

**NORTHVILLE HISTORIC DISTRICT COMMISSION**  
**March 18, 2015**  
**Wednesday 7:00 P.M. – Northville City Hall – Council Chambers**

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

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

**Present:** Allen, Gudritz, Hoffman, Tartaglia, Vernacchia  
**Absent:** Argenta, Field, Johnson  
**Also Present:** Consultant Elmiger

**2. PUBLIC COMMENT:**

Greg Richardson said that he had purchased the Old Sizzling Sticks location and would be opening a new establishment there. He had missed the deadline for his application for sign approval. He wanted to show the Commission a rendering just to see if there were any issues so that he could address them at the next meeting.

Sandy Mustonen, Graphic Visions Inc., 16857 Northville Road, Northville, MI 48167, said that she was working with Mr. Richardson on this project. She had checked square footage, colors and materials and there was nothing she could see that would cause a problem.

Mr. Richardson showed the Commissioners a rendering of his proposed sign.

Mayor Pro Tem Allen said that no decision could be made this evening. The Commission welcomed Mr. Richardson to the community.

**3. APPROVAL OF AGENDA:**

**MOTION Vernacchia, support by Gudritz, to approve the agenda as published. Motion carried 5-0 (Argenta, Field, Johnson absent).**

**4. APPROVAL OF PREVIOUS MEETING MINUTES: January 21, 2015**

**MOTION Hoffman, support by Vernacchia, to approve the January 21, 2015 minutes as published. Motion carried 5-0 (Argenta, Field, Johnson absent).**

**5. REPORTS:**

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

**6. PUBLIC HEARING:** None

**7. CASES TO BE HEARD – BY CASE:**

**CASE #1**  
**GRAPHIC VISIONS/WEIDENFELLER FIRM**  
**115 E. DUNLAP**

**SIGN**

Referring to the schematic and illustration in the Commissioners' packets, Sandy Mustonen, Graphic Visions Inc., 16857 Northville Road, Northville, MI 48167, explained that the applicant would like to install a new wall sign at 115 E. Dunlap on the south facing façade. Paint colors would be Sherwin Williams 7068 Grizzle Grey, 7069 Iron Ore and 7065 Argos. The sign would be 12.375 square feet and would be made from carved sign foam.

**MOTION Hoffman, support by Vernacchia, to accept the application as complete. Motion carried 5-0 (Argenta, Field, Johnson absent).**

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

**MOTION Hoffman, support by Gudritz, to grant a Certificate of Appropriateness, referencing the Secretary of Interior's Standards for Rehabilitation, in particular standard 10, and Northville Historic District Design Standards 4-24 signs, and 5-18 paint and color. Motion carried 5-0 (Argenta, Field, Johnson absent).**

## **CASE #2**

### **SINGH DEVELOPMENT 150 MAINCENTRE**

### **PAINT**

Mayor Pro Tem Allen asked to be recused from participation with this agenda item, as he was currently doing some work with Singh Development.

**MOTION Vernacchia, support by Hoffman, that Mayor Pro Tem Allen be recused from participation regarding Case #2, Singh Development, 150 MainCentre - Paint. Motion carried 4-0 (Argenta, Field, Johnson absent; Allen abstained).**

Vice Chair Hoffman acted as chair for this agenda item.

Todd Rankine, Singh Development, LLC, 7125 Orchard Lake Road, #200, West Bloomfield Township, MI was present to speak on behalf of this application. Gregory Presley, Presley Architecture LLC, 108 North Center, Suite 205, Northville, MI was also present.

Referring to the architectural renderings and photographs in the Commissioners' packets as well as a larger rendering shown this evening, Mr. Rankine gave the background for this proposal. He said that Singh Development was the owner and original developer of MainCentre, a mixed-use project that remained mostly unchanged from its original construction. They had previously upgraded canopies and changed some metal trim from green to black, but now they wanted to enhance the exterior further. They were proposing to stain some of the existing brick darker, while also enhancing the retail component of the building by using colors from the historic palette and which would help the retail locations to visually "pop," thus giving them enhanced visibility from their locations under the colonnade. The stain was Nawkaw.

