

AGENDA
BIRMINGHAM HISTORIC DISTRICT COMMISSION
MUNICIPAL BUILDING-COMMISSION ROOM-151 MARTIN STREET
WEDNESDAY – July 6, 2016
*******7:00 PM*******

- 1) **Roll Call**
- 2) **Approval of the HDC Minutes of June 15, 2016**
- 3) **Historic Sign Review**
 - **210 S. Old Woodward – KW Domain (postponed from June 15th)**
- 4) **Historic Sign & Design Review**
 - **166 W. Maple – Caruso Caruso (Postponed from June 15, request to be postponed to July 20th)**
- 5) **Miscellaneous Business and Communication**
 - A. **Staff Reports**
 - **Administrative Approvals**
 - **Violation Notices**
 - **Demolition Applications**
 - B. **Communications**
 - **Commissioners Comments**
- 6) **Adjournment**

Notice: Individuals requiring accommodations, such as interpreter services, for effective participation in this meeting should contact the City Clerk's Office at [\(248\) 530-1880](tel:2485301880) at least on day in advance of the public meeting.

Las personas que requieren alojamiento, tales como servicios de interpretación, la participación efectiva en esta reunión deben ponerse en contacto con la Oficina del Secretario Municipal al [\(248\) 530-1880](tel:2485301880) por lo menos el día antes de la reunión pública. (Title VI of the Civil Rights Act of 1964).

A PERSON DESIGNATED WITH THE AUTHORITY TO MAKE DECISIONS MUST BE PRESENT AT THE MEETING.

**BIRMINGHAM HISTORIC DISTRICT COMMISSION
MINUTES OF JUNE 15, 2015**

Municipal Building Commission Room
151 Martin, Birmingham, Michigan

Minutes of the regular meeting of the Historic District Commission ("HDC") held Wednesday, June 15, 2016. Chairman John Henke called the meeting to order at 7 p.m.

Present: Chairman John Henke; Commission Members Mark Coir, Thomas Trapnell, Vice- Chairperson Shelli Weisberg

Absent: Commission Members Keith Deyer, Natalia Dukas, Michael Willoughby; Student Representative Loreal Salter-Dodson

Administration: Matthew Baka, Sr. Planner
Carole Salutes, Recording Secretary

Chairman Henke cautioned the petitioners that there are only four of seven board members present this evening and four affirmative votes are needed to pass a motion for approval. Therefore he offered the option to postpone to the next meeting without penalty in the hope all seven members would be present. Additionally for 210 S. Old Woodward Ave., KW Domain, he must recuse himself which will not leave a quorum present for the vote. He has been contacted by the building owner and he now also represents Rivage. The remaining petitioners elected to proceed.

06-25-16

**APPROVAL OF MINUTES
HDC Minutes of May 18, 2016**

Chairman Henke made the following correction:

Page 2 - Third paragraph, delete "the research he did" and replace with "according to his research he." At the end of that same paragraph add "The document on the use of alternative materials should go to the City Commission because apparently they are planning to do a budget review on it."

Motion by Ms. Weisberg

Seconded by Mr. Coir to approve the HDC Minutes of May 18, 2016 as amended.

Motion carried, 4-0.

VOICE VOTE

Yeas: Weisberg, Coir, Henke, Trapnell

Nays: None

Absent: Deyer, Dukas, Willoughby

06-26-16

HISTORIC SIGN REVIEW

210 S. OLD WOODWARD AVE.

KW DOMAIN

CBD Historic District

Postponed to the meeting of July 6, 2016.

06-27-16

HISTORIC SIGN AND DESIGN REVIEW

166 W. Maple Rd.

Caruso Caruso

CBD Historic District

Zoning: B-4 Business Residential

Design: The applicant is proposing to renovate the facade of the Leonard Building, a contributing resource in the Central Business District Historic District, by replacing the storefront window system and doors, adding new signage and replacing the ground stone tile at the entranceway. The storefront window system is proposed to be a protruding white anodized aluminum portal frame built into the existing opening with concealed back-lighting. Black powder-coated clad mullions are proposed for the window bays and the existing columns are proposed to be painted black to match. The new doors are proposed to be frameless glass entry doors. The existing stone base is proposed to be clad in black granite. Finally, the ground stone along the ground at the storefront is proposed to be replaced with new black and white 1 in. hexagon tiles.

