 W. Main Street Window Pictures

Double hung window pictures outside/inside views. The windows I'm requesting won't have the upper grills.



3.

x

Phil Pendleton

Subject:

Amendment Pic 2 of 3



Sent from my iPhone

4.

Phil Pendleton

Subject:

Amendment Pic 1 of 3



Sent from my iPhone

x

5.

Phil Pendleton

Subject:

Amendment Pic 3 Of 3



Sent from my iPhone

6.



Carlisle | Wortman

ASSOCIATES, INC.

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

Proposal
3-20-24
↳ Denied

MEMORANDUM

TO: City of Northville Historic District Commission
FROM: Sally M. Elmiger, AICP
DATE: March 13, 2024
RE: 508 W. Main St. – Window Replacement

The applicant would like to replace 15 wood windows in the residence at the above address. This application accompanies a second application covering other building renovations (paint, roof, and gutter replacement).

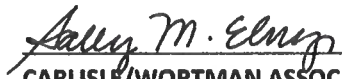
HDC Application Requirements

We have evaluated the information provided with this application, and have the following comments:

1. The application materials clearly show which windows will be replaced. We assume that the new windows will fit the existing window openings, and no changes to the openings are proposed. The applicant should confirm this. If no openings are being changed, we would consider the labeled photographs sufficient, and meet the intent of the requirement for scaled elevation drawings.
2. The project descriptions states that the new windows will be installed with minimal aluminum on the exterior. Will any other related work (such as trim or sill replacement) be conducted at the same time?

The applicant needs to bring the information described above to the Historic District Commission meeting on Wednesday, March 20, 2024. Someone representing the project needs to attend the HDC meeting to respond to the Commissioner's questions.

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: Greg Lahanas, City Manager
Shari Allen, Building Department
Brent Strong, Building Official
Renewal by Anderson – Brett Mahaffey (Brett.Mahaffey@andersencorp.com)

7.

Clear Form



215 WEST MAIN STREET
NORTHVILLE, MI 48167
(248) 449-9902

Cashier Validation (Code 104)

APPLICATION FOR HISTORIC DISTRICT COMMISSION

PLEASE NOTE

- See page 5 to determine if your project requires HDC review and approval
- See pages 6-7 for the documents required to be submitted with your application
- See page 4 for instructions, including submission deadlines and assembly instructions

Case # _____

Application submission deadlines are posted at the Building Department and on the City's website. Submission deadlines are firm. Late submissions are placed on the agenda for the following month.

Property Location: 508 Main Street
(Number) (Street)

Applicant: Renewal by Andersen (Brett Mahaffey)

Applicant Address: 37720 Amrhein Livonia MI 48150
(Street) (City) (State) (Zip)

Telephone: 734-237-1065 Email: Brett.Mahaffey@andersencorp.com

Property Owner (if different): Phil Pendleton

Owner Address: 508 Main Street Northville MI 48167
(Street) (City) (State) (Zip)

Telephone: 248-653-7210 Email: PPENDLETON@THEHLP.COM

- 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.

TYPE OF IMPROVEMENT AND PLAN REVIEW

- If you are seeking HDC conceptual review or discussion only, DO NOT submit this application. Submit the Conceptual Review Application.
- If your project requires moving or demolition of a structure, you must ALSO submit a separate Moving/Demolition Application with this Application.

- NEW CONSTRUCTION / ADDITIONS (including garages)
- PORCH RECONSTRUCTION AND OTHER REPAIRS
- DOOR & GARAGE DOOR REPLACEMENT
- PAINT COLOR CHANGE
- FENCE, PAVING, WALLS, LANDSCAPING
- SIGN INSTALLATION / REPLACEMENT
- BUILDING CLEANING
- ROOF REPLACEMENT
- SIDING REPLACEMENT
- WINDOW REPLACEMENT
- OTHER _____

VALUE OF CONSTRUCTION
\$ <u>35,526</u>
Required for all projects

8.

x

Description of work proposed. ATTACH SEPARATE SHEET IF NECESSARY

Replacing 15 windows in residential House. Current windows are replacement white double hung windows and homeowner wants to replace them with dark bronze casement windows with 3 horizontal bars to mimic the look from the windows located across the street at 511 W Main Street.

Describe current use of property Residential

Is a change of use proposed? [] Yes [x] No If yes, describe

List the existing structures on the property and the approximate year built for each.

Structure	Year Built
Front half of residential house	1831
Back half of residential house	1900s?

Does your project/improvement require moving or demolition of any of the structures listed above? [] Yes* [x] No

*If YES, you must also submit the Historic District Demolition or Moving of a Historic Building application in conjunction with this application. See the application for submission requirements and fees. Failure to submit this application may defer your application to a future meeting.

HDC APPLICATION FEES Fees apply to applicants requesting HDC approval for all aspects of their project, including material changes. Fees do not apply to applicants when the HDC action referred the application back to the applicant.

Application Fee – Painting or reroofing	No fee
Application Fee – All (except paint, re-reroof, and construction)	\$25
Application Fee – Change to a previous approval (includes material changes)	\$80
Construction Fee – less than \$2,000 value	\$80
Construction Fee – greater than \$2,000 value	\$80 + \$5 per every \$3,000 of construction value (Construction value of fee capped at \$500)
Sign Application	\$80 (apply for building Permit after receiving approval)

APPLICATION CHECK LIST

Review pages 6-7 for the documents required for your project. If the application and supporting documentation provided is deficient, your application may be deferred to the following month's meeting, pending submission of the required information.

Assemble the following as 15 identical packets. See page 4 for assembly instructions.

- [] HDC Application (pages 1-3). Unsigned applications are not accepted.
- [] Proof of ownership
- [] Property owner letter of authorization – if property owner is not the applicant
- [] Site plans, sketches, etc. if applicable – folded to the size of the application (see pages 6-7).
- [] Samples (see pages 6-7 for the samples required for your project)
- [] Other specific documents required for your project (see pages 6-7)

9.

Also provide:

A PDF file of the complete submission emailed to msmith@ci.northville.mi.us. Required when you submit your application. The PDF file must exactly match the paper submission. Email subject is "HDC App and project address." **NO THUMB DRIVES OR FLASH DRIVES accepted.**

Fee (Applications submitted without fees are not considered a timely submission and shall be deferred to a future meeting). **A timely filing is the fee and paper submission.**

SIGNATURE AND CERTIFICATION – applicant and property owner must sign

I certify that the property where work will be undertaken, as described in this application, has or will have before the proposed work is complete, a fire alarm system or smoke alarm complying with the requirements of the Stille-DeRossett-Hale single State Construction Code Act, 1972 PA 230 MCL 125.1531.

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.

THE APPLICANT ALSO HEREBY EXPRESSLY ACKNOWLEDGES AND AGREES THAT BY SIGNING THIS DOCUMENT, THEY FULLY UNDERSTAND THAT DESIGNS APPROVED BY THE HISTORIC DISTRICT COMMISSION MUST BE IMPLEMENTED PER THE APPROVED PLANS. IF CHANGES NEED TO BE 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.

Applicant signature Brett Mahaffey Date _____

Applicant full legal name (individual or company) Renewal by Andersen (Brett Mahaffey) Date 3/1/2024

Property Owner signature _____ Date _____

Property Owner full legal name (individual or company) _____

10.

Renewal by Andersen

37720 Amrhein

Livonia, MI 48150

- Homeowner wants to replace 15 wood windows with Renewal by Andersen
- Existing windows are double hung windows and will be replaced with casement window units and dark bronze color
- Homeowner wants to add 3 horizontal bars in each window sash to mimic the look of the house across the street (picture of house included)
- House was built in 1831 (homeowner) / 1900 (per Zillow/Realtor.com) and no date given on BSA
- Renewal by Andersen windows uses Fibrex (wood composite) material (approved several times in the City of Northville Historic district)
- Insert windows will be installed with minimal aluminum on exterior
- Almost all of the windows are replacement Weather Shield (founded in 1955) (window in Sauna is original)
- House had addition at some point (10 of 15 windows are in original structure)

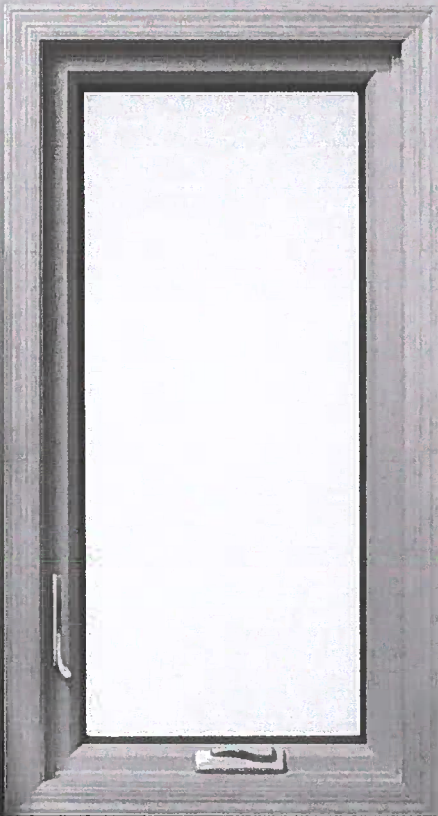


CASEMENT WINDOW

ADVANTAGES AND APPLICATIONS

The Renewal by Andersen® casement window consists of one or multiple sashes in a single frame. The sash can be hinged on the right or left side and pivots outward. Sash opening is controlled by a roto gear operator on the sill. A single sash lock lever activates multiple lock points to enhance security, and pulls the sash in tightly against the weatherstrip on the sash and frame. Insect screens are installed on the interior of the frame.

Renewal
by Andersen.



*Casement
Replacement Windows*

ADVANTAGES

- Allows the most ventilation of any window type.
- Open sash can “catch” breezes from multiple directions.
- Multiple weatherstrips provide a weather tight seal when sash is closed and locked.
- Patented Fibrex® material is more rigid than vinyl, allowing more glass area.
- Fibrex material with low-maintenance capstock gives a rich, low-luster finish to sash and frame, similar to painted wood.
- Smooth radius surfaces on frame and sash are pleasing to the eye and easier to clean.
- Mortise and tenon appearance on the interior and exterior sash and frame corners give a traditional hand-crafted look.

APPLICATIONS

- Widely used to replace other styles of windows.
- Offers dramatic design accents when combined with fixed windows.
- Recommended for use over countertops and other wide obstructions because operation is controlled by turning a handle—an easier motion than lifting or sliding sash.
- Should not be used in areas where the projecting sash could obstruct outside walkways.
- Visually compatible with other Renewal by Andersen products.
- Corrosion-resistant casement hardware is available for use in harsh and corrosive environments such as heavy industrial or coastal areas.



FIBREX® MATERIAL: A BETTER ALTERNATIVE, A BETTER WINDOW

Reinventing the window

Innovation has been a hallmark of Andersen Corporation since its founding in 1903. From implementing “mass production” techniques in 1904 (nine years before Henry Ford), to producing the first completely assembled window unit in the industry (1926), to becoming the world’s largest specialized window frame factory in 1929, our guiding principle has always been to “make a product that is different and better.” Each step of the way we have incorporated the latest technologies, fine precision, and high standards in our quest to be better.

Introducing Fibrex® material

One of our most innovative ideas is Fibrex material. This revolutionary composite combines the strength and stability of wood with the low-maintenance features of vinyl. In fact, you might say it’s an evolutionary product—Andersen scientists developed the first hollow vinyl window in the U.S. in 1959, and engineered composite window materials in the 1960s and 1970s. In 1992, Andersen perfected composite window technology, and patented Fibrex material. Today, Fibrex material is the perfect choice for your new replacement windows.

	Fibrex® Material	Other Materials
Strength	Because Fibrex® material is strong, we can make our sash and frames narrower. Narrower frames mean more glass, more view.	Vinyl frames are known to have a higher expansion/contraction rate and can bow, breaking the glass seal.
Insulation	Fibrex material has superior thermal insulating properties. Combined with Andersen® High-Performance™ Low-E4® glass, this helps your home stay warmer in winter and cooler in summer. You can save money on your energy bills. Your home feels more comfortable.	Aluminum window frames conduct heat and cold. Heat leaks out of your house in the winter and into your house in the summer.
Low Maintenance	Fibrex material never needs scraping or painting. It won't rot, decay or mold.*	Fiberglass frames are painted and may need regular maintenance.
Beauty	Renewal by Andersen replacement windows preserve the architectural beauty of your home. Frame and sash design reflect the shape and lines of your original windows. The unique extruded Fibrex material can be made into any kind of window—including curved specialty windows.	Most replacement windows have square profiles that may look artificial in your home. Vinyl frame material is often thicker, reducing glass area. Fiberglass can only be made into straight lineals.
Environmental Responsibility	40% of the raw material by weight used to make Fibrex material is clean, reclaimed wood fiber. Reclaimed materials in the manufacturing process can also be reground and reused. Renewal by Andersen® windows meet Green Seal's science-based environmental certification standards as well as being ENERGY STAR® qualified for meeting strict energy efficiency criteria set by the U.S. Department of Energy.	Andersen windows are the only windows with Green Seal certification. Fiberglass is a thermoset material and cannot be reformed into new profiles.
Warranty	A window is not just glass and some framing material. It's a precise combination of glass, frame and quality installation. We back it all with a 20/2/10 Limited Warranty* that is one of the best in the business.	More than half of all remodeling firms have been in business less than four years.** Installation is rarely covered in the written warranty.



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
Diane Mulville-Friel, AICP
DATE: April 10, 2024
RE: 508 W. Main St. – Window Replacement - Returning

This applicant attended the March 20, 2024 Historic District Commission meeting with a request to replace the windows at the above address. During discussion with the Commissioners, it was decided that it was preferable to use replacement windows with a “double-hung” window style versus a “casement” window style. The applicant is returning with an amended application, proposing double-hung windows. The double-hung windows will be made of the same material, and painted the same color, as described in the previous submission.

HDC Application Requirements

We have reviewed the HDC Application for completeness and consider the application complete.

Someone representing the project needs to attend the HDC meeting on Wednesday, April 17, 2024, to present the project and answer questions.

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: Greg Lahanas, City Manager
Mike Smith, Clerk
Brent Strong, Building Official
Renewal by Anderson – Brett Mahaffey (Brett.Mahaffey@andersencorp.com)
Phil Pendleton (PPendleton@thehp.com)



Clear Form

215 WEST MAIN STREET
NORTHVILLE, MI 48167
(248) 449-9902

Cashier Validated (Code 104)

PAID
CHECK # 1578

MAR 20 2024

CITY OF NORTHVILLE

Case # _____

APPLICATION FOR HISTORIC DISTRICT COMMISSION

PLEASE NOTE

- See page 5 to determine if your project requires HDC review and approval
- See pages 6-7 for the documents required to be submitted with your application
- See page 4 for instructions, including submission deadlines and assembly instructions

Application submission deadlines are posted at the Building Department and on the City's website. Submission deadlines are firm. Late submissions are placed on the agenda for the following month.

Property Location: 310 W. Dunlap Street
(Number) (Street)

Applicant: Richard M. Sharpe

Applicant Address: 310 W. Dunlap Street Northville MI 48167
(Street) (City) (State) (Zip)

Telephone: 954-552-6525 Email: ricksharpe01@yahoo.com

Property Owner (if different): _____

Owner Address: _____
(Street) (City) (State) (Zip)

Telephone: _____ Email: _____

- 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.

TYPE OF IMPROVEMENT AND PLAN REVIEW

- If you are seeking HDC conceptual review or discussion only, DO NOT submit this application. Submit the Conceptual Review Application.
- If your project requires moving or demolition of a structure, you must ALSO submit a separate Moving/Demolition Application with this Application.

- NEW CONSTRUCTION / ADDITIONS (including garages)
- PORCH RECONSTRUCTION AND OTHER REPAIRS
- DOOR & GARAGE DOOR REPLACEMENT
- PAINT COLOR CHANGE
- FENCE, PAVING, WALLS, LANDSCAPING
- SIGN INSTALLATION / REPLACEMENT
- BUILDING CLEANING
- ROOF REPLACEMENT
- SIDING REPLACEMENT
- WINDOW REPLACEMENT
- OTHER Metal Pergola Structure Over Rear Patio

VALUE OF CONSTRUCTION
\$ <u>74,406.72</u>
Required for all projects

Description of work proposed. ATTACH SEPARATE SHEET IF NECESSARY (NOT VISIBLE FROM STREET)

PROJECT IS A HIGH-QUALITY PERMANENT METAL PERGOLA SYSTEM WITH ADJUSTABLE LOUVERS TO PROVIDE SUN + RAIN PROTECTION FOR FURNITURE AND OCCUPANTS. ROUGHLY 17' X 18' HORIZONTAL + 11' OFF THE GROUND.

Describe current use of property Residential

Is a change of use proposed? Yes No If yes, describe

List the existing structures on the property and the approximate year built for each.

Structure	Year Built
Home	1875
Garage	Unknown - Guessing 1970's

Does your project/improvement require moving or demolition of any of the structures listed above? Yes* No

*If YES, you must also submit the Historic District Demolition or Moving of a Historic Building application in conjunction with this application. See the application for submission requirements and fees. Failure to submit this application may defer your application to a future meeting.

HDC APPLICATION FEES Fees apply to applicants requesting HDC approval for all aspects of their project, including material changes. Fees do not apply to applicants when the HDC action referred the application back to the applicant.

Application Fee – Painting or reroofing	No fee
Application Fee – All (except paint, re-reroof, and construction)	\$25 NOT REQUIRED
Application Fee – Change to a previous approval (includes material changes)	\$80
Construction Fee – less than \$2,000 value	\$80 (74,406 * 3000 x 5 = \$124 ⁰⁰)
Construction Fee – greater than \$2,000 value	\$80 + \$5 per every \$3,000 of construction value (Construction value of fee capped at \$500)
Sign Application	\$80 (apply for building Permit after receiving approval)

APPLICATION CHECK LIST

~~25~~ + 80 + 124 = \$ 229⁰⁰ 204⁰⁰

Review pages 6-7 for the documents required for your project. If the application and supporting documentation provided is deficient, your application may be deferred to the following month's meeting, pending submission of the required information.

Assemble the following as 15 identical packets. See page 4 for assembly instructions.

- HDC Application (pages 1-3). Unsigned applications are not accepted.
- Proof of ownership
- Property owner letter of authorization – if property owner is not the applicant
- Site plans, sketches, etc. if applicable – folded to the size of the application (see pages 6-7).
- Samples (see pages 6-7 for the samples required for your project)
- Other specific documents required for your project (see pages 6-7)

Also provide:

- A PDF file of the complete submission emailed to msmith@ci.northville.mi.us. Required when you submit your application. The PDF file must exactly match the paper submission. Email subject is "HDC App and project address." **NO THUMB DRIVES OR FLASH DRIVES accepted.**
- Fee (Applications submitted without fees are not considered a timely submission and shall be deferred to a future meeting). **A timely filing is the fee and paper submission.**

SIGNATURE AND CERTIFICATION – applicant and property owner must sign

I certify that the property where work will be undertaken, as described in this application, has or will have before the proposed work is complete, a fire alarm system or smoke alarm complying with the requirements of the Stille-DeRossett-Hale single State Construction Code Act, 1972 PA 230 MCL 125.1531.

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.

THE APPLICANT ALSO HEREBY EXPRESSLY ACKNOWLEDGES AND AGREES THAT BY SIGNING THIS DOCUMENT, THEY FULLY UNDERSTAND THAT DESIGNS APPROVED BY THE HISTORIC DISTRICT COMMISSION MUST BE IMPLEMENTED PER THE APPROVED PLANS. IF CHANGES NEED TO BE 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.

Applicant signature  Date 3-20-24

Applicant full legal name (individual or company) Richard M. Sharpe

Property Owner signature  Date 3-20-24

Property Owner full legal name (individual or company) Richard M. Sharpe

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That
The Grantor(s), Deborah A. Ronayne and Louis F. Ronayne, wife and husband
whose address is 310 W. Dunlap, Northville, MI 48167

convey(s) and warrant(s) to
Richard Mason Sharpe and Nanette Sharpe, husband and Wife, Grantee(s), whose address is 333 Las Olas Way, No.
2707, Fort Lauderdale, FL 33301.

the following described premises:
Land situated in the City of Northville, County of Wayne, State of Michigan, described as follows:

Lot 501, Assessor's Northville Plat No. 6 as recorded in Liber 66, Page(s) 40 of Plats, Wayne County Records.

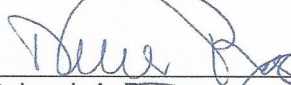
Commonly known as: 310 W. Dunlap, Northville, MI 48167
Parcel ID No(s): 48-002-01-0501-000

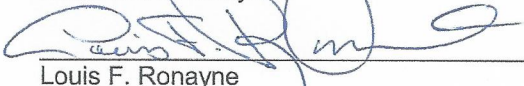
For the Full Consideration of Seven Hundred Seventy-Five Thousand And No/100 Dollar(s) (\$775,000.00) subject to
building and use restrictions and easements of record, if any.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise
appertaining thereto.

SUBJECT to easements and restrictions of record, zoning laws and ordinances affecting the premises, and rights of the
public and of any governmental entity in any part thereof taken, used or deeded for street, road, right of way, or highway
purposes, and subject to taxes and future installments of special assessments payable hereafter.

Dated this 25th day of October, 2019.




Deborah A. Ronayne


Louis F. Ronayne

STATE OF Michigan
COUNTY OF Oakland

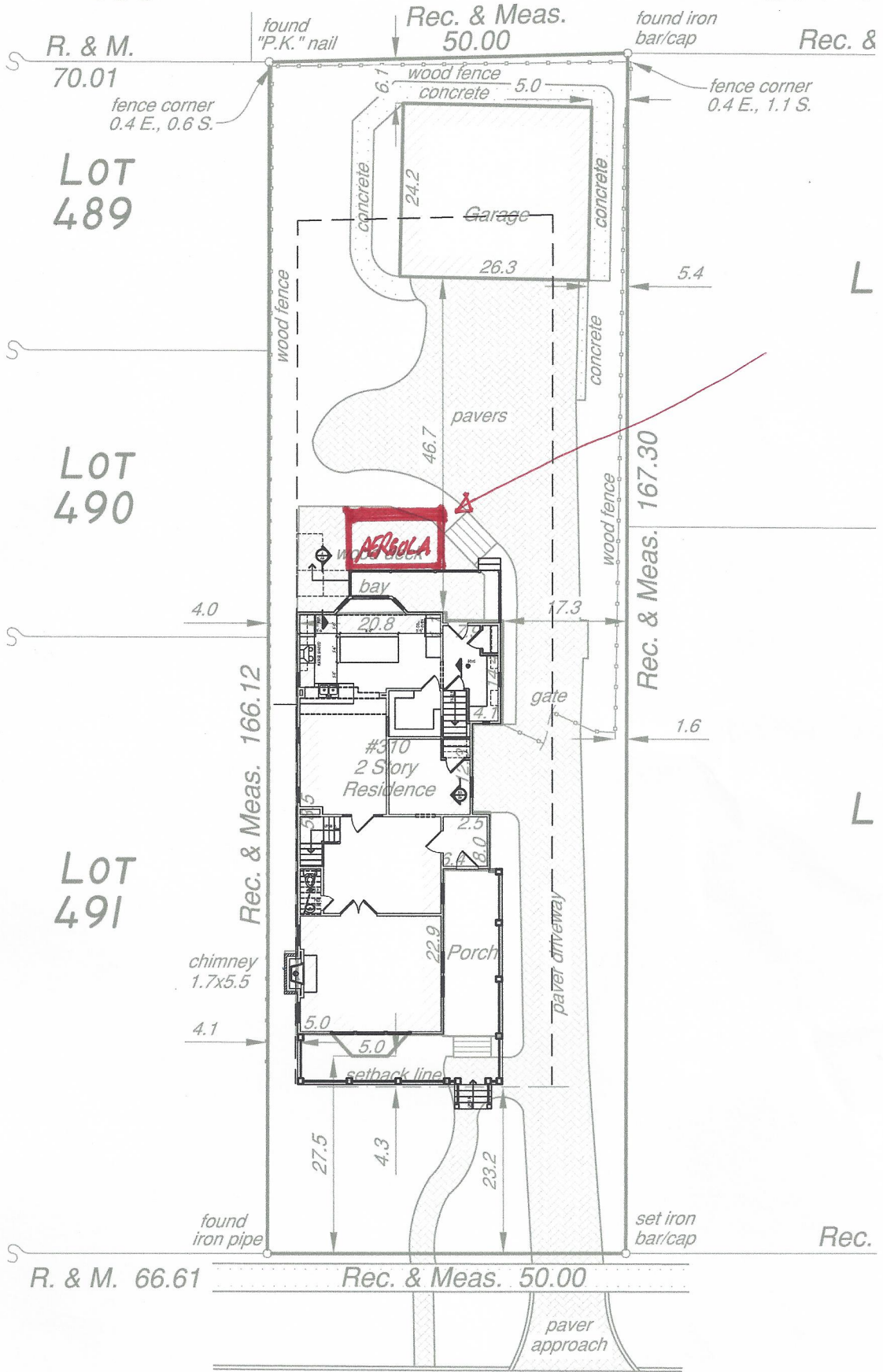
The Foregoing instrument was acknowledged before me this October 25, 2019 by Deborah A. Ronayne and Louis F.
Ronayne, wife and husband.



Notary Public
Jennifer I. Givraszin

488

LOT 5



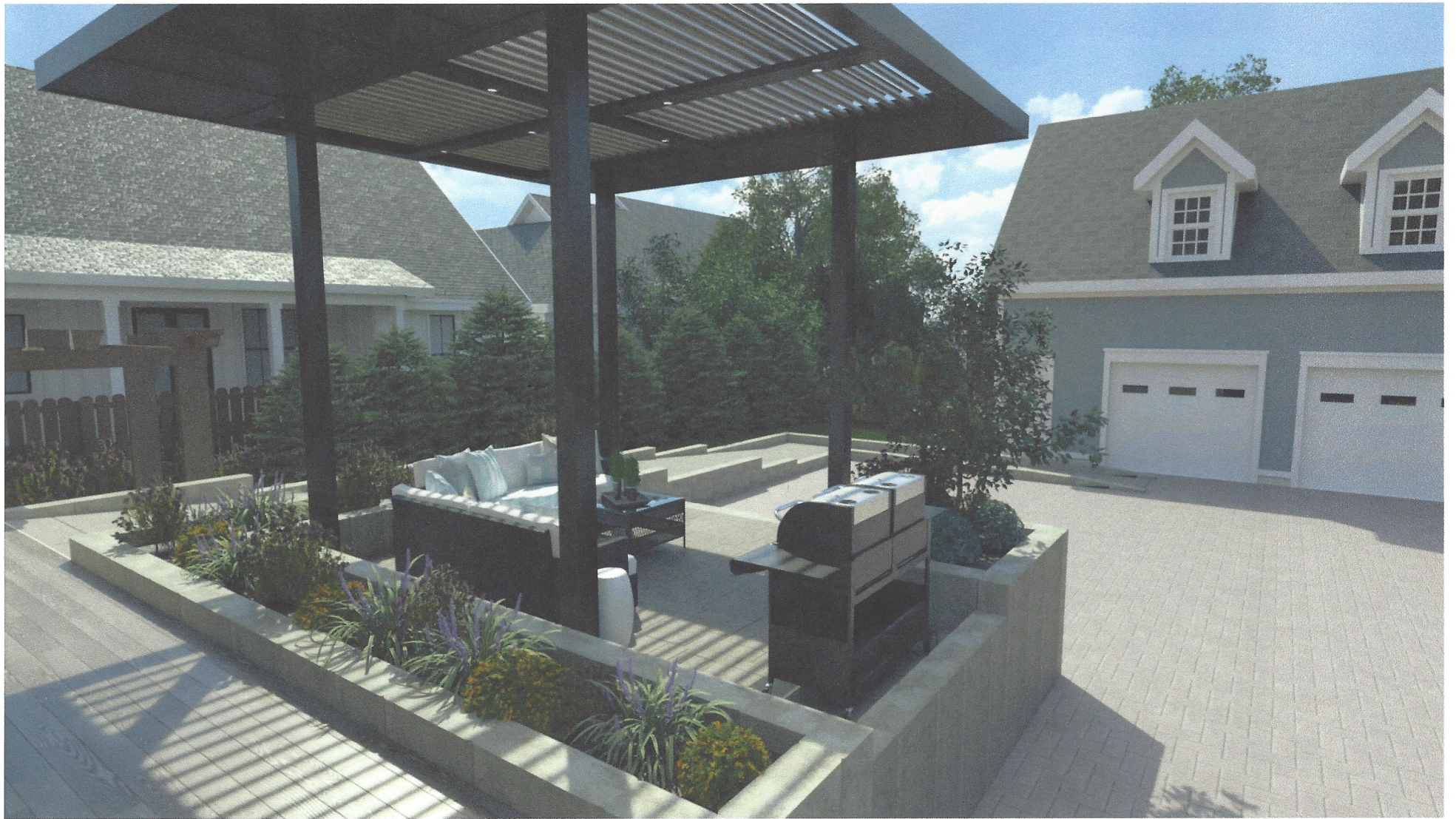
WEST DUNLAP ST.
(64' Wide)







LOUVERS ARE ACTUALLY
GRAY TO MATCH HOUSE.
STRUCTURE IS MATT BLACK.



PRESENTED BY:
SKYVIEW DETROIT

2605 OAKLEY PARK RD SUITE B,
COMMERCE CHARTER TWP, MI 48390

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DATE ISSUED:
February 27, 2024

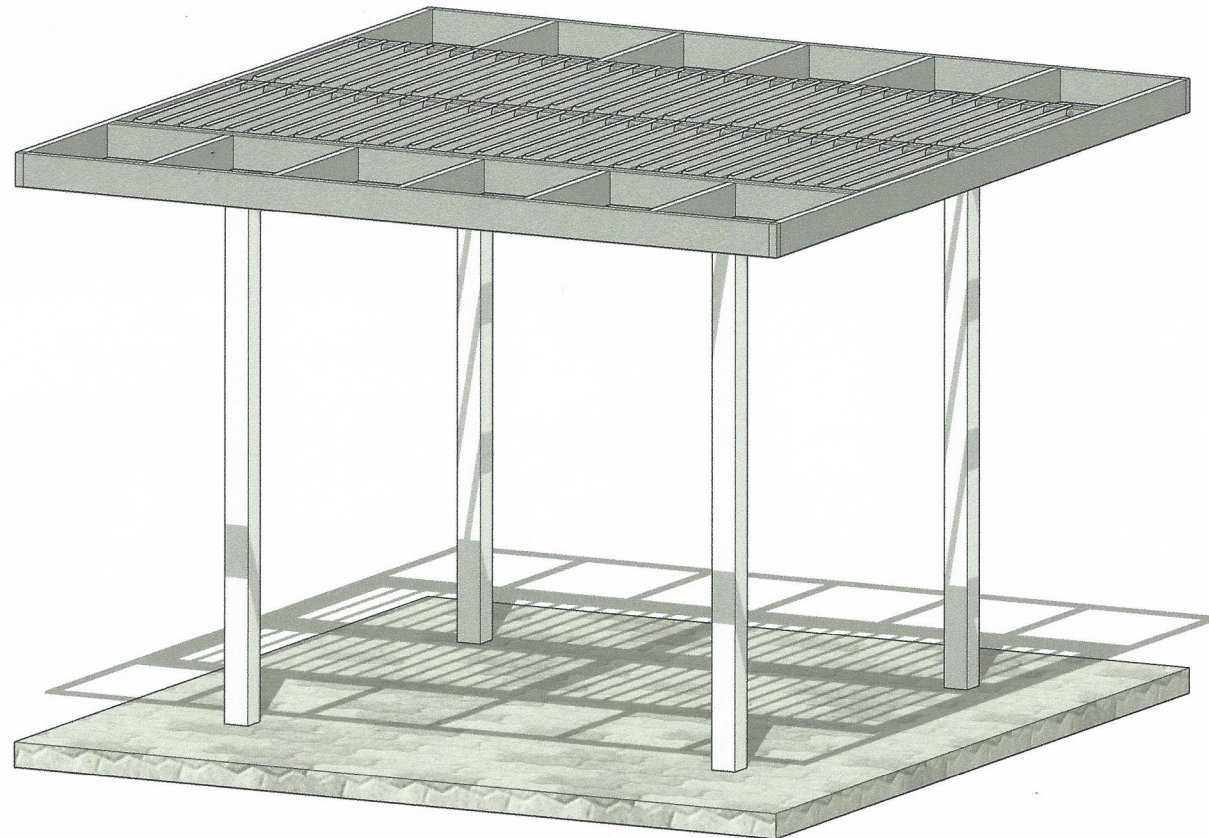
ADDRESS
310 W. DUNLAP STREET
NORTHVILLE MI 48167

PROJECT SHEETS

- A 100/COVER
- A 101/ TOP PLAN
- A 102/ TOP DETAIL PLAN
- A 103/ SIDE ELEVATION
- A 104/ FRONT ELEVATION
- A 105/ LOUVER DETAIL
- A 106/ GUTTER DETAIL
- A 107/ POST DETAIL
- A 108/ FOOTER DETAIL
- A 109/ DETAIL
- A 110/ DETAIL
- A 111/ DETAIL
- A 112/ DETAIL



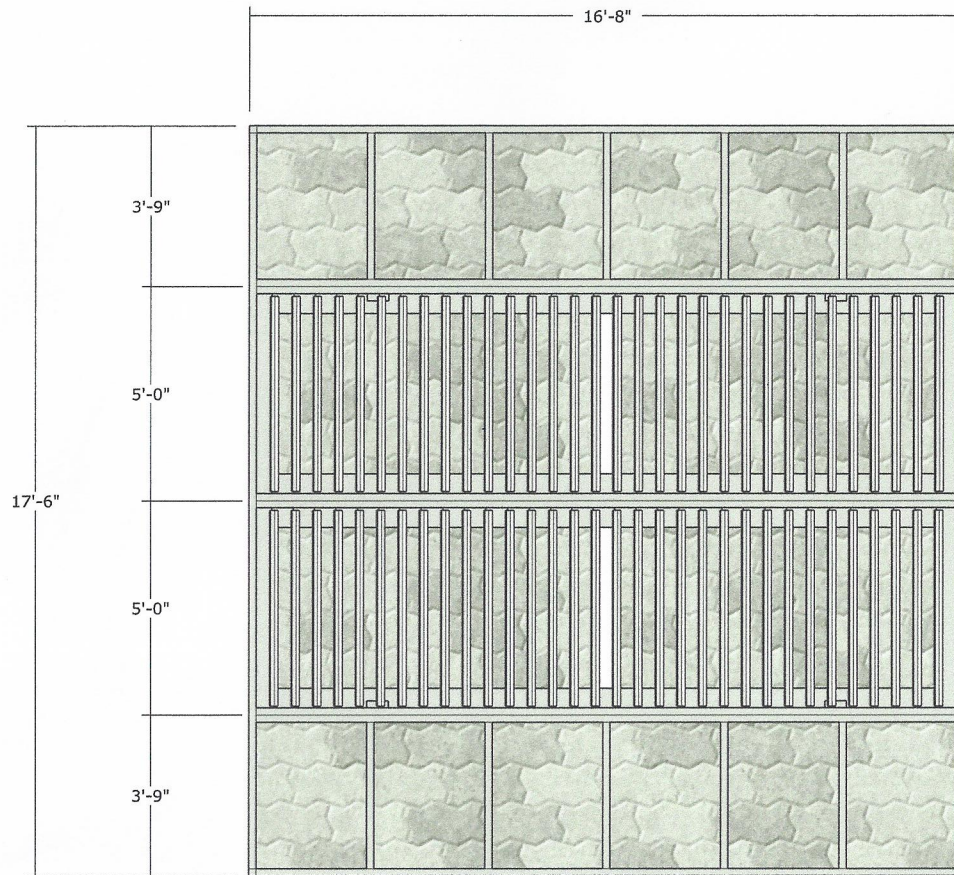
Michael C. Wise



PROJECT #:	DRAWING #:
	C-100

PAGE NAME:
COVER SHEET

PAGE #:
A100



SHARPE RESIDENCE

PRESENTED BY: SKYVIEW DETROIT

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DATE ISSUED:
February 27, 2024

ADDRESS
310 W. DUNLAP STREET
NORTHVILLE MI 48167

PROJECT #:	DRAWING #:
	1

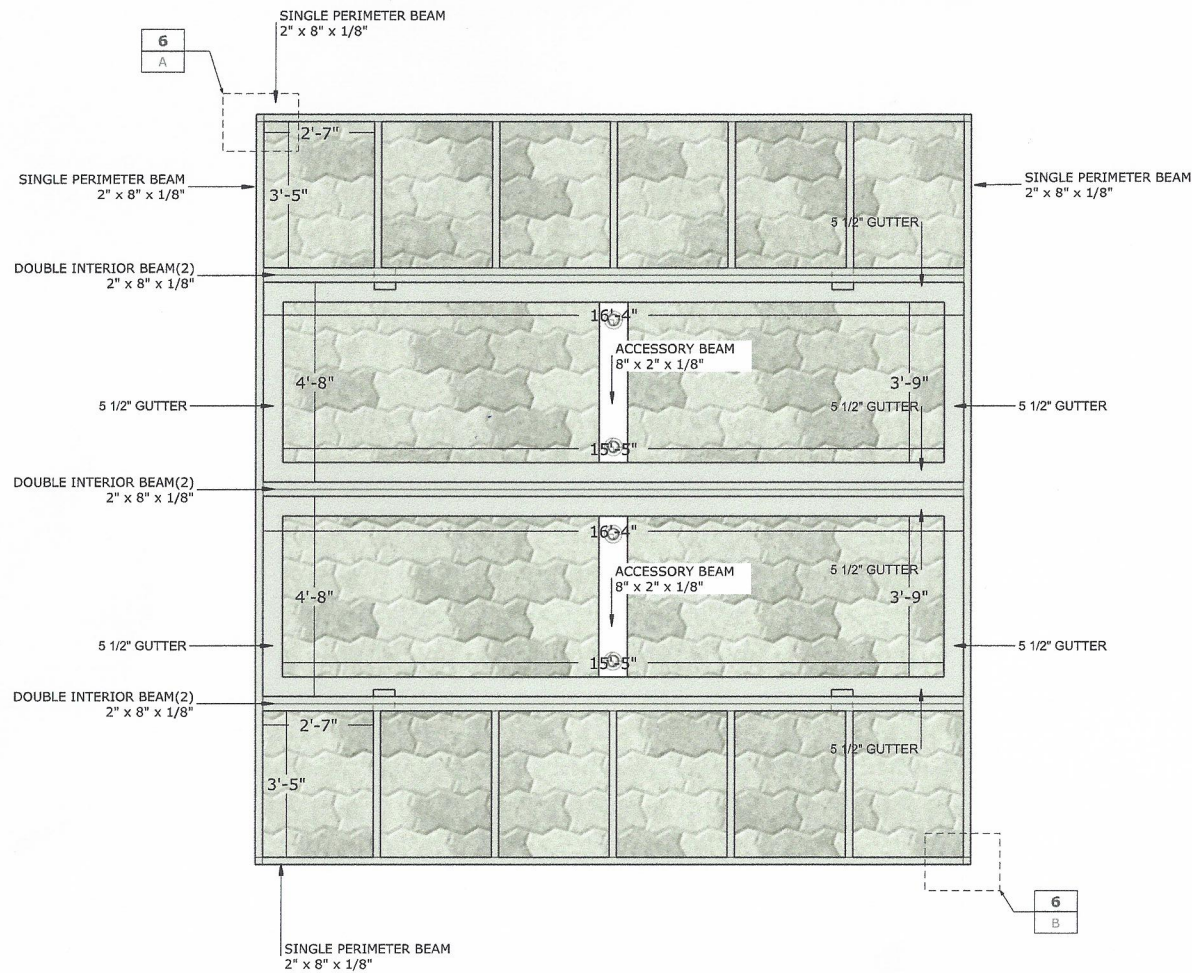
PAGE NAME:
TOP VIEW

PAGE #:
A101

ALUMINIUM TYPE:
LOUVERS 6063-T5
ALL OTHER COMPONENTS 6063-T6

1 :: TOP VIEW
:: Scale: 3/8" = 1'-0"

SHARPE RESIDENCE



PRESENTED BY:
SKYVIEW DETROIT

2605 OAKLEY PARK RD SUITE B,
COMMERCE CHARTER TWP, MI 48390

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DATE ISSUED:
February 27, 2024

ADDRESS:
310 W. DUNLAP STREET
NORTHVILLE MI 48167

PROJECT #:
DRAWING #:
2

PAGE NAME:
TOP DETAIL PLAN

PAGE #:
A102

ALUMINIUM TYPE:
LOUVERS 6063-T5
ALL OTHER COMPONENTS 6063-T6

2

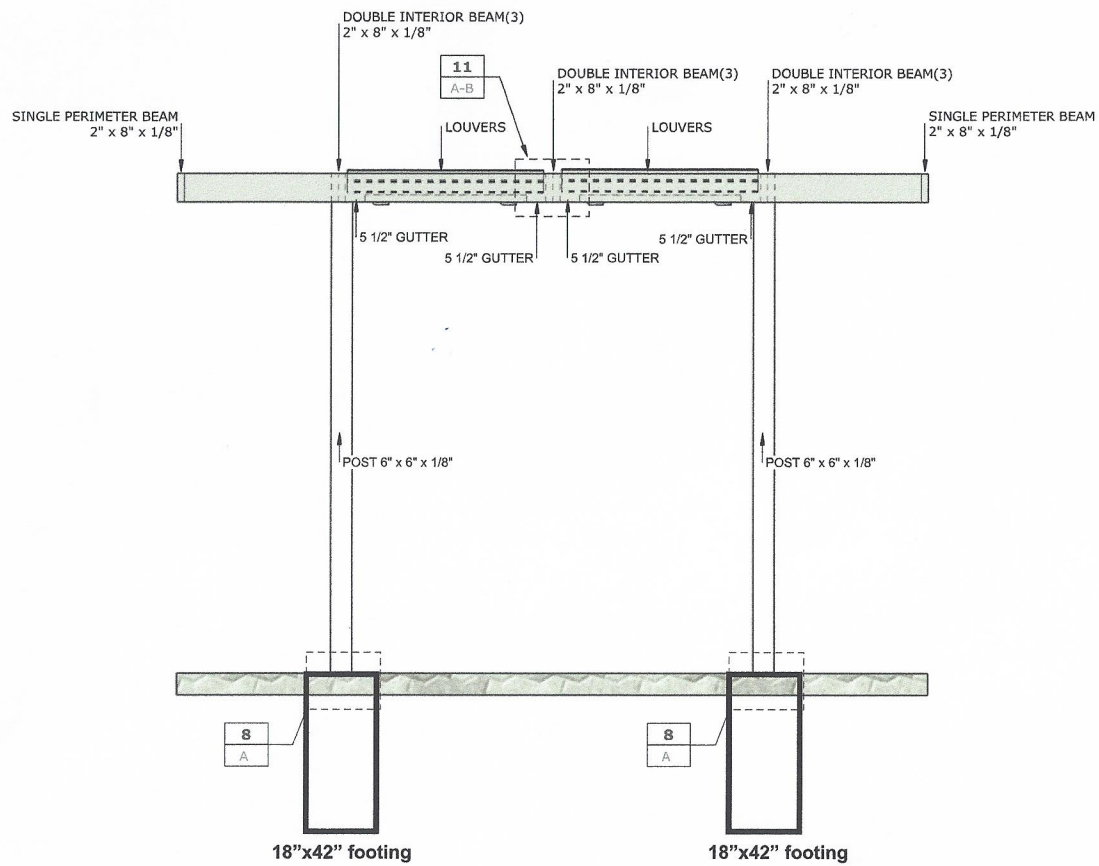
:: TOP DETAIL PLAN

:: Scale: 3/8" = 1'-0"

PERGOLA SHOP DRAWING

STRUXURE™
OUTDOOR

SHARPE RESIDENCE



PRESENTED BY:
SKYVIEW DETROIT

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COMMERCE CHARTER TWP, MI 48390

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DATE ISSUED:
February 27, 2024

ADDRESS
310 W. DUNLAP STREET
NORTHVILLE MI 48167

PROJECT #: _____ DRAWING #: 4

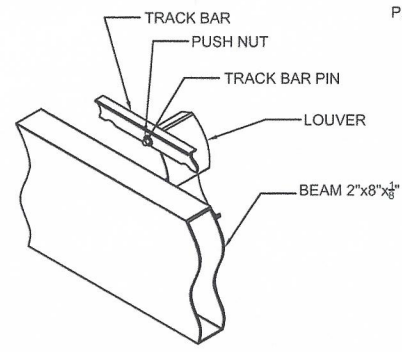
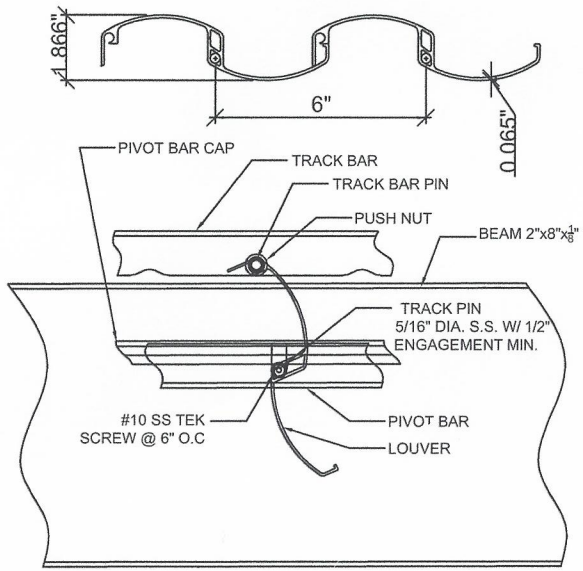
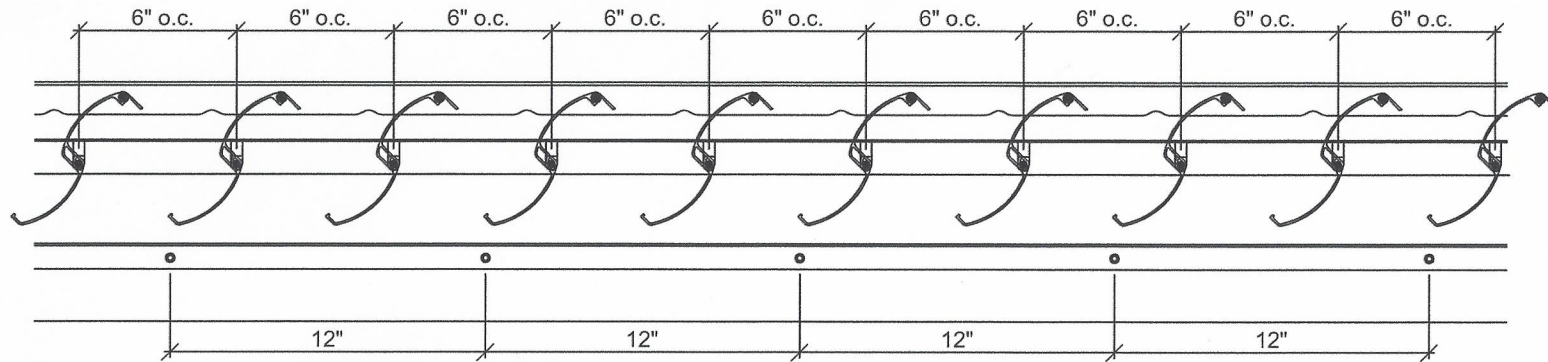
PAGE NAME:
FRONT ELEVATION

PAGE #:
A104

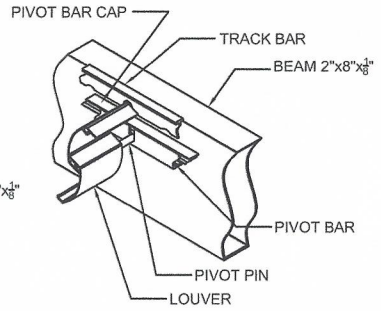
ALUMINIUM TYPE:
LOUVERS 6063-T5
ALL OTHER COMPONENTS 6063-T6

4 :: FRONT ELEVATION
:: Scale: 3/8" = 1'-0"

SHARPE RESIDENCE



ISOMETRIC OUT-SIDE VIEW



ISOMETRIC IN-SIDE VIEW

5 :: LOUVER DETAIL -STANDARD VIEWS
A
scale: <Scale>

5 :: LOUVER DETAIL
:: Scale: 3/8" = 1'-0"

PRESENTED BY: SKYVIEW DETROIT
CORPORATION

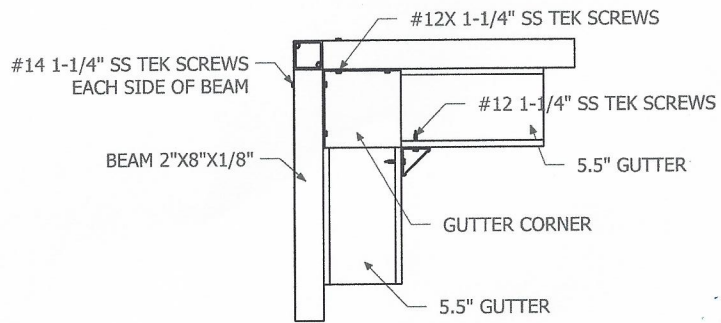
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COMMERCE CHARTER TWP, MI 48390
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DATE ISSUED:
February 27, 2024
ADDRESS:
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NORTHVILLE MI 48167

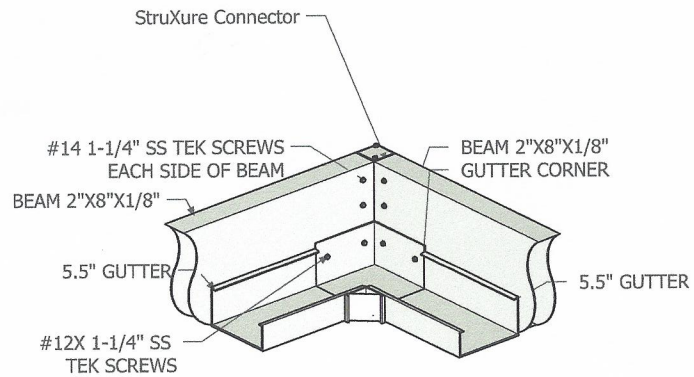
PROJECT #: _____ DRAWING #: 5

PAGE NAME:
LOUVER DETAIL
PAGE #:
A105
ALUMINIUM TYPE:
LOUVERS 6063-T5
ALL OTHER COMPONENTS 6063-T6

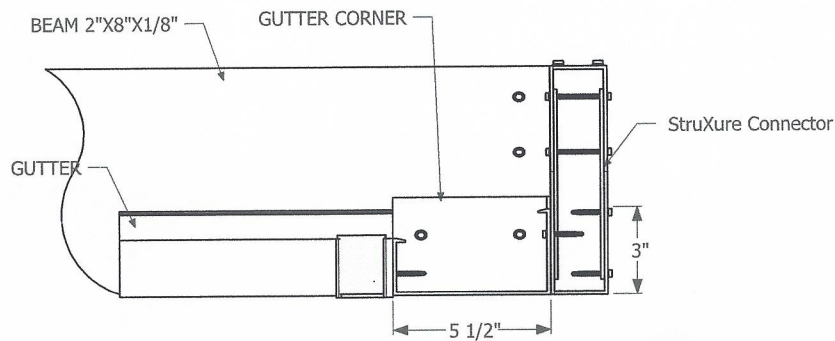
SHARPE RESIDENCE



6 :: GUTTER DETAIL - TOP VIEW
A
scale: 1 1/2" = 1'-0"



6 :: GUTTER DETAIL - ISOMETRIC VIEW
B
scale: 1 1/2" = 1'-0"



6 :: GUTTER DETAIL - SIDE VIEW
C
scale: 3" = 1'-0"

6 :: GUTTER DETAIL
Scale: 3" = 1'-0"

PRESENTED BY:
SKYVIEW DETROIT

2605 OAKLEY PARK RD SUITE B,
COMMERCE CHARTER TWP, MI 48390

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DATE ISSUED:
February 27, 2024

ADDRESS
310 W. DUNLAP STREET
NORTHVILLE MI 48167

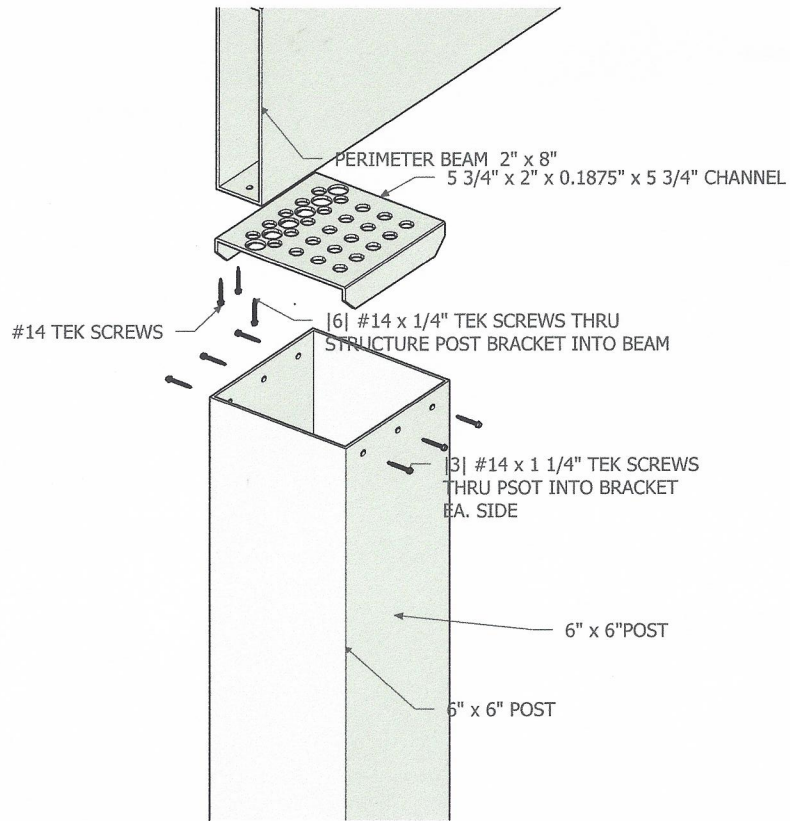
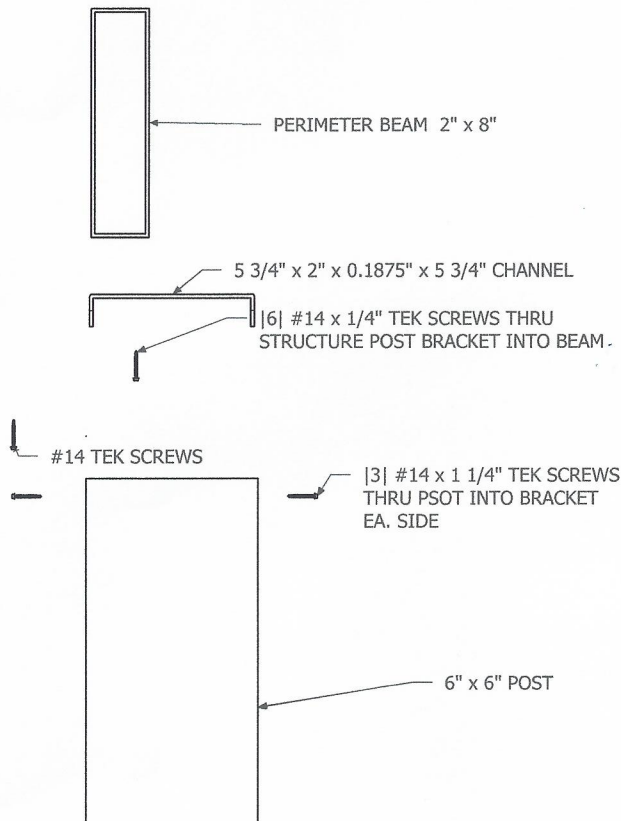
PROJECT #: DRAWING #:
6

PAGE NAME:
GUTTER DETAIL

PAGE #:
A106

ALUMINIUM TYPE:
LOUVERS 6063-T5
ALL OTHER COMPONENTS 6063-T6

SHARPE RESIDENCE



7 :: **POST DETAIL - FRONT VIEW**
 A scale: 3" = 1'-0"

7 :: **POST DETAIL - ISOMETRIC VIEW**
 B scale: 3" = 1'-0"

7 :: POST DETAIL

PRESENTED BY: SKYVIEW DETROIT

2635 OAKLEY PARK RD SUITE B,
 COMMERCE CHARTER TWP, MI 48390

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DATE ISSUED: February 27, 2024

ADDRESS: 310 W. DUNLAP STREET
 NORTHVILLE MI 48167

PROJECT #: DRAWING #: 7

PAGE NAME: POST DETAIL

PAGE #: A107

ALUMINIUM TYPE: LOUVERS 6063-T5
 ALL OTHER COMPONENTS 6063-T6

Skyview Detroit
2605 Oakley Park Rd.
Suite B
Commerce Township, Michigan 48390



Agreement

Prepared for:

Rick Sharpe
310 W. Dunlap Street
Northville, Michigan 48167

Prepared by:

Ryan Schneider
(734) 717-5399
ryan@skyviewdetroit.com
www.skyviewdetroit.com



Skyview Detroit
 2605 Oakley Park Rd.
 Suite B
 Commerce Township, Michigan 48390
 Phone: (248) 504-4969

Date	Agreement
------	-----------

02/02/2024

1473282



Representative





Ryan Schneider
 Phone: (734) 717-5399
 Email: ryan@skyviewdetroit.com

Agreement

Rick Sharpe
 310 W. Dunlap Street
 Northville, Michigan 48167

Structural Components

Product	Description	Quantity	Unit	Unit Price	Ext. Price
StruXure StruXure Pivot 6 11' Louver Width 11' Length (Per Zone) 	Includes: 2" x 8" Beams with Patented Beam Connector, Patented 6" Interlocking Louvers, StruXure Gutters, Pivot Bars, Pivot Caps, Track Bars, Pivot Pins, Track Pins, 1" SS Screws, Pivot Bar Screws, Push Nuts, Nylon Washers, and Caulk.	1	ea	\$34,580.48	\$34,580.48
StruXure Structural Components Columns 6x6 Struxure Column 11' Height 	StruXure Outdoor custom column - includes extra length to embed into concrete footing OR necessary steel U brackets to bolt into footings or decks. extruded 6063 series aluminum 1/8" -load bearing -ultradurable polyester powder coating -3,000 hour salt spray and humidity tested / chalk resistant / gloss and color retention	4	ea	\$2,188.80	\$8,755.20

StruXure Structural Components Footers Concrete Saw Cutting		Precision saw cutting existing concrete slab to allow for installation of new concrete footings. Priced per footing location	4	ea	\$364.80	\$1,459.20
StruXure Structural Components Footers Engineered Structural Concrete Footings		Isolated footings per engineering specifications for the project. Footer dimensions to meet or exceed all necessary local building codes. Includes all concrete material, labor. Dirt removal left on site. Concrete can be poured level with existing patio/grade and left as is OR concrete pour can be recessed slightly for others to finish - or decorative rock could be added. If pavers/stones are removed to install footings, Skyview Detroit is not responsible to reinstall around new columns. Columns may not sit directly in the center of the footing.	4	ea	\$1,094.40	\$4,377.60
StruXure Decorative Options StruXure Bulk Head		Bulk Head used to increase the width of one side of the pergola up to 4' wider. Priced in 10' long increments. Custom fabricated 1/8" powder coated solid top plate using 2x8 perpendicular beams to support. Does not include and must price in separately perimeter beam/s necessary to support.	4	ea	\$6,402.24	\$25,608.96
StruXure Permitting & Engineering Residential Building Permit Package		Includes the permit preparation and filing / permit fees and inspection scheduling. Builder only to cover the cost of the building permit fees and to not include planning/zoning/zba/soil erosion fees or any other.	1	ea	\$1,683.20	\$1,683.20

StruXure Permitting & Engineering PE Stamped Plans - Residential



PE Stamped Sealed Engineered Drawings/Calculations. Site specific for this project and details construction to meet local building code for Roof Loads / Wind Loads / Snow Loads / Seismic Loads. Price includes up to (1) revision in engineering and permitting from the original plan. Additional revisions will require a change order to cover additional costs.

1 ea \$2,604.67 \$2,604.67

StruXure Renderings 3D Video Rendering



Create 3D video rendering showing proposed system. Includes (1) video rendering with multiple still shots / 0 revisions included. *** Rendering is for artistic visual only and variations may exist between rendering and actual build.

1 ea \$0.00 \$0.00

Structural Components Subtotal \$79,069.31

Technology & Electrical

Product	Description	Quantity	Unit	Unit Price	Ext. Price
StruXure Technology & Electrical Somfy Intelligent Motor	<p>Linear actuator motor assembly. Includes intelligent pressure sensitive detection mode.</p> <p>Water proof motor housing with quick release technology. Whisper quiet and with built in sensors and UL and CE certified.</p>	1	ea	\$2,911.10	\$2,911.10



StruXure Technology &
Electrical Somfy OS /
Electrical 1 Zone



Somfy Control Module Box w/ Radio
Technology Somfy (RTS) which is
required to operate the StruXure.

1 ea \$8,031.07 \$8,031.07

Hook up and Installation of all StruXure
related electrical. Includes GFCI outlet
in StruXure column. Basic wiring from
local source and up to 50'. Price does
not include upgrading homeowners
existing electrical box or adding sub
panel, if required. Anything beyond
what is written here will need to be
quoted and priced separately. If drywall
needs to be removed for access, repair
is not included. Conduit trenching not
included and must be added separately.

StruXure Technology &
Electrical Somfy
Handheld Remote
(Included)



1 Handheld Remote Included. Wireless
4-Channel remote for hand held control
of your system. Can be programmed to
operate zones independently or synced
to operate together. This remote can be
programmed to operate motorized
screens powered by Somfy motors.

1 ea \$0.00 \$0.00

StruXure Technology &
Electrical Wifi Bridge (For
Android and IOS)



Smartphone integration for
Magnatrack/StruXure. Controls up to 50
units and has a range of 3,500 sqft.
Can integrate with Hey Google, Alexa,
SmarThings, Control 4, Crestron, Elan,
HomeBridge, RTI, URC. Works with
Sidekick and Apple Homekit.

1 ea \$891.94 \$891.94

StruXure Technology &
Electrical Somfy Rain
Sensor



Rain sensor closes the louvers upon
detection of rain. White color

1 ea \$1,163.71 \$1,163.71

I N V O I C E

Skyview Detroit
 2605 Oakley Park Rd.,
 Suite B
 Commerce Township, MI 48390
 (248) 504-4969

Sales Representative
 Ryan Schneider



Rick Sharpe
 310 W. Dunlap Street
 Northville, MI 48167

Invoice #	1121
Date	2/5/2024
Amount Due	\$40,187.36
Due Date	Due on Receipt

Item	Description	Qty	Price	Amount
StruXure	Original Contract	1.00	\$63,117.72	\$63,117.72
Change Order 2/19/24	- remove 2 of the "Skeleton" sides (left and right)- Reduction of -\$8,004 - Increase motorized pergola zone from 11'x10' to 17.5' x10' - Additional \$13,325	1.00	\$5,321.00	\$5,321.00
Change Order 2/22/24	- Seal the topside of front and back "Skeleton" extensions with 1/8" powder coated matching black aluminum top plates. StruXure system properly supported to hold new snow loads on these areas.	1.00	\$5,968.00	\$5,968.00

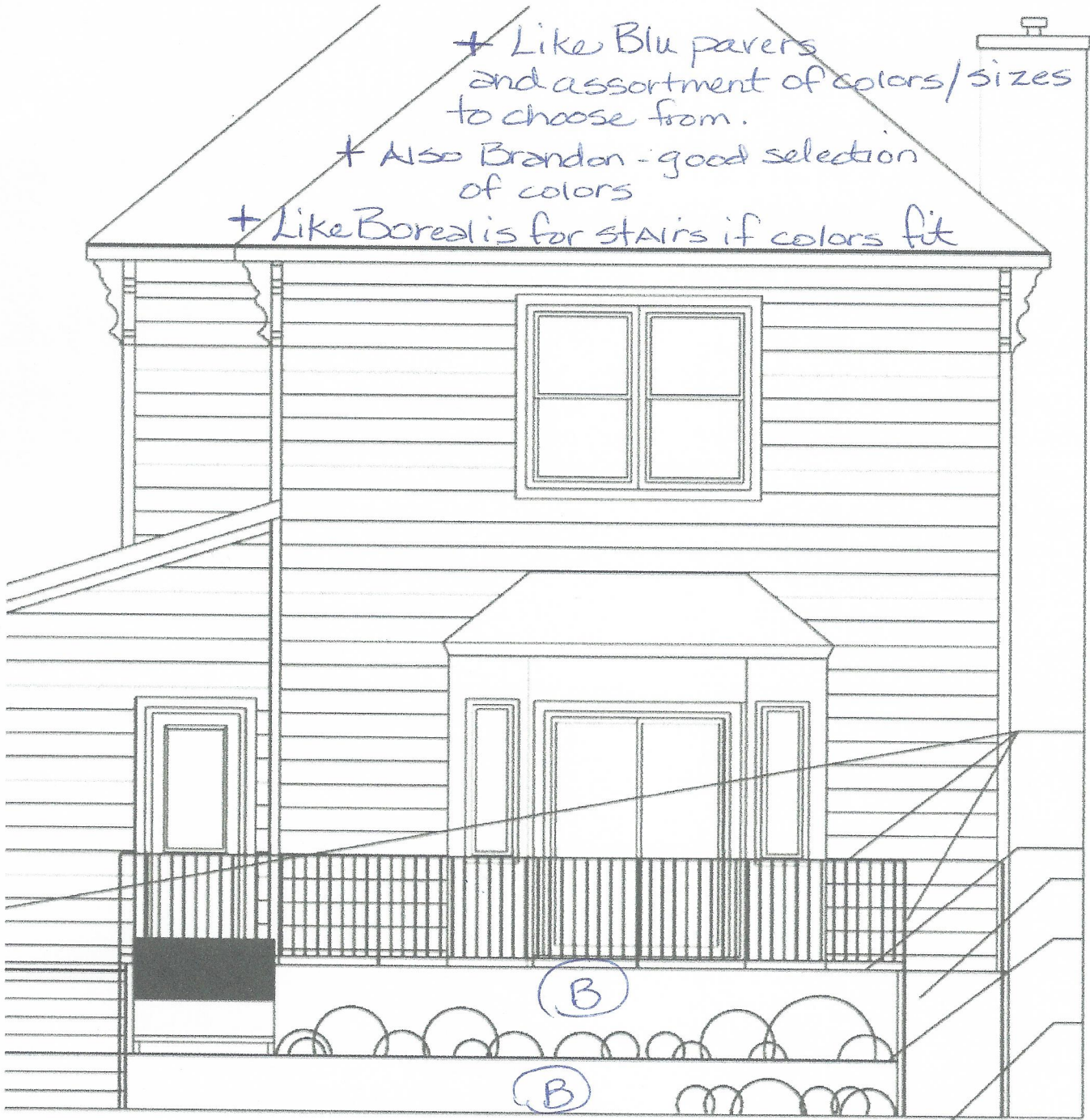
Sub Total	\$74,406.72
Total	\$74,406.72
Payment 2/5/2024	\$6,300.00
Payment 2/19/2024	\$27,919.36
Amount Paid	\$34,219.36
Balance Due	\$40,187.36

*Card payment may incur a convenience fee which is calculated at checkout.

Make a payment >

Verified secure

SPECIAL INSTRUCTIONS



+ Like Blu pavers and assortment of colors/sizes to choose from.
 + Also Brandon - good selection of colors
 + Like Borealis for stairs if colors fit

HANDRIL ANE WHEN CHANC
 HOME FFE 101
 UPPER PATIO RAMP (beyon
 LOWER PATIO RETAINING W/
 TURF/DRIVE E
 ADDITIONAL F MAY BE REQU FOUNDATION DETAIL.

ELEVATION
 " = 1'

Techo Bloc

* Pavers - Blu 60mm modern collection
 pages 48-49 slabs
 74-75 pavers

Wall - Brandon pages 104
 cap - if needed page 128
 EXISTING ARBS TO REMAIN. ADD ADI AS REQUIRED TO FILL IN GAPS ON FA'

edging - page 97

(B)

(B)

(A)

(B)

2021.03.02 W3790006 Sharpe Landscape Design.pdf



1/4" = 1'

RAMP (NON-ADA), WITH HANDRAILS.
APPROX. 15% SLOPE.
IF RAMP IS LENGTHENED INTO THE LAWN
AREA, SLOPE WILL BE REDUCED.

EXISTING ARBS TO REMAIN. A
AS REQUIRED TO FILL IN GAPS
WEST SIDES OF YARD.

*Stairs
YORK - page 138*

** Borealis - page 134*

TURF ELEVATION 95.5

18" HT. RET/

8 LADY'S MANTLE
7 CAT'S PAJAMA'S CATMINT

19 LADY'S MANTLE
4 WALKER'S LOW CATMINT
3 ENDLESS SUMMER HYDRANGEA
6 MAINACHT SALVIA

LOWER PATIO
ELEVATION 97.0

GRILL

3 PLANK P/
FLUSH W
3 6" RISERS
2 TREADS
14 ALWAYS
DAYLILY
14 KARL FC

UPPER PATIO
ELEVATION 99.5

5 6" RISERS
4 TREADS
FENCE/HAI
RETAINING

AC

FINISHED FLOOR ELEVATION 100.0

A1

A

C

A

A

A

A

A



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
Diane Mulville-Friel, AICP
DATE: April 11, 2024
RE: 310 W. Dunlap St. – Pergola

The applicant is proposing to install a metal pergola structure over a rear patio at the above address. The roof of the new metal pergola will have moveable louvers which can be open in nice weather, and closed in inclement weather.

They are also submitting information regarding a patio and associated masonry planter boxes installed in the rear yard. We spoke with the applicant and Building Official regarding this work, and it was determined that it should be submitted to the Historic District Commission.

Zoning


A Building Permit will be required to install the pergola. The Building Official will determine if the proposal complies with the accessory structure provisions of the Zoning Ordinance.

HDC Application Requirements

We have also evaluated the application for conformance with the HDC Application requirements. We consider the application complete.

Someone representing the project needs to attend the HDC meeting on April 17, 2024 to respond to the Commissioner's questions.

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



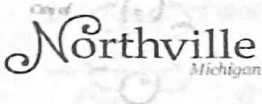
CARLISLE/WORTMAN ASSOC., INC.
Sally Elmiger, AICP, LEED AP
Principal



CARLISLE/WORTMAN ASSOC., INC.
Diane Mulville-Friel, AICP
Senior Associate

Cc: George Lahanas, City Manager
Michael Smith, Clerk
Brent Strong, Building Official
Rick Sharpe (Ricksharpe01@yahoo.com)

Benjamin R. Carlisle, *President* John L. Enos, *Vice President* Douglas J. Lewan, *Principal*
David Scurto, *Principal* Sally M. Elmiger, *Principal* R. Donald Wortman, *Principal* Craig Strong, *Principal*
Paul Montagno, *Principal* Megan Masson-Minock, *Principal* Laura Kreps, *Senior Associate*
Richard K. Carlisle, *Past President/Senior Principal*



215 WEST MAIN STREET
NORTHVILLE, MI 48167
(248) 449-9902

Cashier Validation (Code 104)

APPLICATION FOR HISTORIC DISTRICT COMMISSION

PLEASE NOTE

- See page 5 to determine if your project requires HDC review and approval
- See pages 6-7 for the documents required to be submitted with your application
- See page 4 for instructions, including submission deadlines and assembly instructions

Case # _____

Application submission deadlines are posted at the Building Department and on the City's website. Submission deadlines are firm. Late submissions are placed on the agenda for the following month.

Property Location: 213 High Street
(Number) (Street)

Applicant: Epiphany Kitchens

Applicant Address: 107 N. Center Street Northville MI 48167
(Street) (City) (State) (Zip)

Telephone: 586-524-6966 (Tony) Email: tony@epiphanykitchens.com

Property Owner (if different): John & Kathleen Jackson

Owner Address: 213 High St. Northville MI 48167
(Street) (City) (State) (Zip)

Telephone: 313-690-1966 Email: jacksonmcka@gmail.com

- 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.

TYPE OF IMPROVEMENT AND PLAN REVIEW

- If you are seeking HDC conceptual review or discussion only, DO NOT submit this application. Submit the Conceptual Review Application.
- If your project requires moving or demolition of a structure, you must ALSO submit a separate Moving/Demolition Application with this Application.

- NEW CONSTRUCTION / ADDITIONS (including garages)
- PORCH RECONSTRUCTION AND OTHER REPAIRS
- DOOR & GARAGE DOOR REPLACEMENT
- PAINT COLOR CHANGE
- FENCE, PAVING, WALLS, LANDSCAPING
- SIGN INSTALLATION / REPLACEMENT
- BUILDING CLEANING
- ROOF REPLACEMENT
- SIDING REPLACEMENT
- WINDOW REPLACEMENT
- OTHER _____

VALUE OF CONSTRUCTION
\$ <u>76,000.00</u>
Required for all projects

Description of work proposed. ATTACH SEPARATE SHEET IF NECESSARY

Re construct Existing Porch. MAintain Footprint, Decking, Posts.
Change Roofline

Describe current use of property Residential Home

Is a change of use proposed? Yes No If yes, describe

List the existing structures on the property and the approximate year built for each.

Structure	Year Built
Home	1893
GARAGE	

Does your project/improvement require moving or demolition of any of the structures listed above? Yes* No

***If YES, you must also submit the Historic District Demolition or Moving of a Historic Building application in conjunction with this application. See the application for submission requirements and fees. Failure to submit this application may defer your application to a future meeting.**

HDC APPLICATION FEES Fees apply to applicants requesting HDC approval for all aspects of their project, including material changes. Fees do not apply to applicants when the HDC action referred the application back to the applicant.

Application Fee – Painting or reroofing	No fee
Application Fee – All (except paint, re-reroof, and construction)	\$25
Application Fee – Change to a previous approval (includes material changes)	\$80
Construction Fee – less than \$2,000 value	\$80
Construction Fee – greater than \$2,000 value	\$80 + \$5 per every \$3,000 of construction value (Construction value of fee capped at \$500)
Sign Application	\$80 (apply for building Permit after receiving approval)

APPLICATION CHECK LIST

Review pages 6-7 for the documents required for your project. If the application and supporting documentation provided is deficient, your application may be deferred to the following month's meeting, pending submission of the required information.

Assemble the following as 15 identical packets. See page 4 for assembly instructions.

- HDC Application (pages 1-3). Unsigned applications are not accepted.
- Proof of ownership
- Property owner letter of authorization – if property owner is not the applicant
- Site plans, sketches, etc. if applicable – folded to the size of the application (see pages 6-7).
- Samples (see pages 6-7 for the samples required for your project)
- Other specific documents required for your project (see pages 6-7)

Also provide:

- A PDF file of the complete submission emailed to msmith@ci.northville.mi.us. Required when you submit your application. The PDF file must exactly match the paper submission. Email subject is "HDC App and project address." **NO THUMB DRIVES OR FLASH DRIVES accepted.**
- Fee (Applications submitted without fees are not considered a timely submission and shall be deferred to a future meeting). A **timely filing is the fee and paper submission.**

SIGNATURE AND CERTIFICATION – applicant and property owner must sign

I certify that the property where work will be undertaken, as described in this application, has or will have before the proposed work is complete, a fire alarm system or smoke alarm complying with the requirements of the Stille-DeRossett-Hale single State Construction Code Act, 1972 PA 230 MCL 125.1531.

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.

THE APPLICANT ALSO HEREBY EXPRESSLY ACKNOWLEDGES AND AGREES THAT BY SIGNING THIS DOCUMENT, THEY FULLY UNDERSTAND THAT DESIGNS APPROVED BY THE HISTORIC DISTRICT COMMISSION MUST BE IMPLEMENTED PER THE APPROVED PLANS. IF CHANGES NEED TO BE 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.

Applicant signature *Anthony Bronzovich* Date 3/30/24

Applicant full legal name (individual or company) Anthony Bronzovich at Epiphany Kitchens

Property Owner signature *John Jackson* Date 04/01/2024

Property Owner full legal name (individual or company) John R. Jackson

M. 622.50
23

2022251212 L: 57775 P: 637 WD
07/29/2022 03:38:40 PM Total Pages: 2
Bernard J. Youngblood, Register of Deeds - Wayne County, MI
ELECTRONICALLY RECORDED

MICHIGAN REAL ESTATE TRANSFER TAX
Wayne County Tax Stamp #639703
07/29/2022
Receipt# 22-234113 L: 57775 P: 637
State Tax: \$4,301.25 County Tax: \$630.85



WARRANTY DEED
Statutory Form

2235963 BU

That Grantor, Carolyn M. Wilson

Whose address is 213 High St., Northville, MI 48167

Conveys and warrants to John Jackson and Kathleen Jackson

Whose address is 599 Tower Ridge Ct., Milford, MI 48381

The following described property situated in the City of Northville, County of Wayne, and State of Michigan:

Lot 503, ASSESSOR'S NORTHVILLE PLAT No. 6 OF BUCHNER'S ADDITION AND BLOCKS 1 TO 8 INCL OF PLAT OF THE VILLAGE OF NORTHVILLE, according to the Plat thereof as recorded in Liber 66 of Plats, page 40, Wayne County Records.

Tax Item No. 48-002-01-0503-000

More commonly known as 213 High St, Northville, MI 48167

For the sum of \$537,500.00 (Five Hundred Thirty Seven Thousand Five Hundred and 00/100 Dollars)

Subject to existing building and use restrictions, easements and zoning ordinances.

This is to certify that there are no delinquent property taxes owed to our office on this property for five years prior to the date of this instrument. No representation is made as to the status of any tax liens or titles owed to any other entities.

Receipt: 214705861 Date: 7/29/2022 By: AAH (1)
Eric R. Sabree, Wayne County Treasurer, Detroit, Michigan

4622.50
23-

Warranty Deed (Continued)

Dated: July 28, 2022

Signed:

Carolyn M. Wilson
Carolyn M. Wilson

State of Michigan,
County of Wayne

The foregoing instrument was acknowledged before me this 28th day of July, 2022 by Carolyn M. Wilson

[Signature]
Notary Public
Wayne County, Michigan

Acting in County of Wayne

My Commission expires 12/28/28

Amber Nehmeh
Amber Nehmeh
NOTARY PUBLIC - MICHIGAN
Wayne COUNTY
ACTING IN THE COUNTY OF Wayne
MY COMMISSION EXPIRES 12/28/2028

Drafted by: Carolyn M. Wilson
213 High St.
Northville, MI 48167

When recorded, return to: John Jackson and Kathleen Jackson
599 Tower Ridge Ct.
Milford, MI 48381

Provided by



Agent for Fidelity National Title Insurance Company

Wayne County Public Records - Full Detail Report

Location & Ownership

Property Address: **213 High Street** Property ID: **48002010503000**
 City/State/Zip: **Northville, Michigan, 48167-1423**

Owner Name: **Kathleen Jackson/John Jackson** Latitude: **42.432454**
 Taxpayer Address: **213 High Street** Longitude: **-83.486093**
 City/State/Zip: **Northville, Michigan, 48167-1423** Census Tract: **5601**
 Block Group: **2**

City/Village/Town: **Northville** School District: **Northville**
 Subdivision: **ASSR'S NORTHVILLE PLAT NO 6** Property Category: **Residential**
 MLS Area: **05010 - Northville (Wayne County)** Land Use: **401 - RESIDENTIAL**
 Legal Description: **03E503 LOT 503 ASSESSORS NORTHVILLE PLAT NO 6 T1SR8E L66 P40 WCR**

More information is available on [Remine Pro Property View](#)

Photos

Taxes

Year	Season	Total Ad Val	Admin Fee	Asmnt	CVT	Ttl Seasonal
2022	W	\$992.62	\$9.92	\$0.00	\$0.00	\$1,002.54
2022	S	\$6,172.19	\$61.72	\$0.00	\$0.00	\$6,233.91
2021	W	\$982.01	\$9.82	\$0.00	\$0.00	\$991.83
2021	S	\$6,015.58	\$60.15	\$0.00	\$0.00	\$6,075.73
2020	W	\$973.33	\$9.73	\$0.00	\$0.00	\$983.06
2020	S	\$5,969.97	\$59.69	\$0.00	\$0.00	\$6,029.66
2019	W	\$954.12	\$9.54	\$0.00	\$0.00	\$963.66
2019	S	\$5,888.40	\$58.88	\$0.00	\$0.00	\$5,947.28
2018	W	\$939.23	\$9.39	\$0.00	\$0.00	\$948.62
2018	S	\$5,592.15	\$55.92	\$0.00	\$0.00	\$5,648.07

Assessments

Year	Taxable Val	State Eq Val	Hmstd %	Ttl Taxes
2022	\$167,255	\$168,600	100	\$7,236.45
2021	\$161,912	\$174,200	100	\$7,067.56
2020	\$159,677	\$161,500	100	\$7,012.72
2019	\$156,700	\$156,700	100	\$6,910.94
2018	\$153,700	\$153,700	100	\$6,596.69

Transfer Information

Grantor	Grantee	Record Date	Deed Date	Sale Price	Deed Type	Liber/Page
WILSON CAROLYN M	JACKSON JOHN	07/29/2022	07/28/2022	\$537,500	WAR/DEED	57775/0637
DAVENPORT MARLENE K	WILSON CAROLYN M	08/04/2016	07/08/2016	\$386,500	WAR/DEED	53153/0646
DAVENPORT MARLENE K	LUKER WILLIAM DONALD	10/29/2014	10/23/2014		WAR/DEED	51822/0670

Other Recordings

Obligee	Obligor	Record Date	Doc Date	Amount	Doc Type	Liber/Page
QUICKEN LOANS LLC	WILSON CAROLYN M	05/12/2020	05/07/2020	\$293,500	MTG	55780/1211
INDEPENDENT BANK	WILSON CAROLYN M	07/15/2016	07/08/2016	\$308,000	MTG	53117/0230
MICHIGAN SCHOOLS & GOV	DAVENPORT MARLENE K	09/16/2013	09/12/2013	\$152,850	MTG	51065/1401
MICHIGAN SCHOOLS & GOV	DAVENPORT MARLENE K	03/06/2008	02/06/2008	\$166,000	MTG	47043/0446
ABN AMRO MORTGAGE GRO	DAVENPORT MARLENE K	03/03/2003	11/01/2002	\$123,900	MTG	37855/0647

Characteristics

Living Area SF:	1755	Bedrooms:	
Basement Sqft:	740	Bathrooms:	2.0
Exterior:	Wood	Garage Features:	
Architecture Level:	2 Story	Garage Year Built:	
Style:		Garage Square Feet:	252
Basement:	Basement	Garage Width:	
Water:		Garage Capacity:	1
Heating:	Forced Air	Gas Service:	
Central Air:	Yes	Well:	
#1 Porch/Dimensions:	/	Storm Sewer:	
#2 Porch/Dimensions:	/	Land Dimension:	66.00X83.00
Topography:		Land Sqft:	5663
Irregular:		Acres:	0.13



epiphany
kitchens

107 N. Center Street, Northville, MI 48167

March 30, 2024

Let it be known that, John Jackson, gives permission to Epiphany Kitchens to renovate the property at 213 High Street, Northville, MI.

Sincerely,

Anthony Bronzovich

Owner, Epiphany Kitchens

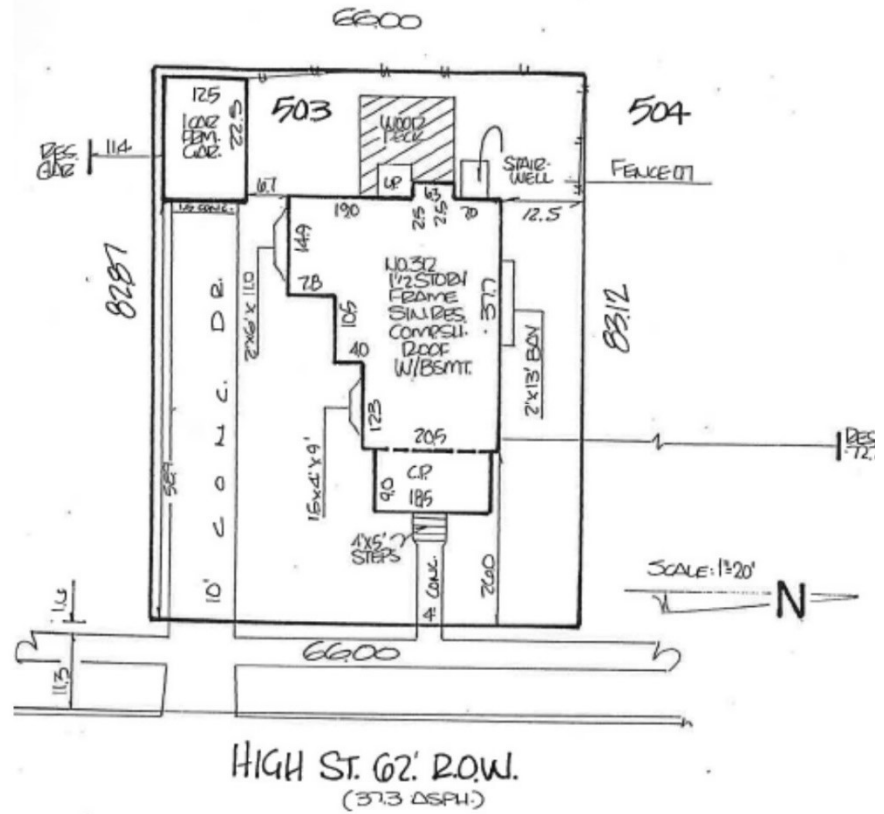
Signed by:

John Jackson

213 High Street, Northville, MI 48167



213 High Street



The house at 213 High Street is not significant under any of the National Register Criteria. The house at 213 High Street is recommended as a ***non-contributing*** resource to the Northville Historic District due to the loss of historic integrity.

NORTHVILLE LOCAL HISTORIC DISTRICT
STUDY REPORT NORTHVILLE, WAYNE
COUNTY, MICHIGAN VOLUME II – FULL
INVENTORY FINAL REPORT

April 19, 2021

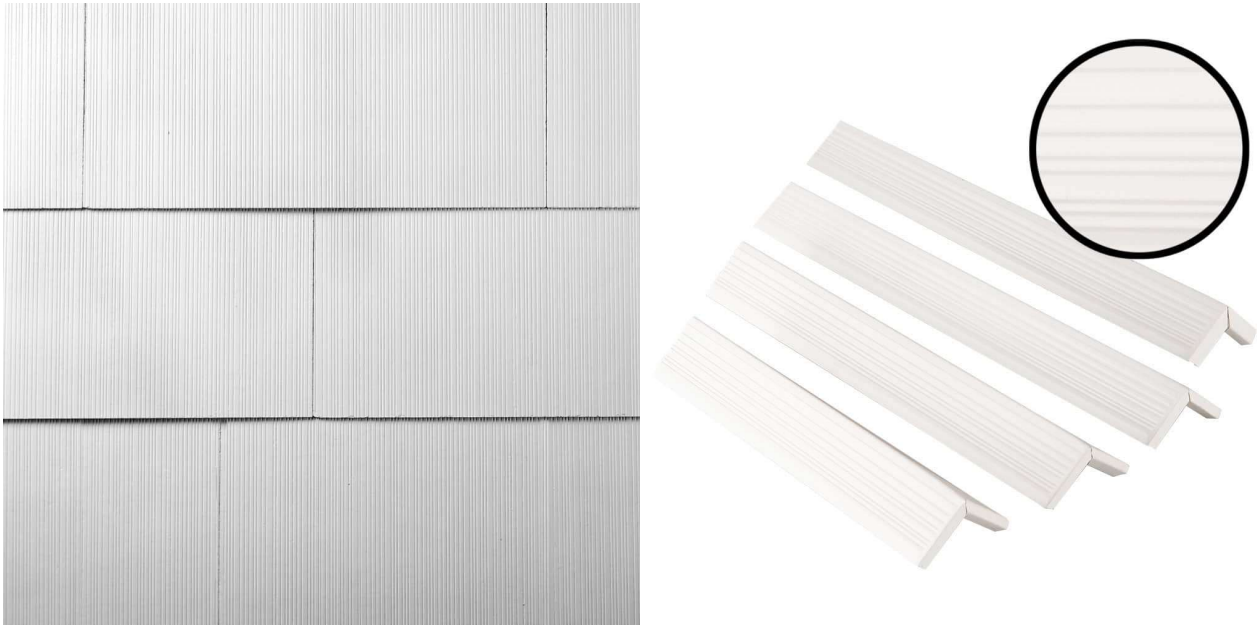


Proposed Materials for Proposed Alterations to 213 High St., Northville, MI 48167

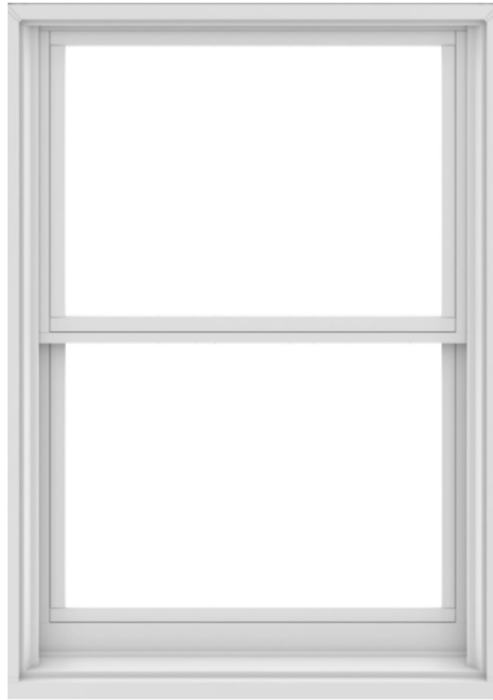
- **Roofing Shingles-** Proposed to match existing shingles on property. Existing shingles are Landmark AR Driftwood. (See Picture)



- **Siding-** Proposed to match existing Fiber-Cement Siding. GAF Weatherside Profile Fiber-Cement Siding 12"x24" with a 10 1/2" reveal with matching Weatherside Individual Corner Trim (See Picture)



- **Window-** Proposed Andersen 400 Series Double Hung with White Clad Exterior, trimmed to match existing windows. (See Pictures)



- **New Screen Door at Porch-** Proposed Stained Wood ¾ Light Storm/Screen door. (See Picture)



- **All Exterior Trim Proposed to Match Existing Exterior Trim**
- **Porch Ceiling ,Post & Railings -** Proposed Ceiling to be wood Beadboard Tongue and Groove stained to match existing Front Door. Proposed Porch Post, Railing, and Balusters proposed to be wood painted to match SW Alabaster. (See Picture)



- **Step Materials-** Keep and reuse existing steps

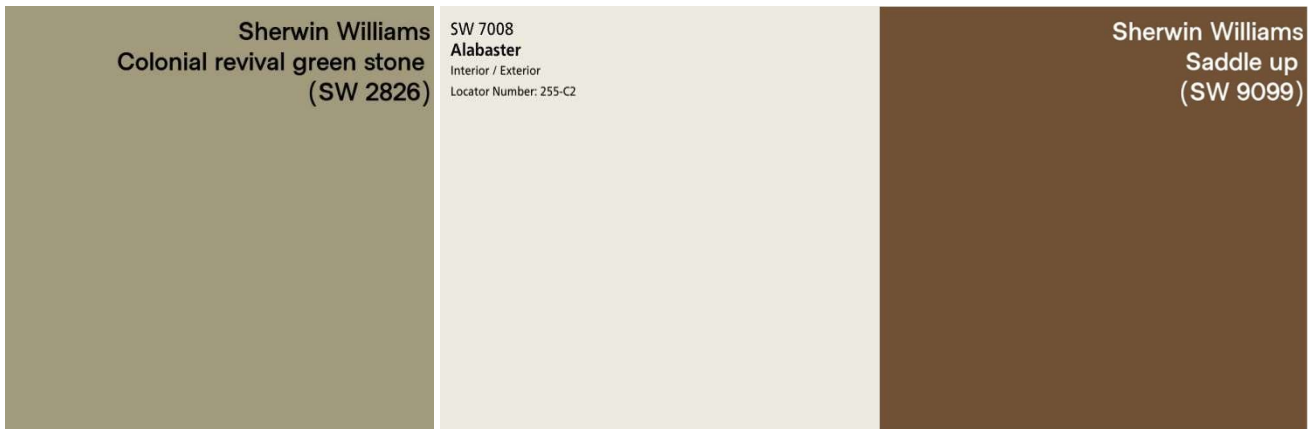


- **Paint-** Proposed colors to match existing colors:

Body/Structure- Sherwin Williams SW2826 Colonial Revival Green Stone

Fascia/Trim- Sherwin Williams SW7088 Alabaster (Recommended Revision)

Accents & Porch Floor- Sherwin Williams SW9099 Saddle Up



North Facing Streetscape



South Facing Streetscape



East Facing Streetscape



JACKSON RESIDENCE

PROPOSED PORCH ADDITION

3-25-2024

PHASE 1

VERSION I

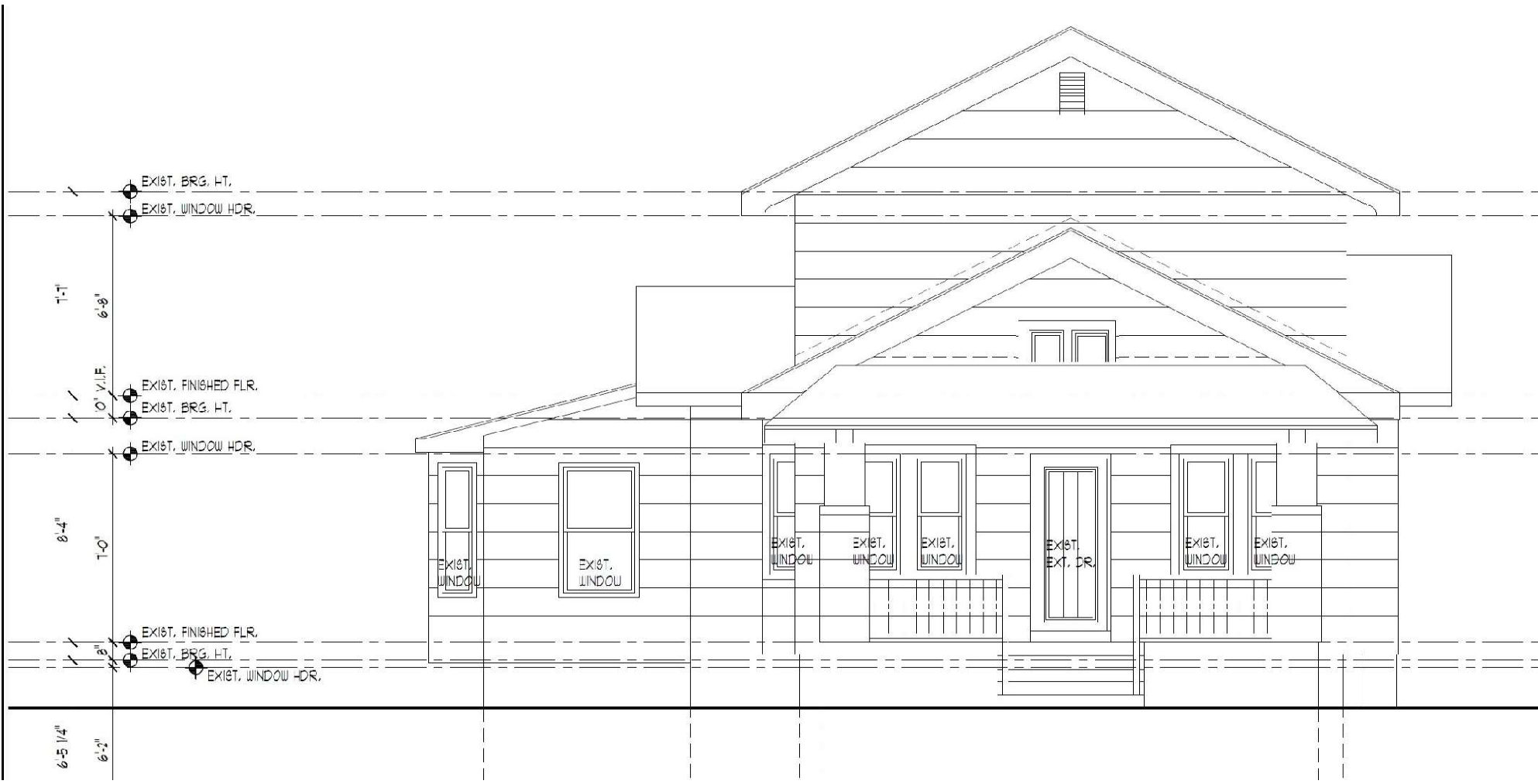
PHASE 2 APPROXIMATE 60 DAYS ONCE APPROVED

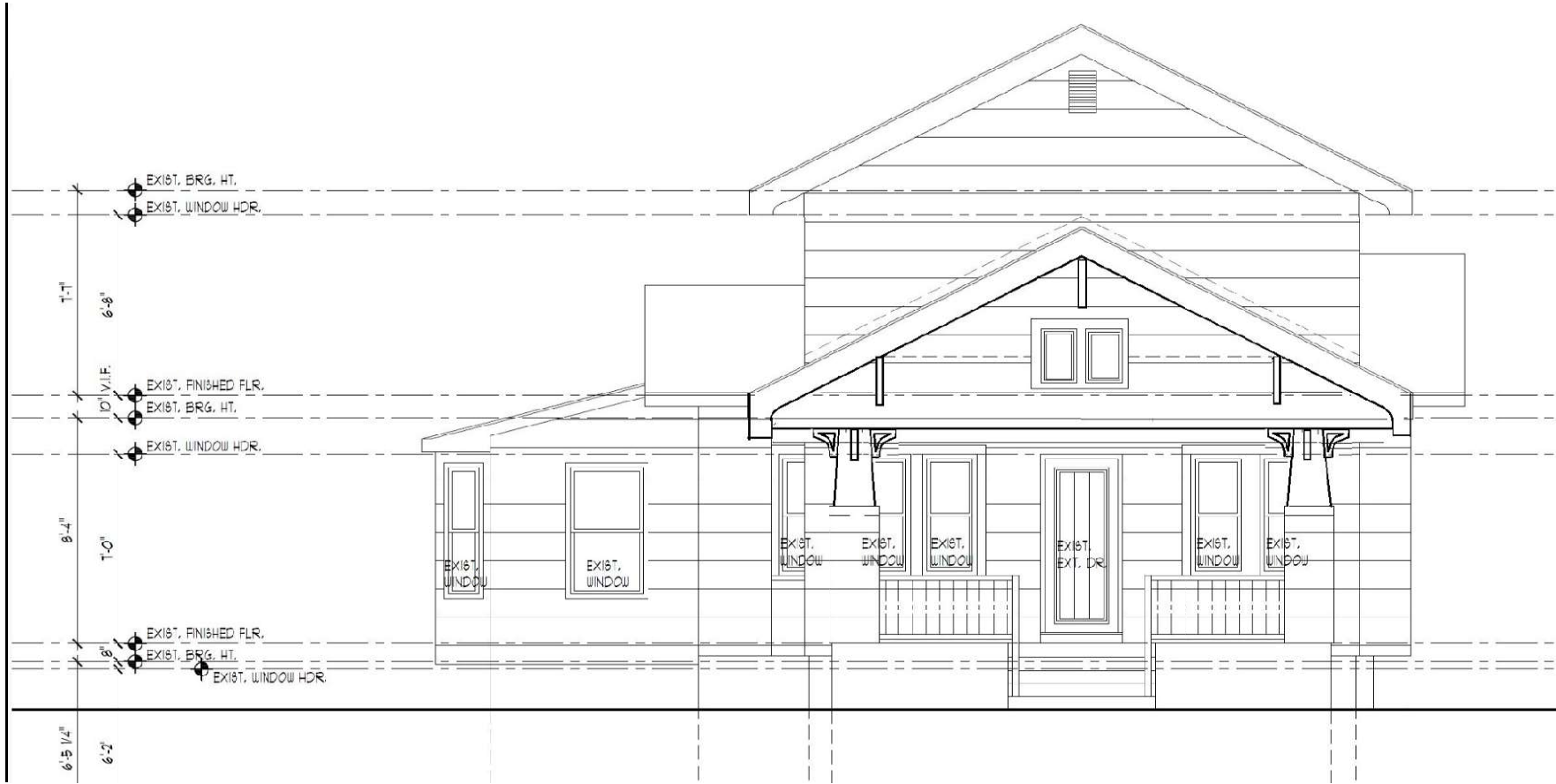


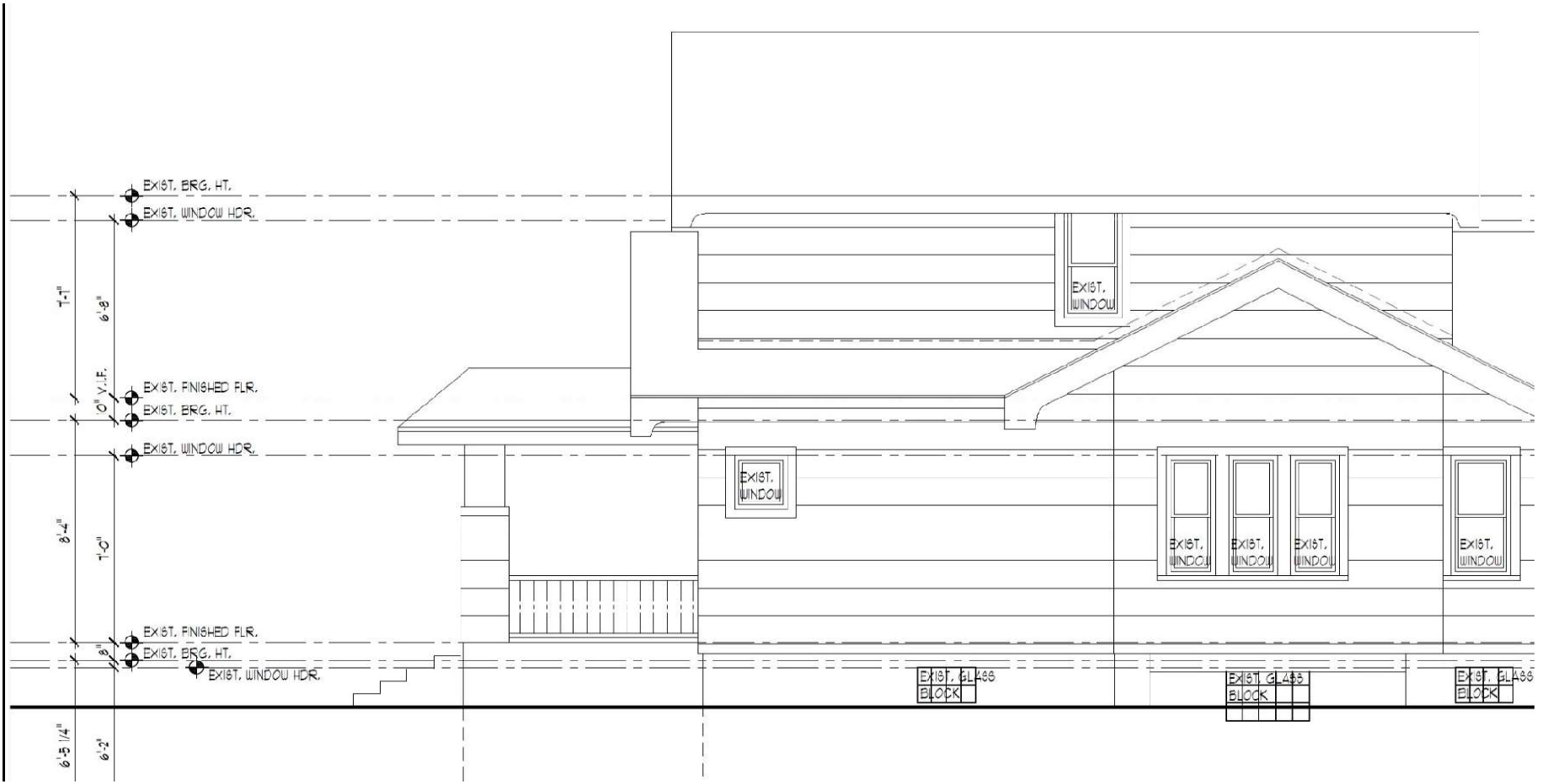


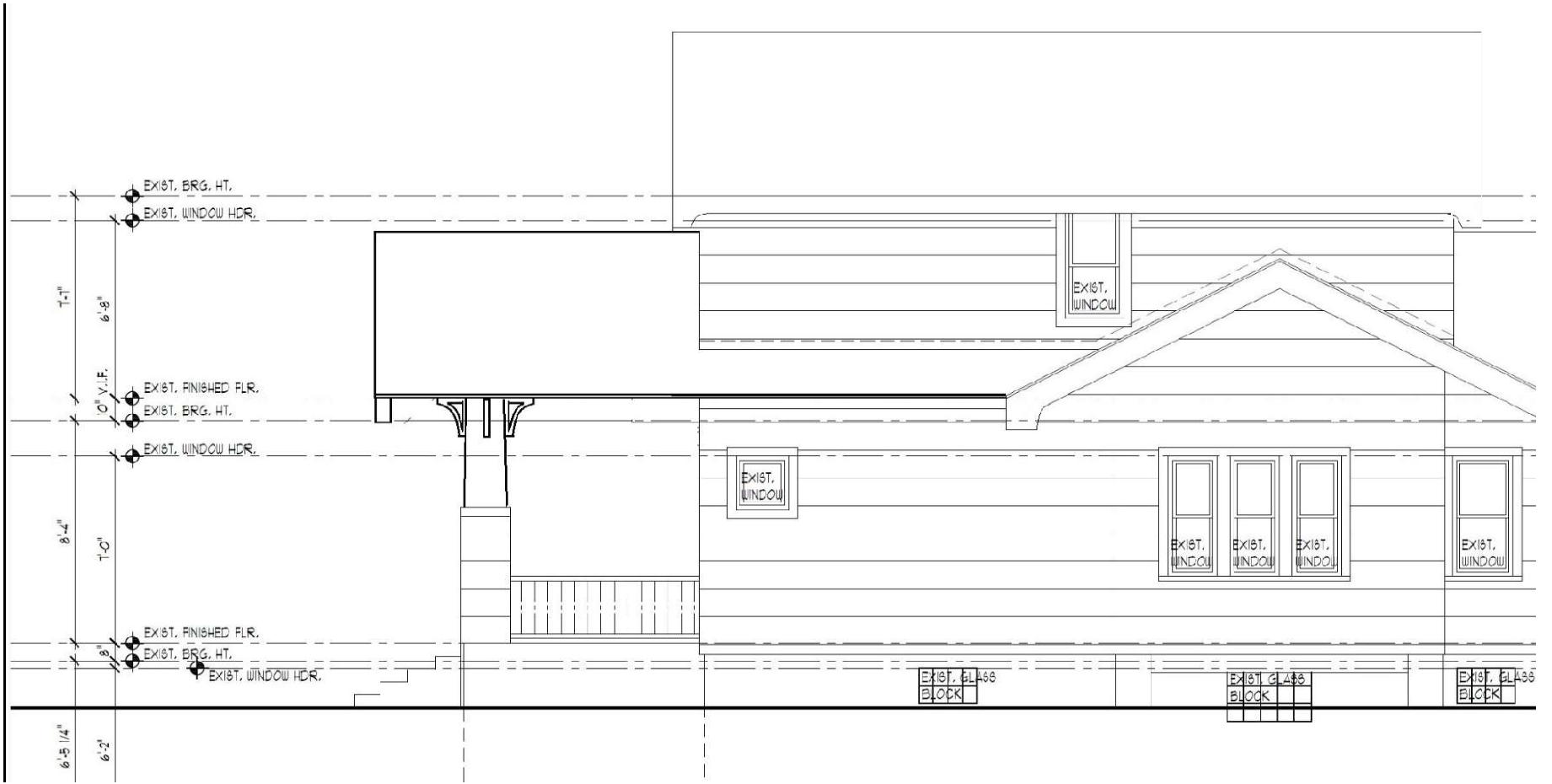
PROPOSED PORCH ELEVATION

ROOF LINES MAY VARY ONCE IN CONSTRUCTION DRAWINGS









SITE PLAN

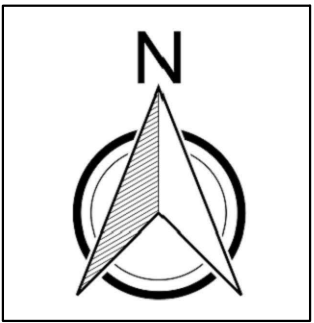
213 High St

Northville, MI 48167

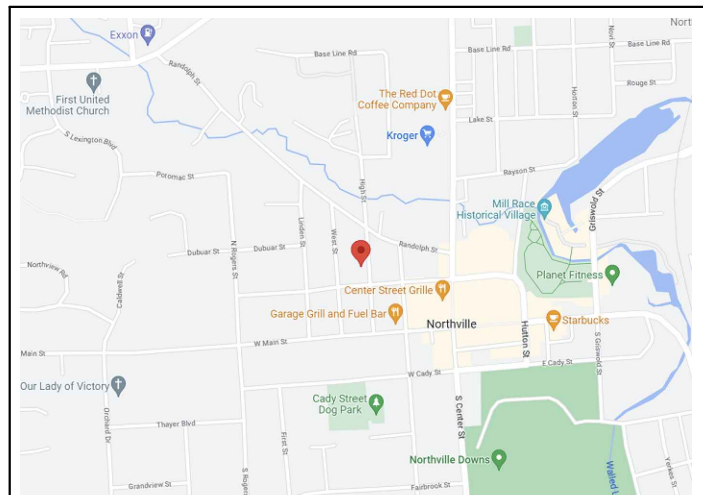
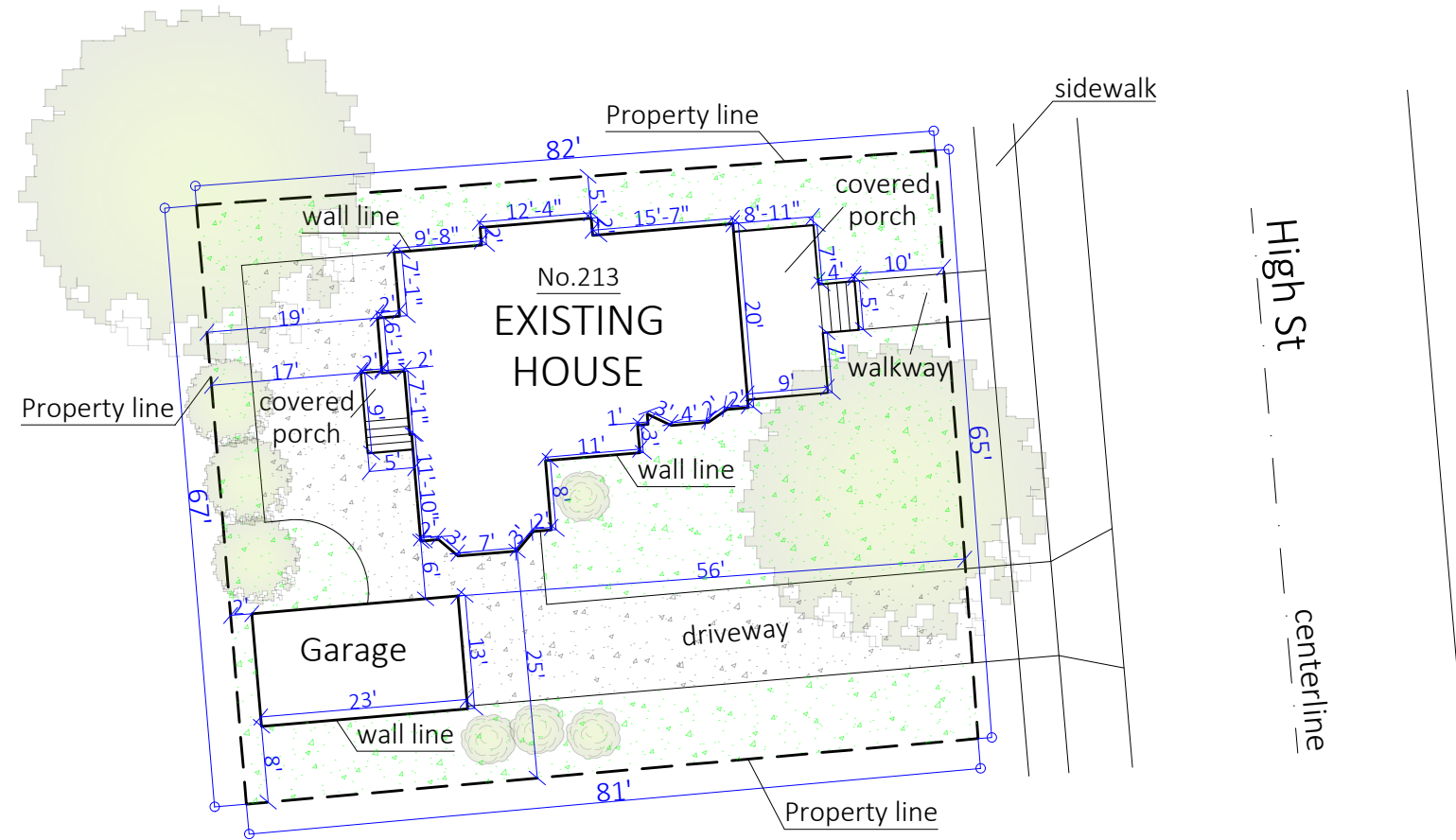
Parcel ID: 48 002 01 0503 000

Lot area: 0.13 Acres

Paper Size: 11"x17"



scale 1"=20'



VICINITY MAP



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
Diane Mulville-Friel, AICP

DATE: April 10, 2024

RE: 213 High St. – Reconstruct Existing Porch and Other Repairs

The property owner would like to reconstruct the existing covered front porch. We spoke to the property owner to clarify the proposed work. The existing porch’s footprint, decking, and posts will be retained as is. The existing pitched roof overhang (located above the small window over the existing porch roof) will be extended to the east over the porch, and the existing mansard porch roof removed. The small window over the porch will also be replaced, as will the porch ceiling and the front screen door. The proposed siding will be applied to the front façade under the extended overhang, and the porch corner posts.

