

NORTHVILLE HISTORIC DISTRICT COMMISSION
May 16, 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 7:10 p.m.

2. ROLL CALL:

Present: Argenta, Hoffman, Johnson and Vernacchia

Absent: Bayly (excused), Luikart (excused), and Field (excused)

Also Present: Sally Elmiger, Staff Liaison

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

None

4. MINUTES: April 18, 2012

Motion by Hoffman, supported by Vernacchia, to approve the April 18, 2012 minutes as published.

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

Chair Johnson suggested moving agenda item number five up to item number four, so they can all be handled in one session. There were no objections.

5. REPORTS

A. CITY ADMINISTRATION: None

B. CITY COUNCIL: None

C. COMMISSIONER: None

D. OTHER COMMUNITY/GOVERNMENTAL LIAISONS: None

6. CASES

CASE #1

GENITTI'S

108 E. MAIN

PAINT

Applicant Laura Genitti, 1131 Jeffrey Street, addressed the Historic District Commission and explained her request for a paint color change at Genitti's Restaurant at 108 E. Main Street. Ms. Genitti said they plan to re-paint the building in very similar colors as the existing paint, but they were unable to obtain an exact match. They also propose to re-paint the sign in very similar colors, and leave it in its present location. No detailing will be done on the Azek® board, and they would like it to be as simple as possible. Ms. Genitti clarified that the existing awning at 108 E. Main will be permanently removed. The list of proposed changes included:

1. Re-point all brick above entablature.
2. Install new wood/Azek® trim around windows and fill jamb from face of brick to window frame with break metal to match window frame color.
3. Replace wood entablature "in kind" and paint.
4. Remove existing canopy.

5. Remove existing leaded glass clerestory windows and install new Azek® board on plywood sheathing over metal/wood stud infill. Figure some detailing for the Azek® fascia (paint).
6. Paint all exposed brick below entablature.

Commissioner Argenta clarified that the keynotes were relative to all three locations.

Commissioner Argenta said that the Azek® trim was similar to cement board or panel, and that it is very capable of accepting paint.

Ms. Genitti did not have a sample of the board to show the Historic District Commission, but said they plan to remove the canopy, and plan to paint without removing the Azek® trim; and not replace anything around the windows. She stated that they plan to repair, paint, and utilize the existing sign.

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 4.4 for storefronts, and 5.18 for color.
Voice Vote: Ayes: All. Nays: None. Motion Unanimously Carried.

**CASE #2
GENITTI'S LITTLE THEATRE
112 E. Main**

**PAINT, WOODWORK
REPAIR, DEMO WINDOW**

Applicant Laura Genitti, 1131 Jeffrey Street, addressed the Historic District Commission and explained her request to make façade renovations on Genitti's Little Theatre. She did not have paint samples, but offered to provide them at the next meeting. She spoke about the building product called Azek® for proposed use on the building.

Audience member/builder Jeff Hoard shared his knowledge regarding Azek® trim board.

Discussion took place regarding Azek® trim board. The Historic District Commission concurred that use of this product was common and it was acceptable for the proposed use.

Commissioner Hoffman clarified that the leaded glass was not original to the building, as noted in Ms. Elmiger's review letter dated April 30, 2012. He clarified that the Applicant proposed to take down the existing awning, and fill in the area where the leaded glass was removed, with Azek®.

Regarding the sign, Ms. Genitti said they would return to the Historic District Commission with a different sign, but because it is not a storefront, they may rent it out and incorporate that into the sign. She said no signage was needed because patrons enter the theatre through the restaurant.

Commissioner Hoffman noted the poor condition of the trim between the brick and the store.

Ms. Genitti said the trim would be removed and replaced.

Commissioner Argenta said that removing the glass and putting in a panel would help to tie the elevations together.

Ms. Genitti said the windows will be trimmed also, with the same trim material.

Chair Johnson commented that it would be great to get windows back in their original area, where it was currently bricked over.

Ms. Genitti said they could look into that, but at this point they had not considered replacing the windows, because it is an apartment and the ceilings are no longer that height.

