



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.

Structure

Year 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.*

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 17 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 emailed to dmassa@ci.northville.mi.us for all documents larger than 11x17. This is required when you submit your application. Email subject is "HDC App and the project address."

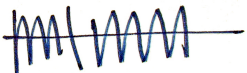
☐ Fee (Applications submitted without fees are not considered a timely submission and shall be deferred to a future meeting)

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 **05-17-2020**

Applicant full legal name (individual or company) _____

Property Owner signature _____ Date **05-17-2020**

Property Owner full legal name (individual or company) _____



November 4, 2019

Attention: City of Northville Historic District Commission
Regarding: 150-156 North Center Street

Dear HDC Board Members:

I, Raffi Kuredjian, as owner of 150 and 156 North Center Street authorize Robert E Miller, of M Architects, to act on my behalf for this submission to the Historic District Commission.

Thanks
Raffi

Raffi Kuredjian
248-349-1009 ext 226



Devon Title Agency
1680 Crooks Road
Troy MI 48084
Phone: (248) 273-4300
Fax: (248) 273-4301

Title Search

Devon Title Agency File No: 241357

RECORD SEARCH FURNISHED TO: Kevin Macaddino

BEGINNING DATE:

CERTIFICATION DATE (AS POSTED AT COUNTY): February 24, 2012

COVERING PROPERTY DESCRIBED AS:

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

SEE ATTACHED EXHIBIT "A" FOR COMPLETE LEGAL DESCRIPTION

Commonly known as: 150 North Center
Tax ID: 48-001-04-0697-005

Owner: Corneucopia, L.L.C., a Michigan Limited Liability Company

1. Quit Claim Deed recorded in Liber 29585, Page 2646, Wayne County Records.
2. Warranty Deed recorded in Liber 39408, Page 283, Wayne County Records. (Contains erroneous legal description)
3. Warranty Deed recorded in Liber 39408, Page 286. Wayne County Records.
4. NOTE: The address(s) recited on Schedule A herein is/are for informational purposes only. The Company neither guarantees nor insures its accuracy.
5. NOTE: No liability is assumed by the company for ascertaining the status of utility charges and the insured is cautioned to obtain the current status of these payments.
6. NOTE: The following information is provided for informational purposes only, the accuracy of which is neither guaranteed nor insured, including but not limited to Principal Residence Exemption status. No liability is assumed by the Company for increase occasioned by retroactive revaluation or change in land usage or loss of any Principal Residence Exemption status for insured premises.

Tax Information as found: Tax I.D. Number: 48-001-04-0697-005
2011 SEV: \$230,260.00



ALTA Commitment for Title Insurance

Issued by First American Title Insurance Company

Schedule A

Transaction Identification Data for reference only:

Issued by: Title One, Inc., Livonia, Michigan 48154 Phone: 734-427-8000

Issuing Office's ALTA Registry ID: 1103234

Commitment No.: 7-668884

Property Address: 156 North Center Street
Northville, MI 48167

Revision No.: 3

SCHEDULE A

1. Commitment Date: April 30, 2019 at 8:00 am

2. Policy to be issued:

ALTA Owner's Policy of Title Insurance (6-17-06)

Proposed Insured: 156 North Center LLC

Proposed Policy Amount: \$675,000.00

3. The estate or interest in the Land described or referred to in this Commitment is Fee Simple

4. The Title is, at the Commitment Date vested in:

Center Street Holdings, LLC, formerly known as EBP Holdings, LLC, a Michigan limited liability company

5. The Land is described as follows: See Schedule C attached hereto and made a part hereof.

This page is only a part of a 2016 ALTA Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice, the Commitment to Issue Policy, the Commitment Conditions, Schedule A, Schedule B, Part I - Requirements, and Schedule B, Part II - Exceptions.

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FORM 5030026-a (9-27-17)

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ALTA Commitment Schedule A (8-1-16) Michigan
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