HDC Application Requirements

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

1. Porch Reconstruction

- A set of dimensioned drawings that include existing and proposed elevations were provided; however, the elevations need to be labeled “existing” and “proposed,” and identify which façade is being illustrated (e.g., north, south or east).
- If any new exterior light fixtures are to be installed, a manufacturer brochure showing the style, materials and colors needs to be provided.

2. Screen Door Replacement

- A detailed description of the existing screen door including materials needs to be provided, along with a statement of why repair is not possible and replacement necessary.

3. Roof Replacement

- Will extending the overhang over the porch include any other related work, such as gutters, soffit, or fascia replacement?

4. Window Replacement

- The double window above the porch on the east (front) elevation needs to be labeled as being replaced on the drawings.
- The applicant should confirm that the new window will fit into the existing opening, and that the opening size or orientation is not being changed.
- Is any related work proposed, such as new trim around the windows?

Benjamin R. Carlisle, *President* John L. Enos, *Vice President* Douglas J. Lewan, *Principal*
David Scurto, *Principal* Sally M. Elmiger, *Principal* R. Donald Wortman, *Principal* Craig Strong, *Principal*
Paul Montagno, *Principal* Megan Masson-Minock, *Principal* Laura Kreps, *Senior Associate*
Richard K. Carlisle, *Past President/Senior Principal*

213 High St. – Porch Reconstruction
April 10, 2024

- A description of the existing window material needs to be provided.

While we have a number of questions regarding this application, the questions are about details that could most likely be answered at the meeting. If brought to the meeting and the answers not considered sufficient, the applicant could return to the May HDC meeting. If determined to be sufficient by the Commissioners, the HDC could make a formal decision.

Any information provided at the meeting must be in writing, and fifteen (15) paper copies provided. The applicant will also be asked to email a PDF of the information to Mike Smith, Northville City Clerk (msmith@ci.northville.mi.us).

Someone representing the project needs to attend the HDC meeting on Wednesday, April 17, 2024, to respond to the Commissioner's questions.

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



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



CARLISLE/WORTMAN ASSOC., INC.
Diane Mulville-Friel, AICP
Senior Associate

Cc: George Lahanas, City Manager
Michael Smith, Clerk
Brent Strong, Building Official
Anthony Bronzovich (Tony@epiphanykitchens.com)
John & Kathleen Jackson (jacksonmcka@gmail.com)



215 WEST MAIN STREET
NORTHVILLE, MI 48167
(248) 449-9902

APPLICATION FOR HISTORIC DISTRICT COMMISSION


Case # _____

PLEASE NOTE

- See page 5 to determine if your project requires HDC review and approval
- See pages 6-7 for the documents required to be submitted with your application
- See page 4 for instructions, including submission deadlines and assembly instructions

Application submission deadlines are posted at the Building Department and on the City's website. Submission deadlines are firm. Late submissions are placed on the agenda for the following month.

Property Location: 126 EAST MAIN
(Number) (Street)

Applicant:  MISHELLE LUSSIER

Applicant Address: 548 W. DUNLAP NORTHVILLE MI 48167
(Street) (City) (State) (Zip)

Telephone: 248-921-1593 Email: mishellelussier@yahoo.com

Property Owner (if different): _____

Owner Address: _____
(Street) (City) (State) (Zip)

Telephone: _____ Email: _____

- 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.

TYPE OF IMPROVEMENT AND PLAN REVIEW

- if you are seeking HDC conceptual review or discussion only, DO NOT submit this application. Submit the Conceptual Review Application.
- if your project requires moving or demolition of a structure, you must ALSO submit a separate Moving/Demolition Application with this Application.

- NEW CONSTRUCTION / ADDITIONS (including garages)
- PORCH RECONSTRUCTION AND OTHER REPAIRS
- DOOR & GARAGE DOOR REPLACEMENT
- PAINT COLOR CHANGE
- FENCE, PAVING, WALLS, LANDSCAPING
- SIGN INSTALLATION / REPLACEMENT
- BUILDING CLEANING
- ROOF REPLACEMENT
- SIDING REPLACEMENT
- WINDOW REPLACEMENT
- OTHER SIDING (NEW) ON ADDITION

VALUE OF CONSTRUCTION
\$ _____
Required for all projects

Description of work proposed. ATTACH SEPARATE SHEET IF NECESSARY

SIDING WILL BE INSTALLED OVER ADDITION TO THE BACK OF THE BUILDING. WE COULD NOT USE THE PHENOLIC PANELING THAT WAS APPROVED. WE ARE USING HARDIE BOARD. COLORS WILL BE THE SAME

Describe current use of property

Is a change of use proposed? Yes No If yes, describe

List the existing structures on the property and the approximate year built for each.

Structure Year Built

Blank lines for listing structures and years built.

Does your project/improvement require moving or demolition of any of the structures listed above? Yes* No
*If YES, you must also submit the Historic District Demolition or Moving of a Historic Building application in conjunction with this application. See the application for submission requirements and fees. Failure to submit this application may defer your application to a future meeting.

HDC APPLICATION FEES Fees apply to applicants requesting HDC approval for all aspects of their project, including material changes. Fees do not apply to applicants when the HDC action referred the application back to the applicant.

Table with 2 columns: Fee Description and Amount. Includes Application Fee (Painting or reroofing: No fee), Application Fee (All: \$25), Application Fee (Change to a previous approval: \$80), Construction Fee (less than \$2,000 value: \$80), Construction Fee (greater than \$2,000 value: \$80 + \$5 per every \$3,000 of construction value), and Sign Application: \$80.

APPLICATION CHECK LIST

Review pages 6-7 for the documents required for your project. If the application and supporting documentation provided is deficient, your application may be deferred to the following month's meeting, pending submission of the required information.

Assemble the following as 15 identical packets. See page 4 for assembly instructions.

- Application (pages 1-3). Unsigned applications are not accepted.
Proof of ownership
Property owner letter of authorization - if property owner is not the applicant
Site plans, sketches, etc. if applicable - folded to the size of the application (see pages 6-7).
Samples (see pages 6-7 for the samples required for your project)
Other specific documents required for your project (see pages 6-7)

Also provide:

A PDF file of the complete submission emailed to msmith@ci.northville.mi.us. Required when you submit your application. The PDF file must exactly match the paper submission. Email subject is "HDC App and project address." **NO THUMB DRIVES OR FLASH DRIVES accepted.**

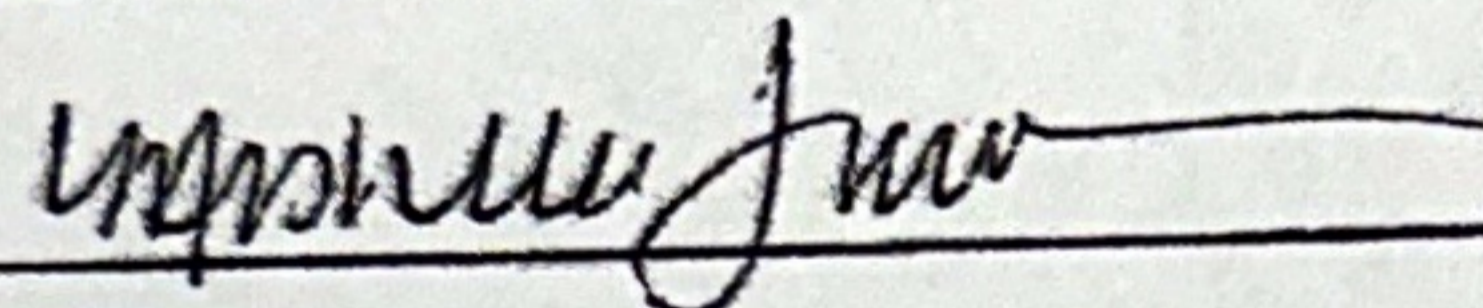
Fee (Applications submitted without fees are not considered a timely submission and shall be deferred to a future meeting). A timely filing is the fee and paper submission.

SIGNATURE AND CERTIFICATION – applicant and property owner must sign

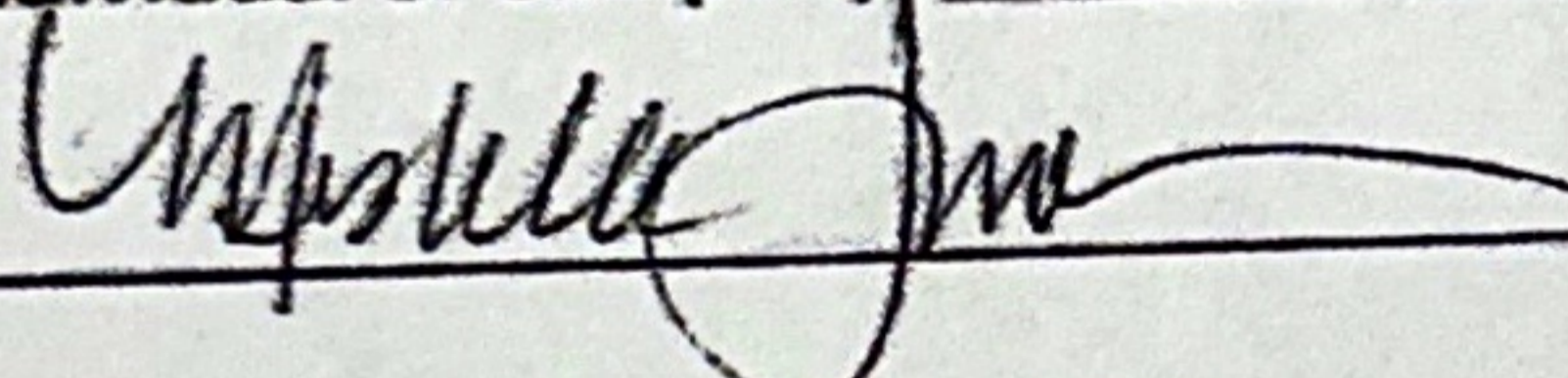
I certify that the property where work will be undertaken, as described in this application, has or will have before the proposed work is complete, a fire alarm system or smoke alarm complying with the requirements of the Stille-DeRossett-Hale single State Construction Code Act, 1972 PA 230 MCL 125.1531.

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.

THE APPLICANT ALSO HEREBY EXPRESSLY ACKNOWLEDGES AND AGREES THAT BY SIGNING THIS DOCUMENT, THEY FULLY UNDERSTAND THAT DESIGNS APPROVED BY THE HISTORIC DISTRICT COMMISSION MUST BE IMPLEMENTED PER THE APPROVED PLANS. IF CHANGES NEED TO BE 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.

Applicant signature  Date 3.29.2024

Applicant full legal name (individual or company) MISHELLE LUSSIER

Property Owner signature  Date 3.29.2024

Property Owner full legal name (individual or company) _____

MESSAGE TO TAXPAYER

Please visit the City website at
 www.ci.northville.mi.us
 or call 248-449-9901 for current tax and assessing
 information or to sign up for automatic payment.

PAYMENT INFORMATION

This tax is due by: 08/31/2023
 Pay by mail to: CITY OF NORTHVILLE - TAXES
 PO BOX 674505
 DETROIT MI 48267-4505

PROPERTY INFORMATION

LUSSIER & ASSOC LLC
 548 DUNLAP ST
 NORTHVILLE MI 48167

Property Assessed To:
 LUSSIER & ASSOC LLC

Prop #: 48 004 02 0032 001 School: 82390
 Prop Addr: 126 E MAIN ST

Legal Description:

03N32A LOT 32 EXC THAT PART THEREOF DESCRIBED AS BEGINNING AT THE SW
 CORNER OF LOT 32 AND PROCEEDING TH N 4D 09M 20SEC W ALONG THE W LINE OF
 SAID LOT 3.82 FT TH N 84 D 16M 40SEC E 10.37 FT TH N 84D 47M E 23.48 FT
 TO THE E LINE OF LOT 32 TH S 4D 03M 40SEC E ALONG SAID E LINE 4.0 FT TO
 THE SE COR OF LOT 32 TH S 84D 55M 20SEC W ALONG THE S LINE OF SAID LOT
 33.84 FT TO THE POB ASSESSORS NORTHVILLE PLAT NO 1 T1SR8E L66 P45 WCR

BALANCE OF DESCRIPTION ON FILE

Mort Code:

TAX DETAIL

Taxable Value: 361,000 COMMERCIAL-IMPROVE
 State Equalized Value: 361,000 Class: 201
 Homestead %: 0.0000 DDAR
 Mort Code:

Taxes are based upon Taxable Value.
 1 mill equals \$1.00 per \$1000 of Taxable Value.
 Amounts with no millage are either Special
 Assessments or other charges added to this bill.

DESCRIPTION	MILLAGE	AMOUNT
SCHOOL OPER W	9.00000	3,249.00
SCHOOL DEBT W	1.70000	613.70
SCHOOL SINKING W	0.46980	169.59
STATE ED TAX W	6.00000	2,166.00
CITY OPERATING W	13.01820	4,699.57
STREET IMPROV W	1.62160	585.39
DEBT SVCS STR W	0.73550	265.51
WAYNE COUNTY OP	5.60990	2,025.17
COM COLLEGE W	2.27000	819.47
RESA OPERATING W	0.09560	34.51
RESA SPEC ED W	3.34430	1,207.29
RESA ENHANCEMENT	1.98760	717.52
OPER DDA	1.80930	653.15

Total Tax 47.66180 17,205.87
 Administration Fee 165.52
TOTAL AMOUNT DUE 18,145.66
 Interest: 774.27

Perforated Edge

PLEASE NOTE: Is your name & mailing address correct?
 If not, please call 248-449-9901.

Property Addr: 126 E MAIN ST
 LUSSIER & ASSOC LLC



PLEASE RETURN THIS PORTION WITH PAYMENT. THANK YOU.

This tax is due by: 08/31/2023
 After 08/31/2023 additional interest and fees apply

2023 Summer Tax for Prop #: 48 004 02 0032 001

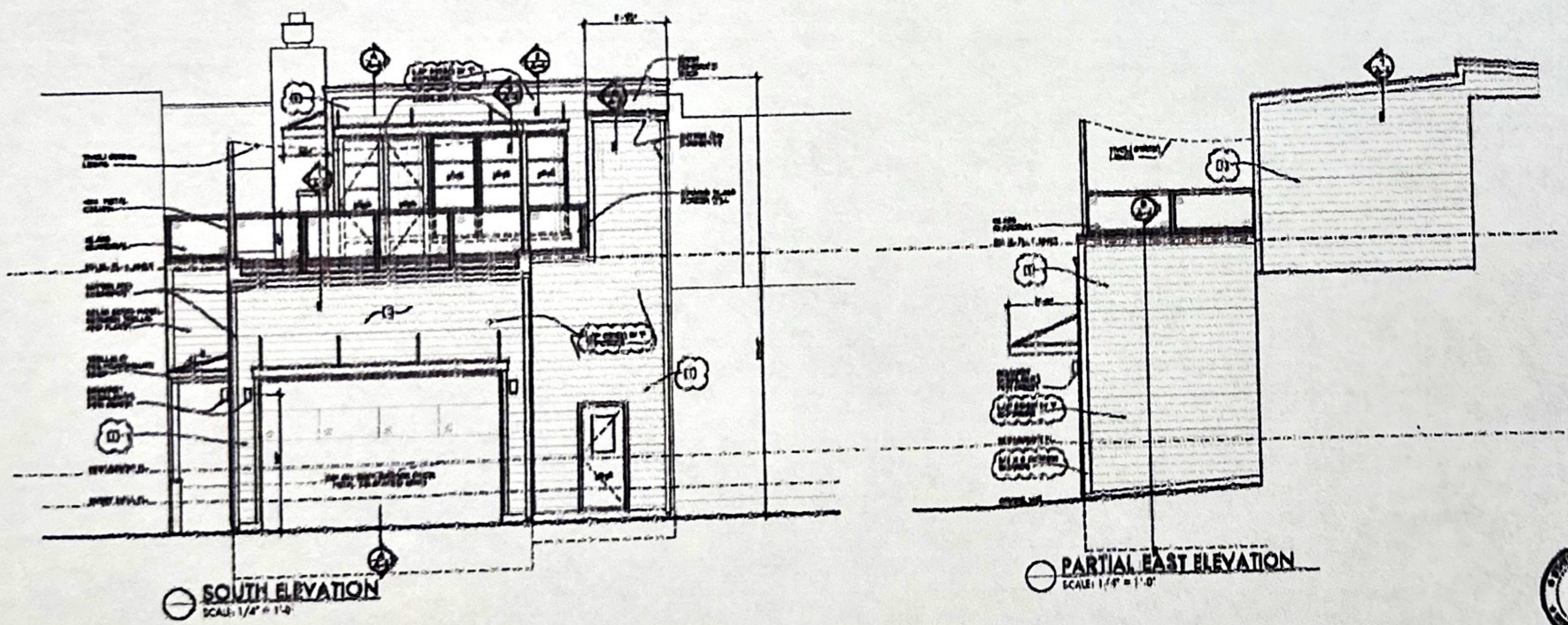
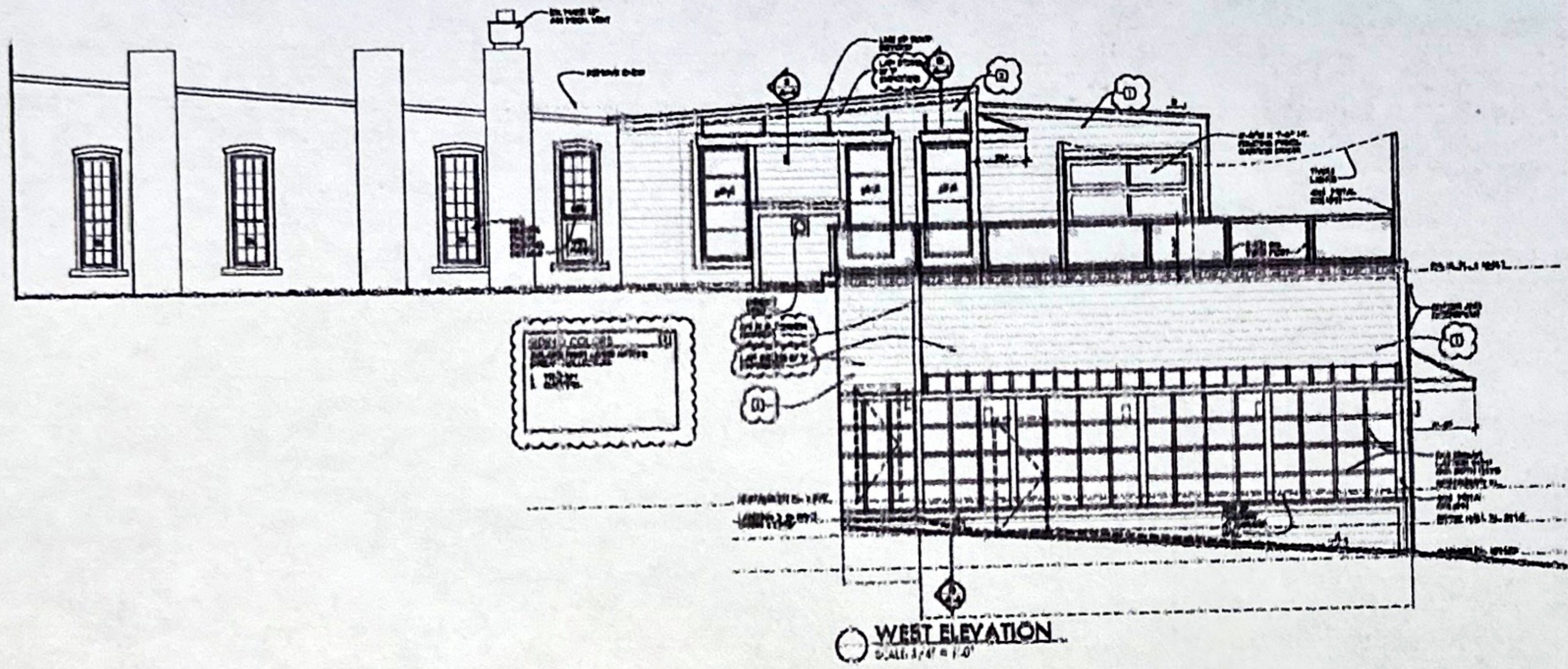
Make Check Payable To: CITY OF NORTHVILLE - TAXES

CITY OF NORTHVILLE - TAXES
 PO BOX 674505
 DETROIT MI 48267-4505

TOTAL AMOUNT DUE: 18,145.66

Amount Remitted: _____

674505S20234800402003200100017371397



PRESLEY ARCHITECTURE
108 N. CENTER ST. SUITE 203 NORTHVILLE, MI 48167
P. 248.285.1134 T. 248.285.0320 E. info@presleyarch.com



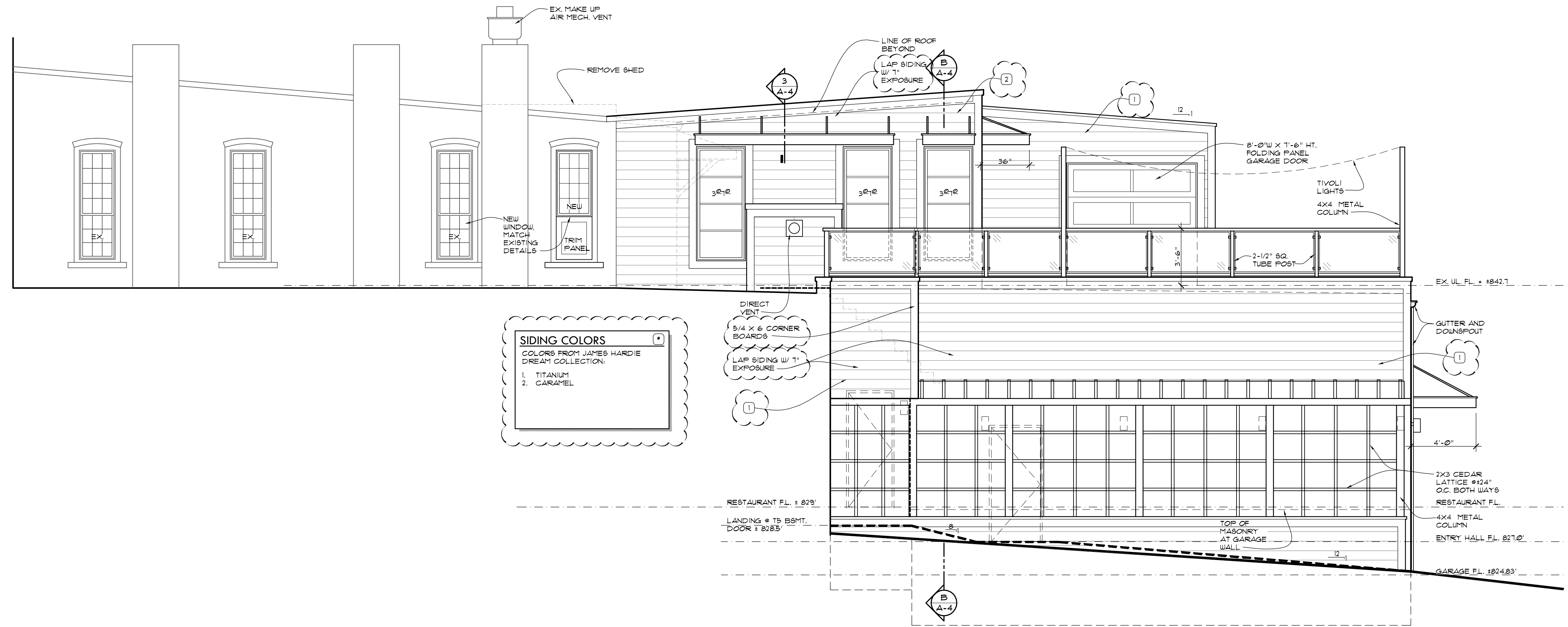
ALTERATION TO TABLE 5
126 E. MAIN ST.
NORTHVILLE, MI 48167

NO.	DATE	DESCRIPTION

A-3

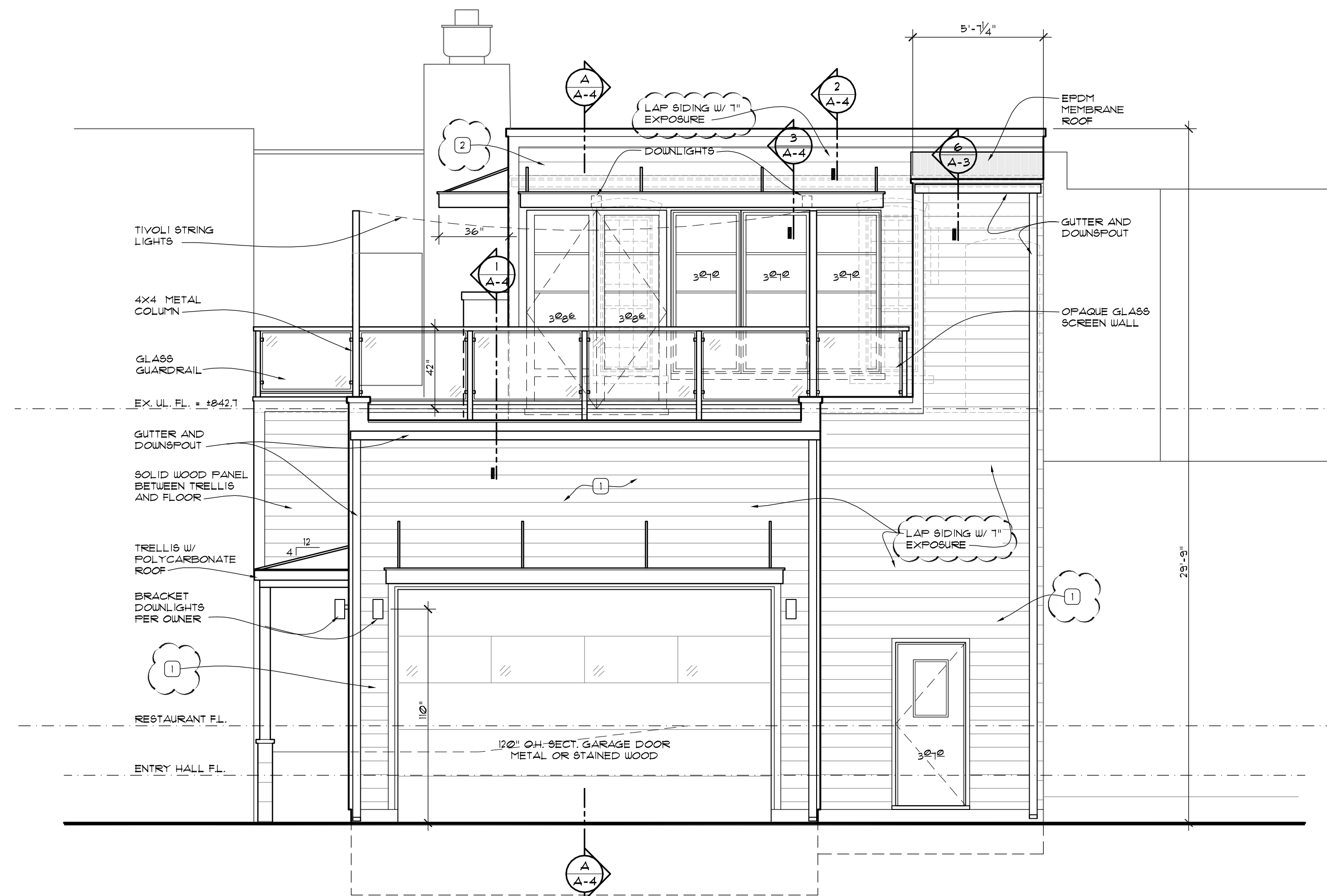


1/10

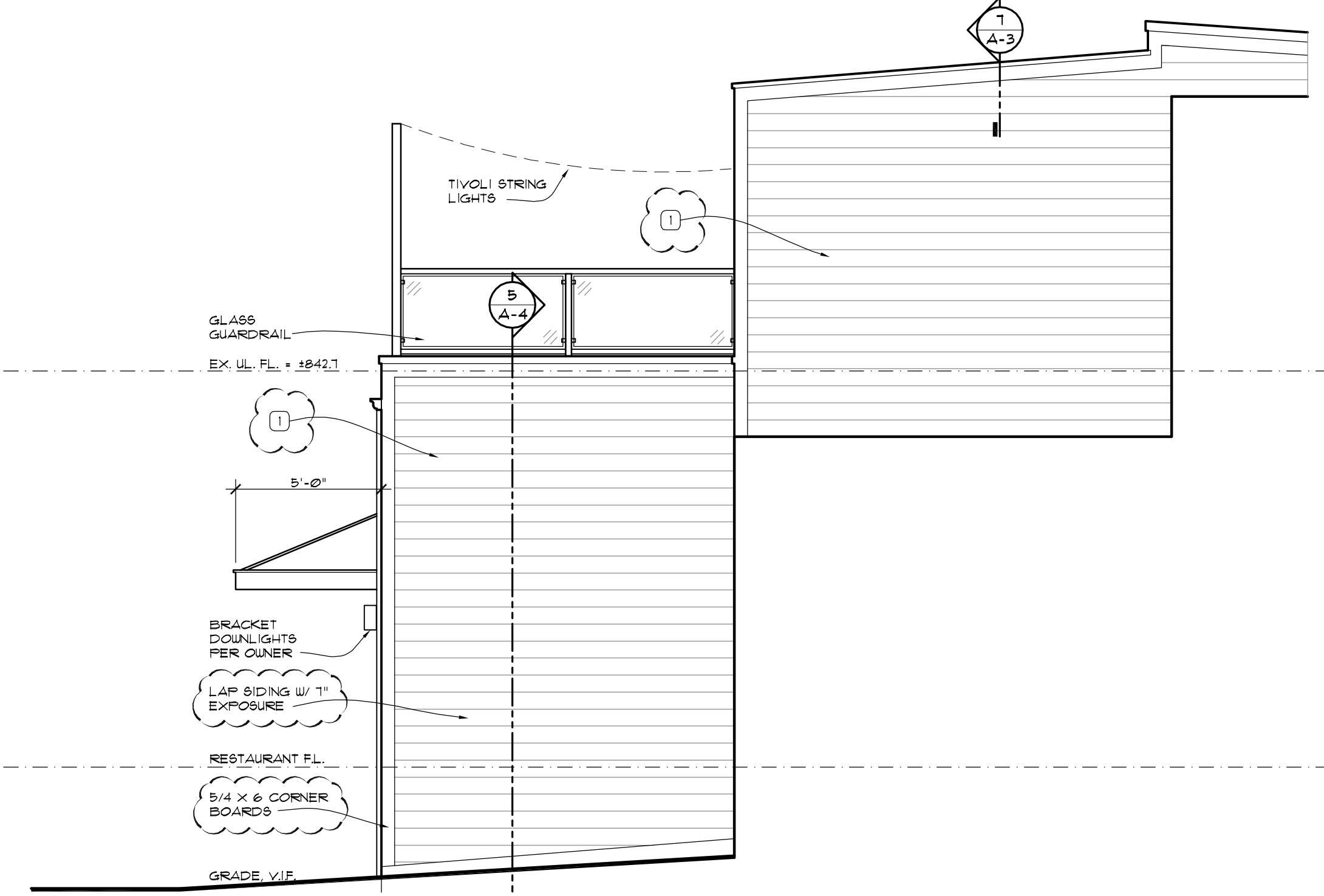


SIDING COLORS
 COLORS FROM JAMES HARDIE DREAM COLLECTION:
 1. TITANIUM
 2. CARAMEL

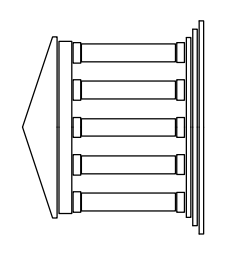
WEST ELEVATION
 SCALE: 1/4" = 1'-0"



SOUTH ELEVATION
 SCALE: 1/4" = 1'-0"



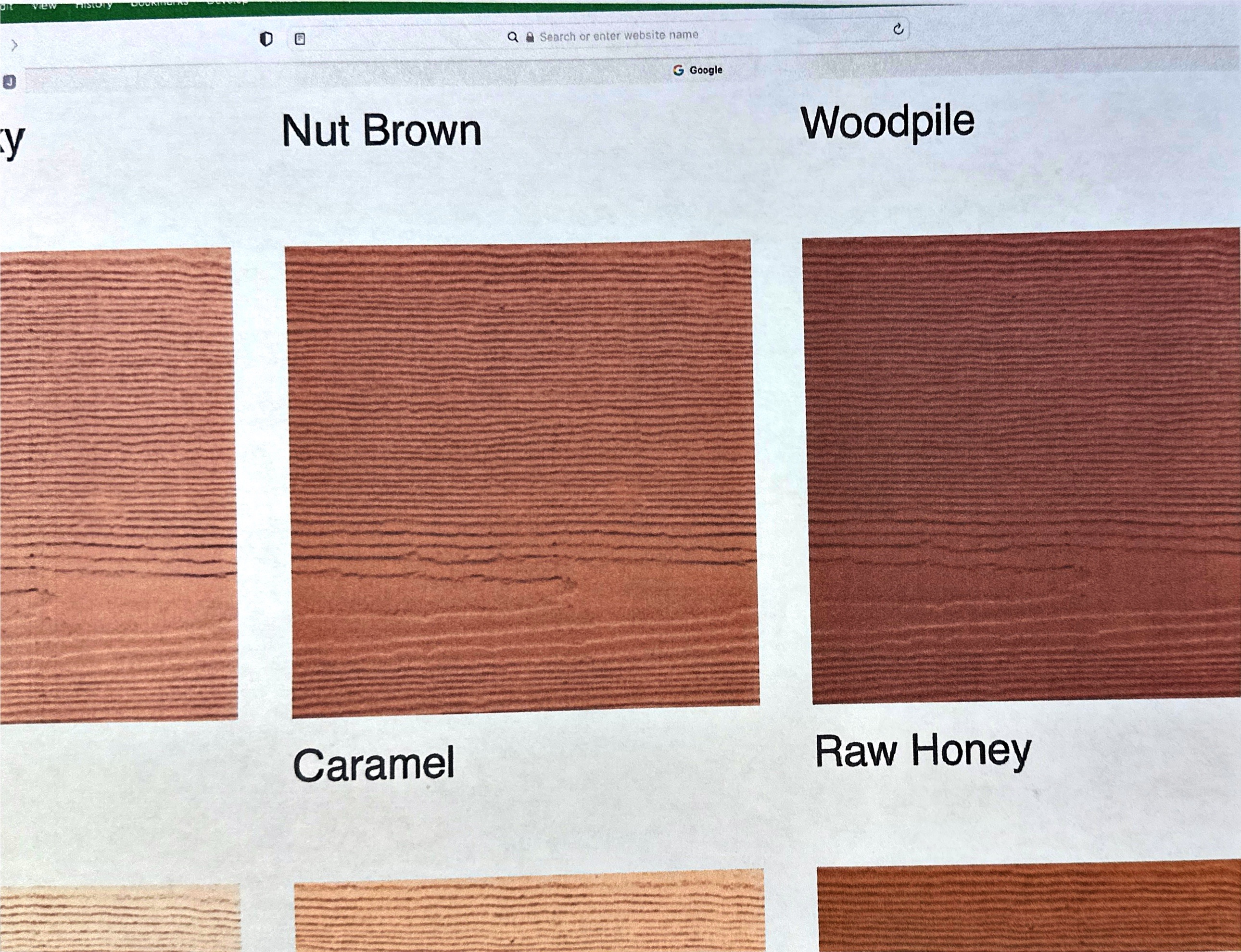
PARTIAL EAST ELEVATION
 SCALE: 1/4" = 1'-0"



DOCS: SEPTEMBER 23, 2022

REVISED/PERMIT SET:	2023
REVISED:	MAY 22, 2023
REVISED:	SEPT 11, 2023
REVISED:	SEPT 20, 2023
REVISED:	MAR 28, 2024





Nut Brown

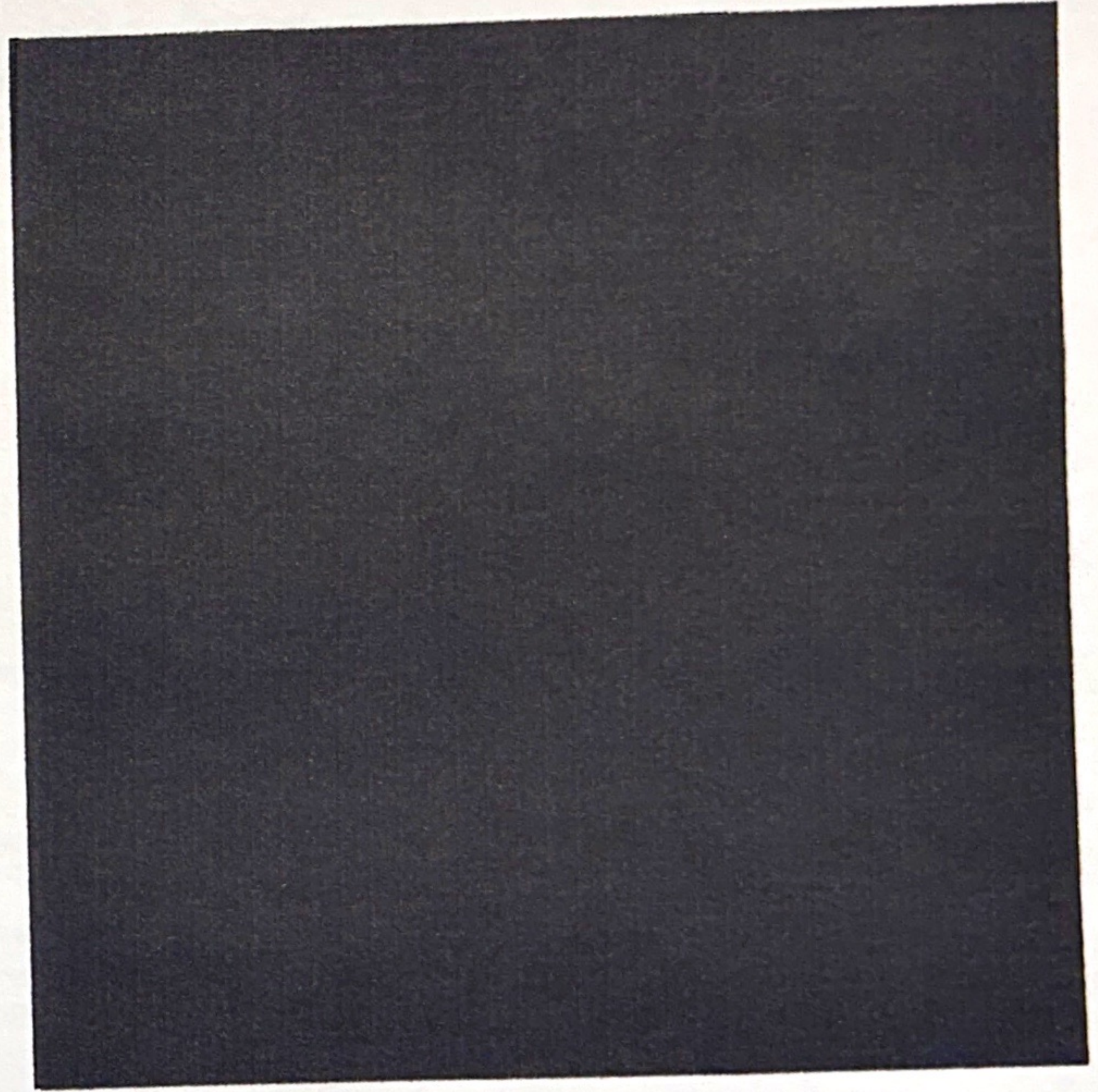
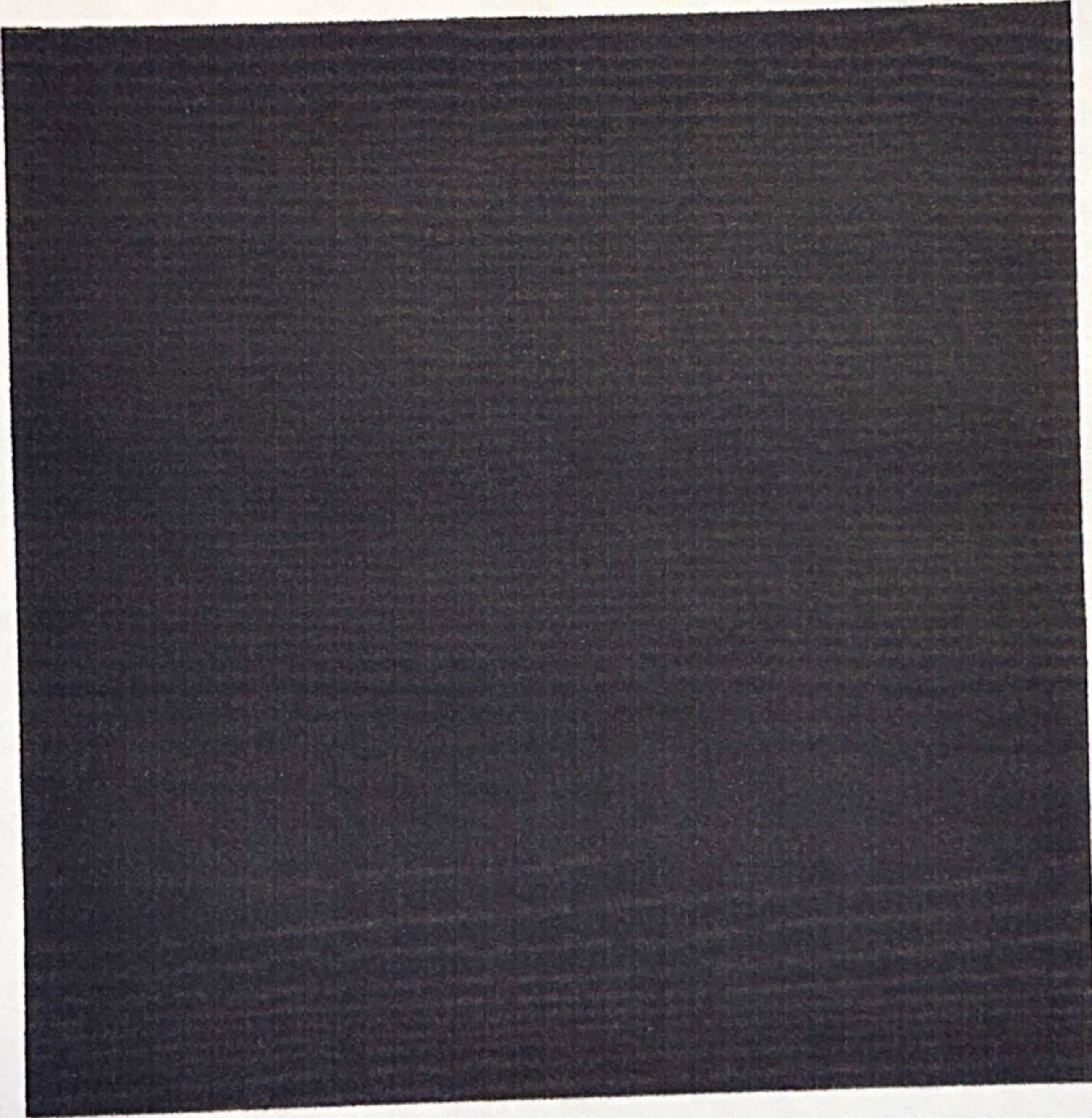
Woodpile

Caramel

Raw Honey

Flint Gray

Black Fig



Titanium

Black Diamond





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
Diane Mulville-Friel, AICP
DATE: April 10, 2024
RE: 126 E. Main St. – Siding Material Change on Rear Building Addition

The applicant is requesting the HDC consider a change to a previous approval. In 2022, the applicant submitted an HDC Application proposing to build a rear addition to this building. The “service” area of the existing restaurant will be expanded on the first floor to include a cooler and storage. A new two-car residential garage, elevator, and entry way to the apartment above will also be added. The second floor apartment will be extended to the rear, including an outdoor patio and kitchen on top of the garage. The HDC moved to accept the application as complete and grant a Certificate of Appropriateness for this project on October, 19, 2022.

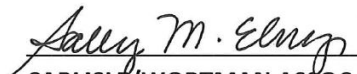
The applicant is now requesting the HDC consider a change in siding materials on the building addition. The applicant has stated that the Phenolic Paneling approved by the HDC cannot be used and Hardie Board is proposed as a substitute.

HDC Application Requirements

We have also reviewed the HDC Application for completeness and consider the application complete. While exterior finish/paint colors have been included in the packet, the applicant should bring colors to the meeting.

Someone representing the project needs to attend the HDC meeting on Wednesday, April 17, 2024, to present the project and answer questions.

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: George Lahanas, City Manager
Mike Smith, Clerk
Brent Strong, Building Official
Mishelle Lussier (Mishellelussier@yahoo.com)
Greg Presley (gregpresley@comcast.net)

Benjamin R. Carlisle, *President* John L. Enos, *Vice President* Douglas J. Lewan, *Principal*
David Scurto, *Principal* Sally M. Elmiger, *Principal* R. Donald Wortman, *Principal* Craig Strong, *Principal*
Paul Montagno, *Principal* Megan Masson-Minock, *Principal* Laura Kreps, *Senior Associate*
Richard K. Carlisle, *Past President/Senior Principal*



Clear Form

215 WEST MAIN STREET
NORTHVILLE, MI 48167
(248) 449-9902

Cashier Validation (Code 104)

APPLICATION FOR HISTORIC DISTRICT COMMISSION

Case # _____

PLEASE NOTE

- See page 5 to determine if your project requires HDC review and approval
- See pages 6-7 for the documents required to be submitted with your application
- See page 4 for instructions, including submission deadlines and assembly instructions

Application submission deadlines are posted at the Building Department and on the City's website. Submission deadlines are firm. Late submissions are placed on the agenda for the following month.

Property Location: 439 Dubuar
(Number) (Street)

Applicant: Michael Forster and Fiorella Vecchio

Applicant Address: 439 Dubuar, Northville MI 48167
(Street) (City) (State) (Zip)

Telephone: 734-417-8820 Email: mforster5303@gmail.com

Property Owner (if different): _____

Owner Address: _____
(Street) (City) (State) (Zip)

Telephone: _____ Email: _____

- 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.

TYPE OF IMPROVEMENT AND PLAN REVIEW

- If you are seeking HDC conceptual review or discussion only, DO NOT submit this application. Submit the Conceptual Review Application.
- If your project requires moving or demolition of a structure, you must ALSO submit a separate Moving/Demolition Application with this Application.

- NEW CONSTRUCTION / ADDITIONS (including garages)
- PORCH RECONSTRUCTION AND OTHER REPAIRS
- DOOR & GARAGE DOOR REPLACEMENT
- PAINT COLOR CHANGE
- FENCE, PAVING, WALLS, LANDSCAPING
- SIGN INSTALLATION / REPLACEMENT
- BUILDING CLEANING
- ROOF REPLACEMENT
- SIDING REPLACEMENT
- WINDOW REPLACEMENT
- OTHER _____

VALUE OF CONSTRUCTION
\$ <u>10 - 12,000</u>
Required for all projects

Description of work proposed. **ATTACH SEPARATE SHEET IF NECESSARY**

Remove and replace existing fence, which is in poor condition, with four foot black aluminum fencing and one gate on three sides of the back yard. The rear facing fence will be either five foot solid gray vinyl or four foot black aluminum.

Describe current use of property Single family residential

Is a change of use proposed? Yes No If yes, describe _____

List the existing structures on the property and the approximate year built for each.

<u>Structure</u>	<u>Year Built</u>
House	1951/1996
Garage	1996

Does your project/improvement require moving or demolition of any of the structures listed above? Yes* No

***If YES, you must also submit the Historic District Demolition or Moving of a Historic Building application in conjunction with this application. See the application for submission requirements and fees. Failure to submit this application may defer your application to a future meeting.**

HDC APPLICATION FEES Fees apply to applicants requesting HDC approval for all aspects of their project, including material changes. Fees do not apply to applicants when the HDC action referred the application back to the applicant.

Application Fee – Painting or reroofing	No fee
Application Fee – All (except paint, re-reroof, and construction)	\$25
Application Fee – Change to a previous approval (includes material changes)	\$80
Construction Fee – less than \$2,000 value	\$80
Construction Fee – greater than \$2,000 value	\$80 + \$5 per every \$3,000 of construction value (Construction value of fee capped at \$500)
Sign Application	\$80 (apply for building Permit after receiving approval)

APPLICATION CHECK LIST

Review pages 6-7 for the documents required for your project. If the application and supporting documentation provided is deficient, your application may be deferred to the following month's meeting, pending submission of the required information.

Assemble the following as 15 identical packets. See page 4 for assembly instructions.

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Fee (Applications submitted without fees are not considered a timely submission and shall be deferred to a future meeting). **A timely filing is the fee and paper submission.**


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Applicant signature  Date 3-25-24
Applicant full legal name (individual or company) Michael J Forster and Fiorella Vecchio

Property Owner signature  Date 3-25-24
Property Owner full legal name (individual or company) Michael J Forster and Fiorella Vecchio

Warranty Deed

KNOW ALL MEN BY THESE PRESENTS: That Michael T. Williams and Alicja A. Williams , husband and wife
whose address is 439 Dubuar St., Northville, MI
convey(s) and warrant(s) to Michael J. Forster and Fiorella Vecchio, husband and wife
whose address is 4427 Brookside Rd., Plymouth, MI 48170

Land situated in the City of Northville, County of Wayne, State of MI

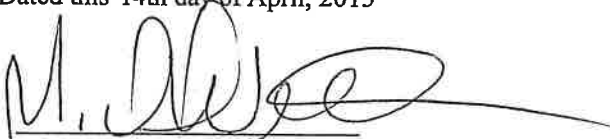
SEE ATTACHED EXHIBIT "A" FOR COMPLETE LEGAL DESCRIPTION

Commonly known as: 439 Dubuar
Tax Item No.: 48-002-020-423-000

for the sum of Five Hundred Fifty Thousand and 00/100 Dollars \$550,000.00

Subject to existing building and use restricitions, easements, and zoning ordinacnes of record, if any.

Dated this 14th day of April, 2015



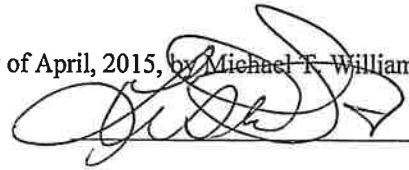
Michael T. Williams



Alicja A. Williams

State of Michigan
County of Wayne

The foregoing instrument was acknowledged before me this 14th day of April, 2015, by Michael T. Williams and Alicja A. Williams , husband and wife.



Notary Public
County

My commission expires: _____

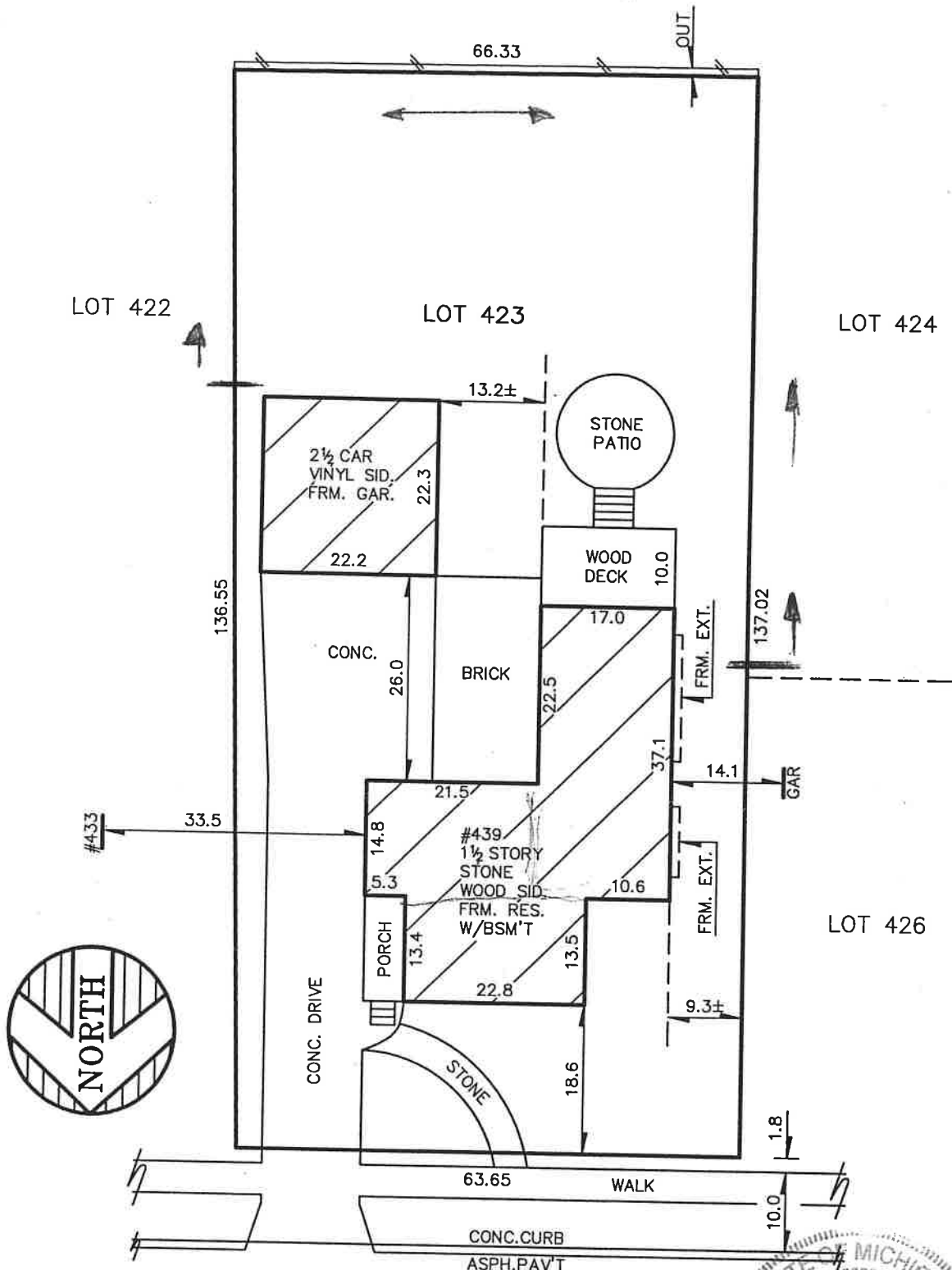
Drafted by:
Devon Title Agency
Under the direction of
Michael T. Williams
439 Dubuar
Northville, MI 48170
File No: 90000491
KAH



When recorded return to:
Michael J. Forster and Fiorella Vecchio,
husband and wife
439 Dubuar
Northville, MI 48167

MORTGAGE SURVEY

Lot 423; ASSESSOR'S NORTHVILLE PLAT NO. 5, of Plats of Simonds, Dubuar and White's Addition to the Village of Northville, and part of the N.W. 1/4 of Sec. 3, T.1 S., R.8 E., Village of Northville (now City of Northville), Wayne County, Michigan, as recorded in Liber 66 of Plats, Page 41 of Wayne County Records.

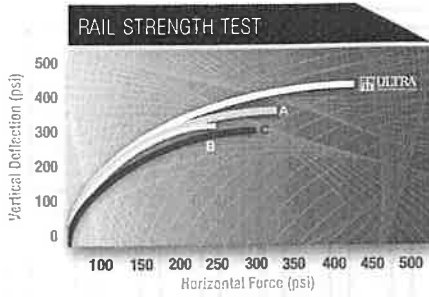


DUBUAR ST. 49.5' WD.

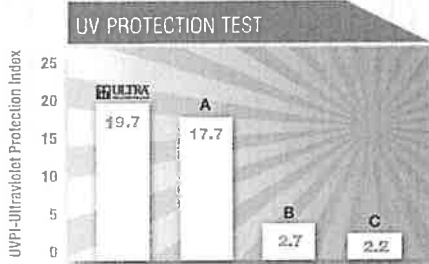
CERTIFICATE: We hereby certify that we have surveyed the above-described property in accordance with the description furnished for the purpose of a mortgage loan to be made by the forementioned applicants, mortgagor, and that the buildings located thereon do not encroach on the adjoining property, nor do the buildings on the adjoining property encroach upon the property heretofore described, except as shown. This survey is not to be used for the purpose of establishing property lines, nor for construction purposes, no stakes having been set at any of the boundary corners.



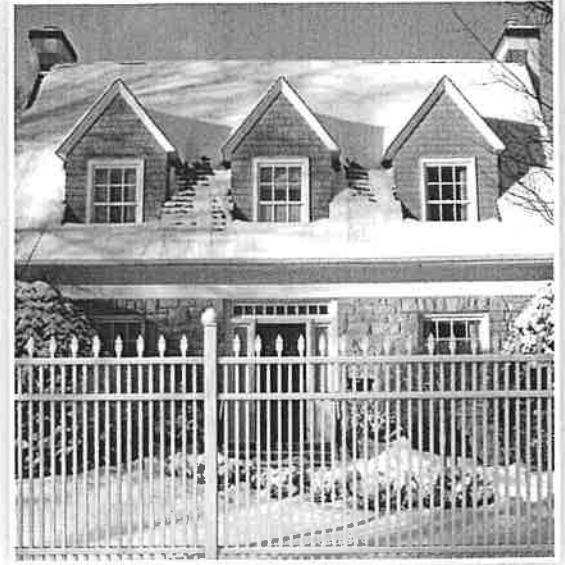
THIS SURVEY DRAWING IS VOID IF THE PROFESSIONAL SEAL IS NOT IN BLUE INK.



An independent test lab pushed our fencing and our competitors' to their limits. The Rail Strength Test revealed the extra pressure that Ultrarail™ can withstand on a daily basis, surpassing one competitor's product by nearly 100%.



An independent lab's accelerated weathering test shows that our exclusive Powercoat™ finish maintains higher levels of UV Protection compared to other leading manufacturers' finishes.



RESIDENTIAL SERIES

meets the standard for perimeter and pool fencing.

1" X 1-1/8" REINFORCED RAIL
5/8" PICKETS



COMMERCIAL SERIES

has larger-scale components for heavier-duty performance.

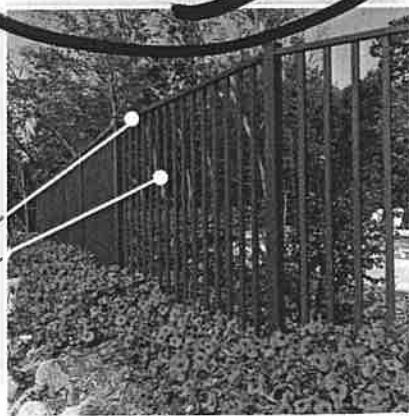
1-1/4" X 1-3/8" REINFORCED RAIL
3/4" PICKETS
1-1/2" SPACING (OPTIONAL)



LIGHT COMMERCIAL

provides strength and value with a unique, bold picket design.

1" X 1-1/8" REINFORCED RAIL
5/8" X 1" PICKETS



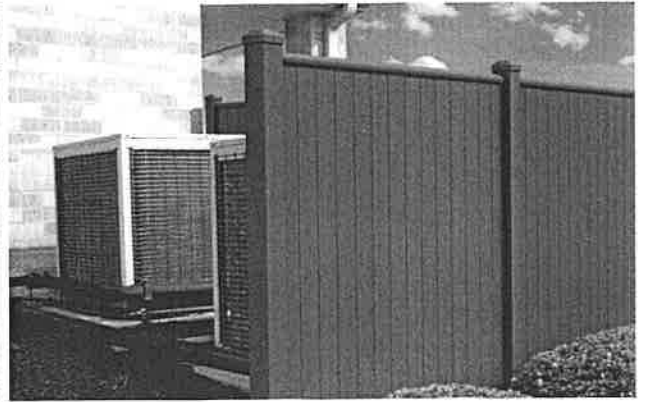
ECLIPSE™ PRIVACY

the ultimate in heavy-duty, low-maintenance privacy and security.

3/4" x 5" .080 T&G BOARDS



Residential and Commercial Series also available in Premium grade, featuring a 2-piece fully encased rail that provides additional strength and hides the fasteners.

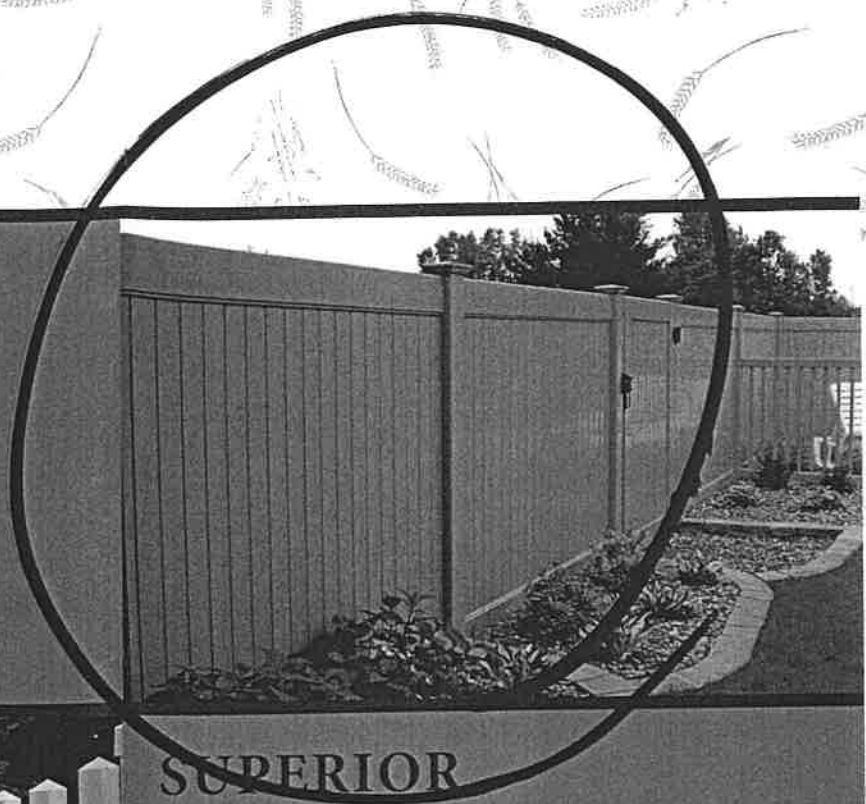


TERRACE

- Solid tongue & groove design
- Straight-style top
- 36", 48", & 72" Height Options

COLORS AVAILABLE:

White | Sandalwood | Adobe | Dark Gray

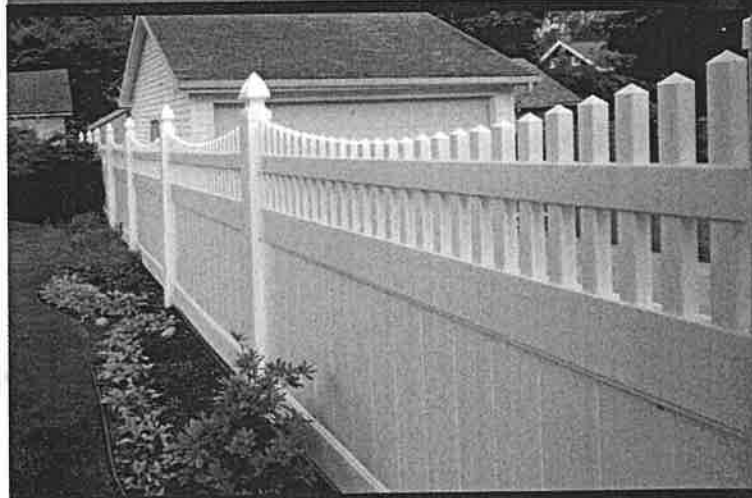


SUPERIOR

- Solid tongue & groove design
- Scalloped picket & top pyramid caps
- 60" & 72" Height Options

COLORS AVAILABLE:

White | Sandalwood | Adobe

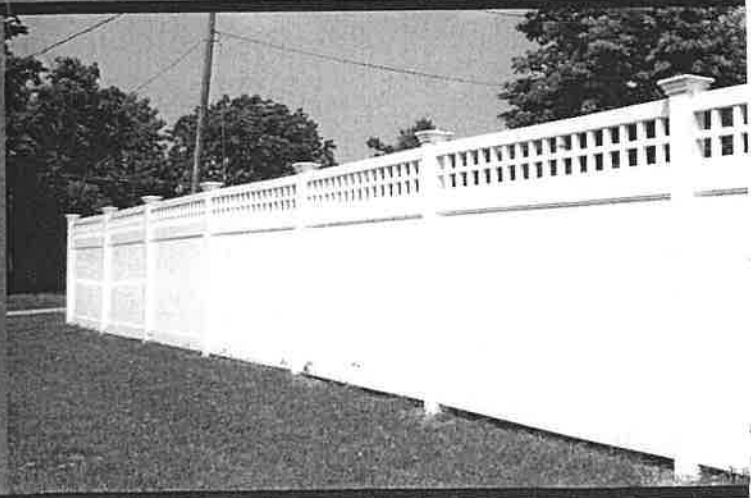


COURTYARD RETREAT SQUARE

- Solid tongue & groove design
- Straight-style top, 2 or 3 square design
- 60" & 72" Height Options

COLORS AVAILABLE:

White | Sandalwood | Adobe



NOVI FENCE LLC

29330 WALL ST., WIXOM, MI 48393

248.344.9595 FAX 248.344.2572

www.NoviFence.net

Contract #2403241

March 24, 2024

Mike Forster
439 Dubuar
Northville, Mi 48167

To Remove and Reinstall the following:

- 133' of 4' high Black UAF200 Aluminum fence
- 1-4' wide x 4' high walk gate
- 60' of 5' high Grey PVC fence
- Remove and haul away existing fence
- All posts set with concrete

Total cost: \$10,836.00 Price good for 7 days

****Permit fee extra**

Terms: 50% Deposit
50% Upon completion

The above prices, specifications and conditions are satisfactory and hereby accepted. You are authorized to do work as specified.

Novi Fence Acceptance: Bryan Kukuzke

Date: 3/24/24

Acceptance of Proposal: _____

Date: _____

Price good for 7 days. By execution of this document, purchaser acknowledges that he/she has read and understands the terms and conditions set forth and within any attachments. Property lines must be marked and cleared of all obstructions by purchaser, and seller assumes no responsibility for location of property lines. A service charge of \$150.00 is applicable to cover return trip by erectors if property lines are not staked or cleared of all obstructions. All agreements between purchaser and selling agent must be in writing and approved by seller's main office before work commences. Failure to pay in full will void all guarantees and/or warranties. Further, seller shall have the right to dismantle and remove off purchaser's property, without notice, all fencing installed by virtue of this order. Purchasers shall pay seller in full unless otherwise provided in writing. Balance due upon completion of job. 1.8% late charge is assessed on all account with balances over 30 days. Should fencing be removed for lack of payment, then all prior payments made by purchaser shall be forfeit and be applied as liquidated damages. Purchaser is aware and agrees that underlying rock, concrete, shale, hardpan, hidden pipe, electrical wiring or other substance that will require jack hammering, blasting, drilling or is any other unique condition is unknown to the seller involving extra labor or costs will result in additional charges apart from this agreement. Seller shall honor rescission by purchaser under such state or federal law pertaining to such action if taken by purchaser. Seller shall honor guarantees or warranties only if in written form or certificate. Verbal assurance of guarantees and/or warranties has no validity at any time. Weather conditions requiring snow removal and/or resulting in the inability to perform installation are not the responsibility of the seller. Seller shall not be liable for delays by obtaining permit, survey completion, strikes, weather conditions, material shortages other causes. Purchaser's cancellation privilege expires within 72 hours. PVC, Galvanized Chain Link, Vinyl Chain Link, Wood, and Aluminum materials ordered cannot be cancelled after 72 hours of signed contract and purchaser agrees to payment for same. Buyer to obtain permit if necessary. Novi Fence LLC is not responsible for personal underground systems, including but not limited to, sprinkler systems, fiber-optic cable, private gas, electric, drain, telephone, or pool lines. Purchaser maintains full responsibility for the marking of such private systems/utilities. Seller assumes no responsibility for grade of land including dips and/or slopes that may cause bottom gaps. Seller is not responsible for color variations naturally occurring in wood products and offers no guarantee(s) against warping, checking (cracking) or splits in grain, naturally occurring in wood products. Earth removal from digging postholes will remain on the owner's property for his/her disposal.

Lot # _____
 Sub. _____
 Interior Lot
 Corner Lot
 Hole Inspection
 Final Inspection

UPRIGHT FENCE INC.

37915 FORD ROAD, WESTLAND, MICHIGAN 48185
 TELEPHONE: 734.729.5172
 FAX: 734.729.0280
 www.upright-fence.com

Miss Dig Called
 Miss Dig Neighbor
 Survey Ordered
 Permit Files
 Signs
 Dirt Haul Away
 Finished Mater. Ordered

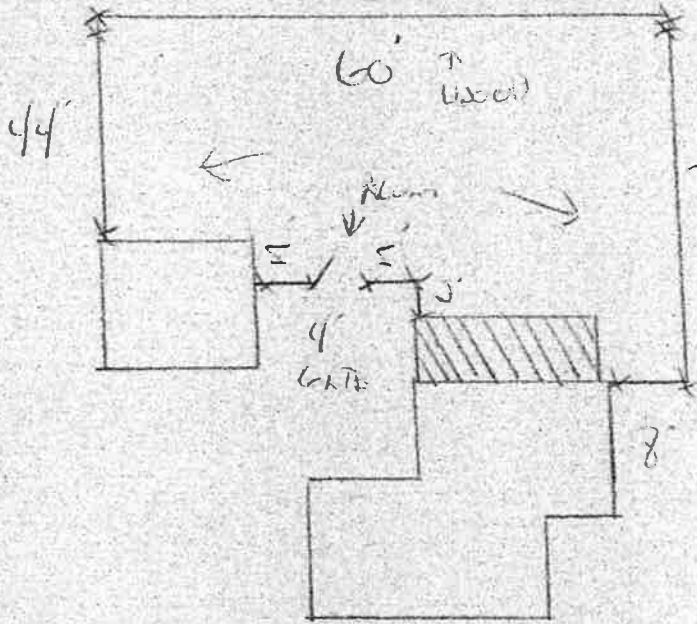
Name MIKE FOILSTEIN
 Job Address 437 DUBUQUE W. VILLE 48167
 Billing Name/Address _____
 E-mail Address _____
 Date 3-19-24
 Home Ph 734-417-8600
 Office Ph _____
 Fax # _____

N. of: _____ E. of: _____ S. of: _____ W. of: _____ In on: _____

We propose to furnish, deliver and erect the following, as per ground plan and measurements herewith: Ht 4'5" Mesh # _____ Gauge # _____

L.P. 3"4" Term. P. 3"4" Gate Post _____ Top Rail _____ Walk Gates _____ ft. wide, Drive Gates _____ ft. wide.

PROPERTY AND FENCE PLAN



SUPPLY + INSTALL
 135 L.F. 2 1/2" X 1/4" ALUM.
 UNF-300 3-1/2" ULTRA
 ALUM. UNF. 1/2" GRADE
 COLOR SATED BLACK
 1-4" SINGLE GATE ALL POST
 2x2 IN CONCRETE ALSO
 60 LBS OF 5" NACH FLAT
 SURFACE DOG EAT PILESSURE
 TREATED UNCD WITH 4x4x4
 POST. REMOVE 18' OF WOOD
 HAIL AWAY WITH PERMIT.
 TOTAL \$ 10,240.00

AGREEMENT The undersigned UPRIGHT FENCE, INC., (UF) and CLIENT agree as follows:

- (a) UF shall construct a fence to comply with the attached specifications and diagram. (b) Upon request UF will obtain any required Building permit and/or contact MISS DIG. (c) All work performed is warranted to be free from material and workmanship defects pursuant to the federal "Selected ASTM Standards for Fence Materials and Products" publication for two years after completion. On all wood fencing: warping, shrinking, and/or checking or color variations naturally occurring is not considered to be a defect. Damage caused by children, pets, abuse neglect, vandalism, severe weather or acts of God are excluded from this warranty.
- Client is solely responsible for: (a) fence location and shall inform UF of any change request within 24 hours of post installation to avoid relocation charges, and (b) dirt removal or paying UF for same. This requirement is not subject to the conditions contained in Section 7 below.
- UF is not responsible to maintain integrity of landscaping, including, but not limited to: flowers, plants, shrubs, trees, mulch and decorative ornaments. UF is not responsible for existing grades or two regrade or trench fence into the grade.
- Client shall be responsible for UF's damages including costs and attorney fees incurred from: (a) Encroachment upon property lines, (b) Damage caused by Client's directions in writing to dig in the immediate vicinity of known utilities, (c) Damage caused to unmarked and/or buried lines (sprinkler, power, or other) and or buried objects, (d) Damage caused to cement or asphalt resulting from post installation into same, and (e) Collection of any unpaid balances. Collection attorney fees shall equal 50% of the unpaid principle balance and shall immediately become due at the time of UF's first notice of intent to refer Client to collection.
- Client shall make payments to UF as follows: Residential: 1/2 deposit, 1/2 upon second installation crew visit. Deposits become non-refundable 72 hours after this contract is executed. Interest of seven (7%) percent annually shall be assessed against all amounts overdue more than ten (10) days from the second installation crew visit. UF shall not be required to continue performance or provide warranty service if any payment is missed until such time as Client becomes current. If Client defaults on the required payments Client shall become liable for UF's actual collection expenses including interest, costs and attorney fees. The undersigned agree that as future attorney fees are unknown and difficult to estimate, same shall become due in an amount not less than \$1,000.00 as liquidated damages due to UF in addition to any other payments required by this agreement.
- Client or an authorized agent shall be at the job site during installation and for inspection/approval or UF may refuse performance on that day and shall be paid an additional \$150.00 return fee per incident. In the event that Client or an authorized agent is not present and a change is requested after performance, UF shall be paid an additional \$250.00 return fee per incident.
- Client agrees to notify UF in writing as to any complaint regarding installation or defects within 10 days of the second installation crew visit or Client waives said complaints or related claims. Client must also notify UF in writing within 10 days as to any complaint regarding installation or defects related to subsequent services rendered by UF or said complaints or related claims are also waived.
- Client agrees to pay a re-billing fee of \$5.75 for each instance of mailed invoice sent after completion of services.
- In the event that any portion of this contract is declared null or void by a court of competent jurisdiction, all other conditions herein shall remain in full force and effect.
- Add \$20.00 per hole for hand digs.
- Client is responsible for removal of all trees, shrubs and debris on fence-line prior to arrival, or will be charged \$250.00 for a return trip fee, resulting in possible rescheduling delays.

This document is the entire agreement between the parties. The undersigned agree that they have read and do understand this entire agreement and have not signed below in reliance upon any verbal or written promise, condition, or representation made by any person. Any amendments, alterations, or changes of any kind to this agreement must be written and signed by Client and UF or same shall be voidable at UF's option.

INSTALLATIONS GUARANTEED FOR TWO (2) YEARS

"YOU, THE BUYER, MAY CANCEL THIS TRANSACTION AT ANY TIME PRIOR TO MIDNIGHT OF THE THIRD BUSINESS DAY AFTER THE DATE OF THIS TRANSACTION. SEE THE ATTACHED NOTICE OF CANCELLATION FOR AN EXPLANATION OF THIS RIGHT."

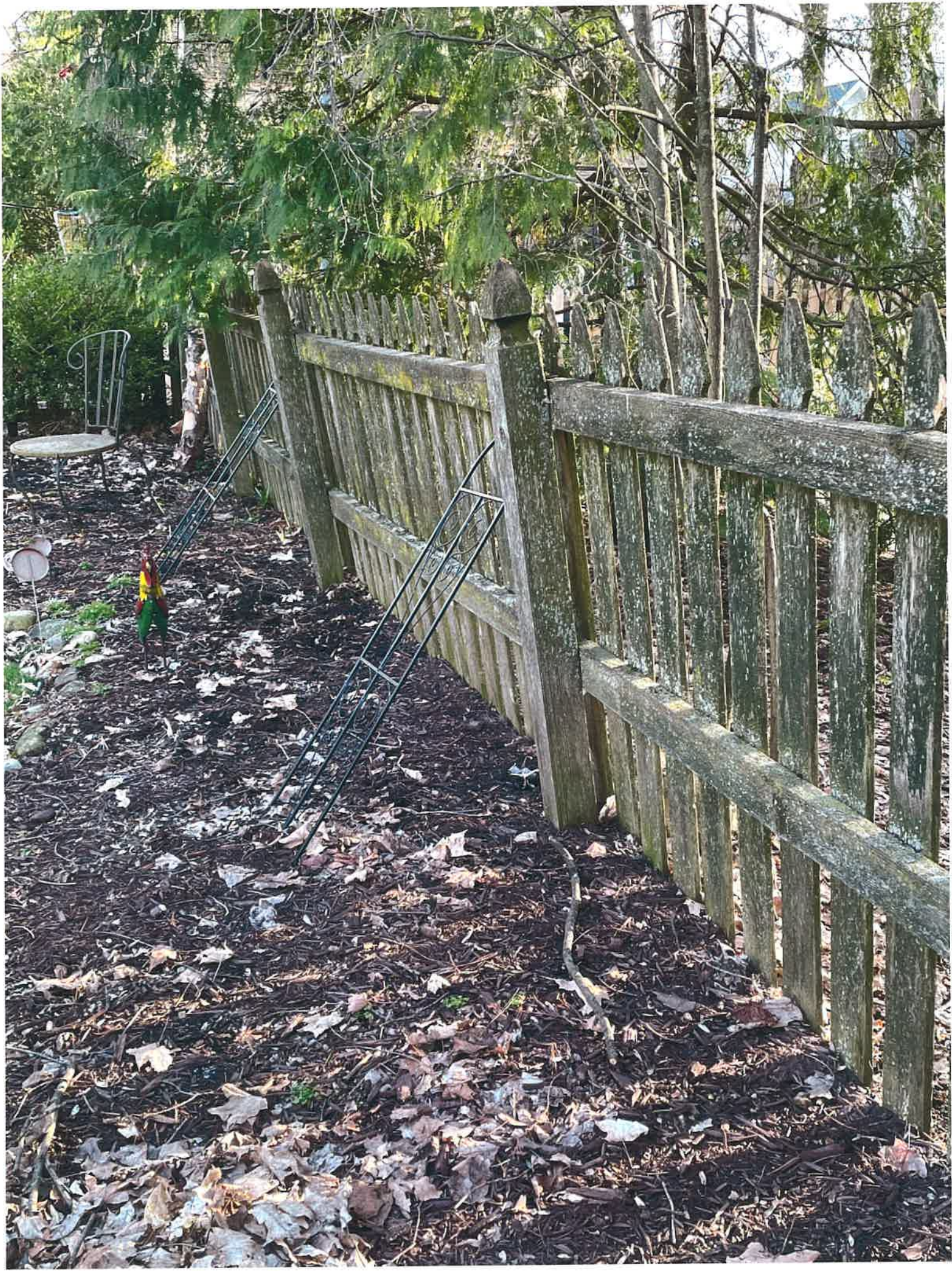
UPRIGHT FENCE INC.

BY

OWNER/PURCHASER

OWNER/PURCHASER











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
Diane Mulville-Friel, AICP
DATE: April 10, 2024
RE: 439 Dubuar St. – New Fence

The applicant would like to remove an existing fence and install a new fence on the east, south and west sides of their back yard, at the above address.

Zoning Requirements

The applicant will be required to obtain a Fence Permit from the Building Official. The Building Official will assess the proposal for compliance with the Zoning Ordinance at that time.

However, in our opinion, the proposal appears to meet the requirements of the Zoning Ordinance.


HDC Application Requirements

We have reviewed the submittal for compliance with the application requirements. We consider the application to be complete.

Note that the application describes the proposed fencing along the rear (south) property line could be one of two options: either a five-foot-tall gray vinyl fence or a four-foot-tall black aluminum fence. The applicant will need to discuss these alternatives with the Commissioners.

Someone representing the project needs to attend the HDC meeting on Wednesday, April 17, 2024, to respond to the Commissioner's questions.

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



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



CARLISLE/WORTMAN ASSOC., INC.
Diane Mulville-Friel, AICP
Senior Associate

Cc: George Lahanas, City Manager
Michael Smith, Clerk
Brent Strong, Building Official
Michael Forster and Fiorella Vecchio (mforster5303@gmail.com)



215 WEST MAIN STREET
NORTHVILLE, MI 48167
(248) 449-9902

Cashier Validation (Code 104)

APPLICATION FOR HISTORIC DISTRICT COMMISSION

PLEASE NOTE

Case # _____

- See page 5 to determine if your project requires HDC review and approval
- See pages 6-7 for the documents required to be submitted with your application
- See page 4 for instructions, including submission deadlines and assembly instructions

Application submission deadlines are posted at the Building Department and on the City's website. Submission deadlines are firm. Late submissions are placed on the agenda for the following month.

Property Location: _____
(Number) (Street)

Applicant: _____

Applicant Address: _____
(Street) (City) (State) (Zip)

Telephone: _____ Email: _____

Property Owner (if different): _____

Owner Address: _____
(Street) (City) (State) (Zip)

Telephone: _____ Email: _____

- 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.

TYPE OF IMPROVEMENT AND PLAN REVIEW

- If you are seeking HDC conceptual review or discussion only, DO NOT submit this application. Submit the Conceptual Review Application.
- If your project requires moving or demolition of a structure, you must ALSO submit a separate Moving/Demolition Application with this Application.

- NEW CONSTRUCTION / ADDITIONS (including garages)
- PORCH RECONSTRUCTION AND OTHER REPAIRS
- DOOR & GARAGE DOOR REPLACEMENT
- PAINT COLOR CHANGE
- FENCE, PAVING, WALLS, LANDSCAPING
- SIGN INSTALLATION / REPLACEMENT
- BUILDING CLEANING
- ROOF REPLACEMENT
- SIDING REPLACEMENT
- WINDOW REPLACEMENT
- OTHER _____

VALUE OF CONSTRUCTION
\$ _____
Required for all projects

Description of work proposed. **ATTACH SEPARATE SHEET IF NECESSARY**

Describe current use of property _____

Is a change of use proposed? Yes No If yes, describe _____

List the existing structures on the property and the approximate year built for each.

<u>Structure</u>	<u>Year Built</u>
_____	_____
_____	_____
_____	_____

Does your project/improvement require moving or demolition of any of the structures listed above? Yes* No

***If YES, you must also submit the Historic District Demolition or Moving of a Historic Building application in conjunction with this application. See the application for submission requirements and fees. Failure to submit this application may defer your application to a future meeting.**

HDC APPLICATION FEES Fees apply to applicants requesting HDC approval for all aspects of their project, including material changes. Fees do not apply to applicants when the HDC action referred the application back to the applicant.

Application Fee – Painting or reroofing	No fee
Application Fee – All (except paint, re-reroof, and construction)	\$25
Application Fee – Change to a previous approval (includes material changes)	\$80
Construction Fee – less than \$2,000 value	\$80
Construction Fee – greater than \$2,000 value	\$80 + \$5 per every \$3,000 of construction value (Construction value of fee capped at \$500)
Sign Application	\$80 (apply for building Permit after receiving approval)

APPLICATION CHECK LIST

Review pages 6-7 for the documents required for your project. If the application and supporting documentation provided is deficient, your application may be deferred to the following month’s meeting, pending submission of the required information.

Assemble the following as 15 identical packets. See page 4 for assembly instructions.

- HDC Application (pages 1-3). Unsigned applications are not accepted.
- Proof of ownership
- Property owner letter of authorization – if property owner is not the applicant
- Site plans, sketches, etc. if applicable – folded to the size of the application (see pages 6-7).
- Samples (see pages 6-7 for the samples required for your project)
- Other specific documents required for your project (see pages 6-7)

Also provide:

- A PDF file of the complete submission emailed to msmith@ci.northville.mi.us. Required when you submit your application. The PDF file must exactly match the paper submission. Email subject is "HDC App and project address." **NO THUMB DRIVES OR FLASH DRIVES accepted.**
- Fee (Applications submitted without fees are not considered a timely submission and shall be deferred to a future meeting). **A timely filing is the fee and paper submission.**

SIGNATURE AND CERTIFICATION – applicant and property owner must sign

I certify that the property where work will be undertaken, as described in this application, has or will have before the proposed work is complete, a fire alarm system or smoke alarm complying with the requirements of the Stille-DeRossett-Hale single State Construction Code Act, 1972 PA 230 MCL 125.1531.

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.

THE APPLICANT ALSO HEREBY EXPRESSLY ACKNOWLEDGES AND AGREES THAT BY SIGNING THIS DOCUMENT, THEY FULLY UNDERSTAND THAT DESIGNS APPROVED BY THE HISTORIC DISTRICT COMMISSION MUST BE IMPLEMENTED PER THE APPROVED PLANS. IF CHANGES NEED TO BE 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.

Applicant signature _____ **Date** _____

Applicant full legal name (individual or company) _____

Property Owner signature _____ **Date** _____

Property Owner full legal name (individual or company) _____

INSTRUCTIONS FOR APPLYING TO THE HISTORIC DISTRICT COMMISSION

ASSEMBLING YOUR APPLICATION SUBMISSION

Use pages 5-7 to guide you in completing your application. Incomplete applications are subject to denial due to insufficient documentation. If denied, the applicant will need to provide the required information and re-apply. Contact the Building Department at (248) 449-9902 with questions.

The **Historic District Design Standards** are available on the City's website www.ci.northville.mi.us (Services, Building and Planning, Historic District Commission) or at the Building Department.

- Complete the Historic District Commission Application in its entirety. SIGN the application.
- Make 15 copies of the application (pages 1-3 only), and 15 copies of all backup documentation. Assemble into 15 identical packets as described on **page 2 Application Checklist and page 3 additional requirements**.
- Backup documentation must be folded to the same size as the application. Submissions in individual folders, binders, etc. are not accepted.
- **A PDF file emailed to msmith@ci.northville.mi.us of the complete submission. Required when you submit your application. The PDF file must exactly match the paper submission. Email subject is "HDC App and project address." NO THUMBDRIVES OR FLASH DRIVES accepted.**
- **NOTE:** If your project requires moving or demolition of a structure, you must also submit the Demolition or Moving of Historic Building application. See that application for the submission requirements. Failure to submit this application by the submission deadline may result in your project review being deferred to a future HDC meeting.

MEETING DATES AND SUBMISSION DEADLINES

- Generally, the HDC meets the third Wednesday of each month at 7:00 p.m. in the Council Chambers at City Hall. Meetings are open to the public. Meeting dates may be moved to accommodate holidays. Follow the meeting date schedule posted at City Hall and on the website www.ci.northville.m.us (Services, Building and Planning, Historic District Commission).
- **Applications are due by 4:00 p.m. on the submission deadline. Follow the meeting date and submission schedule posted at the Building Department and on the City's website www.ci.northville.mi.us** (Services, Building and Planning, Historic District Commission). Posted submission deadlines are firm. Paper submissions received after the deadline are placed on the following month's meeting agenda.
- Meeting the submission deadline does not ensure the application will be heard at the next meeting. The City Planner reviews the application and determines if it is complete. Applicants will receive a review memo from the City Planner, describing any deficiencies and how those may be resolved. Deficient applications may be deferred to the next meeting, pending timely submission of required documentation.

APPEARING BEFORE THE HDC

- The applicant or a representative must be present at the meeting to answer questions. If the applicant is not the owner of the property, a letter from the property owner must be submitted with the application stating they have permission to appear before the board regarding the property.
- Large samples of materials (i.e. shingles, siding, trim, presentation boards, etc.) can be brought to the meeting to help the commissioners in the decision making process.
- If the HDC approves your project, the approval is valid for one year. Permits must be obtained from the Building Department for any work that requires a permit.
- Designs/plans approved by the Historic District Commission must be implemented per the approved plans. Changes to approved designs/plans require returning to HDC for approval BEFORE implementing those changes.

TYPE OF IMPROVEMENT AND WHAT REQUIRES HDC REVIEW

The Historic District Commission (HDC) does not regulate changes to the *interior* of a house, unless the interior change affects the exterior appearance.

The HDC is required to review all *exterior* changes, including those not visible from the street. The entire house, garage and yard contribute to the historic character of the district, and changes to these features are within the HDC's purview. The HDC is required to use "The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings" when deciding whether work is appropriate in a historic district (page 8).

WHAT REQUIRES REVIEW

This list is not all inclusive. If you do not see your project on this list, CONTACT THE BUILDING DEPARTMENT at 248-449-9902.

Apply to the Commission before	Go ahead with your project when
Changing paint colors	Painting in the same colors
Removing large trees, shrubbery, plantings	Trimming or pruning trees, shrubs, plantings
Installing new or replacement fencing	Repairing a few sections of fence with like materials and sizes
Installing new or replacement windows	Replacing panes of glass with matching glass
Reconstructing areas of masonry walls, chimneys, floors, porches, etc.	Tuck pointing small areas of mortar with matching mortar
Installing new storm and security doors, installing new storm windows	Installing or removing storms and screens for the season
Reconstructing all or part of a porch	Replacing small deteriorated areas with identical materials and sizes
Installing new doors, garage doors, security doors	Repairing existing doors with identical materials
Installing or replacing signage, including awnings	Putting out or removing cloth awnings on existing frames for the season
Cleaning the building	
Constructing a new building, structure, or addition	
Demolishing or moving a building, including garages, etc. A Demolition/Moving Application must also be submitted with this application	

DOCUMENT REQUIREMENTS FOR YOUR SPECIFIC PROJECT

- These are minimum requirements. The HDC or staff reserves the right to request additional information as needed for your individual case.
- It is suggested that you seek advice from a licensed architect for assistance in addressing the technical requirements of your application, especially when it comes to the need for scaled and/or dimensioned drawings.
- The documents for your specific project must be assembled into 15 identical packets. You need 15 of the items listed for your project. See **page 4** for assembly instructions.
- A PDF file of the complete submission emailed to dmassa@ci.northville.mi.us. NO flashdrives accepted.

NEW CONSTRUCTION / ADDITIONS (including garages)

- Historic District Commission Application
- Recent photograph(s) of existing structure and property
- Scaled and/or dimensioned drawings printed to scale that include:
 - existing and proposed site plan showing all property lines, site area, easements, setbacks, changes and landscape features, including location of construction fencing if applicable
 - existing and proposed floor plans
 - existing and proposed elevations
 - existing and proposed sections and other details as needed
 - material samples and colors for roofing, siding, and trim
 - brochures showing materials and design for windows, doors, garage doors, exterior lighting, and fencing
 - project time frame including a start date, exterior completion date, landscaping completion date, and occupancy date
- New construction requires a streetscape view (to scale) with the proposed new project inserted
- A separate Demolition/Moving Application may be required if the new construction requires that a building be demolished or moved.

PORCH RECONSTRUCTION AND OTHER REPAIRS

- Historic District Commission Application
- Recent photograph(s) of existing structure and property
- Description of existing materials and colors
- A description of which components will be retained or repaired
- A statement of why the components being replaced cannot be repaired
- A description of the proposed replacement materials and colors
- A set of scaled and/or dimensioned drawings printed to scale that include:
 - existing and proposed site plan showing all changes
 - existing and proposed floor plans
 - existing and proposed elevations
 - existing and proposed sections and other details as needed

DOOR & GARAGE DOOR REPLACEMENT

- Historic District Commission Application
- Recent photograph(s) of existing structure with doors
- A detailed description of existing doors including materials, and a statement of why repair is not possible and replacement is necessary
- Brochures showing materials, design, and finish of proposed doors

PAINT COLOR CHANGE

- Historic District Commission Application
- Recent photograph(s) of existing structure
- Samples of the proposed paint color (i.e., paint chips) and a list of locations where paint color will be applied along with photographs and/or diagrams showing locations

FENCE, PAVING, WALLS, LANDSCAPING INSTALLATION / REMOVAL

- Historic District Commission Application
- Recent photograph(s) of existing structure and property
- A scaled and/or dimensioned site plan printed to scale showing:
 - the existing lot lines
 - the existing buildings
 - the location and dimension of existing and proposed sidewalks, driveways, fencing (including height), landscape materials, and other landscape features
 - the location of the adjacent properties
- Material and color samples from fencing, walls, paving
- Brochure(s) showing fencing and other manufactured landscape items proposed
- In cases of removal include a detailed justification of why item(s) need to be removed

SIGN INSTALLATION / REPLACEMENT

- Historic District Commission Application
- Scaled and dimensioned drawings of signs
- In cases where signs will be attached to the building, include the entire building elevation
- Font, color and material samples
- In cases of replacement, a detailed description including the colors, materials and location(s) of existing signs and justification of why the signs need to be replaced

BUILDING CLEANING

- Historic District Commission Application
- Recent photograph(s) of existing structure
- A detailed description of the cleaning method, including the names of chemicals and the pressure of any washes or application(s)
- Brochures for cleaning agents
- A description of the surface treatment after cleaning (i.e., material, color, brick / mortar repair)

ROOF REPLACEMENT

- Historic District Commission Application
- Recent photograph(s) of existing structure
- Material samples (for asphalt shingles a 3"x3" piece is sufficient)
- A description of existing roofing material and color (provide a sample if possible)
- A detail description of proposed work, including related work such as gutters, soffit and fascia

SIDING REPLACEMENT

- Historic District Commission Application
- Recent photograph(s) of existing structure
- A description of existing siding material and color (provide a sample if possible)
- A set of scaled and/or dimensioned elevations printed to scale
- Material samples
- A detail description of proposed work, including related work such as trim and details
- A brochure or other information giving the color, materials, and dimensions of the proposed replacement siding

WINDOW REPLACEMENT

- Historic District Commission Application
- Recent photograph(s) of existing structure
- A description of existing window material and color (provide a sample if possible)
- A set of scaled and/or dimensioned elevations printed to scale
- Material samples
- A detail description of proposed work, including related work
- A brochure or other information giving the color, materials, and configuration of the proposed windows

SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION AND GUIDELINES FOR REHABILITATING HISTORIC BUILDINGS

1. A property shall be used for its historic purpose or be placed in a new use that required minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities, and where possible, materials. Replacement of a missing feature shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using gentlest means possible.
8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

FINANCIAL INCENTIVES

A Federal Historic Tax Credit is offered to property owners in the Historic District. For more information, call 517-373-1630 or visit the Michigan State Housing Development Authority's website at: <http://www.michigan.gov/mshda>.

Requirements for Improvements on 236 West

Porch Reconstruction

- Please see photographs attached of current porch on west side of house, which is cement and painted a “eggshell blue”.
- Would like to demo porch and replace with new porch, including nice bench and plants for an exterior sitting area.

Cement Slab Removal

- On the north side of the house there is a cement slab, which used to be a porch.
- Would like to demo this cement slab and remove it.

Fences

- On the north and south sides of the house there are small fences which are in poor condition.
- Would like to demo and remove these fences.
- There is not an intention to replace them at this time.

Door Replacement

- Front door is wooden, painted burgundy red, has glass with 3 over 3 panes, and has a light screen on the outside.
- Would like to replace this door with Therma-Tru Classic Craft® Visionary Collection in Walnut Grain.

Paint Color Change

- The existing color is white aluminum.
- Would like to replace aluminum with new siding.

Requests for Improvements on 236 West

Porch Reconstruction

- Please see photographs attached of current porch on west side of house, which is cement and painted a “eggshell blue”. Would like to demo porch and replace with landscaping.

Cement Slab Removal

- On the north side of the house there is a cement slab, which used to be a porch.
- Would like to demo this cement slab and remove it.

Fences

- On the north and south sides of the house there are small fences which are in poor condition.
- Would like to demo and remove fences. There is no intention to replace them at this time.

Door Replacement

- Front door is wooden, painted burgundy red, has glass with 3 over 3 panes, and has a light screen on the outside.
- Would like to replace this door with Therma-Tru Classic Craft® Visionary Collection in Walnut Grain. The color would be cedar.

Paint Color Change

- The existing siding and color is white aluminum.
- Would like to replace aluminum with new LP Smart Siding.
- The siding, soffits, gutters, downspouts and fascia board would all be the same color as the LP Smart Siding, which is an Iron Grey/Green.

Window Trim

- The window trim would be LP Smart Siding, to match the siding, soffits and fascia board, but it would be black to match the windows. The size of the window trim would be 2.25”.

Cedar

- Would like to add new front entry area with cedar columns to create an entryway for the front door.
- Would like to add a cedar feature at the top of the front peak.
- Would like to add cedar shake to the back façade, which would match the cedar in the entryway and the top of the front peak.

