

BIRMINGHAM HISTORIC DISTRICT COMMISSION
MINUTES OF OCTOBER 5, 2016
Municipal Building Commission Room
151 Martin, Birmingham, Michigan

Minutes of the regular meeting of the Historic District Commission (“HDC”) held Wednesday, October 5, 2016. Board Member Keith Deyer, acting as chairman, called the meeting to order at 7 p.m.

Present: Commission Members Keith Deyer, Thomas Trapnell, Vice-Chairperson Shelli Weisberg, Michael Willoughby

Absent: Chairman John Henke; Commission Members Mark Coir, Natalia Dukas; Student Representative Loreal Salter-Dodson

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

10-52-16

APPROVAL OF MINUTES
HDC Minutes of September 7, 2016

Motion by Mr. Willoughby

Seconded by Ms. Weisberg to approve the HDC Minutes of September 7, 2016 as submitted.

Motion carried, 4-0.

VOICE VOTE

Yeas: Willoughby, Weisberg, Deyer, Trapnell

Nays: None

Absent: Coir, Dukas, Henke

10-53-16

HISTORIC DESIGN REVIEW
300 Warren Ct.
Ebenezer Raynale House
Alterations to the existing historic home
Mill Pond Historic District

Zoning: R-2 Single-Family Residential

Background: Mr. Baka advised the applicant proposes to make modifications and additions to a contributing historic house in the Mill Pond Historic District. The home was recently purchased by new owners who are now seeking to make several changes to the interior and exterior of the home before moving in.

Proposal: The applicant appeared at the September 7, 2016 HDC meeting. At that time the Commission approved the proposal with several conditions. The commission required that the front door remain in its current configuration, that the southernmost first floor window on the east side of the home remain in its current location, and that the exterior of the second floor addition be clad with a material that differentiates it from the rest of the home. The applicant has revised the plans to indicate that the previously proposed changes to the front entrance and the window have now been removed. In addition, the exterior cladding has been changed. The applicant is now proposing to install 6 ½ in. cedar siding in the area of the addition, which is a larger profile than the existing portion of the home, thus clearly differentiated as required. At this time the only approval that is needed is for the cedar siding on the new addition on the second floor.

Mr. Willoughby recommended that the new siding be double the width of the existing siding, so that it is different, but also compatible.

Mr. Ben Heller, Architect, Morgan Heller Assoc., was comfortable with that recommendation. He added they also changed the frieze board where the addition is and changed the windows from last time to allow more light in.

Motion by Mr. Willoughby

Seconded by Mr. Trapnell to approve the Historic Design Review for 300 Warren Ct., Ebenezer Raynale House, subject to the siding on the addition being double the width of the existing siding. Applicant to submit revised drawings showing the 8 in. lap board.

Motion carried, 4-0.

VOICE VOTE

Yeas: Willoughby, Trapnell, Deyer, Weisberg

Nays: None

Absent: Coir, Dukas, Henke

10-54-16

HISTORIC SIGN/DESIGN REVIEW

126 S. Old Woodward Ave.

Polpetta

Renovations to existing storefront

CBD Historic District

Zoning: B-4 Business Residential

Design: Mr. Baka highlighted the request. The applicant is proposing to renovate the storefront facade of the former Subway sandwich shop. The proposed work entails replacing the door, adding tinted window film, a new awning, signage and lighting.

Storefront windows and facade: The applicant is proposing to renovate the facade of the storefront by replacing the existing door with a new wood door with glass lite stained with red analine and a custom chrome door pull. A new awning is proposed to be mounted 10 ft. above the public right-of-way clad in Ferrari preconstraint - "aluminum" fabric. In addition to the awning and new door, the applicant is proposing to apply a "tomato sauce red" transparent film on the side lite window next to the door and on a thin vertical portion of the front window. The Birmingham Downtown Overlay Ordinance permits light tinting on first floor storefront windows. The applicant has provided a sample of the window film so that the commission can determine if the level of tinting is compatible with the Downtown and meets the spirit on the Ordinance.

