AGENDA

VIRTUAL BIRMINGHAM HISTORIC DISTRICT COMMISSION MEETING

Link to Access Virtual Meeting: https://zoom.us/j/97852596256

Telephone Meeting Access: 877-853 -5247

Meeting ID Code: 978 5259 6256

- 1) Roll Call
- 2) Approval of the HDC Minutes of June 3rd, 2020
- 3) Courtesy Review
- 4) Historic Design Review
- 5) Sign Review
- 6) Study Session
- 7) Miscellaneous Business and Communication
 - **A. Pre-Application Discussions**
 - 1. 612 S. Bates Frank Schlaack House
 - **B. Staff Reports**
 - 1. Administrative Sign Approvals
 - 2. Administrative Approvals
 - 3. Action List 2020
 - 4. Historical Preservation Collaboration Matrix

8) 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 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 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.

HISTORIC DISTRICT COMMISSION MINUTES OF JUNE 3, 2020

Held Remotely Via Zoom And Telephone Access

Minutes of the regular meeting of the Historic District Commission ("HDC") held Wednesday, June 3, 2020. Chairman John Henke called the meeting to order at 7:00 p.m.

1) ROLLCALL

Present: Chairman John Henke; Vice-Chairman Keith Deyer; Board Members Gigi

Debbrecht, Natalia Dukas, Patricia Lang, Michael Willoughby

Absent: Board Member Doug Burley; Alternate Member Kevin Filthaut

Administration: Nicholas Dupuis, City Planner

Laura Eichenhorn, Transcriptionist

Chairman Henke thanked everyone for joining the virtual meeting and reviewed protocol for virtual meetings.

06-36-20

2) Approval Of Minutes

Motion by Ms. Dukas

Seconded by Ms. Debbrecht to approve the HDC Minutes of April 15, 2020 and May 20, 2020 as submitted.

Motion carried, 6-0.

VOICE VOTE

Yeas: Dukas, Debbrecht, Deyer, Henke, Lang, Willoughby

Nays: None

06-37-20

3) Courtesy Review

None.

06-38-20

4) Historic Design Review

None.

06-39-20

5) Sign Review

None.

06-40-20

6) Study Session

A. The Birmingham Plan (2040)

City Planner Dupuis told the HDC members to email him any additional comments they wanted forwarded to the master planning team. He also provided in the evening's agenda the memorandum sent to the master planning team summarizing the HDC's master planning comments thus far.

B. Historic District Commissioner Trainings

City Planner Dupuis reviewed the item.

The HDC said it could be useful to invite the City Commission and other City board members to attend the trainings as well.

City Planner Dupuis concurred and said he would share the potential training dates with other Birmingham board members and residents. He said he would schedule the August 2020 training before scheduling the following two trainings in order to see what adjustments or accommodations may need to be made in light of the Covid-19 pandemic.

06-41-20

7) Miscellaneous Business and Communication

- A. Pre-Application Discussions
- **B. Staff Reports**

City Planner Dupuis showed the HDC members Brooklyn Pizza's proposed sign update and requested their feedback on the sign.

The HDC concurred that the three menu taglines at the bottom of the sign should be removed, and that Brooklyn Pizza owner Sam Abdelfatah and his team could work with City Planner Dupuis to determine the redesign of the rest of the sign.

City Planner Dupuis also confirmed for Mr. Abdelfatah that the other three signs for Brooklyn Pizza without the menu taglines were already approved and could be fabricated. He said he would work with the Brooklyn Pizza team to determine whether those three signs should be permitted separately from the to-be-redesigned fourth sign or whether all four should be permitted together.

Historic District Commission Minutes of June 3, 2020

City Planner Dupuis told the HDC that the Michigan Historic Network Preservation Conference was rescheduled to September 20-22, 2020. He said the HDC could feel free to contact him with any questions regarding the conference.

1. Administrative Sign Approvals

2. Administrative Approvals

City Planner Dupuis asked the HDC if they would like to review a potential material upgrade for the home located at 612 S. Bates. He asked if they generally prefer to review material upgrades or whether they preferred those be handled administratively.

Mr. Willoughby said that if the proposed replacement material is hardy plank it should come before the HDC, and if it is wood it could be administratively approved.

Mr. Deyer said these kinds of upgrades also raise questions about what happens to window framings, eaves, and other potentially historic features of the part of the home that is to be upgraded. He said it would probably be more appropriate to bring these cases before the Committee for review.