Discussion took place regarding replacing the windows at some time in the future.

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 4.4 for storefronts, and 4.23 for awnings (removal), and 5.18 for color.

Ms. Elmiger suggested the HDC consider allowing work to proceed without having to provide the sample, if indeed the HDC was satisfied with the previous description of the Azek® board.

Commissioner Vernacchia agreed with that suggestion.

Chair Johnson said that could be in a separate motion; and he called the question.

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

Motion by Hoffman, supported by Vernacchia, to approve the use of the Azek® board, as it was determined to be acceptable (based on discussion, feedback from construction experts, and clarification from the internet relative); and the Applicant may proceed without providing a sample.

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

**CASE # 3
LAURA GENITTI
132 E. MAIN**

DOOR & PAINT

Applicant Laura Genitti, 1131 Jeffrey Street, addressed the Historic District Commission and explained her request to for a similar treatment as in Case #2, with the removal of the awning. She said there was no work being done on the upper cornice, it was only being painted. She said if something needed replacement while painting was being done, “it would just hold right to.”

Ms. Genitti spoke to the glass, and said it was cost-dependent, would look the same, the replacement would be underneath the awning; and there was no original glass on the building.

Commissioner Argenta called attention to the showcases that were added later. He clarified that the outside glass was to be removed, and paneled. He said when the storefront is redone with insulating glass, that the aluminum color not be used. He said durable, pre-painted color selections were available.

Ms. Genitti agreed, and said they would return to the Historic District Commission if they decide to replace the outside glass.

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

Regarding the storefront insulating glass, Commissioner Hoffman clarified that a painted color trim should be used; and it should not remain as shiny aluminum.

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 4.4 for storefronts, and 4.23 for awnings, 5.18 for color—with a mandatory recommendation to change the trim on the window systems from the shiny aluminum to a non-shiny painted color, such as a bronze or beige. *Voice Vote: Ayes: All. Nays: None. Motion Unanimously Carried.*

(The Historic District Commission moved to item number five)

**CASE # 5
LAURA GENITTI
132 E. MAIN**

SIGN

Applicant Laura Genitti, 1131 Jeffrey Street, addressed the Historic District Commission and explained her request for the following proposed changes:

Rock-On Main

1. Paint all brick and detailing on the north elevation above the entablature.
2. Minor repair to entablature and paint.
3. Remove existing canopy.
4. Remove existing clerestory windows and replace with metal/wood studs with $\frac{3}{4}$ inch Azek® board over plywood sheathing (paint). Figure some detailing for the Azek® board.
5. Replace door or paint existing (provide cost for both). New door would be wood.
6. Replace all storefront glass system and door with new Kawneer/Tubelite with insulated glass system.

Commissioner Vernacchia mentioned a point in Ms. Elmiger's review letter regarding height; and that the mounting will be at least eight feet above the sidewalk, and no more than 14 feet.

Ms. Genitti concurred with that directive relative to the height of the sign.

Planning Consultant Elmiger spoke to the number of message units. She said the maximum message units for a projecting sign shall not exceed five (5) units. The proposed sign has eight (8) message units. A message unit is defined as follows:

“Message Unit or Item of Information – Each of the following equals one (1) message unit: each word, an abbreviation, a number containing up to seven digits, a logo, a person's for firm's initials containing up to seven letters. Punctuation marks are not counted in computing a number of message units...”

Ms. Elmiger said she checked the size of the sign, and the design can be approved; and Mr. Penn would provide the permission for the sign permit, as he would provide an official zoning review; however, he cannot make an exception, he can only approve or deny the permit, based on the Zoning Ordinance.

Discussion took place regarding the message unit.

Ms. Genitti showed the Historic District Commission samples relative to the proposed sign.

Motion by Argenta, supported by Vernacchia, 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 4.24 for signs and 5-18 for color; leaving the final interpretation of message units to the Building Official.