One concern that has been identified is there is currently a Fire Department connection at the east end of the storefront. It appears that the new storefront design will interfere with this connection. **The fire marshal will need to review and approve this design or any changes to the connection prior to a Building Permit being issued.**

Signage: The applicant proposes to repaint and relocate the existing name letter sign and install additional new signage. The existing sign is proposed to be removed from the sign band. The letters would then be hung from the top of the storefront window frame by a concealed welded bracket in the right-hand window bay. On the left side of the doorway the applicant is proposing to install four logos which would be fabricated from 1 in. thick galvanized steel and painted white with

black outlining to match the existing sign. The logos depict a heart, an image of the state of Michigan, a peace sign, and a face. In addition, the applicant is proposing to install a small blade sign at the west end of the storefront. The lettering on the blade sign is proposed to read "Caruso Caruso." The total linear building frontage is 36 ft. 8 in. permitting 36.66 sq. ft. of sign area. The proposed name letter signs are proposed to be 12.5 sq. ft. each. The blade sign is proposed to be 3 sq. ft. per side for a total of 6 sq. ft. The total area of all the signage proposed is 31 sq. ft. which meets the requirement of Article 1.0, section 1.04 (B) of the Birmingham Sign Ordinance, Combined Sign Area that states for all buildings, including multi-tenant office or retail buildings, the combined area of all types of signs shall not exceed 1 sq. ft. (1.5 sq. ft. for addresses on Woodward Ave.) for each linear foot of principal building frontage.

The submitted plans indicate a mounting height of 8 ft. for all signage. In accordance with Article 1.0, Table B of the Birmingham Sign Ordinance - Wall signs that project more than 3 in. from the building facade shall not be attached to the outer wall at a height of less than 8 ft. above a public sidewalk and at a height of less than 15 ft. above public driveways, alleys and thoroughfares. The proposal meets this requirement.

In accordance with Article 1.0, Table B of the Birmingham Sign Ordinance, projecting Signs, projecting signs (wall mounted) shall have a maximum area of 7.5 sq. ft. per side, 15 sq. ft. total. The proposal meets this requirement. The proposed sign will have a 6 in. separation from the wall face and will be mounted 8 ft. above the grade. In accordance with Article 1.0, Section 1.05 (I) (2), a projecting sign shall have a minimum 6 in. separation between the sign and the wall. Additionally, In accordance with Article 1.0, Table B of the Birmingham Sign Ordinance – Projecting Signs, projecting signs (wall mounted) shall be mounted at the sign band and no less than 8 ft. above grade. The proposal meets these requirements.

Illumination

The existing goose neck lamps are proposed to be removed. The new portal frame surrounding the windows is proposed to contain concealed back lights.

Mr. Tomas VonStaden, VonStaden Architects, explained his newest design for the sign which was not in the packets. The sign will be softly edge lit so that the whole box will glow at night. The effect resembles halo lighting but they are going about it with different technology. He offered to make up a sample and bring it to the HDC. He likes the contrast of the crispness in relation to the historic building.

Chairman Henke stated he would like to see the sign. He was hesitant for the board to approve something it hasn't seen. He was fine with the design. Mr. VonStaden did not think it was problematic to bring the sign back. He described

it as having a quiet reference to a piece of history, but also it has a kind of crispness and modern flair.

Motion by Ms. Weisberg

Seconded by Mr. Trapnell to approve the design for 166 W. Maple Rd., Caruso Caruso, but the applicant to bring a mock up of the sign with specs to the next HDC meeting in July. The work as proposed meets "The Secretary of the Interior's Standards for Rehabilitation" standard number 9. Further, the fire marshal will need to review and approve this design or any changes to the Fire Dept. connection.

At 7:25 p.m. there were no comments from the public on the motion.

Motion carried, 4-0.

VOICE VOTE

Yeas: Weisberg, Trapnell, Coir, Henke

Nays: None

Absent: Deyer, Dukas, Willoughby

06-28-16

MISCELLANEOUS BUSINESS AND COMMUNICATIONS

A. Staff Reports

-- Administrative Approvals (none)

-- Violation Notices (none)

-- Demolition Applications (none)

B. Communications

-- Commissioners' Comments (none)

Mr. Russell Dixon, Chairman of the Museum Board, noted the minutes of the last meeting make reference to the Allen House presentation. He wants the HDC to know that when the museum director was here, she was present on her own volition; she did not represent any action of the Museum Board in terms of asking for the siding change.

06-29-16

ADJOURNMENT

No further business being evident, the commissioners motioned to adjourn the meeting at 7:30 p.m.