Here are two “inspiration” photos, showing the paint look with the cedar accents (house not in Northville), and what the cedar shake would look like (from a house in downtown Northville)





286



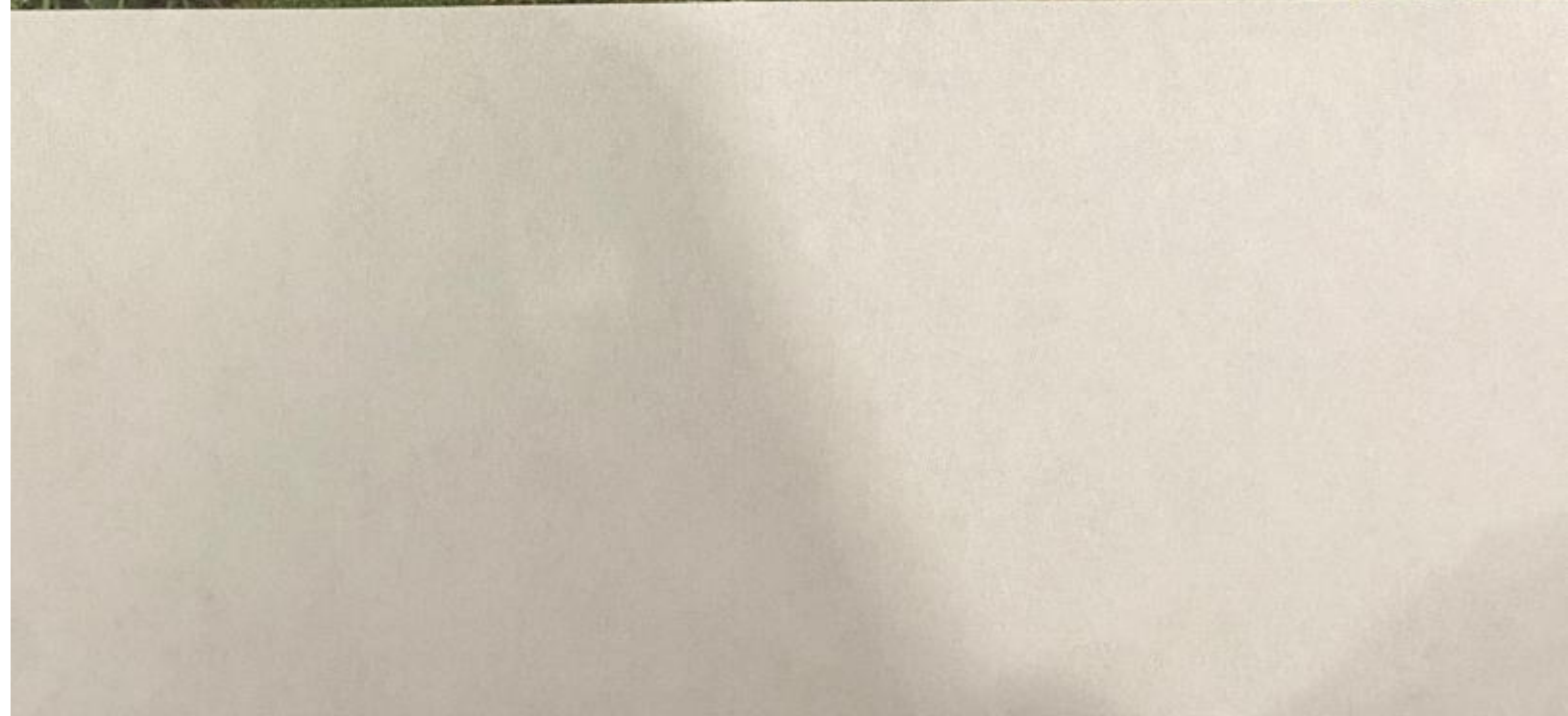


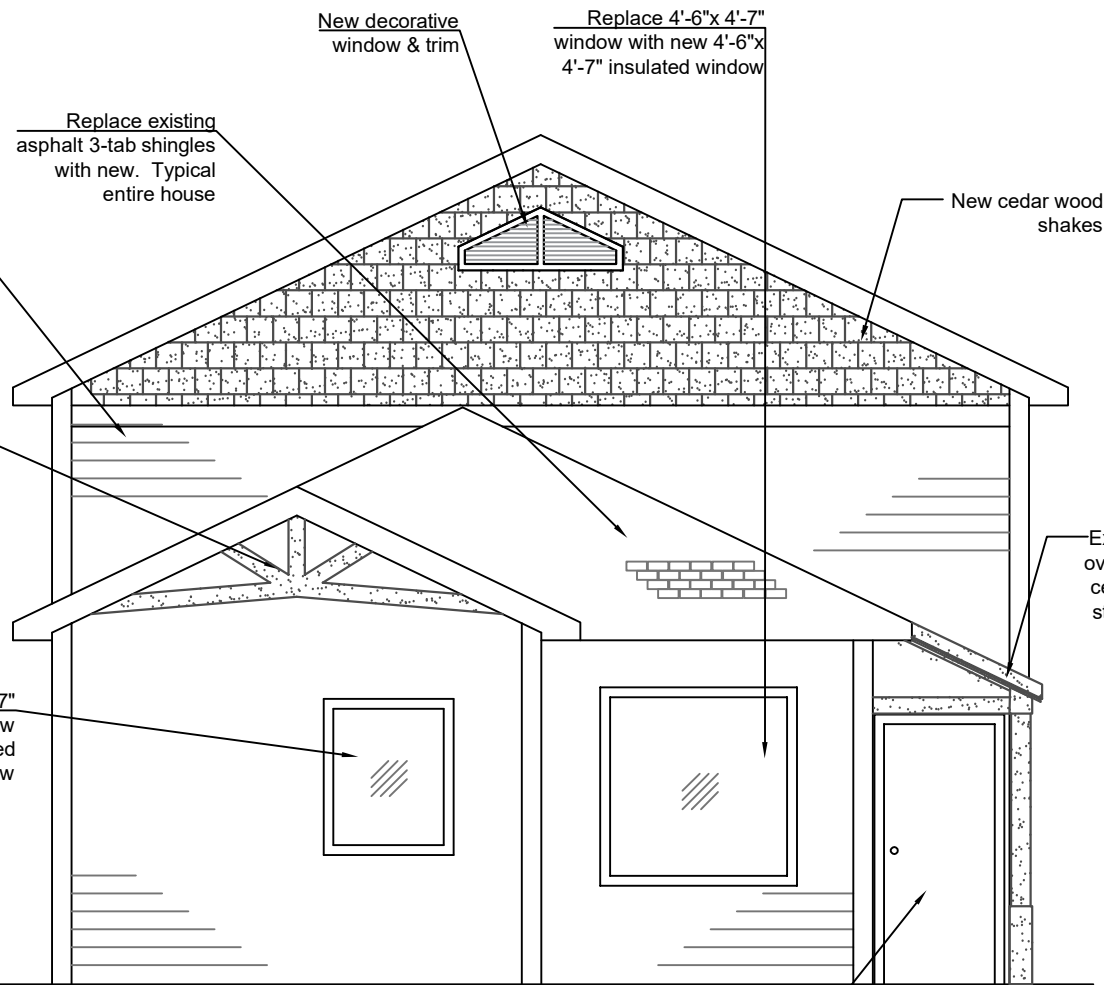




ADVANCED **DURABILITY** FOR LONGER LASTING BEAUTY[®]

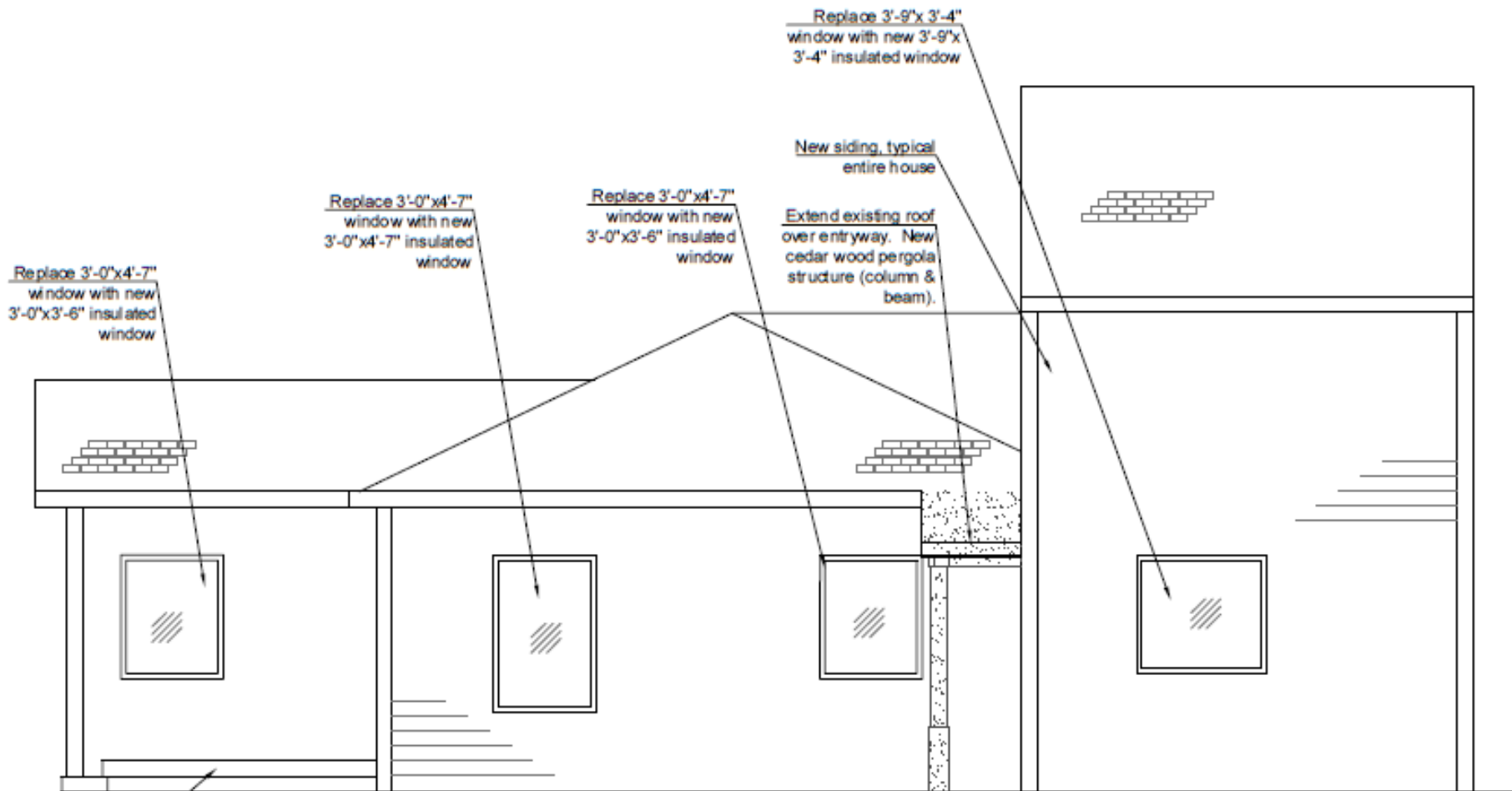






4 WEST ELEVATION
 0 2' 4' 8'

INSPIRATION IMAGE
 0 2' 4' 8'



3 SOUTH ELEVATION

0 2' 4' 8'



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
Diane Mulville-Friel
DATE: April 11, 2024
RE: 236 West St. – Site and Building Renovations

The applicant would like to modify the following features on the exterior of their home, at the above address:

- Front porch (concrete slab) removal & replacement with landscaping
- Removal of rear porch (concrete slab) – no replacement.
- Fence removal – no replacement.
- Front door replacement
- Siding and window trim replacement, including cedar shake siding in gable on front and rear facades
- Paint color change
- Add cedar columns and decorative cedar features at top of front, first-floor roof peak

The applicant received HDC approval for the following projects:

- August, 2023, shed demolition.
- September, 2023, roof replacement.
- November, 2023:
 - Window replacement (including removal of shutters). Note that The elevation drawings submitted with this application show “window replacement,” but the applicant’s narrative does not list “window replacement” as part of their request. The same windows were approved for replacement in November, 2023. We have attached the west elevation drawing from November 2023 to this review for comparison.
 - Elimination of door on south elevation
 - Door replacement on east (rear) elevation.

HDC Application Requirements

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

1. Replacement Landscaping. The applicant’s narrative states that the “eggshell blue” porch will be replaced with landscaping. The applicant should explain if the landscaping will only be comprised of plant material, or if any “hardscape” is proposed. If hardscape is proposed, then a plan showing the proposed hardscape needs to be provided.
2. Front Door Replacement. The applicant should describe what material the new door is made of. Also, a color sample of the door finish should be provided.

3. New Siding. The applicant should describe what material the new “LP Smart Siding” is made of. Also, we assume that the “Iron Grey/Green” color is factory applied to the siding. A sample of the siding, in the proposed color, should be provided.
4. New Cedar Siding/Columns. A sample of the proposed stain color for the new cedar siding/columns should be provided.
5. Roof Extension. Not listed in the narrative, but shown on the elevation drawings, is a small roof extension over the front door. The extension will be supported by a cedar column.

In summary, color samples listed above should be brought to the HDC meeting on Wednesday, April 17, 2024. Also, fifteen (15) paper copies of written responses to the questions listed above should also be provided at the meeting. Someone representing the project needs to attend the HDC meeting to respond to the Commissioner’s questions.

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

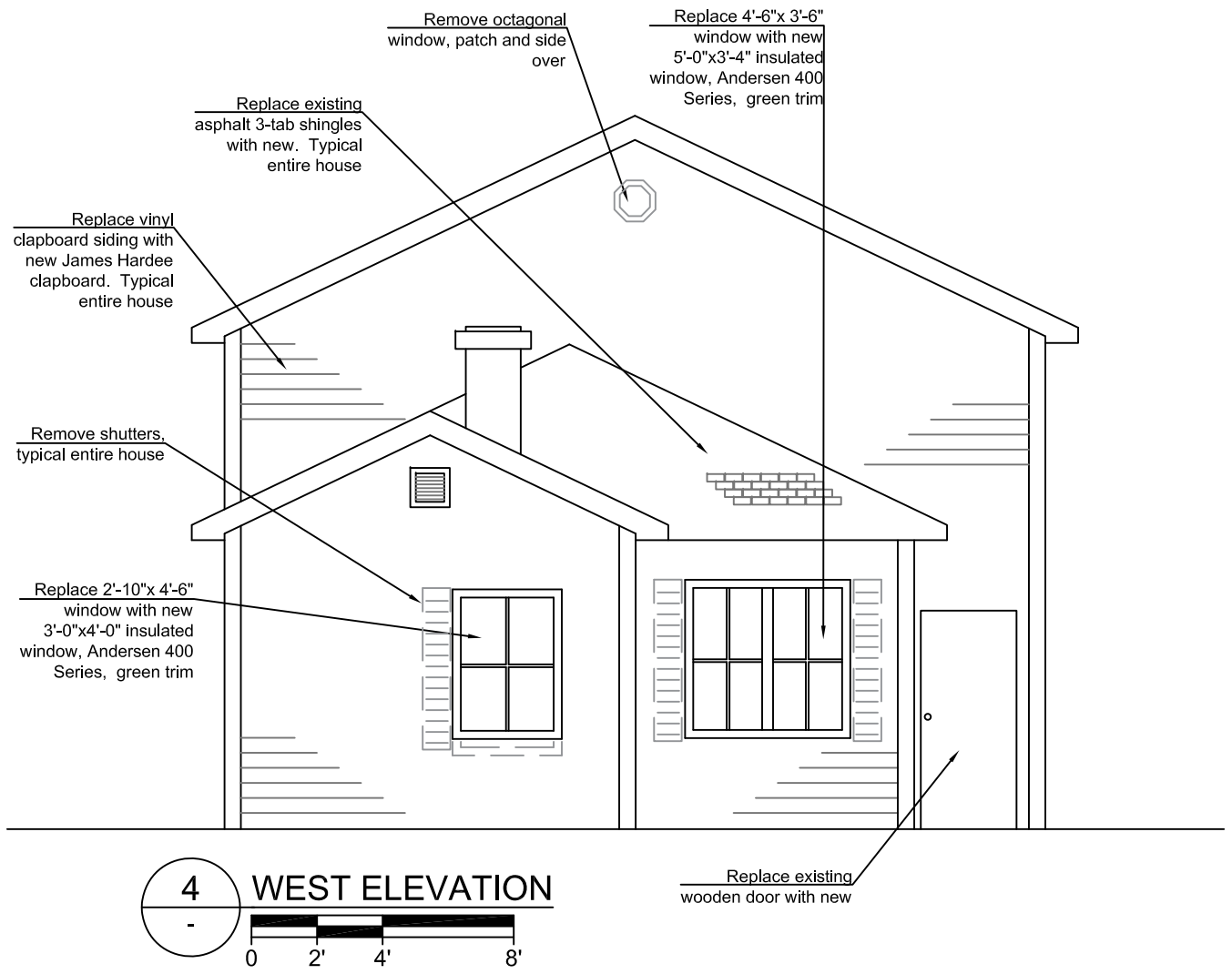


CARLISLE/WORTMAN ASSOC., INC.
Sally Elmiger, AICP, LEED AP
Principal



CARLISLE/WORTMAN ASSOC., INC.
Diane Mulville-Friel, AICP
Senior Associate

Cc: George Lahanas, City Manager
Michael Smith, Clerk
Brent Strong, Building Official
Jacqueline Matthews (jacquelinematthews@yahoo.com)



Project
236 West St
 Sheet Title
WEST ELEVATION

Permitting
 8/29/23

Sheet Number
4



215 WEST MAIN STREET
NORTHVILLE, MI 48167
(248) 449-9902

Cashier Validation (Code 104)

APPLICATION FOR HISTORIC DISTRICT COMMISSION

PLEASE NOTE

Case # _____

- See page 5 to determine if your project requires HDC review and approval
- See pages 6-7 for the documents required to be submitted with your application
- See page 4 for instructions, including submission deadlines and assembly instructions

Application submission deadlines are posted at the Building Department and on the City's website. Submission deadlines are firm. Late submissions are placed on the agenda for the following month.

Property Location: 400 E Main Street Northville, MI 48167
(Number) (Street)

Applicant: LEVEL5, LLC

Applicant Address: 2018 Powers Ferry Rd SE Ste 750 Atlanta, GA 30339
(Street) (City) (State) (Zip)

Telephone: 313-949-9542 Email: dlapp@level5.com

Property Owner (if different): Community Financial Credit Union

Owner Address: 500 South Harvey Street Plymouth, MI 48170
(Street) (City) (State) (Zip)

Telephone: 877-937-2328 Email: tstearns@cfcu.org

- 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.

TYPE OF IMPROVEMENT AND PLAN REVIEW

- If you are seeking HDC conceptual review or discussion only, DO NOT submit this application. Submit the Conceptual Review Application.
- If your project requires moving or demolition of a structure, you must ALSO submit a separate Moving/Demolition Application with this Application.

- NEW CONSTRUCTION / ADDITIONS (including garages)
- PORCH RECONSTRUCTION AND OTHER REPAIRS
- DOOR & GARAGE DOOR REPLACEMENT
- PAINT COLOR CHANGE
- FENCE, PAVING, WALLS, LANDSCAPING
- SIGN INSTALLATION / REPLACEMENT
- BUILDING CLEANING
- ROOF REPLACEMENT
- SIDING REPLACEMENT
- WINDOW REPLACEMENT
- OTHER Reconfigure Drive Thru to accomodate ITM Integrated Teller Machines

VALUE OF CONSTRUCTION
\$ <u>146,962.00</u>
Required for all projects

Description of work proposed. ATTACH SEPARATE SHEET IF NECESSARY

Rework the existing drive through structure and roof line to accommodate new Drive Thru ITM machines, tear off and re-roof the entire building as part of this work. Replace existing vinyl siding with Smooth Hardiplank siding and paint. We will also paint the windows, fascias, gutters and downspouts. CFCU has recently rebranded so we are also replacing the monument sign, building signs, door vinyl and the existing ATM Surround.

Describe current use of property Credit Union

Is a change of use proposed? Yes No If yes, describe _____

List the existing structures on the property and the approximate year built for each.

<u>Structure</u>	<u>Year Built</u>
CFCU Branch Building with Drive Thru Canopy	2012
_____	_____
_____	_____

Does your project/improvement require moving or demolition of any of the structures listed above? Yes* No

***If YES, you must also submit the Historic District Demolition or Moving of a Historic Building application in conjunction with this application. See the application for submission requirements and fees. Failure to submit this application may defer your application to a future meeting.**

HDC APPLICATION FEES Fees apply to applicants requesting HDC approval for all aspects of their project, including material changes. Fees do not apply to applicants when the HDC action referred the application back to the applicant.

Application Fee – Painting or reroofing	No fee
Application Fee – All (except paint, re-reroof, and construction)	\$25
Application Fee – Change to a previous approval (includes material changes)	\$80
Construction Fee – less than \$2,000 value	\$80
Construction Fee – greater than \$2,000 value	\$80 + \$5 per every \$3,000 of construction value (Construction value of fee capped at \$500)
Sign Application	\$80 (apply for building Permit after receiving approval)

APPLICATION CHECK LIST

Review pages 6-7 for the documents required for your project. If the application and supporting documentation provided is deficient, your application may be deferred to the following month’s meeting, pending submission of the required information.

Assemble the following as 15 identical packets. See page 4 for assembly instructions.

- HDC Application (pages 1-3). Unsigned applications are not accepted.
- Proof of ownership
- Property owner letter of authorization – if property owner is not the applicant
- Site plans, sketches, etc. if applicable – folded to the size of the application (see pages 6-7).
- Samples (see pages 6-7 for the samples required for your project)
- Other specific documents required for your project (see pages 6-7)

Also provide:

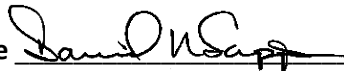
- A PDF file of the complete submission emailed to msmith@ci.northville.mi.us. Required when you submit your application. The PDF file must exactly match the paper submission. Email subject is "HDC App and project address." NO THUMB DRIVES OR FLASH DRIVES accepted.**
- Fee (Applications submitted without fees are not considered a timely submission and shall be deferred to a future meeting). **A timely filing is the fee and paper submission.****

SIGNATURE AND CERTIFICATION – applicant and property owner must sign

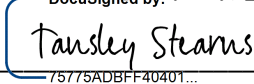
I certify that the property where work will be undertaken, as described in this application, has or will have before the proposed work is complete, a fire alarm system or smoke alarm complying with the requirements of the Stille-DeRossett-Hale single State Construction Code Act, 1972 PA 230 MCL 125.1531.

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.

THE APPLICANT ALSO HEREBY EXPRESSLY ACKNOWLEDGES AND AGREES THAT BY SIGNING THIS DOCUMENT, THEY FULLY UNDERSTAND THAT DESIGNS APPROVED BY THE HISTORIC DISTRICT COMMISSION MUST BE IMPLEMENTED PER THE APPROVED PLANS. IF CHANGES NEED TO BE 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.

Applicant signature  SPM _____ Date 4/1/2024

Applicant full legal name (individual or company) David N Lapp Senior Project Manager LEVEL5, LLC

Property Owner signature  Date 4/1/2024

Property Owner full legal name (individual or company) Tansley Stearns President & CEO Community Financial CU

City Of Northville 2023 Winter Tax Statement

MESSAGE TO TAXPAYER

Please visit the City website at
www.ci.northville.mi.us
 or call 248-449-9901 for current tax and assessing
 information or to sign up for automatic payment.

PAYMENT INFORMATION

This tax is due by: 02/14/2024
Pay by mail to: CITY OF NORTHVILLE - TAXES
 PO BOX 674505
 DETROIT MI 48267-4505
P.R.E. Exemption has reduced this bill by: 0.00

PROPERTY INFORMATION

P8 T5 *****AUTO**MIXED AADC 170 1523

COMM FINANCIAL CREDIT UNION
 500 S HARVEY ST
 PLYMOUTH MI 48170-1759


Property Assessed To:
 COMM FINANCIAL CREDIT UNION

Property #: 48 004 02 0016 002 **School:** 82390
Property Addr: 400 E MAIN ST
Legal Description:

03N16B 17 59B 60B LOT 17 ALSO PT OF LOTS 16, 59 AND 60 DESC AS BEG AT NW COR LOT
 17 TH N85DEG 30M 10S E 105FT TH S02DEG 53M 25S E 165.99FT TH S85DEG 42M 50S W
 1.67FT TH S03DEG 23M 10S E 14.62FT TH S83DEG 01M 10S W 97.55FT TH N04DEG 47M 10S
 W 184.76FT TO POB ASSESSORS NORTHVILLE PLAT NO 1 T1SR8E L66 P45 WCR

TAX DETAIL

Taxable Value: 272,406
State Equalized Value: 554,800 **Class:** 201
Homestead %: 0.0000

Mort Code:

Taxes are based upon Taxable Value.
 1 mill equals \$1.00 per \$1000 of Taxable Value.
 Amounts with no millage are either Special
 Assessments or other charges added to this bill.

Description	Millage	Amount
WAYNE CNTY OP W	0.98290	267.74
WAYNE PUB SFTY W	0.93580	254.91
WAYNE PARKS W	0.24420	66.52
ZOO OPERATING W	0.09920	27.02
DIA W	0.19860	54.09
SCHOOL OPER W	9.00000	2,451.65
SCHOOL DEBT W	1.70000	463.09
SCH SINKING W	0.46980	127.97
LIBRARY OPER W	1.09750	298.96
H.C.M.A. W	0.20700	56.38

Mort Code:

Total Tax	14.93500	4,068.33
Administration Fee		40.68
Total Amount Due		4,109.01

Perforated Edge

PLEASE NOTE: Is your name and address correct?
 If not, please call 248-449-9901.

PLEASE RETURN THIS PORTION WITH PAYMENT. THANK YOU.

Property Address: 400 E MAIN ST
 COMM FINANCIAL CREDIT UNION

This tax is due by: 02/14/2024

After 02/14/2024 additional interest and fees apply.

2023 Winter **Tax for Prop #:** 48 004 02 0016 002

Make Check Payable To: CITY OF NORTHVILLE - TAXES



Winter 2023

TOTAL AMOUNT DUE: 4,109.01

CITY OF NORTHVILLE - TAXES
 PO BOX 674505
 DETROIT MI 48267-4505

Amount Remitted: _____

674505W20234800402001600200004109016

Taxes are due December 1, 2023 and are payable without penalty and/or interest through **February 14, 2024 at 4:30 pm**. On **February 15, 2024** a 3% penalty will be added.

Beginning March 1, 2024 all unpaid balances will be transferred to the County for collection with added penalty and interest. You will need to contact them after March 31, 2024 for your new tax total.

- Oakland County Treasurer (Real and personal property)
- Wayne County Treasurer (Real property only)

Payments by mail: Please note we **DO NOT** accept postmarks. The mail is taking much longer than people anticipate, so please allow sufficient time if mailing tax payment.

Payments by your bank: If you pay your taxes through your bank via Bill Pay/ACH, please be aware that your bank may cut a physical check to us. This check may be sent via mail, usually from out of state. Please allow sufficient time for payment to reach us.

Automatic Payment: To sign up for automatic payment of your tax bill, visit the City's website at <https://tinyurl.com/y7wyfbm8>

Credit Card Payments: payments via credit card are accepted online at <http://www.ci.northville.mi.us> go to pay online at top of page. Convenience fees apply.

Drop Box: A secure drive-up drop box has been installed in the circle drive in front of City Hall.

A \$35 fee will be charged for all returned checks or rejected ACH payments.

Please note: Michigan law states that failure to receive a tax bill does not waive penalty or interest charges. The legal responsibility of paying taxes on the correct parcel rests with the taxpayer.

TAX TYPE:

SCHOOL OPERATING	NORTHVILLE SCHOOLS - OPERATING
SCHOOL DEBT	NORTHVILLE SCHOOLS – DEBT
SCHOOL SINKING FUND	NORTHVILLE SCHOOLS – SINKING FUND
COUNTY OPERATING	COUNTY OF WAYNE – OPERATING
COUNTY PARKS	COUNTY PARKS
H.C.M.A.	HURON CLINTON METRO AUTHORITY
WAYNE PUBLIC SAFETY	COUNTY OF WAYNE – OPERATING
ZOO	ZOO AUTHORITY
LIBRARY – OPERATING	NORTHVILLE DISTRICT LIBRARY -OPERATING
ART INSTITUTE	ART INSTITUTE AUTHORITY
COMMUNITY COLLEGE	SCHOOLCRAFT COMMUNITY COLLEGE
OAKLAND TRANSIT	COUNTY OF OAKLAND – PUBLIC TRANSPORTATION



City of Northville
Northville Historic District Commission
215 W. Main
Northville, MI 48167

March 15, 2024

RE: Northville Historic District Commission Applications

To Whom It May Concern:

I, Scott Cameron, on behalf of Community Financial Credit Union, the recorded property owner at 400 E. Main St., hereby authorize LEVEL5 to submit applications for approval to the Northville Historic District Commission.

If you have any questions or concerns, feel free to contact me at (734) 582-8876.

Sincerely,



A handwritten signature in black ink, appearing to read "Scott Cameron".

Scott Cameron
EVP/Chief Financial Officer
734-582-8876
scameron@cfcu.org

TELEPHONE
866.344.9108

REGISTERED OFFICE
2018 POWERS FERRY RD. SE SUITE 750
ATLANTA, GA 30339



DATE
4.1.2024

PARTNERS
BRAD ELLER | LUKE KASSLER | CRAIG BRADLEY

MEMORANDUM

To: City of Northville Historical District Commission
From: David N Lapp Senior Project Manager

Subject: **Community Financial Credit Union 400 E Main Street Northville**

Dear Commission Members;

LEVEL5, LLC has been contracted by Community Financial Credit Union to remodel the 400 E Main Street Branch Location. In the design progression of the project, we have identified and proposed certain exterior enhancements to the project. I am describing those enhancements below that require approval by the Historical District Commission with the supporting documents as requested.

Paint Color Change

CFCU has requested to update the exterior colors to present a darker palette for the building. There will be two colors used on the exterior to paint door & window frames, replaced siding material, fascias, gutters and downspouts. Color chips will be presented at the April 17th meeting.

Sign Installation/Replacement

CFCU has recently rebranded and is undergoing a system wide signage update. The Northville project is included as part of that effort. We are essentially proposing to replace signage in kind without adding any additional signage. The monument sign will continue to be illuminated with ground mounted lighting which will be updated to LED lighting. We are replacing the front elevation non-illuminated sign, however; we are showing an option with supporting documents to externally illuminate this sign with a new Gooseneck fixture if approved. All fonts and detailed dimensions are shown on the attached documentation and color chips and samples will be presented at the April 17th Meeting.

Roof Replacement

As the Drive Thru layout (addressed later in this memo) is being modified, CFCU has elected to replace the entire roof instead of patching it as the roof is 12 years old. Any damage repair or replacement required to the fascias, gutters and/or downspouts will be handled as part of the overall remodeling project. There is currently a dimensional type asphalt shingle installed and we are proposing to replace with the same type of shingle. Samples of the existing roofing and the proposed replacements will be provided.

Siding Replacement

As mentioned previously we are proposing to change the exterior color palette and the existing siding material is vinyl siding which is not conducive to accepting paint for long-term quality and reliability. We are proposing to remove all the vinyl siding and replace with a Hardiplank smooth 5 ½" panel with required accessories which we will then paint in the color palette previously proposed. Samples of the Hardiplank and color chips will be presented at the April 17th meeting.

Drive Thru Modification

Community Financial CU desires to change the drive-thru service method from Pneumatic Tubes to Teller Assisted ITM's. To accomplish this, the concrete island must be expanded in width to accommodate the machine. For the is work, structural steel supports must be reworked with new columns installed and the roof structure re-supported. At this time, we are not proposing to change the roofline other than removing the front gable end. This will also serve to widen the drive thru lanes as they are very tight clearance.

CFCU Northville Proposed Exterior color

SW 6258 Tricorn Black

Windows, Fascia, Gutters, Downspouts

Samples Provided at the Meeting



TRICORN BLACK SW 6258

CFCU Northville Proposed Exterior color.

SW 7076 Cyberspace

All new Hardi Siding Materials

Samples Provided at the Meeting



Cyberspace SW 7076



CFCU Northville
Adding Mullions to Selected Windows
Black Aluminum
Color Samples Provided at the Meeting



FOREST GREEN



HARTFORD GREEN



MILITARY BLUE



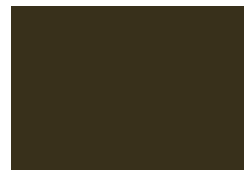
BERKSHIRE BLUE



PACIFIC BLUE
(FKA Slate Blue)



AWARD BLUE



AGED BRONZE



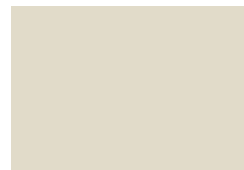
MEDIUM BRONZE



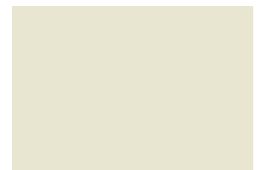
CARDINAL RED



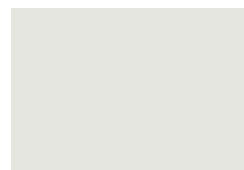
COLONIAL RED



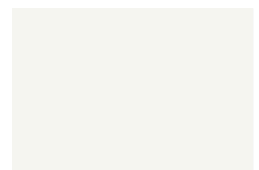
SANDSTONE



ALMOND



STONE WHITE







BONE WHITE

Color Guide

PAC-CLAD.COM

Premium Colors

	
▲▲▲\$ ANODIC CLEAR	▲▲▲\$ SILVERSMITH
	
▲▲▲\$ SILVER	▲▲▲\$ CHAMPAGNE
	
▲▲▲\$ ZINC	▲▲▲\$ WEATHERED ZINC
	
▲▲▲\$ COPPER PENNY	▲▲▲\$ AGED COPPER
	
▲▲\$ WEATHERED STEEL	▲▲\$ WEATHERED COPPER

Standard Colors

				
▲ PATINA GREEN	▲ TEAL	▲ HEMLOCK GREEN	▲ FOREST GREEN	▲ HARTFORD GREEN
				
▲ EVERGREEN	▲ HUNTER GREEN	▲ ARCADIA GREEN	▲ MILITARY BLUE	▲ BERKSHIRE BLUE
				
▲ GRAPHITE	▲ CHARCOAL	▲ INTERSTATE BLUE	▲ PACIFIC BLUE (fka Slate Blue)	▲ AWARD BLUE
				
▲ MATTE BLACK STEEL	▲ BLACK ALUMINUM	▲ DARK BRONZE	▲ BURNISHED SLATE	▲ AGED BRONZE
				
▲ MANSARD BROWN	▲ BURGUNDY	▲ TERRA COTTA	▲ CARDINAL RED	▲ COLONIAL RED
				
▲ MIDNIGHT BRONZE	▲ MUSKET GRAY	▲ SIERRA TAN	▲ SANDSTONE	▲ ALMOND
				
▲ SLATE GRAY	▲ CITYSCAPE	▲ GRANITE	▲ STONE WHITE	▲ BONE WHITE

Kynar 500® or Hylar 5000® pre-finished steel and aluminum for roofing, curtainwall and storefront applications.

● Metallic Colors \$ Pricing ▲ Cool Colors 🏰 Premium Colors

See back for color availability chart.



PAC-CLAD.COM

IL: 800 PAC CLAD TX: 800 441 8661 MD: 800 344 1400
 AZ: 833 750 1935 GA: 800 272 4482 WA: 253 501 2450

PAC-CLAD® Color Availability

PAC-CLAD STANDARD COLORS	REFLECTIVITY	EMISSION	3 YEAR EXPOSURE	SRI	STEEL			ALUMINUM			20-IN. COIL	
					24 GA.	22 GA.	.032	.040	.050	.063	24 GA.	.032
AGED BRONZE	0.29	0.87	0.27	29	✓							
ALMOND	0.56	0.86	0.55	65	✓	✓	✓	✓	✓		✓	
ARCADIA GREEN	0.29	0.87	0.29	29	✓		✓					
AWARD BLUE***	0.24	0.86	0.23	22	✓		✓					
BERKSHIRE BLUE*	0.30	0.87	0.27	31	✓				✓			
BLACK ALUMINUM**	0.04	0.89	0.04	-2			✓	✓	✓	✓		
BONE WHITE	0.70	0.86	0.69	85	✓	✓	✓	✓	✓	✓	✓	✓
BURGUNDY	0.14	0.85	0.13	9	✓		✓		✓			
BURNISHED SLATE	0.32	0.87	0.31	33	✓							
CARDINAL RED***	0.44	0.86	0.44	49	✓		✓		✓			
CHARCOAL	0.30	0.86	0.30	30	✓		✓	✓	✓		✓	✓
CITYSCAPE	0.49	0.86	0.50	56	✓	✓	✓	✓	✓		✓	✓
COLONIAL RED	0.31	0.86	0.31	31	✓		✓	✓	✓			
DARK BRONZE	0.29	0.86	0.29	29	✓	✓	✓	✓	✓	✓	✓	✓
EVERGREEN	0.28	0.86	0.26	27	✓		✓					
FOREST GREEN	0.10	0.86	0.10	4	✓	✓	✓	✓	✓			
GRANITE*	0.33	0.87	0.33	34	✓	✓	✓	✓	✓			
GRAPHITE	0.29	0.87	0.28	29	✓							
HARTFORD GREEN	0.08	0.88	0.08	3	✓		✓	✓	✓			
HEMLOCK GREEN	0.31	0.87	0.30	32	✓		✓		✓			
HUNTER GREEN	0.28	0.86	0.27	27	✓		✓					
INTERSTATE BLUE	0.16	0.87	0.15	12	✓		✓		✓			
MANSARD BROWN	0.31	0.86	0.31	31	✓	✓	✓	✓	✓			
MATTE BLACK STEEL**	0.26	0.86	0.25	25	✓	✓					✓	
MEDIUM BRONZE	0.30	0.87	0.29	31	✓	✓	✓	✓	✓	✓	✓	✓
MIDNIGHT BRONZE	0.06	0.87	0.06	0	✓			✓				
MILITARY BLUE	0.31	0.86	0.30	31	✓		✓					
MUSKET GRAY	0.32	0.86	0.31	33	✓	✓	✓		✓			
PACIFIC BLUE	0.28	0.86	0.27	27	✓		✓					
PATINA GREEN	0.33	0.86	0.32	34	✓		✓					
SANDSTONE	0.48	0.86	0.48	54	✓	✓	✓	✓	✓	✓	✓	✓
SIERRA TAN	0.32	0.82	0.31	31	✓	✓	✓	✓	✓		✓	✓
SLATE GRAY	0.38	0.86	0.37	41	✓	✓	✓	✓	✓		✓	✓
STONE WHITE	0.69	0.86	0.67	84	✓	✓	✓	✓	✓	✓	✓	✓
TEAL	0.32	0.86	0.32	33	✓		✓					
TERRA COTTA	0.34	0.87	0.33	36	✓		✓		✓		✓	✓
PAC-CLAD PREMIUM COLORS												
AGED COPPER	0.55	0.80	0.53	62	✓		✓					
ANODIC CLEAR	0.32	0.83	0.31	31				✓				
CHAMPAGNE	0.50	0.85	0.49	57	✓		✓	✓	✓			
COPPER PENNY	0.52	0.81	0.52	58	✓		✓	✓	✓		✓	
SILVER	0.47	0.87	0.46	53	✓	✓	✓	✓	✓		✓	✓
SILVERSMITH	0.32	0.88	0.32	34				✓				
WEATHERED COPPER	0.45	0.88	N/A	51	✓							
WEATHERED STEEL	0.32	0.89	N/A	34	✓							
WEATHERED ZINC	0.48	0.82	0.46	53	✓	✓	✓		✓			
ZINC	0.42	0.82	0.38	45	✓		✓	✓	✓			
CLEAR-COAT ACRYLIC FINISH (NON-KYNAR)												
GALVALUME PLUS	0.68	0.14	0.55	57	✓	✓					✓	

PAC-CLAD Premium finishes are available from stock at a moderate extra cost. PAC-CLAD Copper Penny is a Non-Weathering finish. Solar Reflectance Index calculated according to ASTM E-1980.

*Low Gloss/Low Sheen, 70% PVDF finish ** Appearance differs for Black Aluminum and Matte Black Steel *** 10-year finish warranty

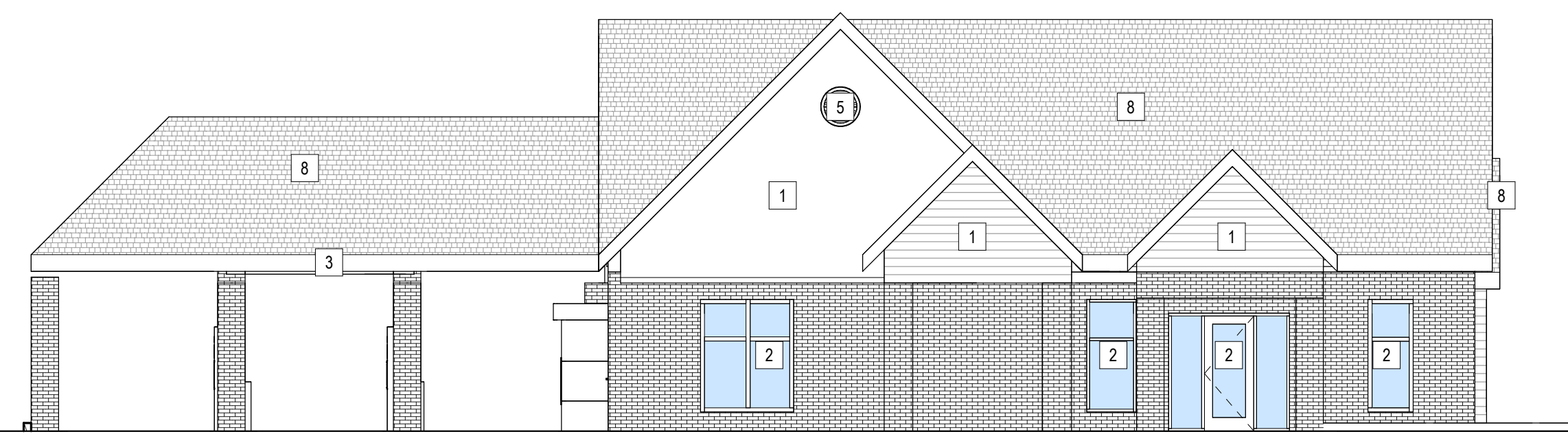
TECHNICAL DATA FOR KYNAR 500/HYLAR 5000 COATING:

- ▶ South Florida Exposure: Color (ASTM D 2244) - No more than 5ΔE Hunter units at 20 years; Chalk (ASTM D 4214) - Rating no less than 8 at 20 years; Film integrity - 20 years.
- ▶ Accelerated Weathering (ASTM D 4587, ASTM G 154): 5000 Hours; Chalk, per ASTM D 4214, rating of 6 or better; Color, per ASTM D 2244, < 5ΔE (Hunter Units) color change.
- ▶ Humidity Resistance (ASTM D 2247): Galvalume or HDG, 100% RH, 2000 hours - No field blisters; Aluminum, 100% RH,

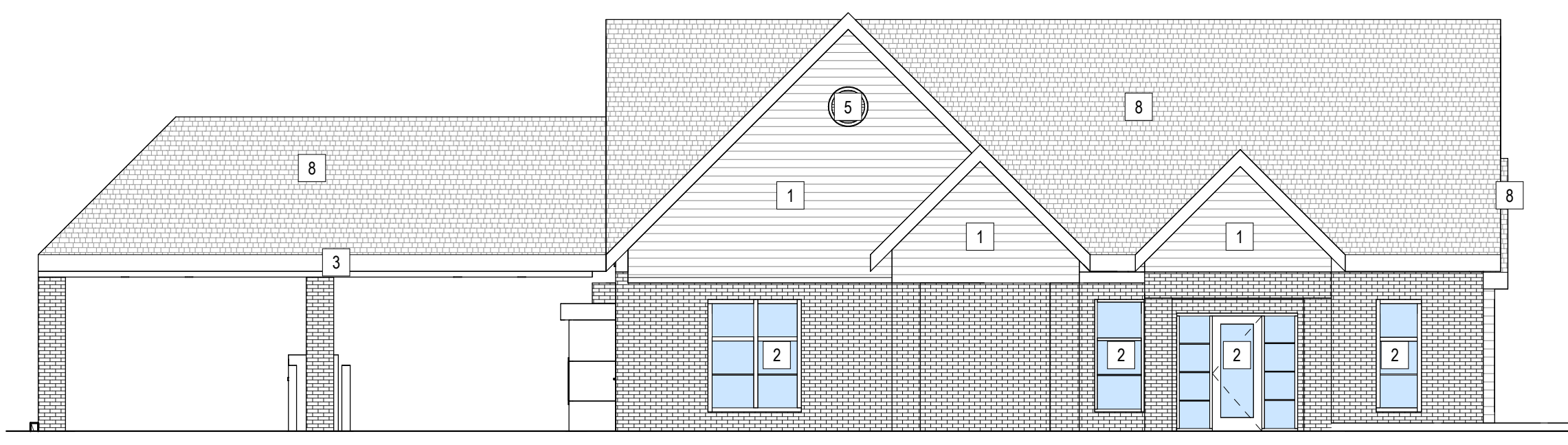
- 3000 hours - No field blisters
- ▶ Salt Spray Resistance (ASTM B 117): Aluminum: 3000 hours, creep from scribe no more than 1/16" (2mm), no field blisters. Galvalume or HDG: 2000 hours, creep from scribe no more than 1/8" (4mm), no field blisters
- ▶ Chemical/Acid Pollution Resistance (ASTM D 1308): Pass
- ▶ T-Bend (ASTM D 4145): 1T - 3T with no loss of adhesion
- ▶ Pencil hardness (ASTM D 3363): HB - 2H
- ▶ Specular Gloss (ASTM D 523) @ 60 degrees: Typical - 20 - 35
- ▶ Abrasion Resistance (ASTM D 968): 80 Liters/Mil +/- 5 Liters

- ▶ Cross Hatch Adhesion (ASTM D 3359): No loss of adhesion
- ▶ Reverse Impact (ASTM D 2794): Galvalume or HDG, 2x metal thickness inch-pounds, no loss of adhesion; Aluminum, 1.5x metal thickness inch-pounds, no loss of adhesion
- ▶ Flame Test (ASTM E 84): Class A Coating

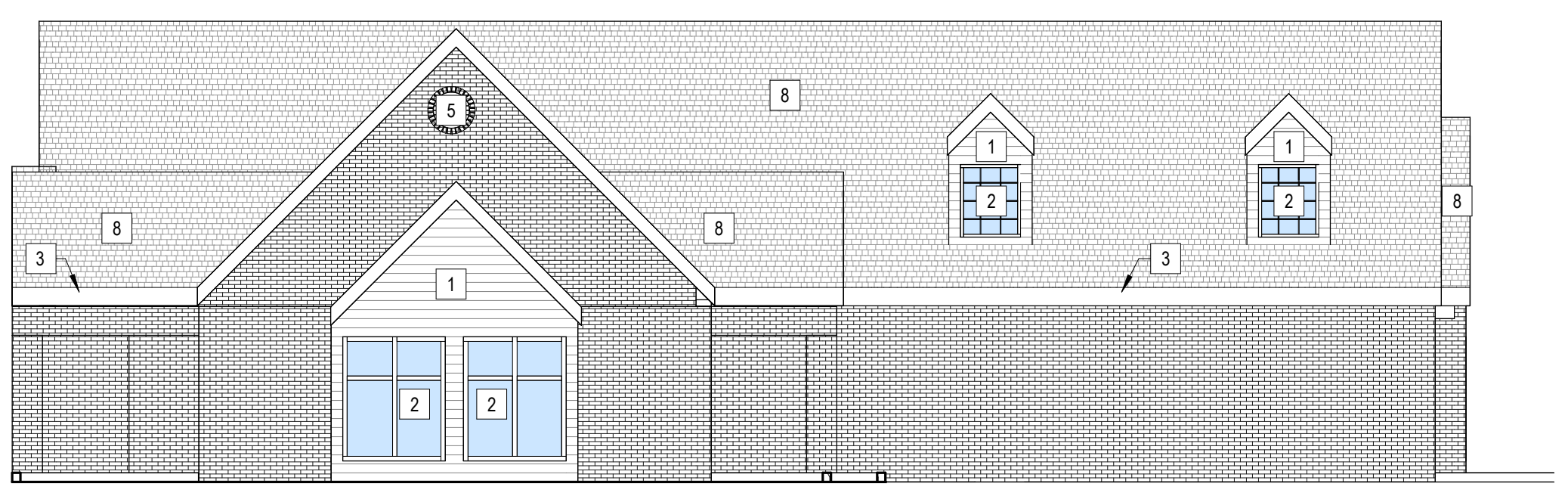
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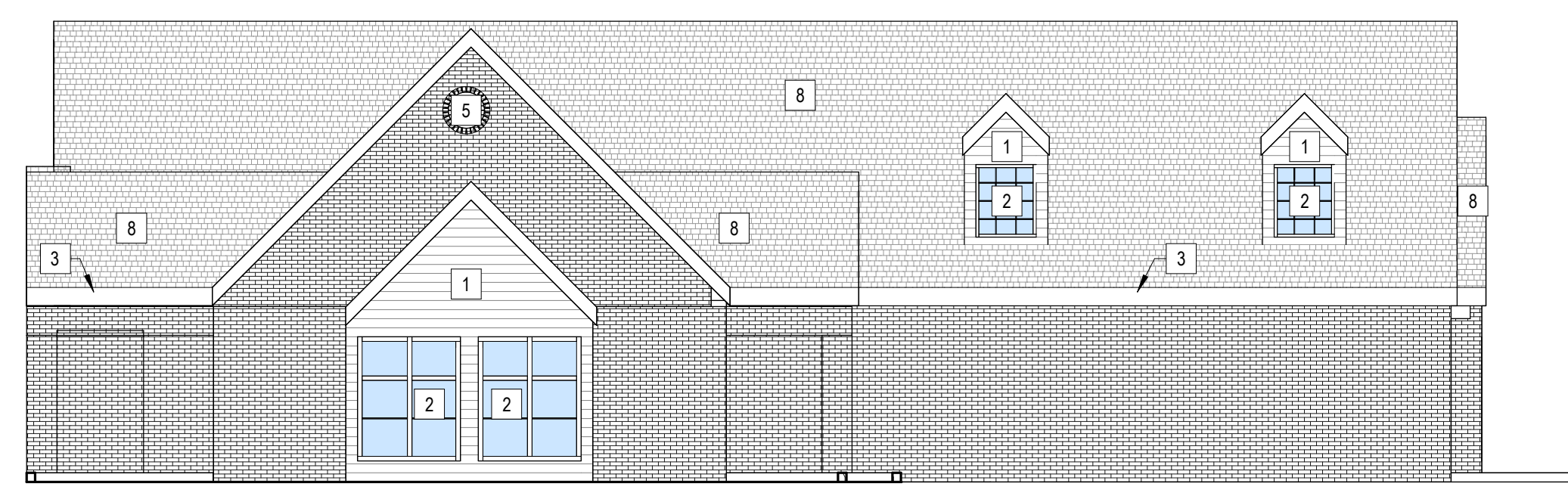
G1 EXISTING WEST ELEVATION
H201 1/8" = 1'-0"



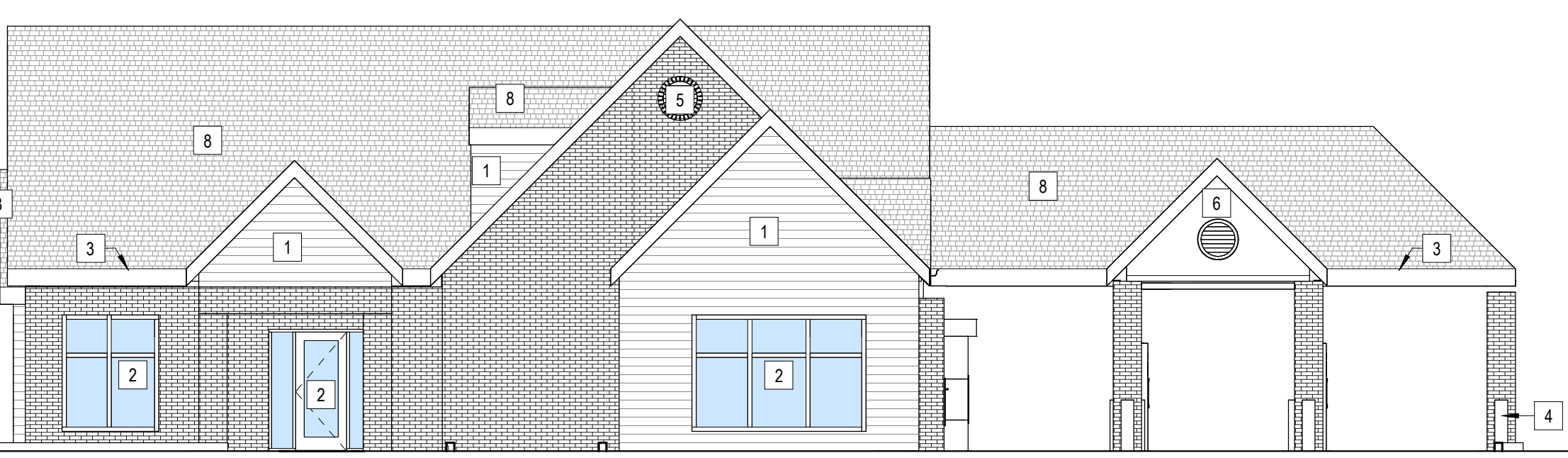
G5 WEST ELEVATION
H201 1/8" = 1'-0"



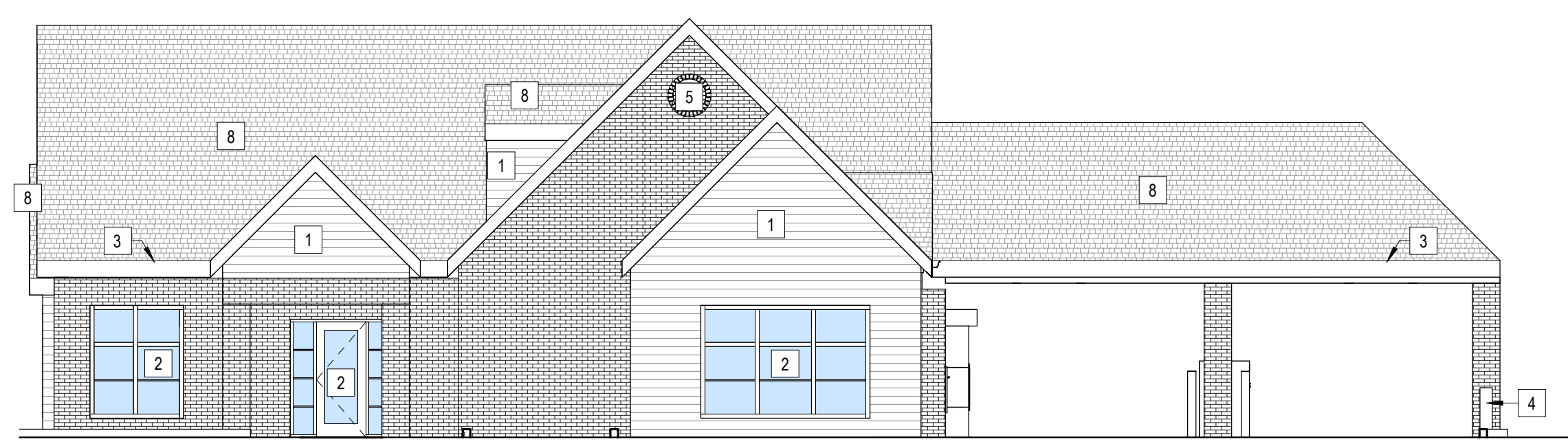
E1 EXISTING SOUTH ELEVATION
H201 1/8" = 1'-0"



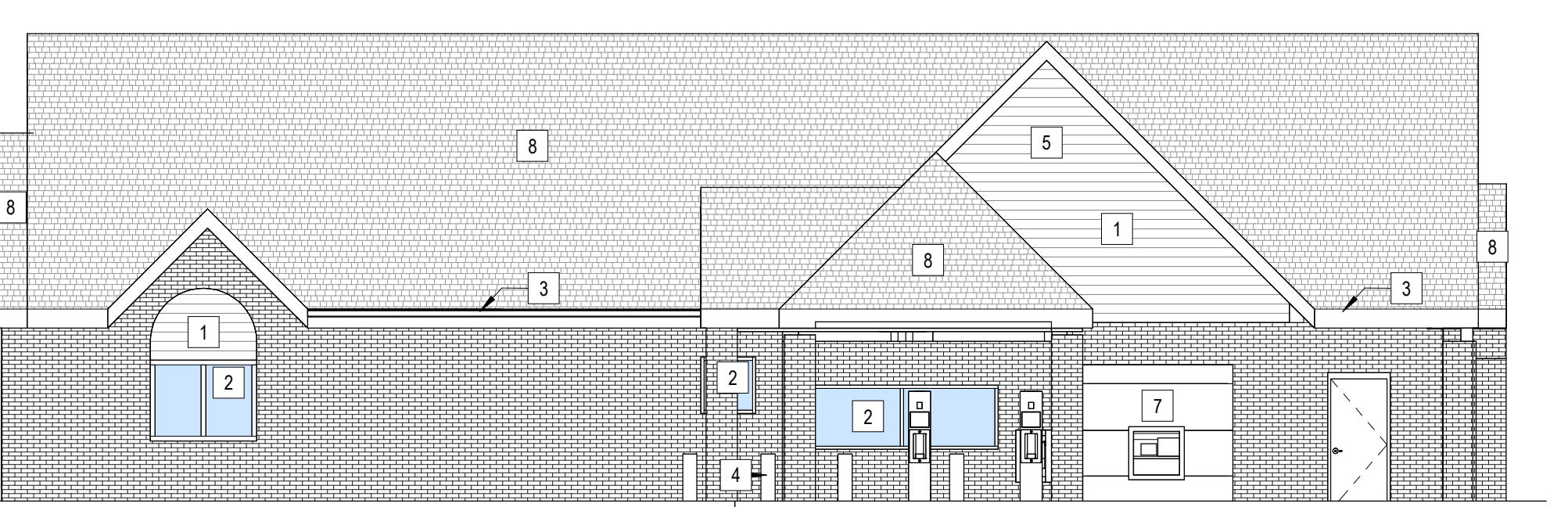
E5 SOUTH ELEVATION
H201 1/8" = 1'-0"



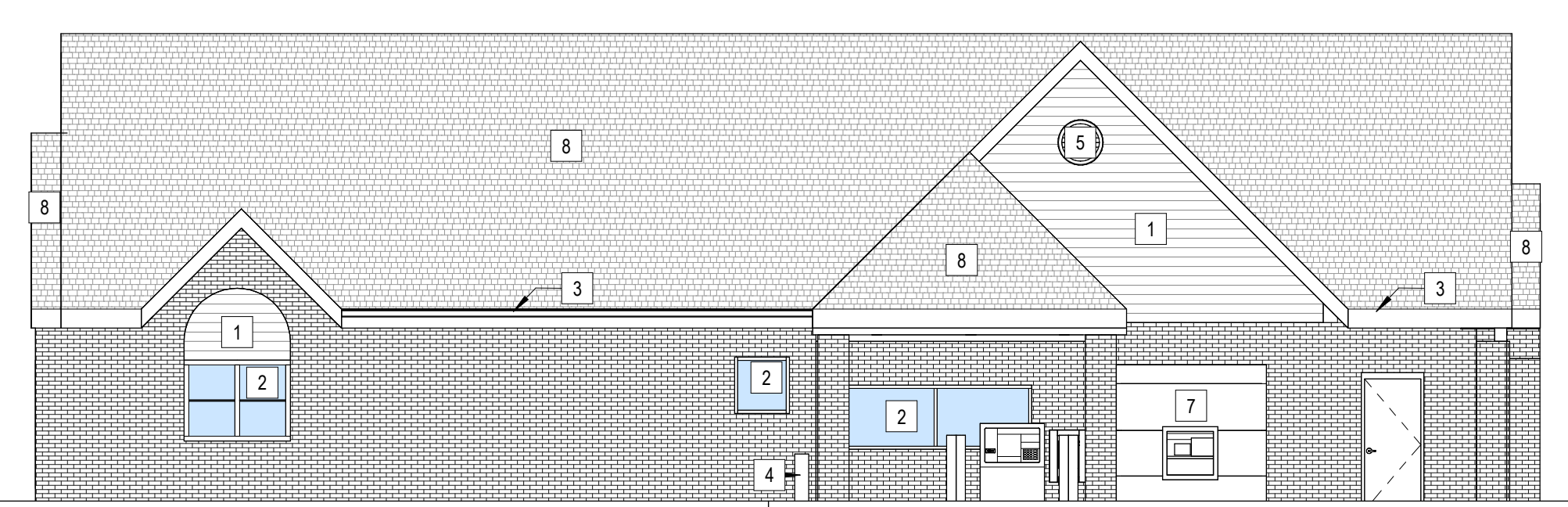
C1 EXISTING EAST ELEVATION
H201 1/8" = 1'-0"



C5 EAST ELEVATION
H201 1/8" = 1'-0"



A1 EXISTING NORTH ELEVATION
H201 1/8" = 1'-0"



A5 NORTH ELEVATION
H201 1/8" = 1'-0"

KEYNOTES - ELEVATION #

- # DESCRIPTION
- 1 EXISTING VINYL SIDING TO BE REPLACED WITH FC-1
- 2 EXISTING WINDOWS, PAINT ALL TRIM EP-2
- 3 EXISTING GUTTER AND DOWNSPOUT, PAINT EP -2.
- 4 EXISTING BOLLARDS, PAINT EP -2.
- 5 EXISTING VENTS, PAINT EP -2.
- 6 ROOF INFILL
- 7 EXISTING ATM SHROUD TO BE RE-WRAPPED.
- 8 ENTIRE ROOF TO BE REPLACED, NEW ROOFING AS-1.

FINISH SELECTIONS - EXTERIOR.

MARK	MATERIAL TYPE	PRODUCT DESCRIPTION
AS-1	ASPHALT SHINGLES	GAF TIMBERLINE HD, COLOR: TO MATCH EXISTING
EP-1	EXTERIOR ACCENT PAINT	SHERWIN WILLIAMS, SW 6258 TRICORN BLACK, FLAT FINISH
EP-2	EXTERIOR SEMI-GLOSS PAINT	MATCH EP-1, SEMI-GLOSS FINISH
EP-3	EXTERIOR ACCENT PAINT	SHERWIN WILLIAMS, SW 7076 CYBERSPACE, FLAT FINISH
FC-1	EXTERIOR LAP SIDING	HARDIE PLANK LAP SIDING, SMOOTH, PRIME FOR PAINT, PAINT EP-3
M-1	PREFINISHED BLACK METAL	OMG ROOFING PRODUCTS, FINISH: BLACK

Paint Areas to be EP-1 SW 6258 Tricorn Black
 West Elevation
 Window & Door Frames
 Gable, Eaves & Soffit Fascias to include the Drive Thru Gutters & Downspouts
 South Elevation
 Window Frames
 Gable, Eaves and Soffit Fascias to include the Dormers Gutters and Downspouts
 East Elevation
 Window & Door Frames
 Gable, Eaves & Soffit Fascias to include the Drive Thru Gutters & Downspouts
 North Elevation
 Window & Door Frames
 Gable, Eaves & Soffit Fascias to include the Drive Thru Gutters & Downspouts

Paint Areas to be EP-1 SW 7076 Cyberspace
 West Elevation
 Hardiplank siding
 South Elevation
 Hardiplank siding
 East Elevation
 Hardiplank siding
 North Elevation
 Hardiplank siding

Samples to be provided at the Meeting



LEVELS, LLC
 2018 POWERS FERRY RD SE
 SUITE 750
 ATLANTA, GA 30339
 PHONE: (404) 761-0908
 www.levels.com



CFCU
 500 S HARVEY ST
 PLYMOUTH, MI 48170
 877-937-2328
 www.cfcu.org



PES STRUCTURAL ENGINEERS
ADDRESS: 1800 Central Express Way, Suite 200, Atlanta, Georgia 30329
 PHONE: (770) 233-0800 FAX: (770) 233-0808 WEB: www.pes-engineers.com
 PES PROJECT NUMBER: 0230362
 PES MI COA NUMBER: XXXXXXXX
 EXPIRATION DATE: XXXXXXXX



CFCU
 NORTHVILLE
 400 E MAIN ST
 NORTHVILLE, MI 48167

JOB NUMBER
 2016-5100.53

REVISIONS
 # DESCRIPTION DATE

SHEET NAME
 HISTORICAL SUBMISSION ELEVATIONS

SHEET NUMBER
 H201

MARCH 27, 2024 - HISTORICAL COMMISSION SUBMITTAL



Community Financial

CREDIT UNION

0423249Ar7 - HISTORICAL PRESENTATION

400 East Main Street

Northville, MI

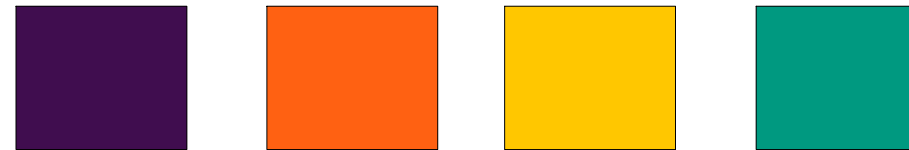
04/01/2024 - GD

EXTERIOR

MONUMENT _____	3
BUILDING SIGN _____	5
DIRECTIONAL _____	7
DOOR VINYL _____	9
ATM _____	11

CODEC PRO

(FOUND IN FONT FOLDER: CODEC-PRO-FULL-FAMILY)



Design #	
04223249Ar7	
Sheet 2 of 13	
Client	
CFCU	
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National Headquarters 14201 Sovereign Road #101
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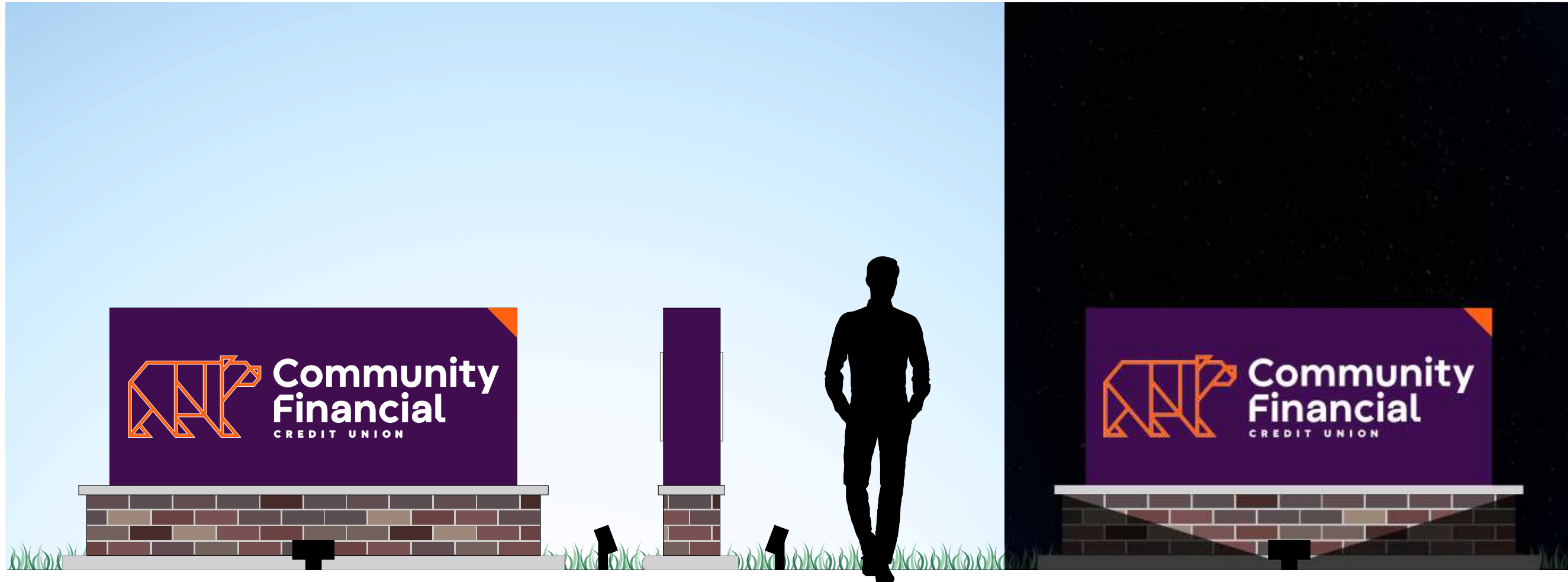
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A D/F FCO MONUMENT

SCALE: 1/2" = 1'-0"



PERSPECTIVE VIEW

Design #	
04223249Ar7	
Sheet	3 of 13
Client	
CFCU	
Address	
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17319 San Pedro Avenue
Suite 200
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EXISTING MONUMENT



A PROPOSED

Design #	
04223249Ar7	
Sheet	4 of 13
Client	
CFCU	
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Revision / Date	

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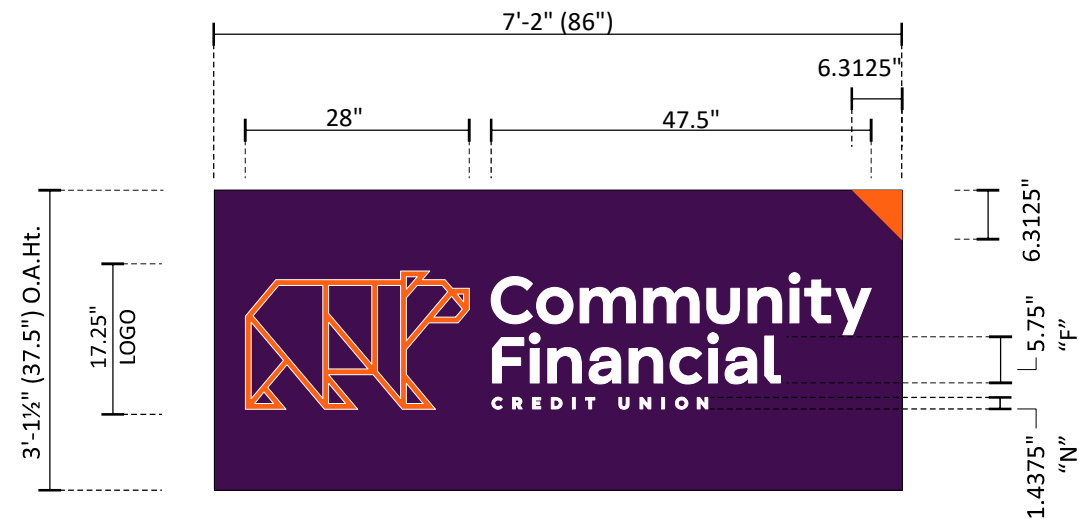
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Design #	0423249Ar7
Sheet	3 of 15
Client	CFCU
Address	400 East Main Street Northville, MI 48167-000
Account Rep.	WF/TC
Designer	LDB
Date	01/09/24
Revision / Date	

- R1 GD 1/23/24: see a/r notes
- r2 GD 1/31/24: A, C1-C4: update to new design and layout
- r3 GD 2/2/24: see a/r markup pdf
- r4 GD 2/15/24: update ATM, add interior back to package
- r5 GD 2/28/24: Update H alignment and J swatches
- r6 GD 3/14/24: EFG: Update layout
- r7 GD 3/19/24: A: Reduce to 7-2", E: Change size ATM: revise per eps file - Removed interior



A D/F FCOs SIGN CABINET DETAIL SCALE: 1/2" = 1'-0"
 ONE [1] REQUIRED - MANUFACTURE & INSTALL 25.0 Sq.Ft.



PLAN VIEW

FABRICATED ALUMINUM SIGN CABINET
 1/8" THICK ALUMINUM FACE PANELS w/ 3/8" WHITE ACRYLIC FCO'S

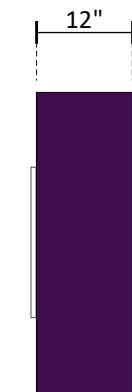
BEAR LOGO: 1st SURFACE 3M VINYL GRAPHIC OVERLAY DIGITALLY-PRINTED PMS 165c ORANGE

CORNERS DOUBLE LAYERED VINYL: 1ST LAYER OPAQUE, 2ND LAYER TRANSLUCENT VINYL TO MATCH PMS 165c ORANGE CORNERS SHALL BE ON THE OPPOSITE END/SIDE OF THE BEAR

NON- INTERNAL ILLUMINATION - TWO [2] NEW EXTERNAL FLOOD GROUND LIGHTING REQUIRED

PLATE-MOUNT TO EXISTING SUPPORTS (w/in PURPLE CABINET) AS REQ'D PER SITE CONDITIONS

USE EXISTING FOUNDATION(S) AS REQ'D PER CODES & ENGINEERING PER WINDLOAD, SOIL CONDITIONS, ETC.



END VIEW
 FACES STREET

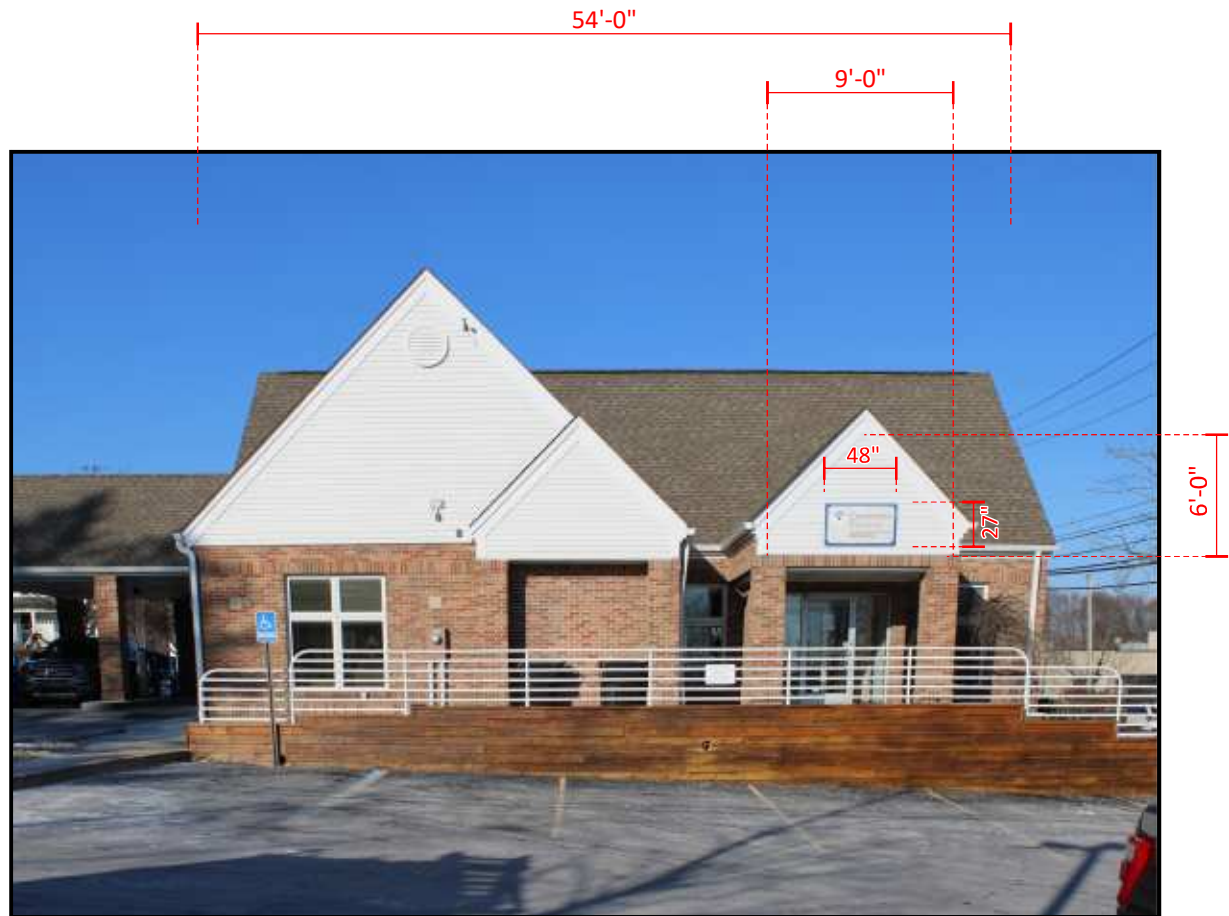


OPPOSITE SIDE

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Gables are to have Hardiplank Smooth Siding installed and be painted in Sherwin Williams SW 7076 Cyberspace with the Fascia and Trim to be painted in Sherwin Williams SW 6258 Tricorn Black



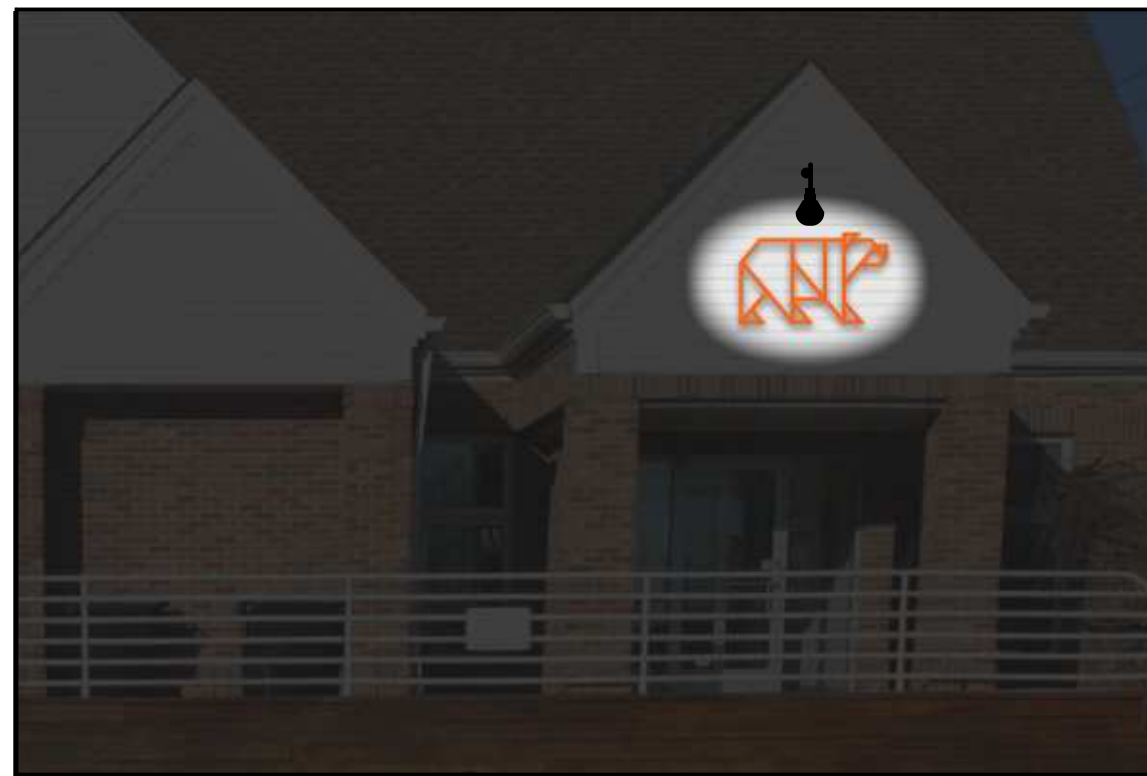
EXISTING S/F HDU SAND BLASTED SIGN @ SOUTH ELEVATION

REMOVE EXISTING SIGN & DISCARD AS REQ'D



B PROPOSED NON-ILLUMINATED REVERSE CHANNEL LETTER

ONE [1] REQUIRED- MANUFACTURE & INSTALL & GOOSENECK LIGHTING ELEMENT



NIGHT SIMULATION

2'-5.5" (29.5")



Design #	0423249Ar7
Sheet	4 of 15
Client	CFCU
Address	400 East Main Street Northville, MI 48167-000
Account Rep.	WF/TC
Designer	LDB
Date	01/09/24

Revision / Date
R1 GD 1/23/24: see a/r notes
r2 GD 1/31/24: A, C1-C4: update to new design and layout
r3 GD 2/2/24: see a/r markup pdf
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r5 GD 2/28/24: Update H alignment and J swatches
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r7 GD 3/19/24: A: Reduce to 7-2", E: Change size ATM: revise per eps file - Removed interior

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Sheet 5 of 15

Client

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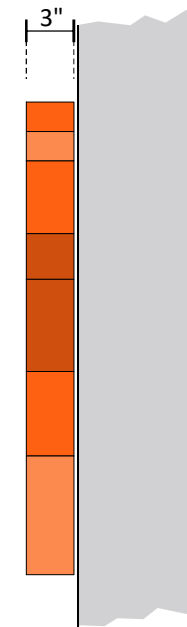
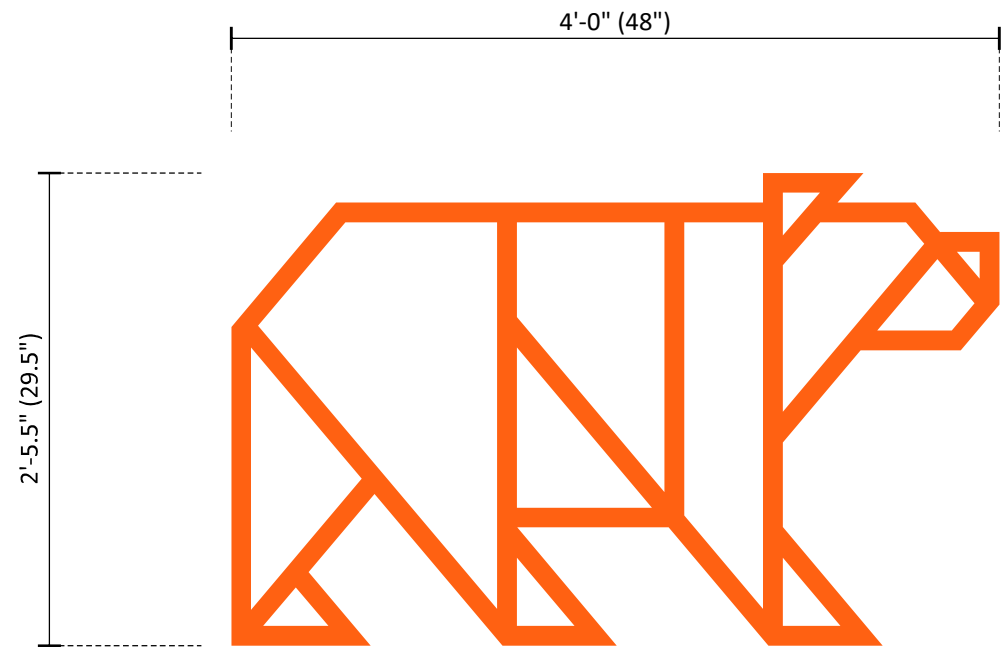
Account Rep. WF/TC

Designer LDB

Date 01/09/24

Revision / Date

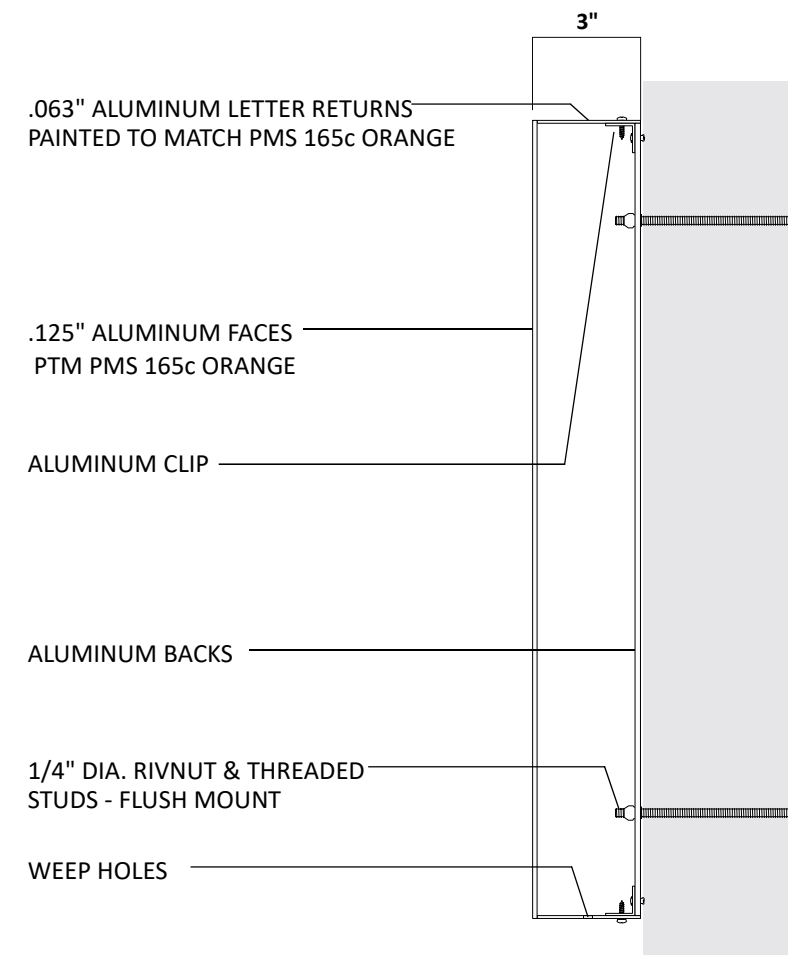
R1 GD 1/23/24: see a/r notes
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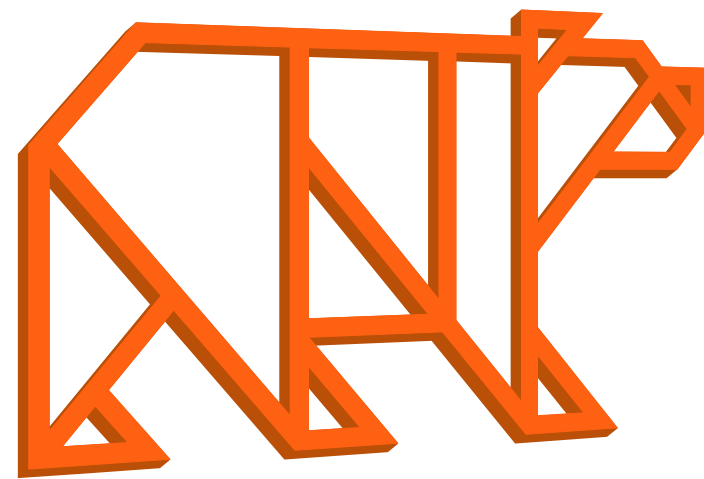
END VIEW

B NON-ILLUMINATED REVERSED CHNL LTR/ LOGO SCALE: 1" = 1'-0"
ONE [1] REQUIRED - MANUFACTURE & INSTALL 9.83 Sq.Ft.

NOTE:
PER CODE ONLY EXTERNAL ILLUMINATION ALLOWED FOR FREESTANDING AND ATTACHED SIGNS -
INSTALL GOOSENECK STYLE FIXTURE ABOVE THE SIGN
CLIENT TO PROVIDE ELECTRICAL TO THE NEW FIXTURE



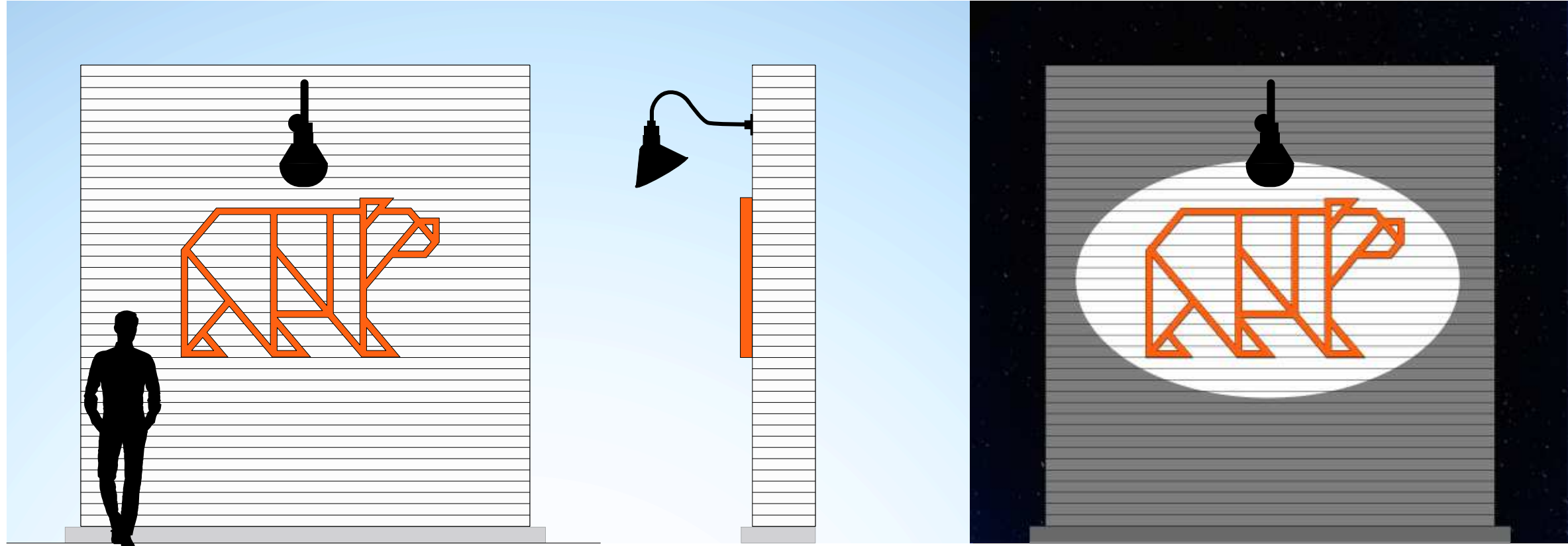
REVERSE CHANNEL LETTER DETAIL
NON-ILLUMINATED



PERSPECTIVE VIEW

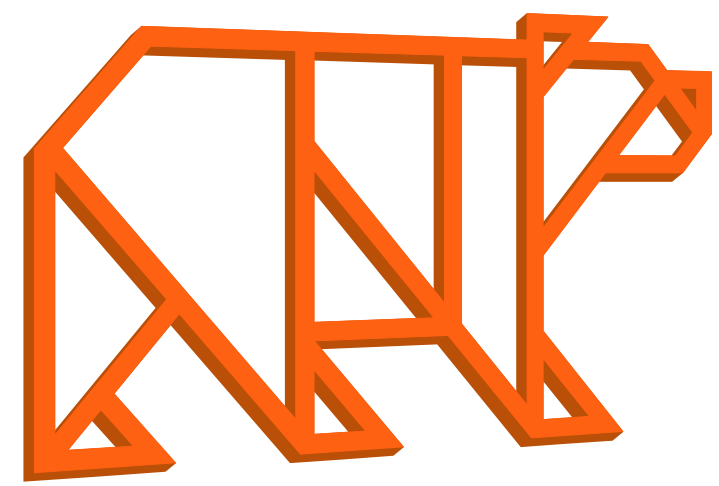
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B BUILDING SIGN

SCALE: 3/8" = 1'-0"



PERSPECTIVE VIEW

Design #	
04223249Ar7	
Sheet	5 of 13
Client	
CFCU	
Address	
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Date	4/1/2024
Revision / Date	

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National Headquarters
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Fort Worth, TX 76155
(214) 902-2000 Fax (214) 902-2044

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Suite 200
San Antonio, TX 78232
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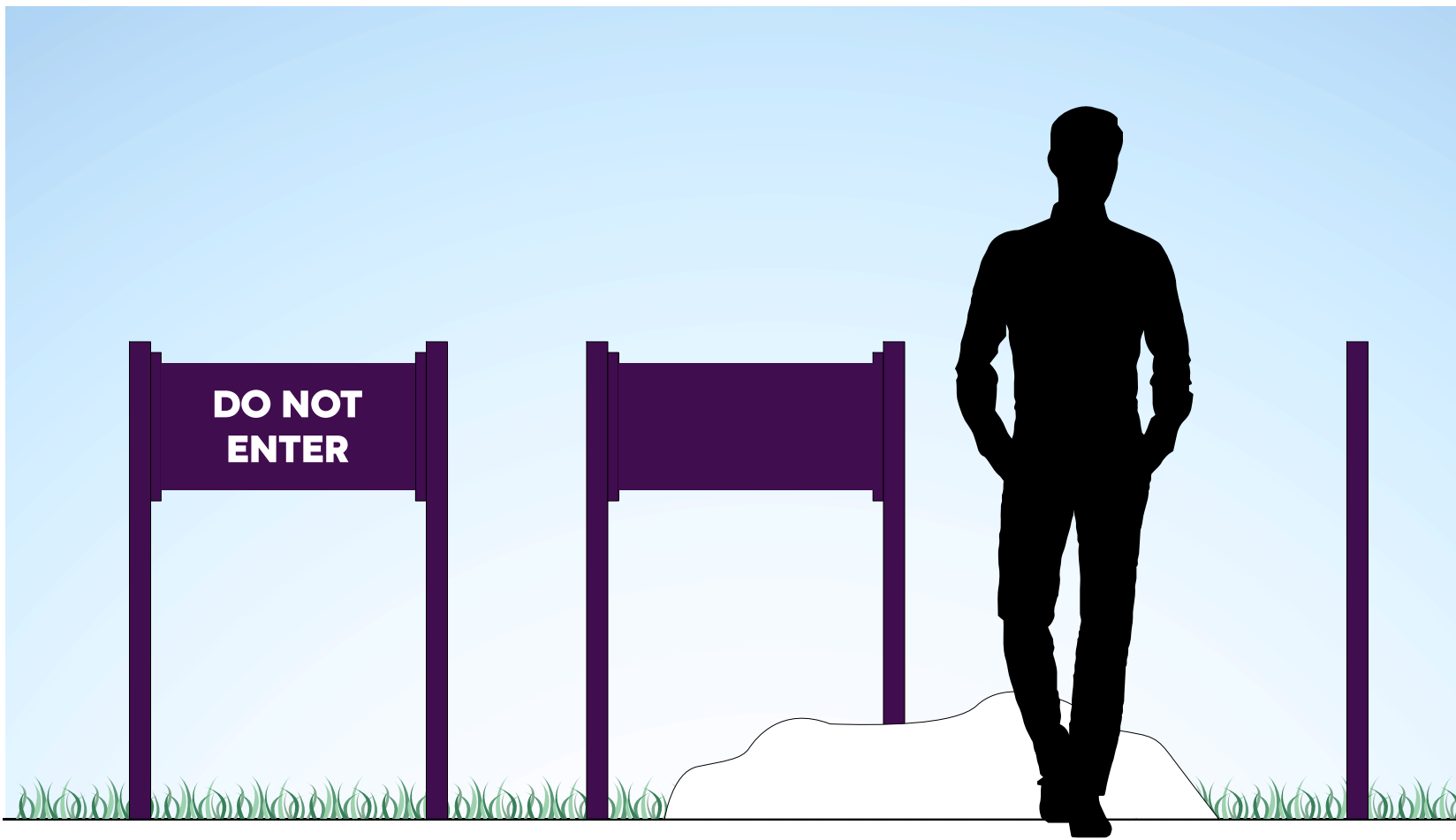
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Dawsonville, GA 30534
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D DIRECTIONALS

SCALE: 3/4" = 1'-0"



PERSPECTIVE VIEW

Design #	
04223249Ar7	
Sheet 7 of 13	
Client	
CFCU	
Address	
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Account Rep.	WF
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Date	4/1/2024
Revision / Date	

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EXISTING DIRECTIONAL SIGNS



D1 D2 PROPOSED DIRECTIONAL SIGNS

Design #	
04223249Ar7	
Sheet	8 of 13
Client	
CFCU	
Address	
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FINAL ELECTRICAL CONNECTION BY CUSTOMER

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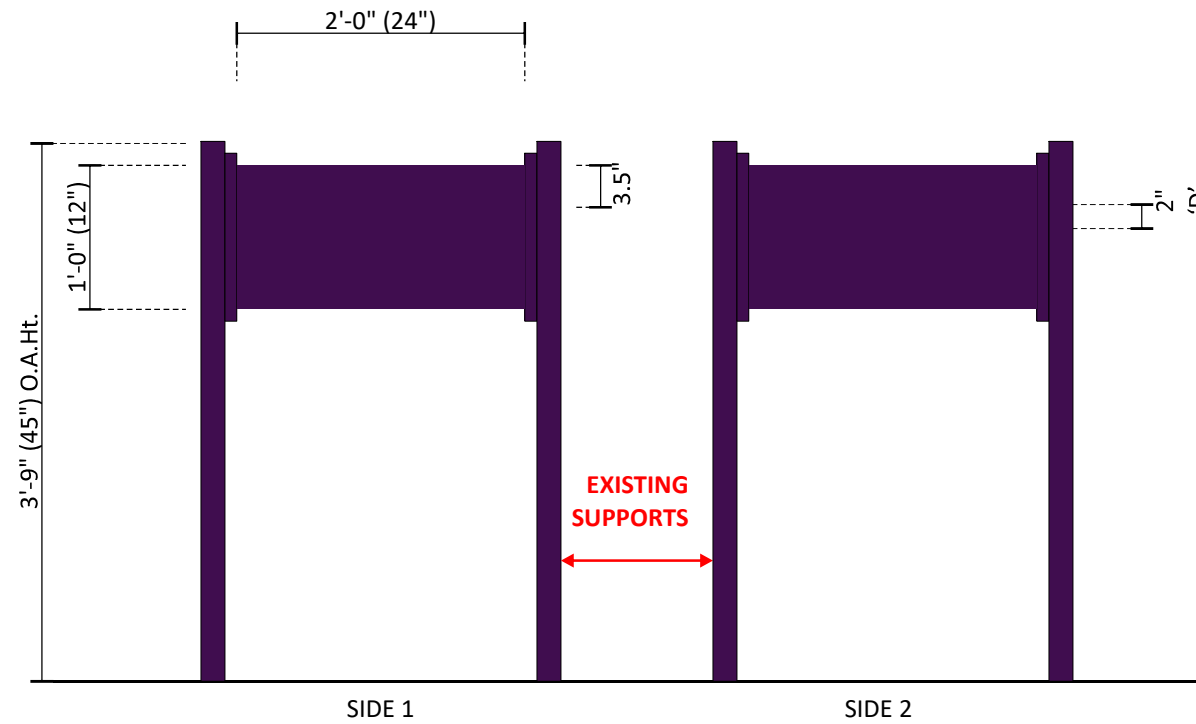
Design #	0423249Ar7
Sheet	6 of 15
Client	CFCU
Address	400 East Main Street Northville, MI 48167-000
Account Rep.	WF/TC
Designer	LDB
Date	01/09/24
Revision / Date	

- R1 GD 1/23/24: see a/r notes
- r2 GD 1/31/24: A, C1-C4: update to new design and layout
- r3 GD 2/2/24: see a/r markup pdf
- r4 GD 2/15/24: update ATM, add interior back to package
- r5 GD 2/28/24: Update H alignment and J swatches
- r6 GD 3/14/24: EFG: Update layout
- r7 GD 3/19/24: A: Reduce to 7-2", E: Change size ATM: revise per eps file - Removed interior



EXISTING D/F DIRECTIONAL SIGN

EXISTING SUPPORTS TO STAY IN PLACE - REMOVE EXISTING PANEL



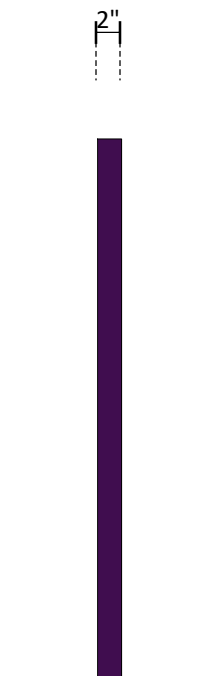
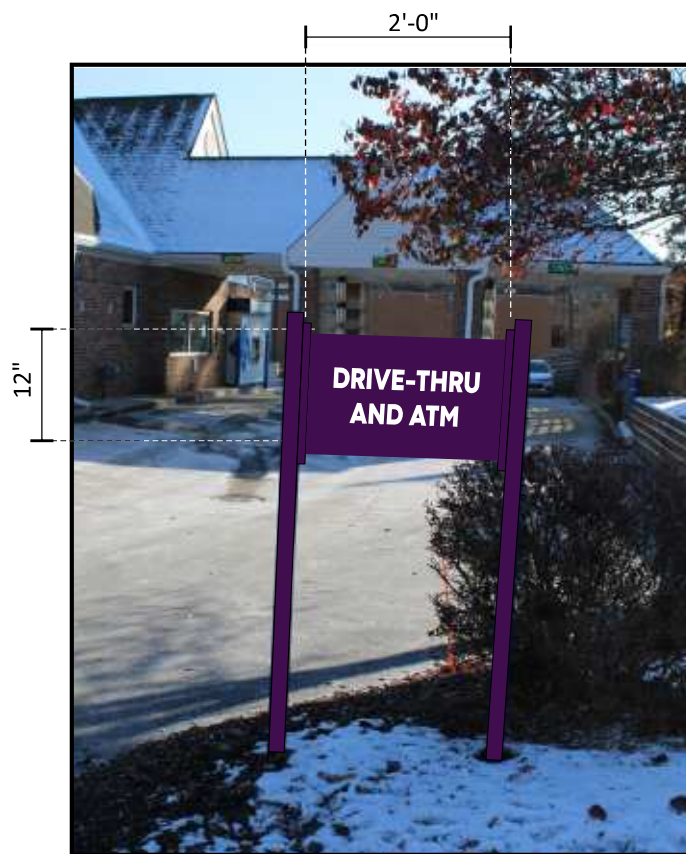
D1

REPLACEMENT NESTED PAN PANEL DIRECTIONAL DETAIL

SCALE: 3/4" = 1'-0"

ONE [1] REQUIRED MANUFACTURE & INSTALL

2 Sq.Ft. (MAX PER CODE)



END VIEW

1/8" THICK ALUMINUM NESTED PAN PANELS PAINTED TO MATCH PMS 2627c PURPLE

DIRECTIONAL TEXT: 1ST SURFACE APPLIED 3M WHITE OPAQUE VINYL

MOUNT TO EXISTING 2" SQUARE TUBE SUPPORTS THRU PAN PANEL RETURNS & EXISTING 1" SQUARE TUBE REVEALS w/ NON-CORROSIVE FASTENERS AS REQ'D - CENTER NESTED PAN PANELS ON EXISTING REVEALS AS SHOWN

REPAINT EXISTING SUPPORTS/REVEALS TO MATCH PMS 2627c PURPLE

D1

PROPOSED REPLACEMENT NESTED PAN PANEL DIRECTIONALS

ONE [1] REQUIRED MANUFACTURE & INSTALL

FINAL ELECTRICAL CONNECTION BY CUSTOMER

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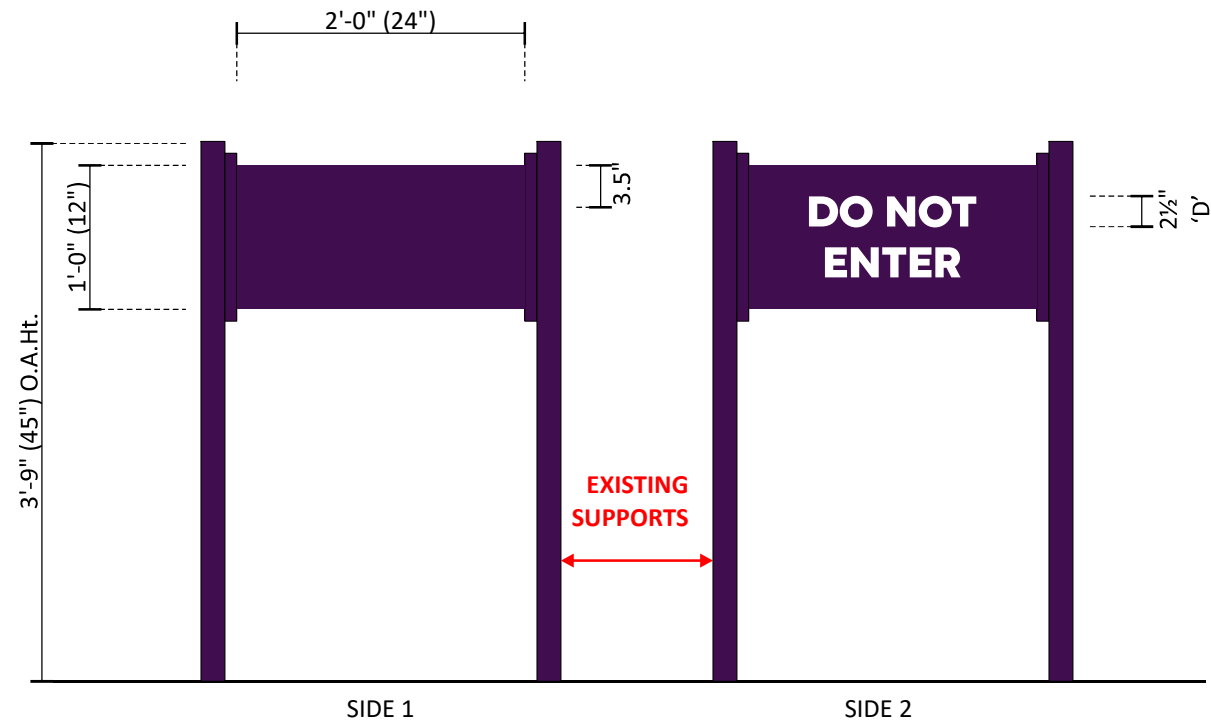
Design #	0423249Ar7
Sheet	7 of 15
Client	CFCU
Address	400 East Main Street Northville, MI 48167-000
Account Rep.	WF/TC
Designer	LDB
Date	01/09/24
Revision / Date	

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- r4 GD 2/15/24: update ATM, add interior back to package
- r5 GD 2/28/24: Update H alignment and J swatches
- r6 GD 3/14/24: EFG: Update layout
- r7 GD 3/19/24: A: Reduce to 7-2", E: Change size ATM: revise per eps file - Removed interior



EXISTING D/F DIRECTIONAL SIGN

EXISTING SUPPORTS TO STAY IN PLACE - REMOVE EXISTING PANEL



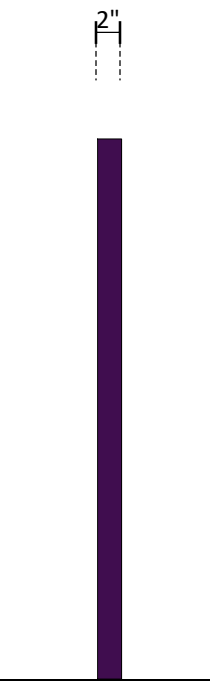
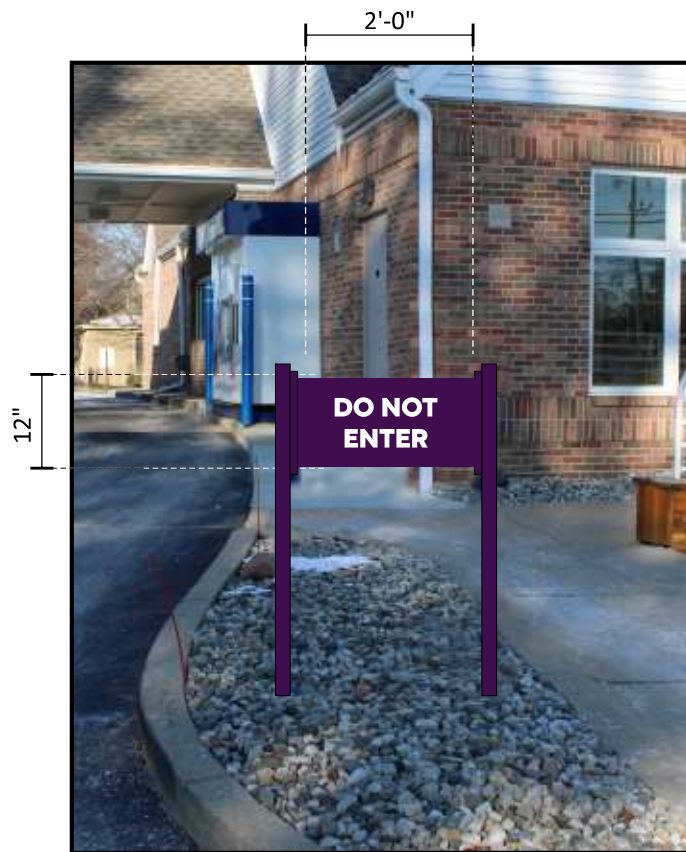
D2

REPLACEMENT NESTED PAN PANEL DIRECTIONAL DETAIL

SCALE: 3/4" = 1'-0"

ONE [1] REQUIRED MANUFACTURE & INSTALL

2 Sq.Ft. (MAX PER CODE)



END VIEW

1/8" THICK ALUMINUM NESTED PAN PANELS PAINTED TO MATCH PMS 2627c PURPLE

DIRECTIONAL TEXT: 1ST SURFACE APPLIED 3M WHITE OPAQUE VINYL

MOUNT TO EXISTING 2" SQUARE TUBE SUPPORTS THRU PAN PANEL RETURNS & EXISTING 1" SQUARE TUBE REVEALS w/ NON-CORROSIVE FASTENERS AS REQ'D - CENTER NESTED PAN PANELS ON EXISTING REVEALS AS SHOWN

REPAINT EXISTING SUPPORTS/REVEALS TO MATCH PMS 2627c PURPLE

D2

PROPOSED REPLACEMENT NESTED PAN PANEL DIRECTIONALS

ONE [1] REQUIRED MANUFACTURE & INSTALL

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E-H INSTALLATION - FRONT DOOR VINYL

SCALE: 3/4" = 1'



INSTALLATION - BACK DOOR VINYL

SCALE: 3/4" = 1'

Design #	
04223249Ar7	
Sheet	9 of 13
Client	
CFCU	
Address	
400 East Main Street Northville, MI 48167	
Account Rep.	WF
Designer	GD
Date	4/1/2024
Revision / Date	

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San Antonio
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Suite 200
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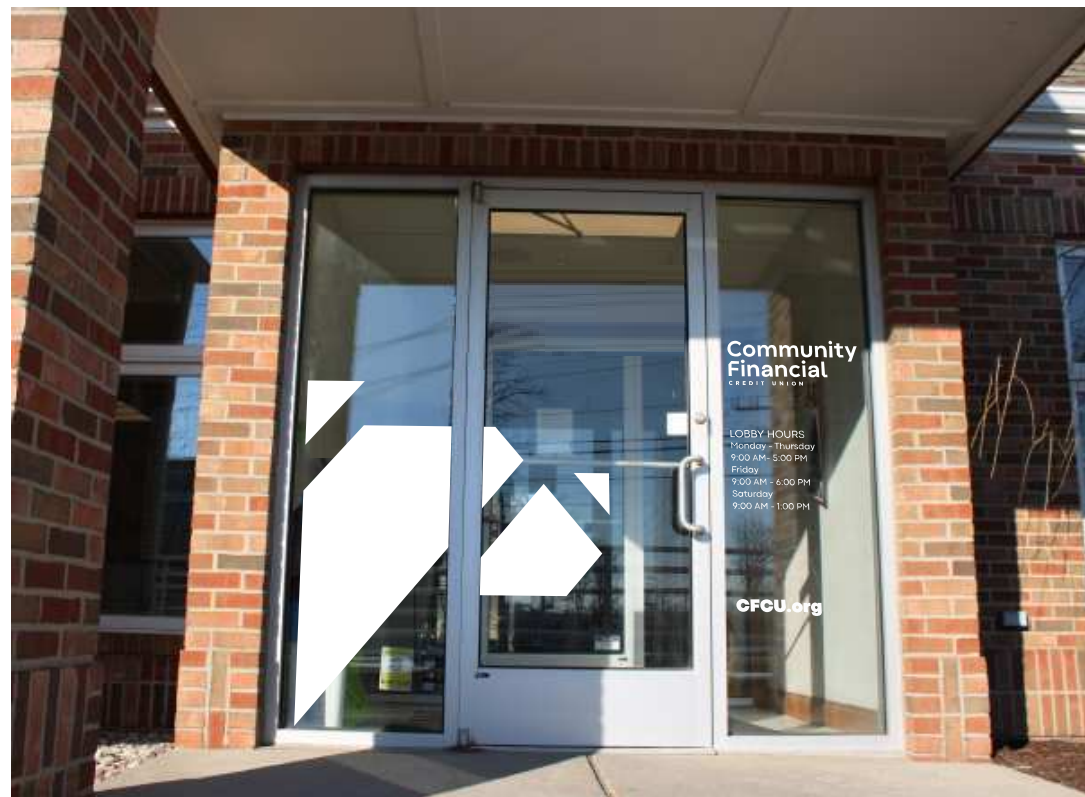
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EXISTING DOORS



E-H PROPOSED DOOR VINYL

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04223249Ar7	
Sheet	10 of 13
Client	
CFCU	
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Account Rep.	WF
Designer	GD
Date	4/1/2024
Revision / Date	