Mr. Willoughby said he largely agreed with Mr. Dryer. Mr. Willoughby said one exception would be if an owner said they would be doing the updates entirely in wood with the same trim and same four-inch historic lap exposure also in wood. He said in that case the updates could likely be administratively approved.

City Planner Dupuis said that given the feedback he would prefer to just bring material updates like these before the HDC in order to make sure all potential issues are addressed.

Ms. Debbrecht said bringing these kinds of updates before the HDC would also be positive because it would reinforce the importance of historic designation.

- 3. March Demolitions
- 4. Action List 2020

City Planner Dupuis told the Committee that Birmingham did not receive the CLG Community Partnership Grants for which the City applied. He reminded the HDC that the projects proposed for the Grants were a review of the Little San Francisco neighborhood and design standards. He said that when the HDC next reviews its action list those types of projects might be something to add.

5. Historical Preservation Collaboration Matrix

06-42-20

Adjournment

Motion by Mr. Willoughby Seconded by Ms. Debbrect to adjourn the HDC meeting of June 3, 2020 at 7:42 p.m.

Historic District Commission Minutes of June 3, 2020

Motion carried, 6-0.

VOICE VOTE

Yeas: Willoughby, Debbrecht, Dukas, Deyer, Henke, Lang

Nays: None

Nicholas Dupuis City Planner







Administrative Sign Approval Application Planning Division

Form will not be processed until it is completely filled out

1. Applicant		Property Owner						
Name: Fastsigns of Birmingham	Name: W+W Michigan Inv.							
Address: 33322 Woodward	Ave. Birmingnam, MI 48009	Address: 176 N. old woodward						
Phone Number: 248642991	1	Phone Number						
		Phone Number:						
T '1 212@factolena com		ax Namber,						
Cinan.		Email:						
2. Applicant's Attor	ney/Contact Person	Project Designer						
Address:		Address:						
Phone Number:		Phone Number:						
rax Number:		Fax Number:						
Email:		Email:						
3. Project Information	an a							
Address/Location of Proper		Name of Historic District site is in if any						
radiess/Ecoation of Trope.	ity,	Name of Historic District site is in, if any:						
Name of Development: Urb	an Wick Candle Bar	Date of Application for Preliminary Site Plan:						
Parcel ID #		Date of Preliminary Site Plan Approval:						
Current Use:		Date of Preliminary Site Plan Approval: Date of Application for Final Site Plan:						
Area in Acres:		Date of Final Site Plan Approval:						
Current Zoning:		Date of Final Site Plan Approval: Date of Revised Final Site Plan Approval:						
 Material Samples Digital Copy of plans 5. Details of the Requestion New non illuminated wall sign	er(s) (if applicant is not owner) uest for Administrative App							
6. Location of Propos Front of Building	sed Signs	Ref OO Receip Amount						
Urban Wick Candle Bar	,							
7. Type of Sign(s)		Canopy: Building Name: Post-mounted Projecting:						
Ground:	- I RECEIV	Building Name:						
Projecting:	I LOLIV	Post-mounted Projecting:						
	JUN 02 202 0	į.						
	CITY OF BIRMING	HAM 1						

COMMUNITY DEVELOPMENT DEPT

8. If a wall sign, indicate wall to be used: Front: X	Dagg				
Left side:	Rear:				
9. Size of Sign Width: #140" + 24" = 164" Depth: 1/2" Height of lettering: 7"					
Width: #+140" + 29 = 169"					
Depth: 1/2"					
Height of lettering: 7"	*				
10. Existing signs currently located on property					
Number: 0	Type(s):				
Number: 0 Square feet per sign:	Total square feet:				
11. Materials/Style					
Metal: Diagram Acrylic	Wood:				
Plastic: Acrylic	Glass:				
Color 1(including PMS color #): White	Color 2 (including PMS color #)				
Additional colors (including PMS color #:					
42 Cime(a) Dand(a)					
13. Sign Lighting					
Type of lighting proposed: N/A Size of light fixtures (LxWxH):	Number proposed:				
Size of light fixtures (LxWxH):	Height from grade:				
Maximum wattage per fixture:	Droven a cond security was the open Headway				
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	l garrent and understands that it is the year and hiller of				
the analysis of the above information is true and	correct, and understands that it is the responsibility of				
	ilding Division of any additional changes to the approved				
site plan.					
Allais Chiche					
Signature of Applicant: Allen Chicka	Date: 5/18/20				
Office	Use Only				
Application #: PAA 70 -0032 Date Received: Date of Approval: 6/10/2020 Date of Denial:	Fee: \$ 100 · 90				
6/10/2020					
Date of Approval: Date of Denial:	N/A Reviewed by:				