Matthew Baka
Sr. Planner



MEMORANDUM

Planning Division

DATE: July 1, 2016
TO: Historic District Commission
FROM: Matthew Baka, Senior Planner
SUBJECT: Historic Sign Review – 210 S. Old Woodward – KW Domain

Zoning: B-4, Business-Residential

Existing Use: Vacant

Proposal

On April 20, 2016, the applicant was approved to install a wall sign in the sign band to the right of the main entranceway to the building and a projecting sign. The applicant is now requesting that the sign be permitted to be installed in an alternate location. The sign is proposed to be mounted between the two existing columns and recessed onto the face off the facade in line with the existing sign band between the column on the right hand side and the sign band that is above the Chase Bank space. The tenant space is located in a two-story, multi-tenant non-contributing building in the CBD Historic District.

Existing Signage

There are currently three other tenants with approved signage for the building, Bird and the Bread, Chase Bank, and Rivage Day Spa. Their signage totals are as follows:

Bird and the Bread	– 15.1 sq. ft.
Chase Bank	– 48.36 sq. ft.
<u>Rivage Day Spa</u>	<u>- 21.8 sq. ft.</u>
Total	85.2 sq. ft.

Signage

The applicant proposes to revise the previous approval by installing a slightly smaller wall sign and the previously approved projecting sign. The total linear building frontage is 130' 5" permitting 130.5 square feet of sign area. The proposed revised wall sign will measure 27" h x 96" w or 18 square feet. The approved projecting sign measures 72" h x 18" w per side or 15 square feet total. This proposal would bring the total signage for the building to 118.2 sq. ft. *In accordance with Article 1.0, section 1.04 (B) of the Birmingham Sign Ordinance, Combined Sign Area - For all buildings, including multi-tenant office or retail buildings, the combined area of all types of signs shall not exceed 1 square foot (1.5 square feet for addresses on Woodward Avenue) for each linear foot of principal building frontage. The proposal meets this requirement.* The wall sign is proposed to be mounted more than 8' 6" above grade. The projecting sign is proposed to be mounted 6" off the face of the column and 8.5' above grade as required by the Sign Ordinance. *In accordance with Article 1.0, Table B of the Birmingham Sign Ordinance - Wall signs that project more than 3 inches from the building facade shall not be attached to the outer wall at a height of less than 8 feet above a public sidewalk and at a height of less than 15 feet above public driveways, alleys and thoroughfares. The proposal meets this requirement.*

The proposed wall sign background will be constructed of 3mm thick aluminum panels, painted black. The letters will be acrylic dimensional letters. The verbiage reading "KW Domain" will be ½" thick letters and the verbiage "Luxury Homes International" is proposed to be ¼" thick. The entire sign will be mounted to the recessed portion of the front façade flush with the entry doors.

The proposed projecting sign was approved by the HDC previously and has been installed.

Illumination

The wall sign is proposed to be externally illuminated with an LED light bar that will up light the sign from an aluminum channel mounted at the bottom edge of the sign. No illumination is proposed for the projecting sign.

Sec. 127-11. Design review standards and guidelines.

1. (a) In reviewing plans, the commission shall follow the U.S. Secretary of the Interior's standards for rehabilitation and guidelines for rehabilitating historic buildings as set forth in 36 C.F.R. part 67. Design review standards and guidelines that address special design characteristics of historic districts administered by the commission may be followed if they are equivalent in guidance to the secretary of interior's standards and guidelines and are established or approved by the state historic preservation office of the Michigan Historical Center.
- (b) In reviewing plans, the commission shall also consider all of the following:
 - (1) The historic or architectural value and significance of the resource and its relationship to the historic value of the surrounding area.
 - (2) The relationship of any architectural features of the resource to the rest of the resource and to the surrounding area.
 - (3) The general compatibility of the design, arrangement, texture, and materials proposed to be used.
 - (4) Other factors, such as aesthetic value, that the commission finds relevant.

RECOMMENDATION

The Planning Division recommends that the Commission issue a Certificate of Approval for the Design and Sign review application for 210 S. Old Woodward:

The work will meet The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings, standard number 9, "New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, scale, and architectural features to protect the historic integrity of the property and its environment."

WORDING FOR MOTIONS

I move that the Commission issue a Certificate of Appropriateness for _____. The work as proposed meets "The Secretary of the Interior's Standards for Rehabilitation" standard number_____.