Mr. Presley showed some sample stain colors. He explained that the stain and paint as proposed would:

- Differentiate the lower building mass from the upper building mass by staining the brick darker from the main stack-bond band above the main level down to grade.
- Differentiate the upper body mass by staining darker the projecting bays and the common room between columns 9 and 11.
- Differentiate the main level storefronts by staining them a variety of lighter colors.

- Differentiate the bridge element from the tower and building upper mass by staining it darker.
- All accessorizing steel would be painted black.

Mr. Presley explained that the stain product enabled them to create any color they wanted. However, staining masonry was not an exact science. What appeared on the color chart might not actually match the finished product, and color revisions might need to be made. Mr. Presley suggested that the HDC either allow some flexibility with color or appoint a subcommittee that might view and approve the final color result.

In response to a question from Commission Gudritz, Mr. Rankine said the colors would be chosen by the applicants, not the tenants.

Mr. Presley mentioned that the city bridge, tower, etc. was not included in this application, since ownership was different. However, it would be desirable to have the bridge have the same treatment, since it was connected to this building. Mr. Rankine said that the agreement, to the best of his knowledge, was that Singh paid for lighting, heat, etc., on the bridge.

Discussion followed. Perhaps conversations could be held with the City and the DDA regarding this issue.

Mr. Presley commented regarding the large flower pots/beds on this site. These provided somewhat of a barrier to commercial use, and some of the pots were in need of repair. It was possible that the applicant would suggest some changes to this amenity at a later meeting.

Vice Chair Hoffman asked how the proposed stain treatment would affect the grout lines. Mr. Presley said that the mortar joints would stain a little darker than the brick itself. Again, stain color was imprecise and some experimentation would be necessary.

In response to a question from Commissioner Gudritz, Mr. Presley said the staining had no effect on the life of the brick. In answer to a further question from Commissioner Hoffman, Mr. Presley said the stain was permanent, though the color would change with time, depending upon sun exposure.

Commissioner Vernacchia said that actually testing the stain on a portion of the brick would be preferable.

Vice Chair Hoffman said that the Commission had three choices: 1) to approve the application this evening, conditioning the approval on a flexible color scheme depending on the final stain treatment. 2) to refer stain color to a subcommittee, and 3) to have the applicants come back to a full Commission after the stain had been tested on the building.

In response to a question from Commissioner Gudritz, Mr. Rankine said that they were looking at May before a sample stain could be placed on the building.

It was the consensus of the Commission that it would be preferable for the full Commission to part of the decision making in this case, especially as the applicants did not seem pressed for time.

Discussion was held regarding hearing this application again in May. Planning Consultant Elmiger reviewed process. While the paperwork was due 16 days before an HDC meeting, the

stain sample would not need to be ready for viewing until the Thursday before a meeting, the same time as when packets were delivered.

**MOTION Vernacchia, support by Gudritz**, to refer this application back to the applicant in order to give them time to prepare stain samples for the Commission to review and also to organize further information, with the applicant returning to the Commission at the May 2015 meeting, and with the stain samples ready for review one week before the meeting.

Vice Chair Hoffman opened the floor for questions.

Commissioner Tartaglia asked how long the stain would last. Mr. Rankine reported the Nawkaw representative said that the portion under the canopy was protected from the elements, and would last a “very long time.” Mr. Presley said the stain had a 30-year guarantee. He would research whether the stain could be reapplied, should that be necessary, and still maintain a great appearance.

In response to a further question from Commissioner Tartaglia, Mr. Presley said there was an error regarding #3 on the legend – this should refer to asphalt shingles, which would remain.

Vice Chair Hoffman called the motion.

**Motion carried 4-0 (Argenta, Field, Johnson absent: Allen recused).**

Mayor Pro Tem Allen rejoined the Commission.

**8. DISCUSSION:** None.

**9. ADJOURNMENT**

Seeing that there was no further discussion, Mayor Pro Tem Allen adjourned the meeting at 7:28 p.m.

Respectfully submitted,  
Cheryl McGuire  
Recording Secretary

Approved as published 04-15-2015