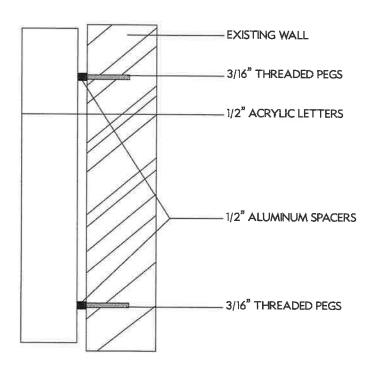
CONSENT OF PROPERTY OWNER

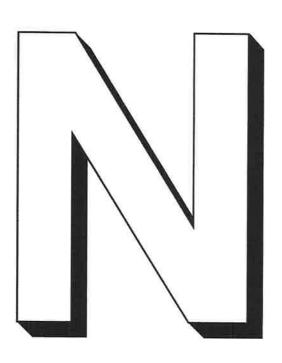
,	n	Weitzme	Michigan AND COUNTY OF
4	TAIDA	Mala	OF THE STATE OFAND COUNTY OF
151.23	what has been	Maco	
Ualc	land	_STATE THE I	OLLOWING:
ä.	That I am t	he owner of real	estate located at 172 N. Old Woodword
			(Address of affected property)
2.	That I have	read and examin	ed the Application for Administrative Approval made to the City of Birmingham by:
		(Name of applicant)	Sign Approval
3.	That I have Birmingha		, and consent to the request(s) described in the Application made to the City of
	Dated:	5/4/	1020
	- 208W		Owner's Name (Please Print) Janes Westernes
	2)		Owner's Signature
			W= W Michigan Investments
2.0	*		176 N. Old Woodward
			Birmingham MI 48009

PEG MOUNTED ACRYLIC LETTERS

SIDE VIEW

FRONT VIEW







9. Type of Proposed Sign(s) Wall: Facade exterior treaded plywood

Canopy: PAINT NAIL BAR A LUXARY NAIL AFFAIR

Ground:

Name Letter:





Planning Division Form will not be processed until it is completely filled out.

1.	Applicant Name: Signs & Engraving II Inc. Elton Topalli Address: 1221 E. 14 Mile Rd Troy MI 48083	2.	Property Owner Name:Address:
	Phone Number: 586-381-3352		Phone Number:
	Fax Number: Email Address: info@signsmh.com		Fax Number: Email Address:
3.	Applicant's Attorney/Contact Person Name:	4.	Project Designer/Developer Name: Address:
	Address		Address:
	Phone Number:		Phone Number:
	Fax Number:		Fax Number:
	Email Address:		Email Address:
5.	Project Information Address/Location of Property: 229 N OLD WOODWARD AVE.,		Name of Historic District if any:
	Name of Development:		Date of HDC Approval, if any:
	Parcel ID#:		Date of Preliminary Site Plan Approval:
	Parcel ID#: Current Use: Area in Agree:		Date of Application for Final Site Plan:
	Area in Acres:		Date of Final Site Plan Approval:
	Current Zoning:		Date of Revised Final Site Plan Approval:
6.	Required Attachments		
	 Two (2) folded paper copies of plans including details of the following: Dimensions of proposed sign(s) Dimensions of building frontage Illumination Height from grade 		 Location of proposed sign(s) Colors and materials Authorization from Property Owner(s) (if applicant is not the owner) Material Samples Digital Copy of Plans
7.	Details of the Request for Administrative Appr Install a wall mounted illuminated channel letter sign	oval	,
3.	Location of Proposed Sign(s) Store front		

Projecting (Post-Mounted):

Projecting (Wall-Mounted)

Building Identification:

Other:

10. Size of Proposed Sign					
Width: 6'-7"	Overall Height: 2-5"				
Depth: 5	Extension from Wall; 5" FLUSH TO WALL				
Depth: 5 Height of Lettering: 2'-0"	Total Square Feet: 17 SQ FT				
11. Existing Signs Currently on Property					
Number: Square Feet per Sign:	Sign Type(s):				
Square Feet per Sign:	Total Square Feet:				
12. Materials/Style of Proposed Sign(s)					
Metal: Aluminum	Other:				
Plastic:					
Wood:	Color #2:				
Glass:	Additional Colors:				
13. Content of Proposed Sign(s)					
14. Proposed Sign Lighting					
	Location:				
Type of Lighting: LED 7100 WHITE 12V LEDS Size of Fixtures (LxWxH): Maximum Wattage per Fixture: Proposed Wattage per Fixture:	Location: Number of Lights Proposed.				
Maximum Wattaga par Fixtura:	Number of Lights Proposed:				
Proposed Wattago per Fixture:	Height from Grade:				
Troposed Wattage per Fixture.	Lighting Style:				
15 Landscaping (Ground Signs Only)					
15. Landscaping (Ground Signs Only)	D II I Novil				
Location of Landscape Areas:	Proposed Landscape Material:				
The undersigned states the above information					
	on is true and correct, and understands that it is the				
	ning Division and / or Building Division of any additional				
changes to th	e approved site plan.				
Signature of Applicant: Otton Topalli	Date: 4/27/2020				
rigilature of Applicant.	Date: 4272020				
Offic	ce Use Only				
	4/29/2000 Fee: \$ 100.00				
Application # PAA-20 - OOG Date Received:	413413030 Fee: 4100 35				
Date of Approval: (/q/) Date of Denial:	The state of the s				
Date of Approval: (/٩/٥٥٥ Date of Denial:	P/A Reviewed By				



CONSENT OF PROPERTY OWNER

I, Ara Atesian (Name of Property Owner)	, OF THE STATE OF	Michigan	_AND
COUNTY OF Oakland	_STATE THE FOLLOWING:	-	
1. That I am the owner of real estate loc		Woodward of Affected Property)	;
2. That I have read and examined the A	·		y of
Birmingham by: Signs & E	Engraving II Inc.		
3. That I have no objections to, and con	nsent to the request(s) described	in the Application made	to the City of
Birmingham.			
By providing your e-mail to the City, you agree these message	to receive news notifications from ges, you may unsubscribe at any tir		h to receive
Ara Name of Owner (Printed):	Atesian		
Signature of Owner:	A	4/28/20	20





A HALO BACKLIT LETTERS

SIGN AREA: 5.1 sq. ft.

scale: 1 1/2" = 1'

SPACERS

.040' ALUM LETTER RETURN
ALUM, BRACKET

#10 SCREW & ANCHOR
MIN (4) PER LETTER AS REQUIRED

EXTERNAL ON/OFF SWITCH
UL LISTED TRANSFORMER
AND CONNECTORS
LED ILLUMINATION
SANDED LEXAN BACK
3/16" ICC RATEO, UL LISTED
APPROVED PLASTIC FACE
W151 SURFACE
OPAQUE VINYL / BLOCKOUT

WEEP HOLES

Face & Halo Channel Letter

"PAINT"
3/16" 7328 WHITE ACRYLIC FACES W/ WHITE BLOCK OUT VINYL
"PAINT" OPAQUE BLACK VINYL GRAPHICS,
"A LUXURY NAIL AFFAIR"
REVERSE CUT WHITE BLOCKOUT GRAPHIC W/
ORACAL CORAL RED 323 TRANSLUCENT VINYL LETTERS
5" X ,040" BLACK ALUMINUM RETURNS
1" BLACK TRIMCAP
SANDED 3/16" LEXAN BACKS
HALO ILLUMINATED W/ 7100 WHITE 12V LEDS

"NAIL BAR"
ROUTED 0,500" ACRYLIC
PAINTED TO MATCH ORACAL CORAL RED 323 TRANSLUCENT VINYL

RULE LINES ROUTED 0,500" ACRYLIC PAINTED BLACK



SIMULATED NIGHT VIEW

MALING ADDRESS:
P.O. BOX 234
ASHTABILLA, OH 44000
1 1800 1242-46405
FAX: 1440 1952-4041
FAX: 1440 1952-4021

ACCEPTANCE: LOCATION 229 NO STATE PROJECT NAME TYPE OF SIGN BALESMAN: SIGNATURE For Over 3C Years DRAWN BY ELECTRIC SIGNS REVISED: DE/CS/2020 3 DATE OF DRAWING: DATE VOLTAGE: 120 1.277 SCALE NOTE PRINT # FONT(S)