I move that the Commission issue a Certificate of Appropriateness for _____, provided the following conditions are met: (List Conditions). "The Secretary of the Interior's Standards for Rehabilitation" standard number_____ will be met upon fulfillment of condition(s).

I move that the Commission deny the historic _____ application for _____. Because of _____ the work does not meet 'The Secretary of the Interior's Standards for Rehabilitation" standard number_____.

"THE SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION AND GUIDELINES FOR REHABILITATING HISTORIC BUILDINGS"

The U. S. secretary of the interior standards for rehabilitation are as follows:

- (1) A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
- (2) The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
- (3) Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
- (4) Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
- (5) Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
- (6) Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
- (7) Chemical or physical treatments, such as sandblasting, that cause damage to

historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

- (8) Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
- (9) New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
- (10) New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Notice To Proceed

I move the Commission issue a Notice to Proceed for _____. The work is not appropriate, however the following condition prevails: _____ and the proposed application will materially correct the condition.

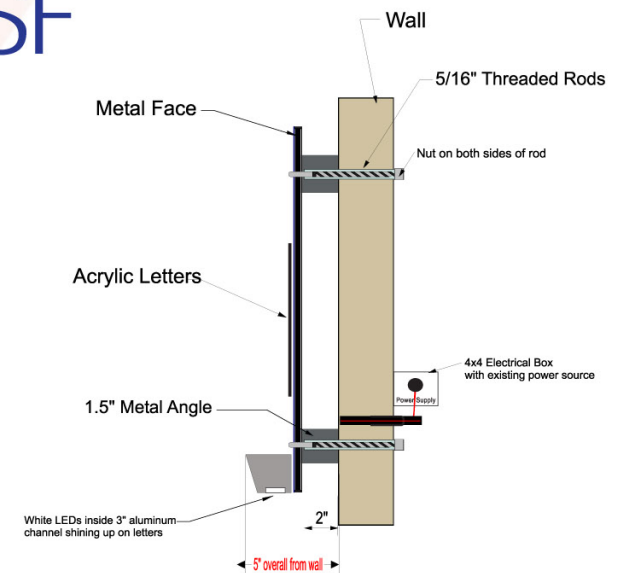
Choose from one of these conditions:

- a) The resource constitutes a hazard to the safety of the public or the structure's occupants.
- b) The resource is a deterrent to a major improvement program that will be of substantial benefit to the community and the applicant proposing the work has obtained all necessary planning and zoning approvals, financing, and environmental clearances.
- c) Retaining the resource will cause undue financial hardship to the owner when a governmental action, an act of God, or other events beyond the owner's control created the hardship, and all feasible alternatives to eliminate the financial hardship, which may include offering the resource for sale at its fair market value or moving the resource to a vacant site within the historic district have been attempted and exhausted by the owner.
- d) Retaining the resource is not in the best interest of the majority of the community.



- 1/8" Aluminum Metal Face, 2" deep frame
- 1/2" Thick Acrylic Dimensional Letters "KW DOMAIN"
- 1/4" Thick Acrylic Dimensional Letters "LUXURY HOMES INTERNATIONAL"
- Single-Sided Unit
- Aluminum channel with white LEDs at bottom of sign shining up on letters
- Background of sign will not light up
- UL Listed

18SF



CLIENT APPROVAL By signing this proof I approve the size, quantity, spelling, color(s) and overall design of my order.
I understand that I am 100% responsible for any additional changes made to my order after the date indicated on my approval.

USE OF THIS PROOF The designs, details and plans represented herein are the property of Sign-A-Rama; specifically developed for your personal use in connection with the project being planned for you by Sign-A-Rama. It is not to be shown to anyone outside of your organization, nor are they to be used, reproduced, exhibited or copied in any fashion whatsoever. All or any part of this design (excepting registered trademarks) remains the property of Sign-A-Rama.