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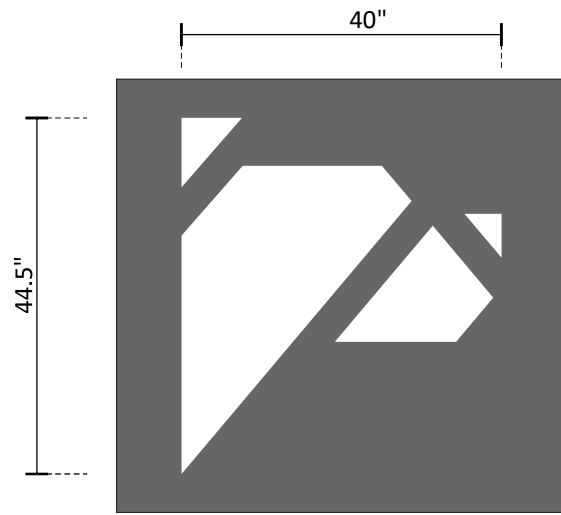
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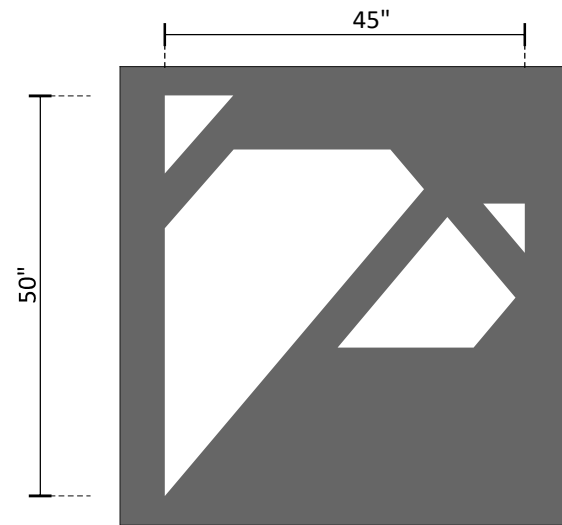
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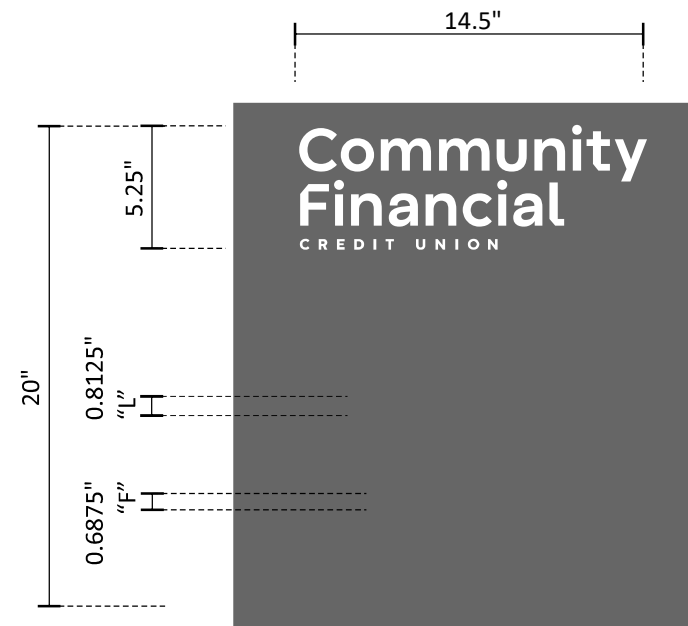
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E1 DOOR VINYL GRAPHICS SCALE: 1/2"=1'-0"
 ONE [1] REQUIRED - MANUFACTURE & INSTALL - TRIM ON SITE
 1ST SURFACE APPLIED VINYL 3M 7725-20 MATTE WHITE

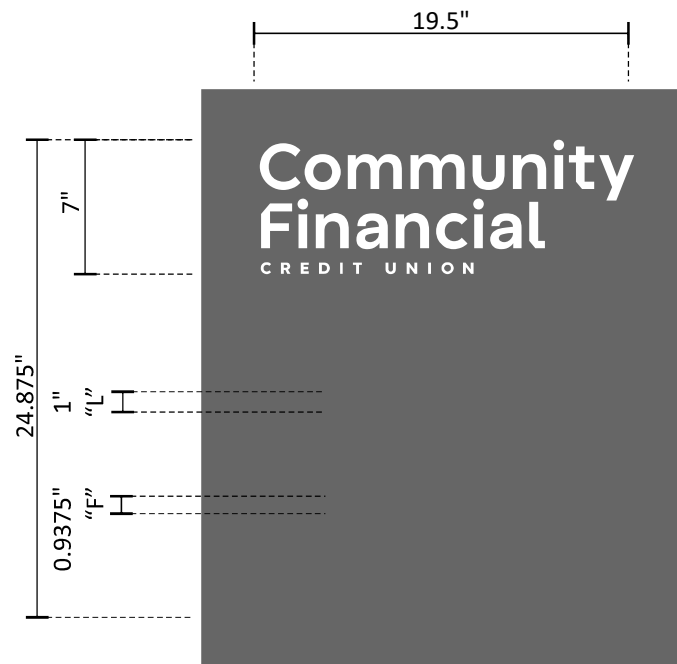


E2 DOOR VINYL GRAPHICS SCALE: 1/2"=1'-0"
 ONE [1] REQUIRED - MANUFACTURE & INSTALL - TRIM ON SITE
 1ST SURFACE APPLIED VINYL 3M 7725-20 MATTE WHITE

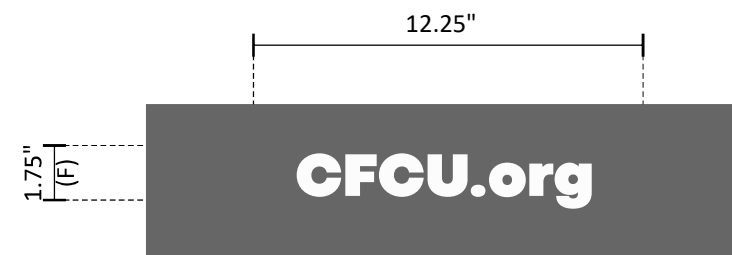


F FRONT DOOR VINYL GRAPHICS SCALE: 1:8
 ONE [1] SET PER SIGN ID REQUIRED - MANUFACTURE & INSTALL
 1ST SURFACE APPLIED VINYL 3M 7725-20 MATTE WHITE

HOURS SHOWN ABOVE REFLECT WEBSITE CFCU.ORG/LOCATIONS



G BACK DOOR VINYL GRAPHICS SCALE: 1:10
 ONE [1] SET PER SIGN ID REQUIRED - MANUFACTURE & INSTALL
 1ST SURFACE APPLIED VINYL 3M 7725-20 MATTE WHITE



H WINDOW VINYL LOGO DETAIL SCALE: 1:8
 TWO [2] SETS REQUIRED - MANUFACTURE & INSTALL
 1ST SURFACE APPLIED VINYL 3M 7725-20 MATTE WHITE

HOURS SHOWN ABOVE REFLECT WEBSITE CFCU.ORG/LOCATIONS



Design #	0423249Ar7
Sheet	10 of 15
Client	CFCU
Address	400 East Main Street Northville, MI 48167-000
Account Rep.	WF/TC
Designer	LDB
Date	01/09/24
Revision / Date	

- R1 GD 1/23/24: see a/r notes
- r2 GD 1/31/24: A, C1-C4: update to new design and layout
- r3 GD 2/2/24: see a/r markup pdf
- r4 GD 2/15/24: update ATM, add interior back to package
- r5 GD 2/28/24: Update H alignment and J swatches
- r6 GD 3/14/24: EFG: Update layout
- r7 GD 3/19/24: A: Reduce to 7-2", E: Change size ATM: revise per eps file - Removed interior

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Design #

0423249Ar7

Sheet 11 of 15

Client

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Address

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Account Rep. WF/TC

Designer LDB

Date 01/09/24

Revision / Date

R1 GD 1/23/24: see a/r notes

r2 GD 1/31/24: A, C1-C4:
update to new design and
layout

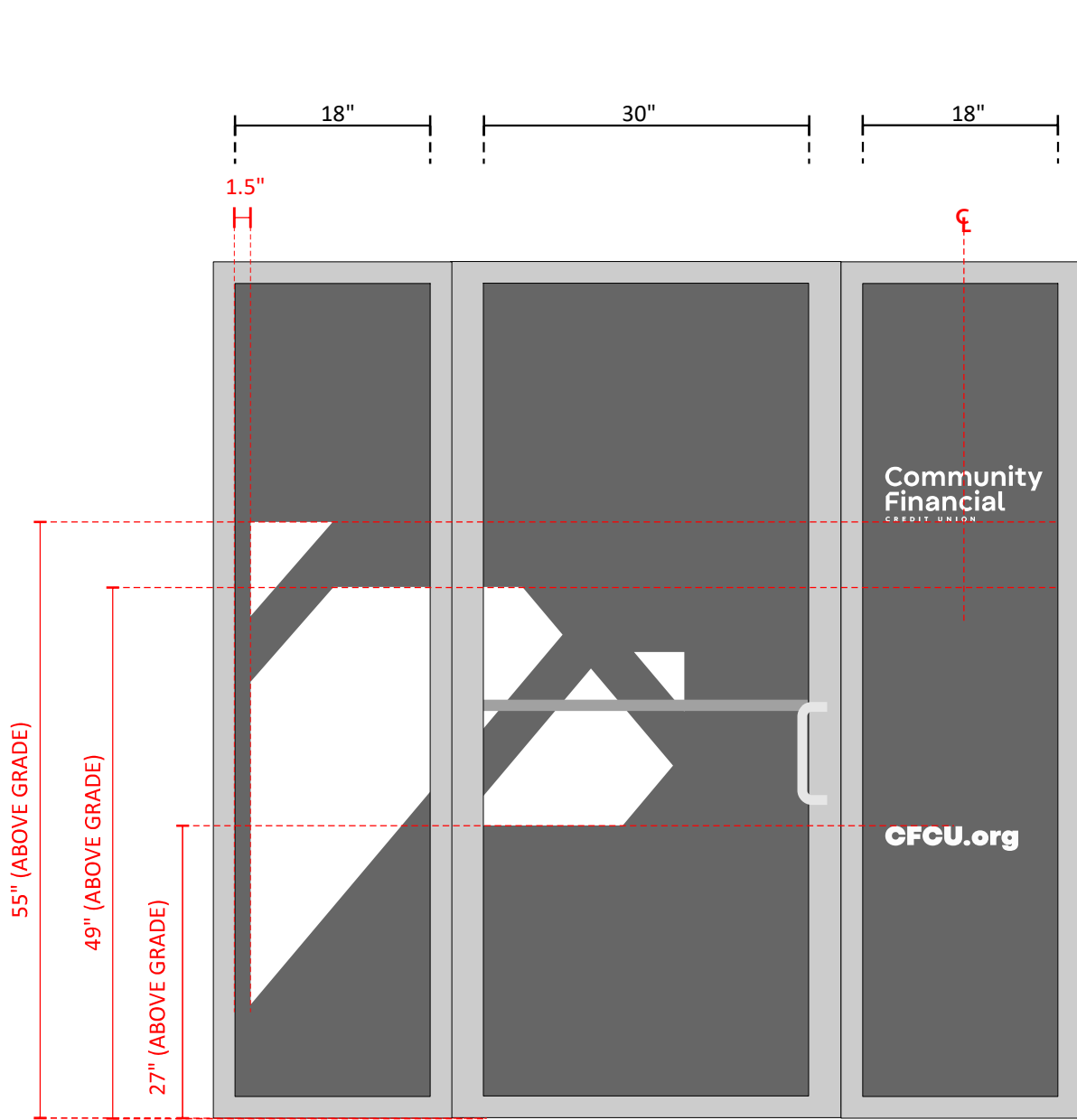
r3 GD 2/2/24: see a/r
markup pdf

r4 GD 2/15/24: update ATM,
add interior back to package

r5 GD 2/28/24: Update H
alignment and J swatches

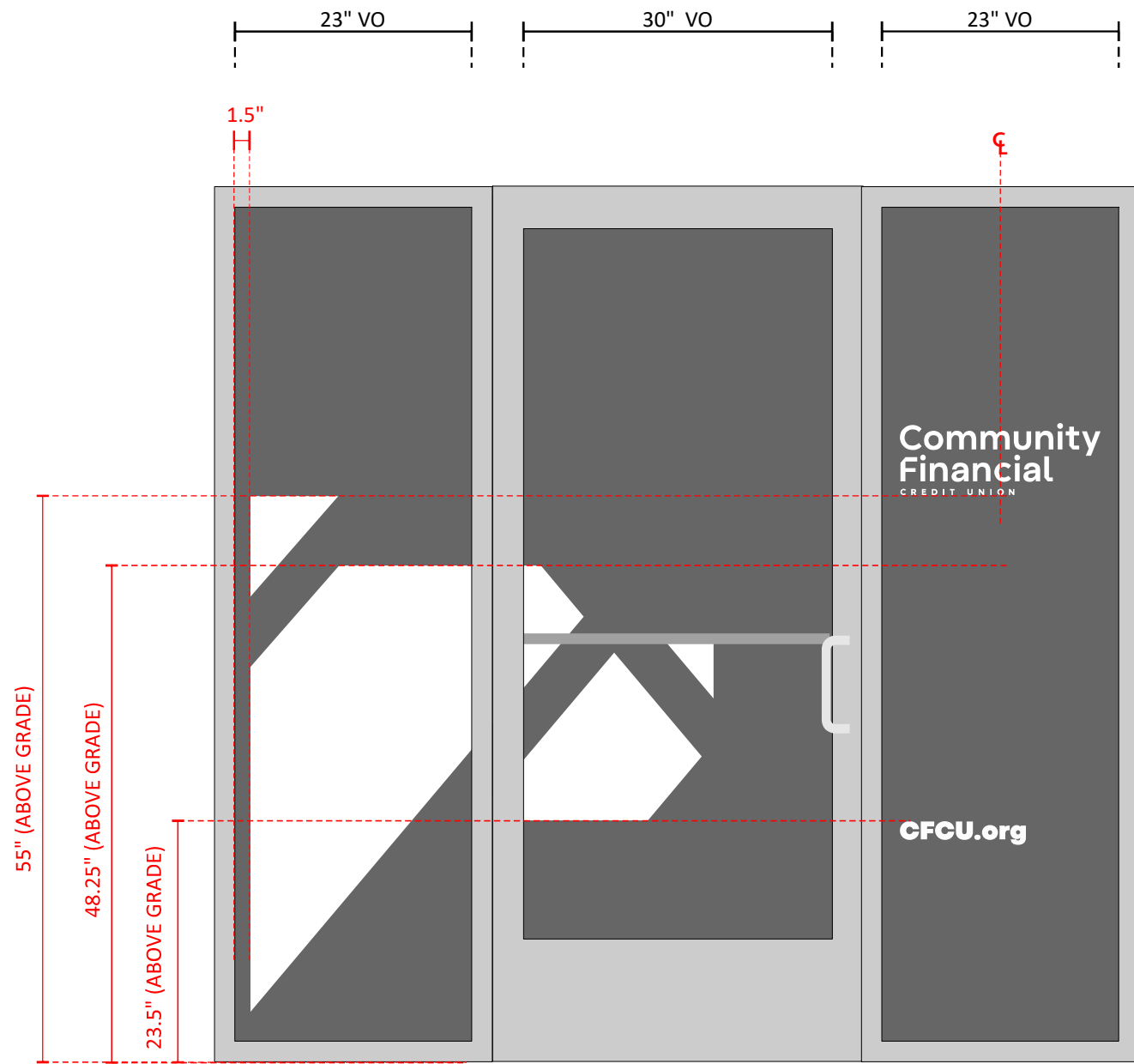
r6 GD 3/14/24: EFG: Update
layout

r7 GD 3/19/24: A: Reduce to 7-
2", E: Change size ATM: revise
per eps file - Removed interior



INSTALLATION - FRONT DOOR VINYL

SCALE: 3/4" = 1'



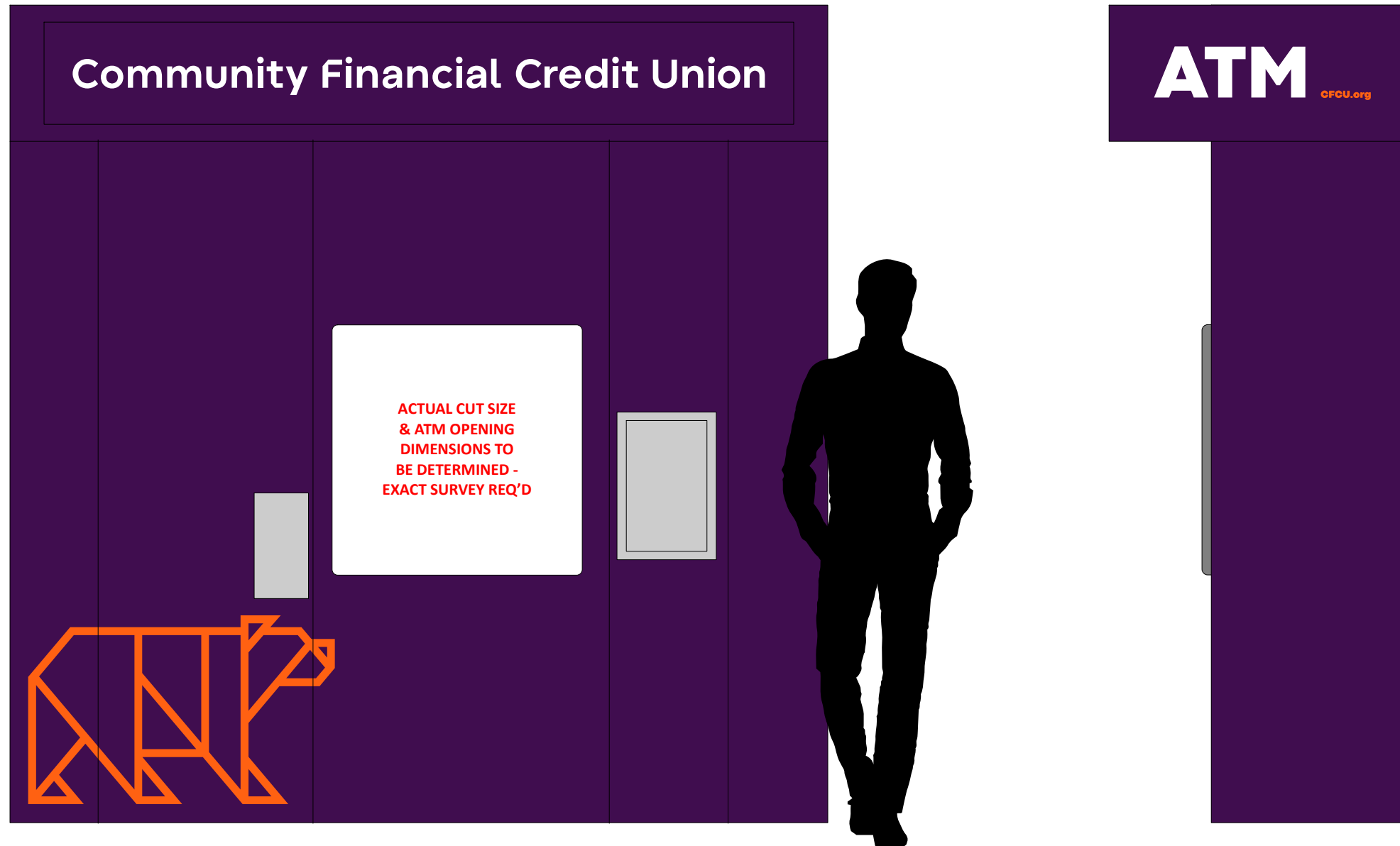
INSTALLATION - BACK DOOR VINYL

SCALE: 3/4" = 1'

NOTE: CUSTOMER TO ADVISE IF DOORS WILL BE REPLACED IN REMODEL

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SIGN WILL BEAR UL LABEL(S).



ATM NEW REFACED SURROUND & HEADER

SCALE: 3/4" = 1'-0"

END VIEW
BOTH END CAPS

Design #	
04223249Ar7	
Sheet 11 of 13	
Client	
CFCU	
Address	
400 East Main Street Northville, MI 48167	
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National Headquarters
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PERSPECTIVE VIEW

Design #	
04223249Ar7	
Sheet 12 of 13	
Client	
CFCU	
Address	
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EXISTING - WEST ELEVATION



ATM PROPOSED - WEST ELEVATION

Design #	
04223249Ar7	
Sheet 13 of 13	
Client	
CFCU	
Address	
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Account Rep.	WF
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Design #

0423249Ar6

Sheet 14 of 20

Client

CFCU

Address

400 East Main Street
Northville, MI 48167-000

Account Rep. WF/TC

Designer LDB

Date 01/09/24

Revision / Date

R1 GD 1/23/24: see a/r notes

r2 GD 1/31/24: A, C1-C4:
update to new design and
layout

r3 GD 2/2/24: see a/r
markup pdf

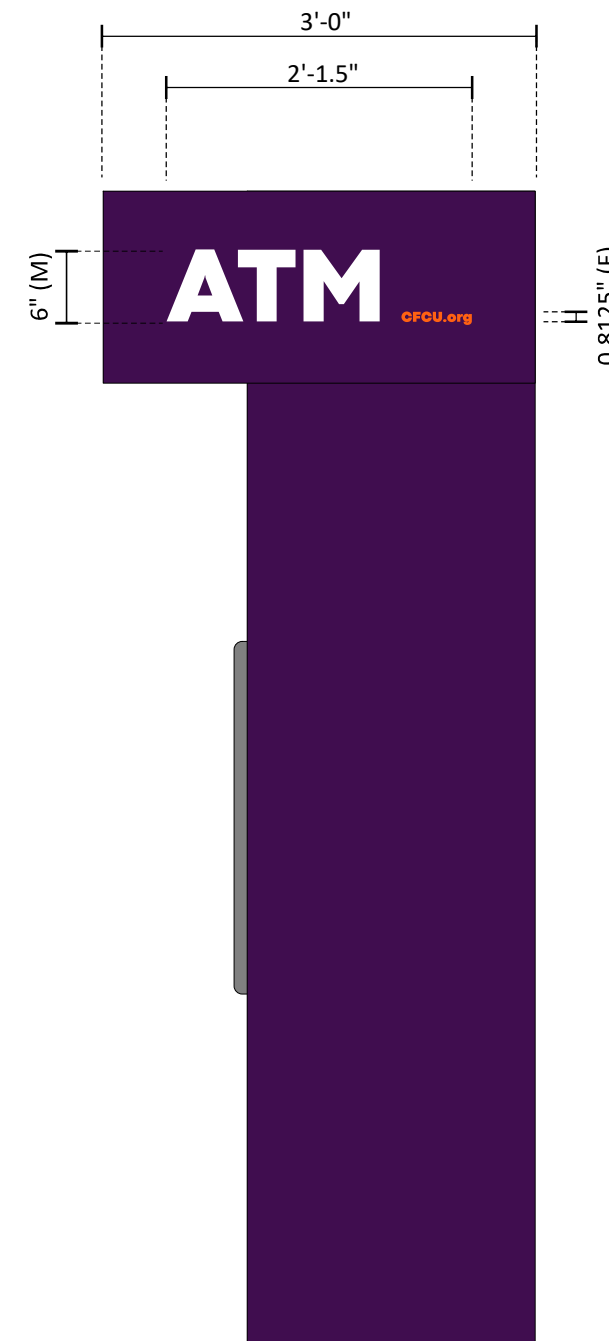
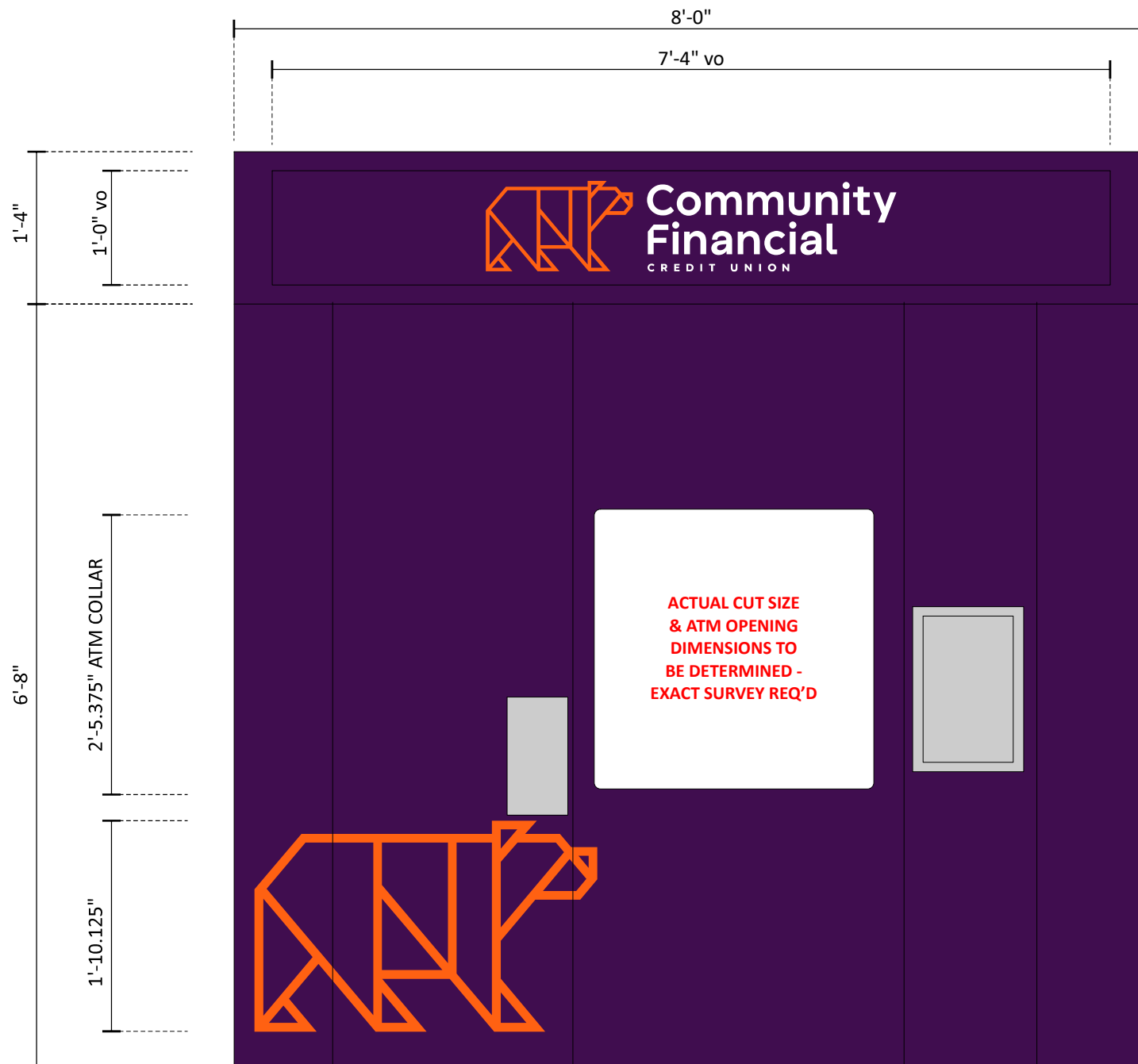
r4 GD 2/15/24: update ATM,
add interior back to package

r5 GD 2/28/24: Update H
alignment and J swatches

r6 GD 3/14/24: EFG: Update
layout

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ATM

NEW REFACED SURROUND & HEADER

ONE [1] REQUIRED - MANUFACTURE & INSTALL:

SCALE: 3/4" = 1'-0"

END VIEW

BOTH END CAPS

PAINT ALL EXISTING ATM KIOSK TO MATCH PMS 2627C
REPLACE EXISTING ACRYLIC FACE HEADER W/ .150 POLYCARBONATE W/ GRAPHICS
APPLY VINYL DIGITALLY PRINTED TO MATCH PMS 165c ORANGE

NOTE: MANUFACTURING SURVEY IS REQUIRED - SURROUND WORK TO BE COMPLETED BY ATM PARTNER

[Back to Parent](#)

Timberline HDZ[®]

The look people love, now with LayerLock[®] Technology and the StainGuard Plus[™] Algae Protection Limited Warranty

★★★★★ 4.8 (18297) [WRITE A REVIEW](#)

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Pewter Gray



Appalachian Sky



Barkwood



Birchwood



Biscayne Blue



Cedar Falls



Charcoal

Possible Selection Options
Existing and Proposed Samples will be provided at the Meeting for final selection.

[Jump to Overview](#)

About Timberline HDZ[®] Shingles

Get advanced roof protection from eave to ridge. The technologies incorporated into Timberline HDZ[®] shingles are the keys to unlocking both the 15-Year WindProven[™] Limited Wind Warranty and the 25-Year StainGuard Plus[™] Algae Protection Limited Warranty.

[Expand to read more](#) ▼

CFCU Northville Smooth Hardi Plank Siding
 Proposing to replace all vinyl siding with the Hardi Plank
 and Paint with the Sherwin Williams SW 7076 Cyberspace Paint
 Samples will be provided at the Meeting

ENDLESS DESIGN POSSIBILITIES

Product Catalog

A classic look that stands the test of time.

Hardie® Plank

From Victorians to Colonials, Hardie® Plank is the perfect siding for your style, and has the durability and long-lasting beauty that can transform your home exterior. With endless gorgeous color and plank pairings available, you'll discover a Hardie® Plank style that transforms your home's aesthetic.



Hardie® Plank



Select Cedarmill®



Smooth



Beaded Select Cedarmill®

	Thickness 5/16 in				Length 12 ft planks
Width	5.25 in	6.25 in	7.25 in	8.25 in	9.25 in*
Exposure	4 in	5 in	6 in	7 in	8 in
Prime Pcs/Pallet	360	308	252	230	190
ColorPlus® Pcs/Pallet	324	280	252	210	—
Pcs/Sq.	25.0	20.0	16.7	14.3	12.5

Select Cedarmill®

Width	5.25 in	6.25 in	7.25 in	8.25 in	9.25 in*
Statement Collection®			•	•	
Dream Collection®	•	•	•	•	
Prime	•	•	•	•	•

Smooth

Width	5.25 in	6.25 in	7.25 in	8.25 in	9.25 in*
Statement Collection®					
Dream Collection®	•	•	•	•	
Prime	•	•	•	•	•

Beaded Select Cedarmill

Width	8.25 in
Exposure	7 in
ColorPlus® Pcs/Pallet	210
Pcs/Sq.	14.3
Statement Collection®	
Dream Collection®	•
Prime	

*9.25 in widths do not feature the drip edge



OPEN

ATM

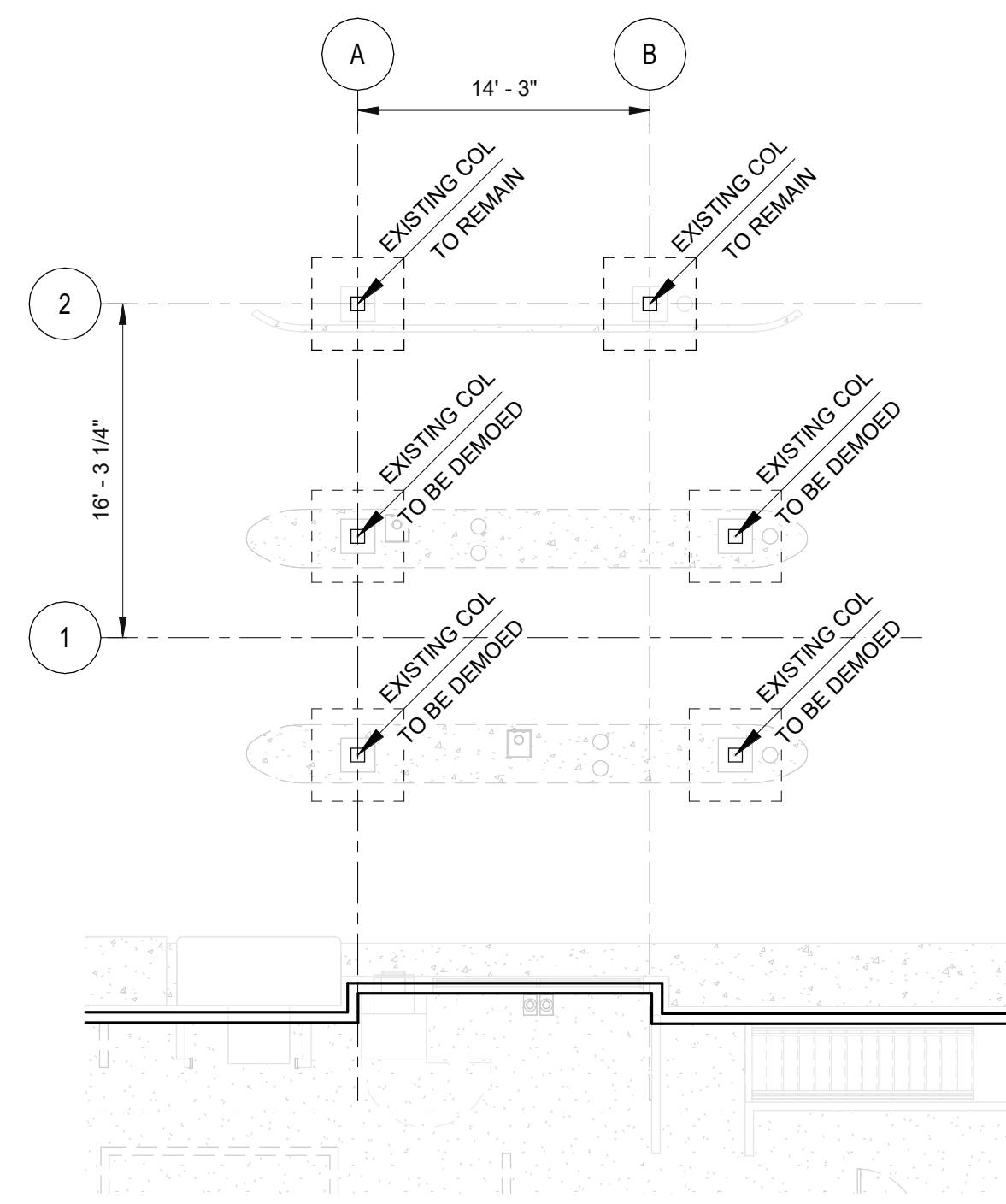
OPEN

OPEN

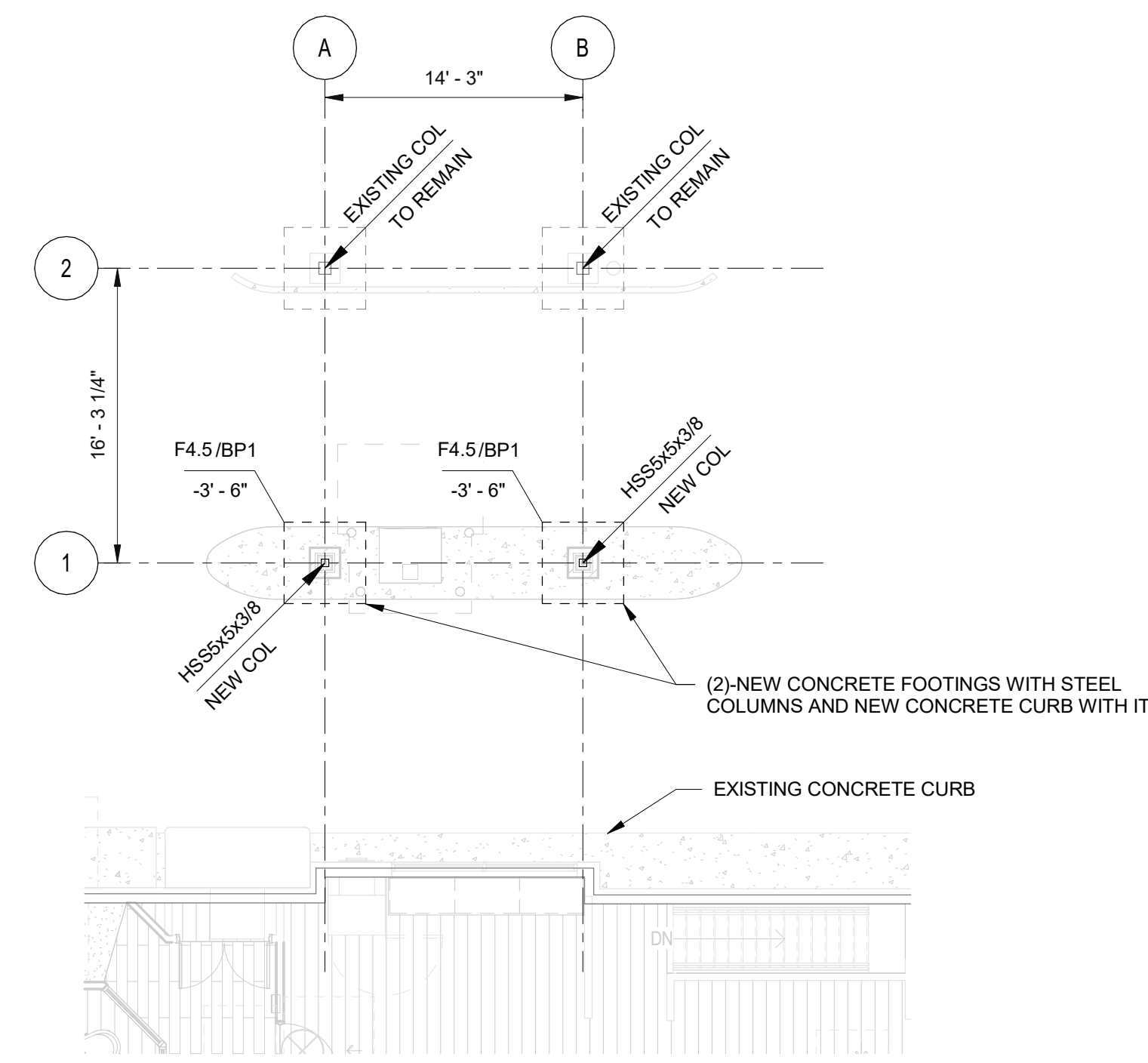




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EXISTING DRIVE-THRU FOUNDATION PLAN
SCALE: 1/8" = 1'-0"
1 S101

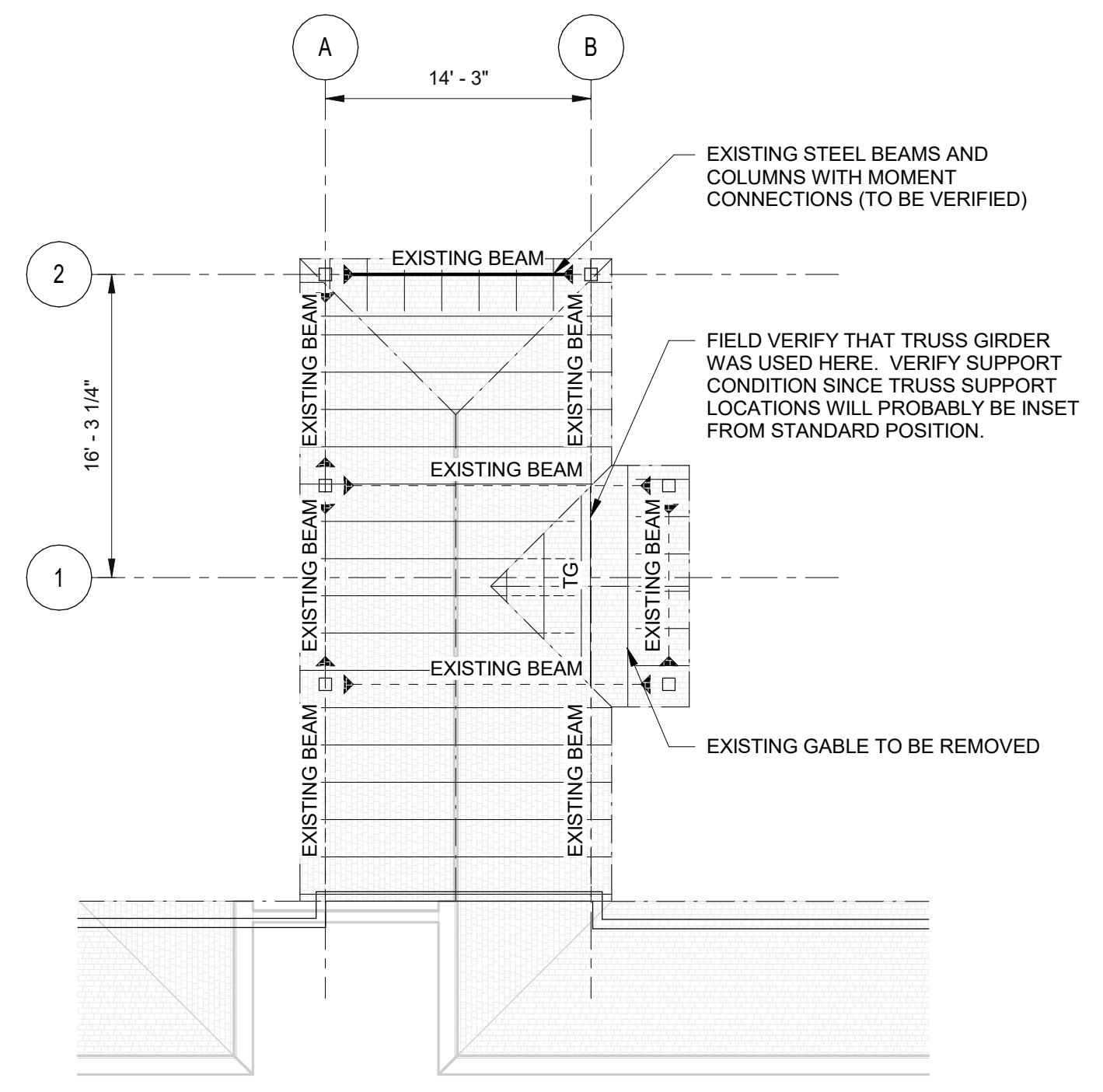


MODIFIED DRIVE-THRU FOUNDATION PLAN
SCALE: 1/8" = 1'-0"
2 S101

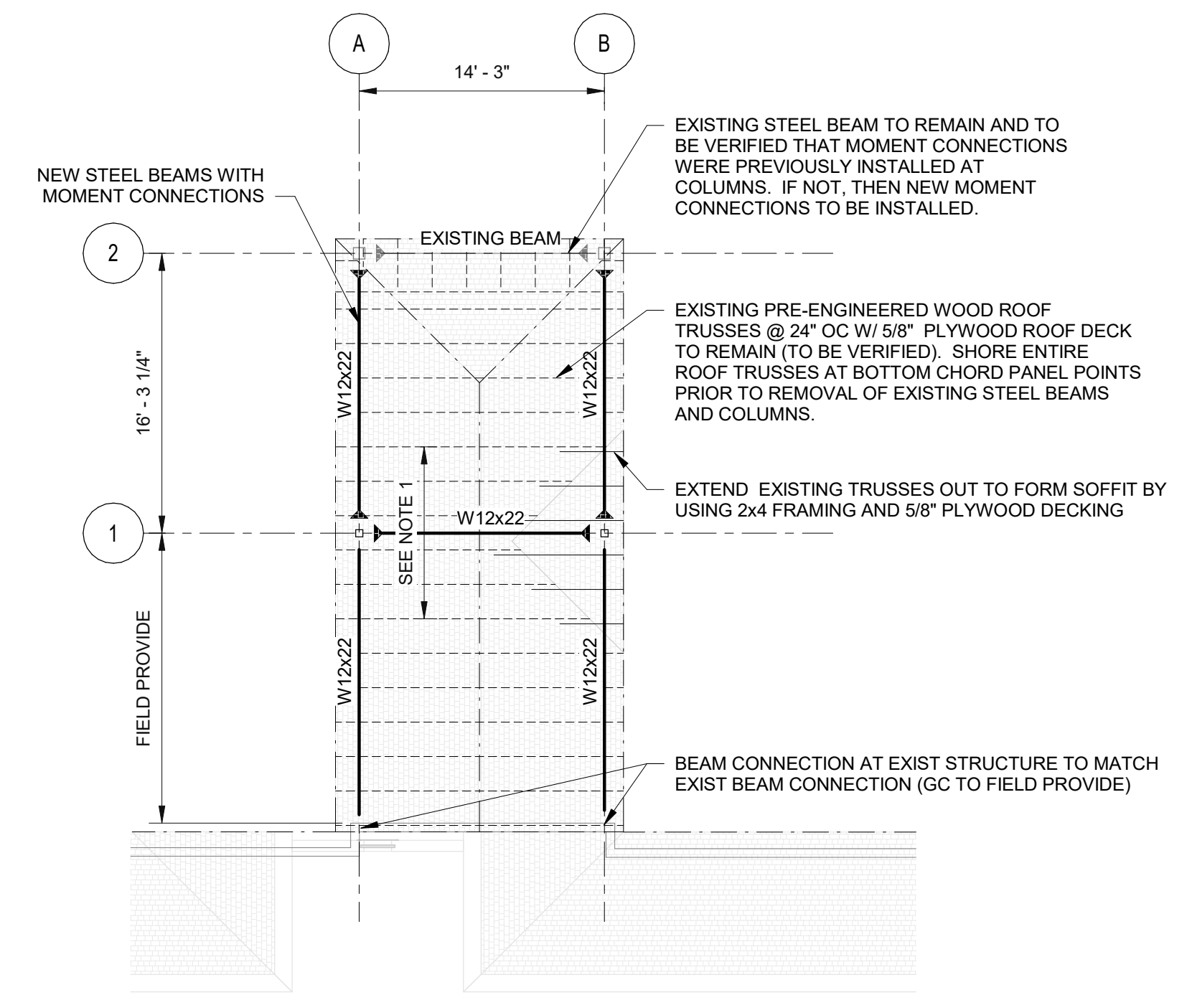
FOUNDATION PLAN NOTES:

- T/SLAB = SEE CIVIL REF T/SLAB = #-#"
- BASE PLATE MARK (SEE 5/S201)
FOUNDATION MARK (SEE SCHEDULE ON THIS SHEET) → F# / BP#
→ -# - #"
- TOP OF FOOTING ELEVATION
- SUBMIT PROPOSED SLAB-ON-GROUND CONSTRUCTION OR CONTRACTION JOINT LOCATIONS. FOR SCHEMATIC CJ PLAN - SEE 1/S202
- FOR TRENCHES ADJACENT TO FOUNDATIONS - SEE 1/S201 FOR PIPING PASSING UNDER WALL FOUNDATIONS - SEE 2/S201 PIPING PASSING UNDER FOOTING SHALL BE PLACED AND INSPECTED BEFORE FOUNDATIONS ARE PREPARED.
- GENERAL CONTRACTOR SHALL COORDINATE PLUMBING AND UTILITIES LOCATIONS WITH FOUNDATIONS AS NEEDED. ADDITIONALLY GC SHALL COORDINATE FOUNDATION ELEVATIONS WITH PLUMBING AND UTILITIES AS NEEDED. FORWARD ANY FOUNDATION LOCATION CHANGE REQUESTS TO STRUCTURAL ENGINEER OF RECORD FOR REVIEW AND APPROVAL.
- Ø DENOTES STEP IN FOUNDATION - SEE 3/S201
- SEE ARCHITECTURAL DRAWINGS FOR:
 - ALL SLOPED SLAB AREAS.
 - MAINTAIN SLAB THICKNESS NOTED ON PLAN AS A MINIMUM IN ALL AREAS.
 - ALL DEPRESSED SLAB AND/OR RAISED SLAB AREAS.
 - MAINTAIN SLAB THICKNESS NOTED ON PLAN AS A MINIMUM IN ALL AREAS.
 - ALL DIMENSIONS NOT SHOWN, VERIFY ALL DIMENSIONS SHOWN IN STRUCTURAL DRAWINGS WITH ARCHITECTURAL DRAWINGS AND REPORT ANY DISCREPANCIES OR DIMENSIONS NOT SHOWN ON ARCHITECTURAL DRAWINGS FOR CLARIFICATION.

FOUNDATION SCHEDULE					
MARK	LENGTH	WIDTH	THICKNESS	BOTTOM REINFORCEMENT	TOP REINFORCEMENT
F4.5	4' - 6"	4' - 6"	1' - 3"	(5)-#5	(5)-#5



EXISTING ROOF FRAMING PLAN
SCALE: 1/8" = 1'-0"
3 S101



MODIFIED ROOF FRAMING PLAN
SCALE: 1/8" = 1'-0"
4 S101

ROOF FRAMING PLAN NOTES:

- EXISTING TRUSSES TO BE SUPPORTED OFF OF NEW STEEL BEAMS BY EXTENDING A STEEL ANGLE FROM THE WEB OF THE BEAMS SINCE IT IS ASSUMED THAT THESE TRUSSES WILL STOP SHORT OF THE STEEL BEAM (TO BE VERIFIED).
- T/STEEL = T/EXISTING STEEL BEAMS (GC FIELD PROVIDE).
- DENOTES MOMENT CONNECTION. DESIGN CONNECTIONS FOR FORCES INDICATED ON PLAN AND IN ELEVATIONS. FOR CONNECTION DETAIL, SEE 1/S301
 - M=#K-FT DENOTES DESIGN SERVICE LEVEL (ALLOWABLE STRESS DESIGN) MOMENT REACTION (← OR →). IF FORCE IS NOT SHOWN, DESIGN FOR 15 K-FT.



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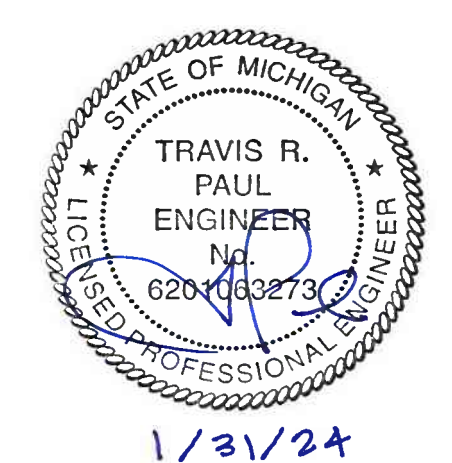
PES STRUCTURAL ENGINEERS
ADDRESS: 1800 Central Plaza NE, Suite 201, Atlanta, Georgia 30316
PHONE: (770) 435-1100 FAX: (770) 435-1105 www.pes-engineers.com
PES PROJECT NUMBER: 0230469



CFCU
NORTHVILLE
400 E MAIN ST
NORTHVILLE, MI 48167

JOB NUMBER
2016-5100.53

REVISIONS
DESCRIPTION DATE



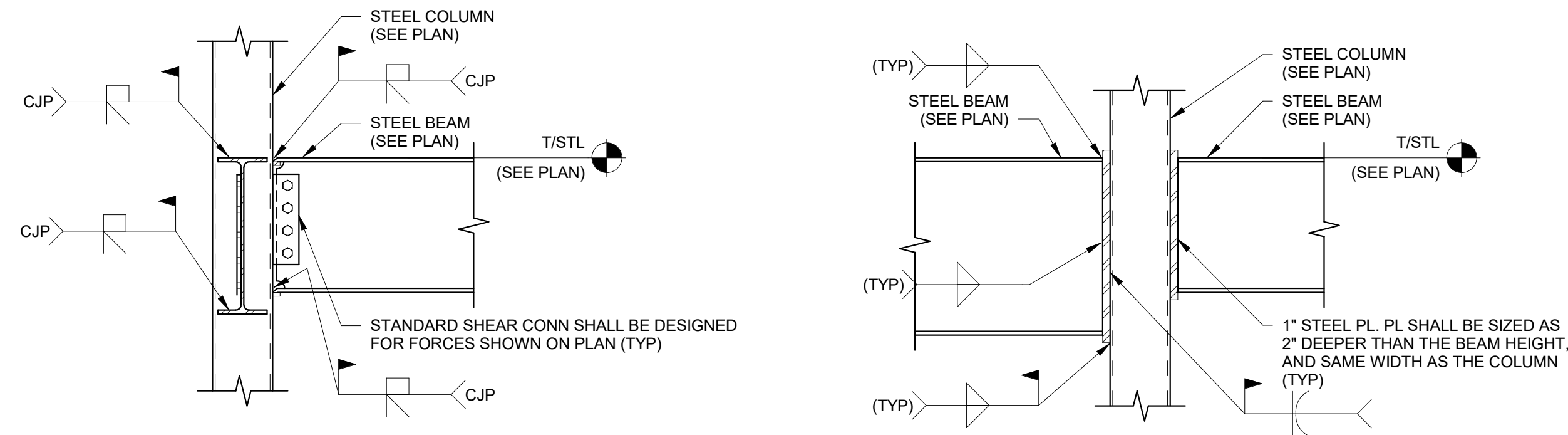
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FOUNDATION & ROOF FRAMING PLAN
SHEET NUMBER
S101

FEBRUARY 1, 2024 - CONSTRUCTION DRAWINGS

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NOTES:

1. FABRICATOR HAS THE OPTION TO USE ALTERNATE MOMENT CONNECTION. SUBMIT DETAIL FOR REVIEW AND ACCEPTANCE PRIOR TO SUBMITTING SHOP DRAWINGS. IF BOLTED FLANGE PLATES ARE PROPOSED, SUBMITTAL SHALL INCLUDE FLANGE EXTENSION PLATES OR ANGLES FOR DECK SUPPORT.
2. FABRICATOR SHOULD COORDINATE FIT UP PLATES AS REQUIRED.
3. FOR TOP OF COLUMN CONDITION, EXTEND COLUMN AS REQUIRED FOR CONNECTION (2" MAXIMUM) AND PROVIDE A 3/4" CAP PLATE.
4. JOISTS FRAMING PERPENDICULAR INTO THIS COLUMN SHALL BEAR ON A STIFFENED SEAT ANGLE.

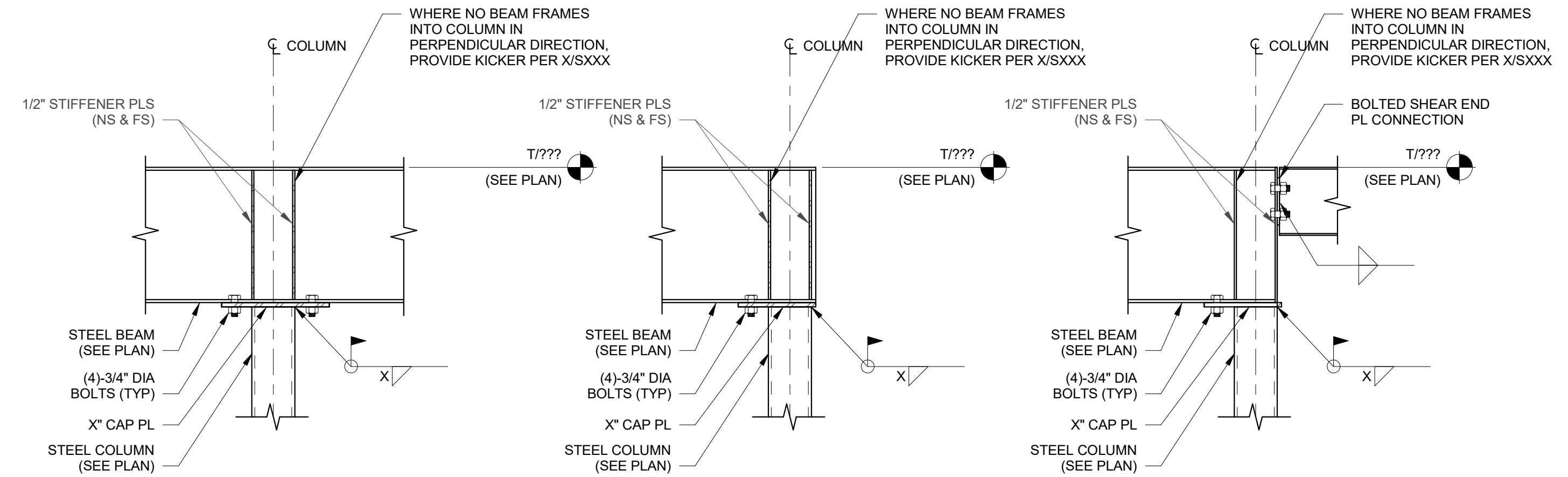


TYPICAL WIDE FLANGE BEAM TO HSS COLUMN MOMENT CONNECTIONS - SECTION

SCALE: 3/4" = 1'-0"

1
S301

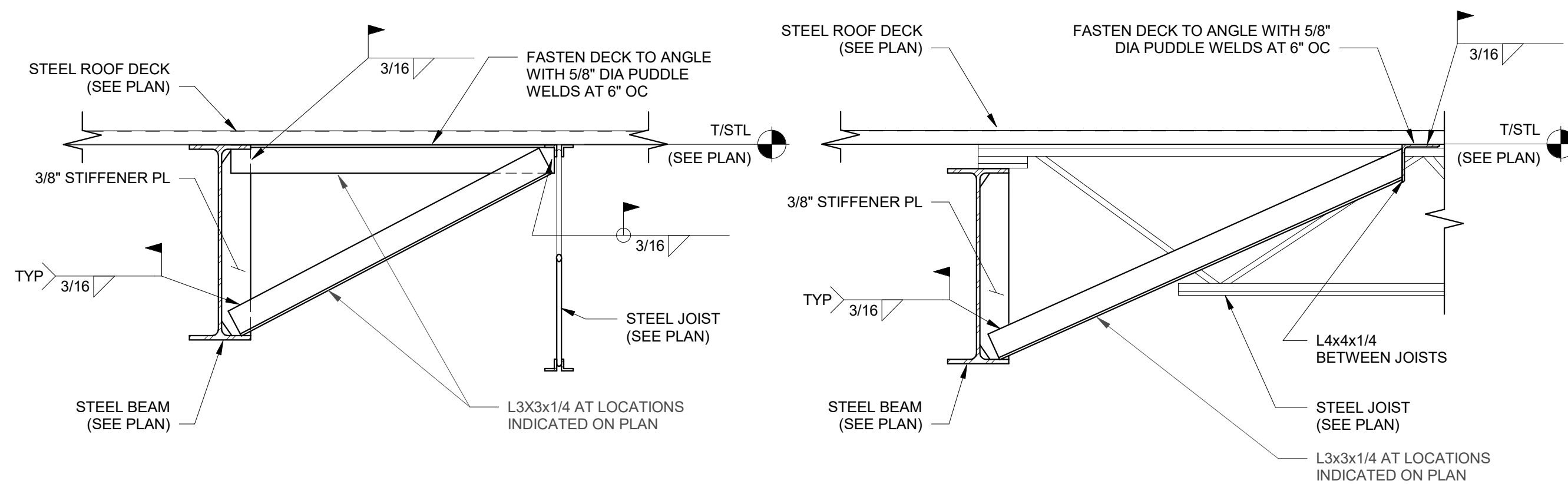
NOTE: WHEN MULTIPLE BEAMS FRAME INTO THE SAME COLUMN, THE BEAM WITH THE LARGER END REACTION SHALL BEAR DIRECTLY ON THE COLUMN AND THE OTHER BEAMS SHALL FRAME INTO THE SIDE OF THE BEAM. PROVIDE ADDITIONAL STIFFENER PLATE AT CENTER OF COLUMN AS REQUIRED TO SUPPORT INTERSECTING BEAMS.



TYPICAL BEAM-TO-COLUMN CONNECTIONS - SECTION

SCALE: 1" = 1'-0"

2
S301



BEAM BRACING AT STEEL ROOF - DETAIL

SCALE: 1" = 1'-0"

3
S301



LEVELS, LLC
2018 POWERS FERRY RD SE
SUITE 750
ATLANTA, GA 30339
PHONE (404) 761-0008
www.level5.com



ADDRESS: 1800 Central Plaza NE, Suite 205, Atlanta, Georgia 30316
PHONE: (770) 251-0000 FAX: (770) 251-0008 WEB: www.pes-engineers.com

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NORTHVILLE, MI 48167

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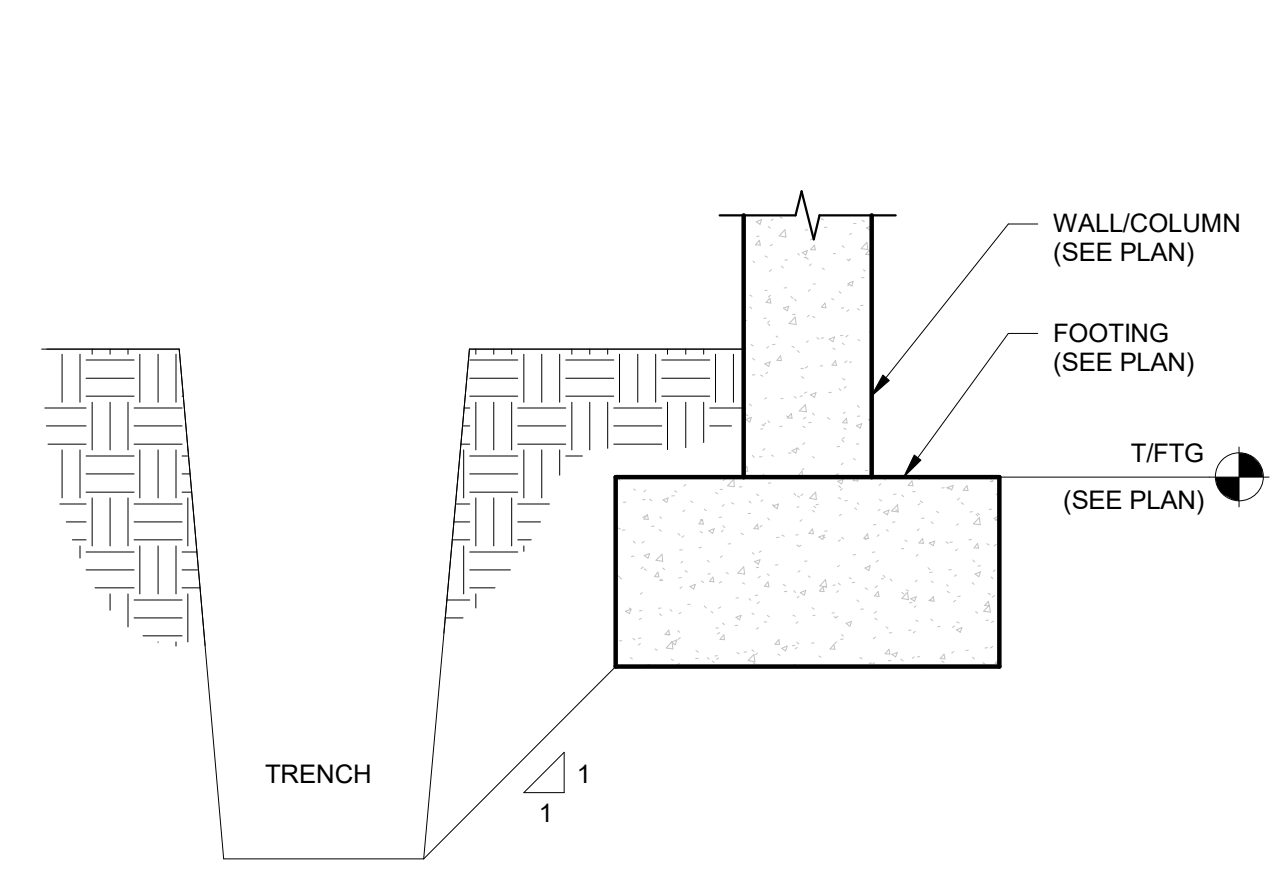
SHEET NAME
STEEL FRAMING DETAILS

SHEET NUMBER
S301



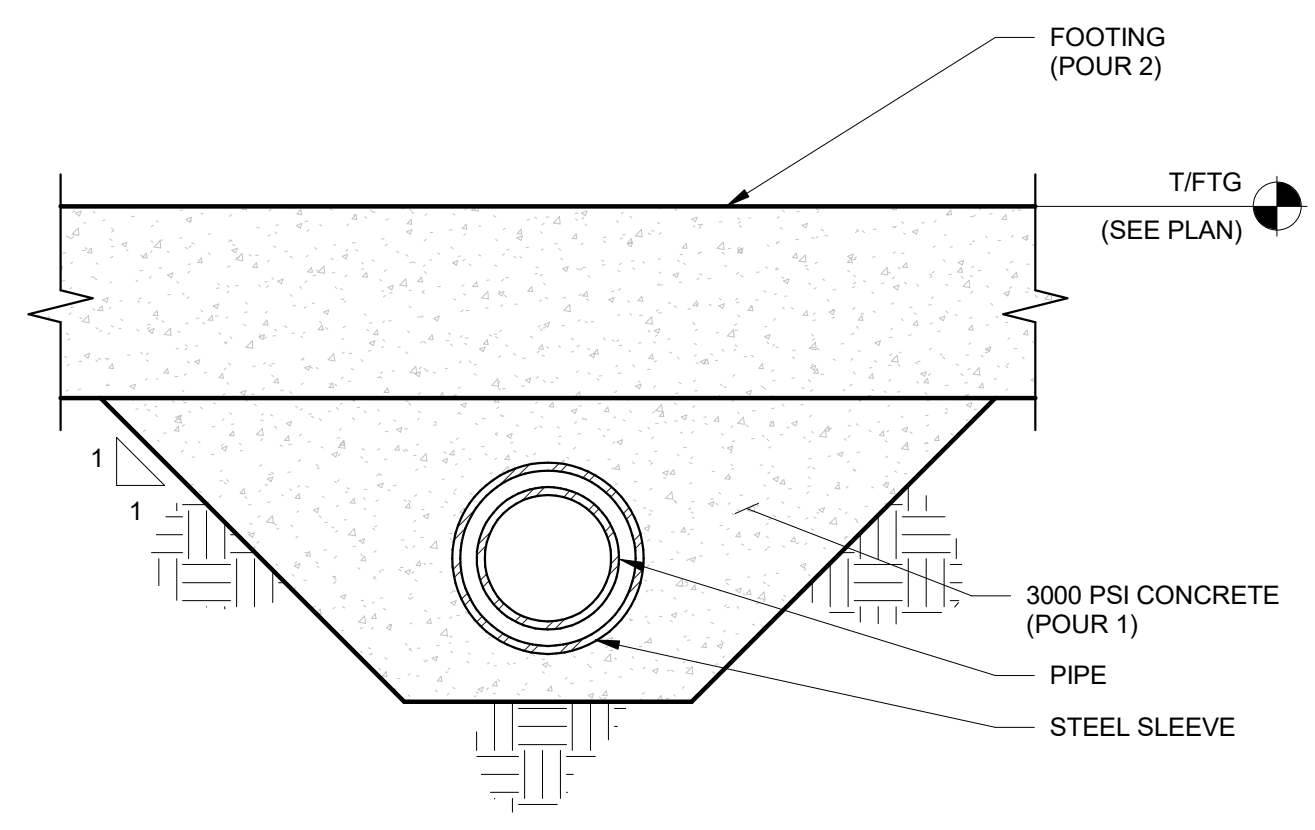
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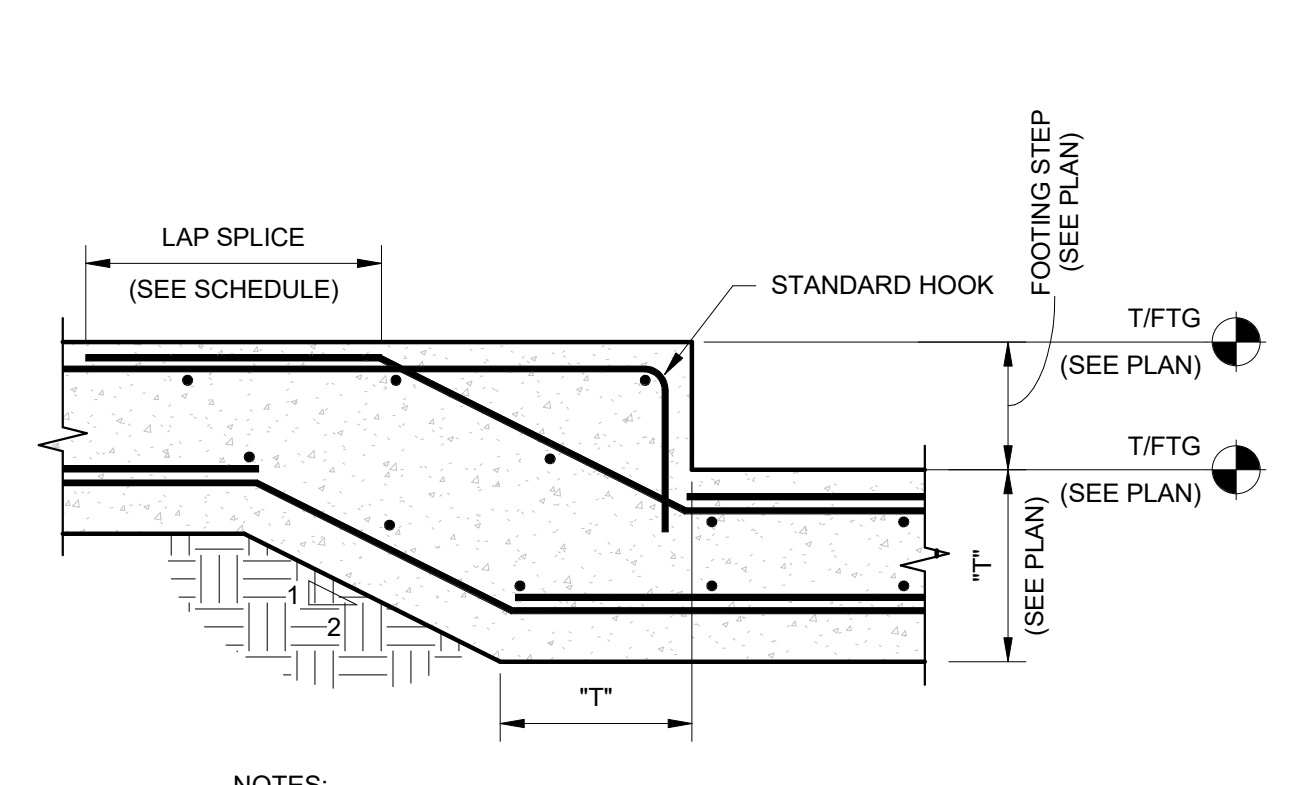
TYPICAL FOOTING ADJACENT TO TRENCH - SECTION
SCALE: 1" = 1'-0"

1
S201



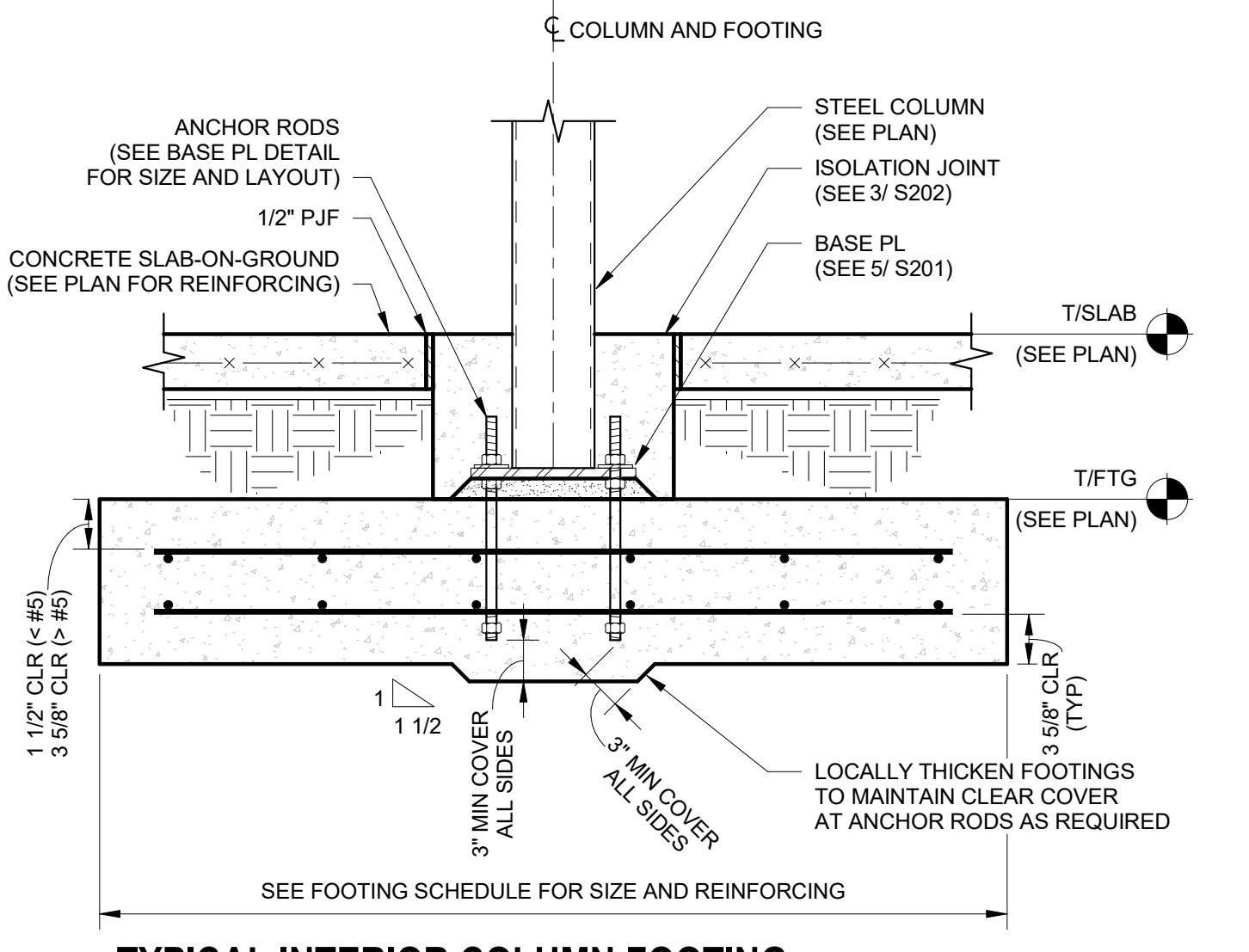
TYPICAL PIPE UNDER FOOTING - SECTION
SCALE: 1" = 1'-0"

2
S201



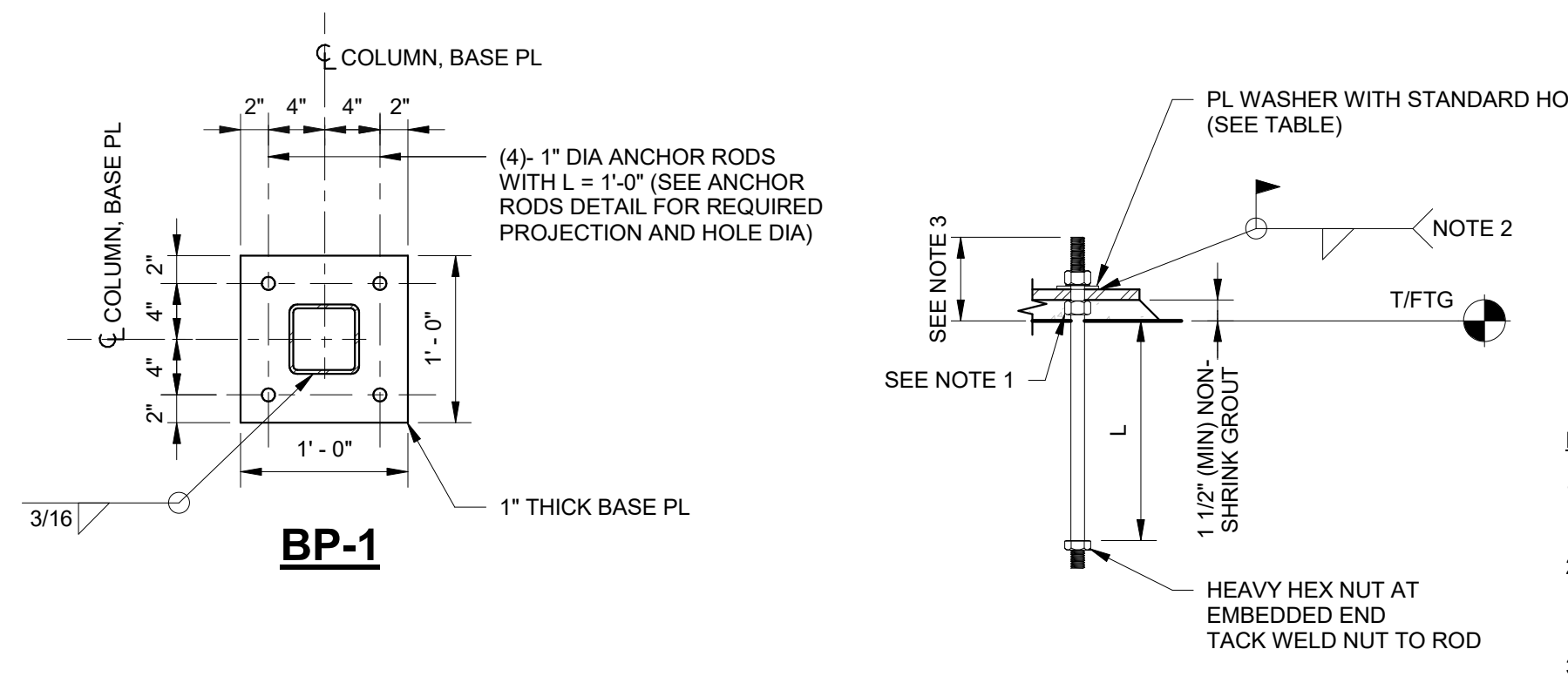
TYPICAL FOOTING STEP - SECTION
SCALE: 1" = 1'-0"

3
S201



TYPICAL INTERIOR COLUMN FOOTING - SECTION
SCALE: 1" = 1'-0"

4
S201



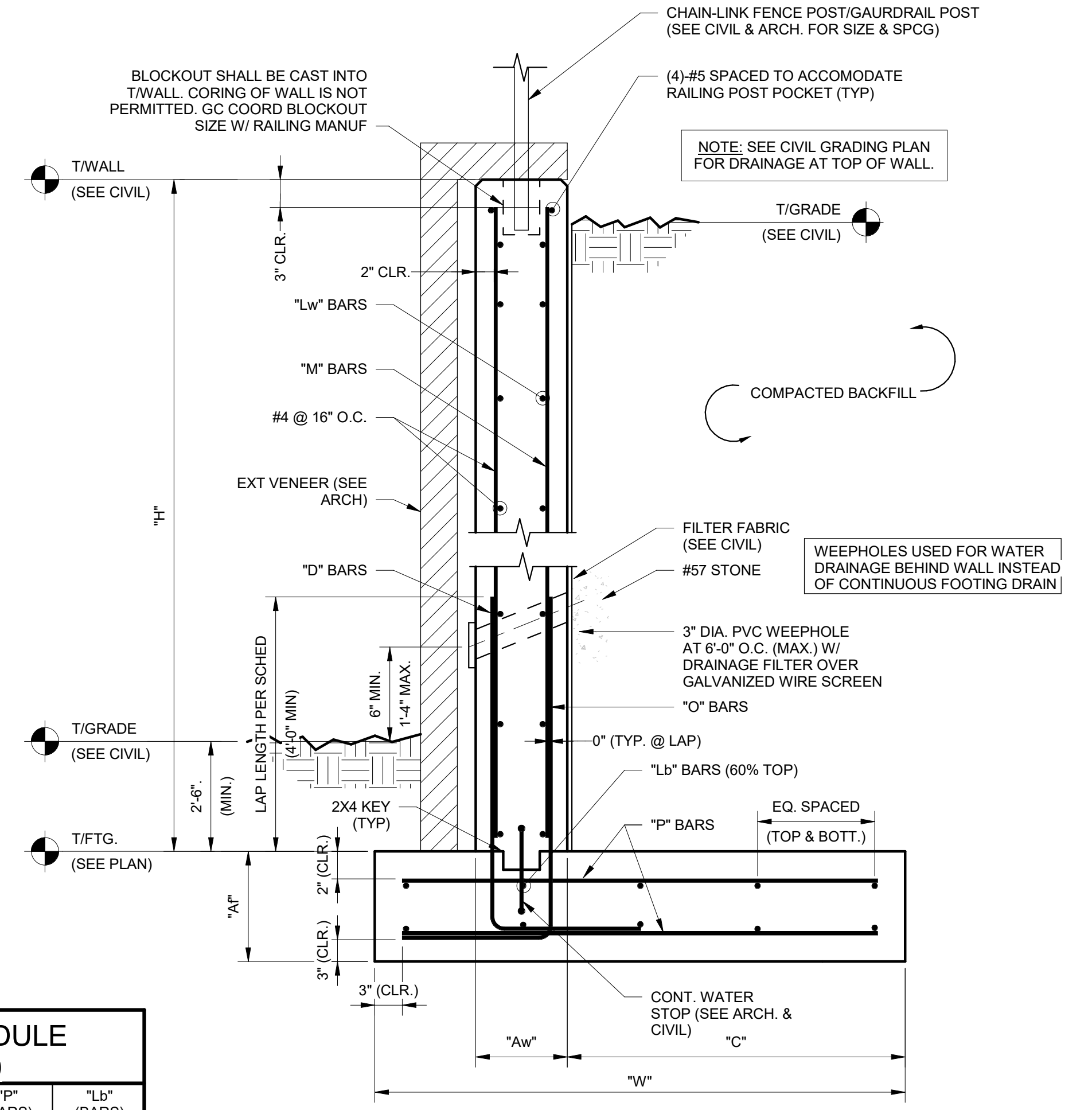
BASE PLATE DETAILS
SCALE: 1" = 1'-0"

5
S201

BASE PLATE HOLE DIAMETER AND PLATE WASHER SIZE			
ANCHOR RODS DIA	BASE PL HOLE DIA	MIN WASHER DIMENSION	MIN WASHER THICKNESS
3/4"	1 5/16"	2"	1/4"
7/8"	1 9/16"	2 1/2"	5/16"
1"	1 13/16"	3"	3/8"
1 1/4"	2 1/16"	3"	1/2"
1 1/2"	2 5/16"	3 1/2"	1/2"
1 3/4"	2 3/4"	4"	5/8"
2"	3 1/4"	5"	3/4"
2 1/2"	3 3/4"	5 1/2"	7/8"

- NOTES:**
- PROVIDE LEVELING NUTS AND WASHERS, SHIM STACKS, OR LEVELING PLATE TO TEMPORARILY SUPPORT COLUMN DURING LEVELING AND GROUTING.
 - WELD REQUIRED ONLY AT BRACED FRAME AND MOMENT FRAME COLUMNS. AS AN ALTERNATIVE TO WELDING, FILL ALL VOIDS BETWEEN ANCHOR ROD AND BASE PLATE HOLES WITH GROUT OR EPOXY PRIOR TO INSTALLING WASHER AND NUT.
 - PROVIDE ADEQUATE PROJECTION FOR INSTALLATION OF NUT ABOVE BASE PLATE, 6" MINIMUM.

CANTILEVER RETAINING WALLS SCHEDULE (WALLS RETAINING SOIL BACKFILL)									
"H"	"Aw"	"C"	"W"	"A"	"O" (DWLS)	"M" (BARS)	"LW" (BARS)	"P" (BARS)	"Lb" (BARS)
0'-0" - 2'-6"	6"	1'-0"	2'-0"	10"	#4 @ 12	#4 @ 12	#4 @ 16	#4 @ 12	6 - #4
2'-7" - 4'-0"	8"	2'-4"	5'-0"	12"	#4 @ 12	#4 @ 12	#4 @ 16	#4 @ 12	12 - #4
4'-1" - 7'-4"	8"	3'-10"	7'-6"	14"	#5 @ 10	#5 @ 10	#5 @ 12	#5 @ 10	16 - #4

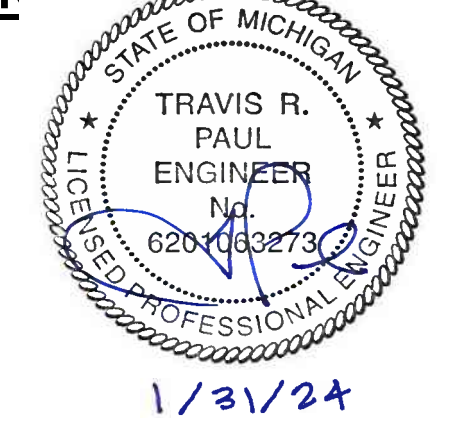


- NOTES:**
- SEE 1/S203, 4/S203, 2/S203, & 3/S203 FOR ADDITIONAL REINFORCING AT WALL JOINTS, CORNERS, AND OPENINGS.

"TYP. SITE RETAINING WALL SECTION"

SECTION
SCALE: 1" = 1'-0"

6
S201



LEVELS, LLC
2018 POWERS FERRY RD SE
SUITE 750
ATLANTA, GA 30339
PHONE (404) 761-0008
www.levels.com



ADDRESS: 1600 Central Expressway, Suite 200, Atlanta, Georgia 30316
PHONE: (770) 251-9800 FAX: (770) 251-9899 WWW: www.pes-engineers.com

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DETAILS

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FEBRUARY 1, 2024 - CONSTRUCTION DRAWINGS



Certified LED Lights®

Floodlight for External Ground Mounted Monument Sign Illumination



STANDARD



The CLL-MPAL series is a group of premium architectural LED area lights designed to illuminate parking areas, pathways, building facades, loading docks, and a wide variety of other large, general site lighting applications. Multiple mounting options make the MPAL a versatile light for flood lighting, pole, ground and wall-mounted area lighting and other outdoor lighting requirements.

FEATURES

- * Available in 3000k, 4000K & 5000k color temperatures
- * Long-life LEDs provide 30,000 hours of operation with at least 70% of initial lumen output (L70)
- * Standard optic provides a 60 x 120 degree beam angle
- * Samsung LED chips
- * Premium CLL driver
- * 0-10V dimmable
- * Universal 120-277 AC voltage (50-60Hz) is standard
- * Power factor > 0.90
- * Total harmonic distortion < 20%
- * -30 F to + 45 F operating temperature
- * Color rendering index > 80

MOUNTING OPTIONS

* Aluminum die-cast knuckle-mount option for installation on a junction box. Includes 1/2" NPS stem with locking nut

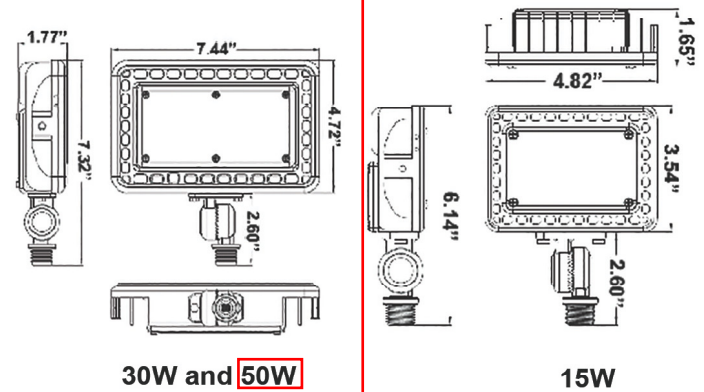
ORDERING INFORMATION

PART #	Color Temp	Lumens	Lumen /watt	Watt	Mounting Options	Options (order separately)
CLL-MPAL-15W-3K	3000K	2,100	140	15	K: Knuckle Mount	Spike Mount: DTH-LNDSL-BS Slip filter to 1/2" adapter: LF-AD-KNU Canopy Mount: DTH-LNDSL-CNY-KIT
CLL-MPAL-15W-4K	4000K	2,100	140	15		
CLL-MPAL-15W-5K	5000K	2,100	140	15		
CLL-MPAL-30W-3K	3000K	4,700	140	30		
CLL-MPAL-30W-4K	4000K	4,700	140	30		
CLL-MPAL-30W-5K	5000K	4,700	140	30		
CLL-MPAL-50W-3K	3000K	7,000	140	50		
CLL-MPAL-50W-4K	4000K	7,000	140	50		
CLL-MPAL-50W-5K	5000K	7,000	140	50		

WARRANTY & DETAILS

- * ETL listed
- * IP65 wet location rated
- * Complies with ROHS requirements
- * 5-year warranty on all electronics and housing

DIMENSIONS



ACCESSORIES

- * Optional spike-mount (DTH-LNDSL-BS) for ground mounting
- * Optional canopy-mount (DTH-LNDSL-CNY-KIT) for attachment to flat surface. Enclosure is sealed with a water-tight, silicon rubber gasket

50W fixture has been spec'd for the monument sign. The fixture is adjustable for the color temp. Choice of 3000K, 4000K, or 5000K.

Per manufacture - fixtures should be set approx 2.5' back from the monument to cover the 7'-2" sign face.

ANGLE SHADES



A807/49/E1/49/SMWL



A810/38/E1/38



2A807/42/E18A/42



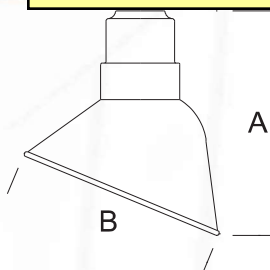
A812/41/E11/41/GR12/43

E4 arm



A814/50/E4/50

Gooseneck Fixture: A812-41-LED15 with E4-41 arm & 15.5 Watt LED bulb
Light throw: approx 6'



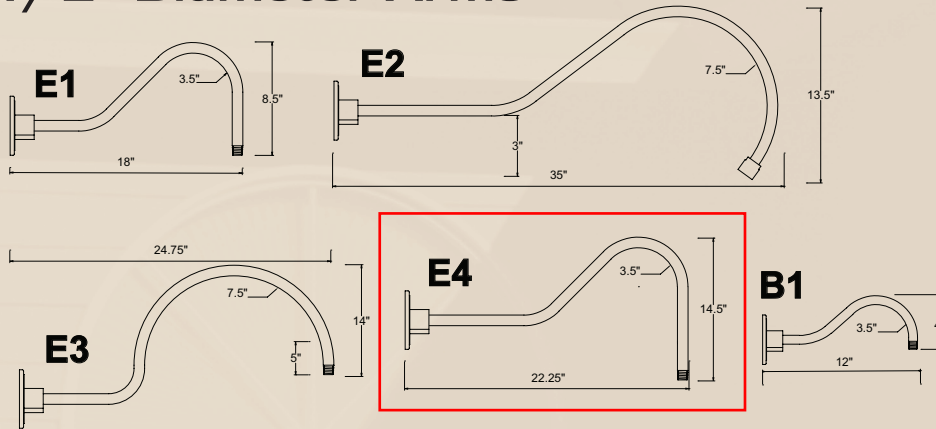
MODEL	A (HEIGHT)	B (WIDTH)
A807	8"	7"
A810	10.75"	10"
A812	12.5"	12"
A814	14"	14"

MODEL	COLOR	MOUNTING OPTIONS	LIGHT SOURCE				OPTIONS	GLOBES	ACCESSORIES
			INC	CF	H.I.D	LED			
A807	38, 40, 41, 42, 43, 44, 45, 46, 48, 49, 50, 51,	E1, E2, E2S, E3, E3A, E4, E4A, E5, E6, E7, E8, E9, E10, E11	100W(MAX)	26W(MAX)	*available	12, 25, 35W	SMSWL* LGSWL TRB CBC SQ	CL3 CL4 CLT3* FR3 FR4 FRT3* PR3 PR4 RE3 RE4 BL3 BL4 AH3 AH4	GR7 GR12 GU1 GR10 GR14 GU2
A810	52, 53, 54,	E12, E13, E14, E18A, E19, E20, E21, E22,	150W(MAX)	26, 32, 42W	*available	12, 25, 35W			NOTES
A812	61, 62, 63, 74, 81, 87, 97	E23, E24, E25	200W(MAX)	26, 32, 42W	*available	12, 25, 35W			
A814			200W(MAX)	26, 32, 42W	*available	12, 25, 35W			

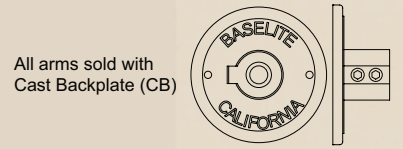
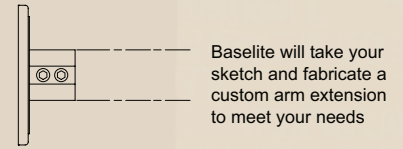
*H.I.D is available upon request, contact factory for specifications.

Arm Extensions

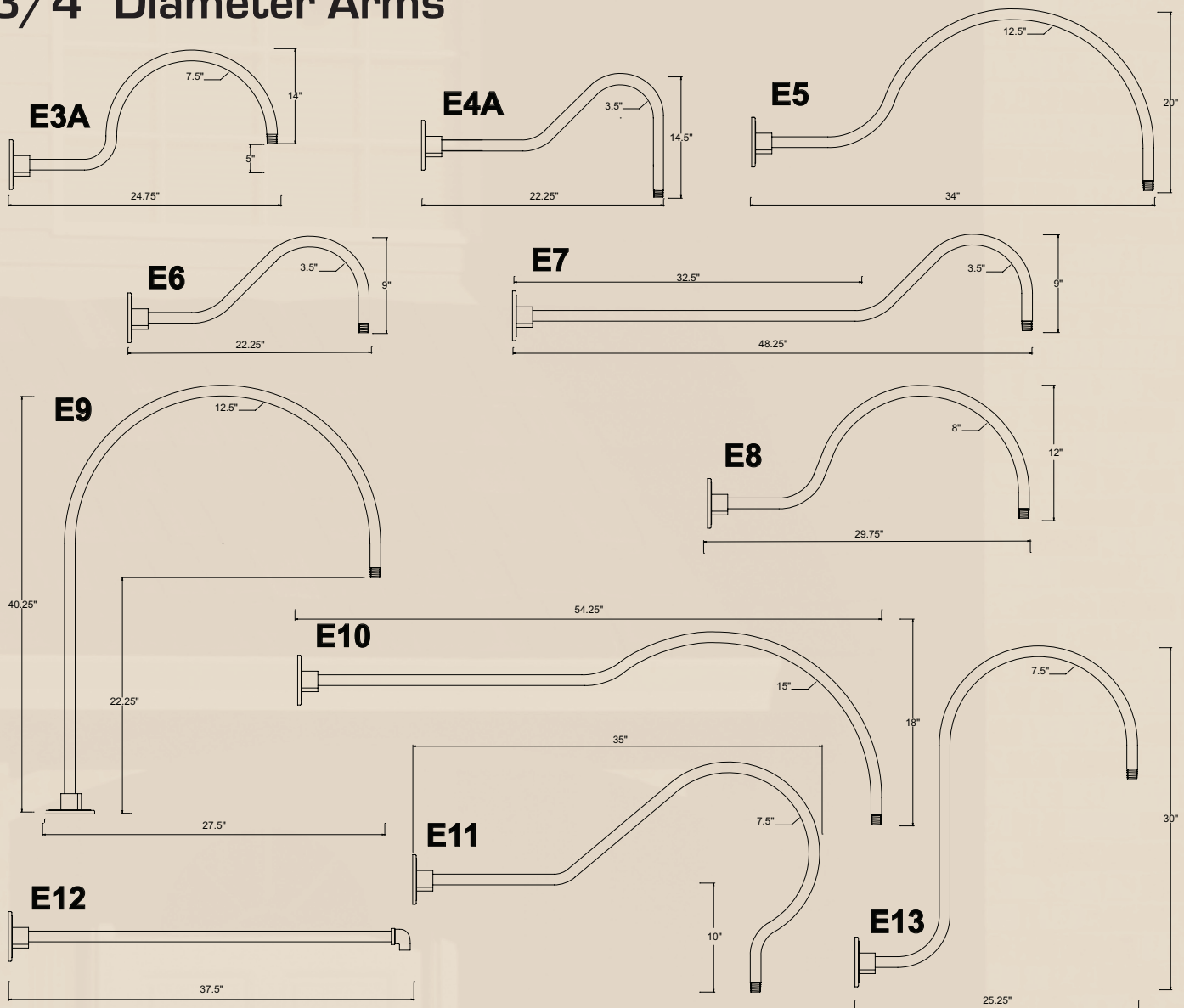
1/2" Diameter Arms



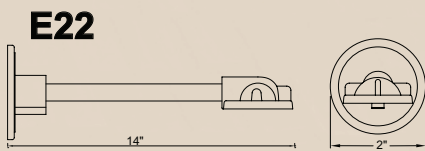
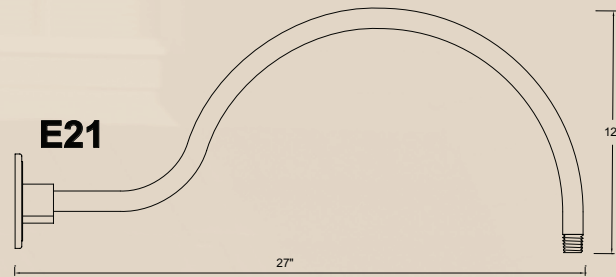
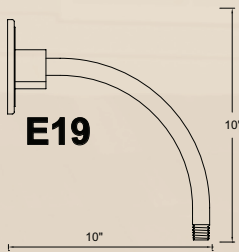
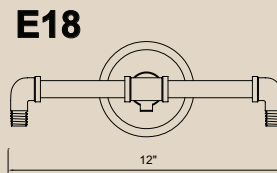
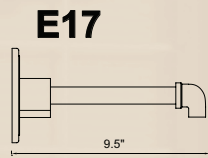
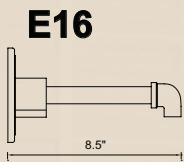
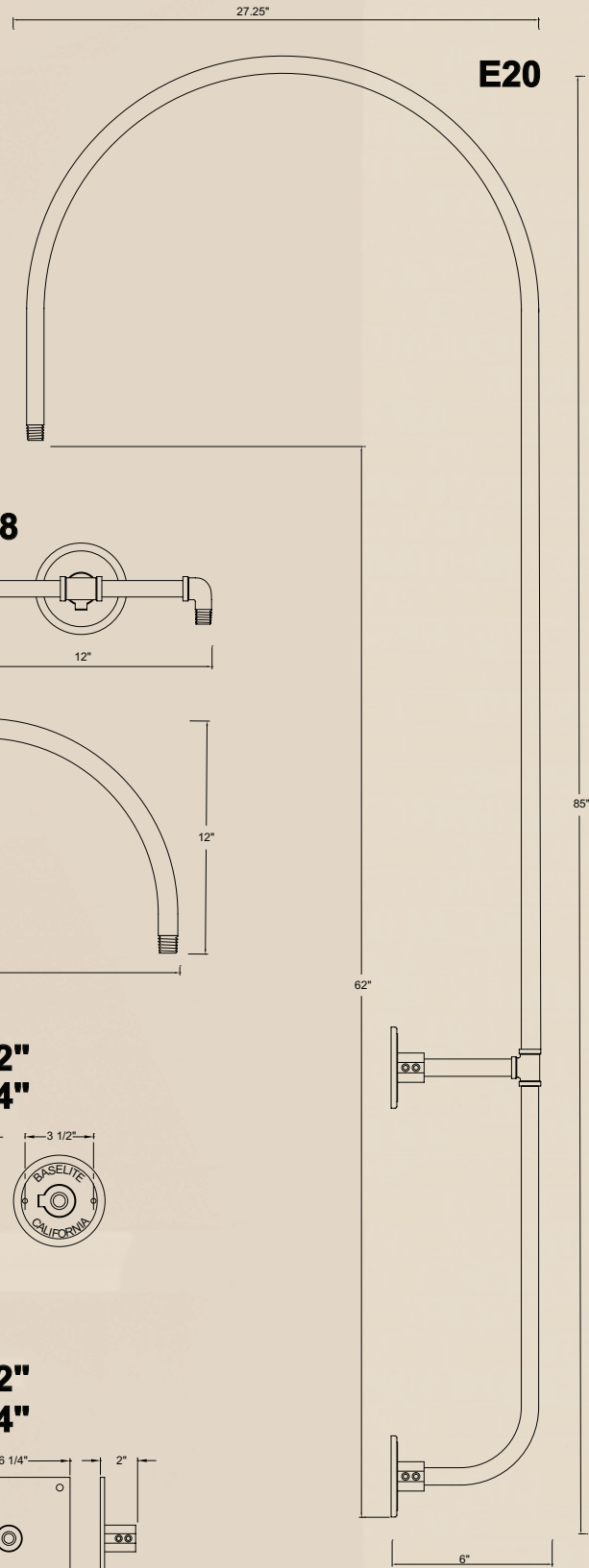
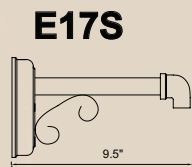
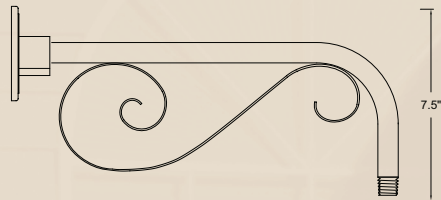
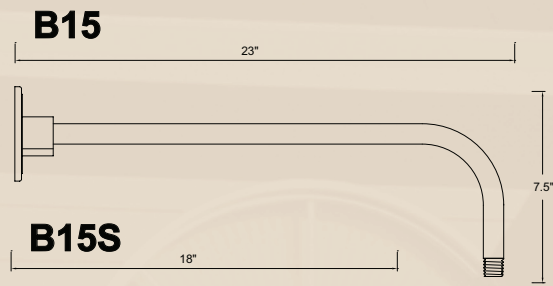
E14 - Create Your Own



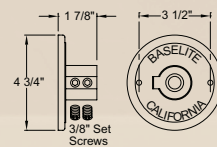
3/4" Diameter Arms



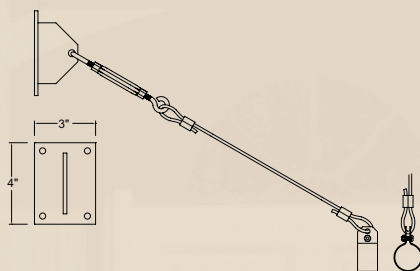
Round Cast Backplates are standard with Arm Extensions that mount onto recessed 4" octagonal boxes.



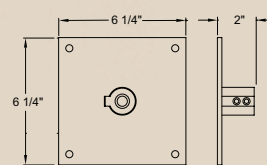
CB 1/2"
CB 3/4"



TRB 1/2" - 4' CABLE
TRB 3/4" - 4' CABLE

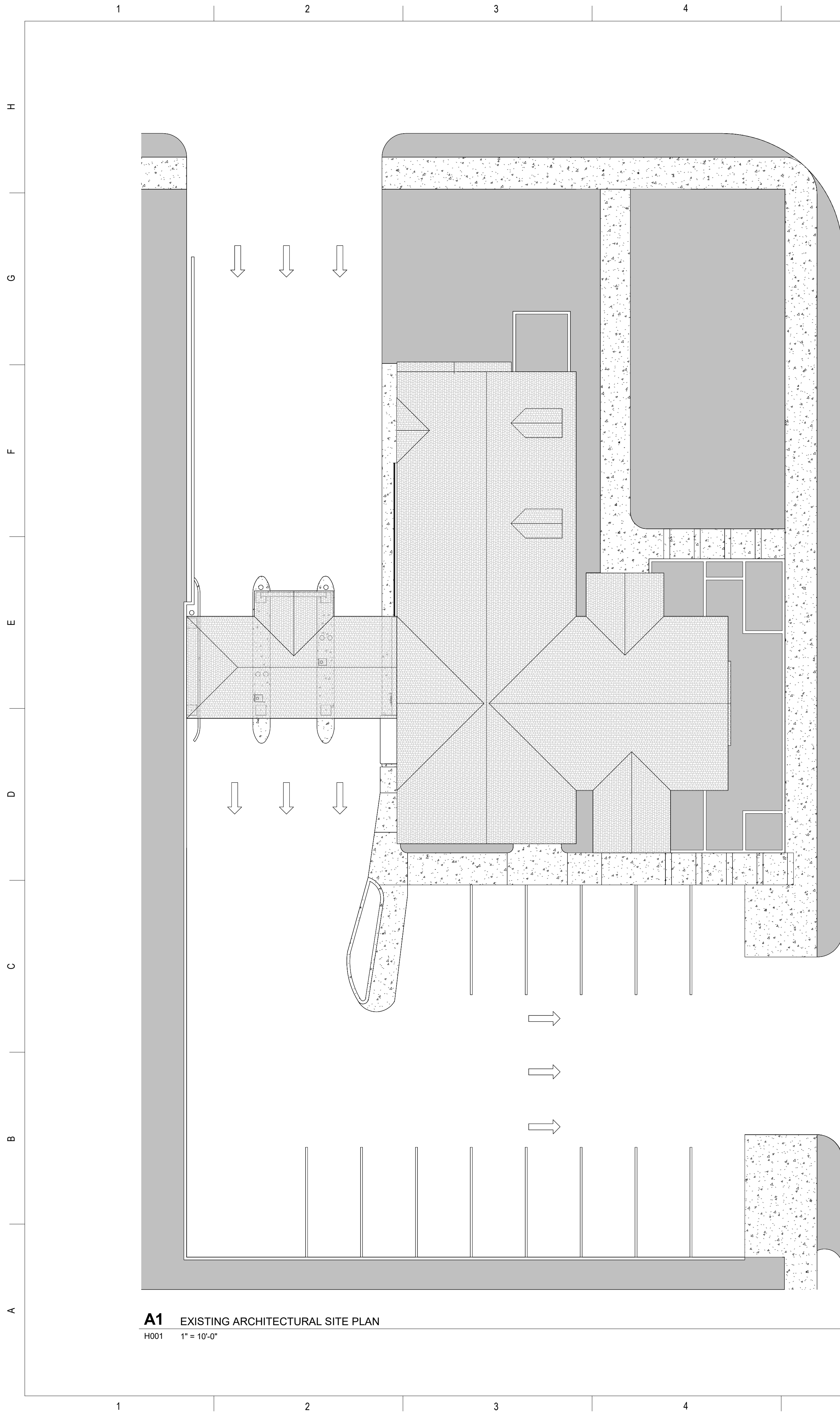


SQ 1/2"
SQ 3/4"

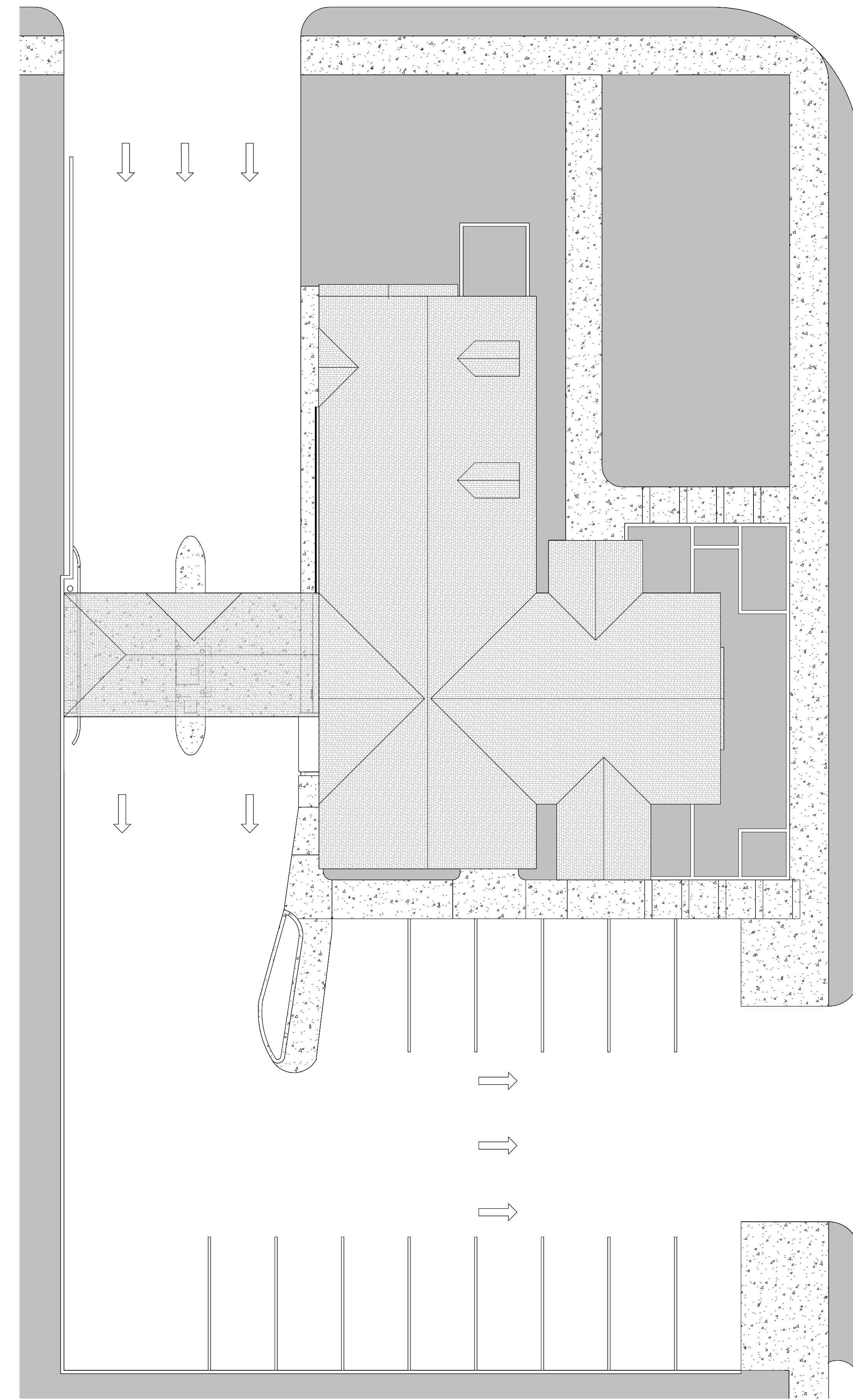


Round Cast Backplates are standard with Arm Extensions that mount onto recessed 4" octagonal boxes.