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

CASE # 4

**MARK & TENLEY PASTULA
227 N. ROGERS**

ADDITION

Mark Pastula, 227 N. Rogers, was present with builder Jeff Hoard. Mr. Hoard spoke about Mr. Hoard's experience in the area. Mr. Pastula said the project was broken into two components: the original submission; and then an amended submission, based on guidance from Ms. Elmiger; contained in the additional packet.

Mr. Pastula said the cover page outlines questions that were brought up; the next page spoke to the history of the home. He said plans were drawn in 1999 that include one family room, a front porch and a garage. Mr. Pastula said the family room was an add-on, and is in a state of disrepair. He spoke to the sagging foundation, and want to redo it in concert with the garage work. Regarding the porch, he said it was not original to the house which was moved in the mid-60's. He referred to an article from *The Record* that indicated that the house came from the area of E. Dunlap. He said described the cement slab under the porch that has deteriorated, and they would like to install period materials to give it an original appearance.

Mr. Pastula discussed the garage project, and their desire to have its appearance in keeping with the character of the surrounding houses, keep it in line with the house, avoiding the severe slope in the back. He provided examples of the materials and doors that were close to what they proposed to use; along with Anderson windows and hardi board. The roof will be identical to the materials previously approved; i.e. dimensional shingles. He stated that the garage area will be for storage, not for living space.

Chair Johnson clarified that living space cannot be placed above the garage according to the Zoning Ordinance. He inquired about the reason for doing an eight foot door in the back for the storage area.

Mr. Pastula said it was a design feature that provides flow-through and increased access.

Commissioner Hoffman inquired about any additional drawings. He said typically when major construction is done on a house, elevation views, samples, cut sheets on products, and dimension and construction drawings are normally provided.

Mr. Pastula said he thought the Historic District Commission reviewed information regarding the exterior. He said he was working with the construction company on the precise construction drawings.

Commissioner Hoffman clarified that was why he wondered if the submittal was a conceptual review, as Applicants often provide conceptual drawings for the Historic District Commission to review and make suggestions, and then they return with more detailed drawings.

Ms. Elmiger commented that she offers the Historic District Commission a look at the zoning, the lot coverage, and other elements to make sure the Applicant will abide by the regulations. She said she has not done that evaluation in this case, and did not get the site plan.

Mr. Pastula referred to page three of the supplement document that shows some details.

Commissioner Vernacchia concurred that the submission was very conceptual in nature, and that the Building Department will want more detailed drawings with a full site plan.

Chair Johnson said he saw no issues currently, with the submittal presented, however, the Historic District Commission would like to get a definitive drawing, to have to compare to the final project.

Commissioner Argenta said he had no problem with the conceptual submission, but they could not get building permit based on what was presented.

Chair Johnson said that since the drawings were close, a subcommittee could review the details so the project is not but on hold waiting for blueprints.

Discussion took place regarding the needed drawings to be provided by the Applicant.

Commissioner Hoffman referred to Ms. Elmiger's review letter for detailed information that needs to be provided.

Commissioners Argenta and Vernacchia volunteered to be on the subcommittee in this matter.

Motion by Hoffman, supported by Vernacchia, to grant conceptual approval of the project; and to appoint Commissioners Argenta and Vernacchia as the subcommittee to review the construction and detailed drawings for the project, with the authority to grant a Notice to Proceed. *Voice Vote: Ayes: All. Nays: None. Motion Unanimously Carried.*

**CASE # 6
GREG PRESLEY – RETURNING
FINISHES
417 DUBUAR**

EXTERIOR

Greg Presley was present and explained the application for new construction at 417 Dubuar, to upgrade the 1975 two-story home that was originally a ranch with a connected rental space. The current application was to review color choices provided and two design changes to the front façade.

1) Widening the front porch, and changes to the windows that look out onto the porch, and the central window above the porch.

2) Change in the garage door style from two separate doors to a single, double door. Modifications to window styles were also made on the east elevation in the utility and master bedroom on the main floor, and the bedroom #2 on the second floor. The master bedroom window and the south bedroom #2 window locations were also changed.