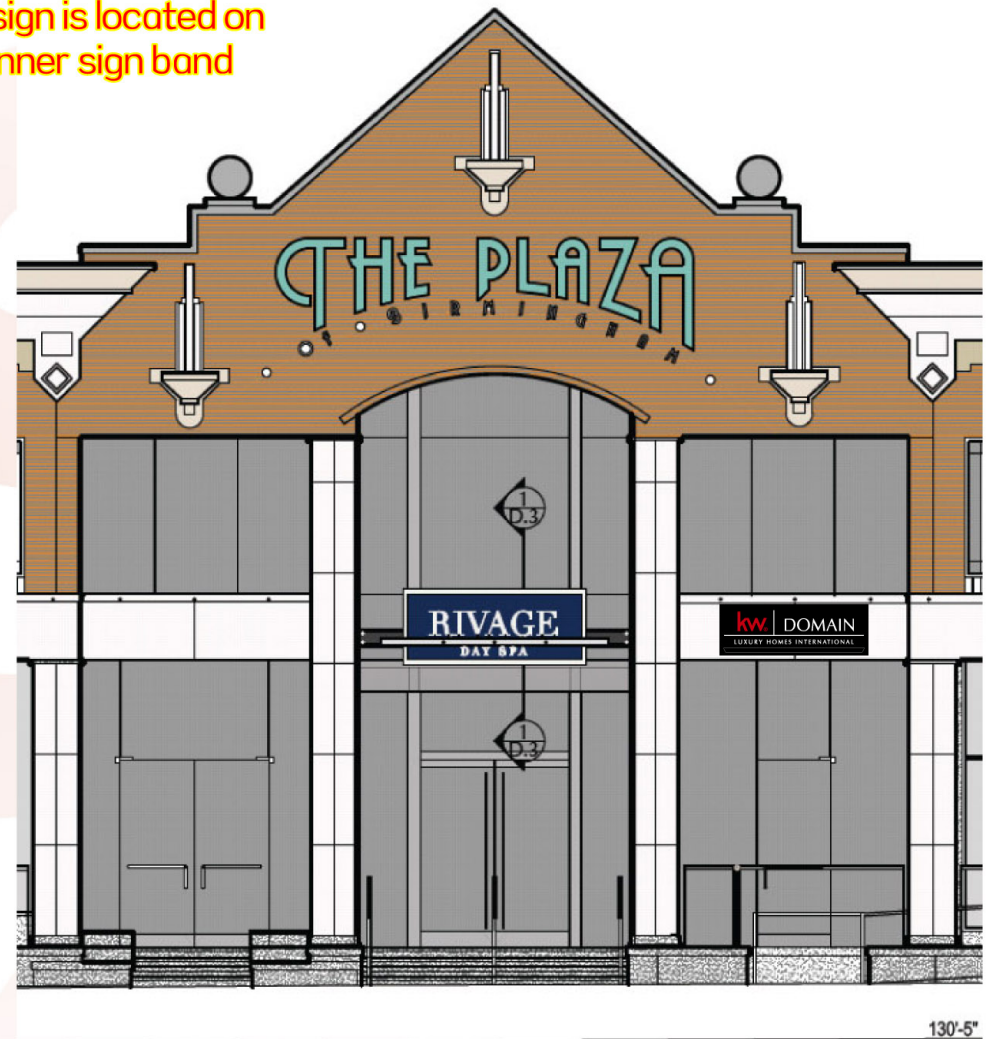
CLIENT APPROVAL SIGNATURE

CLIENT PRINTED NAME

DATE



sign is located on
inner sign band



130'-5"

CLIENT APPROVAL By signing this proof I approve the size, quantity, spelling, color(s) and overall design of my order.
I understand that I am 100% responsible for any additional changes made to my order after the date indicated on my approval.

USE OF THIS PROOF The designs, details and plans represented herein are the property of Sign-A-Rama; specifically developed for your personal use in connection with the project being planned for you by Sign-A-Rama. It is not to be shown to anyone outside of your organization, nor are they to be used, reproduced, exhibited or copied in any fashion whatsoever. All or any part of this design (excepting registered trademarks) remains the property of Sign-A-Rama.

CLIENT APPROVAL SIGNATURE

CLIENT PRINTED NAME

DATE



Administrative Sign Approval Application

Planning Division

Form will not be processed until it is completely filled out

1. Applicant

Name: OPTIK Birmingham
Address: 245 W. Maple Rd.
Birmingham MI 48009
Phone Number: (248) 646-6699
Fax Number: _____
Email: Optikbirmingham@yahoo.com

2. Applicant's Attorney/Contact Person

Name: Dr. Joe Ales
Address: 245 W. Maple Rd
Birmingham, MI 48009
Phone Number: 248-646-6699
Fax Number: _____
Email: Optikbirmingham@yahoo.com

3. Project Information

Address/Location of Property: 247 W. Maple
Birmingham, MI 48009
Name of Development: _____
Parcel ID #: _____
Current Use: _____
Area in Acres: _____
Current Zoning: _____

4. Attachments

- Two (2) folded paper copies of plans
- Authorization from Owner(s) (if applicant is not owner)
- Material Samples
- Digital Copy of plans