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A1 EXISTING ARCHITECTURAL SITE PLAN
H001 1" = 10'-0"



A6 ARCHITECTURAL SITE PLAN
H001 1" = 10'-0"



LEVELS, LLC
2018 POWERS FERRY RD SE
SUITE 750
ATLANTA, GA 30339
PHONE: (404) 761-0008
www.levels.com



CFCU
500 S HARVEY ST
PLYMOUTH, MI 48170
877-937-2328
www.cfcu.org



ADDRESS: 1800 Century Plaza NE, Suite 200, Atlanta, Georgia 30329
PHONE: (770) 240-0800 FAX: (770) 240-0808 WEB: www.pes-engineers.com
PES PROJECT NUMBER: 0230362
PES MI COA NUMBER: XXXXXXXX
EXPIRATION DATE: XXXXXXXX



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400 E MAIN ST
NORTHVILLE, MI 48167

JOB NUMBER
2016-5100.53

REVISIONS
DESCRIPTION DATE

SHEET NAME
HISTORICAL
SUB SITE
PLANS

SHEET NUMBER
H001

MARCH 27, 2024 - HISTORICAL COMMISSION SUBMITTAL

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FINISH SELECTIONS - EXTERIOR					
MARK	MATERIAL TYPE	PRODUCT DESCRIPTION	INSTALLATION	COMMENTS	REP CONTACT
EP-1	EXTERIOR ACCENT PAINT	SHERWIN WILLIAMS, SW 6258 TRICORN BLACK, FLAT FINISH	[Insert]	[Insert comment or location as needed]	[Insert]

KEYNOTES - DEMOLITION

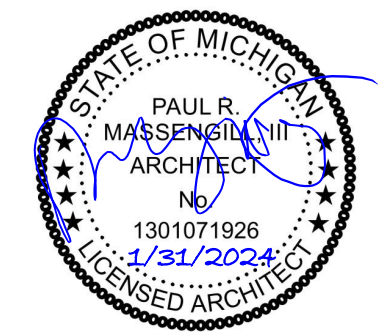
- | # | DESCRIPTION |
|---|--------------------------------------------------------------------------------|
| 1 | REMOVE EXISTING PNEUMATIC TUBES & ASSOCIATED EQUIPMENT. |
| 2 | REMOVE EXISTING COLUMNS AND DRIVE THRU ISLANDS - REFER TO STRUCTURAL DRAWINGS. |
| 3 | EXISTING BANKING EQUIPMENT TO REMAIN. |
| 4 | STAIRS AND BASEMENT ARE NOT WITHIN PROJECT SCOPE. |
| 5 | EXISTING VINYL SIDING TO BE REPLACED, REFER TO A201 / A202. |
| 6 | EXISTING SOFFIT MATERIAL TO BE REPLACED, REFER TO A701. |
| 7 | ENTIRE ROOF TO BE REPLACED, COLOR TO MATCH EXISTING |



LEVELS, LLC
2018 POWERS FERRY RD SE
SUITE 750
ATLANTA, GA 30339
PHONE (404) 761-0008
www.levels.com



CFCU
500 S HARVEY ST
PLYMOUTH, MI 48170
877-937-2328
www.cfcu.org



ADDRESS: 1800 Canyon Plaza NE, Suite 200, Atlanta, Georgia 30316
PHONE: (770) 220-0000 FAX: (770) 220-0000 WWW: www.pes-engineers.com
PES PROJECT NUMBER: 0230362
PES MI COA NUMBER: XXXXXXXX
EXPIRATION DATE: XXXXXXXX



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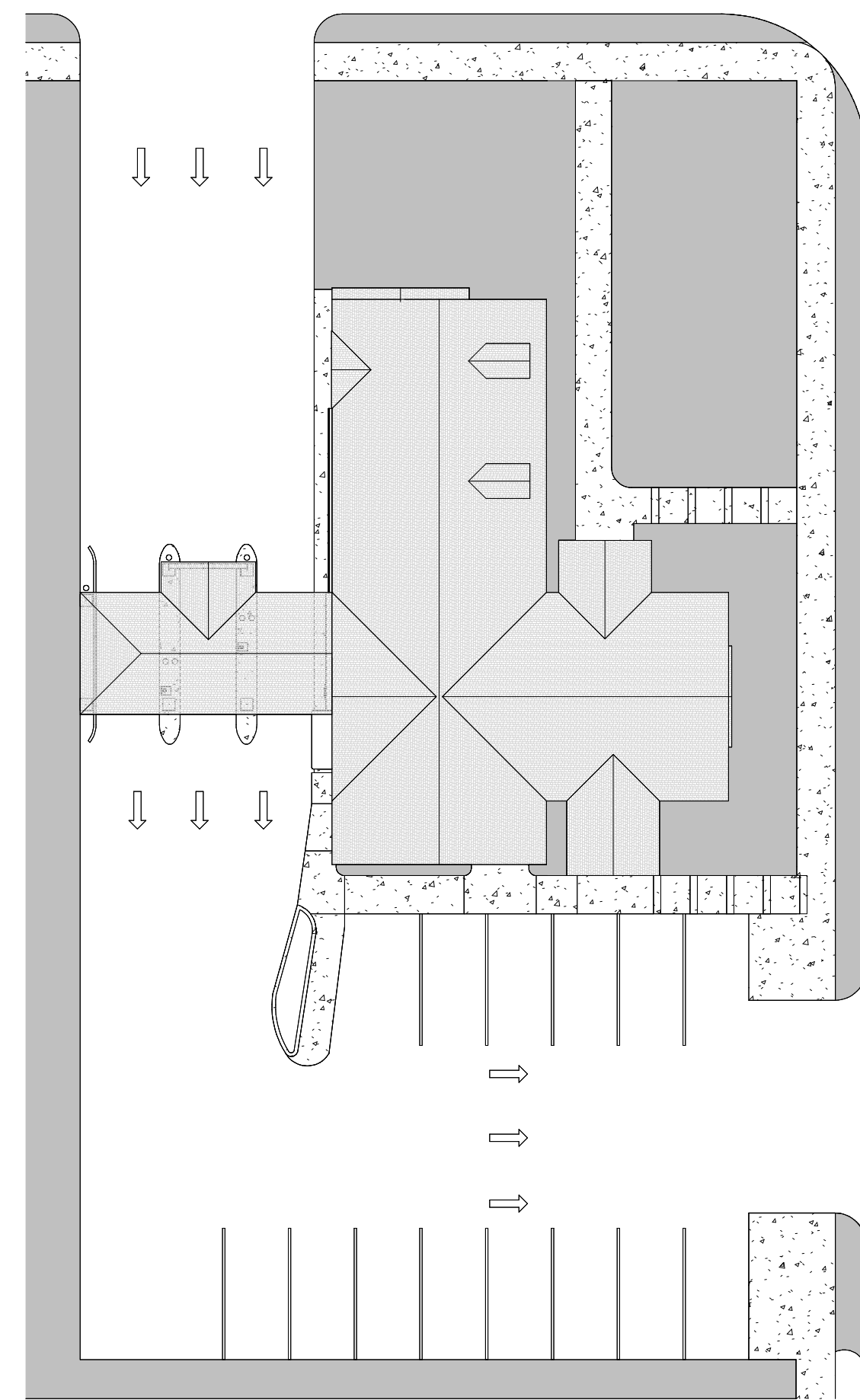
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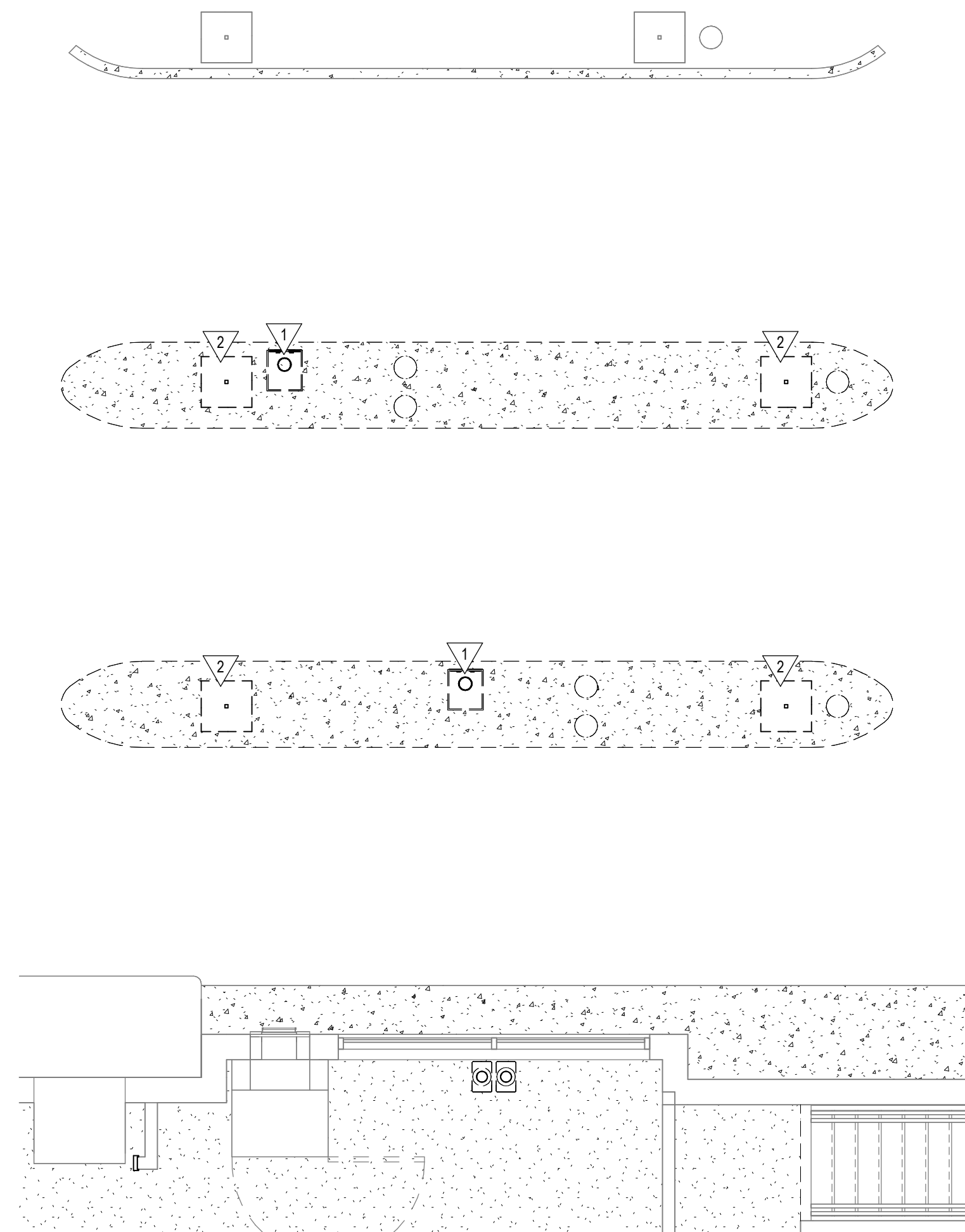
SHEET NAME
ARCHITECTURAL
SITE PLAN

SHEET NUMBER
A001

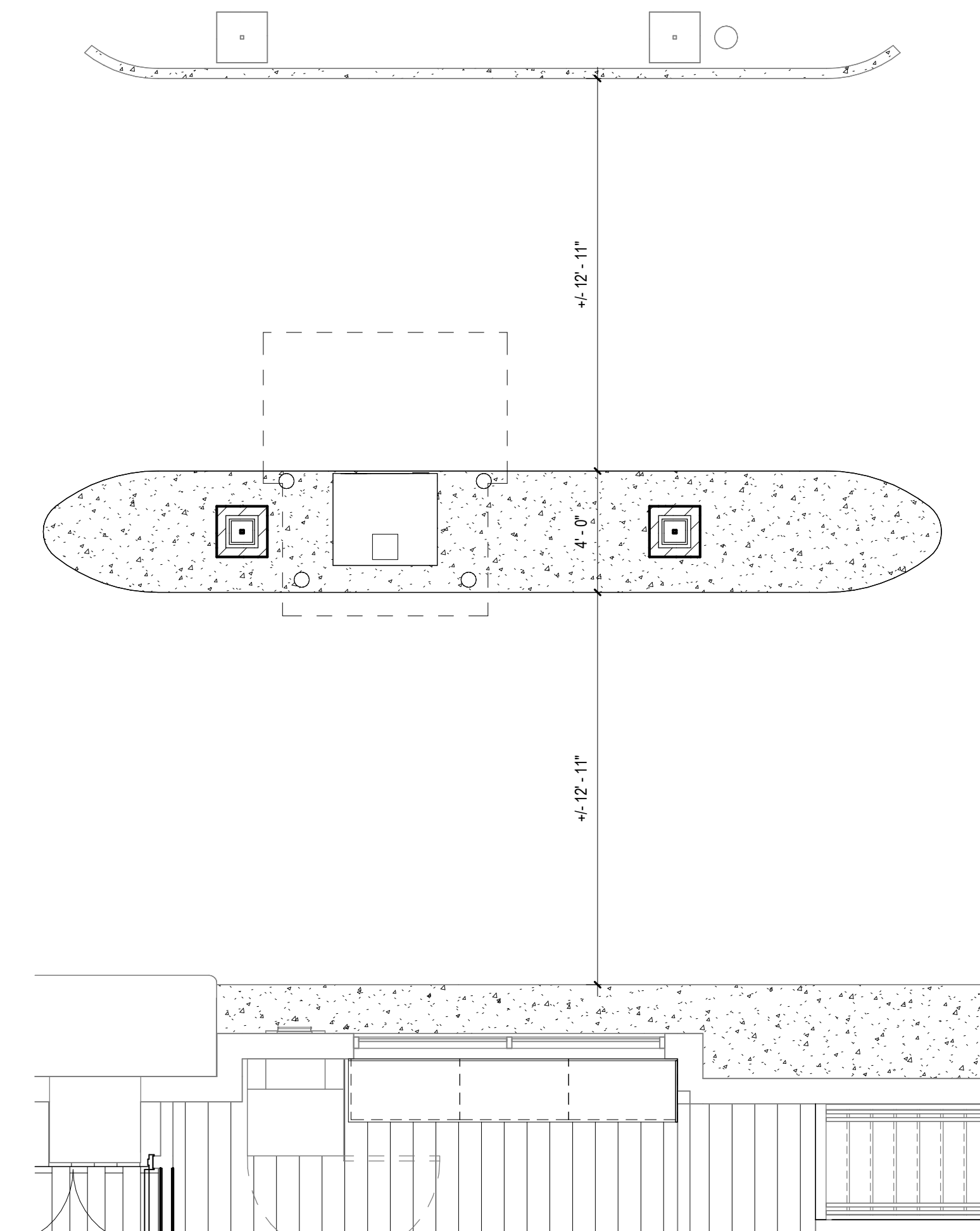
H
G
F
E
D
C
B
A



A1 ARCHITECTURAL SITE PLAN
A001 1" = 20'-0"



A4 DEMOLITION DRIVE THRU PLAN
A001 1/4" = 1'-0"

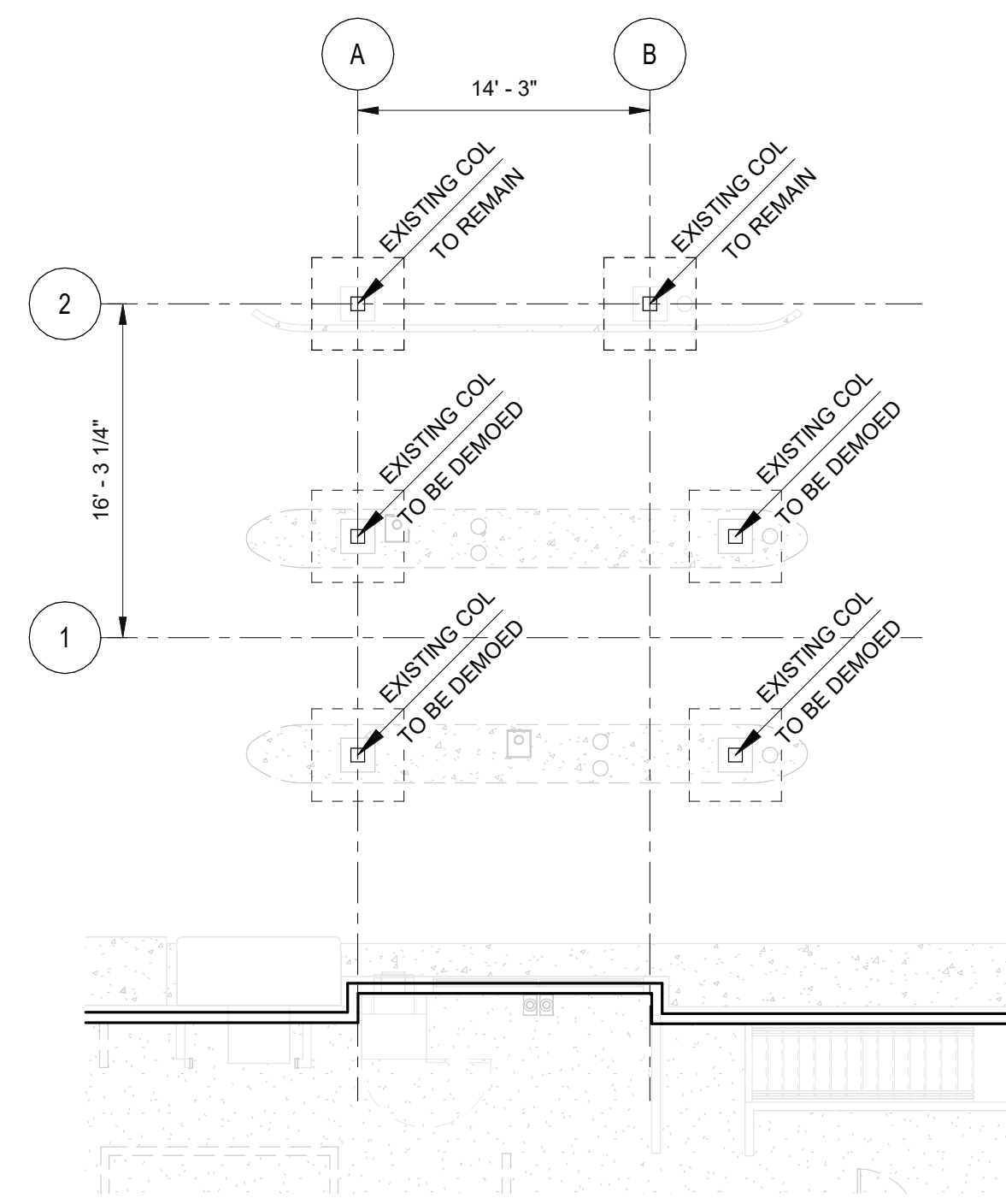


A7 DRIVE THRU PLAN
A001 1/4" = 1'-0"

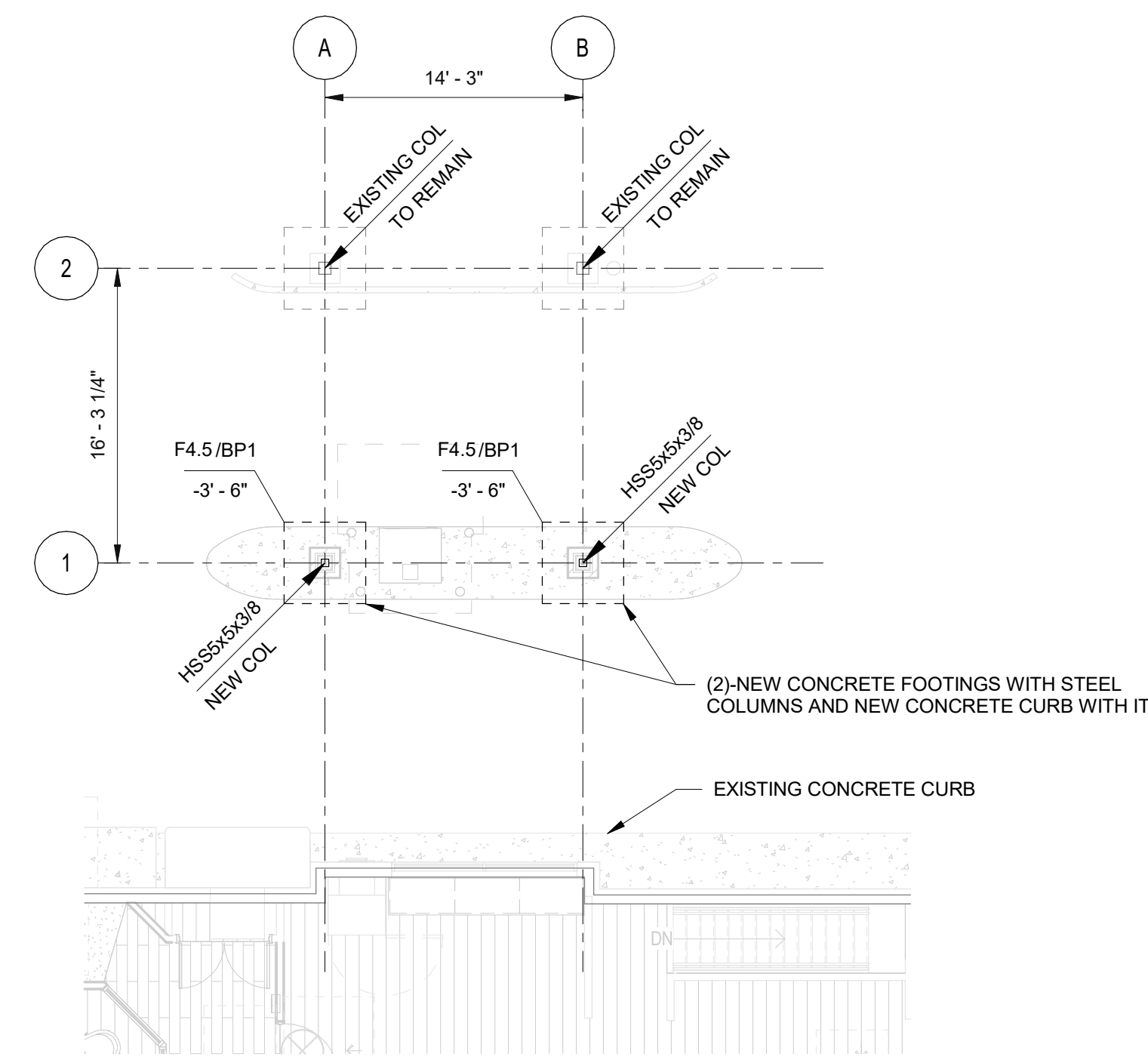
A202
A1

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EXISTING DRIVE-THRU FOUNDATION PLAN
SCALE: 1/8" = 1'-0"
1
S101

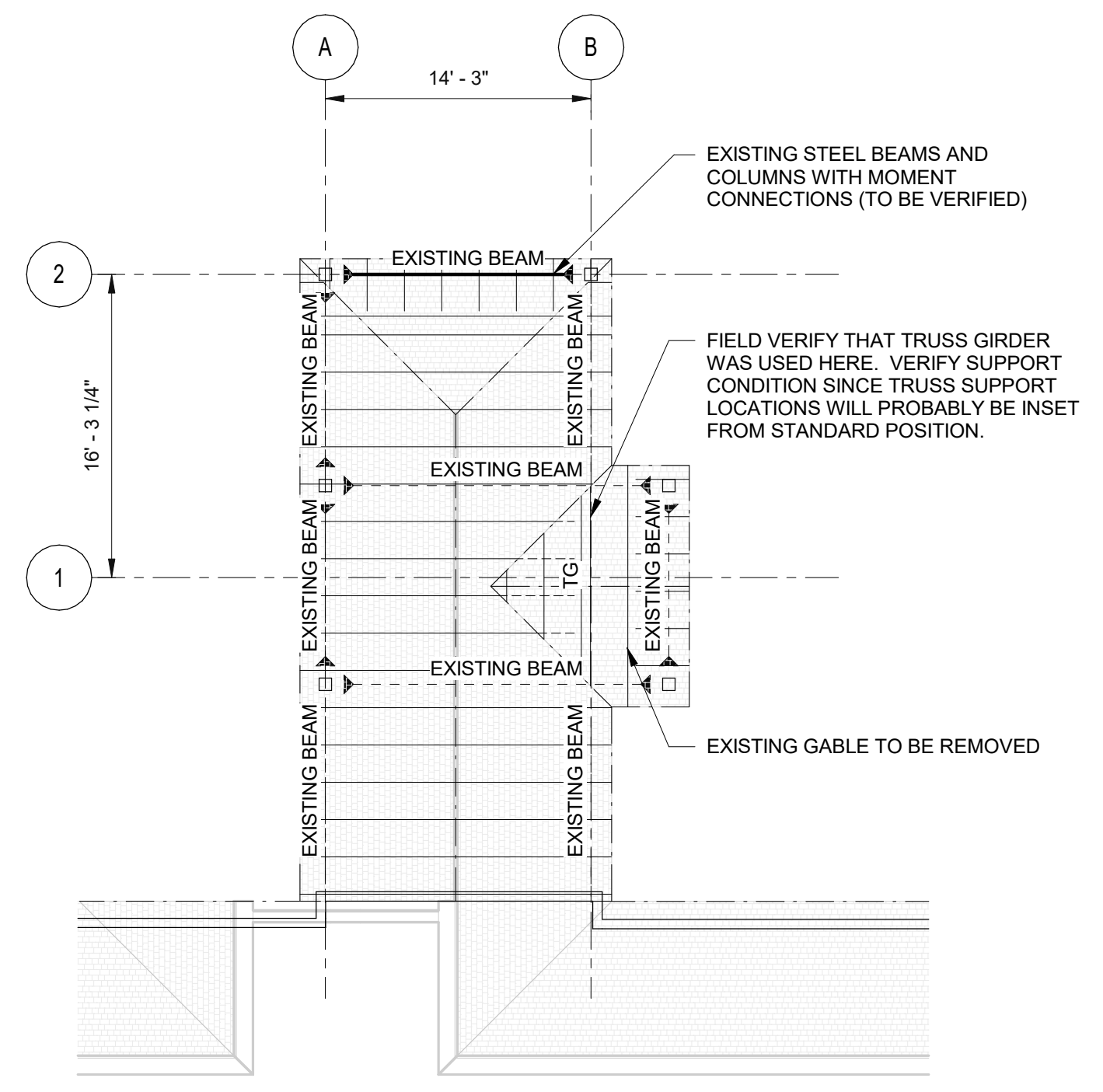


MODIFIED DRIVE-THRU FOUNDATION PLAN
SCALE: 1/8" = 1'-0"
2
S101

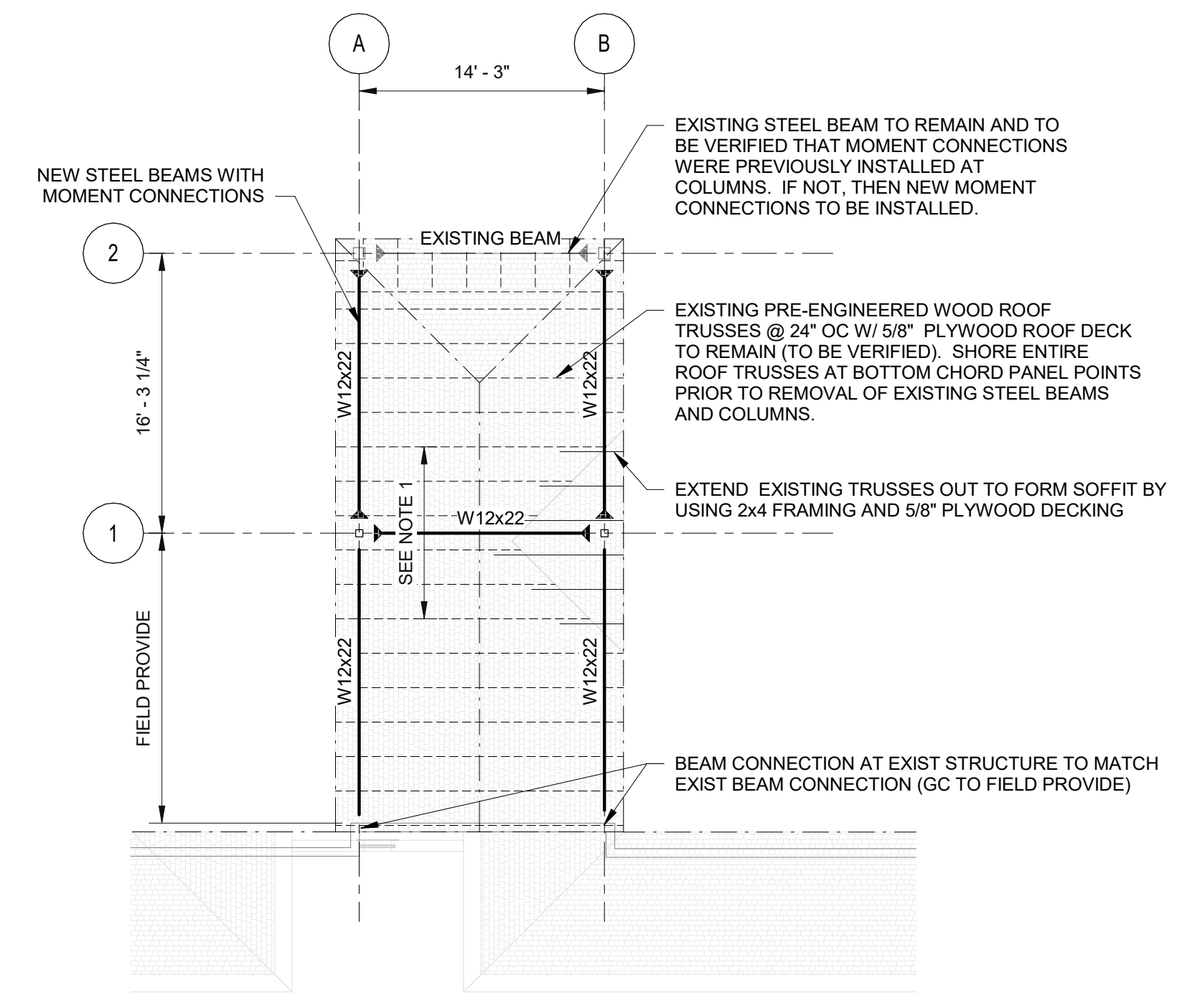
- FOUNDATION PLAN NOTES:**
- T/SLAB = SEE CIVIL REF T/SLAB = #-#"
 - BASE PLATE MARK (SEE 5/S201)
FOUNDATION MARK (SEE SCHEDULE ON THIS SHEET) → F# / BP#
→ -# - #"
 - TOP OF FOOTING ELEVATION
 - SUBMIT PROPOSED SLAB-ON-GROUND CONSTRUCTION OR CONTRACTION JOINT LOCATIONS. FOR SCHEMATIC CJ PLAN - SEE 1/S202
 - FOR TRENCHES ADJACENT TO FOUNDATIONS - SEE 1/S201 FOR PIPING PASSING UNDER WALL FOUNDATIONS - SEE 2/S201 PIPING PASSING UNDER FOOTING SHALL BE PLACED AND INSPECTED BEFORE FOUNDATIONS ARE PREPARED.
 - GENERAL CONTRACTOR SHALL COORDINATE PLUMBING AND UTILITIES LOCATIONS WITH FOUNDATIONS AS NEEDED. ADDITIONALLY GC SHALL COORDINATE FOUNDATION ELEVATIONS WITH PLUMBING AND UTILITIES AS NEEDED. FORWARD ANY FOUNDATION LOCATION CHANGE REQUESTS TO STRUCTURAL ENGINEER OF RECORD FOR REVIEW AND APPROVAL.
 - Ø DENOTES STEP IN FOUNDATION - SEE 3/S201
 - SEE ARCHITECTURAL DRAWINGS FOR:
 - ALL SLOPED SLAB AREAS.
 - MAINTAIN SLAB THICKNESS NOTED ON PLAN AS A MINIMUM IN ALL AREAS.
 - ALL DEPRESSED SLAB AND/OR RAISED SLAB AREAS.
 - MAINTAIN SLAB THICKNESS NOTED ON PLAN AS A MINIMUM IN ALL AREAS.
 - ALL DIMENSIONS NOT SHOWN, VERIFY ALL DIMENSIONS SHOWN IN STRUCTURAL DRAWINGS WITH ARCHITECTURAL DRAWINGS AND REPORT ANY DISCREPANCIES OR DIMENSIONS NOT SHOWN ON ARCHITECTURAL DRAWINGS FOR CLARIFICATION.

FOUNDATION SCHEDULE

MARK	LENGTH	WIDTH	THICKNESS	BOTTOM REINFORCEMENT	TOP REINFORCEMENT
F4.5	4' - 6"	4' - 6"	1' - 3"	(5)-#5	(5)-#5



EXISTING ROOF FRAMING PLAN
SCALE: 1/8" = 1'-0"
3
S101



MODIFIED ROOF FRAMING PLAN
SCALE: 1/8" = 1'-0"
4
S101

- ROOF FRAMING PLAN NOTES:**
- EXISTING TRUSSES TO BE SUPPORTED OFF OF NEW STEEL BEAMS BY EXTENDING A STEEL ANGLE FROM THE WEB OF THE BEAMS SINCE IT IS ASSUMED THAT THESE TRUSSES WILL STOP SHORT OF THE STEEL BEAM (TO BE VERIFIED).
 - T/STEEL = T/EXISTING STEEL BEAMS (GC FIELD PROVIDE).
 - DENOTES MOMENT CONNECTION. DESIGN CONNECTIONS FOR FORCES INDICATED ON PLAN AND IN ELEVATIONS. FOR CONNECTION DETAIL, SEE 1/S301
 - M=#K-FT DENOTES DESIGN SERVICE LEVEL (ALLOWABLE STRESS DESIGN) MOMENT REACTION (→ OR -). IF FORCE IS NOT SHOWN, DESIGN FOR 15 K-FT.



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SUITE 750
ATLANTA, GA 30339
PHONE (404) 761-0008
www.levels.com



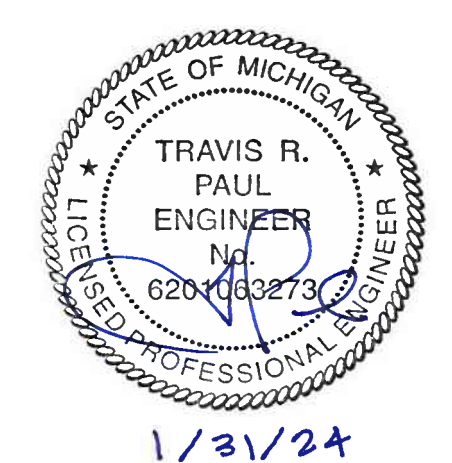
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PHONE: (770) 435-1100 FAX: (770) 435-1101
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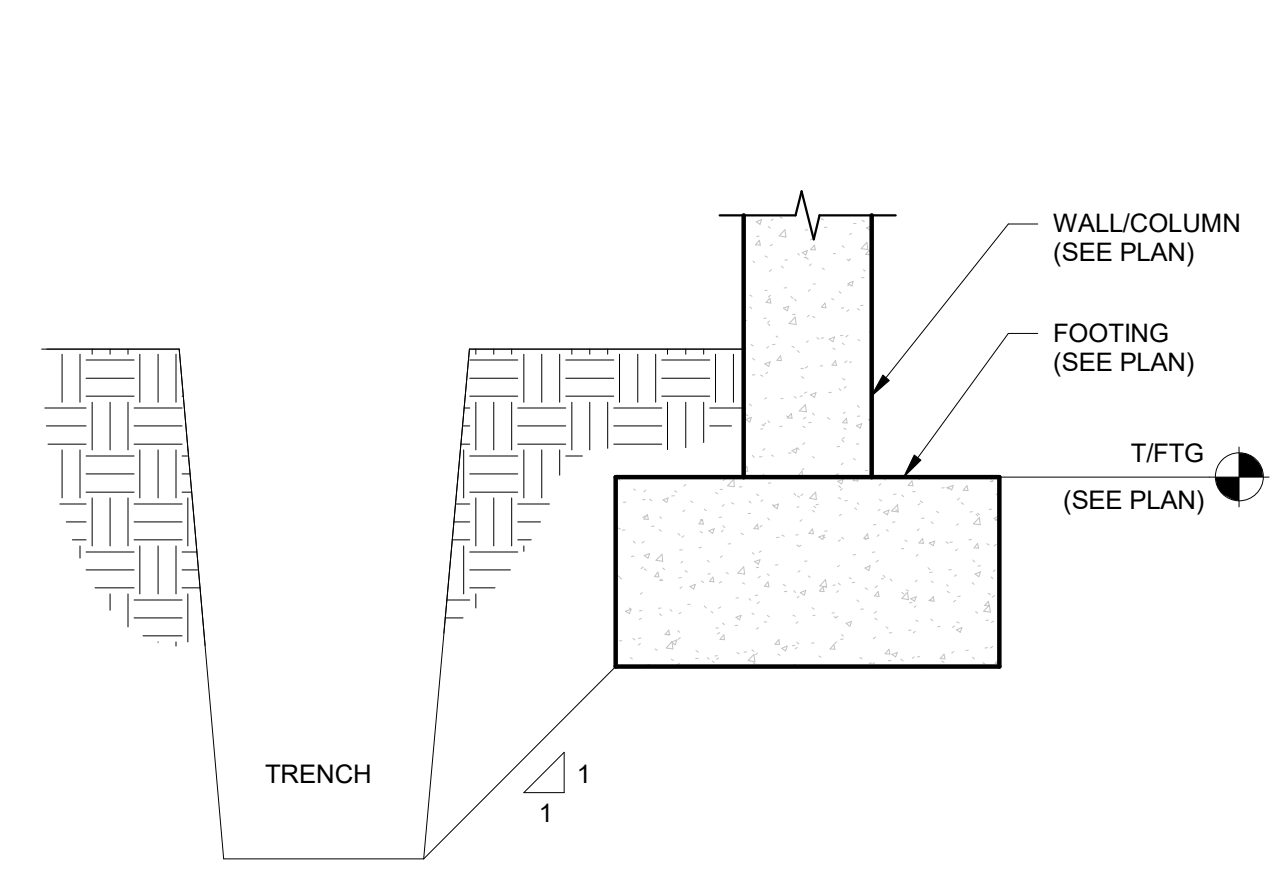


SHEET NAME
FOUNDATION & ROOF FRAMING PLAN

SHEET NUMBER
S101

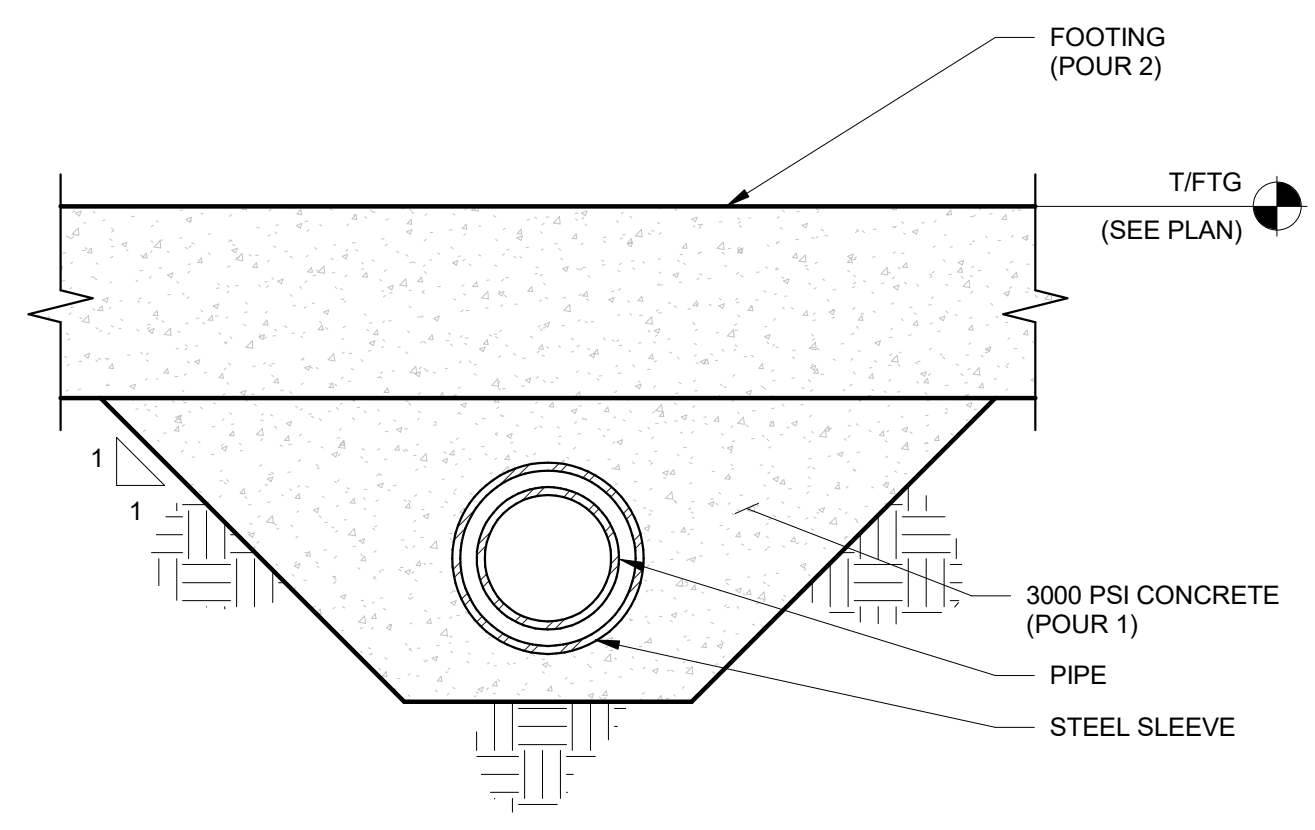
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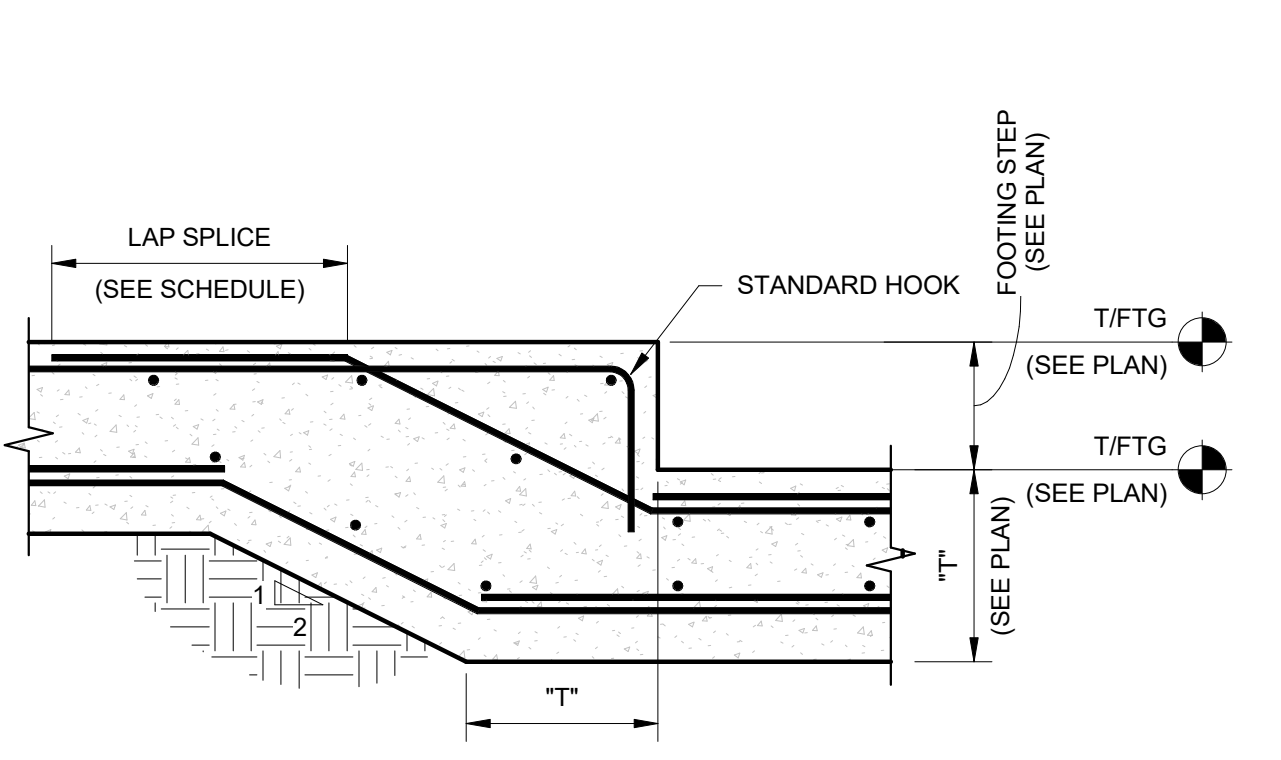
TYPICAL FOOTING ADJACENT TO TRENCH - SECTION
SCALE: 1" = 1'-0"

1
S201



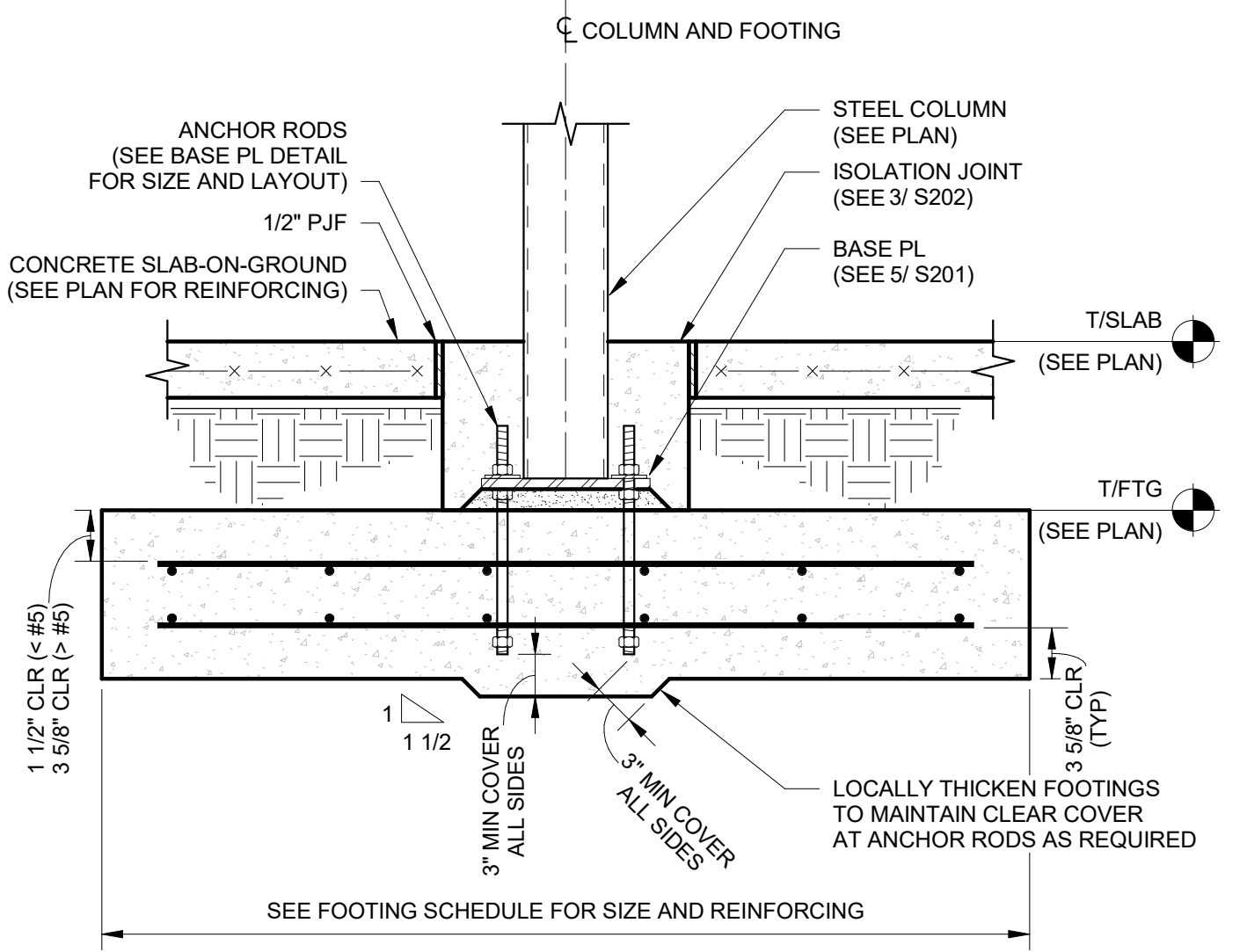
TYPICAL PIPE UNDER FOOTING - SECTION
SCALE: 1" = 1'-0"

2
S201



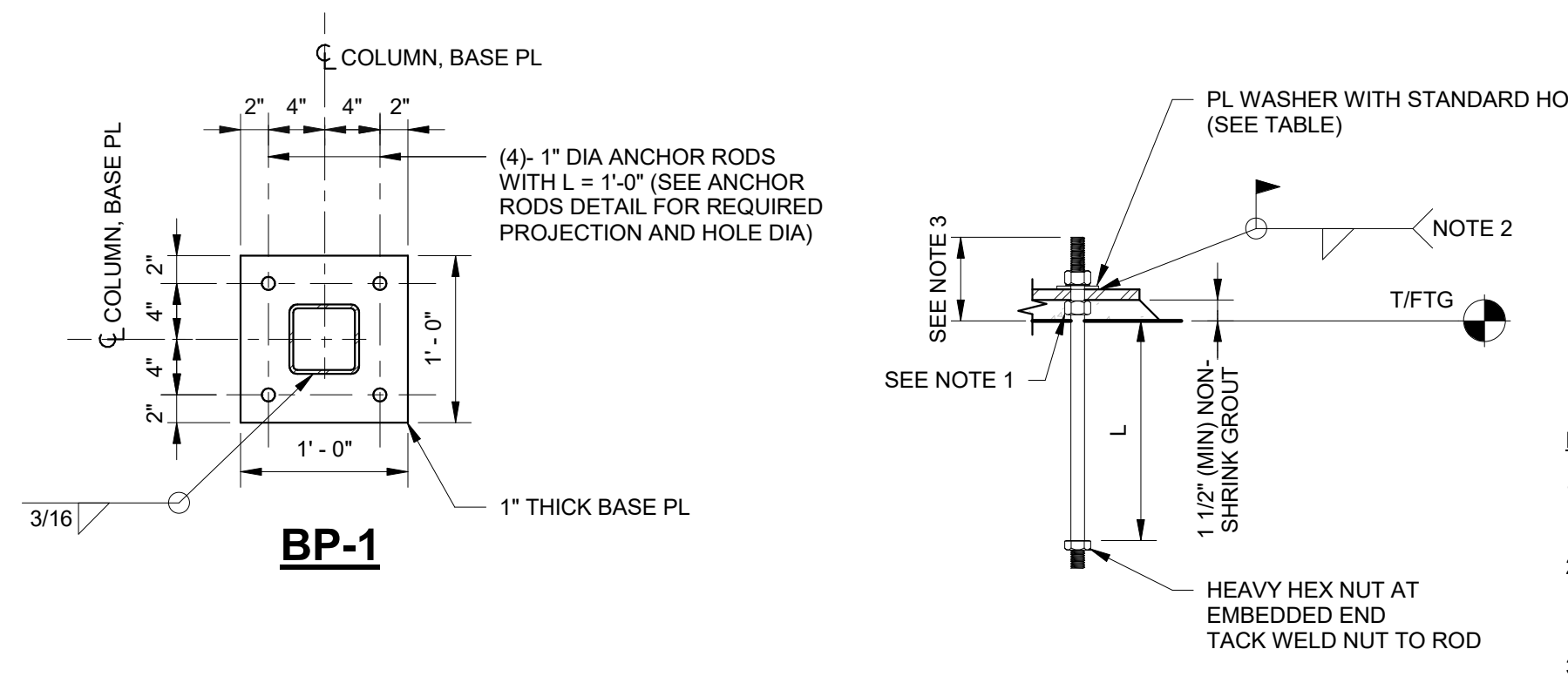
TYPICAL FOOTING STEP - SECTION
SCALE: 1" = 1'-0"

3
S201



TYPICAL INTERIOR COLUMN FOOTING - SECTION
SCALE: 1" = 1'-0"

4
S201



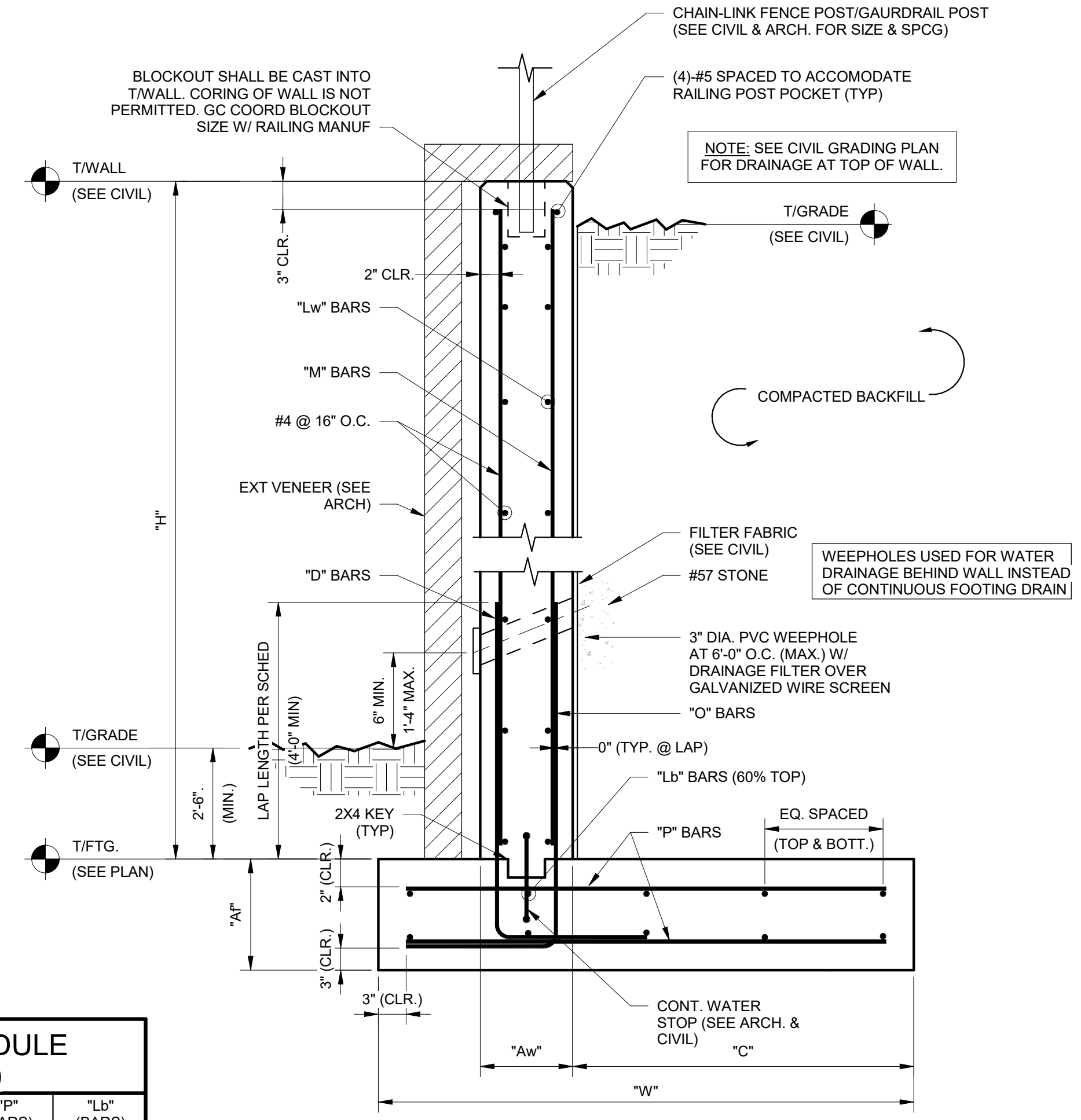
BASE PLATE DETAILS
SCALE: 1" = 1'-0"

5
S201

BASE PLATE HOLE DIAMETER AND PLATE WASHER SIZE			
ANCHOR RODS DIA	BASE PL HOLE DIA	MIN WASHER DIMENSION	MIN WASHER THICKNESS
3/4"	1 5/16"	2"	1/4"
7/8"	1 9/16"	2 1/2"	5/16"
1"	1 13/16"	3"	3/8"
1 1/4"	2 1/16"	3"	1/2"
1 1/2"	2 5/16"	3 1/2"	1/2"
1 3/4"	2 3/4"	4"	5/8"
2"	3 1/4"	5"	3/4"
2 1/2"	3 3/4"	5 1/2"	7/8"

- NOTES:**
- PROVIDE LEVELING NUTS AND WASHERS, SHIM STACKS, OR LEVELING PLATE TO TEMPORARILY SUPPORT COLUMN DURING LEVELING AND GROUTING.
 - WELD REQUIRED ONLY AT BRACED FRAME AND MOMENT FRAME COLUMNS. AS AN ALTERNATIVE TO WELDING, FILL ALL VOIDS BETWEEN ANCHOR ROD AND BASE PLATE HOLES WITH GROUT OR EPOXY PRIOR TO INSTALLING WASHER AND NUT.
 - PROVIDE ADEQUATE PROJECTION FOR INSTALLATION OF NUT ABOVE BASE PLATE, 6" MINIMUM.

CANTILEVER RETAINING WALLS SCHEDULE (WALLS RETAINING SOIL BACKFILL)									
"H"	"Aw"	"C"	"W"	"A"	"O" (DWLS)	"M" (BARS)	"LW" (BARS)	"P" (BARS)	"Lb" (BARS)
0'-0" - 2'-6"	6"	1'-0"	2'-0"	10"	#4 @ 12	#4 @ 12	#4 @ 16	#4 @ 12	6 - #4
2'-7" - 4'-0"	8"	2'-4"	5'-0"	12"	#4 @ 12	#4 @ 12	#4 @ 16	#4 @ 12	12 - #4
4'-1" - 7'-4"	8"	3'-10"	7'-6"	14"	#5 @ 10	#5 @ 10	#5 @ 12	#5 @ 10	16 - #4

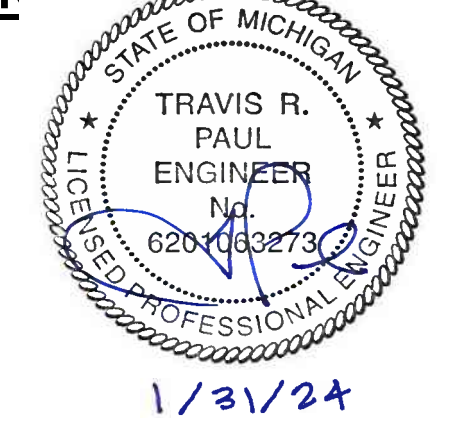


- NOTES:**
- SEE 1/S203, 4/S203, 2/S203, & 3/S203 FOR ADDITIONAL REINFORCING AT WALL JOINTS, CORNERS, AND OPENINGS.

"TYP. SITE RETAINING WALL SECTION"

SECTION
SCALE: 1" = 1'-0"

6
S201



LEVELS, LLC
2018 POWERS FERRY RD SE
SUITE 750
ATLANTA, GA 30339
PHONE (404) 761-0008
www.levels.com



ADDRESS: 1600 Central Expressway, Suite 200, Atlanta, Georgia 30316
PHONE: (770) 251-9800 FAX: (770) 251-9899 www.pes-engineers.com

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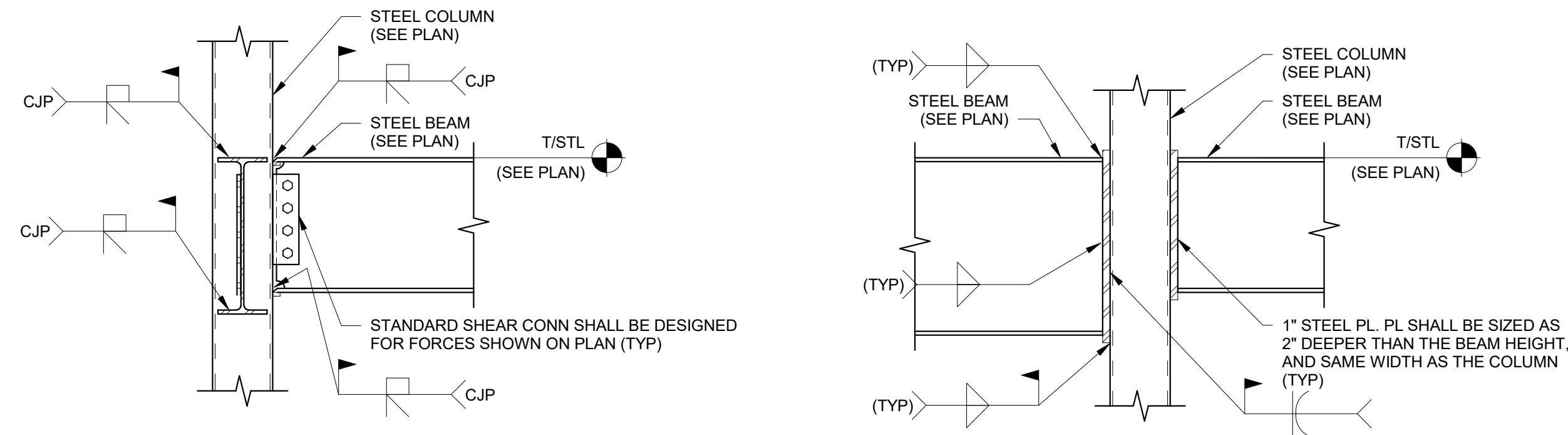
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NOTES:

1. FABRICATOR HAS THE OPTION TO USE ALTERNATE MOMENT CONNECTION. SUBMIT DETAIL FOR REVIEW AND ACCEPTANCE PRIOR TO SUBMITTING SHOP DRAWINGS. IF BOLTED FLANGE PLATES ARE PROPOSED, SUBMITTAL SHALL INCLUDE FLANGE EXTENSION PLATES OR ANGLES FOR DECK SUPPORT.
2. FABRICATOR SHOULD COORDINATE FIT UP PLATES AS REQUIRED.
3. FOR TOP OF COLUMN CONDITION, EXTEND COLUMN AS REQUIRED FOR CONNECTION (2" MAXIMUM) AND PROVIDE A 3/4" CAP PLATE.
4. JOISTS FRAMING PERPENDICULAR INTO THIS COLUMN SHALL BEAR ON A STIFFENED SEAT ANGLE.

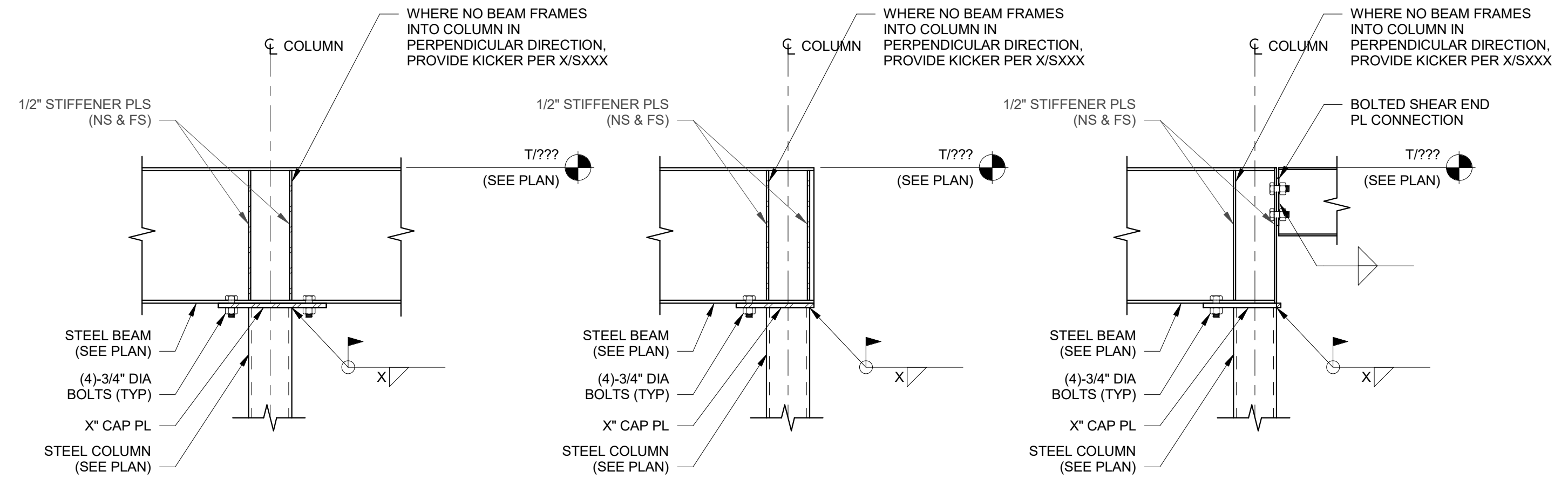


TYPICAL WIDE FLANGE BEAM TO HSS COLUMN MOMENT CONNECTIONS - SECTION

SCALE: 3/4" = 1'-0"

1
S301

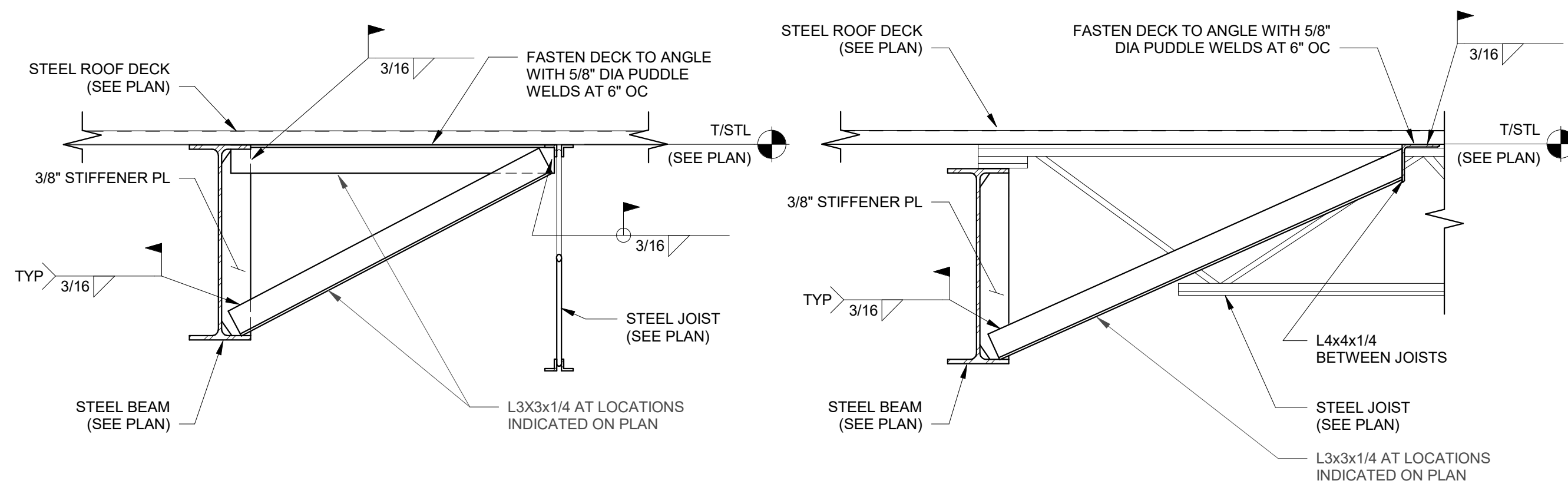
NOTE: WHEN MULTIPLE BEAMS FRAME INTO THE SAME COLUMN, THE BEAM WITH THE LARGER END REACTION SHALL BEAR DIRECTLY ON THE COLUMN AND THE OTHER BEAMS SHALL FRAME INTO THE SIDE OF THE BEAM. PROVIDE ADDITIONAL STIFFENER PLATE AT CENTER OF COLUMN AS REQUIRED TO SUPPORT INTERSECTING BEAMS.



TYPICAL BEAM-TO-COLUMN CONNECTIONS - SECTION

SCALE: 1" = 1'-0"

2
S301



BEAM BRACING AT STEEL ROOF - DETAIL

SCALE: 1" = 1'-0"

3
S301



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SUITE 750
ATLANTA, GA 30339
PHONE (404) 761-0008
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STEEL FRAMING DETAILS

SHEET NUMBER
S301

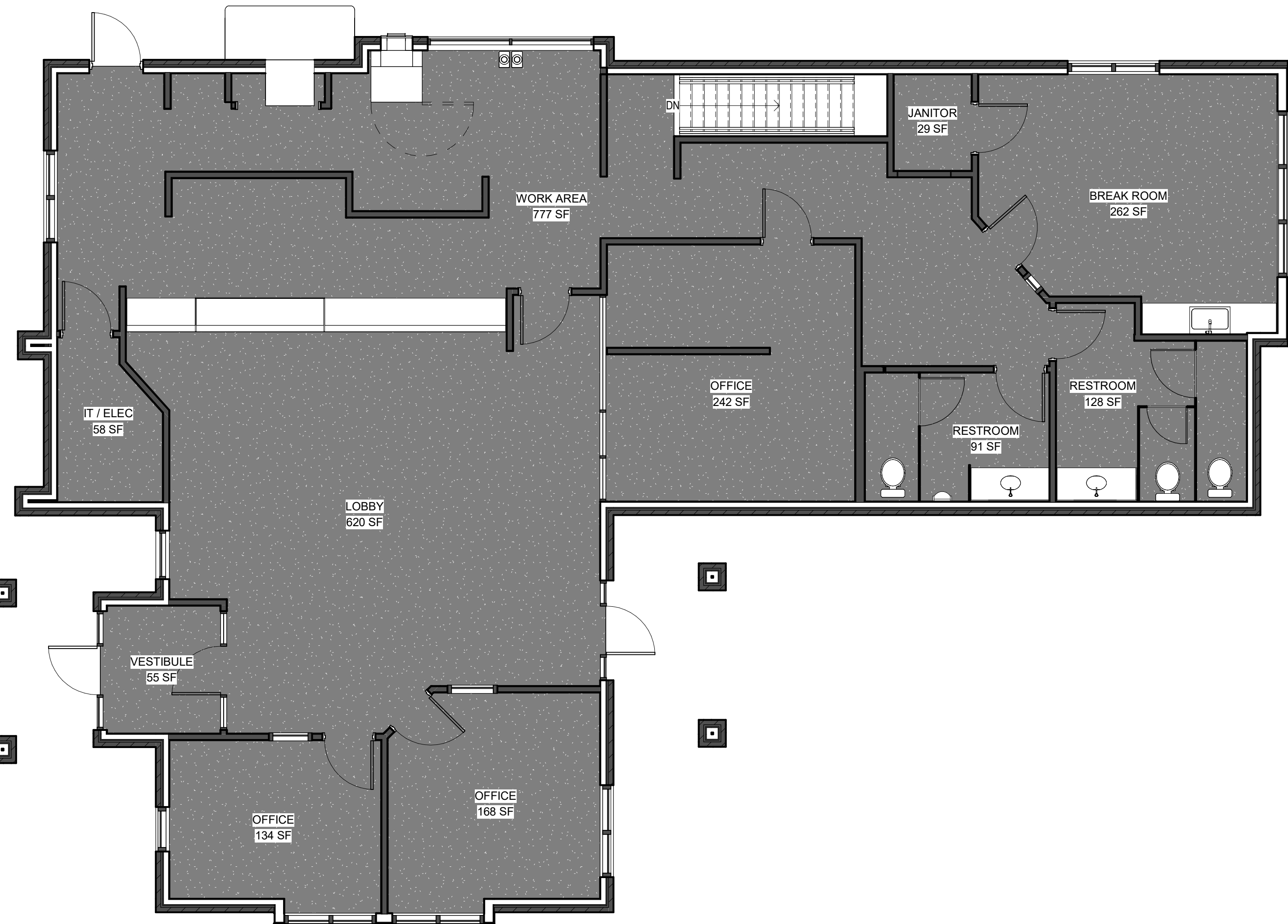


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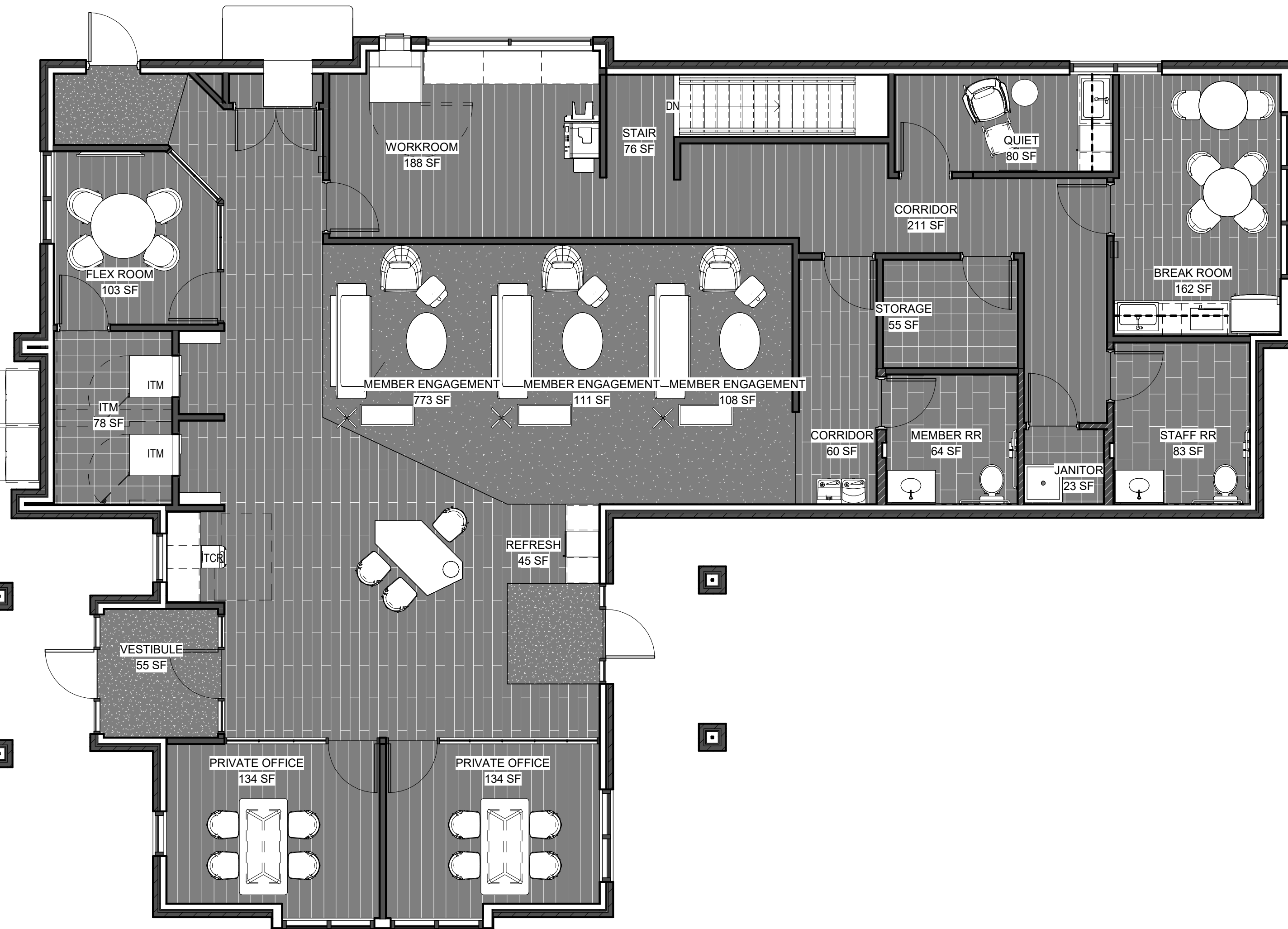
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H
G
F
E
D
C
B
A

1 2 3 4 5 6 7 8 9 10



A1 EXISTING SCHEMATIC FLOOR PLAN
H101 3/16" = 1'-0"



A6 SCHEMATIC FLOOR PLAN
H101 3/16" = 1'-0"



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SUITE 750
ATLANTA, GA 30339
PHONE (404) 761-0008
www.levels.com



CFCU
500 S HARVEY ST
PLYMOUTH, MI 48170
877-937-2328
www.cfcu.org



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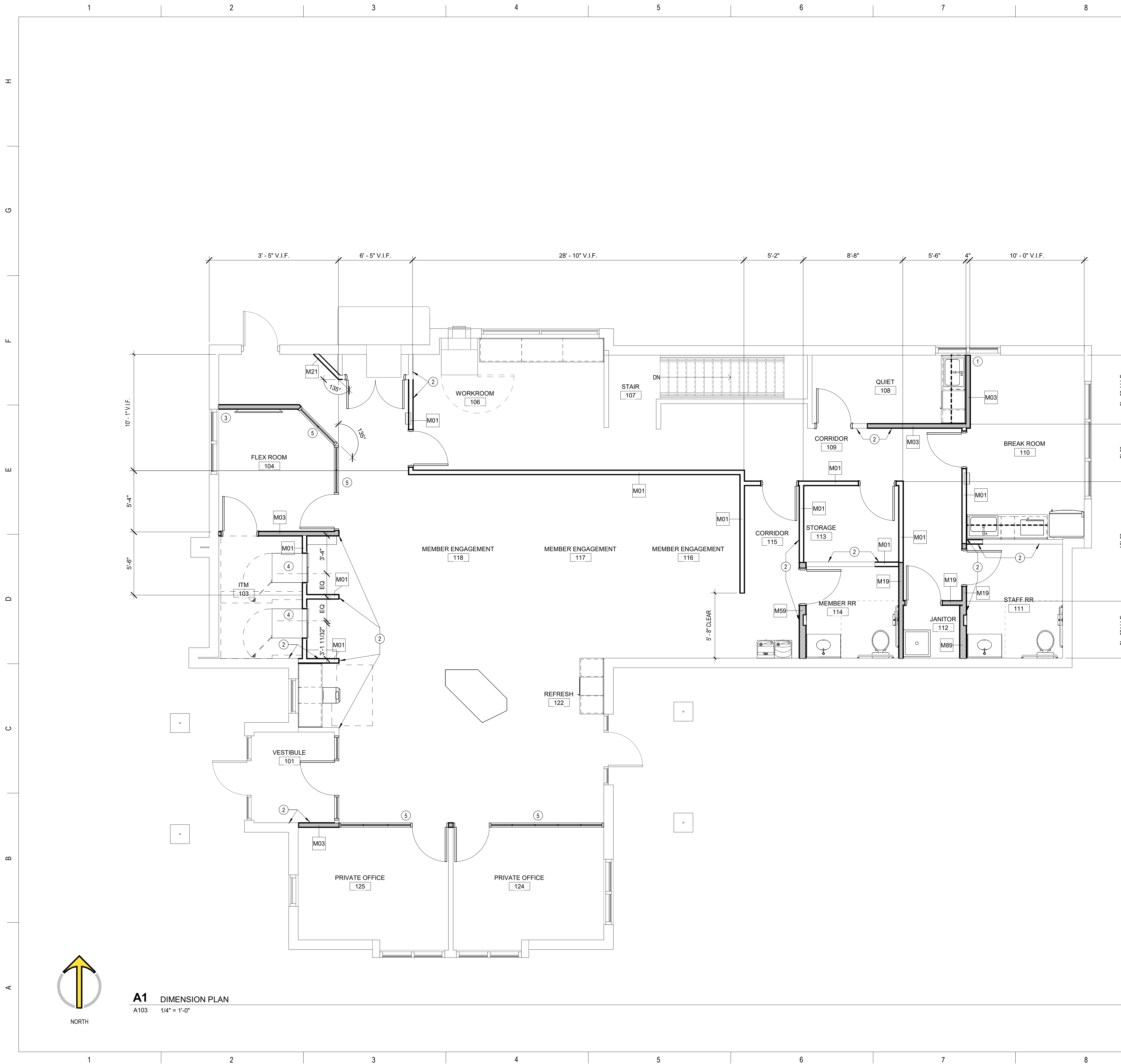
SHEET NAME
**HISTORICAL
SUB FLOOR
PLANS**

SHEET NUMBER
H101

1 2 3 4 5 6 7 8 9 10


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GENERAL DIMENSION NOTES

- PRIOR TO CONSTRUCTION, CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS AND NOTIFY ARCHITECT OF DISCREPANCIES GREATER THAN 2" PRIOR TO FRAMING WALLS.
- DIMENSIONS ARE FROM FACE OF STUD TO FACE OF STUD AT NEW WALLS, FACE OF STUD TO INTERIOR FACE OF EXTERIOR WALLS, AND FACE OF STUD TO FINISH FACE OF EXISTING WALLS WHERE SHOWN. ASSUME 5" NOMINAL WIDTHS OF STUD WALLS UNLESS OTHERWISE NOTED.
- ANY "VIF" (VERIFY IN FIELD) DIMENSION IS A FLEX AREA TO ALLOW FOR FIELD ADJUSTMENTS AND ALIGNMENT WITH EXISTING WALLS AND/OR COLUMNS.
- ANY "C" DIMENSION IS TO THE CONDUIT WITHIN SPECIALTY MILLWORK
- REFER TO ENLARGED PLANS FOR ADDITIONAL DIMENSIONS
- SEE DRYWALL SOFFITS INDICATED ON A701 FOR ALIGNMENT WITH WALLS/CASEWORK BELOW
- GYP BOARD ONE SIDE ONLY AT CHASE WALLS
- ALIGN NEW WALLS WITH EXISTING ADJACENT WALLS WHERE APPLICABLE FOR A SMOOTH, CONTINUOUS FINISH
- SEE A311 FOR WALL SECTIONS AT EXTERIOR WALLS



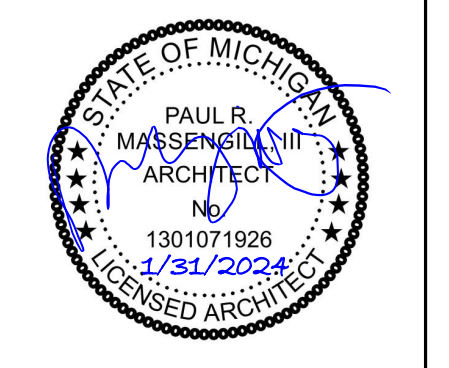
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SUITE 750
ATLANTA, GA 30339
PHONE (404) 761-0008
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PLYMOUTH, MI 48170
877-937-2328
www.cfcu.org

KEYNOTES - DIMENSION #

- # DESCRIPTION
- 1 CENTER NEW WALL ON EXISTING WINDOW MULLION.
- 2 ALIGN NEW WALLS FOR SMOOTH & CONTINUOUS FINISH.
- 3 ALIGN NEW WALL WITH EDGE OF TRIM AT EXISTING WINDOW.
- 4 BANKING EQUIPMENT, COMPLY WITH MANUFACTURER'S INSTALLATION AND CLEARANCE INSTRUCTIONS. NOTIFY ARCHITECT OF DISCREPANCIES.
- 5 WALL TYPE M03 ABOVE STOREFRONT IN THIS LOCATION.

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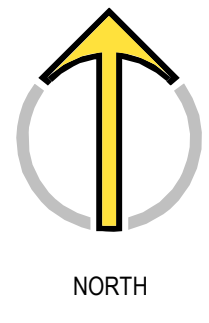
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SHEET NAME
DIMENSION PLAN

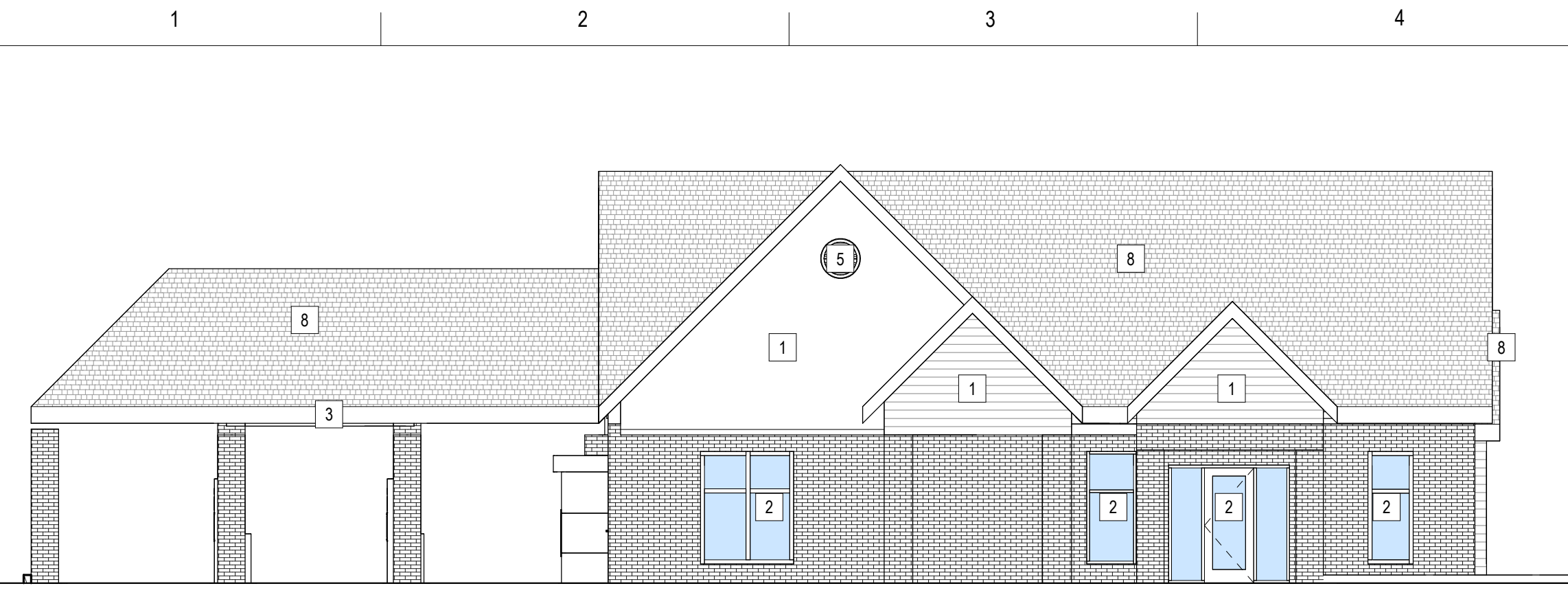
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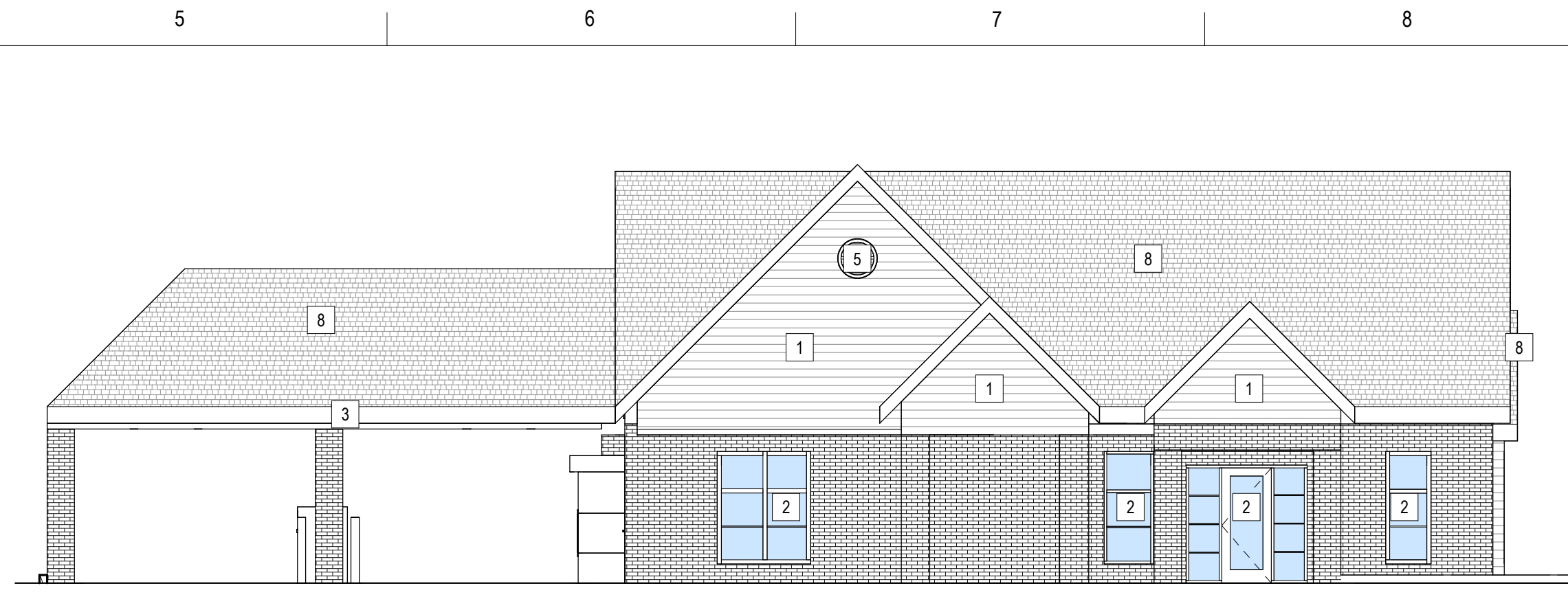
A1 DIMENSION PLAN
A103 1/4" = 1'-0"



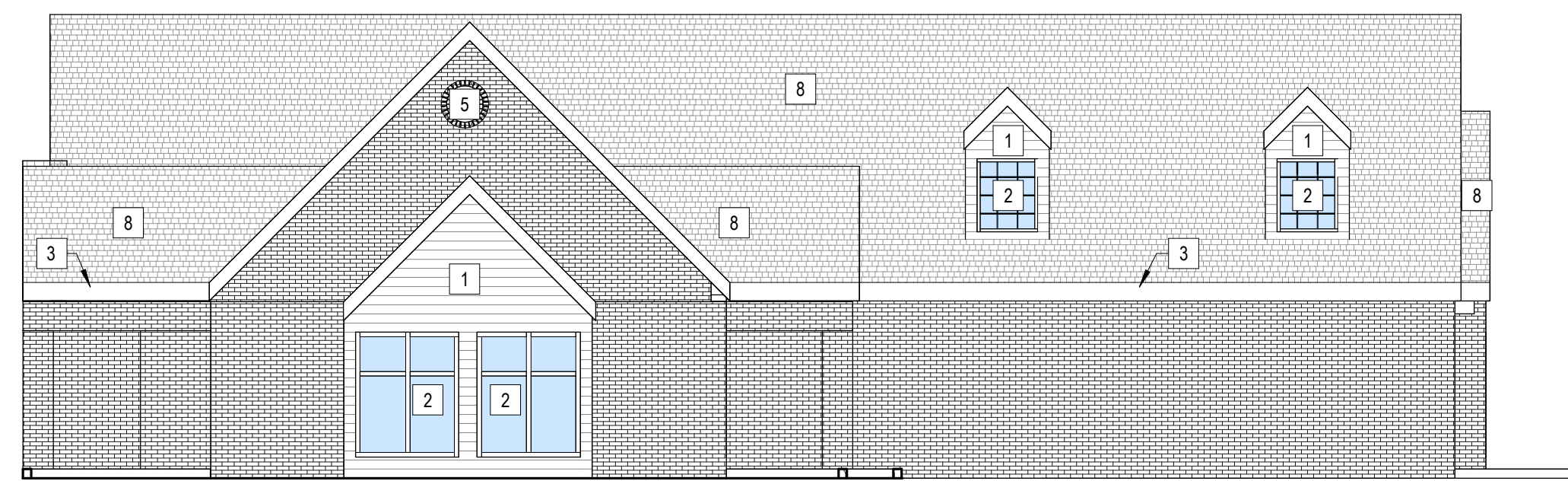
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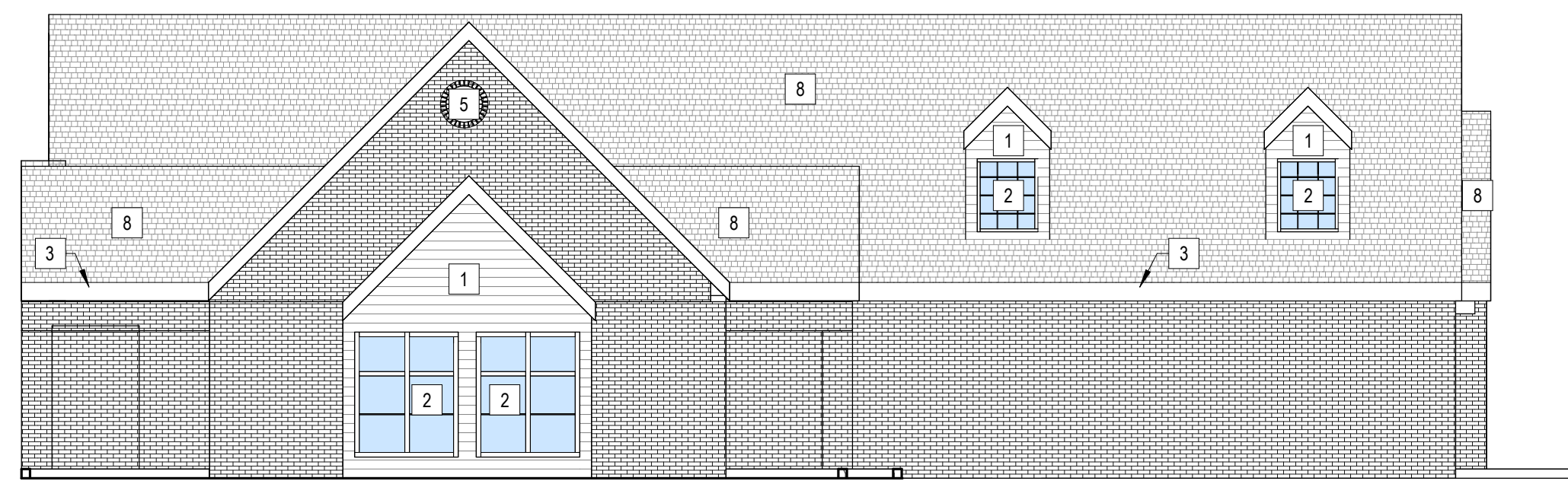
G1 EXISTING WEST ELEVATION
H201 1/8" = 1'-0"



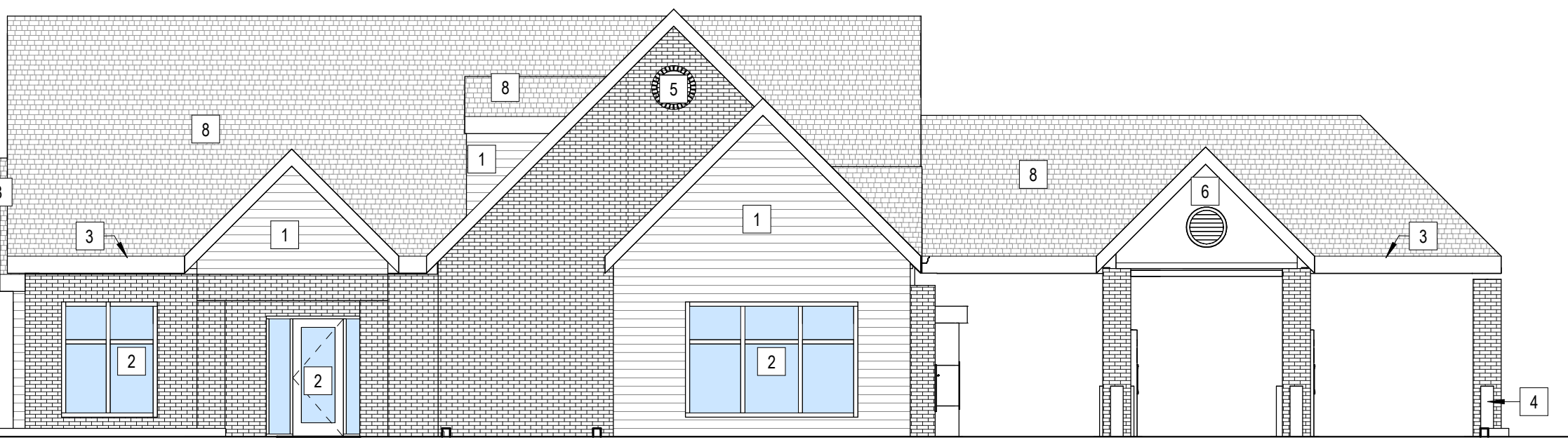
G5 WEST ELEVATION
H201 1/8" = 1'-0"



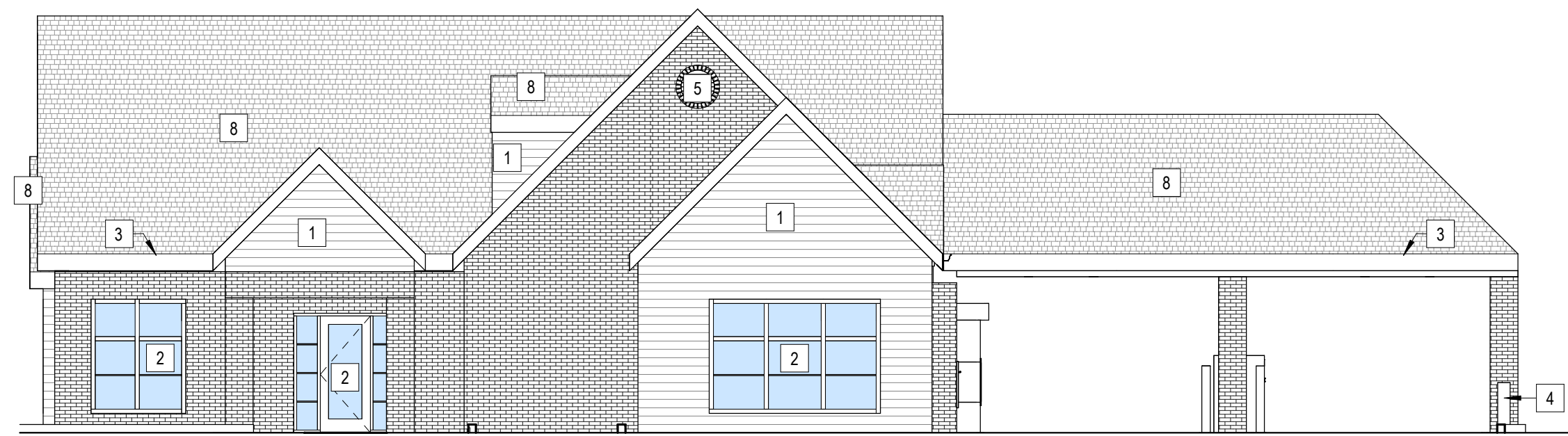
E1 EXISTING SOUTH ELEVATION
H201 1/8" = 1'-0"



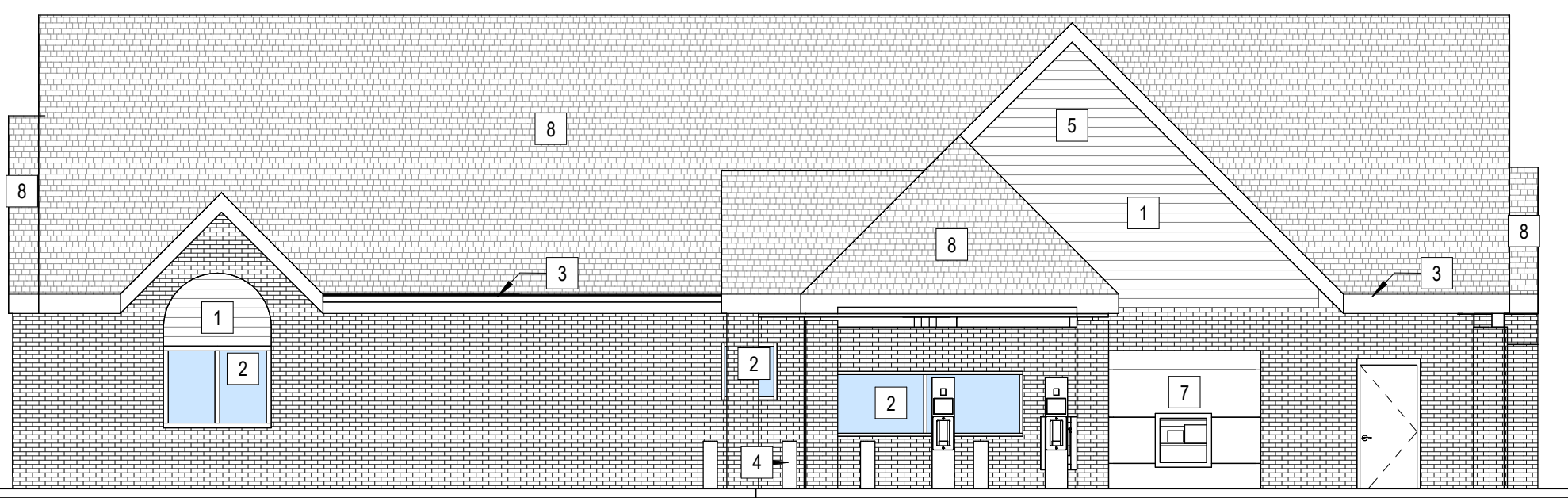
E5 SOUTH ELEVATION
H201 1/8" = 1'-0"



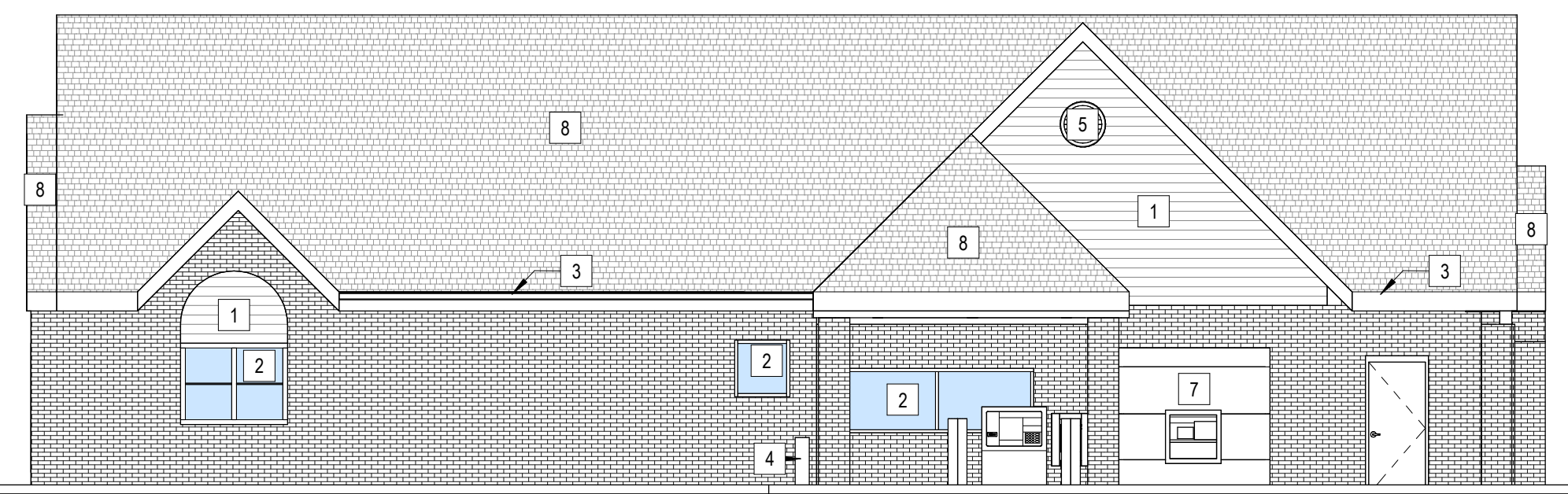
C1 EXISTING EAST ELEVATION
H201 1/8" = 1'-0"



C5 EAST ELEVATION
H201 1/8" = 1'-0"



A1 EXISTING NORTH ELEVATION
H201 1/8" = 1'-0"



A5 NORTH ELEVATION
H201 1/8" = 1'-0"

KEYNOTES - ELEVATION #

- # DESCRIPTION
- 1 EXISTING VINYL SIDING TO BE REPLACED WITH FC-1
- 2 EXISTING WINDOWS, PAINT ALL TRIM EP-2
- 3 EXISTING GUTTER AND DOWNSPOUT, PAINT EP -2.
- 4 EXISTING BOLLARDS, PAINT EP -2.
- 5 EXISTING VENTS, PAINT EP -2.
- 6 ROOF INFILL
- 7 EXISTING ATM SHROUD TO BE RE-WRAPPED.
- 8 ENTIRE ROOF TO BE REPLACED, NEW ROOFING AS-1.

FINISH SELECTIONS - EXTERIOR.

