

NORTHVILLE HISTORIC DISTRICT COMMISSION
September 19, 2012
Wednesday 7:00 P.M. – Northville City Hall - Council Chambers

1. CALL TO ORDER:

Chair Johnson called the Historic District Commission meeting to order at 7:00 p.m.

2. ROLL CALL:

Present: Argenta, Bayly, Field, Hoffman, Johnson, Luikart and Vernacchia
Absent: None

Also Present: None

3. CITIZEN COMMENTS: Limited to brief comments for items not on the agenda.
None

4. MINUTES: July 18, 2012 and August 22, 2012

The following sentence was added to page 8 of the August 22, 2012 minutes:

Commissioner Hoffman asked if DDA input was setting a precedent to override Historic District Commission decisions.

Regarding the minutes of July 18, 2012, the Historic District Commission approved inserting Ms. Luikart's email into the minutes.

Motion by Vernacchia, supported by Bayly, to approve the July 18, and August 22, 2012 minutes as amended.

Voice Vote: Motion Carried, 6-1, with Field opposed.

5. REPORTS

- A. CITY ADMINISTRATION: None**
- B. CITY COUNCIL: None**
- C. PLANNING COMMISSIONER: None**
- D. OTHER COMMUNITY/GOVERNMENTAL LIAISONS: None**

6. CASES

CASE #2
JAN GUENTHER
102 E. MAIN

SIGN

Kim Guenther, 102 E. Main, manager of Buckminister's Pub, addressed the Historic District Commission.

Chair Johnson noted a document was submitted, noting an amendment to the location of the sign. Mr. Guenther discussed the proposed sign bracket, and said it was an antique hand-forged wrought iron piece, made in England in the late 1800's. It originally hung over the door of a hatter in Plymouth, England; and was brought to the U.S. by Mr. Guenther's father.

Discussion took place regarding the material of the sign being plywood; exterior grade, treated with several coats of exterior paint. The Applicant provided a photograph for the file.

Motion by Vernacchia, supported by Hoffman, to accept the application as complete.

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

Motion by Argenta, supported by Luikart, to grant a Notice to Proceed referencing Secretary of Interior Standards #10; and the Northville Historic District Design Standards 4-21 for materials, 4-22 for ornament, and 4-24 for signs.

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

**CASE #1
JONATHAN GOULDING
531 W. MAIN STREET**

PAINT

Applicant Goulding provided paint samples to the Historic District Commission. He noted that the ivory came out pale on the color copy, and that it looked like more like a white.

Motion by Vernacchia, supported by Argenta, 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 Secretary of Interior Standards #10; and the Northville Historic District Design Standards 5-18 for color as referenced in the application packet.

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

**CASE #3
NORTHVILLE SPORTS DEN
133 W. MAIN, SUITE 102**

PORCH & FENCE

Phil Martinez said he was asked to bring samples of the brick and a drawing and sample of the screen. He provided the brick samples, but did not have the drawing, and no sample of screen.

The Historic District Commission reviewed the brick samples and agreed to appoint a subcommittee regarding the screen. The discussed removal of the fence, putting up a brick wall, and expanding only in the location of the fire pits.

Mr. Martinez spoke to the required height of the brick wall, and said he would comply with the Ordinance. He expressed desire to have a red tone to match with the existing red brick; a color sample would be provided.

COMMISSIONER COMMENTS AND CONCERNS:

- No objection to the style or amending the proposal to include existing fencing, if that is the direction the Applicant has to go
- A 42" brick **and fence combination** wall would be quite high, but a good compromise if required by the Liquor Control Commission
- The City Manager is charged with reviewing and approving the proposal, per Article VI. – Sidewalk Cafes and Outdoor Seating of the City Code; and easement issue
- Fire pit (with gas line); and check with Jim Allen regarding the fire pit
- Desired installation is this fall

Motion by Vernacchia, supported by Argenta, to accept the application as complete, as what was presented to the Historic District Commission; that a subcommittee will be appointed to review the final color selections, the arbor screen material, the site plan with dimensions, and the resolution regarding the wall height, per the Liquor Control Commission.

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

Motion by Hoffman, supported by Argenta, to grant a Notice to Proceed, subject to the appointment of a subcommittee on the final color selections, the arbor screen material, the site plan with dimensions, referencing Secretary of Interior Standards #10; and the Northville Historic District Design Standards 4-27 for rear façade development, 4-12 for streetscape amenities, 4-21 for materials, and 5-18 for paint and color.

The Applicant said two entrances/exits exist: one west and one east by the tree. He said they look to move the entranceway to the west toward the building, and doing away with the east exit. He said that may have to change, depending on whether they move the wall up to 42”.

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

Commissioners Luikart and Argenta agreed to be on the subcommittee.

**CASE # 4
ROSS TAKSONY
134 N. CENTER**

ROOFING

Owner Ross Taksony was present with Chris Hromek, of Hromek Construction. Mr. Taksony leases to Rebecca Good of Rebecca’s Restaurant. The proposal is to re-roof the front facing, gabled portion of the roof; the remaining roof is a flat roof. The shingles on the dormers will also be replaced. The shingles are 50-year shingles; sample provided.

Motion by Vernacchia, supported by Hoffman, to accept the application as complete.

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

Motion by Argenta, supported by Hoffman, to grant a Notice to Proceed referencing Secretary of Interior Standards #10; and the Northville Historic District Design Standards 4-21 for materials; 5-17 for roofing; 5-9 for asphalt shingles; and 5-18 for color.

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

**CASE # 5
JENNIFER MULLAN
530 W. MAIN STREET**

PAINT, FENCE, DRIVE

Ms. Mullan provided a color sample and photograph of the house. She pointed out the body and trim, and said a small line that frames the window would be painted the darker color. (St. Bart’s for the body; and Sea Serpent for trim; Sherwin Williams paint color.) She said once the body, trim and small window detail is complete, they will consider an accent color; and she included a sample for the fish scale in the packet.

COMMISSIONER COMMENTS AND CONCERNS:

- Privacy fence, consider a stain, or a white stain
- The fence will be a cedar fence

- 36 foot privacy fence to replace dead arborvitae trees along driveway, same height as neighboring property's fence
- Applicant to deliver a site plan to City for the file

Motion by Vernacchia, supported by Argenta, 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 Secretary of Interior Standards #9 and #10; and the Northville Historic District Design Standards 3-10 for preserving porches, 3-2 for landscaping, 3-4 for fences, 5-18 paint and color, and 3-21 for materials.

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

DISCUSSION

The Historic District Commission discussed the meeting minutes, procedures, and it was agreed that in the future, meeting minutes would be reduced in length for a general summary.

Chair Johnson gave an update on the DDA Walk Thru. He noted that the City Council approved the changed order, and the DDC approved the order. The wall should be up in two and a half weeks, with the skylight being the last feature installed.

Commissioner Argenta commented about the clutter of chalk graffiti in town.

Motion by Vernacchia, supported by Argenta, change the November Historic District Commission meeting from November 21st to the 14th, 2012.

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

ADJOURN

Chair Johnson adjourned the meeting at 7:59 p.m.

Respectfully submitted,

Cindy Gray
Recording Secretary