Mr. Presley provided color and product samples. He noted that because since the last meeting, the costs exceeded project desires, so they were requesting the following two design changes to the north façade:

- Widen the porch; allow the addition of windows to the two rooms facing north and provide more sitting space on the porch.
- Install one garage door, instead of two. It will look like two doors, with faux hinges. (Specification supplied)

Mr. Presley discussed the drawings provided, noting that modifications were made to simplify the two cladded, from six windows in the center, to make two larger double hung windows. He said they added two windows to the lower area, to add more light to the rooms; and if possible to gang them together and widen the front porch by about three feet on both sides. He said this improved the appearance too.

Regarding the third change, Mr. Presley spoke about the garage doors, and reducing it to one door that looks like two; with a center post, reinforced with a double arch. (CHI Door, 5400 series) The post is part of the door, relative to opening. He provided information regarding materials, i.e. ledge rock, a lot of gray, some mocha.

Regarding colors, Mr. Presley provided the manufacturer samples, as reflected in his letter dated May 3, 2012; i.e. standard redwood color, Navajo White, green.

**Motion by Argenta, supported by Vernacchia, 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, noting that updated specifications were provided; referencing the Northville Historic District Design Standards 5.18 for color, 3.24 for garages.
Voice Vote: Ayes: All. Nays: None. Motion Unanimously Carried.**

CASE # 7

DOWNTOWN WALK THRU – RETURNING MAIN STREET

SIGNAGE

Sue Dillon, with Graphic Visions was present representing the Northville DDA, along with Gary Cooper and Lori Ward. Ms. Dillon said packages were being presented for an awning proposal to be built and installed by Mary Covani; and a sign package for Comerica Bank to be fabricated by Euko Signs, with owner Gene Diachemko present.

Ms. Dillon spoke to the initial color packet provided by Mr. Cooper for the building exterior. She provided three supplemental colors referenced in the sign layout that were existing in the color palette. She spoke to challenges regarding color samples.

The following items were discussed in detail:

- The back transom and front doorway for walkway project;

- The elevation of front (Cooper drawing) with arch facing Main, with back door and glass transom;
- Front doorway will have a flat cut brushed silver letter;
- On back transom, a similar silver, matte or brushed, with brushed or satin look for visibility on glass, ties into brushed silver letters on the front and on the bracket (permanent and rigid);
- Back and front accessory signs

Commissioners Vernacchia and Argenta clarified regarding surface application, brick wall, and that the actual suspension will go on the surface of the metal façade of that area; it is single sided; the 17.5 measurement was accurate.

Ms. Dillon said she would make updates regarding those clarifications.

Commissioner Argenta inquired regarding the sign Ordinance, and the reference to “a business unit.”

Ms. Elmiger explained the term ‘business site’ and that it can contain multiple businesses, even if there is one door. They can share the sign allotment for that building.

Discussion took place regarding the term “business site” and how the signage is determined relative to tenants and those tenants can have separate addresses for code interpretation, fire protection, etc.

Ms. Ward clarified that there were three legal addresses: the banking building, the walkway, and the manager’s bank has a separate address.

Mr. Cooper said the ATM has a separate address as well.

Ms. Dillon explained that there will be three building applications, once for Comerica awnings and sign work; one for the ATM address; and the package for the walkway project (the bracket sign, and the front and back transom signs.) She said the rear entrance allows 12 additional square feet, and are not counted as square footage to the front.

Discussion took place regarding window signs, and the lack of definition in the Ordinance.

Ms. Dillon explained drawings for the projected sign for the walkway that were modified because of the many boards involved in the decision process. She spoke to the details in the drawing, and described the materials and design based on the plan, with the initial color palette with the addition of brushed silver, metallic silver, and the Sherwin Williams’ colors, i.e. Fine Wine, Nonchalant White and Grassland. She said the intent will be a vertical banner type with tradition style of a projecting sign, to call attention to the public as a visual identity reminder, and a way finding technique. The material was described and has been reviewed by Comerica and the DDA.