MARK	MATERIAL TYPE	PRODUCT DESCRIPTION
AS-1	ASPHALT SHINGLES	GAF TIMBERLINE HD, COLOR: TO MATCH EXISTING
EP-1	EXTERIOR ACCENT PAINT	SHERWIN WILLIAMS, SW 6258 TRICORN BLACK, FLAT FINISH
EP-2	EXTERIOR SEMI-GLOSS PAINT	MATCH EP-1, SEMI-GLOSS FINISH
EP-3	EXTERIOR ACCENT PAINT	SHERWIN WILLIAMS, SW 7076 CYBERSPACE, FLAT FINISH
FC-1	EXTERIOR LAP SIDING	HARDIE PLANK LAP SIDING, SMOOTH, PRIME FOR PAINT, PAINT EP-3
M-1	PREFINISHED BLACK METAL	OMG ROOFING PRODUCTS, FINISH: BLACK



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2018 POWERS FERRY RD SE
SUITE 750
ATLANTA, GA 30339
PHONE: (404) 761-0008
www.levels.com



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500 S HARVEY ST
PLYMOUTH, MI 48170
877-937-2328
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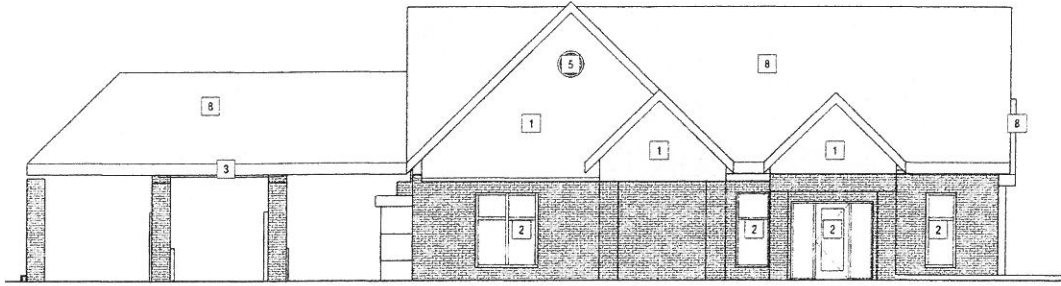
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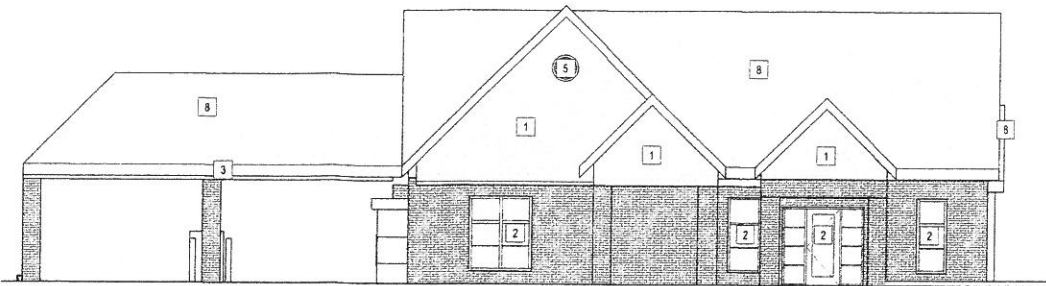
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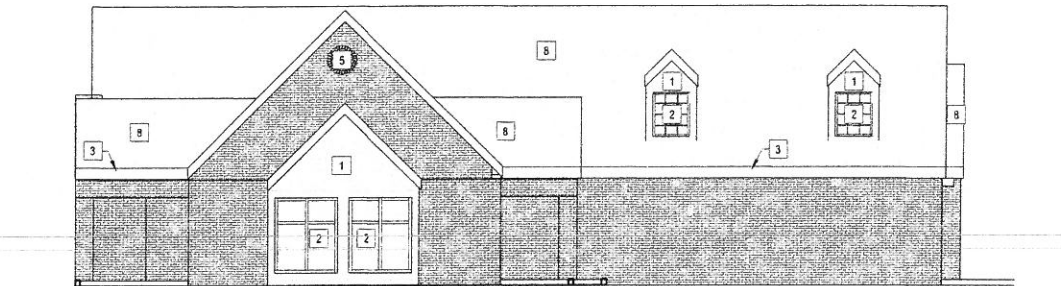
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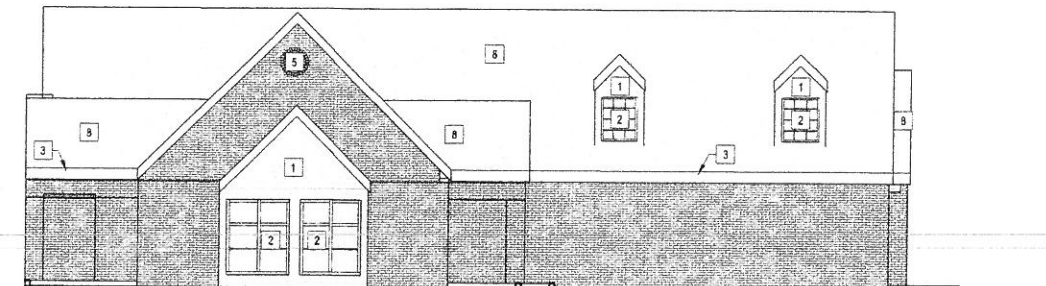
G1 EXISTING WEST ELEVATION
H201 1/8" = 1'-0"



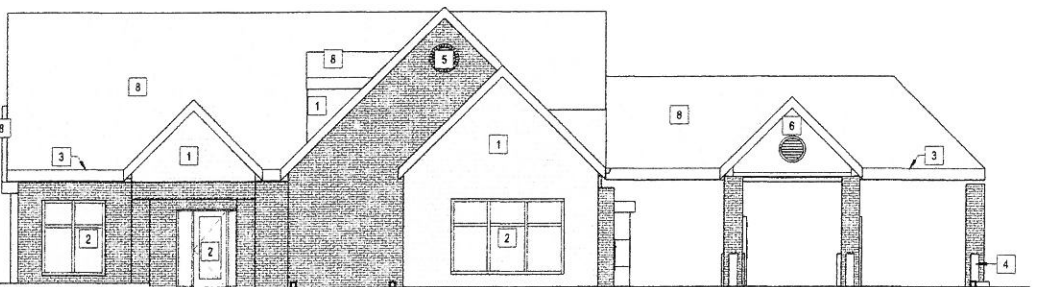
G5 WEST ELEVATION
H201 1/8" = 1'-0"



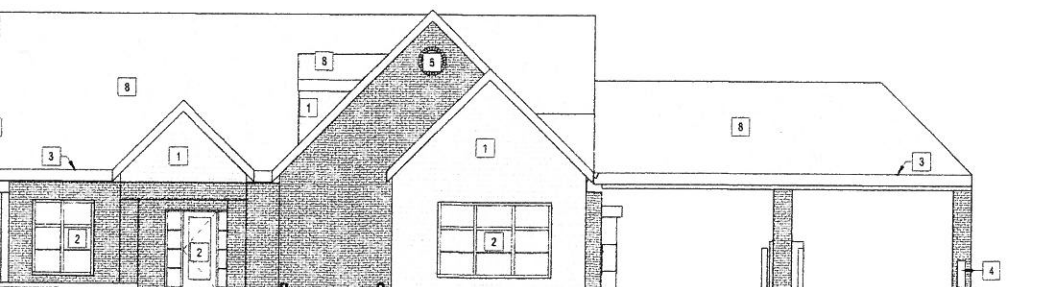
E1 EXISTING SOUTH ELEVATION
H201 1/8" = 1'-0"



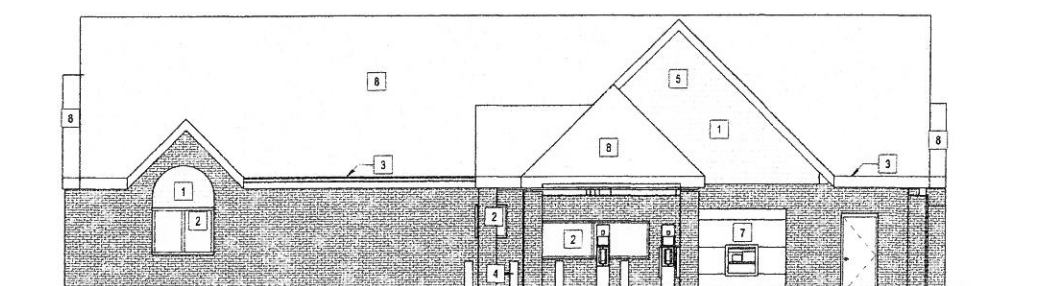
E5 SOUTH ELEVATION
H201 1/8" = 1'-0"



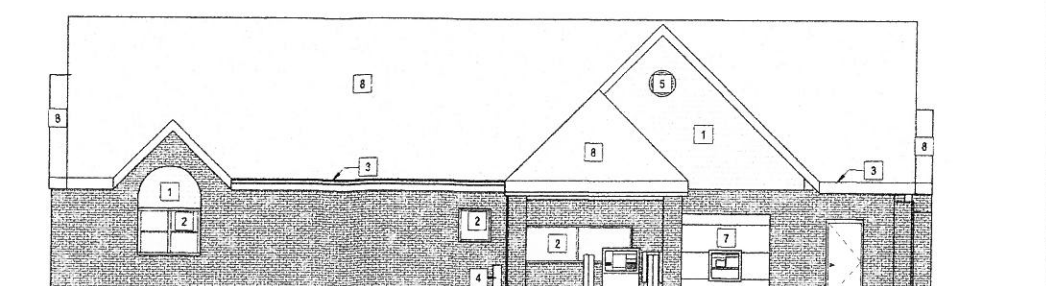
C1 EXISTING EAST ELEVATION
H201 1/8" = 1'-0"



C5 EAST ELEVATION
H201 1/8" = 1'-0"



A1 EXISTING NORTH ELEVATION
H201 1/8" = 1'-0"



A5 NORTH ELEVATION
H201 1/8" = 1'-0"

KEYNOTES - ELEVATION

- # DESCRIPTION
- 1 EXISTING VINYL SIDING TO BE REPLACED WITH FC-1
- 2 EXISTING WINDOWS, PAINT ALL TRIM EP-2
- 3 EXISTING GUTTER AND DOWNSPOUT, PAINT EP-2.
- 4 EXISTING BOLLARDS, PAINT EP-2.
- 5 EXISTING VENTS, PAINT EP-2.
- 6 ROOF INFILL.
- 7 EXISTING ATM SHROUD TO BE RE-WRAPPED.
- 8 ENTIRE ROOF TO BE REPLACED, NEW ROOFING AS-1.

FINISH SELECTIONS - EXTERIOR.

MARK	MATERIAL TYPE	PRODUCT DESCRIPTION
AS-1	ASPHALT SHINGLES	GAF TIMBERLINE HD, COLOR TO MATCH EXISTING
EP-1	EXTERIOR ACCENT PAINT	SHERWIN WILLIAMS, SW 6258 TRICOORN BLACK, FLAT FINISH
EP-2	EXTERIOR SEMI-GLOSS PAINT	MATCH EP-1, SEMI-GLOSS FINISH
EP-3	EXTERIOR ACCENT PAINT	SHERWIN WILLIAMS, SW 7076 CYBERSPACE, FLAT FINISH
FC-1	EXTERIOR LAP SIDING	HARDIE PLANK LAP SIDING, SMOOTH, PRIME FOR PAINT, PAINT EP-3
M-1	PREFINISHED BLACK METAL	OMG ROOFING PRODUCTS, FINISH, BLACK

Paint Areas to be EP-1 SW 6258 Tricorn Black
 West Elevation
 Window & Door Frames
 Gable, Eaves & Soffit Fascias to include the Drive Thru Gutters & Downspouts
 South Elevation
 Window Frames
 Gable, Eaves and Soffit Fascias to include the Dormers Gutters and Downspouts
 East Elevation
 Window & Door Frames
 Gable, Eaves & Soffit Fascias to include the Drive Thru Gutters & Downspouts
 North Elevation
 Window & Door Frames
 Gable, Eaves & Soffit Fascias to include the Drive Thru Gutters & Downspouts

Paint Areas to be EP-1 SW 7076 Cyberspace
 West Elevation
 Hardiplank siding
 South Elevation
 Hardiplank siding
 East Elevation
 Hardiplank siding
 North Elevation
 Hardiplank siding

Samples to be provided at the Meeting



LEVELS, LLC
 2018 POWERS FERRY RD SE
 SUITE 750
 ATLANTA, GA 30339
 PHONE (404) 781-0008
 www.levels.com



CFCU
 500 S HARVEY ST
 PLYMOUTH, MI 48170
 877-937-2328
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PES STRUCTURAL ENGINEERS
 10777 Spring Hill Dr, Suite 100
 Northville, MI 48170
 PES PROJECT NUMBER: 025582
 PES MI COA NUMBER: XXXXXXXX
 EXPIRATION DATE: XXXXXXXX



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JOB NUMBER
2016-5100.53

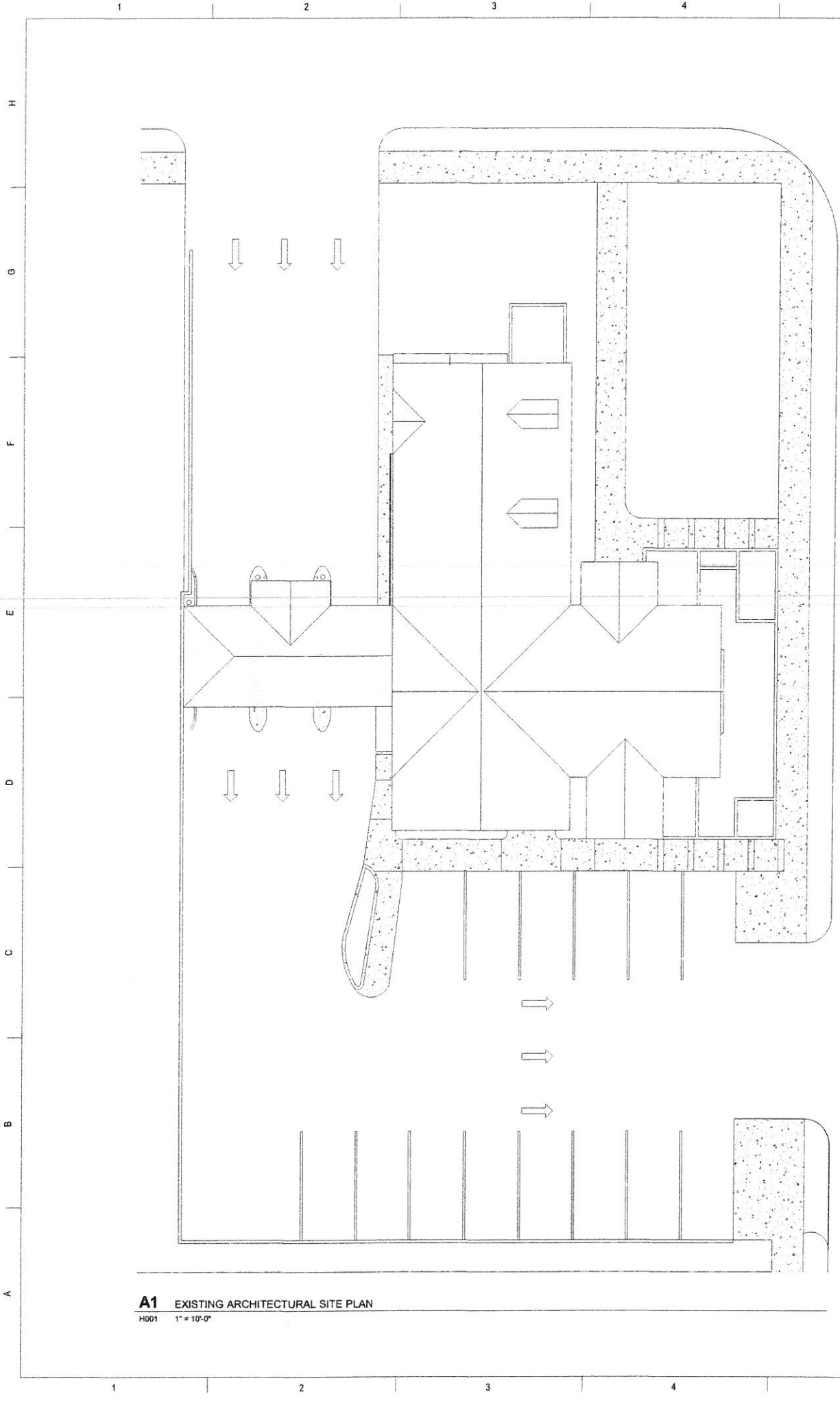
REVISIONS
 # DESCRIPTION DATE

SHEET NAME
HISTORICAL SUBMISSION ELEVATIONS

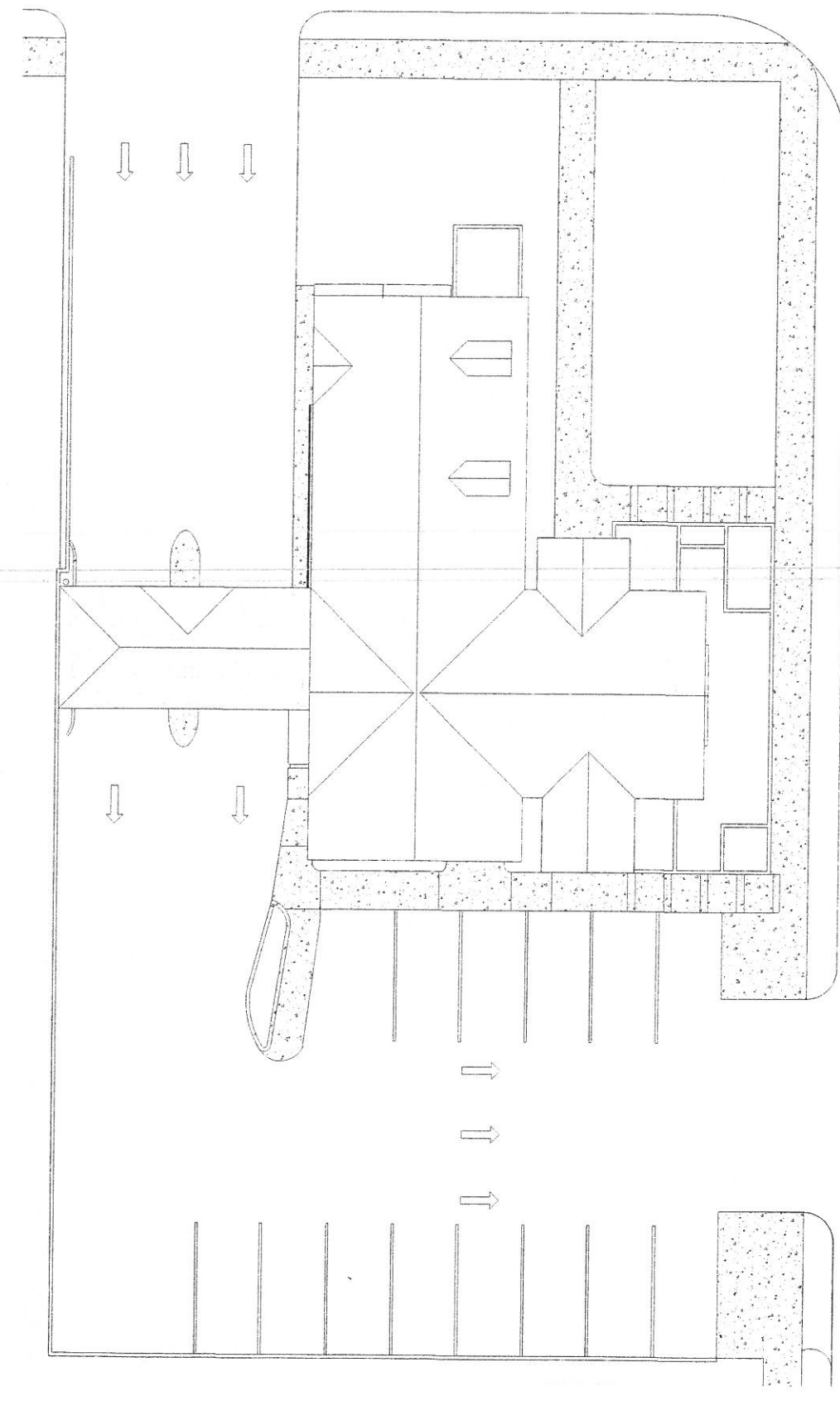
SHEET NUMBER
H201

MARCH 27, 2024 - HISTORICAL COMMISSION SUBMITTAL

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A1 EXISTING ARCHITECTURAL SITE PLAN
H001 1" = 10'-0"



A6 ARCHITECTURAL SITE PLAN
H001 1" = 10'-0"



LEVELS, LLC
2018 POWERS FERRY RD SE
SUITE 750
ATLANTA, GA 30339
PHONE (404) 761-0008
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CFCU
400 S HARVEY ST
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PES PROJECT NUMBER: 032024
PES MI COA NUMBER: XXXXXXX
EXPIRATION DATE: XXXXXXX



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JOB NUMBER
2016-5100.53

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DESCRIPTION DATE

SHEET NAME
**HISTORICAL
SUB SITE
PLANS**

SHEET NUMBER
H001

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FINISH SELECTIONS - EXTERIOR

MARK	MATERIAL TYPE	PRODUCT DESCRIPTION	INSTALLATION	COMMENTS	REP CONTACT
EP-1	EXTERIOR ACCENT PAINT	SHERWIN WILLIAMS, SW 6298 TRICORN BLACK, FLAT FINISH	[insert]	[insert comment or location as needed]	[insert]

KEYNOTES - DEMOLITION

- | # | DESCRIPTION |
|---|--------------------------------------------------------------------------------|
| 1 | REMOVE EXISTING PNEUMATIC TUBES & ASSOCIATED EQUIPMENT. |
| 2 | REMOVE EXISTING COLUMNS AND DRIVE THRU ISLANDS - REFER TO STRUCTURAL DRAWINGS. |
| 3 | EXISTING BANKING EQUIPMENT TO REMAIN. |
| 4 | STAIRS AND BASEMENT ARE NOT WITHIN PROJECT SCOPE. |
| 5 | EXISTING VINYL SIDING TO BE REPLACED, REFER TO A201 / A202. |
| 6 | EXISTING SOFFIT MATERIAL TO BE REPLACED, REFER TO A701. |
| 7 | ENTIRE ROOF TO BE REPLACED, COLOR TO MATCH EXISTING |



LEVELS, LLC
2018 POWERS FERRY RD SE
SUITE 139
ATLANTA, GA 30339
PHONE (404) 761-0008
www.levels.com



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500 S HARVEY ST
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PES STRUCTURAL
ENGINEERS
PES PROJECT NUMBER: 023040
PES MI CEA NUMBER: XXXXXXXX
EXPIRATION DATE: XXXXXXXX



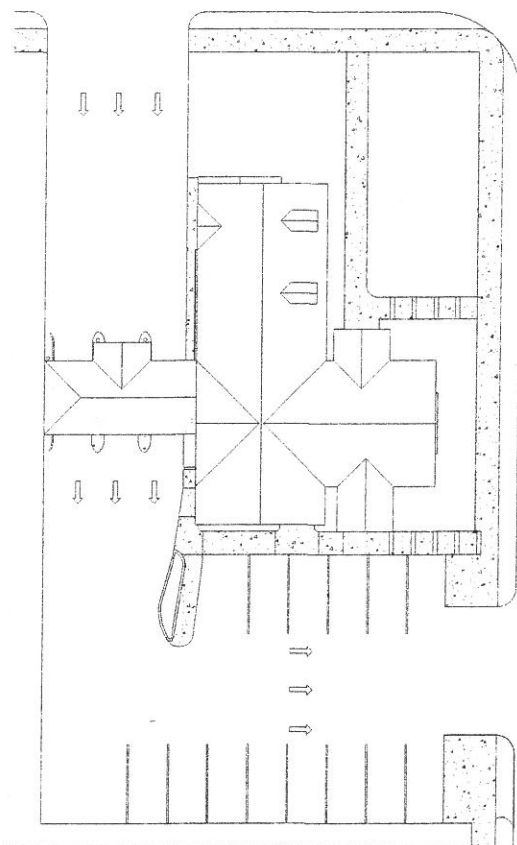
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2016-5100.53

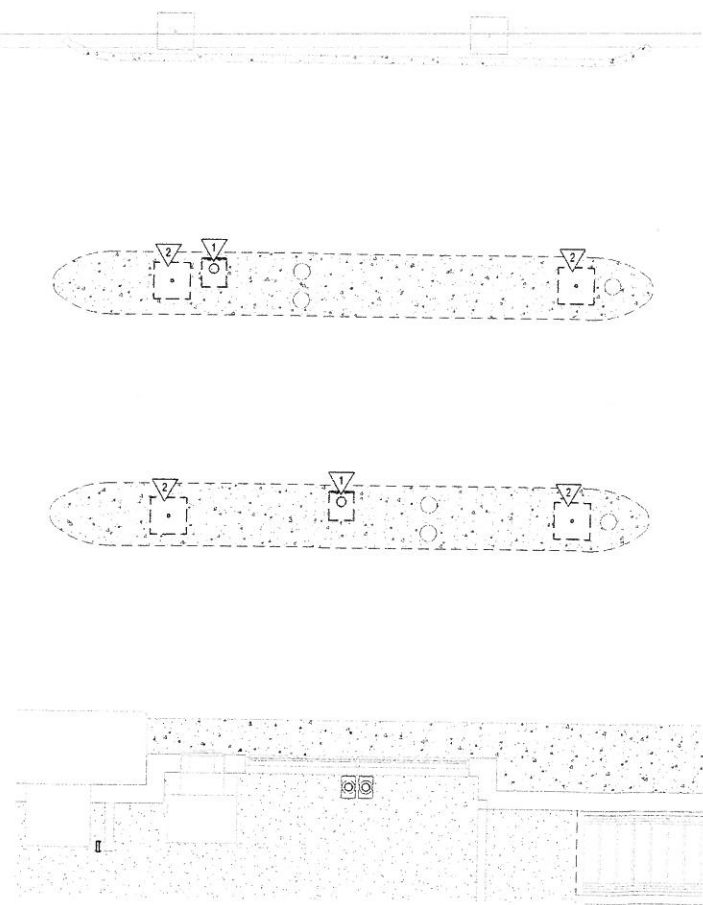
REVISIONS
DESCRIPTION DATE

SHEET NAME
**ARCHITECTURAL
SITE PLAN**

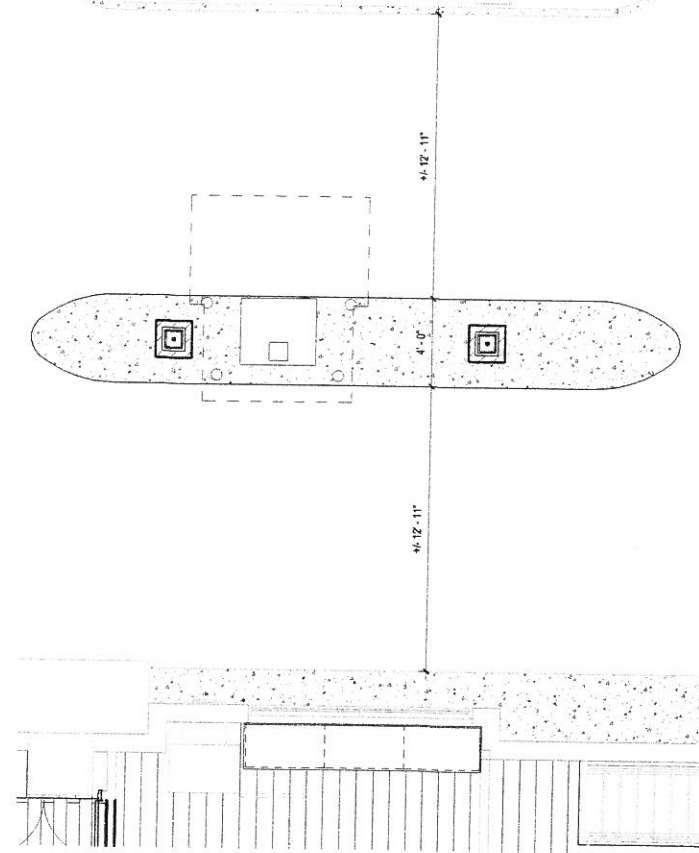
SHEET NUMBER
A001



A1 ARCHITECTURAL SITE PLAN
A001 1" = 20'-0"



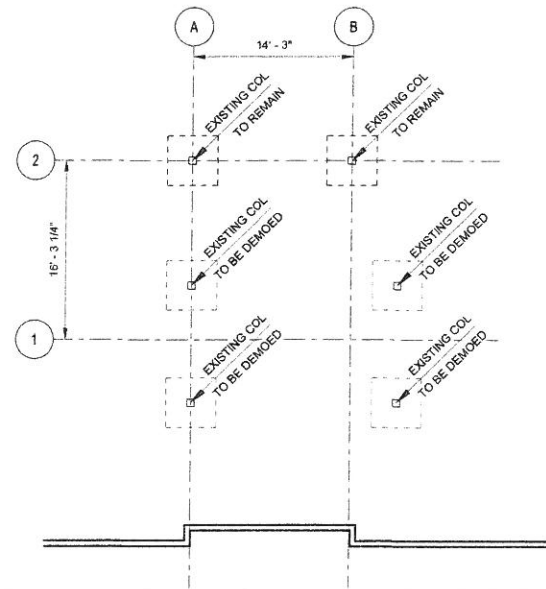
A4 DEMOLITION DRIVE THRU PLAN
A001 1/4" = 1'-0"



A7 DRIVE THRU PLAN
A001 1/4" = 1'-0"

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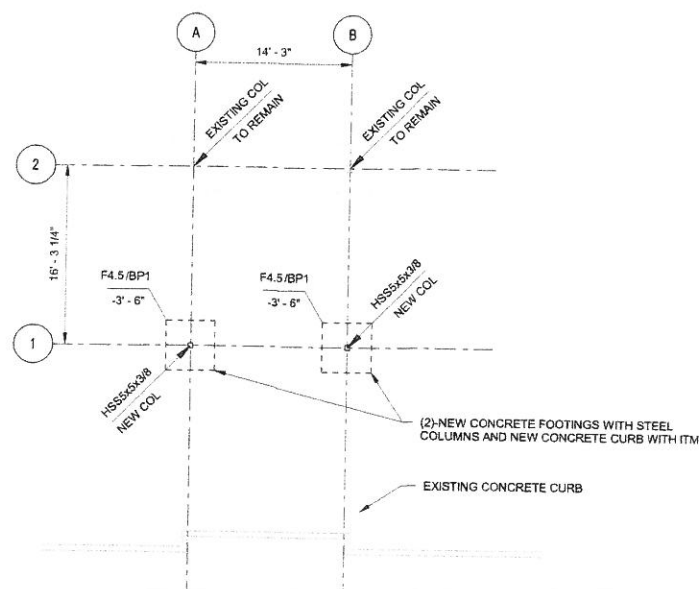
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EXISTING DRIVE-THRU FOUNDATION PLAN

SCALE: 1/8" = 1'-0"

1
S101



MODIFIED DRIVE-THRU FOUNDATION PLAN

SCALE: 1/8" = 1'-0"

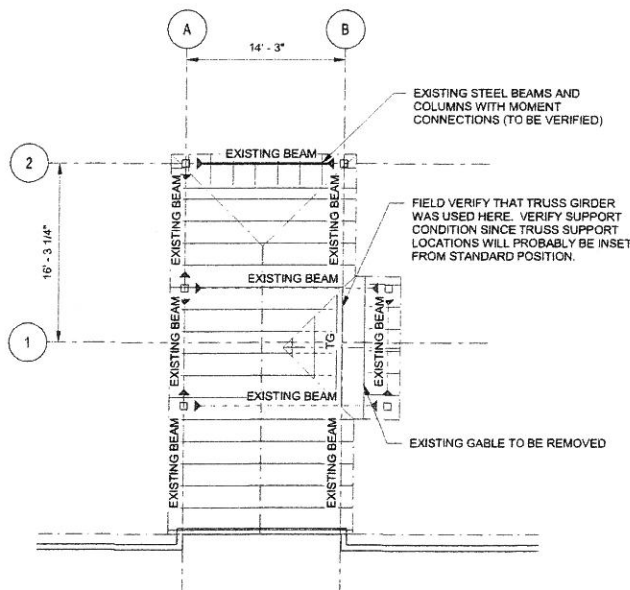
2
S101

FOUNDATION PLAN NOTES:

1. T/SLAB = SEE CIVIL REF T/SLAB = #'-#"
2. BASE PLATE MARK (SEE 5/S201)
FOUNDATION MARK (SEE SCHEDULE ON THIS SHEET) → FH / BP#
TOP OF FOOTING ELEVATION → -#'-#"
3. SUBMIT PROPOSED SLAB-ON-GROUND CONSTRUCTION OR CONTRACTION JOINT LOCATIONS FOR SCHEMATIC CJ PLAN - SEE 1/S202
4. FOR TRENCHES ADJACENT TO FOUNDATIONS - SEE 1/S201 FOR PIPING PASSING UNDER WALL FOUNDATIONS - SEE 2/S201 PIPING PASSING UNDER FOOTING SHALL BE PLACED AND INSPECTED BEFORE FOUNDATIONS ARE PREPARED.
5. GENERAL CONTRACTOR SHALL COORDINATE PLUMBING AND UTILITIES LOCATIONS WITH FOUNDATIONS AS NEEDED. ADDITIONALLY GC SHALL COORDINATE FOUNDATION ELEVATIONS WITH PLUMBING AND UTILITIES AS NEEDED. FORWARD ANY FOUNDATION LOCATION CHANGE REQUESTS TO STRUCTURAL ENGINEER OF RECORD FOR REVIEW AND APPROVAL.
6. → DENOTES STEP IN FOUNDATION - SEE 3/S201
7. SEE ARCHITECTURAL DRAWINGS FOR:
 - ALL SLOPED SLAB AREAS (MAINTAIN SLAB THICKNESS NOTED ON PLAN AS A MINIMUM IN ALL AREAS).
 - ALL DEPRESSED SLAB AND/OR RAISED SLAB AREAS (MAINTAIN SLAB THICKNESS NOTED ON PLAN AS A MINIMUM IN ALL AREAS).
 - ALL DIMENSIONS NOT SHOWN. VERIFY ALL DIMENSIONS SHOWN IN STRUCTURAL DRAWINGS WITH ARCHITECTURAL DRAWINGS AND REPORT ANY DISCREPANCIES OR DIMENSIONS NOT SHOWN ON ARCHITECTURAL DRAWINGS FOR CLARIFICATION.

FOUNDATION SCHEDULE

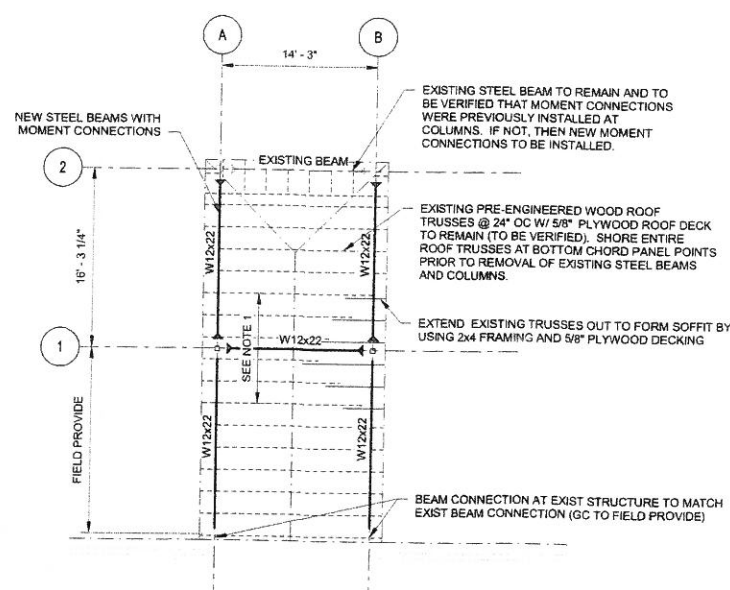
MARK	LENGTH	WIDTH	THICKNESS	BOTTOM REINFORCEMENT	TOP REINFORCEMENT
F4.5	4'-6"	4'-6"	1'-3"	(5)-#5	(5)-#5



EXISTING ROOF FRAMING PLAN

SCALE: 1/8" = 1'-0"

3
S101



MODIFIED ROOF FRAMING PLAN

SCALE: 1/8" = 1'-0"

4
S101

ROOF FRAMING PLAN NOTES:

1. EXISTING TRUSSES TO BE SUPPORTED OFF OF NEW STEEL BEAMS BY EXTENDING A STEEL ANGLE FROM THE WEB OF THE BEAMS SINCE IT IS ASSUMED THAT THESE TRUSSES WILL STOP SHORT OF THE STEEL BEAM (TO BE VERIFIED).
 2. T/STEEL = T/EXISTING STEEL BEAMS (GC FIELD PROVIDE).
 3. → DENOTES MOMENT CONNECTION. DESIGN CONNECTIONS FOR FORCES INDICATED ON PLAN AND IN ELEVATIONS. FOR CONNECTION DETAIL, SEE 1/S301
- M=K-FT DENOTES DESIGN SERVICE LEVEL (ALLOWABLE STRESS DESIGN) MOMENT REACTION (+ OR -). IF FORCE IS NOT SHOWN, DESIGN FOR 15 K-FT.



LEVELS, LLC
2018 POWERS FERRY RD SE
SUITE 750
ATLANTA, GA 30339
PHONE (404) 761-0008
www.levels.com



PES PROJECT NUMBER: 223048



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NORTHVILLE
400 E MAIN ST
NORTHVILLE, MI 48167

JOB NUMBER
2016-5100.53

REVISIONS
DESCRIPTION DATE

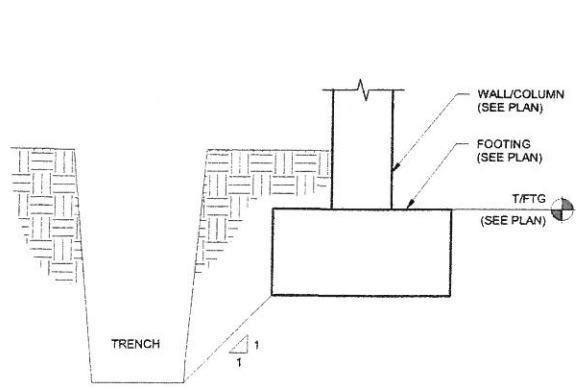
SHEET NAME
FOUNDATION & ROOF FRAMING PLAN
SHEET NUMBER
S101



1/31/24

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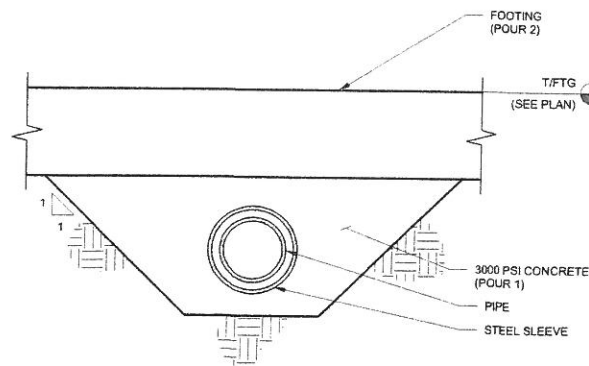
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TYPICAL FOOTING ADJACENT TO TRENCH - SECTION

SCALE: 1" = 1'-0"

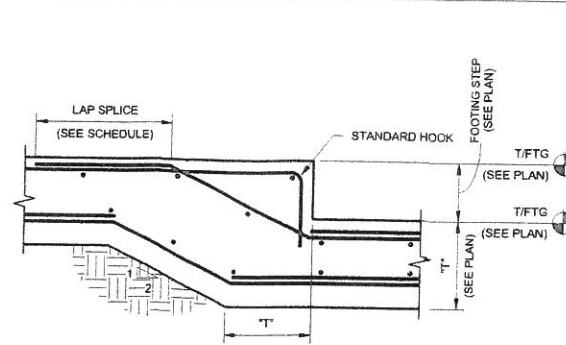
1
S201



TYPICAL PIPE UNDER FOOTING - SECTION

SCALE: 1" = 1'-0"

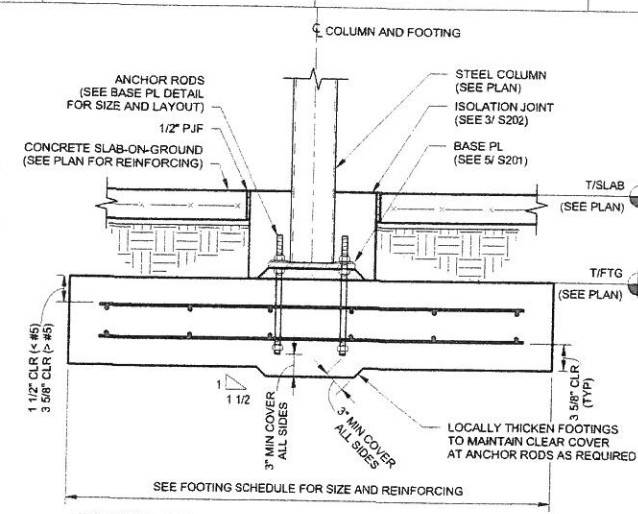
2
S201



TYPICAL FOOTING STEP - SECTION

SCALE: 1" = 1'-0"

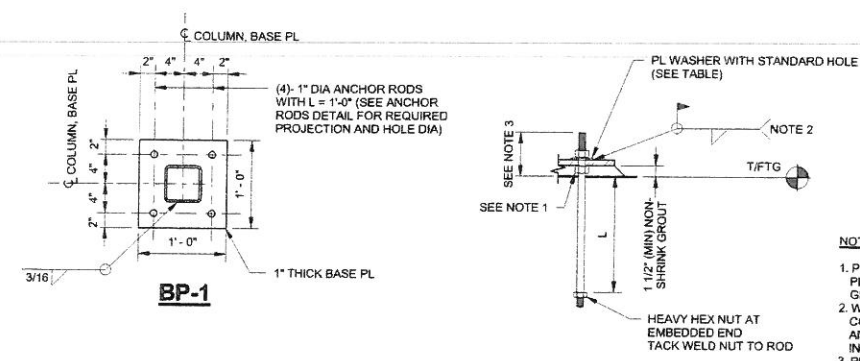
3
S201



TYPICAL INTERIOR COLUMN FOOTING - SECTION

SCALE: 1" = 1'-0"

4
S201



BASE PLATE DETAILS

SCALE: 1" = 1'-0"

5
S201

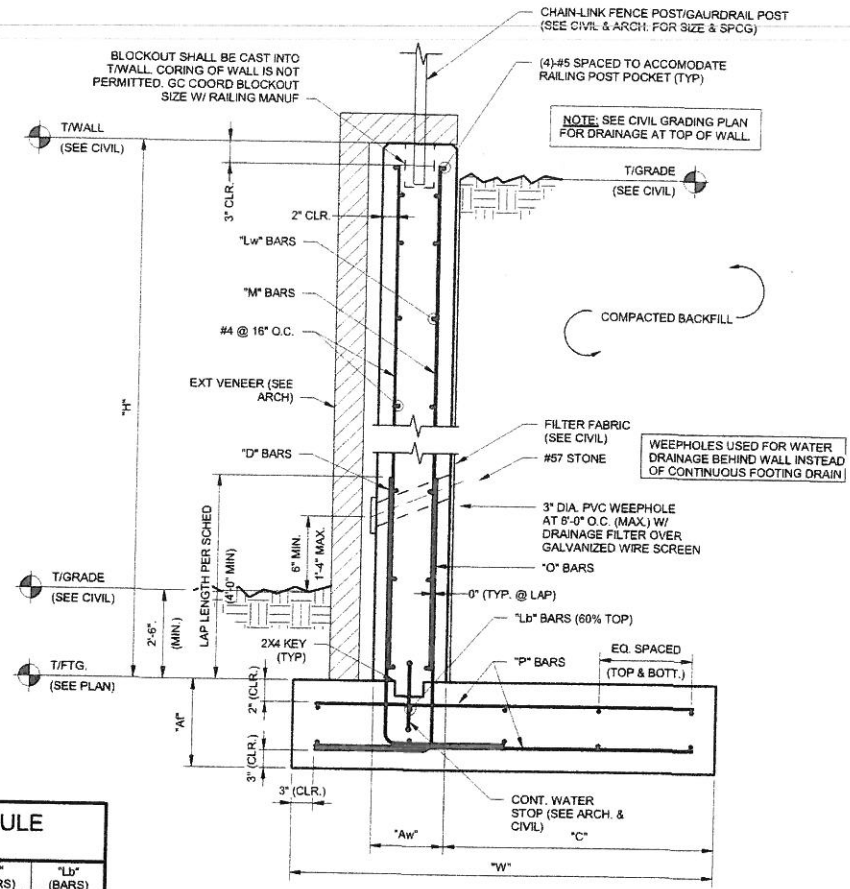
BASE PLATE HOLE DIAMETER AND PLATE WASHER SIZE

ANCHOR RODS DIA	BASE PL HOLE DIA	MIN WASHER DIMENSION	MIN WASHER THICKNESS
3/4"	1 5/16"	2"	1/4"
7/8"	1 9/16"	2 1/2"	5/16"
1"	1 13/16"	3"	3/8"
1 1/4"	2 1/16"	3"	1/2"
1 1/2"	2 5/16"	3 1/2"	1/2"
1 3/4"	2 3/4"	4"	5/8"
2"	3 1/4"	5"	3/4"
2 1/2"	3 3/4"	5 1/2"	7/8"

- NOTES:**
1. PROVIDE LEVELING NUTS AND WASHERS, SHIM STACKS, OR LEVELING PLATE TO TEMPORARILY SUPPORT COLUMN DURING LEVELING AND GROUTING.
 2. WELD REQUIRED ONLY AT BRACED FRAME AND MOMENT FRAME COLUMNS. AS AN ALTERNATIVE TO WELDING, FILL ALL VOIDS BETWEEN ANCHOR ROD AND BASE PLATE HOLES WITH GROUT OR EPOXY PRIOR TO INSTALLING WASHER AND NUT.
 3. PROVIDE ADEQUATE PROJECTION FOR INSTALLATION OF NUT ABOVE BASE PLATE, 6" MINIMUM.

CANTILEVER RETAINING WALLS SCHEDULE (WALLS RETAINING SOIL BACKFILL)

"H"	"Aw"	"C"	"W"	"A"	"O" (DWLS)	"M" (BARS)	"LW" (BARS)	"T" (BARS)	"LB" (BARS)
0'-0" - 2'-6"	6"	1'-0"	2'-0"	10"	#4 @ 12"	#4 @ 12"	#4 @ 16"	#4 @ 12"	6 - #4
2'-7" - 4'-0"	8"	2'-4"	3'-0"	12"	#4 @ 12"	#4 @ 12"	#4 @ 16"	#4 @ 12"	12 - #4
4'-1" - 7'-4"	8"	3'-10"	7'-6"	14"	#5 @ 10"	#5 @ 10"	#5 @ 12"	#5 @ 10"	16 - #4



"TYP. SITE RETAINING WALL SECTION"

SECTION
SCALE: 1" = 1'-0"

6
S201



1/31/24



LEVELS, LLC
2018 POWERS FERRY RD SE
SUITE 150
ATLANTA, GA 30339
PHONE (404) 761-0009
www.levels.com



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400 E MAIN ST
NORTHVILLE, MI 48167

JOB NUMBER
2016-5100.53

REVISIONS
DESCRIPTION DATE

SHEET NAME
FOUNDATION DETAILS

SHEET NUMBER
S201

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A1 EXISTING SCHEMATIC FLOOR PLAN
H101 3/16" = 1'-0"

A6 SCHEMATIC FLOOR PLAN
H101 3/16" = 1'-0"



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SUITE 750
ATLANTA, GA 30339
PHONE (404) 761-0008
www.levels.com



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500 S HARVEY ST
PLYMOUTH, MI 48170
677-937-2328
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PES PROJECT NUMBER: 220342
PES MI COA NUMBER: XXXXXXXX
EXPIRATION DATE: XXXXXXXX



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JOB NUMBER
2016-5100.53

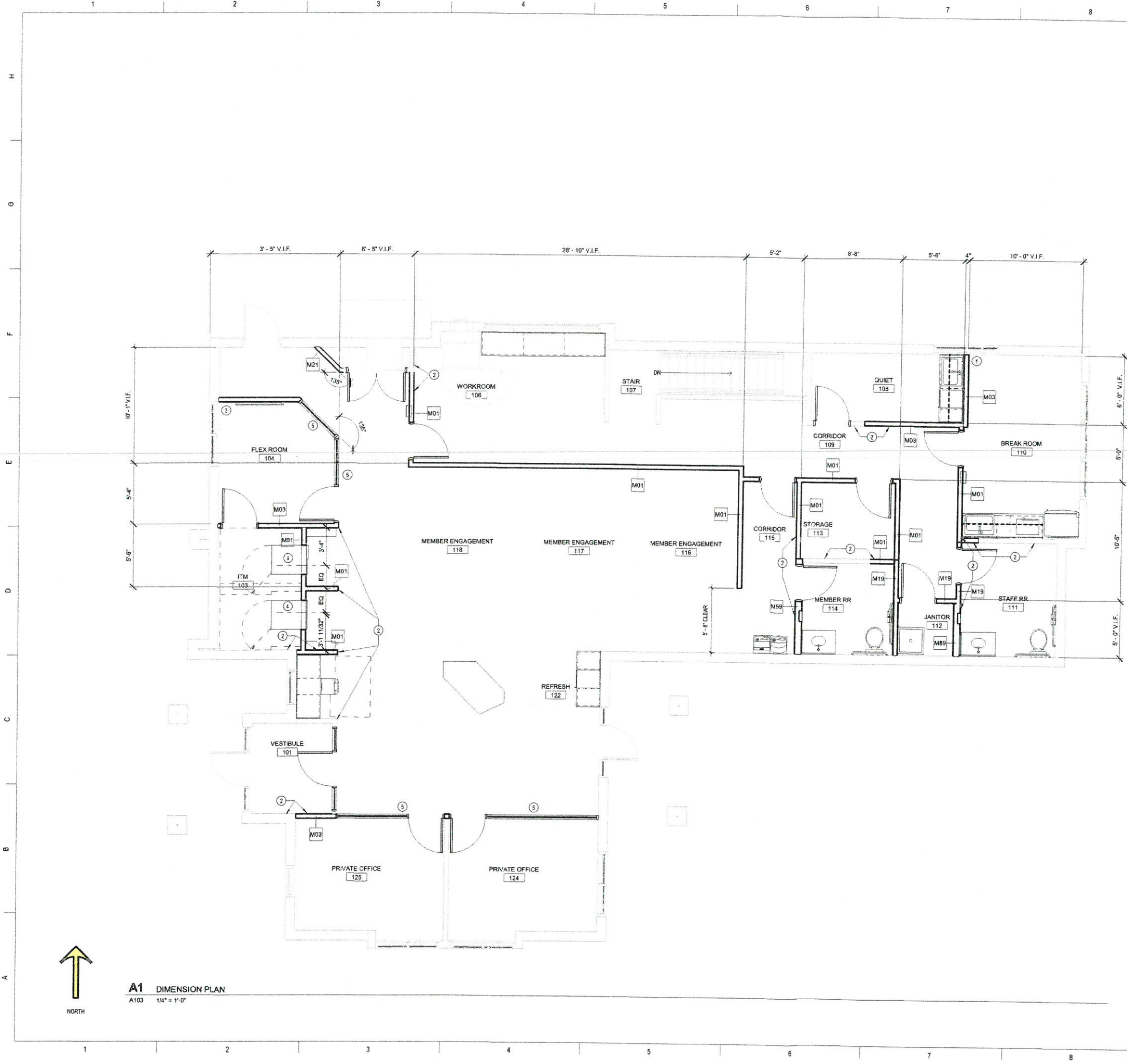
REVISIONS
DESCRIPTION DATE

SHEET NAME
**HISTORICAL
SUB FLOOR
PLANS**

SHEET NUMBER
H101

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GENERAL DIMENSION NOTES

- PRIOR TO CONSTRUCTION, CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS AND NOTIFY ARCHITECT OF DISCREPANCIES GREATER THAN 2" PRIOR TO FRAMING WALLS.
- DIMENSIONS ARE FROM FACE OF STUD TO FACE OF STUD AT NEW WALLS, FACE OF STUD TO INTERIOR FACE OF EXISTING WALLS, AND FACE OF STUD TO FINISH FACE OF EXISTING WALLS WHERE SHOWN. ASSUME 5" NOMINAL WIDTHS OF STUD UNLESS OTHERWISE NOTED.
- ANY "VP" (VERIFY IN FIELD) DIMENSION IS A FLEX AREA TO ALLOW FOR FIELD ADJUSTMENTS AND ALIGNMENT WITH EXISTING WALLS AND/OR COLUMNS.
- ANY "10" DIMENSION IS TO THE CONDUIT WITHIN SPECIALTY MILLWORK.
- REFER TO ENLARGED PLANS FOR ADDITIONAL DIMENSIONS.
- SEE DRYWALL SOFFITS INDICATED ON A101 FOR ALIGNMENT WITH WALLS/CASEWORK BELOW.
- GYP BOARD ONE SIDE ONLY AT CHASE WALLS.
- ALIGN NEW WALLS WITH EXISTING ADJACENT WALLS WHERE APPLICABLE FOR A SMOOTH, CONTINUOUS FINISH.
- SEE A311 FOR WALL SECTIONS AT EXTERIOR WALLS.



LEVELS, LLC
2016 POWERS FERRY RD SE
SUITE 750
ATLANTA, GA 30339
PHONE (404) 781-0308
www.levels.com



CFCU
509 S HARVEY ST
PLYMOUTH, MI 48170
877-537-2228
www.cfcu.org

KEYNOTES - DIMENSION

- | # | DESCRIPTION |
|---|---------------------------------------------------------------------------------------------------------------------------|
| 1 | CENTER NEW WALL ON EXISTING WINDOW MULLION. |
| 2 | ALIGN NEW WALLS FOR SMOOTH & CONTINUOUS FINISH. |
| 3 | ALIGN NEW WALL WITH EDGE OF TRIM AT EXISTING WINDOW. |
| 4 | BANKING EQUIPMENT, COMPLY WITH MANUFACTURER'S INSTALLATION AND CLEARANCE INSTRUCTIONS. NOTIFY ARCHITECT OF DISCREPANCIES. |
| 5 | WALL TYPE M03 ABOVE STOREFRONT IN THIS LOCATION. |



PES STRUCTURAL ENGINEERS
PES PROJECT NUMBER: 822000
PES MI CDA NUMBER: XXXXXXXX
EXPIRATION DATE: XXXXXXXX



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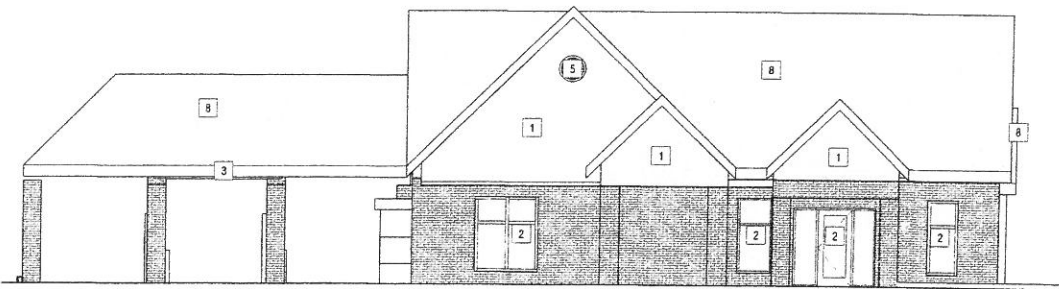
REVISIONS
DESCRIPTION DATE

SHEET NAME
DIMENSION PLAN

SHEET NUMBER
A103

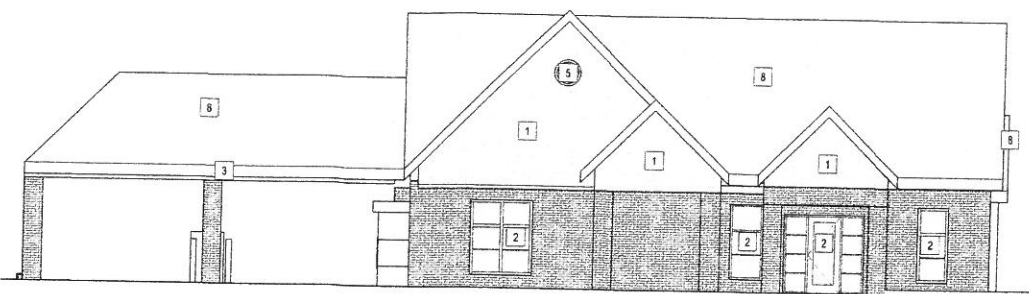
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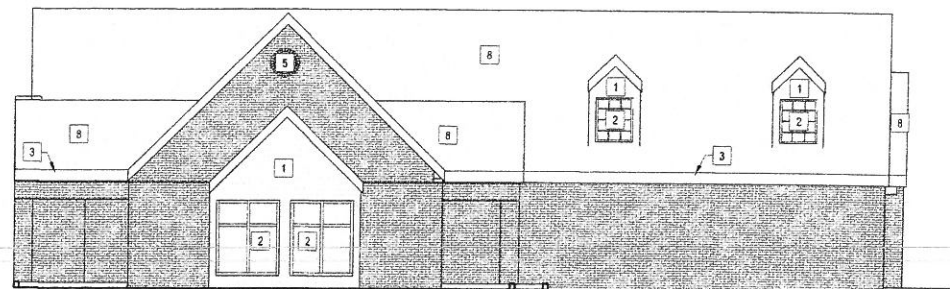
G1 EXISTING WEST ELEVATION

H201 1/8" = 1'-0"



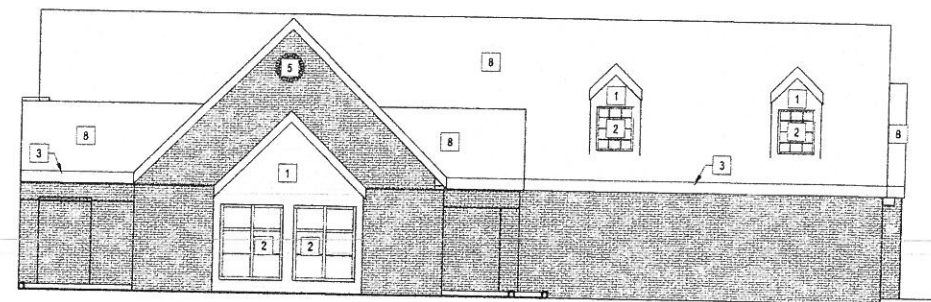
G5 WEST ELEVATION

H201 1/8" = 1'-0"



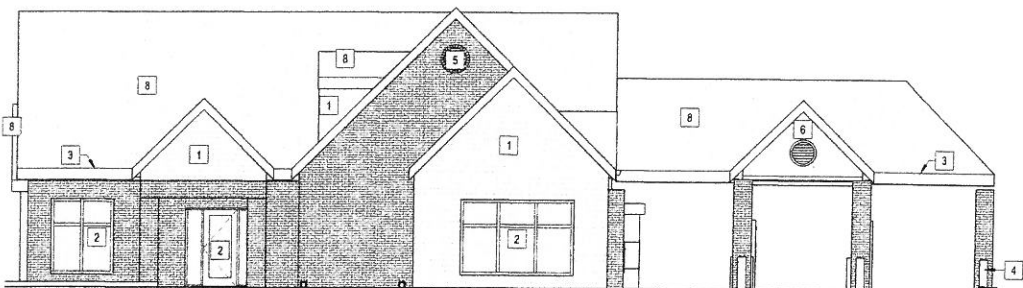
E1 EXISTING SOUTH ELEVATION

H201 1/8" = 1'-0"



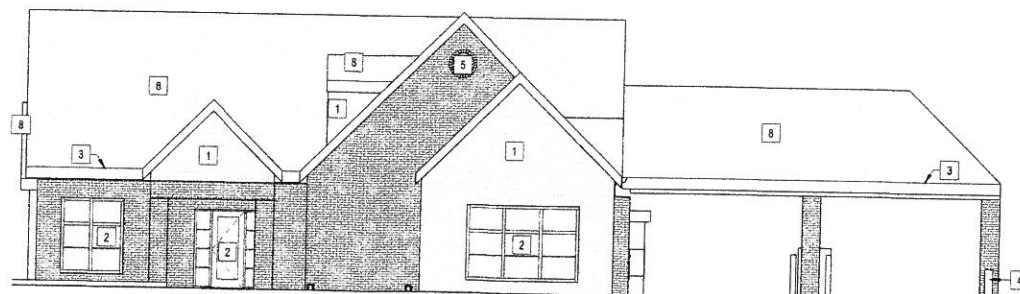
E5 SOUTH ELEVATION

H201 1/8" = 1'-0"



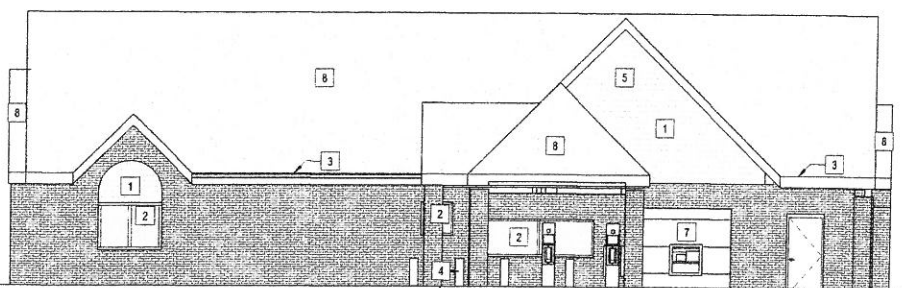
C1 EXISTING EAST ELEVATION

H201 1/8" = 1'-0"



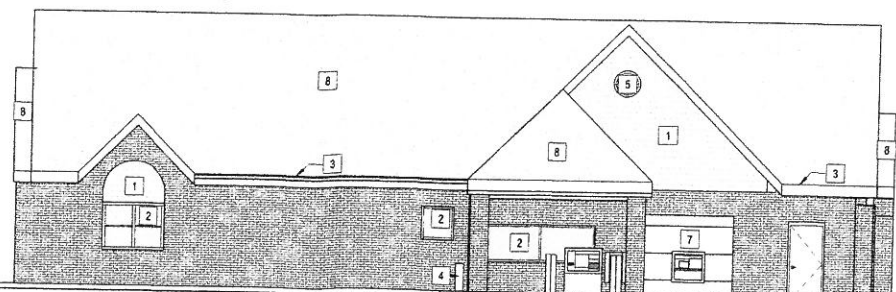
C5 EAST ELEVATION

H201 1/8" = 1'-0"



A1 EXISTING NORTH ELEVATION

H201 1/8" = 1'-0"



A5 NORTH ELEVATION

H201 1/8" = 1'-0"

KEYNOTES - ELEVATION

- # DESCRIPTION
- 1 EXISTING VINYL SIDING TO BE REPLACED WITH FC-1
- 2 EXISTING WINDOWS, PAINT ALL TRIM EP-2
- 3 EXISTING GUTTER AND DOWNSPOUT, PAINT EP-2
- 4 EXISTING BOLLARDS, PAINT EP-2
- 5 EXISTING VENTS, PAINT EP-2
- 6 ROOF INFILL
- 7 EXISTING ATM SHROUD TO BE RE-WRAPPED
- 8 ENTIRE ROOF TO BE REPLACED, NEW ROOFING AS-1.

FINISH SELECTIONS - EXTERIOR.

MARK	MATERIAL TYPE	PRODUCT DESCRIPTION
AS-1	ASPHALT SHINGLES	GAF TIMBERLINE HD, COLOR: TO MATCH EXISTING
EP-1	EXTERIOR ACCENT PAINT	SHERWIN WILLIAMS, SW 6256 TRICORN BLACK, FLAT FINISH
EP-2	EXTERIOR SEMI-GLOSS PAINT	MATCH EP-1, SEMI-GLOSS FINISH
EP-3	EXTERIOR ACCENT PAINT	SHERWIN WILLIAMS, SW 7076 CYBERSPACE, FLAT FINISH
FC-1	EXTERIOR LAP SIDING	HARDIE PLANK LAP SIDING, SMOOTH, PRIME FOR PAINT, PAINT EP-3
M-1	PREFINISHED BLACK METAL	OMG ROOFING PRODUCTS, FINISH: BLACK



LEVELS, LLC
2018 POWERS FERRY RD SE
SUITE 750
ATLANTA, GA 30339
PHONE (404) 781-0008
www.levels.com



CFCU
500 S HARVEY ST
PLYMOUTH, MI 48170
877-931-2328
www.cfcu.org



PES STRUCTURAL ENGINEERS
ADDRESS: 1411 Grandville, P.O. Box 16, Grandville, Michigan 49431
PHONE: 616-835-8200 Fax: 616-835-8888
PES PROJECT NUMBER: 0230342
PES MI CGA NUMBER: XXXXXXXX
EXPIRATION DATE: XXXXXXXX



CFCU
NORTHVILLE
400 E MAIN ST
NORTHVILLE, MI 48167

JOB NUMBER
2016-5100.53

REVISIONS
DESCRIPTION DATE

SHEET NAME
HISTORICAL SUBMISSION ELEVATIONS

SHEET NUMBER
H201

MARCH 27, 2024 - HISTORICAL COMMISSION SUBMITTAL



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
Diane Mulville-Friel
DATE: April 11, 2024
RE: 400 E. Main St. – Drive-Thru Redesign, Roof, Siding, Signs, and Paint

The applicant, Community Financial Credit Union (CFCU), is in the process of rebranding and is proposing the following changes to the exterior of their building and drive-thru at the above address. Note that the project will also reconfigure the floorplan inside the building, but these changes don't appear to have any impact to the exterior. The description of work proposed by the applicant's authorized contractor (LEVEL5, LLC) includes:

- Paint color change
- Sign installation and replacement
- Roof replacement and associated repairs to facias, gutters, and downspouts
- Siding replacement
- Redesign of the existing drive-thru lanes, posts, and installation of new Interactive Teller Machines (ITMs).

Zoning Requirements

The Building Official will review the proposal for zoning to confirm compliance with the Zoning Ordinance, and if the project requires site plan approval from the Planning Commission approval.

HDC Application Requirements

We have evaluated the information provided with this application, and have the following comments. Note that the applicant's narrative states that they will bring samples of the proposed paint colors, color chips for sign colors, samples of the proposed roof shingles and proposed siding to the meeting.

1. SIGN INSTALLATION / REPLACEMENT

- The applicant will be required to obtain a Sign Permit from the Building Department. At that time, the Building Official will determine if the proposed signage is compliant with the Zoning Ordinance.

2. DRIVE-THRU REDESIGN

- The project includes removal of the gable front (north-facing) roof on the drive-thru canopy, eliminating one drive-thru lane, and installation of a wider concrete island and banking equipment. Plans illustrating this work have been submitted, but they are not printed to scale. Because all of this work is occurring under the existing drive-thru canopy, we don't consider


*Benjamin R. Carlisle, President Douglas J. Lewan, Executive Vice President John L. Enos, Vice President
David Scurto, Principal Sally M. Elmiger, Principal R. Donald Wortman, Principal
Paul Montagno, Principal, Megan Masson-Minock, Principal, Laura Kreps, Senior Associate
Richard K. Carlisle, Past President/Senior Principal*

“printed-to-scale” plans necessary, as no dimensions require checking. If the Commissioners prefer, we can request that the applicant provide “printed-to-scale” drawings for the City’s files

- Sheet H201 - Cardinal directions for elevation details are not correct (e.g., detail C1 and C5 should be labeled “North”; A1 and A5 should be labeled “West”; E1 and E5 should be labeled “East”; G1 and G5 should be labeled “South”).
- Paint Notes need to be corrected to reflect these cardinal directions.
- Sheet S201 includes a detail of a retaining wall. Will work be done on the retaining walls along the west property line? Or other retaining walls on the site? If so, then details of the exterior treatment, materials and colors need to be provided.
- Will the railings along the walkway on the south side of the building also be painted? If yes, the proposed color should be identified.

In summary, the applicant will need to be prepared to answer the questions in this review at the HDC meeting and provide additional information if necessary. Also, samples of the paint, roof shingle and siding, in the proposed colors, and branding/signage color chips, need to be brought to the HDC meeting. Someone representing the project needs to attend the HDC meeting on Wednesday, April 17, 2024, to respond to the Commissioner’s questions.

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



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



CARLISLE/WORTMAN ASSOC., INC.
Diane Mulville-Friel, AICP
Senior Associate

Cc: George Lahanas, City Manager
Michael Smith, Clerk
Brent Strong, Building Official
Level5, LLC (dlapp@level5.com)

City of Northville

Historic District Design Guidelines

Acknowledgments

State Historic Preservation Office

Alan Higgins

Amy Arnold

Kraemer Design Group, LLC

Cassandra Talley

Lillian Candela

Katie Cook

Kyle Berryman

City of Northville Historic District Commission

James C. Allen

Leanie Bayly

David Field

Alexander Fritz

Jeff Gaines

Thomas Gudritz

Mario Tartaglia

Barbara Moroski-Browne, Council Liaison

Credits

The activity that is the subject of this project has been financed in part with Federal funds from the National Park Service, U.S. Department of the Interior, through the Michigan Strategic Fund, State Historic Preservation Office. However, the contents and opinions herein do not necessarily reflect the views or policies of the Department of the Interior or the Michigan Strategic Fund, State Historic Preservation Office nor does the mention of trade names or commercial products herein constitute endorsement or recommendation by the Department of the Interior or the Michigan Strategic Fund, State Historic Preservation Office.

This program receives Federal financial assistance for identification and protection of historic properties. Under Title VI of the Civil Rights Acts of 1964, Section 504 of the Rehabilitation Act of 1973, and the Age Discrimination Act of 1975, as amended, the U.S. Department of the Interior prohibits discrimination on the basis of race, color, national origin, disability, or age in its federally assisted programs. Michigan law prohibits discrimination on the basis of religion, race, color, national origin, age, sex, marital status, or disability. If you believe you have been discriminated against in any program, activity, or facility as described above, or if you desire further information, please write to: Chief, Office of Equal Opportunity Programs, United States Department of the Interior, National Park Service, 1849 C Street, NW, MS-2740, Washington, DC 20240.

Table of Contents

1. Introduction.....	5	3.12 Exterior Lighting.....	64
1.1 Historic Districts and Design Guidelines.....	7	3.13 Solar Panels.....	65
1.2 Historic District Key Words.....	8	3.14 Accessory Structures.....	66
1.3 Seven Aspects of Integrity.....	8	3.15 Landscapes, Site Features, Fencing, and Open Spaces.....	68
1.4 Historic Preservation Standards.....	9	3.16 Additions to Historic Residential Resources.....	70
1.5 Secretary of the Interior’s Standards.....	10	3.17 Adaptive Reuse of Historic Residential Resources.....	72
1.6 Michigan’s Local Historic Districts Act.....	11		
1.7 Basic Preservation Principles.....	12	4. Design Guidelines for Historic Non-Residential Resources.....	73
1.8 Falsely Historic Alterations.....	14	4.1 Northville’s Historic Non-Residential Resources.....	74
1.9 Northville’s Historic District Commission.....	15	4.2 Evaluating Changes Over Time.....	75
1.10 What does the HDC Review?.....	16	4.3 Maintenance.....	76
1.11 The HDC Review Process.....	18	4.4 Accessibility.....	78
1.12 Tax Credits for Historic Preservation.....	21	4.5 Storefronts.....	79
		4.6 Exterior Wall Materials.....	81
2. Northville’s Historic Resources.....	22	4.7 Architectural Ornament.....	84
2.1 Northville’s Historic District.....	23	4.8 Paint and Paint Colors.....	85
2.2 Historic Architectural Styles of Northville.....	25	4.9 Windows.....	86
		4.10 Doors.....	87
3. Design Guidelines for Historic Residential Resources.....	42	4.11 Roof Elements.....	89
3.1 Evaluating Changes Over Time.....	43	4.12 Rooftop Mechanical Equipment and Penthouses.....	90
3.2 Maintenance.....	44	4.13 Solar Panels.....	91
3.3 Exterior Wall Materials.....	46	4.14 Awnings.....	92
3.4 Paint and Paint Colors.....	50	4.15 Signage.....	94
3.5 Architectural Ornament.....	51	4.16 Exterior Lighting.....	95
3.6 Windows.....	52	4.17 Sidewalk Cafes and Patios.....	96
3.7 Storm Windows.....	54	4.18 Development of the Rear Façade.....	97
3.8 Doors.....	55	4.19 Landscapes and Open Space.....	98
3.9 Porches, Balconies, Patios.....	58	4.20 Parking.....	99
3.10 Roofing Material, Roof Shape, Roof Features, Gutters.....	60	4.21 Additions to Historic Commercial Resources.....	100
3.11 Awnings.....	63	4.22 Adaptive Reuse of Historic Commercial Resources.....	102



Historic resources in Northville’s Historic District. Photos by KDG, 2023.

Table of Contents

5. Applying Design Guidelines to Non-Historic Resources within Historic Districts.....103

6. Design Guidelines for New Construction in Historic Residential Districts.....105

- 6.1 New Construction in Historic Residential Districts.....106
- 6.2 Setback and Spacing.....109
- 6.3 Mass.....110
- 6.4 Scale.....110
- 6.5 Height.....111
- 6.6 Proportion.....112
- 6.7 Rhythm.....112
- 6.8 Hierarchy.....113
- 6.9 Materials.....114
- 6.10 Details.....114

7. Design Guidelines for New Construction in Historic Commercial Districts.....115

- 7.1 New Construction in Historic Commercial Districts.....116
- 7.2 Setback and Spacing.....119
- 7.3 Mass.....120
- 7.4 Scale.....120
- 7.5 Height.....121

- 7.6 Proportion.....122
- 7.7 Hierarchy.....122
- 7.8 Rhythm.....123

8. Addressing Demolition in Historic Districts.....124

9. Sustainability, Alternative Materials, and Contemporary Concepts in Historic Preservation.....127

- 9.1 Sustainability.....128
- 9.2 Using Alternative Materials.....130
- 9.3 Alternative Materials.....131
- 9.4 Contemporary Concepts in Historic Preservation.....133

Appendix A: Definitions.....135

- A.1 Northville’s Historic District Ordinance Definitions.....136
- A.2 Common Architectural Terms.....137

Appendix B: Historic Preservation Resources for Property Owners.....140

- B.1 Books and Magazines.....141
- B.2 National Register of Historic Places Bulletins.....142
- B.3 Technical Preservation Services Publications.....142
- B.4 National Park Service Preservation Briefs.....142



Historic resources in Northville’s Historic District. Photos by KDG, 2023.

1. Introduction

1. Introduction

Historic resources in Northville tell a story about the development and history of this community and provide a tangible link to the past. Northville values its historic resources because understanding and appreciating history is a vital step toward understanding and improving the present and future. Preservation of these assets ensures that this history is not lost, and it creates a unique sense of place which is attractive to homeowners, businesses, and visitors. As a Certified Local Government (CLG), the City has partnered with the Michigan State Historic Preservation Office to promote, support, and enhance historic preservation in Northville.

Northville has a local historic district ordinance which declares that historic preservation is a public purpose. Find the ordinance here:

https://library.municode.com/mi/northville/codes/code_of_ordinances?nodeId=COOR_CH42HIPR

These guidelines aim to encourage and foster historic preservation by assisting local stakeholders in making informed design decisions that are consistent with preservation principles. Design guidelines are a preservation and development management tool to help retain historic materials and historic character in a designated historic district.

All exterior work performed on buildings, sites, structures, and objects inside a local historic district is subject to review and approval by the Northville Historic District Commission (HDC). This includes both historic and non-historic resources. When performing work in a local historic district, the applicant will need to obtain a certificate of appropriateness before work begins to ensure that work complies with the Secretary of the Interior’s Standards for Rehabilitation. To help guide residents, business owners, the HDC, and others, this document provides guidelines for appropriate and not appropriate treatments of exterior features.

It is important to note that the presence of non-compliant work in a historic district is not a basis for approval for another non-compliant project. Often these instances of non-compliant work were the result of very specific, special circumstances, were performed without HDC review, or were performed before the HDC began reviewing projects.



Downtown Northville. Photo by KDG, 2023.



A house in Northville’s Historic District. Photo by KDG, 2023.



A house in Northville’s Historic District. Photo by KDG, 2023.

1.1 Historic Districts and Design Guidelines

Local historic districts can be comprised of a single property, or they may span a larger area and include many properties and buildings. A historic district is defined as a section of a community that contains historic resources (buildings, sites, structures, or objects) considered valuable for historical or architectural reasons and deemed worthy of protection. A district with multiple resources often gains its historical and/or architectural significance from the interrelationship between the individual properties that work together to create a visual sense of its history.

Design guidelines do not dictate solutions, but rather, they convey general policies about the design of proposed work to properties within a district. They define a range of appropriate responses to a variety of differing conditions and design issues. Rather than providing prescriptive solutions, these design guidelines offer general approaches for scenarios such as identifying significant features, maintaining, repairing, and treating historically significant features and materials, and assessing the compatibility of proposed new construction. Every project will have nuances and different opportunities and constraints, however, the approaches and guidelines in this document will allow for renovations, upgrades, and modernizations while still maintaining historic character and materials.



Northville has a long history as a thriving city that has successfully retained many of its historic buildings. Image courtesy of the Walter P. Reuther Library, Archives of Labor and Urban Affairs, Wayne State University.

1.2 Historic District Key Words

Throughout these guidelines a few acronyms and specific terms will be consistently used:

NPS = National Park Service

HDC = Historic District Commission

COA = Certificate of Appropriateness

Historic Character = The visually distinct materials, features, and spaces that convey a resource's sense of history.

Resource = One or more publicly or privately owned historic or non-historic buildings, structures, sites, objects, features, or open spaces located within a historic district.

Historic = A resource that retains a high degree of historic integrity relating to the significance of the district and is listed as a contributing resource to the district.

Non-historic = A resource that does not contribute to the significance of the historic district, such as new construction or resources that have undergone extreme alterations. These resources are deemed non-contributing to the historic district.

Work = Construction, addition, alteration, repair, moving, excavation, reconstruction, restoration, painting, landscaping, paint color change or demolition.

1.3 Seven Aspects of Integrity

These guidelines should be consulted for projects which might affect the integrity of the historic building. The National Park Service defines integrity as the ability of the building to convey it's significance and history. The National Park Service defines seven "aspects" of integrity and these aspects must be evaluated to determine if the building still has integrity. The seven aspects are:

- Location
- Setting
- Design
- Materials
- Workmanship
- Feeling
- Association

Understanding the seven aspects of integrity will help users of these guidelines better gauge whether proposed alterations will negatively impact a historic resource.

The Purpose of these Guidelines

Buildings and other historic resources change and evolve with use over time, but these design guidelines attempt to balance historic preservation goals with character-appropriate maintenance and work strategies that support continued use. These design guidelines have been drafted and implemented with three main objectives in mind:

Consistency: To provide a consistent source document that guides future work in Northville's local historic district. If every homeowner, business owner, developer, and Commission member are designing and reviewing projects based upon the same standards, there will be consistency of expectation and application.

Flexibility: The guidelines are meant to be applied to a wide range of resources including historic and non-historic, residential and commercial, and high style and vernacular resources. Listing "appropriate" and "not appropriate" treatments provides some flexibility while still indicating the most preferable and least preferable options.

Education: These guidelines explain both appropriate methods for work on a historic property and explain why some methods are not appropriate.

1.4 Historic Preservation Standards

In 1966, Congress passed the National Historic Preservation Act as a way of promoting the retention of our nation's architectural heritage. In the 1970s, the National Park Service developed the Secretary of the Interior's Standards for the Treatment of Historic Properties.

Here in Michigan, local historic district enabling legislation was passed in 1970 with Public Act 169 of 1970 (Michigan's Local Historic District Act). Northville's Historic District was one of the first in the state of Michigan after the Local Historic District Act was passed. In 1972, Northville's Historic District Committee documented downtown buildings and their work served as the foundation for the National Register Historic District listed in 1972.

Michigan's Local Historic District Act authorizes local governments to create local historic district ordinances in order to effectuate preservation at the local level and requires that, when reviewing plans, local commissions must follow the Secretary of the Interior's Standards for Rehabilitation (Standards). Commissions may also develop guidelines that provide locally specific information and guidance to supplement the Standards. The Standards are used nationwide and provide ten principles upon which most modern preservation practices are built. All municipalities in Michigan that have a Local Historic District Ordinance and a Local HDC must follow these Standards.

Local guidelines like these provide additional information to assist property owners, applicants, and the HDC to ensure that work within a district meets the Standards and can be approved the first time it comes before the HDC, helping to keep projects on track.



A c.1912 postcard of a bird's eye view of Northville. Image courtesy of SunshingPostcardsPlus, Ebay.

1.5 Secretary of the Interior's Standards for Rehabilitation

The Secretary of the Interior's Standards for Rehabilitation provide direction in making appropriate choices in planning the repairs, alterations, and additions that may be part of a rehabilitation project.

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.

9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

The National Park Service also publishes Guidelines for Rehabilitating Historic Buildings: <https://www.nps.gov/crps/tps/rehab-guidelines/rehabilitation-guidelines-1997.pdf>

The overarching goal of the rehabilitation standards and guidelines is to protect and maintain historic building materials and character-defining features while giving latitude to replace extensively deteriorated, damaged, or missing features using either the same or compatible substitute materials.

In addition to the rehabilitation standards (provided in the link above), NPS also publishes a full array of treatment standards including appropriate and not appropriate treatments for preservation, rehabilitation, restoration, and reconstruction:

<https://www.nps.gov/orgs/1739/upload/treatment-guidelines-2017-part1-preservation-rehabilitation.pdf>



Following the Secretary of the Interior's Standards will help ensure owners, architects, and developers retain buildings and features that contribute to the character of the local district. Features like these large plate glass windows would be difficult or impossible to replace. Photo by KDG, 2023.

1.6 Additional Considerations in Michigan's Local Historic Districts Act 169 of 1970

In addition to the Secretary of the Interior's Standards for Rehabilitation, both Public Act 169 and the City of Northville's Local Historic District ordinance outline a few additional criteria the HDC must consider when reviewing applications. These include:

- (a) The historic or architectural value and significance of the resource and its relationship to the historic value of the surrounding area.
- (b) The relationship of any architectural features of the resource to the rest of the resource and to the surrounding area.
- (c) The general compatibility of the design, arrangement, texture, and materials proposed to be used.
- (d) Other factors, such as aesthetic value, that the commission finds relevant.
- (e) Whether the applicant has certified in the application that the property where work will be undertaken has, or will have before the proposed project completion date, a fire alarm system or a smoke alarm complying with the requirements of the Stille-DeRossett-Hale single state construction code act, 1972 PA 230, MCL 125.1501 to 125.1531.

These additional considerations, combined with the Secretary of the Interior's Standards for Rehabilitation and guidelines within this document provide the basic framework for reviewing work proposed in a local historic district in Northville.



Downtown Northville. Photo by Carlisle/Wortman Associates, Inc.

1.7 Basic Preservation Principles

In planning work to a resource in the historic district it is important to identify whether the resource is historic or not as this may affect the decision-making process for the resource. New resources or historic resources that have been heavily altered are two types of resources that may be considered non-historic in the historic district.

Importance of Historic Preservation

Historic preservation is not just about preserving old buildings; it is about safeguarding a community's shared history, identity, and cultural heritage for future generations. Preserving important places and spaces enhances the community and helps to connect the past to the present while shaping a more sustainable and culturally diverse future.

Historic buildings, structures, sites, and artifacts represent tangible links to the past, providing valuable insights into the history, culture, and traditions of a community. Preserving historic resources allows future generations to understand and appreciate their heritage, and these resources often serve as symbols of identity and a sense of place for communities. They contribute to the unique character and personality of a neighborhood or city, fostering a sense of pride and belonging among its residents.

Historic preservation can stimulate economic activity by attracting tourists, history enthusiasts, and heritage travelers. Visitors spend money on

accommodations, dining, shopping, and at other local businesses, benefiting the local economy and creating jobs. Moreover, the conservation of historic resources promotes sustainability by reusing existing resources and reducing the need for new construction. Retrofitting and renovating older buildings can also lead to energy efficiency improvements, helping to combat climate change.

As cities like Northville grow and change, there is a risk of losing significant portions of the city's history. Historic preservation efforts help prevent the irreversible loss of valuable cultural assets and irreplaceable pieces of history. Historic resources offer excellent educational opportunities for schools, universities, and the general public. They serve as living classrooms where people can learn about various historical periods, architectural styles, and cultural practices.

Further, restoring and preserving historic properties can assist in the revitalization of neighborhoods and downtown commercial areas. This revitalization can increase property values, attract new businesses, and foster a sense of community pride. This is especially true because historic resources reflect a community's history and showcase historic building methods and craftsmanship. Preserving historic resources ensures that future generations can experience their community's history.



Preserving important places like the Old Village School enhances the community by connecting residents to the past. Photo by Leanie Bayly.

Alterations that Gain Significance Over Time

Buildings change over time as owners and occupants seek to make their space more compatible with changes in styles and ways of living. Alterations to buildings made more than fifty years ago can often become historically significant in their own right since they reflect trends and needs of past periods of development. A good example of this is a Streamline Moderne storefront applied to a late nineteenth century commercial building. Streamline Moderne style was popular in the 1930s and 1940s and many panelized storefront systems were installed on storefronts during that era. They are often a historic component of the building even if they weren't there when the building was originally constructed.

Preservation of the “Everyday”

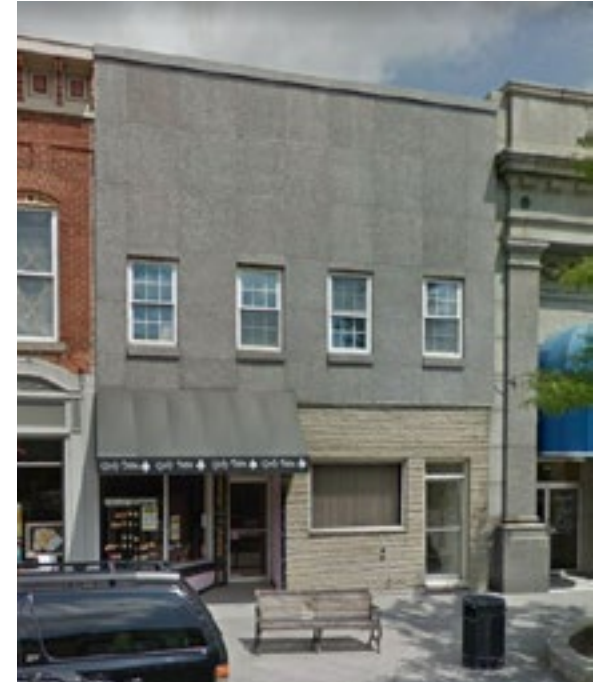
Preserving high style architectural resources or resources associated with famous or prominent citizens are often the first buildings identified as candidates for preservation. But it is worth noting that everyday resources are worthy of preservation too. This is especially true as smaller and less grand resources are often lost as tastes have changed in favor of larger homes. For example, modest homes in Northville can be just as important as homes of the wealthy in telling the history of the City.



It is important to remember that everyday or ordinary resources - such as this modest home - contribute to Northville's history and historic character just as larger, more grand homes do. Photo by KDG, 2023.



Small, “everyday” buildings like this gas station (once located near Northville) can be worthy of preservation. Photo undated. Image courtesy of the Detroit Public Library.



Storefronts are often altered as retailers seek to stay competitive with market demands. This building received a Modern style storefront sometime in the mid-century. Although likely not significant, this mid-century storefront is an important reminder to analyze changes over time. Image courtesy of Google Streetview, 2009.



This porch is not original to the house however it has likely gained significance in its own right due to its age, design, and integrity. Photo by KDG, 2023.

1.8 Falsely Historic Alterations

The Secretary of the Interior’s Standards for Rehabilitation cover ten key principles that guide the historic preservation field. One of the ten principles states that “changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.”

Falsely historic alterations create a false sense of history and can include things like adding architectural ornaments that were not there historically or installing porches with spindle work on a Victorian style house in a location where one did not exist historically. Conjectural features include elements added based on opinions formed by incomplete or non-factual information. Therefore, adding conjectural architectural features or changing a resource to create a false sense of history is not appropriate.

Appropriate

To avoid creating a false sense of history, there are a few things to consider. Conducting research on the history of the property can help an owner ascertain what architectural features used to look like or what features might have originally adorned the building. Historic images and descriptions can be important guides as work is planned. It is also important

to consider the era in which the resource was built. Building trends from that era can be used in conjunction with documented conditions to guide new work on the historic resource. If new features must be added, using complimentary design features that do not purport to be original is a recommended treatment. It is also appropriate to make a visual distinction from the old portion of the building and the new especially when planning additions on historic resources. New additions should be sympathetic to the original building but should be a product of its own time.

Not Appropriate

It is not appropriate to install new architectural elements like elaborate windows, trim, dormers, porte cocheres, and spindlework that was never there historically. Installing architectural materials salvaged from other buildings is not appropriate because it can easily create a false sense of history when those features were never on the subject building. This should be avoided. Finally, building or installing new architectural features that are indistinguishable from the historic features where none existed historically is not appropriate.



It is not appropriate to construct a large addition (shown at right) that is indistinguishable from the original house as it uses the same general roof line, cornice line, wall plane, siding lap, window surrounds, and ornamentation. Photo by KDG, 2023.



Adding modern (or salvaged) beveled lite windows can create a false sense of history when applied to a building that never historically had windows of this type. Photo by KDG, 2023.

1.9 Northville's Historic District Commission

The primary function and duty of the HDC is to review proposed work within the local historic district and issue Certificates of Appropriateness (COA), Notices to Proceed, and Denials regarding proposed work. The HDC also has the authority to recommend to the City Council the designation of additional local historic districts, conduct surveys of Northville's resources, to advise and encourage property owners to preserve their resources, among other powers. The HDC is also authorized to recommend amendments to the City Code relating to the control and development of lands within local historic districts.

To fulfill their duty, the HDC interprets the Secretary of Interior Standards for Rehabilitation and the additional considerations described in Michigan's Local Historic Districts Act of 1970. These standards and considerations are outlined in sections 1.6 Secretary of the Interior's Standards for Rehabilitation, and 1.7 Additional Considerations in Michigan's Local Historic Districts Act.

Responsibility of Property Owners

The responsibility of complying with the COA process lies with the property owner. Reading through these guidelines before beginning work is best practice. It is important to contact the HDC early in the planning process to ensure all historic considerations and processes are taken into account before work begins.



A commercial building in Northville's Historic District. Photo by KDG, 2023.



A residential building in Northville's Historic District. Photo by KDG, 2023.

1.10 What does the HDC Review?

Northville's HDC reviews proposed work on the exterior of an resource within the City's local historic district. This includes both historic and non-historic resources within the boundaries of the city's designated local historic districts. Moreover, the HDC may review proposed work on resources within proposed historic districts under study if given that authority by the City Council.

Per the City of Northville's Historic District Ordinance:

- Resource means one or more publicly or privately owned historic or non-historic buildings, structures, sites, objects, features, or open spaces located within a historic district. (Sec. 42-2)
- Work means construction, addition, alteration, repair, moving, excavation, or demolition. (Sec. 42-2)

Examples of proposed work on resources reviewed by the HDC:

- Construction of a second story addition on a single story house
- Installation of new windows
- Replacement of a front door on a house
- Proposed new construction of a building within the bounds of the historic district
- Construction or replacement of a fence within the boundary of a resource

What does the HDC not Review?

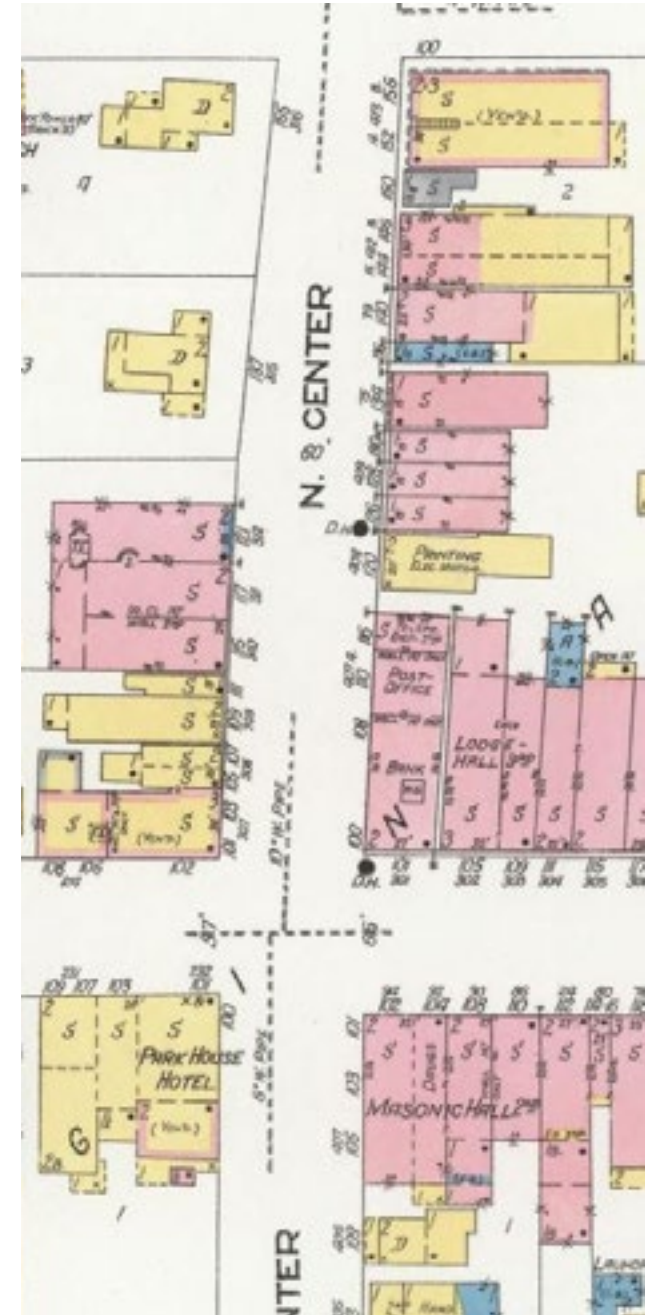
Northville's HDC does not review certain items within historic districts such as ordinary maintenance and minor classes of work, which are defined below.

Ordinary Maintenance = Keeping a resource unimpaired and in good condition through ongoing minor intervention, undertaken from time to time, in its exterior condition. Ordinary maintenance does not change the external appearance of the resource. (Sec. 42-2)

Examples of ordinary maintenance that are not reviewed by the HDC:

- Repairing a rotted wood windowsill
- Repairing a broken windowpane
- Repairing a damaged or deteriorated section of wood siding in-kind

Delegation of Minor Classes of Work = The commission may delegate the issuance of a certificate of appropriateness for minor classes of work to the Building Official. The HDC determines what work can be delegated to the Building Official and provides them with written guidelines for the review. Contact the Building Department for more information about what exterior work has been delegated to the Building Official for approval.



A 1926 Sanborn map showing buildings along Center Street. Image courtesy of the Library of Congress.

Apply to the Commission Before:

- Changing paint colors
- Removing large trees, shrubbery, plantings
- Installing new or replacement fencing
- Installing new or replacement windows
- Reconstructing areas of masonry walls, chimneys, exterior floors, porches, etc.
- Installing new storm or security doors, installing new storm windows
- Installing new exterior doors or garage doors
- Installing or replacing signage, including awnings
- Using chemical cleaners or media-blasting to clean masonry, wood, etc.
- Constructing a new building, structure, or addition
- Demolishing or moving a building, including garages, etc.

Go Ahead With Your Project When:

- Performing routine maintenance
- Painting in the same colors
- Trimming or pruning trees, shrubs, and plantings
- Repairing a section of fence with like materials and sizes
- Replacing panes of glass with matching glass
- Tuck pointing small areas of mortar with matching mortar
- Installing or removing storms and screens for the season
- Replacing small deteriorated areas with identical materials and sizes
- Repairing existing doors with identical materials
- Putting out or removing cloth awnings on existing frames for the season

Note: This list is not comprehensive. Contact the Building Department to confirm if your project requires HDC review prior to commencing work.

1.11 The HDC Review Process

A certificate of appropriateness (COA) is a written permit approval that is issued by the HDC for work that is appropriate (i.e., meets the Secretary of the Interior's Standards and the design guidelines) and does not adversely affect resources within a historic district.

How to Obtain a COA

If your property is located in a local historic district, regardless of whether it is historic or non historic, you must obtain a COA before beginning exterior work on your property. A complete application for a building permit must be submitted to the Building Department. Once the Building Department has received a complete application and all required supporting documentation, the project will be placed on the next available HDC agenda. If the proposed work requires a permit, a permit will not be issued until the HDC has acted on the application by issuing a Certificate of Appropriateness or a Notice to Proceed.

Find the HDC application at the following site:

https://www.ci.northville.mi.us/services/building_and_planning/historic_district/applications_and_meeting_dates



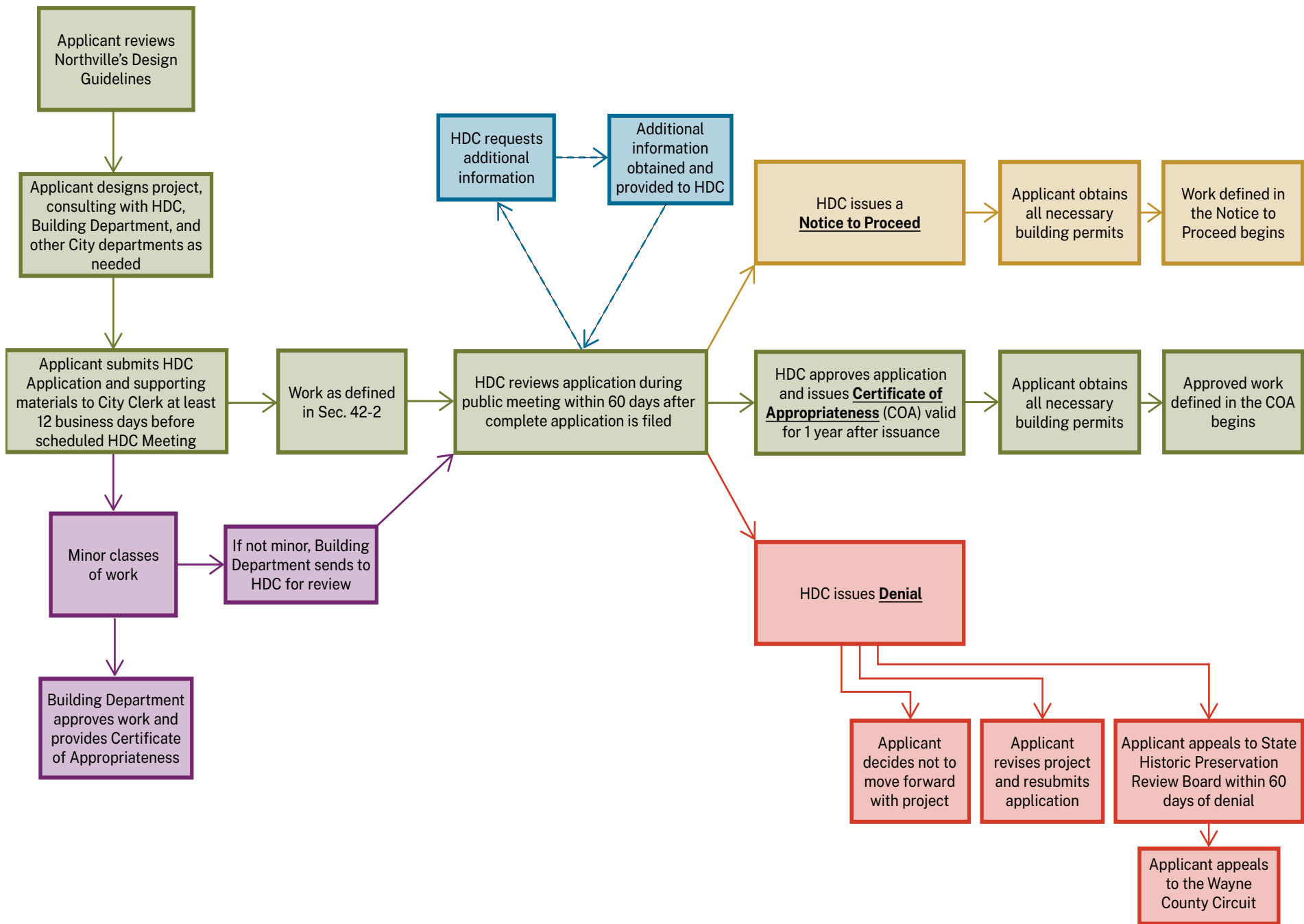
An 1855 map of the original landowners around Northville. Image courtesy of the Library of Congress.



Snowmobile races at Northville Downs, c.1971. Image courtesy of the Walter P. Reuther Library, Archives of Labor and Urban Affairs, Wayne State University.



Downtown Northville in the 1940s. Image courtesy of Don...The UpNorth Memories Guy... Harrison, posted on Flickr.



There are a three potential outcomes of the HDC review process as defined by Public Act and noted in Sec. 42-27 of the ordinance, located [here](#):

Certificate of Appropriateness (COA): The HDC instructs the Building Official to note the approval on the building permit.

Notice to Proceed: If the commission finds the proposed resource to be a hazard to the public, a deterrent to a major improvement program, or the retention of the resource will cause undue financial hardship to the owner when a governmental action, act of God, or other event beyond the owner's control created the hardship, or the retention of the resource is not in the interest of the majority of the community then a notice to proceed may be issued by the commission. For example, moving or demolishing a resource in a local historic district is inappropriate work and can only be approved by the HDC if the requirements under Notice to Proceed in Sec. 42-27 (3) & (4) of the historic district ordinance are met.

Denial of permit application: The commission may deny an application and must provide a written explanation of the reasons for denial and, if appropriate, a notice that an application may be resubmitted when suggested changes have been made. The denial shall also include notification of the applicant's rights of appeal to the state historic preservation review board and to the circuit court

As determined appropriate, if an application for work submitted to the HDC is determined to adversely affect the exterior of a resource, the HDC can also attempt to establish with the owner of the resource an economically feasible plan for preservation of the resource.



Map of Northville, ca. 1860. Image courtesy of the Library of Congress.

1.12 Tax Credits for Historic Preservation

Local versus National Designation

To understand if your property may qualify for tax credits for preservation it is important to know if you are located in a locally or nationally designated district.

Local Historic District: A district created by a local Historic District Commission enabled in Michigan by Public Act 169 of 1970. In Northville, the Historic District Commission administers and performs design review to all resources located inside the local historic district.

National Historic District: A district listed on the National Register of Historic Places. Being listed on the National Register of Historic Places is purely honorary and there is no design review unless the district is also listed in a local historic district.

State and federal historic preservation tax credits provide a dollar-for-dollar reduction in the federal and state income tax liability, as applicable, for eligible recipients. More details about these programs are provided in the following paragraphs.

Federal Historic Tax Credit Program

The federal government offers a 20% tax credit for the rehabilitation of qualified historic buildings. A qualified historic building is:

- Individually listed on the National Register of Historic Places or a contributing building within a nationally designated historic district.
- Income producing (owner-occupied buildings are not eligible).

- The rehabilitation must be “substantial” meaning that the qualified rehabilitation expenditures (QRE) exceed the building’s adjusted basis. The adjusted basis equates to the purchase price, minus the value of the land, plus the value of any capital improvements made since the building acquisition, minus any depreciation already claimed.

Projects pursuing the federal historic tax credit must submit application materials which are reviewed by the State Historic Preservation Office and the National Park Service to ensure the project complies with the Secretary of the Interior’s Standards.

Find more information about the program at the National Park Service’s Technical Preservation Office website: <https://www.nps.gov/subjects/taxincentives/index.htm>

State Historic Tax Credit Program

The State of Michigan passed Public Act 343 of 2020 which is a program to support the preservation of Michigan’s historic places. This includes a tax credit which is a 25% dollar-for-dollar reduction available as either Michigan Personal Income Tax Credits or Michigan Business Income Tax Credits or a combination thereof. Residential and income-producing properties qualify. Eligible properties must be:

- Individually listed on the National Register of Historic Places or the State Register of Historic Sites or be in a local historic district, and either be individually listed or be a contributing resource in a listed district.

- Credits are awarded on a first come, first serve basis.
- There is a three part application process to apply for the state tax credit. It is similar to the application used for the Federal Historic Preservation Tax Credit Program.

Because the applications are first come, first serve the application is a competitive process. Find more information about this program at: <https://www.miplace.org/historic-preservation/programs-and-services/historic-preservation-tax-credits/w>



A man with a draft horse outside the Exchange Hotel in Northville. Image courtesy of Patch.com.

2. Northville's Historic Resources

2.1 Northville's Historic District

Northville has one local historic district which was originally created in 1972. While the district contains over 400 properties, the 1972 Northville Historic District Study referenced only 60 properties, which was consistent with the conventions of the day. A 2019 historic survey reassessed the resources in the district using modern methods and includes descriptions of all the resources in the district.

The 2019 survey report, and other documentation of the district, can be found here:

https://www.ci.northville.mi.us/services/building_and_planning/historic_district/map_reports_and_studies

Northville's single historic district overlaps with the Northville National Register Historic District. The historic district includes commercial and residential properties as well as historic sites and structures such as Oakwood Cemetery and the historic dam at Griswold Street. Dating from the 1830s and with historic resources dating into the mid-twentieth century, Northville's historic district tells a comprehensive story of the city's development from a small mill town to the city it is today.

While the jurisdiction of the HDC only applies to resources located within the bounds of the City's local historic district, there are undoubtedly significant historic resources located elsewhere in the city. These design guidelines can be a valuable resource for local stakeholders and property owners to foster the preservation of these resources as well.



An engraving dating to 1892 of downtown Northville. Image courtesy of the Library of Congress.



Northville Mills was located where Mill Race Village is today. Photo from NorthvilleLumber.com, undated.



Ford's Valve Plant, c.1937. Image courtesy of Collections of The Henry Ford. Gift of Ford Motor Company.



Northville's local historic district boundaries are shown above. 2019 Historic District Survey Report. City of Northville, 2023.

2.2 Historic Architectural Styles of Northville

There are a variety of architectural styles found in Northville. Many of the following descriptions are based upon Virginia McAlester's seminal guidebook *A Field Guide to American Houses*. This book is an excellent resource for further information about residential architectural styles and their typical features.



Folk National style. Photo by KDG, 2023.



Greek Revival style. Photo by KDG, 2023.



Italianate style. Photo by KDG, 2023.



Craftsman style. Photo by KDG, 2023.



Queen Anne style. Photo by KDG, 2023.



Ranch style. Photo by KDG, 2023.

Folk

1825–1930

Folk style is one of the earliest and longest-lasting architecture styles and has multiple subtypes including Native American, Pre-Railroad, and National. Unlike other architectural styles which were the product of changing taste and fashion, Folk houses exhibit little architectural decoration and are often simple, unornamented dwellings built with little regard to popular fashions or taste. Folk architecture often uses locally sourced materials, particularly in the Native American and Pre-Railroad subtypes where sourcing materials from a distance was often not feasible due to lack of transportation.

As a nationwide railroad network developed in the latter half of the nineteenth century, a subset known as Folk National houses proliferated as material required for balloon framing and wood clapboard became easily transported nationally and mass-produced. In Northville, railroad service first arrived in May 1871 when the Holly, Wayne & Monroe Railroad completed their tracks through the town. Folk National houses typically assume forms such as the I-house, Upright and Wing, and Gable Front, but are constructed of mass-produced, light wood framing rather than hand-hewn, heavy timber framing. Folk National houses lack ornament and are often clad in wood siding. Many houses in Northville are Folk Victorian, informed both by Folk forms and details from the Victorian period.



This home is one of the oldest in Northville, built c.1832. With minimal decoration this building is an example of the Folk National style. Photo by KDG, 2023.



A gable front home with minimal decoration. Photo by KDG, 2023.



Gable front homes were often built on narrow urban lots. Photo by KDG, 2023.



The upright and wing is a sub-type of the Folk National style. Photo by KDG, 2023.

Greek Revival 1825–1860

The Greek Revival style was popular throughout the U.S. during the mid-nineteenth century as an ode to the ancient Greeks and the birth of democracy. Characterized by a shallow side or front gable roof, a prominent entablature, cornice returns, and wood clapboard painted white, the style was once prevalent throughout southeast Michigan. High style examples may incorporate classical columns, pilasters, pedimented windows, and elaborately detailed entryways. Historic windows are double-hung wood sashes with 6 lites per sash. Decoration is often limited or excluded from vernacular examples, but the prominent entablature and cornice returns are found on many examples.



The gable returns seen here are a typical feature on Greek Revival houses. Photo by KDG, 2023.



The pediment trim and gable returns are both features of the Greek Revival style. Photo by KDG, 2023.



One story entry porches are common on Greek Revival style houses in Michigan. Photo by KDG, 2023.



The gable returns, one story entry porch and the pilaster on the corner of this house are all features of the Greek Revival style. Photo by KDG, 2023.

Italianate

1840–1885

The Italianate style was most popular during the 1840s through the mid-1880s with characteristic features of low-pitched roofs, widely overhanging eaves often supported by decorative brackets, and decorative window hoods. Windows are often tall and narrow, with each sash containing 1 or 2 large panes of glass. Elaborate Italianate houses may feature a cupola or tower. Italianate houses are most commonly two or three stories with one story variations rarely seen.

Commercial buildings also embodied the Italianate style during the mid- and late-nineteenth century. Like residential architecture, Italianate commercial buildings are identifiable by their bracketed cornices, decorative window hoods, and tall and narrow windows. The majority of Northville’s Italianate commercial buildings are two stories tall.



The tall, narrow windows, tower, and window hoods are common features of the Italianate style. Photo by KDG, 2023.



