

**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 (l) (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