

**NORTHVILLE HISTORIC DISTRICT COMMISSION**  
**January 21, 2015**  
**Wednesday 7:00 P.M. – Northville City Hall – Council Chambers**

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

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

**Present:** Argenta, Field, Gudritz, Hoffman, Johnson, Tartaglia, Vernacchia  
**Absent:** None  
**Also Present:** Consultant Elmiger

**2. PUBLIC COMMENT:** none

**3. APPROVAL OF AGENDA:**

**MOTION Vernacchia, support by Hoffman,** to approve the agenda as published. **Motion carried unanimously.**

**4. APPROVAL OF PREVIOUS MEETING MINUTES:** December 17, 2014

**MOTION Hoffman, support by Argenta,** to approve the minutes of December 17, 2014 as published. **Motion carried unanimously.**

**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**

**MARYGROVE AWNING/GREAT HARVEST  
139 E. MAIN**

**AWNING**

Roger Ryskamp, Marygrove Awning Co., 12700 Merriman Road, Livonia, MI was present to speak on behalf of this application, which was to install a new awning with signage at 139 E. Main Street (Great Harvest Bread Company). He referred the Commission to the pictures and fabric sample in the packets. Signage would actually be reduced on this site, and the sandwich board would be permanently removed. The awning would have signage on the front and side, as shown in the illustrations provided.

Marygrove Awning had provided a letter dated January 9, 2015 in response to a question in the Carlisle/Wortman review letter of January 6, 2015 regarding the facade above the awning, in that Charles Burke of Burke Painting would repaint the siding to match the existing color once the rest of the existing sign was removed. The color would be a custom match of the same color on the current façade.

Commissioner Hoffman asked if there were any plans to remove the siding above the awning to reveal the original brick. Mr. Ryskamp said he did not think this was being planned, as the painter was contracted to repaint the siding and match the color to what was already there.

Commissioner Gudritz noted that tonight's request was for the awning and signage on the awning only.

Commissioner Argenta confirmed that the sandwich sign would be permanently removed.

Seeing that discussion had ended, Chair Johnson said that he was ready for a motion.

**MOTION Vernacchia, support by Argenta, to accept the application as complete. Motion carried unanimously.**

Chair Johnson opened the meeting for public comment. Hearing none, he returned the item to the Commission.

**MOTION Hoffman, support by Field, to grant a Certificate of Appropriateness, referencing the Secretary of Interior's Standards for Rehabilitation, in particular standard 9, and Northville Historic District Design Standards 4-23 awnings, 4-24 signs, and 5-18 paint and color. Motion carried unanimously.**

## **CASE #2**

### **PERFECT IMPRESSIONS/THE VILLAGE WORKSHOP                      SIGN 425 E. CADY STREET**

Rachit Pasricha, Managing Partner of Perfect Impressions, 24580 North Industrial, Farmington Hills MI 48335 was present on behalf of this application, as well as Dennis Engerer, Village Workshop partner/owner.

Mr. Pasricha explained that they would like to install a mural representing Stinson Aircraft on the building façade that faced the parking lot (north elevation) at 425 E. Cady Street (The Village Workshop). He distributed a material sample and described the application process, emphasizing that the mural would look consistent with the age of the building and had a hand-painted appearance. He also explained that they were providing a mural design that would emphasize the history of Northville and conform to DDA (Downtown Development Authority) standards.

Mr. Pasricha said that the mural would be applied with adhesive, and had a five-year warranty against fading or peeling. Perfect Impressions would manufacture and install the mural.

In response to questions from Chair Johnson, Mr. Pasricha said the mural could be removed at will by heat application such as a blowtorch. If approved, they anticipated installation would be within about one week, weather permitting.

Expressing general approval for this project, Commissioner Argenta asked how the mural would stand up in cold weather. Mr. Pasricha said they had installed this material in other cold-weather applications, with no complaints.

Dennis Engerer, owner, said that they wanted to add artistic enhancement to their building and to the area generally. The mural seemed to do this effectively, even though the actual Stinson facility had been located next door. They also wanted to make sure the mural had the appearance of the time period being represented. He felt they had met these goals successfully. Additionally, the mural followed the theme of creativity and productivity already apparent in the Village Workshop purpose.

In response to a question from Commissioner Vernacchia, Planning Consultant Elmiger said that her review letter of January 6, 2015 had also referred to a proposed sign on the west façade of the building. Because there was already a sign on that façade, the applicants would need to seek a variance before moving forward with the second sign. The mural, however, was not considered a sign as it did not relate directly to the building or the business name.

Commissioner Field initiated a discussion regarding whether or not the mural fit in with the DDA plans for the downtown. Chair Johnson said he felt the mural did follow the direction the ad hoc committee on murals had recommended, including the historical theme and the ability to remove the mural if desired or necessary. Commissioner Argenta, who served on the committee, said that DDA Director Ward was supportive of this mural.