The window hoods, bracketed cornice and one-story porch are indicative of the Italianate style. Photo by KDG, 2023.



High style Italianate homes often feature a tower, as seen here. Photo by KDG, 2023.



The cupola, centered on the roof, is common in the Italianate style. Photo by KDG, 2023.



Details of an Italianate style commercial building along Main Street. Photo by KDG, 2023.



The bracketed cornice and window hoods indicate the Italianate style on this commercial building. Photo by KDG, 2023.

Victorian Period: Second Empire 1855–1885

The Second Empire style was a popular style of residential architecture built in the U.S. from 1860 to 1880 although it reached peak popularity in the 1870s. It was less commonly used on commercial buildings from the same era. The Second Empire style is a sub-type of the Victorian style, and they are generally easily identified by their dual-pitched hipped roof with dormer windows found on the steep lower slope. Dormers are often adorned with decorative trim. Decorative cornices and brackets at the cornice are also typical.



The mansard roof, dormers on the lower roof slope, and the bracketed cornice are all indicative of the Second Empire style. Photo by KDG, 2023.



The mansard roof, prominent tower feature on the roof, bracketed cornice, and round arch windows indicates the Second Empire style. Photo by KDG, 2023.

Victorian Period: Folk Victorian 1870–1910

Folk Victorian is closely related to the Folk National style and has characteristics of both Folk and Victorian styles. These houses are less elaborate than the Queen Anne style. Folk Victorian style houses have Folk National forms but often have decorative details associated with the Victorian period including spindle work, frieze work, decorative wood trim, and other decorative features such as elaborate window cornices.



Folk Victorian style homes have less elaborate decorative detail than the Queen Anne style. Photo by KDG, 2023.



This Folk Victorian style home features some window hood trim but is otherwise minimally adorned. Photo by KDG, 2023.

Victorian Period: Queen Anne 1880–1910

Houses in the Queen Anne style typically have a steeply pitched, cross gabled or hipped roof with lower cross gables. Of all the Victorian Period subtypes, this style tends to have the most decorative detail such as Palladian windows, windows with colored glass, decorative brickwork, multiple shingle patterns, and spindle work. This style is often irregular in form with angled walls, projecting bays, towers and turrets.



This Queen Anne style home has a steeply pitched roof and a Palladian window at the third story, both of which are associated with this style. Photo by KDG, 2023.



This Queen Anne style home has elements of the Stick sub-type with applied stickwork in the gable eave. Photo by KDG, 2023.



This Queen Anne style home has spindle work on both porches and colored glass windows. Photo by KDG, 2023.

Victorian Period: Shingle 1880–1910

The Shingle style is a sub-type of the Victorian style and this style was immensely popular on the eastern coast in summer resort destinations like Cape Cod, Newport and Providence, Rhode Island. From these cities and other coastal locations, the style spread throughout the U.S. This style is typified by wall cladding made of wood shingles, Palladian windows, and asymmetrical facades.



The shingle cladding and the projecting gable with a cutout arch are both common features on Shingle style homes. Photo by KDG, 2023.

Colonial Revival 1880–1955

Colonial Revival was inspired by the 1876 Philadelphia Centennial event celebrating the centennial of America's independence. A resurgence of interest occurred in the 1930s with the restoration of Williamsburg, Virginia. This revival style represented a romanticized look back to the colonial period and a renewed patriotism in the nation. The Colonial Revival style is often applied to commercial buildings and residential buildings with rectangular footprints and hipped or side gabled roofs. The entryways are often centered on the façade, accentuated with a portico, pilasters, a broken triangular or segmental pediment, fanlights, or sidelights. Windows are often paired, and each sash usually holds 6, 8, 9, or 12 panes; shutters are common. Some elaborate Colonial Revival buildings also feature denticulated cornices and keystones. Red brick veneer is a common exterior cladding, but wood cladding may be present instead. Northville contains a number of Colonial Revival style houses, including some from the nineteenth and early-twentieth century in the downtown core and some mid-century interpretations of Colonial Revival at the western edge of the city. Colonial Revival style commercial buildings are likewise located in the downtown area.



Built in 1930 and typical of the style, this Colonial Revival home features paired windows at the first floor with eight-over-eight sashes and a centrally placed main entrance. Photo by KDG, 2023.



This side gabled Colonial Revival style home features six-over-twelve windows and classically detailed pilasters around the main entrance. Photo by KDG, 2023.



Dutch Colonial is a sub-type and is easily identified by its gambrel roof. Photo by KDG, 2023.



The Scout Building on W. Cady Street is an example of the Colonial Revival style. Photo by KDG, 2023.

Tudor Revival 1890–1940

Tudor Revival architecture was at its peak popularity from 1900 through the 1940s. The exteriors of Tudor Revival houses are often clad in dark red brick veneer. Multiple brick veneer patterns, decorative brickwork, stone accents, and false half-timbering are used to decorate the exterior. A steeply pitched side or front gable roof shelters the house and a prominent front-facing gable may be present. Doorways may be rounded, and windows are likely multi-paned leaded glass panels in wood frames or steel casement windows. Chimneys tend to be prominently placed and topped with decorative chimney pots.



The dark red brick, false half-timbering, brick patterns, and leaded glass window are all indicative of the Tudor Revival style. Photo by KDG, 2023.



The steeply pitched gable and the rounded arch are common on Tudor Revival style houses. Photo by KDG, 2023.

Neoclassical 1895–1955

The World's Columbian Exposition of 1893, held in Chicago, spurred the construction of small and medium scale commercial and public buildings throughout the country. It was associated with "City Beautiful," a national planning movement popular in the nineteenth century. The Neoclassical style typically features a stone-clad exterior and draws on classical design elements such as the use of classical columns, engaged columns, or pilasters, usually with Ionic or Corinthian capitals, cornices elaborated with modillions or dentils, and a symmetrical façade.



The symmetrical façade, Ionic engaged columns, and modillioned cornice are indicative of the Neoclassical style. Photo by KDG, 2023.



The stone-clad exterior, fluted pilasters, and symmetrical façade indicate the Neoclassical style. Photo by KDG, 2023.

Prairie 1900–1920

The Prairie style is a form of early Modernism popularized by architect Frank Lloyd Wright. The style was at its peak popularity from 1900 to 1920. Prairie style houses often have hipped roofs with widely overhanging eaves. Dormers are also common. Further, they tend to have wide, open porches supported by rectangular columns. Prairie style is similar to Craftsman style in its use of rectangular columns, wide overhanging eaves, and windows with divided lites often in a 3-over-1 pattern. Houses in the American Foursquare form often exhibit features inspired by the Prairie style.



The centrally placed dormer at the attic level and the three-over-one windows are common features in Prairie style houses. Photo by KDG, 2023.



This Prairie style Foursquare still features its pyramidal roof, but most other historic features (including windows and siding) have been removed or covered over. Photo by KDG, 2023.



A Prairie style Foursquare with full width front porch and pyramidal roof. Photo by KDG, 2023.



The battered (tapered) stone columns, centrally placed attic dormer, hipped roof, and full width porch are all common on Prairie style homes and homes with Prairie style elements. Photo by KDG, 2023.

Craftsman 1900–1930

The Craftsman style is one of multiple Early Modern architectural styles popularized from around 1900 to 1930. Craftsman houses typically have low, gabled roofs and feature exposed rafter tails or decorative false beams or brackets under the gables. The Craftsman style is typically seen on one-and-a-half story bungalow houses but is also applied to two-story houses on occasion. Bungalow type Craftsman houses often have low pitch shed roof dormers or gable roof dormers with exposed rafter tails centered on the primary façade. Craftsman style houses often have deep covered porches supported by battered piers or columns. Windows and doors are similar to those found on Prairie style buildings, and the windows tend to have divided lites in 6-over-1 or 3-over-1 configurations.



This front gabled Craftsman style house has a low-pitched roof and knee brackets, both typical of the style but the door surround is more classical in style. Not all houses are pure expressions of a particular style; rather architects and designers often mixed and matched stylistic features. Photo by KDG, 2023.



The full width porch, knee brackets, and the centrally placed dormer with a shed roof are all common Craftsman features but the curved trim on the porch is likely a holdover from the earlier Victorian style. Photo by KDG, 2023.



A Craftsman style home with a twin dormer and simple, decorative bracing at the porch. Photo by KDG, 2023.



This Craftsman style home features glazed brick and arched windows both of which are rare for the style. Photo by KDG, 2023.



This Craftsman features battered (tapered) columns, a stone porch, and stucco cladding. Photo by KDG, 2023.

Early Twentieth Century Commercial Style 1900–1950

The Commercial style describes relatively small or modestly sized commercial buildings that are one to three stories tall. On multi-story buildings, the upper floors may be additional commercial space, office space, or living space. Key features of the style include a flat or stepped parapet, brick cladding, indented brickwork or brickwork of various patterns on the façade near the cornice, a corbelled cornice, a recessed or flushed entrance, and large display windows on the first floor.



This single story commercial building highlights the Commercial style with the stepped parapet, recessed entry, and decorative brickwork near the cornice. Photo by KDG, 2023.



The brick cladding, stepped parapet, and inset basketweave brickwork are key features of the Commercial style. Photo by KDG, 2023.

Art Deco and Streamline Moderne 1920–1940

Art Deco and Streamline Moderne were two styles popularized beginning in the 1920s to the 1940s and were typically used on commercial buildings. Buildings in the Art Deco style emphasize vertical elements, use flat walls and roofs, and are adorned with stylized geometric motifs on the cornice, parapet, and around openings. Geometric patterns typically include chevrons and zigzags. Characteristics of the Streamline Moderne style include an emphasis on horizontal elements, a streamlined appearance, minimal ornamentation, a smooth wall surface, asymmetrical façade, and use of curved corners.



Art Deco characteristics include the smooth wall surface contrasted with the patterned brickwork. Photo by KDG, 2023.



The curvilinear corner of this building and the smooth wall surface are indicative of the Streamline Moderne style. Photo by KDG, 2023.

Ranch 1935–1975

The Ranch style was founded in California ca.1932 by architect Cliff May. It emerged in the midst of the Great Depression but remained popular much longer, throughout the 1970s. The Ranch style is characterized by its one-story, linear form often with side gable or cross gable roofs. Early Ranch style houses built during the Depression often have moderate eave overhangs whereas post-war versions have deep overhangs. They may feature large, fixed picture windows and/or windows designed for maximizing cross ventilation such as jalousie, awning, or hopper windows. Ranch style houses often have multiple cladding materials such as clapboard or shingle siding, brick, and stone. Wide chimneys were a common feature of late period Ranches. In the 1940s and 1950s, the house was often connected to a garage via a breezeway while in later versions, garages were incorporated into the core block of the house. There are a number of Ranch style houses in Northville, particularly at the western edge of the city near the intersection of Beck Road and Eight Mile Road.



Ranch styles proliferated in the U.S. in the middle decades of the twentieth century. Because the residential area surrounding downtown Northville was already developed at that time, few Ranch style houses exist in the historic district. This house is one example. Photo by KDG, 2023.



This house has typical Ranch stylistic details including multiple cladding materials, moderately overhanging eaves, and a connected garage. Photo by KDG, 2023.

Contemporary 1945–1990

Contemporary style architecture is characterized by single story or two story building forms with horizontal emphasis. While the style may be used in both residential and commercial buildings, in Northville, the style is presented in commercial buildings. Key features include low-slung rectangular or irregularly shaped forms, a flat or minimally pitched gable roof, wide overhanging roof eaves, exposed roof beams, and large expanses of uninterrupted wall surfaces. The exterior is typically clad in brick, stone, or wood. This style may incorporate materials that were innovative for their time, such as fiberglass spandrel panels, cast concrete panels, and aluminum curtainwall systems.



The flat roof, wide overhanging eaves, exposed roof beams, use of brushed aluminum, and fiberglass panels are indicative of Contemporary style buildings. Photo by KDG, 2023.



This building's flat roof and wide overhanging eaves are indicative of the Contemporary style. Photo by KDG, 2023.



Wide overhanging eaves, exterior brick, and low-pitched roof illustrate the Contemporary style. Photo by KDG, 2023.

3. Design Guidelines for Historic Residential Resources

3.1 Evaluating Changes Over Time

As a homeowner's needs change and as styles and fashions fluctuate, buildings inevitably change over time. These changes are important because it means the building is still viable for its intended use but evaluating these changes can be difficult. A building may be of an age where changes that occurred in the past (but were not original) may now be historic in their own right. Take for example, a 1920's Prairie style house which had its open front porch enclosed with windows in the 1930s. The enclosed porch is not original, but, today, it could be considered historic. When evaluating a building to determine its key historic and significant characteristics, it is a best practice to also contemplate changes that have occurred over time and to assess whether those changes are now historic in and of themselves.

When evaluating whether a change made to a historic house is significant it is helpful to keep a few things in mind:

- Is the change emblematic of a particular style or trend common in the era in which it was built? For example, if a Folk National style house had a porch added to the rear façade in the 1920s with a simple wood railing and beadboard ceiling that reflect the Arts and Crafts style, it may be a feature that is historic even if it is not original to the house.
- Was the change made by a significant person or designed by a significant architect?
- Does the alteration reflect an important theme or event in Northville's history?

Appropriate

- Considering both the original building and changes made to the building over time when assessing what is historic
- Considering whether the change is emblematic of a specific style or whether it was designed or built by a prominent owner, local citizen, architect, or designer
- Retaining, repairing, and maintaining non-original features which are now considered historic due to their age or other attributes

Not Appropriate

- Removing architectural features which are historic but not original such as enclosed porches, additions, or awnings
- Only contemplating original building features and failing to consider later alterations or additions that may have gained their own significance over time



This house dates to 1860 but the porch shown here was not added until 1900. This is a good example of an architectural feature that has gained significance over time even though it's not original to the building. Photo by KDG, 2023.



This house was originally built as a one-story structure. In 1888 the second story was likely added. This is another example of a building that, although altered from its original design, has gained significance over time. Photo by KDG, 2023.

3.2 Maintenance

Adequate and timely maintenance of historic residential properties is key to ensuring the preservation of historic materials and features. Moreover, adequately maintaining a building helps avoid overwhelming and costly repairs, as small issues are resolved before they snowball into issues that appear unmanageable. Allowing a building to fall into disrepair due to lack of maintenance can result in a loss of historic features and could prompt demolition by neglect which could result in fines.

All historic and non-historic resource owners within historic districts are held to the standards of ordinary maintenance, defined as keeping a resource unimpaired and in good condition through ongoing minor intervention, undertaken from time to time, in its exterior condition. As ordinary maintenance does not change the external appearance of the resource except through the elimination of the usual and expected effects of weathering, ordinary maintenance is not subject to review by the HDC.

Appropriate

- Identifying issues early in order to preserve historic materials and reduce the cost of repairs
- Adhering to a maintenance schedule that involves the inspection of all historic materials and features for signs of damage or deterioration. Cadences may vary but a yearly assessment is ideal
- Inspecting the building's exterior such as windows, roof, gutters, and exterior cladding, checking for issues such as cracks, peeling paint, or cracked roof shingles or tiles. These features are not only character defining, but also protect the internal structure from the elements
- Repairing and maintaining materials and features according to the maintenance schedule and needs as identified through the building's assessment
- Developing a phased maintenance schedule to distribute the financial impact of historic building maintenance that still involves inspection and assessment of historic materials and their timely repair

Not Appropriate

- Failing to inspect a building for maintenance needs
- Deferring maintenance on historic materials and features, resulting in their degradation or demolition by neglect
- Addressing problems affecting historic materials in such a way that the historic materials or features are damaged, removed, or obscured

Recommended Inspection Timetable			
Building Element	Frequency		
	6 months	Yearly	12-60 months
Windows and doors		<input checked="" type="checkbox"/>	
Roof coverings and roof features		<input checked="" type="checkbox"/>	
Sidings, stucco, and other claddings		<input checked="" type="checkbox"/>	
Masonry and mortar joints			<input checked="" type="checkbox"/>
Painted wood elements	<input checked="" type="checkbox"/>		
Painted masonry		<input checked="" type="checkbox"/>	
Gutters and downspouts	<input checked="" type="checkbox"/>		
Flashings		<input checked="" type="checkbox"/>	
Chimneys - inspection from ground	<input checked="" type="checkbox"/>		
Chimneys - close inspection			<input checked="" type="checkbox"/>
Porches, decks, patios, balconies		<input checked="" type="checkbox"/>	
Lighting and awnings		<input checked="" type="checkbox"/>	
Solar panels	<input checked="" type="checkbox"/>		
Accessory structures		<input checked="" type="checkbox"/>	

The inspection timetable is for reference only. The National Park Service's Preservation Brief #47 provides additional information on the maintenance of historic buildings. Diagram by KDG, 2023.



Proper maintenance of features and their materials prolongs their life. Photo by KDG, 2023.



Repairing and maintaining character defining features on this porch, like these brackets, columns, and other wood features is an appropriate practice. Photo by KDG, 2023.



Periodically inspecting gutters and roofing elements ensures that issues are identified and corrected before they cause damage to the building. Photo by KDG, 2023.

3.3 Exterior Wall Materials

General Recommendations on Residential Exterior Wall Materials

- Retain and preserve historic wall materials
- If historic wall materials are deteriorated beyond repair, installing in-kind replacements which match the historic material type, dimension, texture, color, and profile
- If portions of severely deteriorated wall materials must be replaced, only replace where necessary and splice new, matching material with existing material rather than replacing in full
- When mixing existing historic wall materials with new, alternative materials the historic material should read as dominant while the alternative material should only exist on secondary building features or secondary elevations
- Installing alternative wall materials only as a secondary material, on new construction, or if historic wall materials are too deteriorated to repair or patch with in-kind materials and in-kind materials are infeasible
- Also review section 9.2 Using Alternative Materials within this document

Wood

Many residential resources in Northville are clad in wood siding or feature wood shingles. Wood was also used for trim, handrails, porch components and other exterior features. Exterior wall materials contribute significantly to the integrity and character of historic residential resources. Guidelines on proper treatment of historic wood wall materials are as follows:

Appropriate

- Preserving, repairing, and maintaining wood siding, shingles, and architectural features which contribute to the overall character of the house
- Protecting exterior wood wall materials with paint or stain
- Removing damaged or peeling paint by hand scraping or hand sanding to the next sound layer and then re-painting
- Repainting historic wood wall materials to extend its longevity and to protect it from the weather
- Repairing wood siding, shingles, and trim by using the same material and species to patch, consolidate, splice, and reinforce the existing historic material
- When replacement wood is installed to replace deteriorated wood, the replacement pieces are painted or stained to match the adjacent pieces
- Replacing missing features, such as decorative wood shingles or spindle work, with new elements based on documentation of the original feature or with a new design that is compatible in scale, size, material, and texture of the historic resource
- Should replacement of wood wall materials be necessary, in some instances, the use of alternative materials may be warranted. Please review sections 9.2 and 9.3 for information about the use of alternative materials

Not Appropriate

- Covering exterior wood architectural features such as ornamental shingles or trim with replacement siding
- Cleaning wood wall materials with abrasive methods such as pressure washing or media blasting as these methods are destructive to the wood
- Stripping paint or stain to imitate a 'natural' wood finish when the cladding was historically painted and finished in appearance
- Unnecessarily replacing historic wood wall materials or trim with alternative or synthetic materials which contributes to a loss of historic fabric and negatively impacts the integrity of the historic resource



Remove damaged or peeling paint by hand scraping or hand sanding to the next sound layer and then repaint. Photo by KDG, 2023.

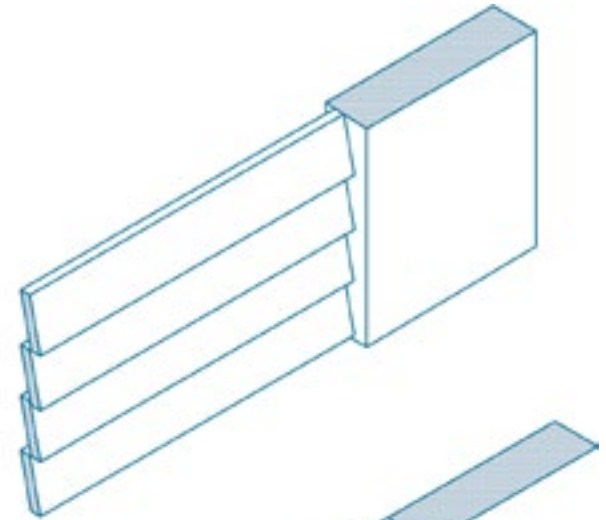


Routinely inspect and repair and repaint wood wall materials to ensure it stays weathertight. Photo by KDG, 2023.

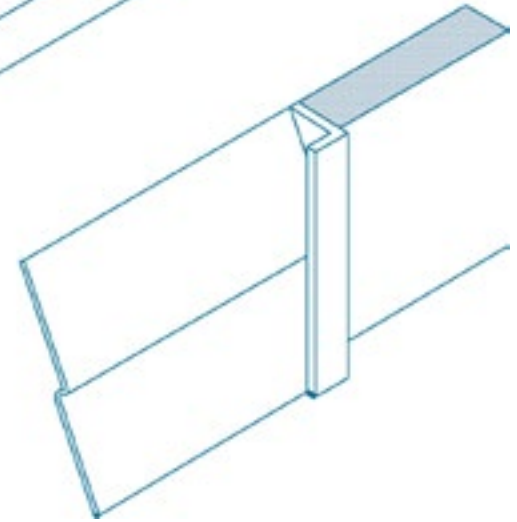


Appropriate wood siding has a narrow reveal and intersects with corner boards and window frames. Photo by KDG, 2023.

**Historic Siding
Appropriate**



**Replacement Siding
Not Appropriate**



Historic wood siding has a narrow reveal with crisp edges, with the wood boards butting up against vertical boards located at corners and along features such as windows or doors. By contrast, replacement siding of vinyl or aluminum has a comparatively wider reveal and does not have crisp edges. Additionally, the siding is capped along corners and around features such as windows and doors. Diagram by KDG, 2023, based on diagram in Northville Historic District Guidelines, 1999.

Masonry

Masonry includes such materials as brick, stone, concrete, stucco, slate, clay tile, and terra-cotta. It also includes the mortar used to bind the masonry units to each other. Masonry is used in a multitude of ways on historic residential buildings: as foundation material, as structural walls, as cladding, or for decorative detailing. The following guidelines should be followed when preserving, cleaning, rehabilitating, or replacing historic masonry exterior materials.

Appropriate

- Preserving, repairing, and maintaining historic masonry and mortar including decorative brick and stonework
- Cleaning masonry only when necessary to halt further deterioration or to remove stubborn stains using the gentlest means possible, ideally a water-based cleanser and soft brush
- Repointing missing or deteriorated mortar with new mortar to match the existing mortar in compressive strength, composition, color, texture, joint size, joint profile, and method of application to prevent water infiltration
- Replacing damaged or deteriorated masonry which has been deemed to not be repairable with new masonry that matches the existing historic material installation method, course type, color, texture, dimension, and profile
- Determining the historic stucco type (e.g., lime or Portland cement) which will inform what type of stucco plaster should be used to repair damage
- If minor patching is required, patching discrete areas of damaged stucco rather than wholesale replacement
- If large areas or many areas of stucco patching are required, especially on highly visible facades, patching an entire wall to ensure an even and uniform finish

Not Appropriate

- Using abrasive cleaning methods such as high-PSI pressure washers or media blasting which deteriorate the face of the masonry contributing to spalling and future water infiltration
- Painting historically unpainted masonry. Painting masonry can trap moisture in the masonry wall system which accelerates deterioration and spalling
- Applying stucco or parge to masonry not historically covered in these materials. Similar to painting masonry, stucco can trap moisture in the wall system and prevents the masonry from behaving as a breathable material as it is designed to perform
- Installing new decorative masonry features which appear falsely historic such as decorative brackets, gargoyles, or sills
- Applying commercially available caulking compounds to cracks in stucco surface



Determining the type of stucco is key to maintaining and repairing historic stucco cladding. Photo by KDG, 2023.



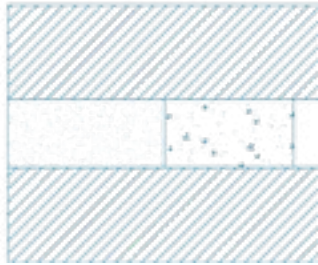
It is not appropriate to paint brick that was historically unpainted. Photo by KDG, 2023.



Large portions of missing stucco may require re-stuccoing the whole wall rather than discrete patching. Photo by KDG, 2023.



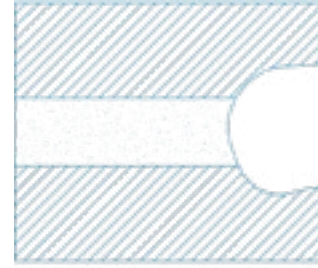
Mortar is removed to a depth of 3/4" and the brick edges are preserved



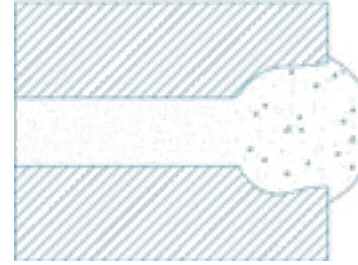
The new mortar matches the existing in terms of texture, depth, and width

Appropriate

Diagram by KDG, 2023.



Mortar is not removed to a depth of 3/4" and the edges of the brick have been damaged



The new mortar does not match the existing in terms of depth, texture, and width

Not Appropriate



Inspect masonry wall materials on a regular basis and re-secure loose slate tiles when necessary. Photo by KDG, 2023.



Abrasive cleaning methods like sandblasting permanently damages brick by removing the hard outer layer of the brick. This brick is now compromised and will allow water to leech into the building. Image courtesy of Jared Hyams and the Craftsman Blog (FaceBook).

3.4 Paint and Paint Colors

Paint can be an important element on historic features traditionally meant to be painted like wood siding or wood windows and trim. Paint can also be inappropriate on some exterior materials such as historically unpainted masonry. Appropriate paint colors are an important consideration and should be approved by HDC before painting begins.

Paint colors are an opportunity to represent the current owner's taste while also reflecting the historical age and style of the house and to accentuate the best architectural features of the design. Historically appropriate paint colors can often make additions, new construction, and accessory structures, better fit with the character of an existing historic neighborhood.

Appropriate

- Maintaining and routinely repainting previously painted building surfaces and site features to protect materials
- When repainting, the color should be appropriate to the style and period of the resource and to the historic district. Paint should be approved by HDC before painting commences
- Painting with a high-quality latex paint for exterior application
- Hand scraping and hand sanding to remove loose paint prior to repainting
- Referencing historic color palettes in choosing an exterior color scheme

Not Appropriate

- Using a paint color which is not complementary to the style or period of the house or surrounding resources which risks diminishing the integrity of the historic district
- Painting unpainted brick, stone, concrete, copper, bronze, or concrete block surfaces that were historically unpainted
- Stripping historically painted surfaces down to bare wood and applying clear varnishes
- Removing paint with damaging removal methods like media blasting (e.g., sand blasting)



A historically appropriate color scheme on a Craftsman style house. Photo by KDG, 2023.



Modern all white paint trends obscure architectural detail that would have been featured and highlighted during the era when this house was built. Photo by KDG, 2023.

There are several good references for historic paint color schemes:

Sherwin Williams Exterior Historic Colors collection: [Exterior Historic Colors From Sherwin-Williams](#)

Sherwin Williams Colors Through the Decades: [Color Through the Decades With Sherwin-Williams](#)

Benjamin Moore: [Historical Color Collection](#)

California Paints collection made in partnership with Historic New England: [Historic Colors of America](#)

3.5 Architectural Ornament

Architectural ornament includes a wide variety of decorative details applied to the exterior of a building. This can include wood trim, window hoods, brackets, cornices, barge boards, among other types of detail. While decorative details such as these are not fundamental to the structural integrity of a building, they contribute greatly to the character and integrity of historic resources. Architectural ornament is often what makes a historic resource ‘unique’ as it gives some personality to the resource. Architectural ornament should be preserved and retained on historic residential resources.

Appropriate

- Maintaining and preserving historic architectural ornament on the exterior of residential resources
- Performing regular maintenance and inspection to ensure architectural ornaments are kept in good repair
- Replacing in-kind if ornament is too deteriorated to repair and ensuring the in-kind replacement matches the historic in material, texture, size, and profile
- Scraping loose paint and repainting the architectural ornament if it is wood and was historically painted
- Refraining from painting architectural ornament that is unpainted (e.g., masonry, stone, terra cotta)

Not Appropriate

- Removing or covering architectural ornament, such as with replacement siding or awnings
- Adding architectural ornament which was not there historically and thus appears ‘falsely historic’
- Painting architectural ornaments which were not historically painted



Window hoods and trim should be periodically inspected and repaired. Photo by KDG, 2023.



Decorative barge boards contribute to the historic character of the house and should be preserved. Photo by KDG, 2023.



Knee braces are an important decorative feature on Craftsman style houses. Photo by KDG, 2023.

3.6 Windows

Windows are prominent, character defining features that provide light and ventilation to the interior of a house while establishing a visual connection between the interior and exterior. Window styles and types are often key indicators of the architectural style of the house and are critical to maintaining the integrity of a historic house.

Key window features include:

Materials: includes materials such as wood, steel, or aluminum sashes along with the type and style of glass as well the leading, zinc, and solder in leaded and stained glass windows

Window Type: Double-hung, single-hung, casement, awning, fixed, jalousie, slider, among others

Window Components: Interrelated components such as sashes, muntins, number and arrangement of lites (glazing pattern), glazing compound, sills, and trim

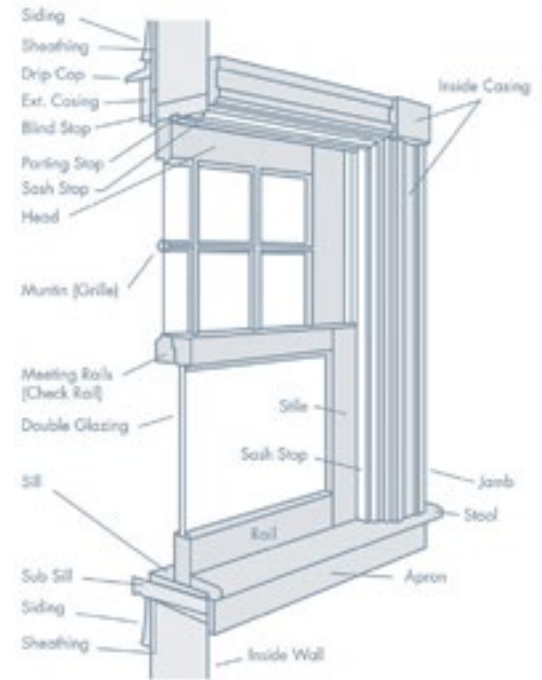
Profiles: Width and profile depth of sashes and muntins

Older windows can sometimes come with issues: sticking sashes, broken panes, and finicky cranks are all typical. But these are things that can be easily fixed, and they are worthwhile repairs to make. Simply put, historic windows are made of materials that are far superior to those available today. Historic wood windows were made with old growth lumber which is far denser and more rot resistant than modern woods used today. Historic windows are made from individual parts and thus can be repaired when one piece breaks. In contrast, modern vinyl window units are virtually impossible to repair because they are manufactured as one complete unit. When a part fails, when the insulated glass seal breaks, or when the vinyl warps, the entire unit must be replaced.

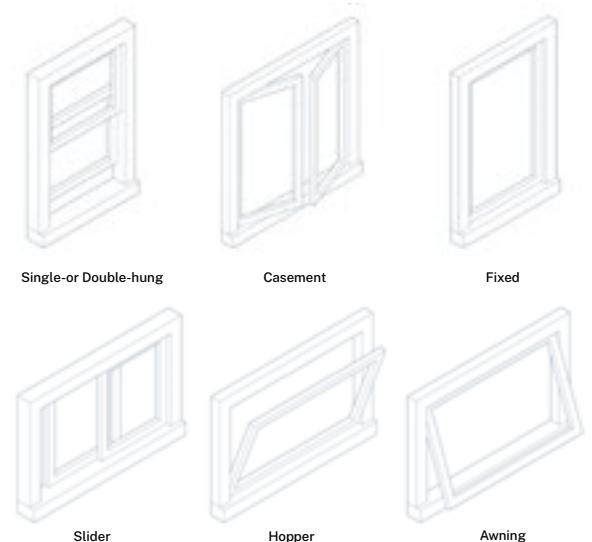
Homeowners often consider replacing historic windows to improve energy efficiency – but historic windows can be made more efficient through simple, cost effective methods allowing one to decrease their heating and cooling bills while retaining these character defining features of a house.

Improving Energy Efficiency of Older Windows:

- Caulk around the window opening on the exterior
- Caulk around the window trim on the interior
- Add weather stripping to the window sashes
- Install interior or exterior storm windows
- Hang thermal curtain panels inside the house to provide a layer of insulative value in front of the windows



Typical window components are shown above. Diagram by KDG, 2023.



Common window types found in Northville include single- and double-hung, casement, and fixed windows, among others. Diagram by KDG, 2023.

Appropriate

- Identifying, retaining, and preserving windows and their functional and decorative features such as frames, sashes, glass, glazing patterns, and trim
- Retaining the arrangement and size of windows on the façade of the house
- Conducting yearly maintenance inspections on historic windows including inspecting the condition of paint, wood, glazing compound, hardware, and other window components
- Applying caulking and weather stripping to improve thermal efficiency of historic windows
- If a window is deteriorated, repair the historic window by patching or splicing in new material rather than replacing in full. Wood that appears to be deteriorated beyond repair can often be repaired rather than replaced
- If a window component is truly deteriorated beyond repair, replacing in kind with like materials, style, and profiles
- Should replacement of historic window components be necessary, in some instances, the use of alternative materials may be warranted. Please review sections 9.2 and 9.3 for information about the use of alternative materials

Not Appropriate

- Replacing historic windows which could be repaired or replaced in-kind with unsuitable modern windows
- Installing replacement windows which alter window type, size, style, orientation, profile, materials, and glazing patterns. For example, replacing a stained glass leaded window with a single-hung, vinyl window
- Removing, infilling, or covering over historic windows



These historic arch-headed windows along with the elaborate window hoods, trim, and molding should be preserved. Photo by KDG, 2023.



These historic three-over-one Craftsman style windows should be retained, preserved, and repaired. Photo by KDG, 2023.



These pointed arch windows provide visual interest and historic character to an otherwise simply built home. Photo by KDG, 2023.



It is not appropriate to replace historic wood windows with vinyl units and vinyl trim. Photo by KDG, 2023.



Regularly inspecting and repainting historic wood windows will ensure their longevity. Photo by KDG, 2023.



Fixed windows with no mullions or muntins are not appropriate unless the house historically had windows of this type. Photo by KDG, 2023.

3.7 Storm Windows

Storm windows protect historic windows and increase the energy efficiency of the house. Storm windows come in many varieties – including exterior and interior storms. Storm windows can be made of different materials from the historic windows itself, including being made of wood or aluminum. Historic residential resources with existing storm windows, or homeowners considering installing storm windows should follow the following recommendations:

Appropriate

- Matching the divisions in the storm window to the sash lines and meeting rail of the historic windows
- Matching the color of the storm windows to the color of the window frame
- Using only clear glass so as not to conceal the historic window behind
- Maintaining and preserving historic storm windows, such as historic wood storm windows including scraping any peeling paint and repainting regularly to preserve the integrity of the wood
- Installing a single pane storm window with no divisions for a historic window with divisions is minimally acceptable
- Installing aluminum storm windows or other storms that do not match the color of the window frame is minimally acceptable especially in cases where the alternate is to remove and replace historic windows

Not Appropriate

- Installing storm windows with divisions that do not align with the sash lines and meeting rails of the historic windows
- Installing storm windows that do not match the size of the historic window
- Installing storm windows that do not match the color of the historic window



Installing storm windows that match the sash meeting rail of the window is appropriate. Photo by KDG, 2023.



Storm windows provide additional thermal efficiency and protect the historic windows from the weather. Photo by KDG, 2023.



Although storm windows painted to match the window frame are preferred aluminum storms are acceptable. Photo by KDG, 2023.



Using clear glass is appropriate for storm windows. Photo by KDG, 2023.

3.8 Doors

Northville's historic district has a wide variety of entrance doors which provide a transition point from public to private space in addition to providing lighting, ventilation, and security. Entrance doors can include decorative and associated features including sidelights, trim, transoms, screen doors, transoms, stained or leaded glass and decorative hardware. All of these features contribute to the historic character of the resource and should be preserved. Doors on secondary facades tend to be less elaborately decorated but can also possess historic character. Doors are an important historic feature as they are usually prominently placed on the historic resource and serve both functional and decorative purposes.

Appropriate

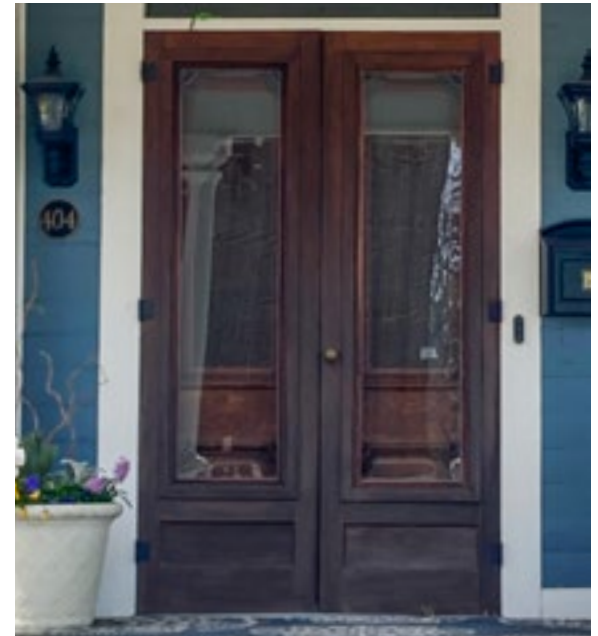
- Conducting periodic inspection and maintenance of historic doors and all associated features to extend their longevity
- Retaining and repairing historic doors and all historic features associated with the door including hardware, trim, transoms, screen doors, sidelights, and glass by patching, splicing, consolidating or otherwise repairing and reinforcing historic features
- Only replacing doors and associated elements that are too deteriorated to repair
- If a historic door is too deteriorated to repair, replacing with a door of the same size and material with closely matching historic details including glazing pattern, trim, hardware, transom, and sidelights
- Should replacement of historic components be necessary, in some instances, the use of alternative materials may be warranted. Please review sections 9.2 and 9.3 for information about the use of alternative materials
- Maintaining the historic size and proportion of the door
- Adding storm doors or screen doors that do not obscure the historic door and associated features
- If a historic door is missing or previously removed, installing a new door that is sensitive to the character of the resource by using a compatible design, material, shape, and style

Not Appropriate

- Removing and replacing a repairable historic door, historic materials, and any associated features
- Removing or covering historic transoms or sidelights
- Eliminating, reducing, or enlarging door openings
- Installing a new door or associated features that does not match the historic door or features
- Adding door openings on a primary façade or to a highly visible secondary façade
- Installing a new storm or screen door that obscures historic materials



Historic hardware such as the door handle, letter box, and door knocker contributes to the character of the historic door. Photo by KDG, 2023.



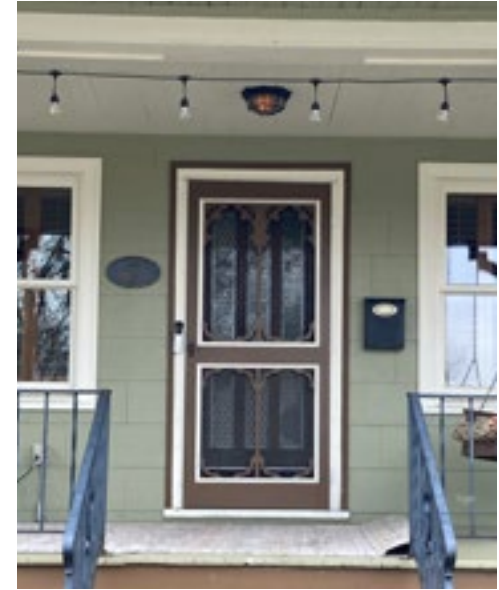
It is appropriate that features like these historic storm doors and transom window be retained, maintained, and preserved. Photo by KDG, 2023.



Historic features like these arch topped doors should be retained, maintained, and preserved. Photo by KDG, 2023.



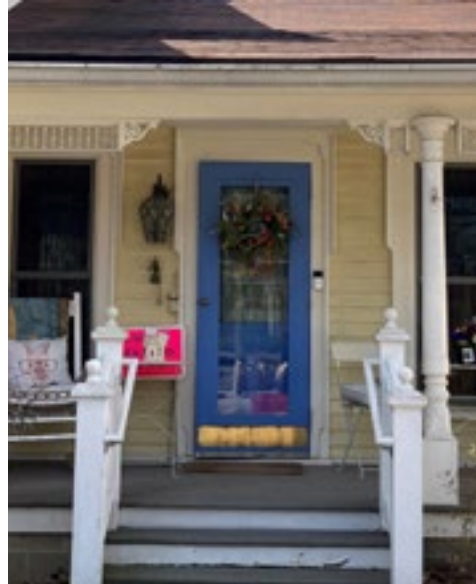
Historic doors often feature elaborate entry surrounds like seen here. This door surround is an important part of the door and should be preserved. Photo by KDG, 2023.



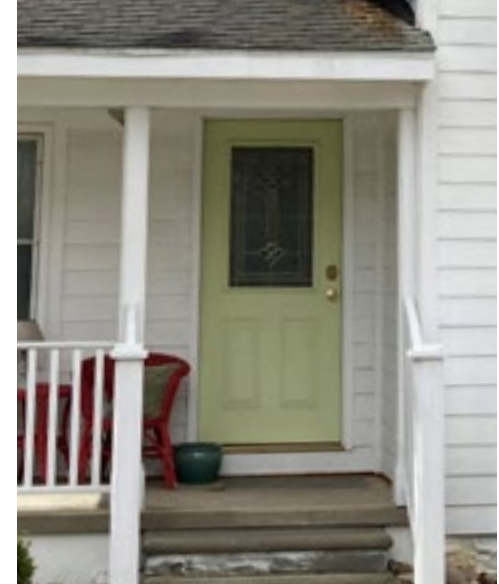
Historic screen doors with trim should be retained, maintained, and preserved. Photo by KDG, 2023.



The width of this door and the beveled glass are character defining features of this historic door. Photo by KDG, 2023.



The door casing trim and the simple hardware and full glazing of this storm door are character defining features and should be retained, maintained, and preserved. Photo by KDG, 2023.

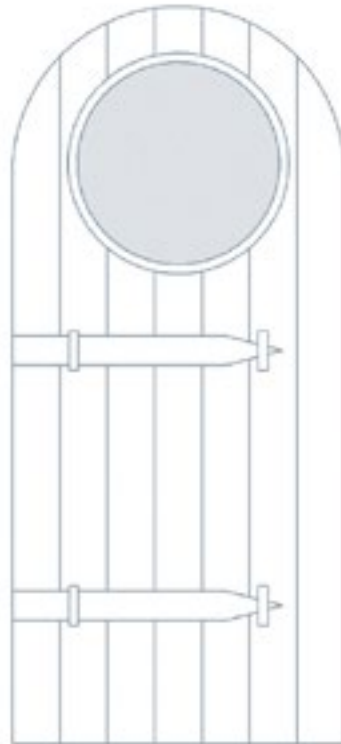


It is not appropriate to install a new door with features that do not match the historic door. Photo by KDG, 2023.

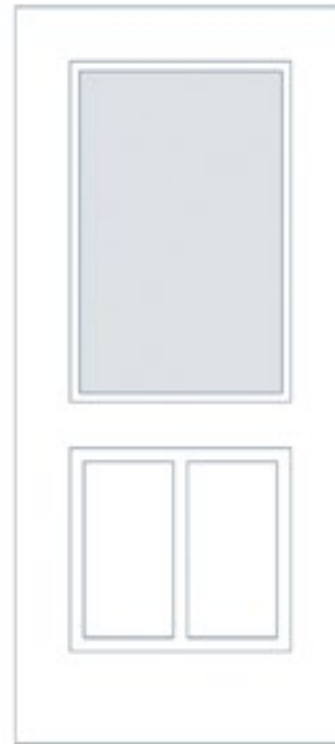
Exterior Door Styles



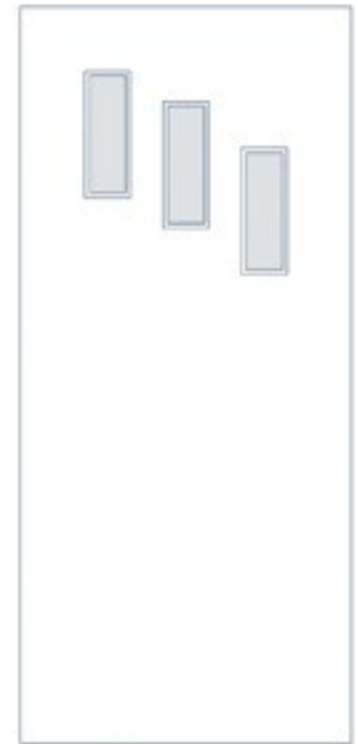
Craftsman



Tudor Revival



Queen Anne,
Folk Victorian



Ranch,
Modern Movement

Northville's Historic District has a wide variety of exterior door styles that vary based upon the style of the house. A few common examples are shown here. Diagram by KDG, 2023.

3.9 Porches, Balconies, Patios

Porches, balconies, and patios add character to historic resources as these features were common in houses built in eras before air conditioning. Porches and balconies are often decorated with trim and other architectural details. Beyond aesthetics, they also serve as buffer space between the interior and exterior of a house, provide an outdoor shelter from weather and sun, and serve as a gathering and socializing space. In historic districts, the rhythmic streetscape created by the presence of porches, decks, patios, or balconies contributes to the historic character of the district. Porches and balconies may or may not have a roof and also sometimes feature decorative railings, trim, and columns. All historic porch components which can include the structure, roofing, railings, flooring, trim, skirting, columns, posts, and beams are a part of the porch or balcony and should be preserved.

Appropriate

- Conducting periodic inspection and maintenance to historic porches, balconies, and patios including all associated architectural features like masonry, railings, trim, and columns to extend their longevity
- Retaining and repairing historic porches and balconies and patios
- Only replacing porch or balcony components that are too deteriorated to repair
- Repairing and replacing deteriorated porch or balcony components with replacement pieces of the same size and material with closely matching historic details
- Should replacement of historic components be necessary, in some instances, the use of alternative materials may be warranted. Please review sections 9.2 and 9.3 for information about the use of alternative materials
- For features made of wood, painting or staining wood to protect and extend the life of wooden components
- Maintaining the historic size and scale of historic porches and balconies and patios
- Installing a new porch, balcony, or patio on a non-visible secondary or rear façade and designing a new porch, balcony, or patio in an appropriate size, scale and design to be sympathetic and secondary to the historic building and site. New porch, balcony, or patio installation should not damage or obscure historic features
- When maintenance, repair, or in-kind replacement of historic material is not feasible, alternative materials may be considered if the alternative material closely matches the historic material in terms of design, color, texture, and dimension
- Incorporating handrails and other safety features that minimally impact historic materials with limited mountings and not removing historic materials for installation
- Enclosing a porch, patio, or balcony with screens or historically appropriate windows on a secondary or rear façade so long as the enclosure does not

remove, damage or obscure historic features

- Constructing decks and patios on secondary or rear facades only

Not Appropriate

- Removing or replacing a historic porch, balcony, or patio
- Altering a historic porch, balcony, or patio by removing or replacing character defining features such as masonry, railings, trims, columns, flooring, or beams
- Enclosing a historic porch, patio, or balcony on a primary façade



Porches are an important feature on many historic houses and should be retained and preserved. Photo by KDG, 2023.



Constructing decks only on secondary or rear facades is appropriate. Photo by KDG, 2023.



Enclosing a porch with screens is appropriate only for secondary or rear facades. Photo by KDG, 2023.



If incorporating a new balcony, adding it to the secondary or rear facade of a resource is appropriate. Photo by KDG, 2023.



Removing or covering historic porch materials with new cladding is not appropriate. Photo by KDG, 2023.



Inspecting, retaining and repairing historic porches and porch features is appropriate. Photo by KDG, 2023.

3.10 Roofing Material, Roof Shape, Roof Features, Gutters

Roof shape, pitch, and material are important features on a historic resource. Historic roofing materials include slate, wood shake or shingle, clay tiles, metal, concrete tiles, among others. Historic gutters can also be character defining as the material, shape, fastener straps, collection hopper boxes, and downspouts can all be historically significant. Roofing and gutters create textures on a highly visible plane of the building and should be preserved. Features on the roof like dormers, chimneys, cupolas, lighting rods, brackets, chimneys, weathervanes, and cornices should also be preserved.

Appropriate

- Retaining and preserving historic gutters, roofing materials, roofing features as well as the shape and pitch of the roof
- Periodically inspecting and maintaining historic roofing materials, gutters, and roof features
- Repairing damaged, deteriorated, or missing roofing materials, roofing features, and gutters with materials that match the historic in size, scale, color, design, and material type
- Only replacing historic roofing materials, roof features, and gutters if too deteriorated to retain, or if retaining these items is not feasible.
- Replacing non-original roofing material with documented historic roofing material if possible. If reinstating the historic roofing material is not feasible, the new, alternative roofing material installed should match the historic material as closely as possible in terms of design, color, texture, and dimension. Please review sections 9.2 and 9.3 for information about the use of alternative materials
- Repairing a damaged chimney by salvaging as much historic material as possible for use when repairing or rebuilding
- Only adding features and elements to the roof that are sensitive to the historic materials and character of the house in terms of scale, materials, and design and preferably located on a secondary or rear façade only
- Chimney caps may be considered if a chimney is no longer in use; however, the cap should not damage historic materials or detract from the design of the chimney or roof
- Providing proper drainage and downspouts with gutter systems to prevent decay and degradation of historic materials
- Placing gutters along edge of roof and downspouts placed at the corner of the structure as opposed to mid-wall

Not Appropriate

- Removing or replacing historic roofing materials, gutters, or roofing features that are repairable.
- Alteration of roof form, slope or dormers or adding inappropriately sized dormers
- Adding non-historic roof features on a primary façade
- Changing the shape or pitch of a roof
- Installing metal seam roofs on buildings that did not have this roofing material historically
- Not salvaging reusable historic materials when rebuilding a chimney
- Adding or rebuilding a chimney with historically inappropriate materials or designs
- Adding gutters that do not run along architectural features or run mid-wall
- Using multiple types of gutters on one structure (e.g., combining half round and Ogee)



Asphalt shingles are the most common roofing material in the historic district. Photo by KDG, 2023.



Slate roofing should be retained and preserved. KDG, 2023.



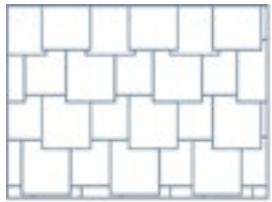
It is not appropriate to install metal seam roofing on a building that did not have it historically. Photo by KDG, 2023.



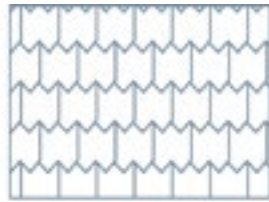
Gutters should be aligned with architectural features like the one seen here. Photo by KDG, 2023.



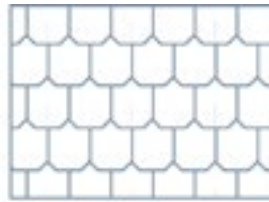
Wood shingle roofing is fairly common in Northville's Historic District. These roofing materials should be retained and preserved. Photo by KDG, 2023.



Square butt



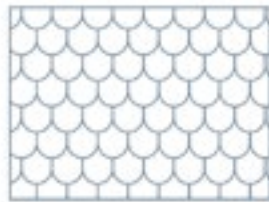
Sawtooth



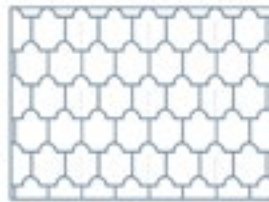
Octagon



Diamond



Fishscale



Half Cove

Common shingle patterns are shown here. Diagram by KDG, 2023.



Gable



Dormer



Hip



Gambrel



Mansard



Cross Hipped



Shed



Flat



Jerkinhead

Common roof types are shown here. Diagram by KDG, 2023.

3.11 Awnings

Awnings are often associated with mid-century homes, but they were also common on earlier homes to provide shade and cooling in the era before air conditioning. Fabric awnings (typically canvas) were common on earlier homes while mid-century homes often had aluminum or fiberglass awnings. Awnings could also serve a decorative purpose as they often have scalloped trim or are a contrasting color from the main body of the house. Preserving these historic features is important to the overall historic character of the house.

Appropriate

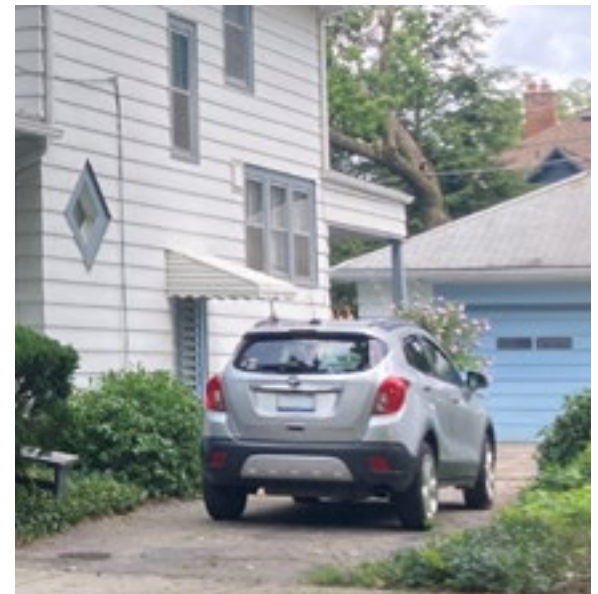
- Preserving historic awnings and conducting periodic maintenance to extend the longevity of the awning
- Replacing deteriorated historic awnings with materials that match the historic in materiality, design, color, and size
- Installing awnings on houses that historically had them but no longer does. Historic photographs or drawings should be used to match the size, shape, material, and design. When historic documentation does not exist, compatible awnings that are simple in design and color should be used
- Installing awning mechanical fasteners in mortar joints not through masonry or in an otherwise minimally invasive manner
- Installing awnings that fit the historic window/door and are compatible with the scale and style of the house

Not Appropriate

- Removing historic awnings
- Replacing historic awnings with non-historic materials or incompatible new awning designs
- Installing awnings where none were located historically
- Installing awnings in a manner that damages historic materials



Installing awnings like this that are compatible with the scale of the house is appropriate. Photo by KDG, 2023.



Simple aluminum awnings like this are appropriate. Photo by KDG, 2023.

3.12 Exterior Lighting

Residential lighting often includes porch lights, garage lights, pathway lights, pole lights, and other fixtures located on or around the property. Lighting is an important historic feature and historic fixtures should be retained and preserved. Important elements of a historic light fixture include the design, material, location, and brightness.

Appropriate

- Retaining and regularly repairing historic light fixtures on the house, garage, and property
- Refurbishing and repairing broken light fixtures and updating historic light fixtures to meet modern code without removing or damaging historic materials
- Removing and replacing historic light fixtures only if damaged beyond repair and replacing with historically compatible fixtures of the same size, scale, material and general design
- Installing new lighting on the house, garage, or property so long as the lighting is inconspicuous and complementary to the style of the house
- Introducing exterior lighting to the house, garage, or property where none existed historically only if it is historically appropriate and complements the historic style, scale, rhythm, and brightness of the historic district

Not Appropriate

- Removing historic light fixtures or features
- Damaging or altering historic light fixtures or damaging historic materials to introduce new lighting
- Cutting through historic materials or character defining features to install new lighting
- Replacing historic light fixtures with modern replacements when the historic light fixtures are repairable
- Installing flood lights on primary façade or side elevations
- Illuminating residential buildings or landscaping with excessive exterior lighting or bright flood lights. For example, the installation of extensive canlighting, uplighting, or pole lighting is not appropriate



Like these examples, the use of exterior light fixtures that complement the character of the house is appropriate. Photo by KDG, 2023.

3.13 Solar Panels

As homeowners seek to utilize more renewable sources, the installation of solar panels on historic buildings has become a common topic in the preservation field. The installation of solar panels allows a homeowner to create a more sustainable energy source for their home. For this reason, solar panel installation is encouraged, however, the placement and installation method should be carefully chosen to limit the visual intrusion of the panel and to prevent damage to historic materials.

Appropriate

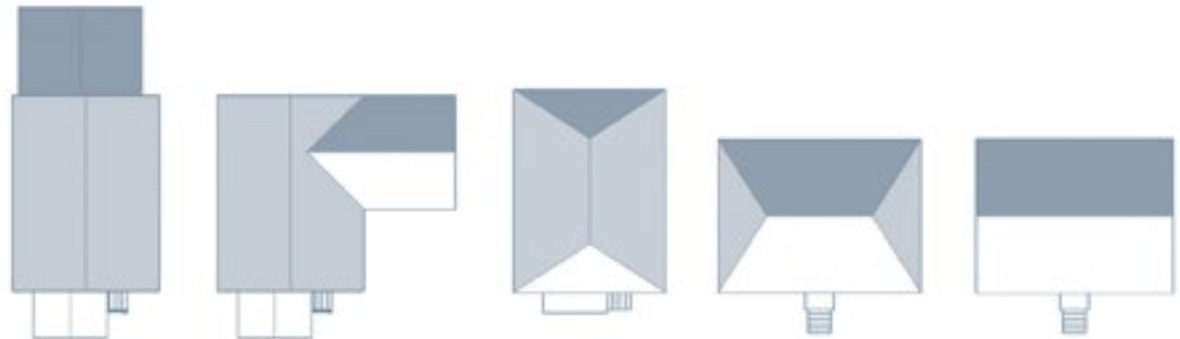
- Installing detached or freestanding solar panels not visible from the public right of way
- Installation of solar panels on a secondary or rear façade and not the primary façade(s) of the building
- Installation of solar panels in an area that does not detract, damage, or conceal a building's historic, character defining features
- Installation of solar panels on an accessory building such as a garage or addition as long as they are inconspicuous from a public right of way
- Positioning solar panels behind prominent architectural features like dormers and parapets to reduce visibility
- Installing solar panels parallel and as close as possible to the roof's surface to limit visual intrusion of the solar panel



Installing solar panels on a highly visible façade like this is not appropriate. Image courtesy of GettyImages/istock-photos, undated.

Not Appropriate

- Installing solar panels on primary facades or in other conspicuous places on the building or in the landscape
- Installing solar panels in a manner that damages, destroys or conceals historic features or materials
- Removing, damaging, or covering up historic feature or materials in order to install solar panels



It is appropriate for solar panels to be installed on secondary or rear elevations, as shown in dark and light blue. It is not appropriate that solar panels be installed on primary facades that are visible from the public right-of-way. Diagram by KDG, 2023.

3.14 Accessory Structures

Accessory structures to historic properties can contribute to the character of the historic district and are subject to review by the HDC. Accessory structures include garages, carriage houses, outbuildings, and sheds and are often located behind or on the side of the primary historic building. These structures can be clad in wood siding, masonry, or stone but generally these structures are constructed and clad in wood. The same standards that apply to primary buildings also apply to accessory structures.

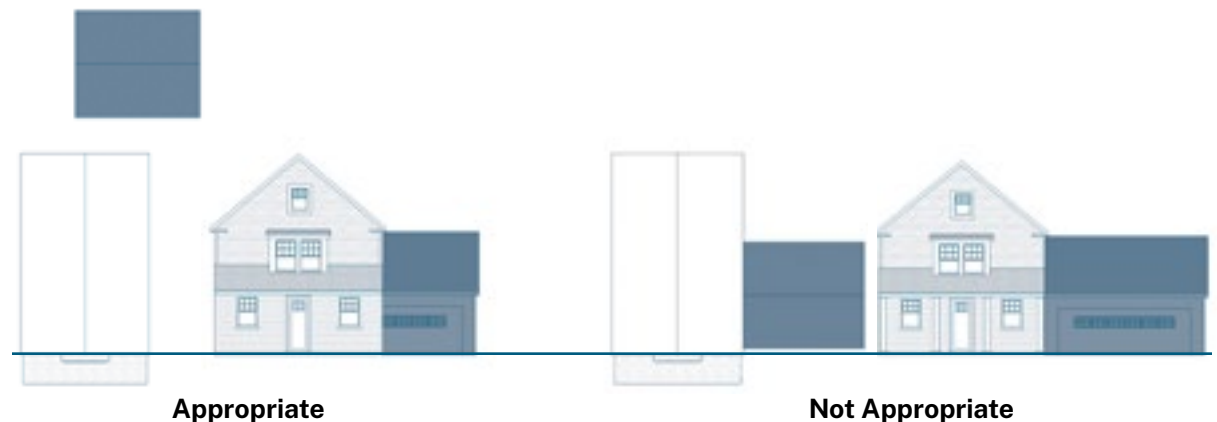
Appropriate

- Retaining, preserving and maintaining historic accessory structures
- Repairing historic accessory structures to extend longevity of historic materials
- Using matching historic materials if repairs are required and using accepted preservation methods such as patching, consolidating, splicing and reinforcing material
- Replacing historic materials in kind only if too deteriorated to repair
- Replacing non-historic garage doors with new garage doors that match the style of the historic garage
- Replacing missing elements or damaged pieces to match the existing in size, shape, width, profile, orientation, and installation of the existing material
- Constructing a new accessory structure that is secondary to the historic house and compatible in terms of scale, design, and materials
- Siting new historically appropriate accessory structures in a historically accurate way like siting a detached garage at the rear of the property

- Constructing an attached garage only on a minimally visible secondary or rear façade
- Prioritizing the use of historically appropriate materials for new construction accessory structures but alternative materials may be used as long as they are compatible with the historic materials in terms of color, texture, design, and scale. See sections 9.2 and 9.3 for additional information on the use of alternative materials

Not Appropriate

- Demolishing a historic accessory structure
- Removing or replacing historic materials that could be repaired
- Constructing a new accessory structure that is attached to the historic house and becomes a focal point from the public right of way
- Designing and constructing a new accessory structure that is not compatible with the scale and massing of the primary resource (the house)
- Constructing a new accessory structure that is placed on the lot in a manner that is not consistent with historic precedent. For example, if a carriage house was historically located to the east of the house, constructing a new accessory structure to the west of the house is not appropriate



It is appropriate to place accessory structures like a garage at the rear of the property or, if attached, only on the rear or minimally visible secondary façade. Diagram by KDG, 2023.



Positioning an accessory structure at the back of the lot like this historic garage is appropriate. Photo by KDG, 2023.



This garage is an example of a newer accessory structure that is compatible with the style and scale of the house. Photo by KDG, 2023.



Some accessory structures like this front gable garage contribute historic character to the house and historic district, and should therefore be retained and preserved. Photo by KDG, 2023.



It is appropriate that attached garages only be located on facades that are minimally visible from the right of way. Highly visible and too large in scale, attached garages like this are not appropriate. Photo by KDG, 2023.

3.15 Landscapes, Site Features, Fencing, and Open Spaces

Lot, landscape, and site features contribute greatly to a historic district's overall feel. Historic lawns, fences, trees, planting beds, driveways, paving, walkways, retaining walls, and lot arrangements create a character defining streetscape in historic districts. When looking at a historic landscape consider the following elements: vegetation, topography, spatial organization and land patterns, circulation patterns, water features, site composition, buildings, structures, furnishings, and objects.

Mature trees, the contour of the landscape, or significant viewsheds and vistas are important parts of historic neighborhoods and streets. Natural and man-made landscapes are often character defining features of historic districts and should be preserved and maintained. The introduction of new site features should respect the existing landscaping, historically appropriate hardscape, and the existing historic features so as to complement the existing patterns and character of the historic district.

Appropriate

- Preserving, repairing, and maintaining historic landscape, landscape features, hardscape, trees, hedges, other historic plantings, and open space
- Preserving, repairing, and maintaining historic site features including steps, driveways, walkways and stone/masonry walls
- Preserving, repairing, and maintaining historic fencing including walls, retaining walls, gates, and pillars/posts and other historic built site features
- Retaining historic relationships between buildings, landscape features, site features, and open space
- Preserving, repairing, and maintaining historic natural landforms including hills, streams, and rivers as well as designed grades
- Locating new fencing on the lot line, and behind the facade of the building
- Using historically appropriate materials for new fencing such as wood or iron
- Retaining other historic site features including stone curbs, stone paving, decorative paving, designed grades, natural landforms, or hitching posts
- Using hedges in place of fencing and placing vegetation along fencing
- Installing permeable surfaces or hardscaping with permeable qualities for patios and drives to improve runoff capabilities on the site

Not Appropriate

- Removing mature trees, hedges, or other mature landscaping items
- Removing historic landscape features, site features, built features, or natural features
- Introducing new plant material that will conceal or damage historic landscapes, landscape features, site features, built features, or natural features
- Planting new plant material that is out of character, scale, and/or pattern with the surrounding historic district or blocks vistas
- Paving areas of the site that were not historically paved
- Introducing large amounts of hardscape such as concrete pavement, concrete block retaining walls, etc., which diminishes or removes historic landscape features and alters the ratio of building to yard or landscape
- Building or introducing any landscape feature, site feature or built feature that is out of scale or inappropriate to the character of the historic district
- Introducing new landscapes, landscape features, site features, or built features that are visually incompatible with the site or that which destroys site patterns, vistas, or streetscape rhythms. For example, the introduction of pillars where there were none historically is not appropriate
- Using fencing materials that are incompatible with the character of the historic district such as vinyl fencing in the front yard

Cultural landscapes include “the geographic area, including both cultural and natural resources and the wildlife and domestic animals therein, associated with a historic event, activity, person, or exhibiting other cultural or aesthetic value. The Secretary of the Interior has additional guidance on how to treat historic cultural landscapes which can be found here: <https://irma.nps.gov/DataStore/DownloadFile/514832>



Natural landscape features like this stream should be preserved and maintained. Photo by KDG, 2023.



Historic fencing and fence posts should be preserved and maintained. Photo by KDG, 2023.



Historic site features like this rubble rock retaining wall should be preserved and maintained. Photo by KDG, 2023.



The construction of pillars of any material, such as the pillar pictured above, are not appropriate landscape features in the historic district. Photo by KDG, 2023.



Installing fencing in the front yard and/or pillars of any material, shown in blue in the above diagram, that obscure historic resources and/or alter the rhythm of the streetscape is not appropriate. Diagram by KDG, 2023.

3.16 Additions to Historic Residential Resources

Additions to historic properties give homeowners the ability to adapt their home for their evolving and changing needs which ensures they remain viable for their intended use. Additions can be compatible and complimentary to the historic resource when the new addition respects the scale, design, materials, and form of the historic resource. Conversely, the opposite can occur if new additions subsume the historic structure or utilize a design and material or form that does not complement the historic house or the surrounding historic district. This can result in a loss of historic character for both the house being added onto and the district as a whole. Therefore, the design, scale, massing, placement, and materials proposed for additions must be carefully considered.

An addition should not overpower the original building. For example, an addition which doubles the volume of an existing home would not read as secondary to the original building and would likely not match the scale or massing of the surrounding district.

Please review section 6. Design Guidelines for New Construction in Historic Residential Districts for additional guidance.

Appropriate

- Locating additions on the rear of the building (not on a primary façade)
- Locating the additions in the least visually impactful manner on secondary or rear facades, whichever is less visible from the right of way. Assessments of visual impact should be observed from various viewpoints, such as from across the street, from a block away, etc.
- Preserving, protecting, and not obscuring historic materials or character defining features during new construction
- Incorporating materials or design elements from the historic portion of the building but do not strive to copy historic designs or attempt to appear falsely historic
- Designing additions to read as secondary and distinct from the historic structure in terms of size, scale, design, materials, and detailing
- Ensuring that historic materials or character defining features are preserved, protected, and not obscured by new construction
- Designing roof forms and pitch to be consistent with the existing building

Not Appropriate

- Removing, damaging, or obscuring historic materials or design elements as a result of constructing an addition
- Removing, damaging, or obscuring historic materials as a result of the removal of an addition
- Constructing an addition that appears falsely historic and/or appears as though it is a part of the original building
- Constructing an addition that makes the historic portions of the house appear secondary in terms of size, scale, materials, and detailing
- Building an addition on the façade of a house, or an inappropriately sized or designed addition highly visible from another street-facing elevation
- Disregarding historic materials and elements of design present in the historic structure when designing an addition



Placing an addition on the rear façade is appropriate as seen here. Photo by KDG, 2023.



The top photo is from 2011 and the lower photo is from 2023. This addition is located on a highly visible façade and does not read as secondary to the historic portion of the house. Photo from Google Streetview, 2011 and by KDG, 2023.



The location and scale of the single-story addition at the rear of this house is appropriate. Photo by KDG, 2023.



The enclosed porch added to the rear of the house is an appropriate type of addition. Photo by KDG, 2023.



Large second story additions are not appropriate if highly visible from the right of way like this. Photo by KDG, 2023.



Large outsized additions on the primary façade are not appropriate. Photo by KDG, 2023.

3.17 Adaptive Reuse of Historic Residential Resources

It may eventually occur that some residential buildings, especially those located on primary streets like Main Street in Northville, be proposed to be repurposed for commercial use. Likewise, some very large historic single family residential buildings may eventually be proposed to be repurposed for multi-family use. Adaptive reuse is the idea that aims to find a new use for a building that is no longer used for its original purpose. These adaptive reuse scenarios frequently occur as communities needs and wants shift over time.

Modifying a residential house to meet a commercial need is preferable to demolishing the building but care should be taken during the conversion from residential to commercial. Prioritizing the preservation of character defining details like doors, windows, porches, and roofing materials should be considered. It is best to consider commercial uses that are most compatible with the residential structure—professional offices and independent retail businesses are two examples. Chain retail stores and restaurants likely require more adaptation that would typically be preferable for a historic residential building but each application should be reviewed for its computability with the historic house and the historic district at large.

Appropriate

- Retaining, preserving, and maintaining historic materials to the greatest extent possible while still achieving adapting the house for the new use
- Choosing compatible commercial functions that align more closely with architecture of the house. Professional offices are generally a better fit for a residential structure than a restaurant for example
- Locating barrier free access on secondary or rear facades instead of the primary façade
- Preserving open space between residential buildings even when they are located in a commercial district

Not Appropriate

- Removing historic materials that can be retained
- Constructing “false fronts” or commercial cladding systems to the historic house
- Constructing large additions to the historic house that obscure and dwarf the historic structure
- Constructing awnings, decks, or walkways on the primary façade if none were there historically
- Constructing additions between the historic front setback and the street
- Removing historic doors or windows to install commercial storefront systems or incompatible doors and windows

The Secretary of the Interior’s Standards for Rehabilitation outlines ten overarching goals when contemplating the reuse of a historic building. These standards are listed in the first section of this document and can also be found here: <https://www.nps.gov/articles/000/treatment-standards-rehabilitation.htm>



Professional offices like law firms are often a more compatible use for historic residential buildings. Photo by KDG, 2023.



Retaining, preserving and maintaining historic materials to the greatest extent possible is appropriate. Photo by KDG, 2023.

4. Design Guidelines for Historic Non-Residential Resources

4.1 Northville's Historic Non-Residential Resources

Commercial, Civic, Institutional, and Religious Resources

Northville's historic district contains numerous non-residential resources that include commercial buildings, civic buildings, educational buildings, and religious buildings, with the vast majority of the non-residential resources being commercial in function. While the function of non-residential resources is varied, the treatment of the historic materials and features that make the resources significant to the district remains constant.

As such, the following section uses the term commercial throughout, but the guidance should be applied to all non-residential resources.



Historic commercial buildings within Northville's historic district. Photo by KDG, 2023.



A historic religious building in Northville's historic district. Photo by KDG, 2023.

4.2 Evaluating Changes Over Time

As the needs of property owners change and as styles and fashions fluctuate, buildings inevitably change over time. These changes are important records of the past and mean that the building is still viable. For example, a 1940s alteration of incorporating glass panels onto the façade of a commercial building constructed during the late 1800s may have acquired historic significance due to the age of the alteration, the person or company who undertook the alteration, and other factors. Therefore, when evaluating a building to determine its key historic and significant characteristics it is a best practice to also contemplate changes that have occurred over time and to assess whether those changes are now historic in and of themselves.

Appropriate

- Performing research to recognize and evaluate the full history of a building, including alterations made to the building over time, when planning work to a resource
- Identifying, maintaining, and preserving non-original features or materials that due to age or significance are considered historic

Not Appropriate

- Removing non-original features or materials that due to age or significance are considered historic
- Performing work on a commercial resource without evaluating the building's full history and any alterations that were made over time

Concepts to Consider

- Has an alteration to a historic commercial resource, although not original to the building, acquired significance in its own right?
- Consider the full history of a building. Who were important property owners? Were important businesses located in the building? Did significant events occur in the building?
- Is an important theme or event in Northville's history reflected in the alteration?
- Was the alteration completed by a person (architect, designer, property owner, etc.) significant to local, state, or national history?



Arched brickwork indicates that at some point, an arched opening was altered to accommodate a rectangular opening surrounded by wood trim. Investigation into the building's history would help determine whether the alteration has acquired significance. Photo by KDG, 2023.



The appearance and pattern of the brick veneer on the first floor of the commercial building is distinguished from the historic brick on the second floor, indicating an alteration to the building. Photo by KDG, 2023.

4.3 Maintenance

Maintenance is one of the most important activities undertaken by the owners of historic commercial buildings. Periodic inspections of historic features followed by adequate and timely maintenance work helps property owners address minor issues before they snowball into issues that seem insurmountable. These activities also help owners prepare for and plan future work to ensure the preservation of their historic building.

All historic and non-historic resource owners within historic districts are held to the standards of ordinary maintenance, defined as keeping a resource unimpaired and in good condition through ongoing minor intervention, undertaken from time to time, in its exterior condition. As ordinary maintenance does not change the external appearance of the resource except through the elimination of the usual and expected effects of weathering, ordinary maintenance is not subject to review by the HDC.

Appropriate

- Developing and following an achievable yet thorough maintenance schedule. Ideally the schedule includes a yearly inspection of the entire building and its historic materials and features, searching for signs of damage or deterioration
- Periodic inspection of the building envelope, which includes features such as windows, doors, the roof, gutters, drainage systems, and exterior walls is critical, noting any areas with signs of degradation such as cracks, holes, or peeling paint. Maintenance of the building envelope is critical as the features not only contribute to the historic character of the building but also protect the interior from the elements
- Following inspection, adequately repairing, and performing maintenance on materials and features per the maintenance schedule and preservation best practices. See Appendix B for a comprehensive list of resources available to property owners regarding the preservation of historic buildings

Not Appropriate

- Deferring inspection and maintenance of the building, historic materials, and historic features which together contribute to the building's deterioration and eventual demolition by neglect
- Using improper repair and maintenance methods that result in the damage, removal, or obscuring of historic materials and features



Adequate maintenance of historic buildings involves periodic inspections to ensure historic features are well maintained. In the image above, the peeling paint and rust spots on the wood trim indicate water infiltration that needs to be addressed. Photo by KDG, 2023.



The mortar between the bricks on this building has degraded in areas. Proper maintenance of these historic materials is appropriate. Photo by KDG, 2023.

Recommended Inspection Timetable			
Building Element	Frequency		
	6 months	Yearly	12-60 months
Storefront elements		<input checked="" type="checkbox"/>	
Windows and doors		<input checked="" type="checkbox"/>	
Sidings, stucco, and other claddings		<input checked="" type="checkbox"/>	
Masonry and mortar joints			<input checked="" type="checkbox"/>
Painted masonry		<input checked="" type="checkbox"/>	
Painted wood elements	<input checked="" type="checkbox"/>		
Roof coverings and roof features		<input checked="" type="checkbox"/>	
Gutters and downspouts	<input checked="" type="checkbox"/>		
Flashings		<input checked="" type="checkbox"/>	
Awnings and canopies		<input checked="" type="checkbox"/>	
Signage and lighting		<input checked="" type="checkbox"/>	
Sidewalk cafes and patios		<input checked="" type="checkbox"/>	

The inspection timetable is for reference only. The National Park Service's Preservation Brief #47 provides additional information on the maintenance of historic buildings. Diagram by KDG, 2023.

4.4 Accessibility

Developing accessible spaces and preserving historic resources can be achieved by incorporating sensitively designed responses to accessibility requirements, allowing people of all accessibility levels the opportunity to fully experience historic buildings. Accessibility requirements defined by the Americans with Disabilities Act (ADA) and the Michigan Barrier Free Requirements are complex and beyond the scope of the Historic District Design Guidelines. Therefore, the information provided here is for general information only, and all guidance on ADA and Michigan Barrier Free Requirements must be directed to the Building Department.

Appropriate

- Consulting with Northville's Building Department regarding all accessibility requirements for commercial buildings
- Adhering to accessibility requirements and guidance when performing work on resources with the historic district, ensuring people of all accessibility levels can experience historic buildings

Not Appropriate

- Disregarding accessibility requirements and guidance when performing work on resources
- Incorporating accessibility requirements into resources using designs and materials that are incompatible with the surrounding resources and the district



Although the building above is non-historic, the ramp making the entrance accessible is well designed. The ramp materials such as the brick and railing are compatible with the building's design and the ramp's placement allows all people to access the main entrance to the building. Photo by KDG, 2023.



The photograph above illustrates a historically sensitive incorporation of a ramp into the entrance of a historic building in New York City. The stone of the knee wall is compatible with the stone building and the placement of the ramp allows all people to access the building. Image courtesy of New York City Landmarks Commission, 2016.

4.5 Storefronts

Storefronts are key components of historic commercial resources. Large display windows, recessed entrances, knee walls, and transom windows are just some character defining features that make historic commercial areas unique and contribute to the vitality of Northville's downtown area.

Appropriate

- Identifying, maintaining, and preserving historic storefront components such as large display windows, recessed entrances, exterior trim, transom windows, exterior flooring within the storefront, and architectural details relating to the storefront
- Identifying, maintaining, and preserving the relationships between historic storefront components, such as the layout of the storefront, the storefront's relationship to the sidewalk, and the ratio of display windows to building surfaces
- Performing routine maintenance activities to prolong the life of historic storefront components such as periodic inspection, cleaning, and painting
- Only replacing historic components that are too deteriorated to repair
- For historic components deteriorated beyond repair, replace with the same materials or materials that are as close as possible to the historic in terms of color, texture, dimension, and finish
- Ensuring that the repair or replacement of historic components does not harm existing historic components

Not Appropriate

- The removal or significant alteration of existing historic storefront components
- Replacing historic storefront components with modern storefront components if the historic components could be repaired or replaced in-kind
- Infilling historic window or door openings
- Altering the setback of the building's storefront
- Installing tinted glass in place of clear glass
- Altering the storefront in a manner that makes the building appear residential in character



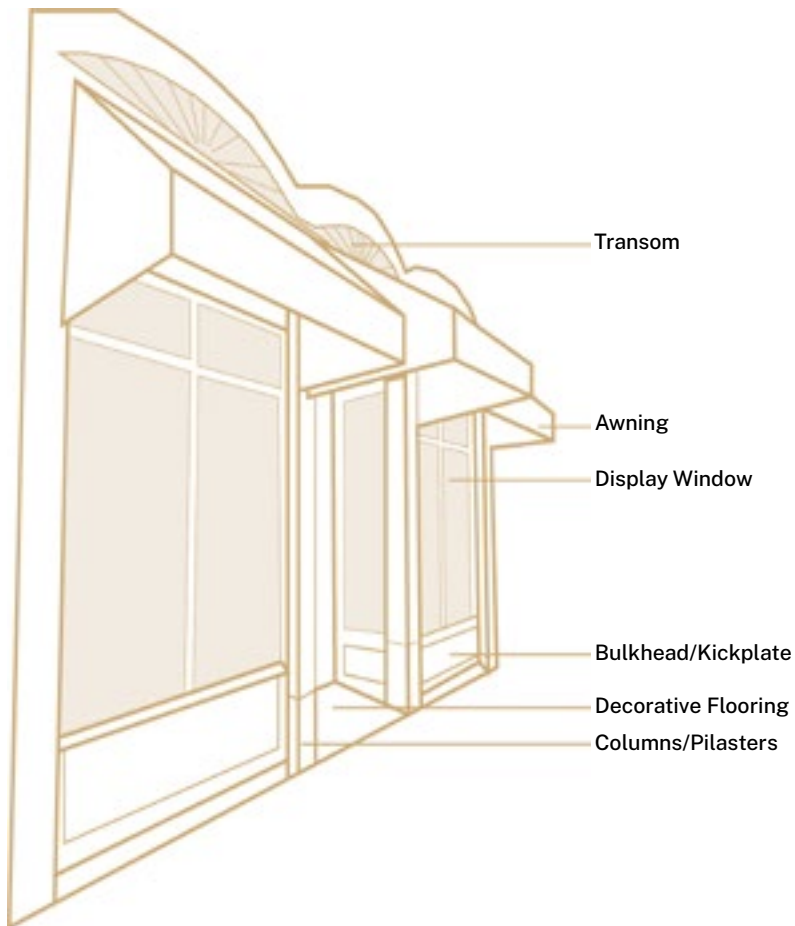
The preservation of historic storefront systems — like the recessed entrance, relationship to the sidewalk, and large display windows — helps to maintain the historic character of Northville's commercial area and is therefore appropriate. Photo by KDG, 2023.



The alteration of the storefront's relationship to the sidewalk, through the addition of an exterior stairway, is not appropriate as the stairway disrupts how the storefront interacts with the sidewalk. Photo by KDG, 2023.



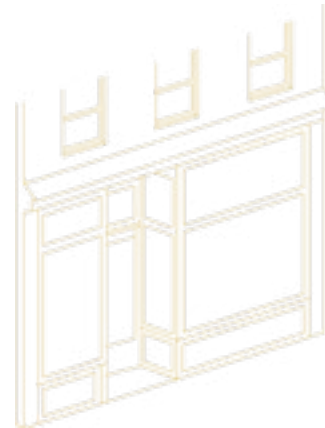
The historic leaded glass transoms above the large display windows on this storefront have been adequately maintained and preserved. Photo by KDG, 2023.



Typical historic storefront components are labeled in the diagram above. Diagram by KDG, 2023.

Appropriate

Historic storefronts are typically composed of a recessed entry, cornice, and a kneewall that is in line with the primary facade of the building



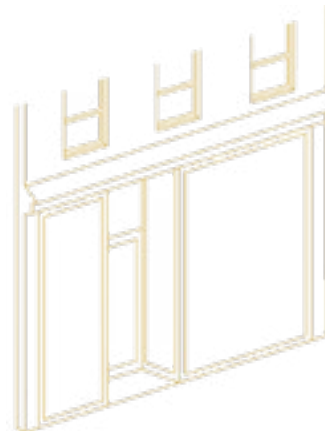
Not Appropriate

The recessed entry has been retained but the cornice and any transom windows have been obscured



Not Appropriate

Maintaining the recessed entry, while removing the kneewall, is not appropriate



Not Appropriate

In this example, the entire storefront has been recessed behind the primary facade of the building

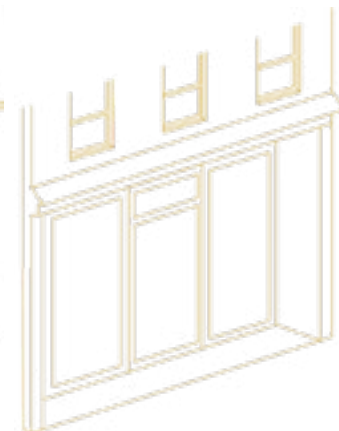


Diagram by KDG, 2023.

4.6 Exterior Wall Materials

General Recommendations on Exterior Wall Materials

Exterior wall materials encompass the materials used to construct, clad, and decorate a historic commercial building. This includes elements like bricks that are used as both the structure and the exterior wall surface and window hoods and cornices composed of wood, stone, or brick.

General recommendations for exterior wall materials are listed below and additional guidelines for the most common exterior wall materials on historic commercial buildings are detailed in the following pages.

- Identify, maintain, and preserve historic wall materials
- If historic wall materials are deteriorated beyond repair, the repair and replacement material matches the historic material in dimension, texture, color, and profile
- Replacement of historic wall materials only occurs where necessary, rather than replacing historic features in full
- If incorporating alternative materials into a historic building, the historic materials read as dominant while alternative materials are placed on secondary building features and secondary elevations
- It is not appropriate that low durability replacement materials be installed at ground level where they can come in contact with water, road salt, and foliage
- Also review sections 9.2 and 9.3 for additional information on the use of alternative materials



Typical exterior wall materials include materials like wood, brick, stone, tile — all of which are pictured above. The preservation of these materials contributes to the historic character of the district and should be maintained and preserved. Photo by KDG, 2023.



Preservation of exterior materials includes preserving the pattern and arrangement of historic materials, such as the varied brick bonding patterns used on this façade. Photo by KDG, 2023.



On commercial resources, wood exterior wall materials are typically used as ornament on the building and storefront, as pictured here. Photo by KDG, 2023.

Masonry

Exterior masonry materials include an array of materials that encompass brick, stone, stucco, terracotta, ceramic tile, granite, brick or stone veneers, cement, and concrete block. Mortar is used in conjunction with each material to adhere the masonry units together. Historic masonry may be used throughout the commercial building's exterior from the foundation, to the exterior wall surface, to architectural ornament. Therefore, the preservation of historic masonry is important in preserving Northville's historic commercial architecture.

Appropriate

- Identifying, maintaining, and preserving masonry materials and features
- Performing routine maintenance activities to prolong the life of masonry materials such as periodic inspections of the building's exterior, gutters, downspouts, mortar joints, flashing, and caulking
- If damage to masonry materials is observed, eliminate the source of the damage in addition to repairing the historic masonry materials
- Cleaning masonry materials only as needed with a gentle, water-based cleaner
- If cleaning requires the use of chemical cleaners, test the cleaner and cleaning process in an inconspicuous location to ensure the cleaner works as intended and does not damage the historic masonry or adjacent historic materials
- Only repointing mortar that is missing or deteriorated, or if sufficient mortar is missing to allow water infiltration into the building
- Repointing using new mortar that matches the existing mortar in compressive strength, composition, color, texture, joint size, joint profile, and method of application. New mortars are often too strong to use on historic masonry and will result in the deterioration of the masonry. Therefore, selecting a mortar with the same compressive strength as the historic is of critical importance

- Exercising care when repointing as to not damage adjacent historic masonry or other historic features
- Only replacing masonry materials that are too deteriorated to repair
- Replacing missing, deteriorated, or broken masonry units that cannot be repaired to match the existing in terms of dimension, material, color, texture, finish, and profile
- Replacement masonry units match the historic installation method, course type, joint pattern, and are toothed into the existing masonry

Not Appropriate

- Using abrasive methods to clean masonry materials such as high-PSI pressure washing or media blasting (with sand, silicates, walnut shells, etc.) is prohibited. Abrasive cleaning methods cause extensive damage to masonry materials and contribute to spalling, water infiltration, and deterioration
- Painting unpainted masonry or applying waterproofing or water repellent coating to masonry. These applications can damage masonry materials by trapping water in the masonry units, which contributes to spalling and deterioration
- Applying new stucco or parge layers to masonry not historically covered in these materials
- Incorporating new masonry features that appear falsely historic such as decorative moldings, medallions, or statuary such as lions or gargoyles
- Obscuring or covering historic masonry materials with other materials such as vinyl siding, aluminum siding, or other cladding materials
- Unnecessarily replacing historic masonry materials with alternative materials



Painting unpainted masonry is not appropriate as moisture can become trapped in the masonry, leading to spalling as pictured above. Photo by KDG, 2023.



Maintaining and preserving masonry materials is appropriate and includes ensuring both the masonry units and mortar are adequately maintained, as shown above. Photo by KDG, 2023.



It is likely that the commercial building above was originally clad in masonry. Covering masonry materials with vinyl siding is not appropriate. Photo by KDG, 2023.

Metal

Metal may be utilized in historic commercial buildings as cornices, columns, trim, or window hoods. Northville's metal exterior wall materials are typically limited to small decorative elements and railings, but it is appropriate for these materials to be maintained, repaired, and preserved.

Appropriate

- Identifying, maintaining, and preserving historic metal materials and features
- Performing routine maintenance activities to prolong the life of metal materials such as periodic inspections
- If damage to metal materials is observed, eliminate the source of the damage in addition to repairing the historic metal materials
- Cleaning metal materials only as needed using the gentlest methods possible

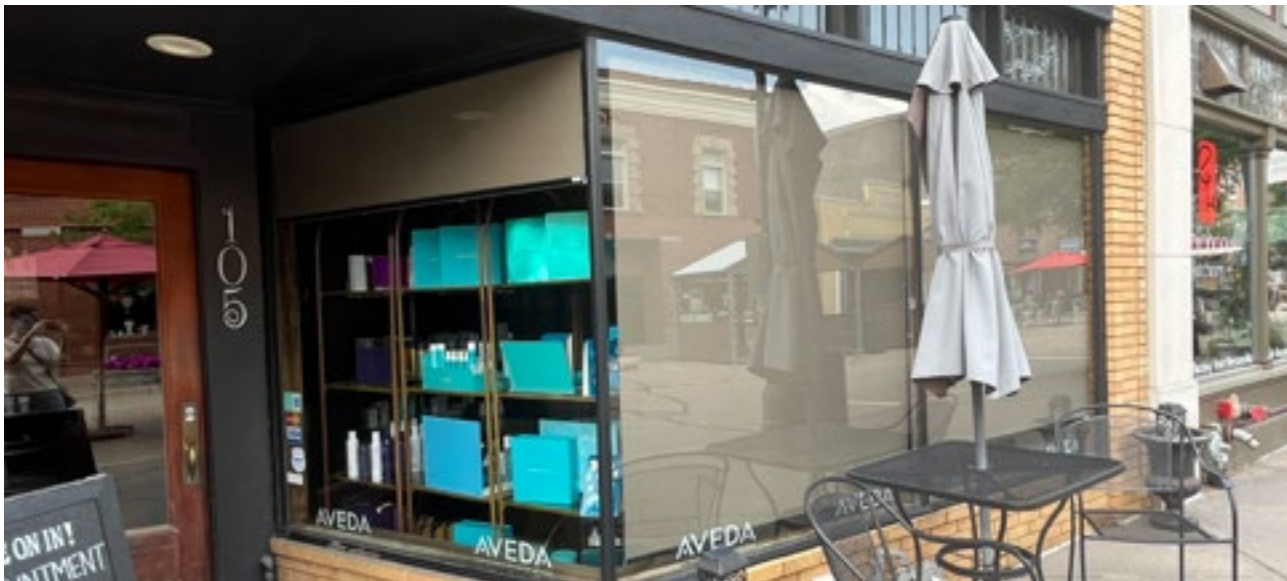
- Only replacing metal features that are too deteriorated to repair
- Replacing missing, deteriorated, or broken metal materials and features that cannot be repaired to match the existing in terms of dimension, material, color, texture, finish, and profile

Not Appropriate

- Cleaning metal materials with abrasive methods such as high-PSI pressure washing, or media blasting (with sand, silicates, walnut shells, etc.) is prohibited
- Using incompatible materials such as asphalt or tar to repair deteriorated metal materials
- Painting unpainted metal materials
- Removing paint from historically painted metal materials
- Obscuring or covering historic metal materials with other materials
- Unnecessarily replacing historic metal materials with alternative materials



The historic metal storefront system illustrated above should continue to be maintained and preserved. Photo by KDG, 2023.



Metal is used around the display windows of the historic storefronts shown above and should be maintained and preserved. Photo by KDG, 2023.



The pent roof above the storefront has been clad in metal roofing. Use of metal materials in this way is not appropriate. Photo by KDG, 2023.

4.7 Architectural Ornament

Architectural ornament includes a wide variety of decorative details applied to the exterior of a commercial building. Ornament can include trim, window hoods, brackets, cornices, barge boards, among other types of detail that can be composed of materials discussed in section 4.6 Exterior Wall Materials of this document. While decorative details such as these are not fundamental to the structural integrity of a building, they contribute greatly to the character and integrity of historic resources. Architectural ornament is often what makes a historic resource ‘unique’ as it gives some personality to the resource, and should therefore be maintained and preserved

Appropriate

- Identifying, maintaining, and preserving historic architectural ornament on the exterior of commercial resources
- Performing regular maintenance and inspection to ensure architectural ornaments are kept in good repair
- Repairing architectural ornament as needed using in-kind materials
- Scraping loose paint and repainting the architectural ornament if it was historically painted
- Replacing in-kind only if ornament is too deteriorated to repair and ensuring the in-kind replacement matches the historic in material, color, texture, size, and profile
- Refraining from painting architectural ornament that is unpainted (e.g., masonry, stone, terracotta)

Not Appropriate

- Removing or covering architectural ornament, such as with the installation of replacement siding or construction of awnings, sidewalk cafes, or patios
- Adding architectural ornament which was not present historically, thus giving a falsely historic appearance
- Painting architectural ornaments which were not historically painted



Wood architectural ornament on one of Northville's historic commercial buildings. Photo by KDG, 2023.



The incised detail above is part of the architectural ornament of the historic commercial building. Photo by KDG, 2023.



The cast stone and decorative tile add to the beauty and historic character of this building. Photo by KDG, 2023.



Architectural ornament, such as the window hoods, cornices, brackets, and cornice, is often highly decorative and part of the character defining features of a building, making the preservation of ornament important. Photo by KDG, 2023.

4.8 Paint and Paint Colors

Paint can be an important protective element on historic materials traditionally meant to be painted like wood or cast iron. Conversely, paint can be inappropriate on some exterior materials such as historically unpainted masonry. For materials that were historically painted, the selection of appropriate paint colors is an important consideration and must be approved by the HDC before painting begins.

Paint colors are an opportunity to represent the current business's branding while reflecting the age, style, and character defining features of the commercial building. The use of color can also make additions to commercial buildings and new construction within the district harmonize with the existing historic fabric.

Appropriate

- Identifying, maintaining, and preserving historically painted building surfaces
- Knowing the building's year or period of construction, and using this knowledge to select a historically appropriate paint scheme
- When repainting, the paint color is appropriate to the style of the building and to the surrounding historic district and is approved by the HDC before painting begins
- Using a high-quality latex paint on the building's exterior
- Removing loose paint with hand scraping and hand sanding prior to repainting
- Referencing historic color palettes to choose an exterior color scheme

Not Appropriate

- Using a paint color not sensitive to the style or period of the building or surrounding historic resource
- Painting unpainted brick, stone, concrete, concrete block, copper, or bronze surfaces or any other surfaces that were historically unpainted
- Stripping historically painted surfaces down to the bare material surface and applying only a clear varnish
- Removing paint with abrasive methods such as high-PSI pressure washing, or media blasting (with sand, silicates, walnut shells, etc.) is prohibited



These are historically appropriate paint colors for a commercial building dating to the late-1800s and early-1900s. Photo by KDG, 2023.



Painting schemes that highlight architectural ornament and features are compatible with the historic character of many of the commercial buildings within Northville's historic district. Photo by KDG, 2023

There are several good references for historic paint color schemes. Look into the Sherwin Williams Exterior Historic Colors collection here: [Exterior Historic Colors From Sherwin-Williams](#) and their Colors Through the Decades page here: [Color Through the Decades With Sherwin-Williams](#) or the California Paints collection made in partnership with Historic New England found here: [Historic Colors of America | Historic New England](#) The Historic New England Colors are listed by period/architectural style.

4.9 Windows

Windows are important elements of historic commercial building facades, as they provide light, ventilation, and visibility into the interior of the building. Large display windows are typical features of historic storefronts, whereas smaller, rectangular, or arched windows are commonly used on the upper floors of historic commercial buildings.

Appropriate

- Identifying, retaining, and preserving historic windows and their functional and decorative features such as frames, sashes, glass, glazing patterns, and trim
- Retaining the size and arrangement of historic windows and the ratio of glass to the building surface
- Conducting routine inspections and maintenance of historic windows such as inspecting the condition of paint, wood, metal, glazing compound, hardware, and other window components
- Repairing a deteriorated window by patching or splicing in new material rather than replacement
- If a window component is truly deteriorated beyond repair, replacing in-kind with like materials, style, and profiles. In some instances, the use of alternative materials may be warranted. Please review sections 9.2 and 9.3 for additional information on the use of alternative materials
- If installing window screens, screens are placed behind the plane of the building's façade, the screen and framing are of a color that does not draw attention to the screening, and screens do not obscure or detract from historic windows or other character defining features

Not Appropriate

- Replacing historic windows which could be repaired or replaced in-kind with unsuitable modern windows
- Installing replacement windows which alter window type, size, style, orientation, profile, materials, and glazing patterns. For example, replacing a stained glass leaded window with a single-hung, vinyl window
- Installing a tint or reflective coating on window glazing
- Removing, infilling, or covering over historic windows
- Installing window screens that obscure historic windows and other character defining features, placing window screens flush with or protruding from the plane of the building's façade, and using incompatible colors for the screens and frames



If replacement of historic windows is necessary, replacement windows should maintain the historic window's features such as glazing pattern, profile, and dimensions. Photo by KDG, 2023.



The protective glazing that was installed on these round leaded glass windows has yellowed over time and may have caused further damage to the historic windows. To avoid the pitfalls of inappropriate repairs, it is appropriate that routine maintenance and preservation of damaged features take place. Photo by KDG, 2023.



The installation of window screens as pictured on historic commercial building windows is not appropriate. The color of the screening and framing, and placement within the window opening obscures the window behind the screen and draws unnecessary attention to the screens. Photo by KDG, 2023.

4.10 Doors

Exterior doors on commercial buildings work in conjunction with the storefront to draw potential customers into the commercial space. Designed with complementary elements to the storefront, historic doors typically incorporate large expanses of glass, are situated beneath a transom, and may be surrounded by sidelights.

Appropriate

- Identifying, maintaining, and preserving historic exterior doors in addition to all related components such as hardware, trim, transoms, sidelights, and door surrounds
- Preserving existing door openings in terms of dimensions, location, and appearance
- Performing routine maintenance activities to prolong the life of historic doors and related components such as periodic inspection, cleaning, and painting
- Only replacing historic doors and components that are too deteriorated to repair
- For historic doors and components deteriorated beyond repair, replace with the same materials or materials that are as close as possible to the historic in terms of color, texture, dimension, and finish
- Ensuring that the repair or replacement of historic door components does not harm existing historic materials

Not Appropriate

- Infilling, relocating, adding to, or altering existing exterior door openings or door components such as transoms, sidelights, or glass panels
- Installing tinted glass in place of clear glass
- Replacing historic doors or components with modern components if the historic components could be repaired or replaced in-kind
- Replacing a historic door that could be repaired or replaced in-kind with a door of alternative materials and incompatible design



The preservation of the historic doors, hardware, stained glass transoms, and trim maintains the historic character of Northville's theater. The transoms located above the doors contain stained glass features that identify the building as a theater. Photo by KDG, 2023.



While most of Northville's commercial buildings date to the late-nineteenth and early-twentieth centuries, mid-twentieth century architecture should not be overlooked. Materials like aluminum are more common on exterior doors from this era. Photo by KDG, 2023.



The aluminum exterior door system depicted above is incompatible with the historic character of the commercial building and is therefore not appropriate. Photo by KDG, 2023.



Repairing, maintaining, and preserving historic commercial doors, such as the door pictured above, is appropriate. Photo by KDG, 2023.

4.11 Roof Elements

The roof and roof elements, such as dormers, gutters, and chimneys, may be highly visible, character defining features of historic commercial buildings. These features work in tandem to shed water from the building's roof, and it is appropriate for these features to be maintained and preserved to protect the building itself and its historic character.

Appropriate

- Identifying, maintaining, and preserving historic roofs and any roof elements in terms of materials, texture, decoration, form, and dimensions
- Performing periodic maintenance on all roofs and roof elements, particularly flat roofs which are susceptible to water intrusion or galvanized metal roofing which requires painting
- Incorporation of additional roof drainage such as downspouts, gutters, and scuppers that are not visible from the primary façade and do not damage historic materials
- Repairing roofs or roof elements by using proper repair techniques for the materials, and using the same material to patch and/or reinforce roofs or roof elements
- Only replacing historic roofs and roof elements that are beyond repair
- Replacing historic roofs and roof elements that cannot be repaired with in-kind materials. If replacement is not technically feasible, the replacement material matches as closely as possible to the historic material in terms of color, texture, dimensions, design, and pattern

Not Appropriate

- Alteration of roof form or pitch
- Unnecessary replacement of historic roofs or roof elements with alternative materials
- Removal, alteration, or covering of prominent historic roof elements
- Addition of prominent roof elements that are incompatible with the building's design or historic character, or that detract from architectural features, or damage historic materials or elements



When gutters must be routed on the façade of a commercial building, it is appropriate for the gutters to follow architectural elements and be painted to match adjacent materials. Photo by KDG, 2023.



For commercial roofs historically covered in wood shingles, faux wood shingles that match the historic in terms of shingle dimensions, color, and texture, may be considered. Photo by KDG, 2023.



Unless metal roofing was used historically on the building, the incorporation of metal roofing materials onto historic commercial buildings is not appropriate. Photo by KDG, 2023.

4.12 Rooftop Mechanical Equipment and Penthouses

Integrating modern mechanical equipment into a historic commercial building is possible through sensitively arranging rooftop mechanical equipment and associated penthouses. The goal is to minimize the visual impact of these features from the public right-of-way. Additionally, these features may already be present on a historic commercial building and contribute to the district's historic character.

Appropriate

- Identifying, maintaining, and preserving historic, character defining penthouses and rooftop equipment
- Integrating new rooftop equipment, penthouses, and screens that are sensitive to the historic character of the building in terms of scale, materials, color, and design, and do not damage historic materials
- Positioning rooftop equipment to ensure that it is not visible from adjacent buildings and the public right-of-way
- Screening and positioning rooftop equipment per Section 18.11.11 of the City of Northville's Zoning Ordinance

Not Appropriate

- Positioning rooftop equipment, penthouses, and screening in a manner that is highly visible from adjacent buildings and the public right-of-way
- Integrating new rooftop equipment, penthouses, and screening that are insensitive to the historic character of the building in terms of scale, materials, and design
- Installing or performing work on rooftop equipment that causes damage to historic materials
- Removing historic rooftop equipment and/or penthouses



It is appropriate for rooftop mechanical equipment to be situated so that it is not visible from the public right-of-way. Rooftop mechanical equipment is not visible on these buildings within Northville's historic district. Photo by KDG, 2023.



Special care is required to arrange mechanical equipment on roofs above single story commercial buildings so that the equipment is not visible from the right-of-way. Photo by KDG, 2023.

4.13 Solar Panels

Solar panels provide access to an energy alternative that can supplement or replace a building's reliance on traditional forms of energy. Installation of solar panels is encouraged as long as their placement is inconspicuous and the installation of the technology does not obscure, damage, or destroy historic, character defining features.

Appropriate

- Installing solar panels in inconspicuous locations minimally visible from the public right-of-way so as not to detract from a building's historic character defining features or the collective design of a historic district
- Installing solar panels in a manner that does not damage or conceal historic features

Not Appropriate

- Installing solar panels in locations that are highly visible from the public right-of-way and detracts from the building's or district's character defining features
- Installing solar panels in a manner that damages, destroys, or conceals historic features



In the example above, solar panels are located on the flat roof of the historic commercial building and are hidden from view by the masonry parapet. Image courtesy of OnSite Energy.

4.14 Awnings

Typically affixed to the building on the storefront or above entrances or windows, awnings help shield the building's interior from the sun and weather while providing advertising space for the business. Awnings were common features in historic commercial districts and their presence contributes to the rhythm of traditional storefronts in the historic district. Historic awnings were triangular in shape when viewed from the side and usually included a vertical hanging valence at the bottom of the awning.

Appropriate

- Identifying, maintaining, and preserving historic awnings and any associated components
- Performing periodic maintenance to ensure historic awnings and components function properly and are repaired as needed
- Replacing an awning only when damaged beyond repair. The replacement awning should match the historic in terms of shape, material, color, texture, and design.
- Removing non-historic awnings that obscure or damage character defining features
- If new awnings are desired and are appropriate based on the style of the historic building:
 - Installing an awning that maintains the historic character of the commercial area through historically sensitive shape, placement, size, and materials. Triangle-shaped, canvas awnings were historically used on commercial buildings
 - New awnings are installed just below the storefront cornice or between the transom and display windows
 - New awnings fit within the storefront, window, or door opening and extend from the building between four and seven feet
 - Historically appropriate awning materials such as canvas are utilized on new awnings
- Reviewing Article 21 Section 21.01 of the City of Northville's Zoning Ordinance as awnings containing a business name or logo are considered signs and are regulated by local ordinance

Not Appropriate

- Removing historic awnings and associated components that could be retained through repair or continued use
- Altering the shape of historic awnings
- Replacing historic awnings with modern awnings of a non-historic shape or a different material, texture, or design, such as translucent backlit awnings
- Installing new awnings that are located in an inappropriate location; are composed of alternative materials such as fiberglass, plastic, or metal; obscure or damage historic features; and are under- or over-sized for the openings they shelter



Triangle-shaped awnings that fit above each window and the building's entrance are appropriate. Photo by KDG, 2023.



Triangle-shaped awnings with loose valances are historically compatible with the historic district and are therefore appropriate. Photo by KDG, 2023.



The installation of backlit bubble awnings on historic commercial resources is not appropriate as these types of awnings were not historically used. Photo by KDG, 2023.

Appropriate



Not Appropriate



Triangular awnings are appropriate in the historic district. These types of awnings were historically used, whereas boxed, waterfall, and bubble awnings and backlighting were not historically used and are therefore not appropriate. Diagram by KDG, 2023.



The awning pictured above is not appropriate as the shape and materials used are not compatible with the historic character of the district. Photo by KDG, 2023.

4.15 Signage

Commercial signage within historic districts conveys the presence of businesses in the area. Different types of signs include fixed signs, blade signs, hanging signs, and window signs. Signage must adhere to standards detailed in Northville's current sign ordinance.

Appropriate

- Identifying, maintaining, and preserving historic commercial signage
- Only replacing historic signage that is damaged beyond repair and repairing with in-kind materials
- When new signage is required for businesses new to the historic district, the shape, scale, and type of new signage is complementary to any existing historic signage and the signage of nearby buildings
- New signage or work related to signage, such as installation or repair, does not damage or obscure historic features of the building
- Signage is anchored to the building through mortar joints and not masonry faces to the extent feasible
- Incorporating signage that is easily removed without damage to surrounding historic materials
- Reviewing Article 21 Section 21.01 of the City of Northville's Zoning Ordinance as signage is regulated by local ordinance

Not Appropriate

- Installing obtrusive signage that detracts from the historic character of the building and surrounding district
- Installing signage that obscures or damages historic features
- Damaging historic materials when repairing, maintaining, or installing signage
- Anchoring signage to a building through masonry faces



The hanging sign pictured above is located in a historically appropriate area of the building's facade. Photo by KDG, 2023.



Window signs offer a historically sensitive way to incorporate signage on a historic commercial building. Photo by KDG, 2023.



Mortar joints, shown in yellow, are appropriate places to install signage anchoring. It is not appropriate to anchor signage through masonry faces, shown in white. Diagram by KDG, 2023.



The marquee on the Marquis Theater is a character defining feature of the building and should therefore be preserved. Photo by KDG, 2023.

4.16 Exterior Lighting

Exterior lighting is an important feature often contributing to the historic character of a commercial building and the surrounding historic district. Therefore, the lighting fixture's scale, design, material, and the brightness and direction of the light are important to consider. Different types of lights such as hanging lights, sconces, and pole lights are used to enhance a building's architectural features, call attention to signage, and contribute to the safety of outdoor spaces.