5. Details of the Request for Administrative Approval

Installation of 1/4" thick flat cut Brushed Aluminum Letters.
Existing wood will be painted Blue PMS 5395 As well as painting existing goose neck
Lumps. This is a Benjamin Moore exterior paint - Polo Blue

6. Location of Proposed Signs

247 W. Maple Rd - North Wall

7. Type of Sign(s)

Wall: Flat Cut Aluminum Lettering
Ground: _____
Projecting: _____

Property Owner

Name: Virginia Hupp Moss Trust (Christopher Fleming)
Address: 500 Northprint Parkway Suite 300
West Palm Beach, FL 33407
Phone Number: 561-707-5120
Fax Number: _____
Email: C.Fleming@strategicrealty.com

Project Designer

Name: Signs-n-Designs, Inc.
Address: 30414 Woodward Ave.
Royal Oak, MI 48073
Phone Number: 248-549-4850
Fax Number: 248-549-4875
Email: Contact@Signs-n-Designs.com

Name of Historic District site is in, if any: _____
Date of HDC Approval, if any: _____
Date of Application for Preliminary Site Plan: _____
Date of Preliminary Site Plan Approval: _____
Date of Application for Final Site Plan: _____
Date of Final Site Plan Approval: _____
Date of Revised Final Site Plan Approval: _____

Canopy: _____
Building Name: _____
Post-mounted Projecting: _____

129487, 129488, 89991

8. If a wall sign, indicate wall to be used:

Front: X
Left side: _____

Rear: _____
Right side: _____

9. Size of Sign

Width: 52.5"
Depth: 1"
Height of lettering: 11.25" Optik / 3.5" Birmingham

Height: 2.5"
Total square feet: 5.93 sq ft

10. Existing signs currently located on property

Number: 0
Square feet per sign: _____

Type(s): _____
Total square feet: _____

11. Materials/Style

Metal: 1/4" thick Flat cut Brushed Aluminum
Plastic: _____
Color 1 (including PMS color #): Pms 429
Additional colors (including PMS color #): _____

Wood: _____
Glass: _____
Color 2 (including PMS color #): _____

12. Sign(s) Read(s): OPTIK BIRMINGHAM

13. Sign Lighting

Type of lighting proposed: _____
Size of light fixtures (LxWxH): _____

Number proposed: _____
Height from grade: _____

Maximum wattage per fixture: _____
Location: _____

Proposed wattage per fixture: _____
Style (include specifications): _____

14. Landscaping (Ground signs only)

Location of landscape areas: _____

Proposed landscape material: _____

The undersigned states the above information is true and correct, and understands that it is the responsibility of the applicant to advise the Planning Division and / or Building Division of any additional changes to the approved site plan.

Signature of Applicant: _____ Date: _____

APPROVED			
Application #: <u>16-0062</u>	Office Use Only	Date Received: <u>6/17/16</u>	Fee: <u>\$100</u>
Date of Approval: <u>6/17/16</u>	Date of Denial: _____	Reviewed by: <u>M. BL</u>	



CONSENT OF PROPERTY OWNER

I, Virginia Hupp Mass Trust, OF THE STATE OF Michigan AND COUNTY OF Oakland
(Name of property owner)
STATE THE FOLLOWING:

1. That I am the owner of real estate located at 247 W. Maple;
(Address of affected property)
2. That I have read and examined the Application for Administrative Approval made to the City of Birmingham by:
Dr. Joseph Ales;
(Name of applicant)
3. That I have no objections to, and consent to the request(s) described in the Application made to the City of Birmingham.

Dated: 6/14/16

Virginia Hupp Mass Trust
Owner's Name (Please Print)

[Signature]
Owner's Signature

As Co-Trustee

PREVIOUS SIGN



LETTERING HAS BEEN REMOVED BY PREVIOUS TENTANT.

Signs

-N-designs, inc.

30414 WOODWARD AVE.

ROYAL OAK, MI 48073

248-549-4850 p.