Commissioner Hoffman questioned whether the design of the mural detracted from the symmetry of the entrance. He felt architect Greg Presley had done a great job with the lines of the building, making the entryway the focal point of the entire building. Had they checked with Mr. Presley regarding the placement of this mural?

Discussion followed regarding various design elements including scale and relationship. Mr. Pasricha and Mr. Engerer said that they would be happy to talk with Mr. Presley regarding the mural placement in terms of size and how the mural impacted the overall appearance of symmetry and balance.

In response to a question from Commissioner Vernacchia, Chair Johnson reiterated that the Commission was deciding the issue of the mural only, as the sign needed a variance to move forward.

**MOTION Vernacchia, support by Field, to accept the application as complete. Motion carried unanimously.**

Chair Johnson opened the meeting for public comment. Hearing none, he returned the item to the Commission.

**MOTION Argenta, support by Vernacchia, to grant a Certificate of Appropriateness for the mural only, referencing the Secretary of Interior’s Standards for Rehabilitation, in particular standard 9, and Northville Historic District Design Standards 4-21 materials, 4-22 ornament, 4-24 signs and 5-18 paint and color. Motion carried unanimously.**

**CASE #3**

**GRAPHIC VISIONS/BROWN DOG CREAMERY  
118 E. MAIN**

**SIGN**

Sandy Mustonen, Graphic Visions Inc., 16857 Northville Road, Northville MI 48167, was present on behalf of this application, which was to install a new projecting sign at 118 E. Main Street. Owner Paul Gabriel was also present.

Ms. Mustonen noted that the request for an awning, also in the Commissioners’ packets, was being withdrawn.

Ms. Mustonen presented graphics that showed measurements and colors of the proposed sign for the Brown Dog Creamery, a dessert bar. The double-sided projecting sign would be 7.5 square

feet per side, made of custom welded 2-inch wide fabricated aluminum panel with a mounting plate and support gussets. Paint colors would be:

- Pure white Sherwin Williams 7005
- Rugged Brown Sherwin Williams 6062
- Interactive Cream Sherwin Williams 6113
- Regale Blue Sherwin Williams 6801

The colors would be as represented on the illustrations in the Commissioners' packets.

**MOTION Vernacchia, support by Gudritz, to accept the application as complete.  
Motion carried unanimously.**

Chair Johnson 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 9, and Northville Historic District Design Standards 4-21 materials, 4-24 signs and 5-18 paint and color. Motion carried unanimously.**

#### **CASE #4**

**BROWN DOG CREAMERY  
118 E. MAIN**

**TRANSOM  
RESTORATION & PAINT**

Owners Paul Gabriel and Brian Scherle were present on behalf of this application, which was to restore the glass transom above the existing storefront at 118 E. Main, and paint the front façade. They would remove the pink and turquoise plywood that was on the front of the building and expose and restore the historic glass beneath. They were proposing to paint the façade the same Sherwin Williams Rugged Brown as was just approved for the sign, with cream and blue trim, as shown on the submitted illustration. Color samples of the Pantone colors to be matched were also included; the same colors as were used on the sign in Case #3 would be used.

**MOTION Vernacchia, support by Hoffman, to accept the application as complete.  
Motion carried unanimously.**

Chair Johnson opened the meeting for public comment. Hearing none, he returned the item to the Commission.

**MOTION Hoffman, support by Vernacchia, to grant a Certificate of Appropriateness, referencing the Secretary of Interior's Standards for Rehabilitation, in particular standards 6, 9, and 10, and Northville Historic District Design Standards 4-4 preserving storefronts, 4-6 preserving windows, 4-21 materials, and 5-18 paint and color. Motion carried unanimously.**

#### **8. ELECTION OF VICE CHAIR PERSON**

**MOTION by Gudritz, support by Vernacchia, to elect by acclamation Commissioner Hoffman as Vice Chair. Motion carried unanimously.**

#### **9. DISCUSSION**

Planning Consultant Elmiger gave an update on the SHPO (State Historic Preservation Office) grant process. She had drafted a letter to City Council regarding pursuing a SHPO grant; City Manager Sullivan was now reviewing this letter.

Chair Johnson asked if the grant was dependent upon whether or not Northville became a certified local government. Planning Consultant Elmiger said that SHPO had communicated to her that Northville could apply for the grant, even though the State had not yet finalized the City's certification. She would confirm this in writing with SHPO via email and forward that to City Manager Sullivan.

Commissioner Argenta was pleased that the City's assessing records now had a notation as to whether a property was in the Historic District.

#### **10. ADJOURNMENT**

Seeing that there was no further discussion, Chair Johnson adjourned the meeting at 7:46 p.m.

Respectfully submitted,  
Cheryl McGuire  
Recording Secretary

Approved as published 03/18/2015