Appropriate

- Identifying, maintaining, and preserving historic exterior lighting
- Performing periodic maintenance and gentle cleaning
- Refurbishing, without damage or replacement, of historic lighting to meeting modern code and safety requirements
- Repairing, rather than replacing, historic exterior lighting with in-kind materials
- For historic exterior lighting deteriorated beyond repair, the replacement lighting is an in-kind replacement or closely matches historic in terms of dimension, design, color, texture, and finish
- Installing lighting that does not damage historic materials, is aligned with architectural features, and is in locations where lighting calling attention to the storefront, entrances, and signage, traditionally existed
- Using warm temperature incandescent or LED lighting

Not Appropriate

- Removing or rearranging historic exterior lighting
- Replacing historic exterior lighting that may be repaired or replaced in-kind
- Introducing new lighting to a resource in a manner that damages, obscures, or detracts from character defining features
- Installing flood lighting, moving, flashing, or rope lighting on the façade or side elevations
- Using cool temperature lighting or colored lighting



Retaining historic exterior lighting, like the sconces pictured here, helps preserve the character of the historic district. Photo by KDG, 2023.



Historic lighting is typically placed around entrances and within the storefront of historic commercial buildings. Photo by KDG, 2023.



Typical exterior lighting in Northville's historic district. Photo by KDG, 2023.

4.17 Sidewalk Cafes and Patios

The presence of sidewalk cafes and patios within the historic commercial area enlarges a business's functional area while providing customers a place to gather and enjoy Northville's historic amenities. The development of a sidewalk café or patio must comply with any applicable City of Northville ordinances.

Appropriate

- Creation of a sidewalk café or patio on any façade of a historic building does not cause damage to historic materials or obscure historic features
- Sidewalk café and patio construction is free-standing and not mechanically fastened or mounted to the building
- Attention is given to scale and massing of sidewalk cafes and patios ensuring they do not overwhelm the facades of a historic building
- Sidewalk cafes or patios are constructed of finished materials that complement the style and design of the historic building
- Any fencing or landscaping elements incorporated into the sidewalk café or patio are compatible with the historic character of the district
- Complying with requirements described in Article VI of the City of Northville's ordinance

Not Appropriate

- Installing or removing permanent, seasonal, temporary, or demountable, sidewalk cafés and patios, including furniture, awnings, or umbrellas in a way that damages or obscures historic features
- Constructing sidewalk cafes or patios that are composed of unfinished materials or the design of which is incompatible with the historic building or the surrounding district
- Constructing a sidewalk cafe or patio that is out of scale with the historic building



Creating an outdoor patio space that utilizes furniture that is not affixed to the building's exterior is appropriate. Photo by KDG, 2023.



Patios constructed of finished materials that do not obscure or damage historic building features are appropriate. Photo by KDG, 2023.



This small sidewalk café space does not obscure historic features of the building and is therefore appropriate. Photo by KDG, 2023.

4.18 Development of the Rear Façade

As parking is generally situated at the rear of Northville's commercial buildings, rear façade development acquires importance. Developing the rear façade allows property owners to introduce a secondary façade, drawing customers to their place of business, while maintaining the primacy of the street-facing façade.

Appropriate

- The rear façade remains secondary to the primary, street-facing, façade through the use of materials and design elements that do not compete with those found on the primary façade
- Maintaining the location, pattern, and size of window and door openings
- Using materials and design elements that are complementary to the historic building and surrounding district, without appearing falsely historic
- Developing the rear façade in a manner that does not damage, remove, or obscure historic materials or features
- Providing access points that connect rear facades to the street
- Keeping dumpsters, trash cans, and similar features from view

Not Appropriate

- Designing a rear façade that acquires primacy over the primary, street-facing façade
- Incorporating materials and design elements that make the rear façade appear falsely historic
- Completing significant alterations to the rear façade that results in the damage, removal, and obscuring of historic materials and features



Examples of rear facades in Northville's commercial area. Photo by KDG, 2023.



The top image shows the street-facing façade of the building, and the lower image shows the rear facing façade. Maintaining the primacy of the street-facing façade, as shown above, is appropriate. Photo by KDG, 2023.



Providing pedestrian pathways connecting the rear facades to the street is appropriate.

4.19 Landscapes and Open Space

Site and landscape features contribute to the historic character of Northville’s commercial area. When looking at a historic commercial landscape, consider features such as topography, vegetation, spatial organization and land patterns, circulation patterns, water features, structures, furnishings, and objects. Historic landscape features include fences, vegetation, stone walls, mature trees and hedges, benches, and lighting. Work performed in historic districts should respect the character of the landscape and site features, in addition to the architecture.

Constructed landscape features such as fencing or walls are used as a barrier to define boundaries, screen off, or enclose portions of a property. Historic fencing and walls should be retained, repaired, and preserved.

Mature trees, the contour of a landscape, or significant viewsheds and vistas are memorable parts of historic neighborhoods and streets. Natural and man-made landscapes are often character defining features of historic districts and should be maintained and preserved. The introduction of new site features should respect the existing landscape and the existing historic features so as to complement the existing landscape patterns and character of the historic district.

Appropriate

- Complying with Northville’s Zoning Ordinance regarding fencing and foliage
- Retaining, repairing, and maintaining historic site and landscape features such as fences, hardscape, trees, hedges, stone walls, stone curbs, hitching posts, decorative paving, designed grades, natural landforms, and open spaces
- Retaining relationships between buildings, landscape features, and open spaces
- Using hedges in place of fencing and placing vegetation along fencing
- Consider permeable surfaces or hardscaping with permeable qualities for patios and drives to improve runoff capabilities of the site

Not Appropriate

- Neglecting or removing historic site and landscaping features such as fences, trees, hedges, stone walls, stone curbs, hitching posts, decorative paving, designed grades, natural landforms, and open spaces
- Introducing new site or landscape features that are out of scale with the surrounding resources in the district
- Introducing large amounts of hardscape which diminishes or removes historic site or landscape features and alters the relationship between the buildings, landscape features, and open spaces
- Installing fencing and/or walls that are incompatible with the character of the historic district
- Planting foliage that is out of character, scale, and/or pattern with the surrounding historic district or blocks vistas
- Introducing site or landscape features which disrupt site patterns or vistas, or conceals character-defining features of the building or site



Preserving historic green space and foliage is an important component of maintaining the historic character of the historic district. Photo by KDG, 2023.



Trees, plantings, benches, streetlights, and other landscape features can contribute to the character of the district. Photo by KDG, 2023.



In the commercial area, typically there is no space between the buildings and the facades are aligned with the sidewalk. Preserving this historic arrangement is appropriate. Photo by KDG, 2023.

4.20 Parking

Providing adequate parking for Northville's historic commercial area is important to ensure the area remains vibrant and accessible. Sensitively adding parking to the commercial area can be successfully accomplished when character defining features of the historic district are respected.

Appropriate

- Incorporating street-level parallel parking that does not disturb historic, character defining features of the district such as the sidewalk or foliage
- Respecting the historic arrangement of site elements such as the location and spacing of historic buildings, the sidewalk, and the street when adding any type of parking to the district
- Providing access to parking from alleys or the rear of buildings, when possible, to preserve the historic, pedestrian-oriented streetscape
- Only constructing parking areas in spaces not occupied by historic structures or historically open space
- Incorporating parking areas in an unobtrusive location that does detract from the historic character of the district
- Designing and constructing parking areas that respect the existing scale, forms, setbacks, spacing, style, materials, and streetscape rhythm of existing historic resources
- Maintaining the rhythm of the streetscape, notably the presence of commercial space along the sidewalk, when incorporating a new parking structure in or near to a historic district
- Utilizing exterior materials that are visually compatible with the surrounding buildings in terms of finish, color, texture, and design

Not Appropriate

- Demolishing historic structures or infilling historically open space to construct surface parking or a parking structure
- Constructing a parking structure that is not compatible with surrounding historic buildings in terms of scale, form, setback, spacing, style, and streetscape rhythm
- Failing to include street-level commercial space in a new parking structure



Incorporating parking at the rear of buildings within the commercial area of the historic district is appropriate so that the historic streetscape is not disrupted. Photo by KDG, 2023.

4.21 Additions to Historic Commercial Resources

Additions to historic commercial buildings have the potential to increase square footage while complementing existing historic resources and preserving the historic character of the surrounding district. Respecting the scale, design, materials, form, and importance of historic buildings prevents additions from overwhelming historic resources and contributing to the loss of historic character.

Please review section 7. Design Guidelines for New Construction in Historic Commercial Districts for additional guidance.

Appropriate

- Addition is situated at the rear of the building—not on the primary or secondary facades
- Materials and design elements complement the historic portion of the building without copying historic designs or appearing falsely historic
- Through the appropriate use of size, scale, massing, setback, design, and materials, additions read as secondary to the historic portion of the building
- Roof forms and pitch are complementary to the existing historic building and the surrounding district
- Additions do not damage or obscure historic materials or features and are reversible, ensuring they can be removed at a later date with minimal damage or loss to the building's historic materials and features
- Rooftop additions, such as rooftop patios, are setback from the primary facade, are constructed of finished materials complementary to the historic building, and do not obscure or cause damage to historic materials or features
- Additions are not visible or are minimally visible from the public right-of-way. Assessments of visual impact should be observed from various viewpoints, such as from across the street, from a block away, etc.
- Additions comply with all City of Northville ordinances

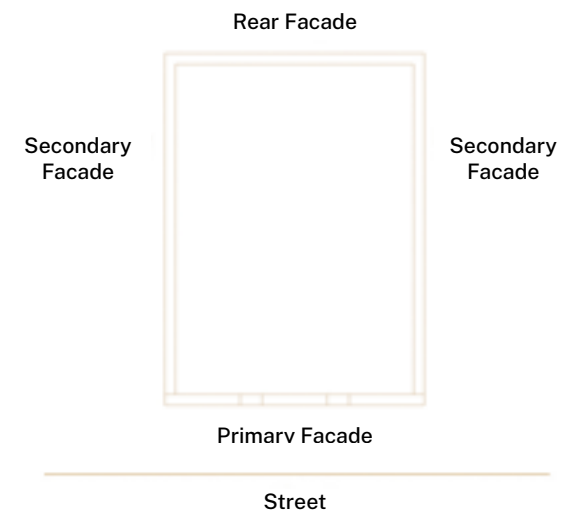
Not Appropriate

- Additions situated on the primary or secondary facades
- Using inappropriate size, scale, massing, setback, design, and materials resulting in the historic building appearing secondary to the addition
- Designing additions that appear falsely historic or are incompatible with the historic building and/or surrounding historic district

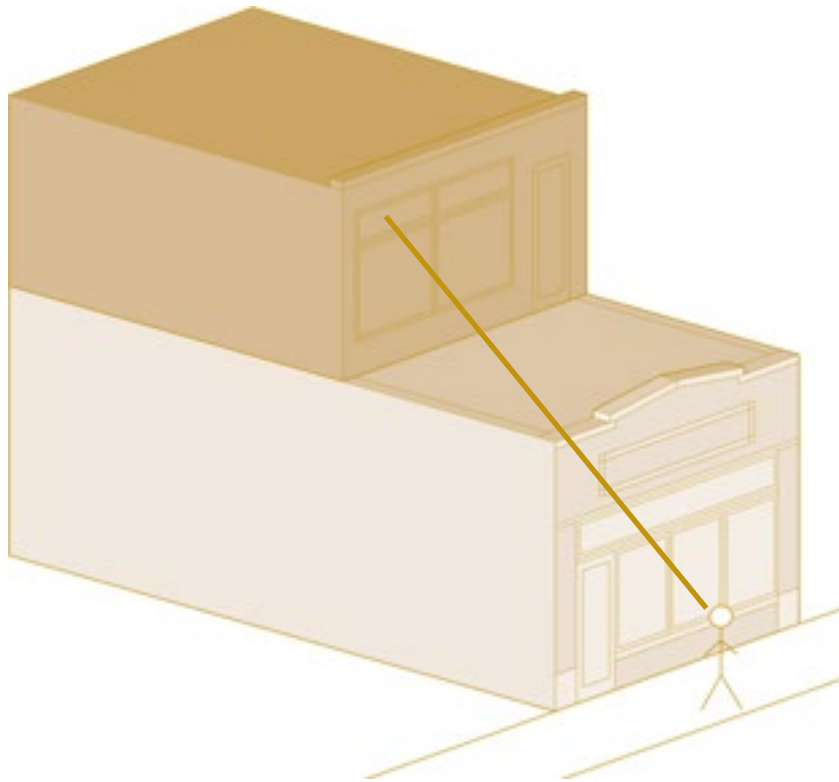
- Constructing additions that are highly visible from the public right-of-way
- Removing, damaging, or obscuring historic materials and features through the construction of an addition



The rooftop patio on this non-historic building in the historic district is set back from the primary and secondary facades, ensuring that the rooftop patio is minimally visible from the public right-of-way. Photo by KDG, 2023.

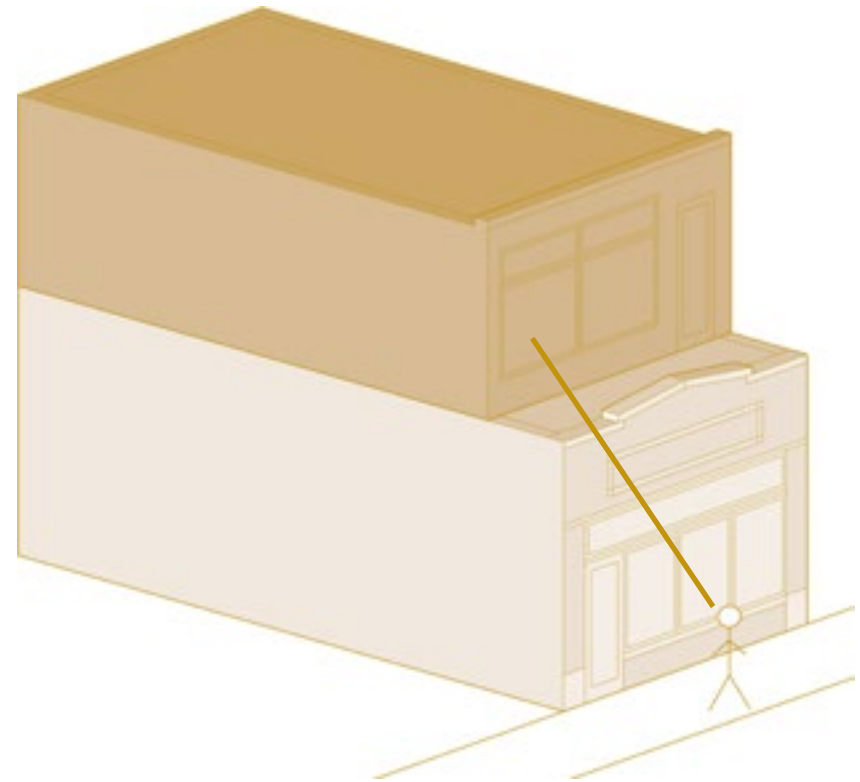


The primary facade of a building typically faces the street and is the most ornamented area of the building. Secondary and rear facades typically have more utilitarian designs with minimal ornamentation. Diagram by KDG, 2023.



Appropriate

The addition, shown in dark yellow, is setback from the primary facade ensuring it is minimally visible from the public right-of-way (sidewalk, street) and does not overwhelm the historic portion of the building.



Not Appropriate

The addition, shown in dark yellow, is not setback enough from the primary facade and is thus highly visible from the public right-of-way (sidewalk, street) and overwhelms the historic building.

Sight lines from the public right-of-way are important when considering the compatibility of additions in the historic district. It is appropriate for rooftop additions to not be visible, or be minimally visible, from the public right-of-way. Additionally, additions should not overwhelm the historic building. Diagram by KDG, 2023.

4.22 Adaptive Reuse of Historic Commercial Resources

The adaptive reuse of historic commercial buildings seeks to preserve the physical connections between a building and its history while allowing a building to take on a modern use. Adaptive reuse is a great tool for maintaining and revitalizing historic commercial areas through continued use. Adaptive reuse can also help engage residents with their local history as they interact with historic buildings that played a role in their city's development.

Appropriate

- Selecting an adaptive use that fits with the historic building in terms of structural, space, and design needs, resulting in minimal alterations to the historic building
- Sensitively adapting the use of a historic building to suit modern needs by identifying, repairing, and preserving historic character defining features
- Modern building systems and functions are incorporated in such a way that the damage, removal, and obscuring historic materials and features is minimal
- Supporting an appropriate and sensitive adaptive reuse of a historic building

Not Appropriate

- Selecting an adaptive use that results in significant alterations to a building and a loss of historic character defining features
- Completing extensive alterations to a historic building, which results in a loss of historic character, to adapt it to a new use



Through adaptive reuse, this late 1800s industrial building has become office space for local business. Photo by KDG, 2023.



The use of the 1936 Ford Valve Plant has transitioned from industrial use to a space housing commercial tenants. Photo by KDG, 2023.



Located just east of the commercial heart of Northville, this residence has been adaptively reused as a place of business. Photo by KDG, 2023.

5. Applying Design Guidelines to Non-Historic Resources within Historic Districts

5. Applying Design Guidelines to Non-Historic Resources within Historic Districts

In order to fulfill the HDC's duty to preserve the historic character in historic districts, the HDC has the authority to review proposed work on all resources, to ensure the historic character of the district is preserved.

All historic and non-historic resource owners within historic districts are held to the standards of ordinary maintenance, defined as keeping a resource unimpaired and in good condition through ongoing minor intervention, undertaken from time to time, in its exterior condition. Ordinary maintenance does not change the external appearance of the resource except through the elimination of the usual and expected effects of weathering. The completion of ordinary maintenance does not interfere with the historic character of historic districts.

The same Standards and guidelines apply to both non-historic and historic resources. However, the HDC may be concerned with different elements of a project for non-historic resources. For example, proposed work on non-historic resources is evaluated in terms of size, scale, massing, facade composition, and materials to ensure that work is complementary to the surrounding historic district.

The HDC considers the following elements to ensure the overall feeling of the historic district as a cohesive unit is maintained: site layout, orientation and location of all buildings, their relationship to one another and adjacent buildings, and their relationship to open space. Work on non-historic resources should not adversely affect the use, appearance, or value of adjacent properties.

Overlay Zones and Historic Resources

Overlay zoning can be used to apply an additional layer of review standards within an area that has already been defined by an existing ordinance, like a historic district. It can also be used on its own to protect historic features in an area that may not have enough integrity to meet the criteria for historic district designation but still retains enough historic character to warrant protection.

Overlay districts with this goal may limit the height, number of stories, or areas of new development or additions to historic buildings in certain areas. The City of Northville currently has two overlay districts that affect the historic district: the Central Business District Overlay and the Cady St. Overlay. More information regarding these existing overlay districts may be found in the City's Zoning Ordinance.



While the First Presbyterian Church is a non-historic resource in the historic district, the HDC still has the authority to review exterior changes to ensure alterations do not detract from the surrounding historic resources. Photo by KDG, 2023.



Since this non-historic commercial building, constructed in 2000, is located within the historic district, exterior alterations are reviewed by the HDC. Photo by KDG, 2023.



Alterations to the above residence, which is considered non-historic, still fall under the purview of the HDC. Photo by KDG, 2023.

6. Design Guidelines for New Construction in Historic Residential Districts

6.1 New Construction in Historic Residential Districts

All new construction in historic districts should be compatible with the existing scale, massing, setback, building spacing, lot arrangement, façade composition, style, materials, and colors of the surrounding resources and the historic district. Taking design cues from historic resources in the district is an effective way to ensure compatible new construction in Northville’s historic district.

Key Design Concepts

Scale: The perception of the size of an object relative to other objects

Massing: The overall form, or volume, of a building

Setback: The distance that a building must be located behind the front, rear, and side property lines

Building Spacing: The distance between two buildings

Lot Arrangement: The arrangement of buildings and accessory structures on a lot

Façade Composition: The arrangement of the façade of a building produced by the size and spacing relationship between building elements, such as the relationship between solid planes and openings created by the walls, roof, doors, and windows

Style: Characteristics and features that make a building, structure, space, or object identifiable as a product of the time within which it was constructed or altered

Materials: The outward-facing, exterior materials used on a building

Color: The color of exterior materials or elements of a building

It is appropriate for new construction in historic districts to avoid the following pitfalls:

1. **Exact Replication.** New infill construction should not be ‘falsely historic’ or contribute to a false sense of history. Instead, new construction should blend into the existing streetscape and be compatible with existing resources while being distinguishable as modern.

2. **Out-of-Scale.** The height, footprint, and massing of existing resources in the district should be studied and new construction should be compatible with the predominant scale and massing of neighboring resources. For example, a new six-story commercial building would be out of scale in a streetscape of one- and two-story commercial buildings.

3. **Overly Differentiating New from the Old.** While new construction should be distinguishable from neighboring historic resources, a compatible design will still blend with the scale, massing, proportions, and design elements of resources within the historic district.

Before designing new construction in Northville’s historic districts, it is appropriate for property owners, developers, architects, and designers to contemplate the new construction project and take a series of steps to align the new development with the existing neighborhood by considering the following:

1. Understand the historic district, including historic development patterns and typical architectural styles and design characteristics
2. Study the site and the surrounding buildings, paying special attention to height and scale
3. Review these design guidelines

The Secretary’s Standards state that new construction should be compatible with historic resources yet easily distinguishable, so as not to appear falsely historic. Guidelines published by the National Trust for Historic Preservation, entitled *Regulating New Construction in Historic Districts* and written by Eleanor Esser Gorski, provide guidance for evaluating the compatibility of new construction within local historic districts.

New Construction in Historic Districts Should be FRESH!

F **Footprint and Foundation.** The footprint and foundation of the new structure should be similar to the buildings surrounding the new structure.

R **Roof Shape.** The new roof should match existing roofs in pitch, complexity, and orientation.

E **Envelope.** If you shrink-wrapped a building and removed everything but the shrink-wrap, that is the envelope. The new structure should match the existing ones in projections, height, massing, relationships between height and width, etc.

S **Skin.** What is the envelope clad in? What is the surface material and what are its characteristics? New structures should be clad in a visually and physically similar material.

H **Holes.** Where are the doors, windows, attic vents, etc.? How are they divided and segmented? Is it an asymmetrical arrangement or is it more symmetrical?

New Construction in Historic Residential Districts

The Historic District Ordinance does not prohibit new construction. It does not require using any one style for the construction of an addition or new building. Architectural compatibility is dependent on taking into consideration the physical aspects that influence design that include:

- Setback
- Spacing
- Mass
- Height
- Scale
- Proportion
- Rhythm
- Materials
- Details

General guidance for new construction is found on this page, with each of the design issues above discussed in the following pages. The text and imagery on these pages is taken from the 1999 Historic District Design Standards, written and illustrated by Architects Four, Inc.

Appropriate

- Designing and constructing new residential structures that are compatible with and relate to the existing scale, massing, setback, building spacing, façade composition, style, materials, color, and rhythm of the surrounding resources
- Designing new residential structures that are compatible with existing resources, while remaining a product of their time and not appearing falsely historic
- The height of new construction is within the range of heights of existing resources
- Developing a site plan that is compatible with the historic arrangement of site elements such as the location of historic buildings on the site and the spacing between historic buildings, the sidewalk, and the street
- Maintaining the ratio of the building's footprint to lot size similar to historic resources in the historic district
- Selecting and installing materials for the new structure's exterior that are visually compatible with the surrounding resources in terms of finish, color, texture, and design
- Taking care to ensure neighboring resources are not damaged during new construction processes

Not Appropriate

- Designing and constructing new residential structures that are not compatible with and do not relate to existing resources in terms of scale, massing, setback, building spacing, façade composition, materials, color, and rhythm
- Building new residential structures that are incompatible with existing resources. For instance, constructing a large home with Victorian-era features in a neighborhood of modest Ranch style homes is not appropriate
- Constructing new buildings that result in irregular spacing between buildings and new construction that is likely out of scale with the surrounding neighborhood

- Constructing a new building that is outside the range of heights of existing resources. For example, constructing a new building that is either too short or too tall as compared to neighboring resources and resources in the district is not appropriate
- Designing new structures that copy historic resources, and thus appear falsely historic
- Utilizing exterior materials that are not visually compatible with the surrounding resources
- Damaging surrounding historic resources through the construction of a new building



For new residential construction in historic districts to be compatible with surrounding historic resources, new construction should utilize design elements that will complement surrounding resources without being falsely historic. Scale and massing are particularly important so that historic resources are not overwhelmed by new construction. The photographs above illustrate new residential construction that is out of scale with resources in the surrounding historic district. Photos by KDG, 2023.

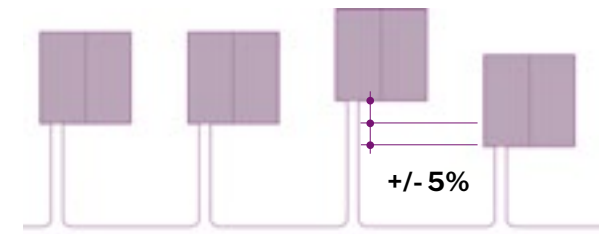
6.2 Setback and Spacing

Setbacks are the distance that a building must be located behind the property line. Setbacks are regulated by the Northville Zoning Ordinance. They vary from area to area and are determined by the zoning of the property. The front setback is the distance behind the front (usually street-facing) property line. Side and rear setbacks are also regulated.

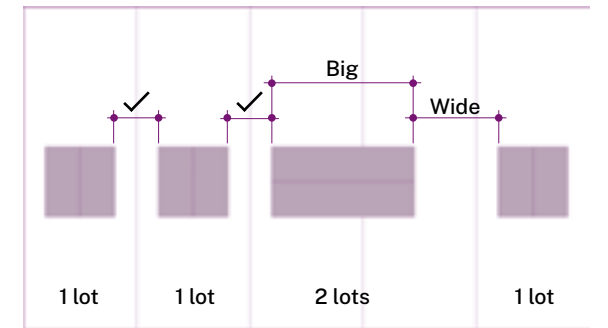
The setback is one of the most basic character defining elements of a neighborhood. Consistent front setback gives continuity to the streetscape. Consistent spacing between buildings gives regularity and rhythm. Therefore, within the Northville Historic District, the setback approval process may be more strict than the Zoning Ordinance, or it may be less strict. The goal of the HDC review is to preserve the *established* historic rhythm and continuity of the street.

The text and imagery on this page is taken from the 1999 Historic District Design Standards, written and illustrated by Architects Four, Inc.

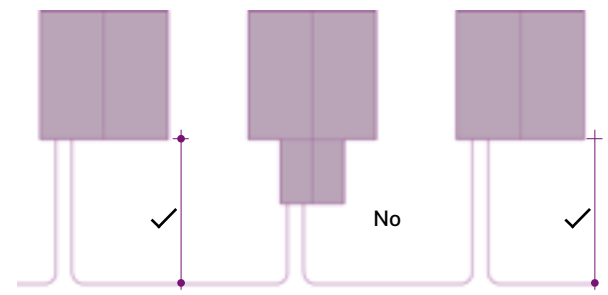
- Keep established front setbacks. The proposed setback for new construction should not be more than 5 percent (5%) in front of or behind the average setback of buildings within a 300 foot radius
- In areas where adjacent buildings vary greatly from the traditional, established residential setback, the setback will be reviewed on an individual basis. The intention is to restore the historic setback rather than repeat inappropriate setbacks of adjacent buildings
- Keep consistent spacing between buildings. The rhythm of structural mass to open space between buildings should be consistent with the pattern established by buildings within a 300 foot radius
- Maintain historic residential setback and character when residential buildings are adapted for commercial use
- Maintain historic residential setback and character when buildings are constructed on the edges of residential neighborhoods and in the transition spaces between residential and commercial zones
- It is not appropriate for additions to extend into the front setback as defined by the setback of adjacent buildings within a 300 foot radius
- It is not appropriate for buildings to straddle combined lots. This has the effect of interrupting the setback and spacing as well as resulting in buildings that are too large (see section 6.3 Mass)
- Locating tall fences or hedges within the front setback is not appropriate (see section 3.15 Landscapes, Site Features, Fencing, and Open Spaces)



5% variation from the established setback is appropriate in the historic district, even if the setback per zoning is different. Diagram by Architects Four, Inc., 1999, redrawn by KDG, 2023.



Combining lots and straddling lot lines results in houses that are too big and with irregular spacing between houses. Diagram by Architects Four, Inc., 1999, redrawn by KDG, 2023.

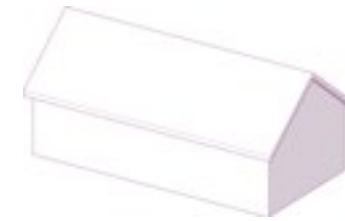


It is not appropriate to build additions into the front setback, nor is it appropriate to locate a new house within the setback. Diagram by Architects Four, Inc., 1999, redrawn by KDG, 2023.

6.3 Mass

Mass is the overall volume, or bulk, of a building. In residential settings it is usually desirable to break up large forms into smaller parts through variations in building height, rooflines, and detailing.

- Break large forms into smaller, varied masses that are common on most residential buildings
- Repeat the established rhythm of building widths in the block and minimize long expanses of unbroken horizontal building elements
- Use design elements such as columns and pilasters, or changes in color or material to express rhythm
- Maintain traditional established breaks that occur between buildings (see Setback and Spacing)



A large, unbroken mass is monotonous and not appropriate for pedestrian scale.



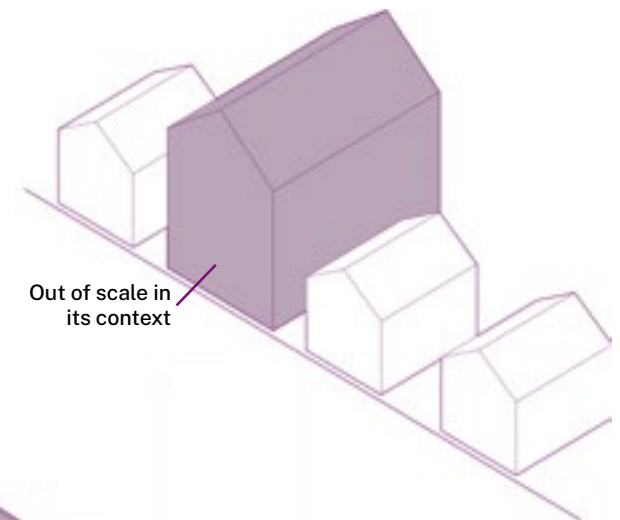
The same floor area can be divided into smaller masses for a more appropriate architecture.

Diagram by Architects Four, Inc., 1999, redrawn by KDG, 2023.

6.4 Scale

Scale is the human perception of the size of an object relative to other objects. Scale varies with function and location. The perception of scale is influenced by height and the proportion of building elements.

- New construction and additions are compatible with the scale of adjacent buildings
- Commercial, institutional, or monumental scale is not appropriate in residential areas
- Refer to the Height (6.5) and Proportion (6.6) sections for additional guidance related to scale



Monumental Scale

High Rise/Super Scale

Residential Scale

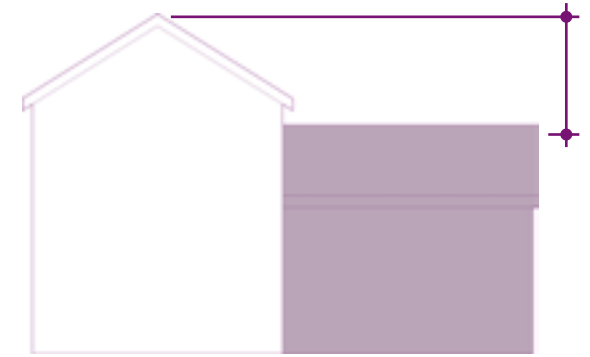
Diagram by Architects Four, Inc., 1999, redrawn by KDG, 2023.

The text and imagery on this page is taken from the 1999 Historic District Design Standards, written and illustrated by Architects Four, Inc.

6.5 Height

Height is the actual dimension from the ground to the top of a building. Actual height and perceived height are sometimes different. A three story house may appear much taller than it is if the adjacent houses are one story Ranch houses. The same three story house may appear much shorter than it is when located next to a high rise commercial building. The actual and perceived height should be compatible with adjacent houses in the historic district.

- Proposed roof shape and skyline relate to the existing buildings within a 300 foot radius
- Proposed highest height is within 5 percent (5%) of the average height of the buildings existing within a 300 foot radius
- Maintain the horizontal lines of the facades of buildings on the block
- Additions are not higher than the historic ridge line of the predominant historic roof. Towers and cupolas may not be added unless based on historic evidence
- Incremental transitions in height are located between new and existing buildings



Addition is lower than original portion of the house. Diagram by Architects Four, Inc., 1999, redrawn by KDG, 2023.

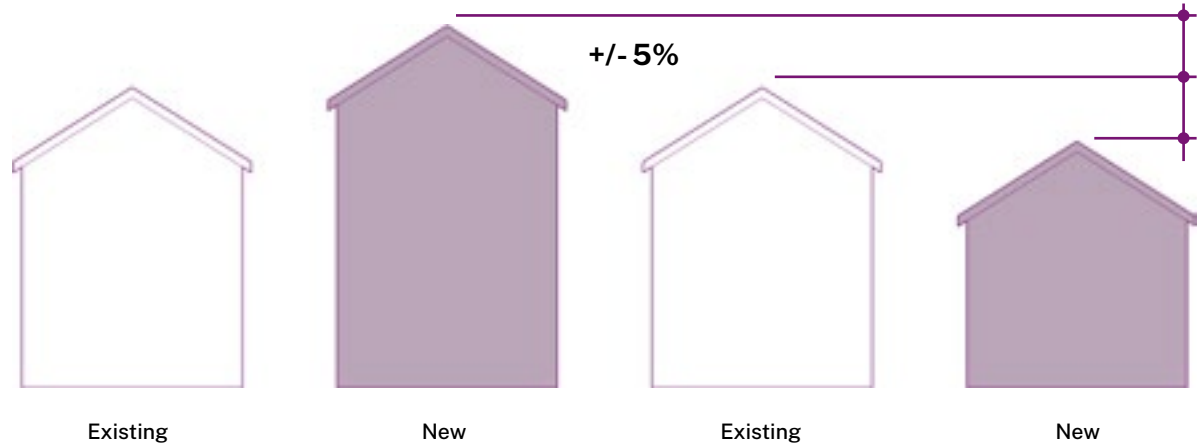


Diagram by Architects Four, Inc., 1999, redrawn by KDG, 2023.

The text and imagery on this page is taken from the 1999 Historic District Design Standards, written and illustrated by Architects Four, Inc.

6.6 Proportion

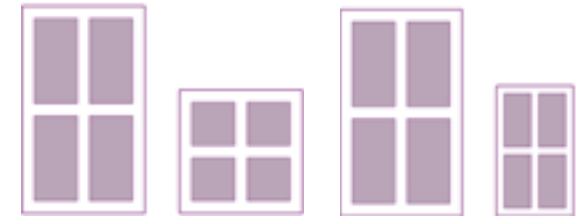
Proportion is the relationship between actual dimensions of elements. A design element such as a window may have the same shape as adjacent windows, but may appear out of proportion because the dimension relationships are not the same.

Buildings materials have physical proportional limits based on their strength. Elements may appear out of proportion if it looks like the material has been stretched close to or beyond its physical limits.

- The relationship of the height to the width of the primary facade is consistent with the pattern established by existing adjacent buildings
- The relationship of the height to the width of windows, doors, and other openings is consistent with the pattern established by existing adjacent buildings
- Alternative materials may be structurally capable of greater spans than they are visually. Base opening sizes and column heights on adjacent historic buildings, not solely on engineering limits



At left, it looks as if the columns would not support the pediment, and as if it might sag in the middle. Diagram by Architects Four, Inc., 1999, redrawn by KDG, 2023.



Different proportions

Same proportions, different size

Diagram by Architects Four, Inc., 1999, redrawn by KDG, 2023.

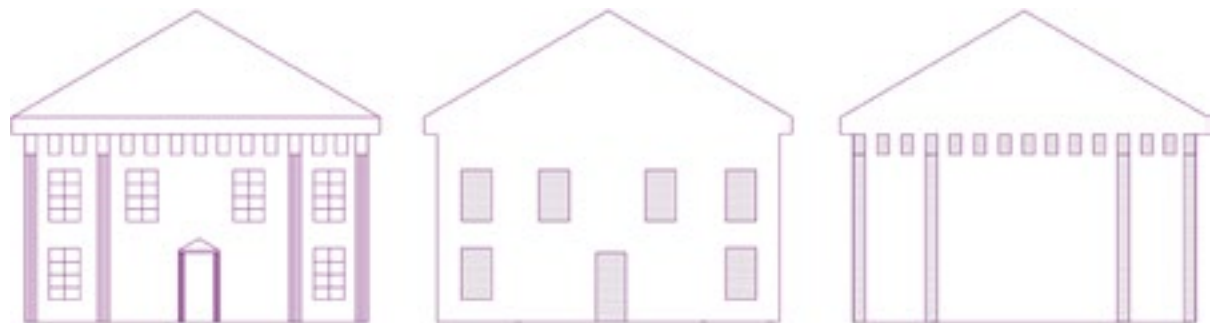


The house in the middle is the same height and scale as the others, but is not of the same proportion. The relationship of the height to width of the facade and openings is different. Diagram by Architects Four, Inc., 1999, redrawn by KDG, 2023.

6.7 Rhythm

Rhythm and pattern are created by the juxtaposition of repetitive elements in a design. Windows, columns, pilasters, brackets, and gables are common residential elements that are rhythmic. Rhythm gives variety to building surfaces and it helps divide walls and masses into residential scale pieces.

- The rhythm of solids and voids (walls and openings) across the primary facade are consistent with the pattern established by adjacent buildings
- The rhythm of architectural features, including but not limited to: columns, brackets, and window hoods, is consistent with the pattern established by adjacent buildings



Rhythm of openings

Rhythm of ornament

Diagram by Architects Four, Inc., 1999, redrawn by KDG, 2023.

The text and imagery on this page is taken from the 1999 Historic District Design Standards, written and illustrated by Architects Four, Inc.

6.8 Hierarchy

Hierarchy is a means of defining the importance of an architectural element by its size, shape, or placement relative to other forms. Visual hierarchy helps orient the user, whereas lack of hierarchy may confuse the user. In historic districts, an appropriate hierarchical arrangement will put the emphasis on the historic building, rather than on an addition. The addition should be visually subordinate to the historic building. This can be achieved by stepping the additions down and back from the historic roof and facades so that the original shape and volume of the historic building are clearly visible.

- Additions are set at least 1 foot behind the primary facade. Additions do not extend beyond the primary facade or beyond the front setback
- Additions are at least 1 foot lower than the historic portions of the building so that the addition comes in below the historic eave and fascia
- Less ornament is applied to the subordinate addition
- Additions do not engulf the historic building. Limit the increased square footage of the addition to 50 percent (50%) of the historic building

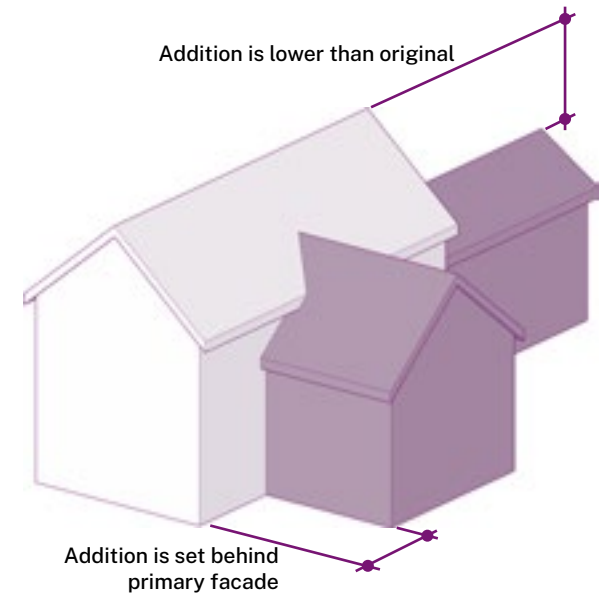
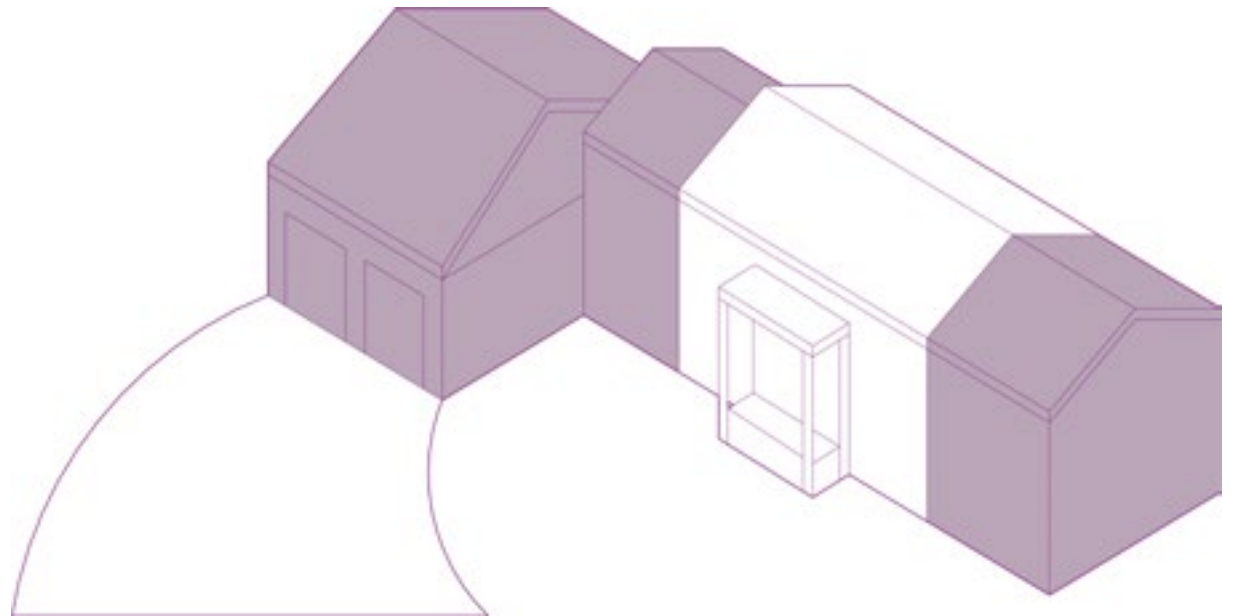


Diagram by Architects Four, Inc., 1999, redrawn by KDG, 2023.



The historic house (unshaded) has been inappropriately added to. The details may be compatible but the additions (shaded) are larger than the original and are not subordinate to it. The garage is more prominent than the house. The roof ridge has been extended and the original profile is obscured. Diagram by Architects Four, Inc., 1999, redrawn by KDG, 2023.

The text and imagery on this page is taken from the 1999 Historic District Design Standards, written and illustrated by Architects Four, Inc.

6.9 Materials

Materials influence the color, durability, pattern, scale, and proportion of a building. Texture is the nature of the surfaces. Texture can be the result of the material selection, tooling, and shadow. Texture adds visual and tactile character.

- Proposed construction materials and textures are the same as those that have been frequently used on existing buildings within a 300 foot radius. They are materials commonly used in the era *and* neighborhood
- Colors, whether of natural materials such as brick and stone, or applied colors such as paint, are colors commonly used in the era *and* neighborhood
- Materials that are generally compatible include but are not limited to: wood and wood siding, asphalt shingles, brick, clear glass, stucco, and slate
- Materials that were neither commonly used during the given era, nor on the surrounding historic buildings, are not appropriate. Examples include but are not limited to: exposed concrete block, cast in place concrete, enameled metal panels, split shakes, vertical board and batten siding, aluminum siding, vinyl siding, imitation stone, stone facades, and imitation stucco. Aluminum and vinyl siding are specifically prohibited for use in the district



The materials and details on the garage addition are complementary to the historic portion of the house without. Photo by KDG, 2023.

6.10 Details

Decorative details are part of what defines a building's style. Typical character defining details of various styles are described in section 2. Historic Architectural Styles in Northville. Details on additions and new construction need to meet difficult criteria. They need to be compatible with existing historic details, subordinate to historic details to ensure the historic details remain distinct, and should not appear falsely historic.

- The proposed detail and ornament should be the same type as those that have been frequently used on adjacent historic buildings, and their size shall be in pleasing proportion to the whole
- Details on additions can vary in color, size, profile, and material to differentiate the addition from the historic building
- Maintain the rhythm, proportion, and alignment of historic ornament, while varying the color, size, or profile to differentiate new details from historic details
- Do not use symbols of history, such as stars and eagles, as replacements for authentic period details



While the materials and details of the second-story addition and outbuilding at the rear are complementary to the historic building, the scale and hierarchy of the new construction is not appropriate in the historic district. Photo by KDG, 2023.

The text and imagery on this page is taken from the 1999 Historic District Design Standards, written and illustrated by Architects Four, Inc.

7. Design Guidelines for New Construction in Historic Commercial Districts

7.1 New Construction in Historic Commercial Districts

All new construction in historic districts should be compatible with the existing scale, massing, setback, building spacing, lot arrangement, façade composition, style, materials, and colors of the surrounding resources and the historic district. Taking design cues from historic resources in the district is an effective way to ensure compatible new construction in Northville’s historic district.

Key Design Concepts

Scale: The perception of the size of an object relative to other objects

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Style: Characteristics and features that make a building, structure, space, or object identifiable as a product of the time within which it was constructed or altered

Materials: The outward-facing, exterior materials used on a building

Color: The color of exterior materials or elements of a building

It is appropriate for new construction in historic districts to avoid the following pitfalls:

1. Exact Replication. New infill construction should not be ‘falsely historic’ or contribute to a false sense of history. Instead, new construction should blend into the existing streetscape and be compatible with existing resources while being distinguishable as modern.

2. Out-of-Scale. The height, footprint, and massing of existing resources in the district should be studied and new construction should be compatible with the predominant scale and massing of neighboring resources. For example, a new six-story commercial building would be out of scale in a streetscape of one- and two-story commercial buildings.

3. Overly Differentiating New from the Old. While new construction should be distinguishable from neighboring historic resources, a compatible design will still blend with the scale, massing, proportions, and design elements of resources within the historic district.

Before designing new construction in Northville’s historic districts, it is appropriate for property owners, developers, architects, and designers to contemplate the new construction project and take a series of steps to align the new development with the existing neighborhood by considering the following:

1. Understand the historic district, including historic development patterns and typical architectural styles and design characteristics
2. Study the site and the surrounding buildings, paying special attention to height and scale
3. Review these design guidelines

The Secretary’s Standards state that new construction should be compatible with historic resources yet easily distinguishable, so as not to appear falsely historic. Guidelines published by the National Trust for Historic Preservation, entitled *Regulating New Construction in Historic Districts* and written by Eleanor Esser Gorski, provide guidance for evaluating the compatibility of new construction within local historic districts.

New Construction in Historic Districts Should be FRESH!

F **Footprint and Foundation.** The footprint and foundation of the new structure should be similar to the buildings surrounding the new structure.

R **Roof Shape.** The new roof should match existing roofs in pitch, complexity, and orientation.

E **Envelope.** If you shrink-wrapped a building and removed everything but the shrink-wrap, that is the envelope. The new structure should match the existing ones in projections, height, massing, relationships between height and width, etc.

S **Skin.** What is the envelope clad in? What is the surface material and what are its characteristics? New structures should be clad in a visually and physically similar material.

H **Holes.** Where are the doors, windows, attic vents, etc.? How are they divided and segmented? Is it an asymmetrical arrangement or is it more symmetrical?



A great example of new construction in Northville that uses compatible design concepts to integrate into the existing historic fabric of the district. Photo by KDG, 2023.

New Construction in Historic Commercial Districts

The Historic District Ordinance does not prohibit new construction. It does not require using any one style for the construction of an addition or new building. Architectural compatibility is dependent on taking into consideration the physical aspects that influence design that include:

- Setback
- Spacing
- Mass
- Height
- Scale
- Proportion
- Rhythm
- Materials
- Details

General guidance for new construction is found on this page, with each of the design issues above discussed in the following pages. The text and imagery on these pages is taken from the 1999 Historic District Design Standards, written and illustrated by Architects Four, Inc.

Appropriate

- Designing and constructing new commercial structures that are compatible with and relate to the existing scale, massing, setback, building spacing, façade composition, style, materials, color, and rhythm of the surrounding resources
- Designing new structures that are compatible with existing resources, while remaining a product of their time and not appearing falsely historic
- The height of new construction is within the range of heights of existing resources
- Developing a site plan that is compatible with the historic arrangement of site elements such as the location of historic buildings on the site and the spacing between historic buildings, the sidewalk, and the street
- Maintaining the ratio of the building's footprint to lot size similar to historic resources in the historic district
- Selecting and installing materials for the new structure's exterior that are visually compatible with the surrounding resources in terms of finish, color, texture, and design
- Including street-level commercial space to enhance the pedestrian-oriented nature of the district
- Taking care to ensure neighboring resources are not damaged during new construction processes

Not Appropriate

- Designing and constructing new commercial structures that are not compatible with and do not relate to existing resources in terms of scale, massing, setback, building spacing, façade composition, materials, color, and rhythm
- Designing new structures that copy historic resources, and thus appear falsely historic
- Constructing a new building that is outside the range of heights of existing resources. For example, constructing a new building that is either too short or too tall as compared to neighboring resources and resources in the district is not appropriate

- Utilizing exterior materials that are not visually compatible with the surrounding resources
- Damaging surrounding historic resources through the construction of a new building
- Utilizing exterior materials that are not visually compatible with the surrounding resources
- Damaging surrounding historic resources through the construction of a new building



The new build within the historic district utilizes compatible materials such as brick and stone, a compatible storefront arrangement, and an appropriate level of architectural detail to integrate into the historic district without overwhelming neighboring historic resources. Photo by KDG, 2023.

7.2 Setback and Spacing

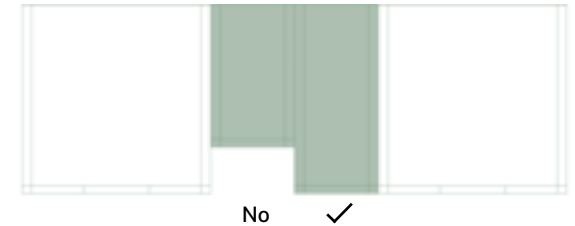
Setbacks are the distance that a building must be located behind the property line. Setbacks are regulated by the Northville Zoning Ordinance. They vary from area to area and are determined by the zoning of the property. The front setback is the distance behind the front (usually street-facing) property line. Side and rear setbacks are also regulated.

The text and imagery on this page is taken from the 1999 Historic District Design Standards, written and illustrated by Architects Four, Inc.

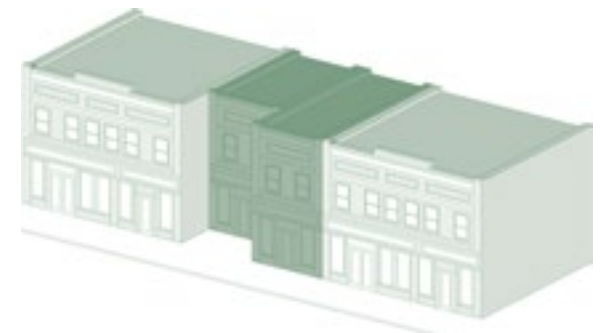
A consistent setback gives continuity to commercial districts and is a major character defining element of the downtown streetscape. The character of a traditional commercial area depends on preserving a solid row of buildings along the sidewalk. The typical modern practice of locating parking between the street and the front of the building is not in keeping with a traditional downtown setback.

Within the Northville Historic District, the setback approval process may be more strict than the Zoning Ordinance, or it may be less strict. The goal of the HDC review is to preserve the existing rhythm and continuity of the street.

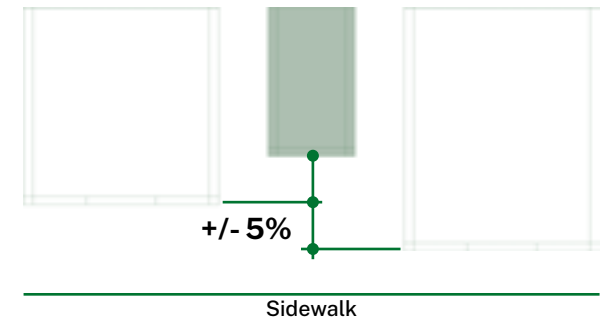
- Maintain the line of storefronts at the sidewalk edge. Locate the primary facade of freestanding buildings in the same plane as the facades of adjacent buildings
- Setbacks may be appropriate and allowable on vehicular streets if diverse siting already exists
- Access to parking facilities should be from alleys when possible, reserving street frontage for building facades and thereby increasing pedestrian interest
- Fully recessed commercial facades with no elements at the line of the traditional storefront are not permitted in commercial blocks
- Recessed entrances are permitted as long as they are flanked by display windows extending to the storefront
- Recessed facades are discouraged. In some cases a recessed facade may be permitted if elements such as columns, kneewalls, and soffits are maintained at the line of the traditional storefront and if those elements reflect the traditional relationship between solid and void
- Additions that project into or above the established historic setback are not permitted



Plan view



New construction in a commercial block should be in exact alignment with other buildings. Usually this is right at the edge of the sidewalk. Diagram by Architects Four, Inc., 1999, redrawn by KDG, 2023.



In areas with freestanding buildings that have a greater setback, some variation in the setback (within zoning requirements) is allowed. Diagram by Architects Four, Inc., 1999, redrawn by KDG, 2023.

7.3 Mass

Mass is the overall volume, or bulk, of a building. In order to maintain pedestrian orientation and a sense of scale that is compatible with the existing character of downtown Northville, the apparent bulk of large, new buildings must be reduced. This can be done by breaking the architectural volume into smaller components through variations in building height, rooflines, and detailing.

- Break large forms into smaller, varied masses that are common on most commercial buildings
- Reinforce the established horizontal lines of facades on the block. Align cornices, upper story windows, and storefront windows. Align storefront heights with others on the block
- Express the location of each floor with horizontal elements on the facade of the building
- Repeat the established rhythm of building widths in the block and minimize long expanses of unbroken horizontal building elements
- Use design elements such as columns and pilasters, or changes in color or material to express rhythm
- Maintain traditional established breaks that occur between buildings (such as alleys)

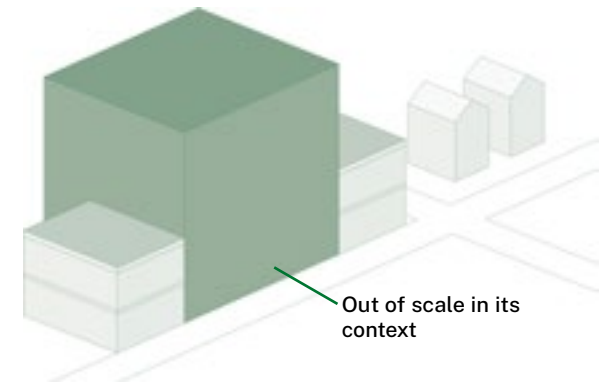


Diagram by Architects Four, Inc., 1999, redrawn by KDG, 2023.

7.4 Scale

Scale is the human perception of the size of an object relative to other objects. Scale varies with function and location. The perception of scale is influenced by height and the proportion of building elements.

- New construction and additions are compatible with the scale of adjacent buildings. When they are adjacent to residential buildings, the scale does not overwhelm the residential building
- Residential scale is not appropriate within the commercial area of the district except where residential buildings have been converted to commercial use
- Monumental scale is not appropriate
- Refer to the Height (7.5) and Proportion (7.6) sections for additional guidance related to scale

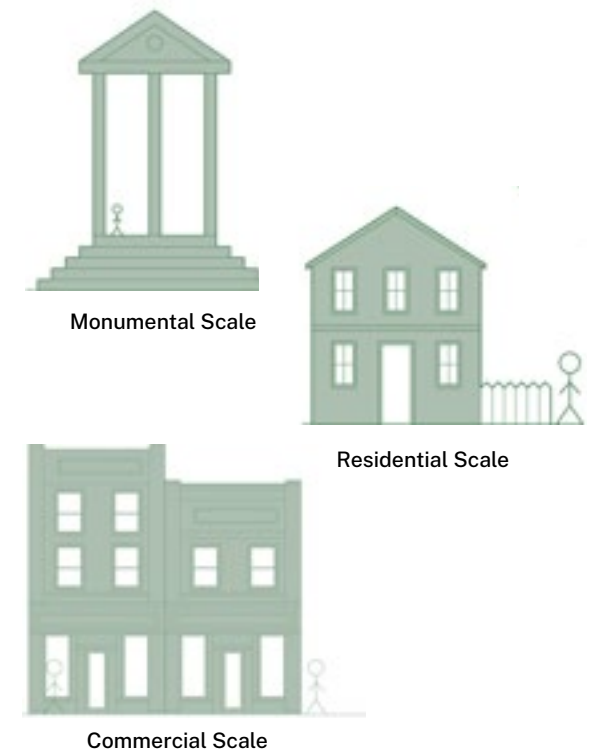


Diagram by Architects Four, Inc., 1999, redrawn by KDG, 2023.

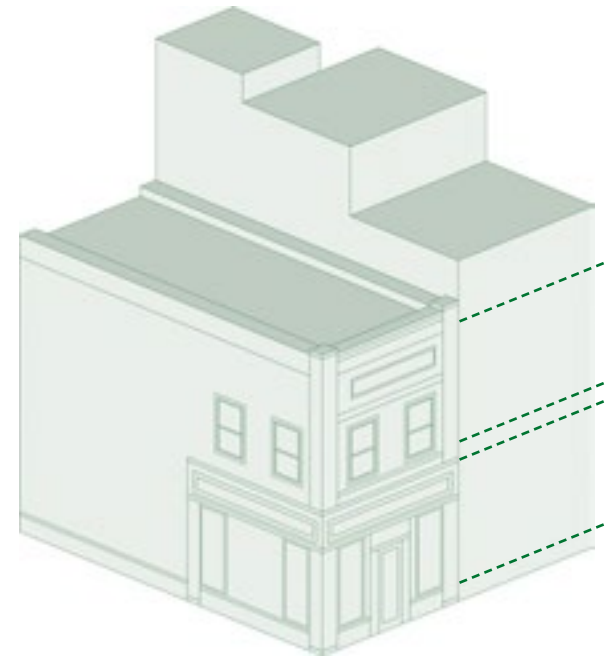
The text and imagery on this page is taken from the 1999 Historic District Design Standards, written and illustrated by Architects Four, Inc.

7.5 Height

Height is the actual dimension from the ground to the top of a building. Historic commercial buildings in Northville are one, two, or three stories. New development of over three stories may be in conflict with the historic character of the district. Actual height and perceived height are sometimes different. A five story building, not generally considered “high rise” may appear much taller if it is adjacent to one store commercial buildings, or worse, when it is adjacent to residential buildings. Conversely, a one story infill building can be lost between three story buildings in a solid commercial block.

The text and imagery on this page is taken from the 1999 Historic District Design Standards, written and illustrated by Architects Four, Inc.

- Proposed roof shape and skyline relate to the existing adjacent buildings
- Proposed highest height is within 5 percent (5%) of the average height of the existing buildings within a 300 foot radius
- Maintain the horizontal lines of the facades of buildings on the block
- Consider the characteristics of the sun and provide a terraced profile to avoid blocking the sun
- Provide stepped facades to avoid shading sidewalks and public spaces, and to avoid down-draft and wind tunnel effects
- Taller buildings should be designed to appear to be the same height as their historic neighbors from the pedestrian or street level. This can sometimes be accomplished by designing incremental transitions in height (steps) between new and existing buildings
- Buildings that are too short are not appropriate
- Incremental transitions in height are located between new and existing buildings



Step new buildings up and back from the storefront. Continue the dominant horizontal lines (such as the lower cornice, window sills, storefront height, and kneewall) from the adjacent historic buildings. Diagram by Architects Four, Inc., 1999, redrawn by KDG, 2023.



Diagram by Architects Four, Inc., 1999, redrawn by KDG, 2023.

7.6 Proportion

Proportion is the relationship between actual dimensions of elements. A design element such as a cornice may have the same shape as adjacent cornices, but may appear out of proportion because the dimension relationships are not the same.

Buildings materials have physical proportional limits based on their strength. Elements may appear out of proportion if it looks like the material has been stretched close to or beyond its physical limits.

7.7 Hierarchy

Hierarchy is a means of defining the importance of an architectural element by its size, shape, or placement relative to other forms. Visual hierarchy helps orient the user, whereas lack of hierarchy may confuse the user. This is especially important on commercial buildings, because the user is a customer who needs to find the entrance. In the historic district, an appropriate hierarchical arrangement will put the emphasis on the historic building rather than on the addition. Additions should be visually subordinate to the historic portion of the building.

The text and imagery on this page is taken from the 1999 Historic District Design Standards, written and illustrated by Architects Four, Inc.

- The relationship of the height to the width of the primary facade is consistent with the pattern established by existing adjacent buildings
- The relationship of the height to the width of windows, doors, and other openings is consistent with the pattern established by existing adjacent buildings
- The proportion of ornamental elements such as cornices, window hoods, brackets, and pediments is consistent with historic commercial buildings
- Alternative materials may be structurally capable of greater spans than they are visually. Base opening sizes and column heights on adjacent historic buildings, not solely on engineering limits

- Locate additions on the rear facade
- Set rooftop additions back from the primary and secondary facades
- Less ornament is applied to the addition
- Do not engulf the historic portion of the building with additions
- Additions that extend into or above the front setback are not allowed

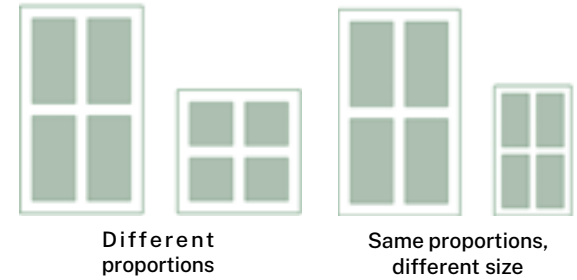


Diagram by Architects Four, Inc., 1999, redrawn by KDG, 2023.

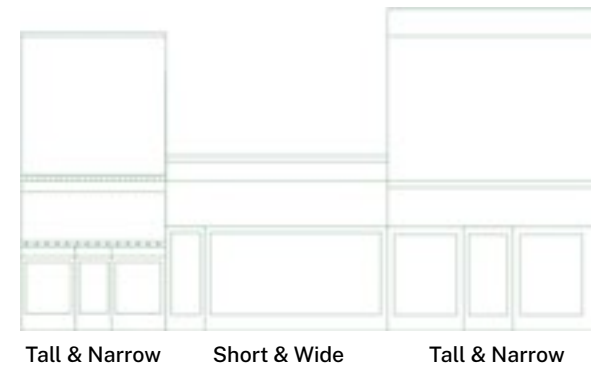
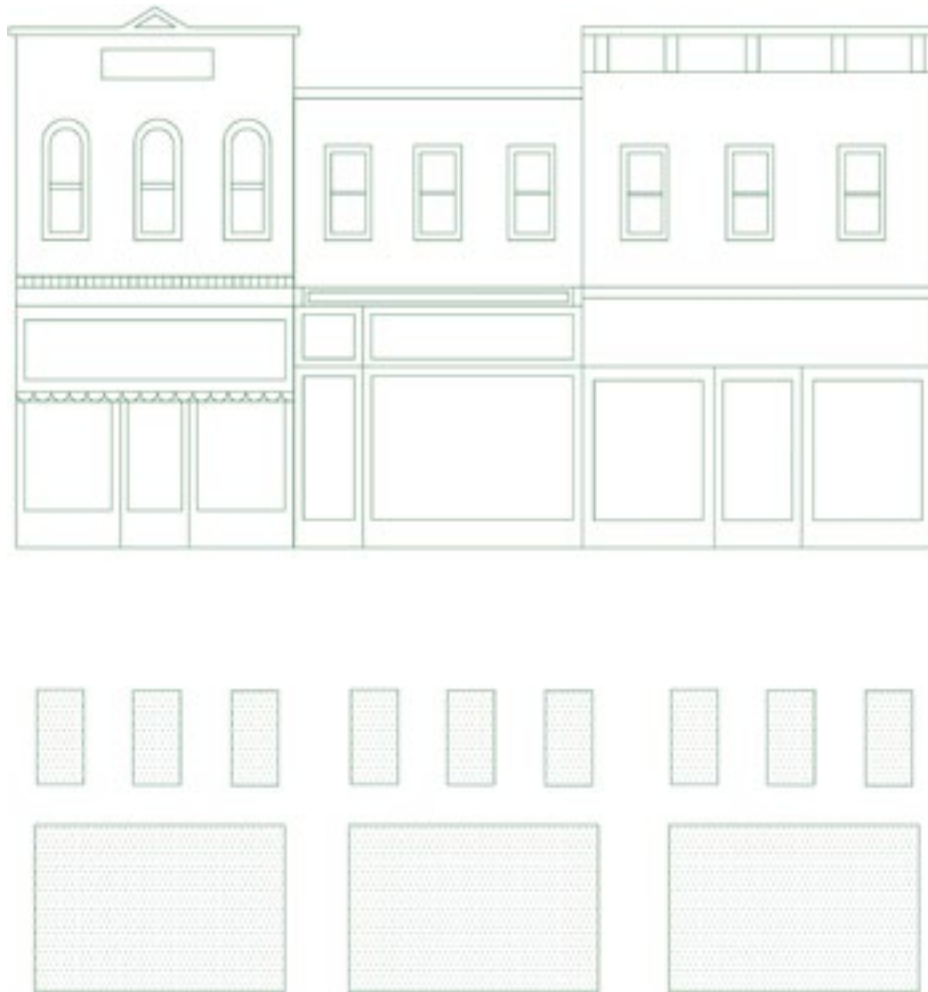


Diagram by Architects Four, Inc., 1999, redrawn by KDG, 2023.

7.8 Rhythm

Rhythm and pattern are created by the juxtaposition of repetitive elements in a design. Upper level windows, storefront columns, pilasters, brackets, and gables are some common commercial elements that are rhythmic. Rhythm gives variety to building surfaces and it helps divide walls and masses. This is important on commercial facades.

- The arrangement of solids and voids (walls and openings) and architectural features (ornament, columns, etc.) across the primary facade are consistent with the pattern established by adjacent buildings
- Reinforce the established pattern of upper story windows. Use similarly-proportioned windows or consider other architectural elements (for example, a change in materials or change in texture) to establish a similar rhythm



A typical row of historic commercial buildings with a corresponding rhythm and proportion of the second floor windows and storefronts. Diagram by Architects Four, Inc., 1999, redrawn by KDG, 2023.

The text and imagery on this page is taken from the 1999 Historic District Design Standards, written and illustrated by Architects Four, Inc.

8. Addressing Demolition in Historic Districts

Addressing Demolition in Historic Districts

Demolition or moving historic or non-historic resources within Northville's historic districts is strongly discouraged. Demolition is irreversible and results in the loss of a piece of Northville's valuable history. Moving resources disrupts the district's historic integrity and historic character. However, upon careful consideration, the HDC has the authority to issue a Notice to Proceed to demolish or move a structure within the district.

Find the Demolition Guidelines document here:

https://cdnsm5-hosted.civiclive.com/UserFiles/Servers/Server_11895878/File/Services/Building&Planning/HistoricDistrict/DemolitionMoving/DemolitionGuidelines.pdf

When Demolition of Historic and Non-Historic Resources Can be Considered

The HDC can only issue a Notice to Proceed for the demolition or moving of a resource within a historic district if the HDC finds that the demolition or moving will materially improve or correct any of the following conditions:

- The resource constitutes a hazard to the safety of the public or the occupants.
- The resource is a deterrent to a major improvement program that will be of substantial benefit to the community and the applicant proposing the work has obtained all necessary planning and zoning approvals, financing, and environmental clearances.
- Retaining the resource will cause undue financial hardship to the owners when a governmental action, an act of God or other events beyond the owner's control created the hardship, and all feasible alternatives to eliminate the financial hardship, which may include offering the resource for sale at its fair market value or moving the resource to a vacant site within the historic district, has been attempted and exhausted by the owner.
- Retaining the resource is not in the interest of the majority of the community.

Upon careful consideration by the HDC that the issuance of a Notice to Proceed for the demolition or moving of a resource is warranted, the HDC may issue the Notice to Proceed either with reservation or without reservation:

- **Without Reservation:** The Notice to Proceed is effective immediately. Issuance of a Notice to Proceed Without Reservation requires the applicant provide documentation, including photographs of the structure, to Northville's historical society archives.
- **With Reservation:** The Notice to Proceed shall not become effective until at least six months after the date of issuance of the Notice to Proceed. This provides time to potentially relieve hardship or transfer the property to another owner who will not demolish the structure.

Receiving a Notice to Proceed does not mean demolition can proceed. The approved demolition is contingent on the applicant having obtained all necessary planning and zoning approvals and clearances.

Demolition by Neglect

If the Commission determines that a resource is threatened with demolition by neglect, the Commission can either require the owner to repair all the conditions contributing to the demolition by neglect or, if the owner does not make repairs within a reasonable time, the commission may enter the property after obtaining an order from the Circuit Court to make such repairs as are necessary to prevent demolition by neglect.



The demolition of historic buildings is not appropriate. At left is a photograph of the architecturally-significant school that was previously located in Northville's historic district. The property was sold, and the City went to court in an effort to preserve the building. However, the court ordered the building's demolition. New residences are now located on the site, shown at right. Left, image courtesy of Northville School District; right, photo by KDG, 2023.

9. Sustainability, Alternative Materials, and Contemporary Concepts in Historic Preservation

9.1 Sustainability

“The greenest building is the one that’s already built.”

CARL ELEFANTE

Sustainability and historic preservation go hand in hand. The guiding principles of historic preservation—identification, maintenance, and preservation of historic buildings, materials, and features—typically results in a greater reduction of energy consumption compared to the replacement of historic materials and features, or the demolition of a historic building to make way for a ‘green’ building. With sustainability and historic preservation, the completion of some relatively minor activities can help property owners reduce energy consumption while maintaining historic character.

General Sustainability Principles

Through the identification, maintenance, and preservation of historic materials, features, and resources:

- Reduce the creation of waste through the preservation of historic resources
- Reuse historic materials, features, and buildings through repair and adaptive reuse
- Recycle materials that are no longer needed to reduce the need for raw, natural materials

Addressing Sustainability in Historic Districts

Follow the guidelines described in this document—identify, maintain, and preserve historic materials, features, and buildings

Review published guidance on incorporating sustainable practices into historic buildings such as:

- Adding solar panels. See the Solar Panel sections for residential (3.13) and commercial (4.13) resources in this document
- Considering and sensitively incorporating weatherization options into historic buildings such as inspecting historic windows, caulking, adding weatherstripping, repairing glazing compound, and installing storm windows
- Consider the reversibility of all proposed work to ensure historic materials and features are not irreversibly altered

Extensive resources are available that help guide property owners in introducing sustainable historic preservation practices into their properties. Reviewing publications of the National Park Service Technical Preservation Services, the National Trust for Historic Preservation, and other organizations is critical when addressing sustainability in historic districts. Links to key sites are provided here.

• Technical Preservation Services

- **Sustainability:** <https://www.nps.gov/orgs/1739/sustainability.htm>
- **Weatherization of Historic Buildings:** <https://www.nps.gov/orgs/1739/weatherization-of-historic-buildings.htm>
- **Adding Solar Panels to Historic Buildings:** <https://www.nps.gov/orgs/1739/solar-panels-on-historic-properties.htm>
- **Incorporating Green Roofs onto Historic Buildings:** <https://www.nps.gov/orgs/1739/green-roofs-on-historic-buildings.htm>
- **National Park Service Preservation Briefs**
 - Preservation Brief #9: The Repair of Historic Wooden Windows: <https://www.nps.gov/orgs/1739/upload/preservation-brief-09-wood-windows.pdf>
 - Preservation Brief #33: The Preservation and Repair of Historic Stained and Leaded Glass: <https://www.nps.gov/orgs/1739/upload/preservation-brief-33-stained-leaded-glass.pdf>
- **National Trust for Historic Preservation**
 - **Preservation and Sustainability:** <https://forum.savingplaces.org/learn/issues/sustainability>
- **United State Environmental Protection Agency**
 - **Smart Growth and Preservation of Existing and Historic Buildings:** <https://www.epa.gov/smartgrowth/smart-growth-and-preservation-existing-and-historic-buildings>



Installed and used properly, storm windows like those pictured above help historic windows conserve energy. Photo by KDG, 2023.



An example of a successful adaptive reuse of a residential building in Northville's downtown. Photo by KDG, 2023.



One method to make a historic building more sustainable is incorporating a green roof. However, green roofs require intense study to ensure the building can support the additional weight, water retention, and other needs. Photo by KDG, 2023.



The preservation and adaptive reuse of historic commercial buildings is an inherently sustainable practice, illustrated by the adaptive reuse of the historic building pictured above. Photo by KDG, 2023.

9.2 Using Alternative Materials

Concepts to think about when considering whether to allow alternative materials to be used on historic resources:

1. Will the significance or visibility of the historic feature require a very precise match?

If the historic material is significant and located at eye level or in a prominent location, this weighs against using an alternative material. If the historic material is less significant or located in a less visible location, this weighs toward allowing the use of an alternative material.

2. Is the entire feature being replaced or just a component of it?

If the entire feature is being replaced, this weighs toward using an alternative material because if just a component is being replaced an alternative material might be visually jarring unless the alternative material is a very close match.

3. Are pre-existing conditions contributing to the failure of the existing material, and, if so, how will they be addressed/corrected?

If pre-existing conditions are contributing to the failure of a historic material and the pre-existing condition can be remedied without damage to historic features, then this weighs against using alternative materials. Instead, the pre-existing condition should be corrected.

4. Is the need for replacement due to inherent deficiencies of the original material?

If so, this weighs toward allowing the use of an alternative material.

5. Will the material need to resist any environmental hazards such as flooding or fire?

If a historic material is susceptible to environmental hazards or damage, this may weigh toward using an alternative material.

Even if the questions above warrant considering the use of an alternative material, the alternative material should still be a good visual and physical match for the historic material being replaced. Additional guidance on alternative materials, including an in depth discussion of these questions above, is provided in the National Park Service's Preservation Brief 16: The Use of Substitute Materials on Historic Buildings located at: <https://www.nps.gov/orgs/1739/upload/preservation-brief-16-substitute-materials-2023.pdf>

9.3 Alternative Materials

Restoration and repair of historic and existing materials is always appropriate but is not always possible. Occasionally, in-kind material can no longer be sourced, artisan craftspeople are not locally available, or a feature is deteriorated beyond repair. **Only after all repair or restoration alternatives are explored should substitute materials be considered.** Substitute materials should match the historic material as best as possible in size, texture, color, and profile. The following section outlines new and alternative materials which may be contemplated for work on historic buildings and explains the benefits and disadvantages of each. There are many other replacement materials that are marketed as suitable replacements for historic features, many of which are not appropriate for use within Northville's historic district. Alternative materials that are not appropriate include vinyl siding and window products and metal roofing.

The discussion of alternative materials within this section is not exhaustive. Moreover, innovative materials are continuously developed and the use of these materials must be considered on a case by case basis. As such, keep in mind the following concepts when contemplating the use of new and alternative materials:

- Reversibility of the new material's installation and ensuring installation does not damage historic materials or features
- The capability of the new material to match the historic in terms of texture, color, size, and profile
- Repairability of the new material. Can the material be repaired? Is repair cost-prohibitive? Historic materials and features were often made with the need for eventual repairs in mind
- Considering how the new material will interact with existing materials in terms of potential chemical interactions, weathering processes, degradation processes, etc.

Cladding and Architectural Elements

- **Smooth-surfaced Cementitious Siding:** Cementitious siding is a popular alternative material for exterior siding and shingles and is typically used to replace historic wood siding or for new construction. Cementitious siding is often marketed as a sustainable cladding alternative although its use of cement indicates the material's production process is water intensive. Smooth-surfaced cementitious siding is able to achieve the dimension, profile, and reveal of historic wood siding making it a suitable choice when in-kind wood siding is determined to be not feasible. The use of cementitious siding with a faux wood grain is not appropriate as wood grain is often only visible on deteriorated wood cladding.
- **Cast Stone:** Cast stone may be a substitute material when new in-kind stone cannot be sourced. Cast stone is a cement, lime, and aggregate mixture which is dry-tamped into a mold to produce a dense stone-like unit. Cast stone expands and contracts similarly to stone and adequately

replicates stone texture when good molds are used. Work on historic buildings which use cast stone should consider if the cast stone will require additional anchorage due to its weight and consider that cast stone may be more absorbent than natural stone and weather differently than natural stone.

- **Glass Fiber Reinforced Plastic (GFRP):** Fiberglass, and glass fiber reinforced plastic (GFRP) and polymer products, are typically produced as a thin, rigid laminate shell formed by pouring a polyester or epoxy resin gelcoat into a mold. The resulting GFRP cast product is usually then attached to a distinct structural frame which is anchored to the building. GFRP is a suitable product to replicate ornate and carved building elements which are missing or deteriorated beyond repair. Its lightweight nature, the ability to apply integral color, and its non-corrosive nature makes it easy to install and maintain. When historic architectural elements like cornices or column capitals are deemed too deteriorated to repair and GFRP replacements are considered, the anchorage system and the high co-efficient of expansion and contraction in the material should be contemplated.

Porch and Deck Flooring

- **Composite Decking:** Composite decking is a popular alternative to exterior wood flooring and decking applications. Composite decking boards are the combination of two or more materials—typically wood fibers and a form of plastic. High density polyethylene (HDPE) or polyvinyl chloride (PVC) are mixed with wood fiber and chemical additives to create a strong and durable wood alternative. Composite decking is often resistant to fading and wear and tear of traditional wood decking although it can be costly and has high rates of expansion and contraction that must be considered. Some brands are able to achieve the bullnose and seaming patterns of wood decking. While wood is preferred to composite decking, composite decking can be considered on applications that are on secondary or tertiary facades or minimally visible from the public right-of-way.

Roofing

- **Synthetic Slate Roof Shingles:** Slate is a historic roofing material that is long-lasting and durable although it occasionally requires repair or replacement during a building's lifespan. When original slate roofing cannot be repaired and in-kind replacement is determined to not be feasible, synthetic slate roof shingles are a suitable substitution material. Synthetic slate roofs have a much lower cost than natural slate roofs. However, synthetic slate roofs should only be proposed after best efforts have been made to restore the historic slate material or to source actual slate for replacement or repair.
- **Synthetic Wood Shakes and Shingles:** Wood shakes and shingles have historically been used as roofing material. When original slate roofing cannot be repaired and in-kind replacement is not feasible, synthetic wood shake and shingles are a suitable substitute material.
- **Solar Roofs and Shingles:** Solar roofs are an excellent way to harness green energy. Design guidelines for the incorporation of solar roofs on residential and commercial resources are located within this document. Several solar system manufacturers offer solar shingle products which are better able to mimic the look of a historic shingled roof, with solar shingles sized to look like traditional shingled roofing products. Similarly sized metal panels can be used where solar cells can't perform for a more consistent appearance on each roof slope. Solar shingles and tiles should be considered in lieu of traditional solar panels when work is contemplated to introduce sustainable measures into a historic building. Regardless of whether solar panels or shingles are used, they should be arranged to minimize their visibility from the public right-of-way.

Windows

- **Aluminum Clad Windows:** Historic windows should always be evaluated to determine if repair or in-kind replacement is possible. If for some reason this is not feasible, a potential solution is the installation of aluminum clad windows. Aluminum clad windows consist of wood or vinyl frames with a protective aluminum shell on the outside. The aluminum cladding can often be made to mimic the profile and depth of historic wood window frames and comes in a variety of colors – which are baked enamel. Aluminum clad windows are a suitable solution to achieve appropriate color and profile on replacement windows when repair or new wood windows cannot be sourced.
- **Vacuum Insulated Glass (VIG):** Most historic windows are single panes of glass and lack the thermal efficiency of modern windows. Vacuum insulated glass (VIG) is a solution to increase the thermal performance of a historic window while retaining the existing single pane window frame. VIG is an insulated glass with a vacuum layer between two panes of glass to minimize the thickness of the double pane. The vacuum layer reduces the thickness to the point where a VIG unit can fit in a historic windowpane designed for single pane glass. VIG glass is an excellent product to increase efficiency while maintaining historic windows.



Aluminum clad windows may be suitable to replace historic windows if the historic windows cannot be repaired or replaced in-kind, and as long as the replacement windows match what was historically present. Image courtesy of Jeld Wen.



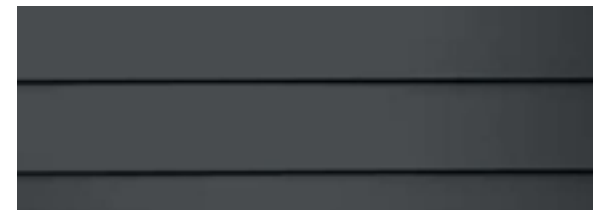
Cast stone is a suitable alternative to historic carved stone that cannot be repaired or replaced. Image courtesy of Had-donstone.



GFRP is a lightweight, alternative material that can be used to replace architectural ornament that cannot be repaired or replaced. Image courtesy of Architectural Fiberglass, Inc.



Synthetic wood roofing can nearly replicate the coloring, texture, and pattern of wood shake and shingle roofing. Image courtesy of DaVinci Roofscapes.



Smooth-surfaced cementitious siding may be suitable for wood siding and shingle replacement when repair or replacement in-kind is not possible. Image courtesy of Home Depot.

9.4 Contemporary Concepts in Historic Preservation

Facadectomy

Facadism or facadectomy is the act of retaining only the façade of a building while demolishing and reconstructing a new internal structure behind the original primary facade. The facadectomy is often proposed as a way to preserve what is perceived to be the most significant aspects of a historic building, the street-facing elevation, while allowing for complete design freedom throughout the rest of the building. Facadism is not an appropriate method of historic preservation as it strips buildings of their contents and context, leaving only a partial shell of what the building once was. Instead, whole building preservation is strongly encouraged.

Preservation of the Everyday

Historic preservation has evolved beyond solely recognizing high style architecture, buildings designed by famous architects, or buildings of the wealthy. The realization that the buildings lived in and built by ordinary people living ordinary lives are just as exceptional and worthy of preservation is a welcome change in the field of historic preservation. Acknowledging the everyday lives of ordinary people helps tell the whole story of the development of a place and the people who lived there. Owners of everyday architecture, from small bungalows to humble commercial buildings, can use these design guidelines to ensure their preservation.

Recognition of Diverse Histories

The recognition and preservation of diverse histories and the contributions of underrepresented communities is an integral

part of modern historic preservation practices. Recognizing that social history is just as important as architectural history acknowledges the role of historically underrepresented groups such as African Americans, Latinx people, people of Asian heritage, women, and lesbian, gay, bisexual, transgender, queer or questioning, and additional identities (LGBTQ+) helps inform the whole history of a community.

Historic Districts and Increasing Density

Creating additional housing density in historic districts poses a special design challenge. Accessory dwelling units (ADUs), such as units above garages or newly constructed units in back yards, are becoming increasingly popular solutions to bolstering housing density. Should ADUs be proposed, they should abide by the recommendations for new construction in historic districts, recommendations for accessory structures in residential historic districts, and all other applicable local ordinances.

Modern Architecture

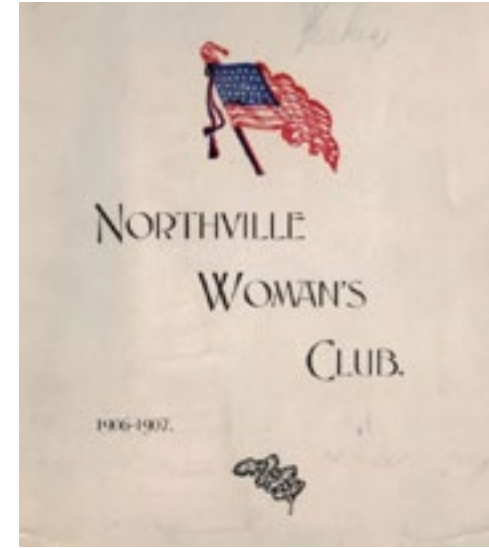
Modern architecture is now of an age to be considered historic. Modern architecture is a broad term that encompasses styles and architectural trends from the mid- to late-twentieth century such as the Ranch style, the style commonly known as Mid-century Modern, and tract housing constructed after World War II in what is referred to as the Minimal Traditional style. When contemplating work to a Modern resource, these design guidelines can be used to guide proposed work. Additionally, Modern additions or architectural features should be identified, maintained, and preserved when work is proposed.



Facadism destroys the context that supports the significance of historic buildings and ties buildings to the history of people who have experienced them. Image courtesy of Architect Magazine.



Accessory Dwelling Units (ADUs) are gaining traction as a method for increasing residential density while maintaining the historic character of historic residential neighborhoods. Image courtesy of Preservation Leadership Forum.



Acknowledging the contributions of historically underrepresented communities and people is central to modern preservation activities. Image courtesy of Michele Fecht, Patch.



Resources associated with everyday people are being duly recognized as worthy of preservation. Photo by KDG, 2023.



Due to their age and the recognition of their design qualities, Modern architecture buildings, such as the small bank pictured above, are becoming recognized as historically significant resources. Photo by KDG, 2023.

Appendix A: Definitions

A.1 Northville's Historic District Ordinance Definitions

The following definitions are defined in Northville's Historic District Ordinance (Chapter 42, Section 42-2).

Alteration means work that changes the detail of a resource but does not change its basic size or shape.

Certificate of appropriateness means the written approval of a permit application for work that is appropriate and that does not adversely affect a resource.

Commission means a historic district commission created by the city council.

Demolition means the razing or destruction, whether entirely or in part, of a resource and includes, but is not limited to, demolition by neglect. Destruction by fire when arson by the owner or the owner's agent is proven shall be considered demolition.

Demolition by neglect means neglect in maintaining, repairing, or securing a resource that results in deterioration of an external feature of the resource or the loss of structural integrity of the resource.

Denial means the written rejection of a permit application for work that is inappropriate or that adversely affects a resource.

Fire alarm system means a system designed to detect and announce the presence of fire or byproducts of fire. Fire alarm system includes smoke alarms.

Historic district means an area, or group of areas not necessarily having contiguous boundaries, that contains one resource or a group of resources that are related by history, architecture, archeology, engineering, or culture.

Historic preservation means the identification, evaluation, designation, and protection of resources significant in history, architecture, archeology, engineering, or culture.

Historic resource means a publicly or privately owned building, structure, site, object, feature, or open space that is significant in the history, architecture, archeology, engineering, or culture of this state or a community within the state or of the United States.

Notice to proceed means the written permission to issue a permit for work that is inappropriate and that adversely affects the resource pursuant to a finding under subsection 42-27(3).

Open space means undeveloped land, a naturally landscaped area, or a formal or manmade landscaped area that provides a connective link or a buffer between other resources.

Ordinary maintenance means keeping a resource unimpaired and in good condition through ongoing minor intervention, undertaken from time to time, in its exterior condition. Ordinary maintenance does not change the external appearance of the resource. Ordinary maintenance does not constitute work for purposes of this chapter.

Proposed historic district means an area or group of areas, not necessarily having contiguous boundaries, that has delineated boundaries and that is under review by a committee or a standing committee for the purpose of making a recommendation as to whether it should be established as a historic district or added to an established historic district.

Repair means to restore a decayed or damaged resource to a good or sound condition by any process. A repair that changes the external appearance of a resource constitutes work for purposes of this Act.

Resource means one or more publicly or privately owned historic or non-historic buildings, structures, sites, objects, features, or open spaces located within a historic district.

SHPO means the State Historic Preservation Office.

Smoke alarm means a single-station or multiple-station alarm responsive to smoke and not connected to a system.

Work construction, addition, alteration, repair, moving, excavation, reconstruction, restoration, painting, landscaping, color change or demolition.

A.2 Common Architectural Terms

Accessory structure: A structure on the same parcel of property as a principal structure and the use of which is incidental to the use of the principal structure.

Awning: A rooflike cover extending over or in front of a place (as over a deck or in front of a door or window) as a shelter.

Balustrade: A railing at a stairway, porch, or roof that is supported by decorative posts called balusters.

Bargeboard: A sometimes richly ornamented board placed on the verge (incline) of a gable to conceal the ends of rafters. Also known as vergeboard.

Board and batten: A siding consisting of vertical boards and thin strips, or battens; the battens are used to conceal the gaps between the siding boards.

Brackets: Ornamental supports, usually of wood or pressed metal, which appear at the cornice line of a building. They may be incised into a scrolled pattern or be more simply molded and are commonly found on Italianate style buildings, but often appear with other styles as well.

Bulkhead: A retaining wall along a storefront

Casement: A window sash that opens on hinges fixed to its vertical edge.

Casing: The finished visible framework around a door or window.

Chimneys: A structure containing one or more flues through which smoke and fumes from fireplaces, furnaces, or boilers escape to the outside. A chimney also provides a draft for fireplaces.

Clapboard: Siding consisting of boards that are thicker on one edge than the other. The bottom (thick) edge of one board overlaps the top (thin) edge of the board below.

Column: A pillar, usually circular in plan.

Coping: The protective uppermost course of a wall or parapet projects beyond the wall surface to throw off rain. Also known as a cap.

Corbel: A projecting block, sometimes carved or molded, that acts as a means of support for floor and roof beams as well as other structural members.

Cornice: A cornice is the finished edge of the roof where it meets the exterior wall, of varying sizes, sometime plain, but often decorative and marked by brackets, dentils, modillions, or some other decorative feature.

Course: A horizontal row of bricks, stones, or other masonry units. The meaning of the term is often extended to include any material arranged in a row (e.g., roof shingles).

Cresting: Roof cresting is a lacy decorative fencing made of wrought iron, rimming the edge or peak of a roof.

Cupola: A cupola is a decorative, small, projecting tower at the top of the roof of a building, often square, round, or octagonal in shape.

Decorative half-timbering: A method of surface decoration that imitates true half-timber construction. Half-timbering was common in sixteenth and seventeenth century England, in which the spaces between the vertical structural timbers were filled with brickwork or plaster.

Dormer: A window projecting from the slope of a roof; usually provided with its own roof.

Double-hung window: A window having two operable sashes that slide up and down

Drip cap: A usually small horizontal drip located above a door or window casing; designed to shed water, causing it to drip beyond the outside of the frame.

Eave: The portion of the roof which overhangs the exterior walls, sometimes with exposed rafters.

Entablature: A horizontal part in classical architecture that rests on the columns and consists of architrave, frieze, and cornice.

Eyelid dormer: A half-elliptical decorative window placed in the roof surface, resembling the shape of an eye.

Façade: The face of a building, usually referring to the front.

Fanlight: A semi-circular (fan shaped) window placed atop a door, commonly seen in Federal and Colonial Revival style buildings.

Fascia board: A flat board used to cover the ends of roof rafters.



A 1914 Sanborn map showing the industrial complex near the intersection of Cady and Main Streets. Image courtesy of the Library of Congress.



An engraving dating to c.1892 of the north side of Main Street. Image courtesy of the Library of Congress.



A post card, date unknown, of Northville's historic school that is no longer standing. Image courtesy of refriedjeans, Ebay.

Fenestration pattern: The arrangement of windows and other exterior openings on a building.

Fence: A barrier intended to prevent escape or intrusion or to mark a boundary.

Finial: An ornament that caps a gable, hip, pinnacle, or other architectural feature.

Fixed sash: A fixed frame window (or part of a window) that does not open.

Flashing: Waterproof material, often metal, which makes an intersection of materials or features weathertight.

Frieze: Any plain decorative band, or board, on the top of a wall immediately below the cornice; sometimes decorated with brackets, dentils, or modillions. Porch cornices may likewise be decorated with friezes of spindle work.

Gable: The triangular end of an exterior wall in a building with a ridged roof.

Gable roof: A sloping (ridged) roof that terminates at one or both ends in a gable.

Gambrel roof: A roof having a double slope on two sides of a building.

Hip roof: A roof formed by four pitched roof surfaces.

Hood: A protective and typically decorative cover found over doors, windows, or other features.

Knee wall: A short, “knee-high” wall. In a storefront, the knee wall is the solid wall below the storefront windows.

Lintel: The horizontal structural member that supports a load over an opening; usually made of wood, stone, or steel; may be exposed or obscured by wall covering.

Lites: Glass windowpanes

Masonry: A type of construction using stone, brick, tile, or concrete block using mortar.

Mass: The overall form, or volume, of a building.

Molding (Trim): A decorative raised surface along the edge of an architectural feature such as a window, column, door, or wall.

Mortar: A mixture of sand, water, lime, and cement used to lay bricks, stone, tile, or concrete block.

Mullion: A vertical bar between coupled windows.

Muntins: The wooden divisions between panes of glass on windows.

Ogee arch: A center pointed arch with reverse curve sides.

Palladian window: A three-part, round-arched window, named for the 15th century Italian architect Andrea Palladio, also known as a Venetian Window and common in the Georgian and Colonial Revival styles.

Parapet: A parapet is a low stone or brick wall at the top of a building.

Pediment: A triangular space created by a front facing gable roof.

Pewabic pottery: Ceramics designed and produced by Pewabic Pottery, a Detroit based pottery founded in 1903. Pewabic pottery has gained local architectural significance and its tiles are often incorporated into commercial facades or fireplace surrounds in metro Detroit locales.

Pilaster: A narrowly protruding column attached to a wall, giving the illusion of a free-standing column.

Pointed arch: An arch with a strong center point, usually seen in Gothic Revival style buildings.

Porch: A covered space outside the main walls of a building.

Portico: A small entrance porch.

Quoins: Decorative rectangles or squares of stone, brick, wood, or concrete, placed at the corners of buildings to add architectural interest.

Rafters: The wooden structural support beams for a roof, sometimes visible on the exterior for certain building types and styles.

Rhythm: The pattern produced by the size and spacing relationship between building elements, such as the relationship between solid walls and openings.

Ridge: The horizontal line formed when two roof surfaces meet. Often referred to as the peak.

Roof: Roofs can be steep, flat, or gently sloped and take many forms such as gable, gambrel, hipped, stepped gable, shed, pent or Mansard. The roof type is an important key to identifying the style of a building.



Craftsman style house in Northville's historic district. Photo by KDG, 2023.



Green space surrounding the Ford Valve Plant. Photo by KDG, 2023.

Round arch: A semicircular arch over a window or door.

Sash: The framework into which the glass panes of a window are set.

Scale: The perception of the size of an object relative to other objects.

Segmental arch: A slightly rounded arch over a window or door.

Setback: The distance that a building must be located behind the front, rear, and side property lines. Setbacks are regulated by Northville's Zoning Ordinance.

Sill: The flat horizontal bottom piece of a window or door on the exterior. It is often wood, but sometimes of stone.

Spalling: Deterioration of masonry due to moisture infiltration.

Stoop: The uncovered wide step leading into the front or main door of a building.

Stories: The number of stories a building reflects its height by counting the stacked floors. If a building has dormer windows inset into the roof, that top section of the building is called a 1/2 story.

Stucco: A coating of plaster applied over exterior walls.

Terra cotta: A fine-grained fired clay product used on the exterior of buildings; may be glazed or unglazed, molded, or carved.

Transom window: A small window or series of glass panes above a door or window.

Trim (Molding): A decorative raised surface along the edge of an architectural feature such as a window, column, door, or wall.

Tudor arch: A flattened arch with a center point above a door or window, commonly seen in Tudor Revival style buildings.

Valley: The depressed angle formed at the meeting point of two roof slopes.

Weatherboard: An exterior horizontal wooden board applied with the lower edge overlapping the board below used to form exterior walls (wider and less shaped than a clapboard, although used for the same purpose).



An aerial photograph from 1949 of the City of Northville. Image courtesy of the DTE Aerial Photograph Collection, Walter P. Reuther Library, Archives of Labor and Urban Affairs, Wayne State University.

Appendix B: Historic Preservation Resources for Property Owners

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The links below connect to helpful resources regarding the maintenance, repair, and preservation of materials, buildings, and sites.

Historic Preservation in Northville

The City of Northville has an entire section dedicated to historic preservation. Here property owners can learn about the history of Northville, ongoing preservation projects, and connect with local, state-wide, and national resources on preservation.

https://www.ci.northville.mi.us/services/building_and_planning/historic_district

Michigan State Historic Preservation Office

Extensive preservation resources are located on Michigan's State Historic Preservation Office (SHPO) website.

<https://www.miplace.org/historic-preservation/>

Michigan Historic Preservation Network

The Michigan Historic Preservation Network (MHPN) is active in preservation advocacy throughout the state.

<https://www.mhpn.org/>

Michigan Historic Preservation Network Historic Resource Council Directory

MHPN provides contractors specializing in work related to historic resources.

<https://www.mhpn.org/historic-resource-council-directory/>

Secretary of the Interior's Standards for Rehabilitation and Illustrated Guidelines for Rehabilitating Historic Buildings.

The Secretary of the Interior's Standards for Rehabilitation provides direction in making appropriate choices in planning the repairs, alterations, and additions that are encountered during preservation projects. The National Park Service also publishes Guidelines for Rehabilitating Historic Buildings which describe specific treatments that do and do not meet the Standards.

<https://www.nps.gov/orgs/1739/secretary-standards-treatment-historic-properties.htm>

Grimmer, Anne E. *The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring & Reconstructing Historic Buildings*. Revised edition. U.S. Department of the Interior, National Park Service, 2007.

<https://www.nps.gov/orgs/1739/upload/treatment-guidelines-2017-part1-preservation-rehabilitation.pdf>

National Park Service

Technical Preservation Services, part of the National Park Service, has information and guidance on sustainability and historic preservation. Topics include weatherizing historic buildings, installing solar panels, and incorporating green roofs into historic buildings.

<https://www.nps.gov/orgs/1739/sustainability.htm>

Public Act 169 of 1970

Public Act 169 is also known as the Local Historic Districts Act. Passed in 1970, this act provides the foundation for the creation and management of historic districts in Michigan.

<https://www.legislature.mi.gov/documents/mcl/pdf/mcl-act-169-of-1970.pdf>

Northville's Historic Preservation Ordinance

Northville's historic preservation ordinance is located in Chapter 42 of the City's Code of Ordinances.

https://library.municode.com/mi/northville/codes/code_of_ordinances?nodeId=COOR_CH42HIPR

Books and Magazines

Brand, Stewart. *How Buildings Learn: What Happens After They're Built*. New York: Penguin Books, 1994.

McAlester, Virginia Savage. *A Field Guide to American Houses*. New York: Alfred A. Knopf, 2019.

Phillips, Steven J. *Old House Dictionary: An Illustrated Guide to American Domestic Architecture (1600-1940)*. New York: John Wiley & Sons, 1994.

Poppeliers, John C., and S. Allen Chambers, Jr. *What Style is it? A Guide to American Architecture*. Hoboken, NJ: John Wiley & Sons, 2003.

Whiffen, Marcus. *American Architecture Since 1780: A Guide to the Styles*. Cambridge, MA: The MIT Press, 1969.

Old House Journal, <https://www.oldhouseonline.com/>

Preservation Magazine, <https://savingplaces.org/preservation-magazine>

Traditional Building, <https://www.traditionalbuilding.com/>

Building Technology Heritage Archive, <https://www.traditionalbuilding.com/>

US Modernist Archive, <https://usmodernist.org/library.htm>

National Register of Historic Places Bulletins

The National Register of Historic Places (NRHP) publishes guidelines and bulletins used for the evaluation of numerous historic resources, from buildings and subdivisions to cultural landscapes.

<https://www.nps.gov/subjects/nationalregister/publications.htm>

NRHP guidelines of particular interest for historic property owners in Northville include:

Historic Landscapes

Keller, Timothy J., and Genevieve P. Keller. *How to Evaluate and Nominate Designed Historic Landscapes*. National Register Bulletin. U.S. Department of the Interior, National Park Service.

<https://www.nps.gov/subjects/nationalregister/upload/NRB18-Complete.pdf>

Historic Residential Suburbs

Ames, David L., and Linda Flint McClelland. *Historic Residential Suburbs: Guidelines for Evaluation and Documentation for the National Register of Historic Places*. National Register Bulletin. U.S. Department of the Interior, National Park Service, 2002.

Part 1: https://www.nps.gov/subjects/nationalregister/upload/NRB46_Suburbs_part1_508.pdf

Part 2: https://www.nps.gov/subjects/nationalregister/upload/NRB46_Suburbs_part2_508.pdf

Researching Historic Properties

O'Donnell, Eleanor. *Researching a Historic Property*. National Register Bulletin. U.S. Department of the Interior, National Park Service, 1998.

<https://www.nps.gov/subjects/nationalregister/upload/NRB39-Complete.pdf>

Technical Preservation Services Publications

The National Park Service provides a webpage with links to technical resources regarding the preservation of buildings and sites.

<https://www.nps.gov/orgs/1739/tps-publications.htm>

National Park Service Preservation Briefs

The National Park Service (NPS) has published several informational briefs on maintaining, repairing, and preserving historic buildings. The briefs are part of the NPS technical preservation services and are intended to inform owners of historic buildings on appropriate methods for the preservation of historic character and materials.

Preservation Briefs of interest to historic property owners in Northville include:

General

Preservation Brief #17: Architectural Character – Identifying the Visual Aspects of Historic Buildings as an Aid to Preserving Their Character

<https://www.nps.gov/orgs/1739/upload/preservation-brief-17-architectural-character.pdf>

Preservation Brief #35: Understanding Old Buildings – The Process of Architectural Investigation

<https://www.nps.gov/orgs/1739/upload/preservation-brief-35-architectural-investigation.pdf>

Roofing

Preservation Brief #4: Roofing for Historic Buildings

<https://www.nps.gov/orgs/1739/upload/preservation-brief-04-roofing.pdf>

Preservation Brief #19: The Repair and Replacement of Historic Wooden Shingle Roofs

<https://www.nps.gov/orgs/1739/upload/preservation-brief-19-wood-shingle-roofs.pdf>

Preservation Brief #29: The Repair, Replacement, and Maintenance of Historic Slate Roofs

<https://www.nps.gov/orgs/1739/upload/preservation-brief-29-slate-roofs.pdf>

Preservation Brief #30: The Preservation and Repair of Historic Clay Tile Roofs

<https://www.nps.gov/orgs/1739/upload/preservation-brief-30-clay-tile-roofs.pdf>



Making maple syrup in Northville, ca. 1937. Image courtesy of the Walter P. Reuther Library, Archives of Labor and Urban Affairs, Wayne State University.



A 1915 map showing Northville and surrounding landowners. Image courtesy of the Library of Congress.

Exterior

Preservation Brief #47: Maintaining the Exteriors of Small and Medium Size Historic Buildings

<https://www.nps.gov/orgs/1739/upload/preservation-brief-47-exterior-small-medium-buildings.pdf>

Preservation Brief #10: Exterior Paint Problems on Historic Woodwork

<https://www.nps.gov/orgs/1739/upload/preservation-brief-10-paint-problems-exterior-woodwork.pdf>

Preservation Brief #45: Preservation of Historic Wooden Porches

<https://www.nps.gov/orgs/1739/upload/preservation-brief-45-wood-porches.pdf>

Preservation Brief #8: Aluminum and Vinyl Siding on Historic Buildings

<https://www.nps.gov/orgs/1739/upload/preservation-brief-08-aluminum-vinyl-siding.pdf>

Preservation Brief #2: Repointing Mortar Joints in Historic Masonry Buildings

<https://www.nps.gov/orgs/1739/upload/preservation-brief-02-repointing.pdf>

Preservation Brief #7: The Preservation of Historic Glazed Architectural Terra-Cotta

<https://www.nps.gov/orgs/1739/upload/preservation-brief-07-terra-cotta.pdf>

Preservation Brief #15: Preservation of Historic Concrete

<https://www.nps.gov/orgs/1739/upload/preservation-brief-15-concrete.pdf>

Preservation Brief #22: The Preservation and Repair of Historic Stucco

<https://www.nps.gov/orgs/1739/upload/preservation-brief-22-stucco.pdf>

Preservation Brief #42: The Maintenance, Repair and Replacement of Historic Cast Stone

<https://www.nps.gov/orgs/1739/upload/preservation-brief-42-cast-stone.pdf>

Preservation Brief #27: The Maintenance and Repair of Architectural Cast Iron

<https://www.nps.gov/orgs/1739/upload/preservation-brief-27-cast-iron.pdf>

Preservation Brief #16: The Use of Substitute Materials on Historic Building Exteriors

<https://www.nps.gov/orgs/1739/upload/preservation-brief-16-substitute-materials.pdf>

Preservation Brief #38: Removing Graffiti from Historic Masonry

<https://www.nps.gov/orgs/1739/upload/preservation-brief-38-graffiti.pdf>

Windows

Preservation Brief #9: The Repair of Historic Wooden Windows

<https://www.nps.gov/orgs/1739/upload/preservation-brief-09-wood-windows.pdf>

Preservation Brief #13: The Repair and Thermal Upgrading of Historic Steel Windows

<https://www.nps.gov/orgs/1739/upload/preservation-brief-13-steel-windows.pdf>

Preservation Brief #33: The Preservation and Repair of Historic Stained and Leaded Glass

<https://www.nps.gov/orgs/1739/upload/preservation-brief-33-stained-leaded-glass.pdf>

Cleaning and Maintenance

Preservation Brief #6: Dangers of Abrasive Cleaning to Historic Buildings

<https://www.nps.gov/orgs/1739/upload/preservation-brief-06-abrasive-cleaning.pdf>

Preservation Brief #39: Holding the Line: Controlling Unwanted Moisture in Historic Buildings

<https://www.nps.gov/orgs/1739/upload/preservation-brief-39-controlling-moisture.pdf>



Early twentieth century photograph of the Old Village School. Image courtesy of the Walter P. Reuther Library, Archives of Labor and Urban Affairs, Wayne State University.



An 1892 engraving illustrating Northville from the viewpoint of Buchner Hill. Image courtesy of the Library of Congress.

Commercial

Preservation Brief #11: Rehabilitating Historic Storefronts

<https://www.nps.gov/orgs/1739/upload/preservation-brief-11-storefronts.pdf>

Preservation Brief #25: The Preservation of Historic Signs

<https://www.nps.gov/orgs/1739/upload/preservation-brief-25-signs.pdf>

Preservation Brief #44: The Use of Awnings on Historic Buildings – Repair, Replacement, and New Design

<https://www.nps.gov/orgs/1739/upload/preservation-brief-44-awnings.pdf>

Interior

Preservation Brief #18: Rehabilitating Interiors in Historic Buildings – Identifying and Preserving Character-defining Elements

<https://www.nps.gov/orgs/1739/upload/preservation-brief-18-interiors.pdf>

Preservation Brief #21: Repairing Historic Flat Plaster – Walls and Ceilings

<https://www.nps.gov/orgs/1739/upload/preservation-brief-21-flat-plaster.pdf>

Preservation Brief #23: Preserving Historic Ornamental Plaster

<https://www.nps.gov/orgs/1739/upload/preservation-brief-23-ornamental-plaster.pdf>

Preservation Brief #40: Preserving Historic Ceramic Tile Floors

<https://www.nps.gov/orgs/1739/upload/preservation-brief-40-ceramic-tile-floors.pdf>

Preservation Brief #49: Historic Decorative Metal Ceilings and Walls: Use, Repair, and Replacement

<https://www.nps.gov/orgs/1739/upload/preservation-brief-49-metal-ceilings-walls.pdf>

Other

Preservation Brief #3: Improving Energy Efficiency in Historic Buildings

<https://www.nps.gov/orgs/1739/upload/preservation-brief-03-energy-efficiency.pdf>

Preservation Brief #24: Heating, Ventilating, and Cooling Historic Buildings – Problems and Recommended Approaches

<https://www.nps.gov/orgs/1739/upload/preservation-brief-24-heating-cooling.pdf>

Preservation Brief #14: New Exterior Additions to Historic Buildings – Preservation Concerns

<https://www.nps.gov/orgs/1739/upload/preservation-brief-14-exterior-additions.pdf>

Preservation Brief #32: Making Historic Properties Accessible

<https://www.nps.gov/orgs/1739/upload/preservation-brief-32-accessibility.pdf>

Preservation Brief #36: Protecting Cultural Landscapes – Planning, Treatment and Management of Historic Landscapes

<https://www.nps.gov/orgs/1739/upload/preservation-brief-36-cultural-landscapes.pdf>



An 1893 map showing the location of Northville's original plat. Image courtesy of the Library of Congress.



An engraving dating to 1892 showing High Street, looking north from Main Street. Image courtesy of the Library of Congress.