Historic District Commission Action List – 2020

Historic District Commission	Quarter	Rank	Status
Complete CLG Community Partnership Program Applications	1 st (January-March)	1	\boxtimes
Schedule Training Sessions for HDC and Community	1 st (January-March)	2	
Redesign HDC Board Applications	2 nd (April-June)	3	
Draft Letter to Historic Property Owners	2 nd (April-June)	4	
Revamp Heritage Home Program	3 rd (July-September)	5	
Historic District Ordinance Enforcement	3 rd (July-September)	6	
Develop Interactive Map of Historic Properties in Birmingham	4 th (October-December)	7	

Updates:

- 1. CLG Community Partnership Applications submitted February 3rd, 2019
 - Survey Little San Francisco (The "Ravines")
 - Design Guidelines New and Emerging Materials
 - Projects were not selected
- 2. -
- 3. Updated Design Review application for HDC as of June 2020
 - Simplified, reformatted, and trimmed unnecessary sections
 - Updated PDF to be a fillable form

COLLABORATIVE PRESERVATION PROJECT MATRIX – *PLANNING DIVISION*

	GREENWOOD CEMETARY	HISTORIC DISTRICT COMMISSION	HISTORIC DISTRICT STUDY COMMITTEE	MUSEUM	PARKS	BALDWIN LIBRARY	FRIENDS OF THE MUSEUM	BIRMINGHAM PUBLIC SCOOLS
Reinitiate the Heritage Home Program • HDSC is working on reviving the HH program, which includes re- evaluating guidelines, purchasing new plaques, creating an application, and updating city records on condition/stock. A map has been created by the Planning Division highlighting current and future eligible homes)			X	X				
Audit designated historical homes and buildings • HDSC is evaluating current plaque conditions with plans to update any information, and create a detailed electronic database			X	Х				
Promote the history and designation of historic properties • The HDSC is getting creative in promotion through designs for an ArcGIS Story Map, themed walking tours, social media presence, and regular newsletter articles			X	X				
Publish Eco City Survey • Update photograph database and conditions			X	X				

Publish Eco City Survey						
Obtain a historical plaque for						
the Community House						
Create detailed		Χ	X			
information database and						
content for sign						
Update/expand/digitize						
Greenwood Cemetery records						
GCAB is reviewing RFP for						
ground penetrating radar						
on 8/16. Part of project						
will be to obtain digital						
map that allows us the						
ability to add data and						
integrate with search						
software.						
City Clerk's Office	X	Χ	X		X	
continues, when time						
permits, to update BS&A						
cemetery module with						
historical cemetery						
records. Current						
sales/burials are being						
updated quarterly when						
Elmwood supplies the						
office with the records for						
the quarter.						
Historic headstone inventory						
and condition assessment/	X	X	X		X	
repairs						
Update Greenwood						
biographical information for						
existing tour program,						
interactive map and online	V	V			V	
access	X	X	X		X	
One of outcomes sought						
from GPR project is						
interactive map that can						
be made accessible online.]		

Museum: Working with Friends, some Greenwood bios are complete and being updated on an							
ongoing basis.							
Locate Potter's Field at							
Greenwood							
GCAB and Friends of							
Museum member, Linda							
Buchanan, has extensive							
research on history of							
Potter's Field, including	X		X	X		X	
where/when some of							
original burials were							
moved. Am requesting							
that the information be							
assembled into written							
document.							
Preservation project Certified							
Local Government (SHPO)							
grant funding at Allen/Hunter							
Houses							
Museum: assessment		X		X			
underway to determine		^		^			
appropriateness of Hunter							
House exterior restoration							
project for fall CLG funding							
cycle (Oct 1, 2019).							
Preserve and improve Museum							
site and adjacent trails for							
enhanced public access/							
explore relevant grants							
Museum: working with							
Parks/DPS, trail				V	V		
maintenance and				X	X		
treatment of invasives							
underway. Heritage Zone							
plan being finalized for							
improvements in vicinity of							
Allen/Hunter Houses.							

Grants to be explored early 2020.						
DPS: Ongoing site						
improvements to						
landscape, invasive						
species and water issues.						
Collaboration ongoing with						
Museum.						
Integrated/continuity of park						
signage and wayfinding						
DPS: Standing by for logo						
update and coordination		Χ	X			
efforts with Planning/						
Admin with any signage						
installations.						
Enhance/expand adult and						
child history-related						
enrichment programs						
Museum: programs for		Χ		X	Х	X
adults and children have		~		,	^	~
been expanded and						
enhanced and will be						
ongoing.						