248-549-4875 f.

contact@signs-n-designs.com

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Project: OPTIK BIRMINGHAM

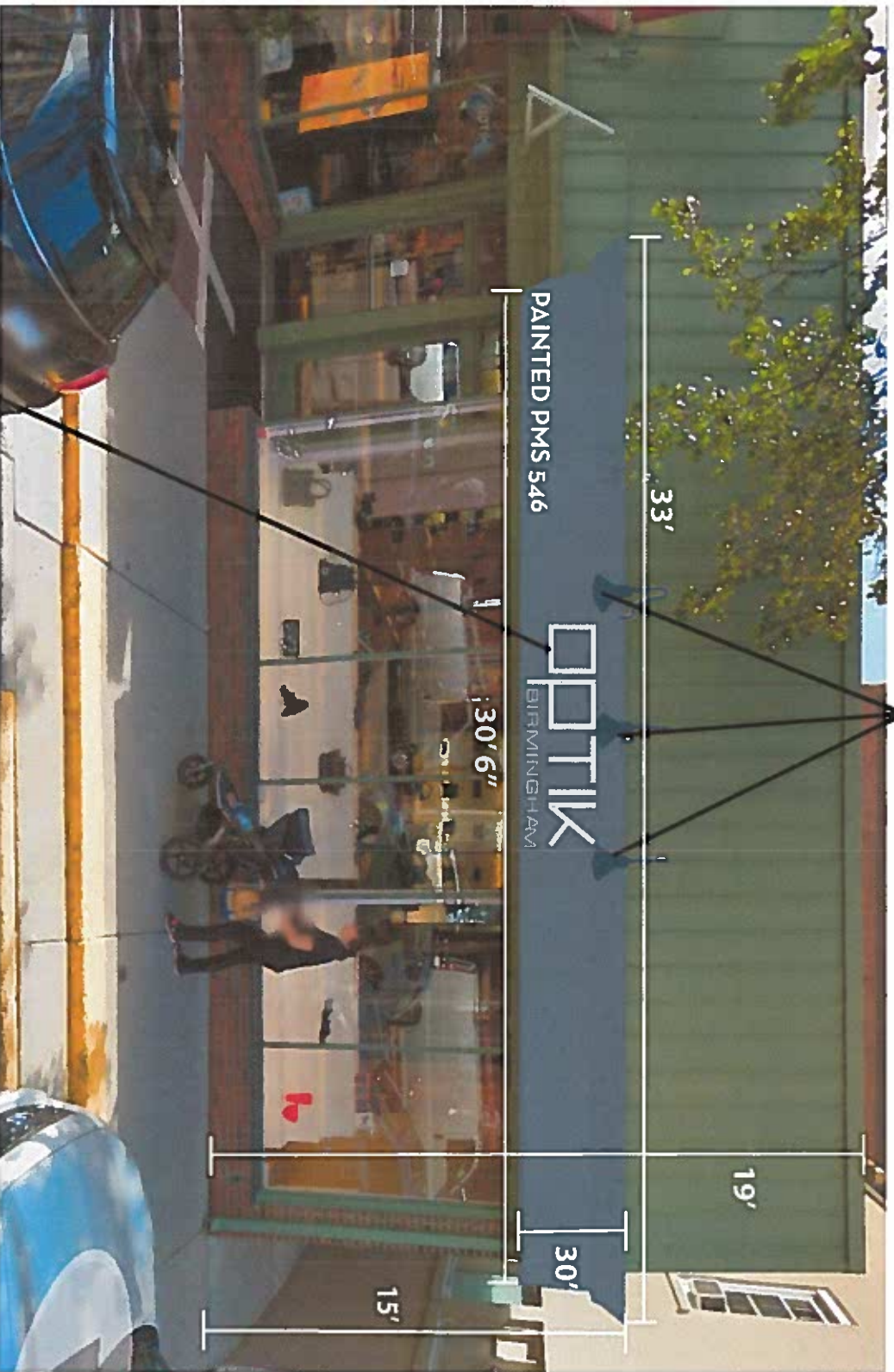
Address: 247 W. MAPLE BIRMINGHAM MI 48009