Signage: The applicant proposes to print the name of the restaurant, "Polpetta Meatball Café" on the awning. The total linear building frontage is 12 ft. 1 in. permitting 12.083 sq. ft. of sign area. The proposed black letters of the sign spelling out "Polpetta Meatball Cafe" will be 27 in. high by 5 ft. wide, for a total area of 11.25 sq. ft. which is in accordance with 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 10 ft. for the awning/sign. Article 1.0, Table B of the Birmingham Sign Ordinance states 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 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.

Illumination: The applicant is proposing to install five (5) sign star style C lights made by BK Lighting along the top of the awning. The five (5) lights will be evenly spaced across the storefront and enclosed in a continuous clear aluminum box. The fixtures are proposed to also be an aluminum finish.

Responding to Chairperson Deyer, Mr. Baka indicated he could not find anything in the Ordinance that prohibits advertising on awnings. Also, the tinting is only a small portion of the front window, so the majority of that window would still be clear glass so that people can see into the establishment.

Mr. Roman Bonaslowski, RonandRoman Architects, noted that at 10 ft. in width they have one of the tiniest storefronts in Downtown Birmingham. Also they are challenged by having a very dynamic storefront to the south, and the elaborate Churchill storefront to the north. They are proposing a new, very important wooden door with a glass window in it that is stained with red analine. Mr. Bonaslowski showed a sample of the tinted glass, and board members agreed it is optically clear and easy to see through. The materials board was passed around. The awning fabric will be clad in metalized silver and it projects out 18 in. A custom light bar above the awning in clear anodized silver and containing five (5) little BK fixtures points back at the awning. The awning will have its own cover on the bottom and that cover continues into the storefront.

Chairman Deyer said his dilemma is that this is not in line with some of the other suggested awning configurations that the commission has been approving. Ms. Weisberg noted it is hard to imagine trying to deal with a sign there. Mr. Willoughby thought the awning is unique in this circumstance. Chairman Deyer agreed there is uniqueness about it because of the width of the storefront.

Motion by Mr. Willoughby

Seconded by Mr. Trapnell to approve the Historic Sign/Design Review for 126 S. Old Woodward Ave., Polpetta, as submitted with the understanding that the signage on the awning is allowed because of this unique situation of limited width and height to the building, and that they very successfully and beautifully presented a great solution to this space.

Motion carried, 4-0.

VOICE VOTE

Yeas: Willoughby, Trapnell, Deyer, Weisberg

Nays: None

Absent: Coir, Dukas, Henke

The applicant indicated his intention to open for business by the end of the year.

10-55-16

MISCELLANEOUS BUSINESS AND COMMUNICATIONS

A. Staff Reports

-- Administrative Approvals

➤ 261 E. Maple Rd. -

- Exterior - Cinder block, gutters, downspouts, aluminum soffits (front and side of building), electrical meters, piping, vents, etc. Sherwin

Williams, SW 7069 Iron Ore-Exterior Latex Lo-Luster Finish (eggshell, no flat finish).

- Faux stone areas - Front facade and side entrances walls Benjamin Moore, 979 Stampede-Exterior Latex Lo-Luster Finish (eggshell, no flat finish).
- Rear metal doors - Benjamin Moore, 979 Stampede-Exterior Alkyd Semi-Gloss finish.
- Optional metal canopy and upper mansard roof - Sherwin Williams, SW2847 Roycroft Bottle Green-Exterior Latex Lo-Luster Finish (eggshell, no flat finish).

➤ 175 W. Maple Rd. - Replace building awning, blade sign, sign over windows.

-- Violation Notices (none)

-- Demolition Applications

- 1412 Bennaville
- 541 Bennaville
- 1511 Bennaville
- 2834 Manchester
- 1492 Bird
- 1808 Hazel
- 604 Hana

B. Communications

-- Commissioners' Comments

With respect to Social's commitment to a green wall, Mr. Baka observed it looks like that can be dealt with when they request a SLUP amendment for a more permanent enclosure for their seasonal dining.

The Middle Eastern restaurant in the former Einstein space is moving slowly with their construction.

The entire Figo Hair Salon storefront glass is an advertisement.

At Maple and Adams there were six sandwich boards laid out along the right-of-way.

10-56-16

ADJOURNMENT

No further business being evident, the commissioners motioned to adjourn the meeting at 7:25 p.m.

Matthew Baka
Sr. Planner