

**NORTHVILLE HISTORIC DISTRICT COMMISSION**  
**April 18, 2012**  
**Wednesday 7:00 P.M. – Northville City Hall - Council Chambers**

**1. CALL TO ORDER:**

Mayor Pro Tem Allen called the Historic District Commission meeting to order at 7 P.M.

**2. ROLL CALL:**

**Present:** Allen, Bayly, Field, Luikart, Hoffman, Vernacchia and Argenta

**Absent:** Johnson (excused)

**Also Present:** Patrick Sullivan, City Manager

**3. CITIZEN COMMENTS:** Limited to brief comments for items not on the agenda.

None

**Motion by Vernacchia, supported by Hoffman,** to add the Northville DDA/Cooper Design Downtown Walkthru (returning with details) to the agenda as item 7., Case #2.

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

**4. MINUTES:** March 21, 2012

**Motion by Vernacchia, supported by Hoffman,** to approve the March 21, 2012 minutes as published.

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

**5. REPORTS**

**A. CITY ADMINISTRATION:** None

**B. CITY COUNCIL:** None

**C. PLANNING COMMISSIONER:** None

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

**6. CASES**

**CASE #1**

**WOODCRAFT DESIGN & BUILD**

**FENCE**

**BRETT & CAROL WHEATLEY**

**536 W. MAIN STREET**

Keith Hay, builder with Woodcraft Design & Build, explained the application for the removal of a picket fence, and the installation of 259 linear feet of new wood fence around the side and rear yard of the Wheatley home at 536 W. Main Street.

Commissioner Argenta asked about the extent of the fence as reflected in the drawing presented by the Applicant; and whether it was the shaded line.

Mr. Hay said the shaded line on the drawing was the fence, and it will begin at the front of the house on the east side, go to the rear line, across the rear line, and then back to the garage. It will then start at the front of the garage, and to the back of the house. He said it will offset back onto the property and will follow the same shape of the existing fence.

Commissioner Hoffman said he liked the design of the proposed fence and confirmed that the proposal was simply the removal and replacement of the existing fence.

Discussion took place regarding the retaining wall.

Mr. Hay said the six foot fence would be on top of the retaining wall, which is on the same level as the property that abuts the subject property.

Discussion was held regarding the fence height, and historic guidelines.

Commissioner Hoffman clarified that the proposed fence would be painted white.

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

**Motion by Hoffman, supported by Vernacchia, to grant a Notice to Proceed** referencing the Northville Historic District Design Standards 3-4 for fences; and 5-18 for color (white).

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

Commissioner Luikart suggested the old fencing could be welcomed by the Mill Race Historic Village.

Mr. Wheatley thanked Commissioner Luikart for her suggestion.

**7. CASE #2**

**NORTHVILLE DDA/COOPER DESIGN  
(RETURNING WITH DETAILS)**

**DOWNTOWN  
WALK THRU**

Downtown Development Authority director Lori Ward was present.

Gary Cooper, representing Cooper Design, Ann Arbor, Michigan described the materials presented. Mr. Cooper said he returned to the Historic District Commission because they need to discuss the window color for the pre-painted Kolbe windows. He said the windows would be custom-made and painted in the factory. He said they had selected the color Gingersnap which was as close as they could get to color #5, Tudor Brown

Mr. Cooper said the Commission was provided with information, and it should reflect the colors available for the windows—four on the front, one on the back, and interior transom windows. He said he would get a color sample from Kolbe for the Historic District Commission file.

Mr. Cooper said the windows around the back door would be site-built and painted to match. He inquired about the assignment of an Historic District Commission subcommittee.

Commissioner Field said the project looked great.

Discussion took place regarding the color palette, and the need for a subcommittee for the future colors.

Mr. Cooper said he thought the subcommittee was to review the placement and combination when they have the storefront. Project timing was discussed relative to the end of May, beginning of June.

Commissioners Bayly and Argenta volunteered for the Historic District Commission subcommittee for this project.

Discussion took place regarding the ATM surround.

Mr. Cooper said what was shown in the packet was the standard ATM design for Comerica Bank. He said the bank was modifying the design, it would be reduced in size to fit the space; and he would provide photographs of this for the Commission.

Commissioner Bayly emphasized the importance of having at least one photograph so the Historic District Commission can discuss the size of the ATM surround.

Discussion took place regarding the treatment of the brick.

Mr. Cooper said they want to remove the paint; they have received one price from a contractor, and will be getting a second price soon. Removal of the paint was their preference. He said the Historic District Commission has to approve all processes or chemical treatments.

Ms. Ward said they would return to the Historic District Commission once the bid for paint removal was accepted, along with the signage package and the ATM surround information.

**Motion by Vernacchia, supported by Argent,** to accept the color Gingersnap as the color to match the #5 Tudor Brown.

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

**Motion by Hoffman, supported by Vernacchia,** to appoint Commissioners Bayly and Argenta to the Historic District Commission subcommittee for approving colors and placement on the DDA Walkthru project.

Discussion ensued regarding the size of the proposed ATM surround.

Mr. Cooper stated there are a number of panels, and the ATM surround takes only the center panel.

Mayor Pro Tem Allen called the question.

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

**DISCUSSION:**

Commissioner Luikart thanked Ms. Gray for the detail provided in March's meeting minutes. She said there were many cases considered at that meeting and she appreciated the thorough minutes for future reference.

**ADJOURN**

Mayor Pro Tem Allen adjourned the meeting at 7:18 p.m.

Respectfully submitted,

Cindy Gray  
Recording Secretary