Date: 6/13/2016

1/4" FLAT CUT ALUMINUM LETTERING

THREE EXISTING GOOSE NECK LAMPS PAINTED PMS 546

SIGN AREA: 5.93 Sq Ft



1/4" FLAT CUT ALUMINUM LETTERING



30414 WOODWARD AVE.
ROYAL OAK, MI 48073
248-549-4850 P.
248-549-4875 f.
contact@signs-n-designs.com

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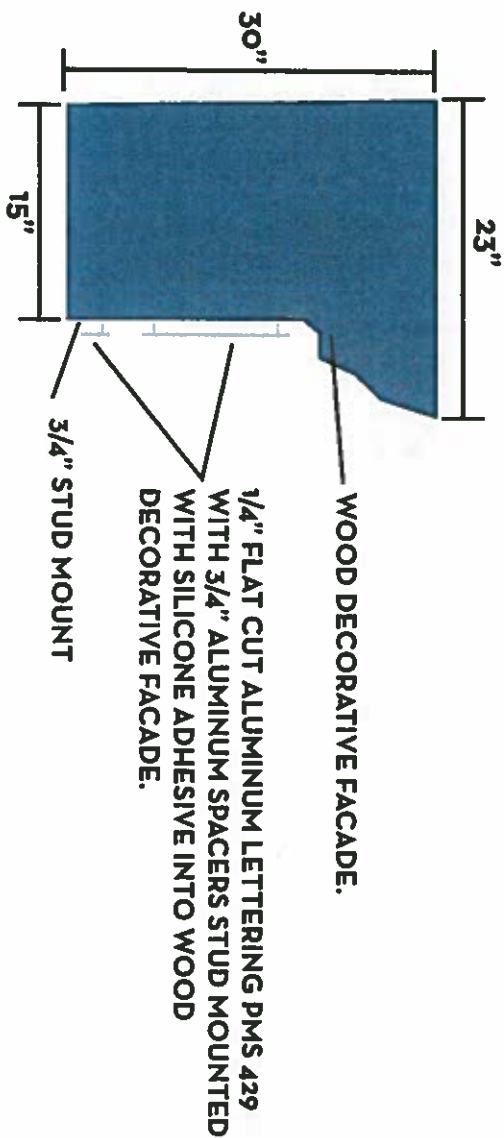
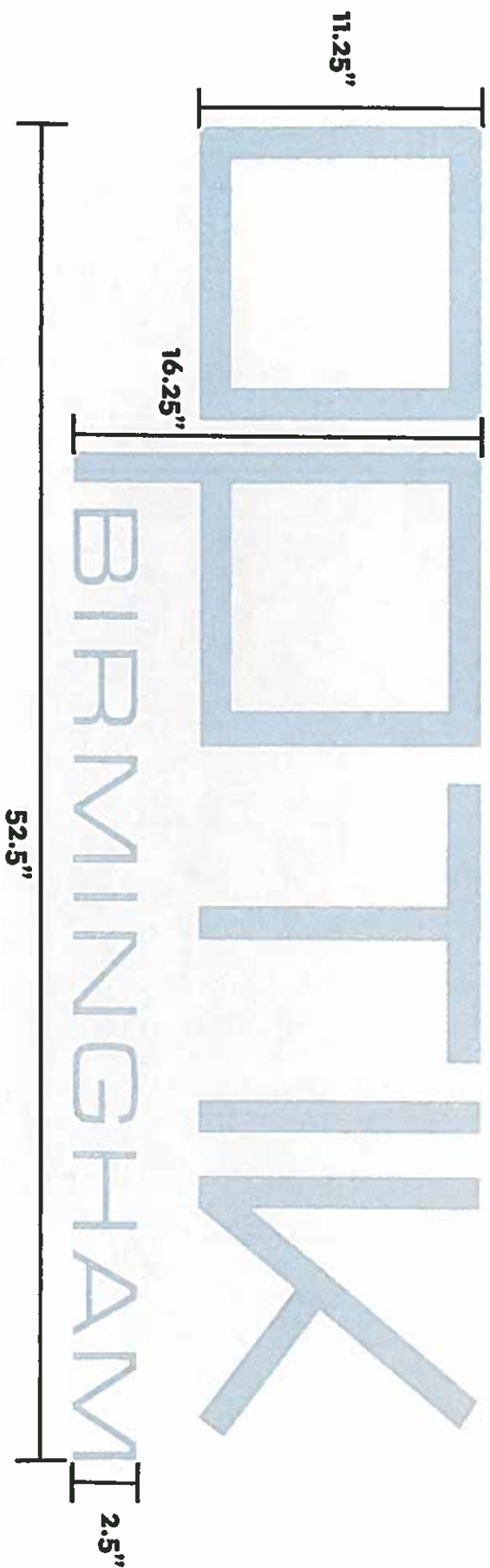
Address: 247 W. MAPLE BIRMINGHAM MI 48009

Date: 6/13/2016

APPROVED
16-0062 HDC
m.BW 7/1/16

1/4" FLAT CUT ALUMINUM LETTERING

SIGN AREA: 5.93 Sq Ft



SAMPLE OF LETTER



30414 WOODWARD AVE.
ROYAL OAK, MI 48073
248-549-4850 P.
248-549-4875 F.
contact@signs-n-designs.com

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