Ms. Dillon spoke to the following:

- The ‘walkway to parking’ language;
- The Comerica Community Connection, which is required in the agreement with the bank;
- Lighting (two spots, up-lit, on a timer, dusk to dawn)

Discussion took place regarding the requirement to have lights off by 10 p.m. or at the end of business whichever is latest; but that the ATM is open 24 hours a day.

Discussion was held regarding the sign Ordinance and its intent.

Discussion ensued re the arrow, and the need to make it clear, and not overly-stylized; and that it is to be placed 14 feet from the ground.

Ms. Dillon said she would provide sketches of the arrow.

Ms. Dillon discussed the following:

- The awning (a flat front, mansard, traditional stripe; already approved);
- The logo in terms of graphic elements for the three canopies;
- The logo and interpretation in the Ordinance;
- Mr. Penn would be reviewing the logo/sign permit, as in the previous application;
- The Applicant's desire to allow the logo to be on three valances, and adding them together for the allowable square footage

Discussion took place regarding the sign Ordinance and calculating size.

Comment from Ms. Elmiger's review letter dated May 9, 2012:

Comerica Building: The proposal for this building includes one projecting sign, and three "wall" signs. Note that the ordinance defines a sign attached to an awning as a "wall" sign. The ordinance allows one wall sign per business site. Therefore, the number of signs on the awnings needs to be reduced from three to one. Otherwise, all other ordinance requirements are met.

Commissioner Argenta said he agreed with the position taken by Ms. Elmiger in her review letter, in that if it is an individual sign, broken into sections, they would be three different signs.

Ms. Dillon said they were asking for the approval of the Comerica Bank trapezoid to be on the fixed valance of one, two or three awnings, per code allowance, per Mr. Penn's interpretation; asking him to consider Article 21, permitted wall signs, item 1.c., with supportive documents. She said there is a law relative to what an ATM must have, i.e. lighting, etc., for safety measures.

Mr. Cooper noted that the large Comerica sign at the top will be removed.

Mr. Diachenko with Euko Signs spoke to the ATM surround, made out of fiberglass, with a silver finish, LED illuminated task lights, foot candle requirements were met for the surround.

Discussion took place regarding the recessed soffit lights into the storefront, which was not sufficient for the foot candle requirements.

Mr. Diachenko said night time security is a major security issue, and soffit lights were added at the top. He said the size was reduced, and there is less of a projection.

Discussion took place regarding the side panels. (flat panel, not curved, paintwork is 294)

Regarding the projecting sign, Mr. Diachenko said he suggested aluminum so that it is all heli-arched, bolted, welded, not glued, using a hard mounted mechanism. Curves were added for aesthetics, and he spoke to wind load.

Chair Johnson noted that the projecting sign needed to be brought in a few inches to be within the zoning code.

Mr. Diachenko said they would do that, with a photocell at night with shut off at 10 p.m.

Mr. Cooper mentioned that an awning was added to the back entry to tie into the front entrance.

Mr. Diachenko said a rear wall sign over the physical existing bank was not addressed and they intend to reface it with a fresh coat of painting.

Discussion took place regarding a logo difference, but that it was high up and not noticeable.

Mr. Cooper said that the sign on the Comerica address is 129; the awning is on the ATM address; and the transom is at the 125 address.

Ms. Elmiger clarified that an awning was being added to the vestibule.

Discussion took place regarding the glass transom where it notes '24 hour banking.'

Motion by Vernacchia, supported by Hoffman, 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 4.24 for signs, 5.18 for color, 4.23 for awnings; and referring to the City relative to the exact number of units and number and sizes of sign allowable.

FURTHER, that an adjustment to the plans provided was the Comerica Bank hanging sign that would reduce it to no more than a four foot projection; to make it rigid; permit the angle bracing; and the arrow will be refined and resubmitted.

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

The Historic District Commission discussed the existing subcommittee for final color placement.

Commissioner Argenta requested that color chips be provided.

DISCUSSION

None

ADJOURN

Chair Johnson adjourned the meeting at 8:55 p.m.

Respectfully submitted,

Cindy Gray
Recording Secretary