

**BIRMINGHAM HISTORIC DISTRICT COMMISSION
MINUTES OF APRIL 19, 2017**

Municipal Building Commission Room
151 Martin, Birmingham, Michigan

Minutes of the regular meeting of the Historic District Commission (“HDC”) held Wednesday, April 19, 2017. Chairman John Henke called the meeting to order at 7:03 p.m.

Present: Chairman John Henke; Board Members Mark Coir, Natalia Dukas, Thomas Trapnell, Vice Chairperson Shelli Weisberg (arrived at 7:15 p.m.), Michael Willoughby; Alternate Board Member Adam Charles; Student Representatives Josh Chapnick, Griffin Pfaff

Absent: Board Member Keith Deyer; Alternate Board Member Dulce Fuller

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

04-14-17

**APPROVAL OF MINUTES
HDC Minutes of March 1, 2017**

**Motion by Mr. Willoughby
Seconded by Mr. Coir to approve the HDC Minutes of March 1, 2017 as presented.**

Motion carried, 6-0.

VOICE VOTE

Yeas: Willoughby, Coir, Charles, Dukas, Henke, Trapnell

Nays: None

Absent: Deyer, Weisberg

Chairman Henke cautioned the applicant that only six commission members out of seven are present. They will need four of the six affirmative votes to go forward. He offered the opportunity to wait for Ms. Weisberg to arrive but the applicant agreed to start.

04-15-17

**HISTORIC DESIGN REVIEW
101 N. Old Woodward Ave.
Starbuck's Reserve**

CBD Historic District

Zoning: B-4 Business-Residential

Proposal: The applicant is proposing to renovate the property by recovering the awnings, installing new signage, adding new custom copper entry door hardware, lighting, and a new outdoor dining area.

Facade: The applicant is proposing minimal changes to the exterior of the building. The existing awning frames are proposed to be recovered in black fabric. Around the door frame of the main entrance the applicant is proposing to install a routed copper panel. New custom made copper entry hardware is proposed for the main entry door.

Signage: The applicant proposes to install three new wall signs and two blade signs. The total linear building frontage is 72 ft. 8 ¼ in. permitting 72.66 sq. ft. of sign area. The three wall signs are proposed to be routed copper panels reading "Starbucks." Two of the signs are proposed to have a total area of 19.33 sq. ft. each. These two signs are proposed to be mounted on the N. Old Woodward Ave. and Maple Rd. facades respectively. The third sign is proposed to be mounted above the main entrance at the corner. This sign is proposed to be a total of 22 sq. ft. The two blade signs are proposed to be 1 ft. diameter circles or 2 sq. ft. each. The total amount of signage proposed for the building is 64.66 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 sq. ft. (1.5 sq. ft. for addresses on Woodward Ave.) for each linear foot of principal building frontage. The proposal meets this requirement.

The three wall signs are all proposed to be mounted more than 8 ft. above the sidewalk. However, the blade signs are proposed to be mounted at 7 ft. 4 in. 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. 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 applicant must raise the mounting height of the proposed blade signs to 8 ft.** As stated above, the blade signs are proposed to be 1 sq. ft. per side. 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 more than 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 (1)(2), a projecting sign shall

have a minimum 6 in. separation between the sign and the wall. The proposal meets these requirements.

Illumination: The applicant is proposing five (5) new sconce lights to be mounted on the outside of the building. The proposed fixtures are Hubbardton Forge #306420-10 in Costal Black. **They are not considered cut-off fixtures as required by the Ordinance, so the commission will have to decide if they are an architectural enhancement and therefore can be approved in that regard.**

Outdoor Dining Area: The applicant is proposing to install twenty-eight (28) seats in an outdoor dining area along the N. Old Woodward Ave. elevation of the building. Twelve (12) of the seats are proposed to be located at two-top tables along the building. Sixteen seats are proposed to be located in the area created by the new bump outs that will be included in the reconstruction of Old Woodward Ave. this summer. The tables along the building are proposed to be 24 in. square while the tables in the bump out area are proposed to be 24 in. by 36 in. In addition to the tables and chairs the applicant is proposing to install free standing café barriers along the curb. No umbrellas are proposed at this time.

Ms. Dukas inquired if the copper signs would oxidize over time.

Ms. Matti Keller with Hilton Displays, Starbucks' sign vendor, replied a finish will be applied to the copper so that it will not tarnish over time.

It was verified that the screening around the outside will be 36 in. in height.

Mr. Ricardo Villano, Project Manager and Architect from Norr, was present with Chad who is their head designer. In response to the Chairman, Mr. Villano said no windows will be changed. They will revise the drawings to show there are only two operable windows. Chad noted the grade drops and there is a difference in the elevation of the floor inside and the sidewalk outside.

Chairman Henke asked what will happen of Old Woodward Ave. doesn't get reconstructed this year. Chad answered in that case they would put four-tops instead of two-tops against the windows.

Chairman Henke reminded the applicant that when they change the drawings make sure the blade signs are mounted above 8 ft from grade.

Chad indicated they will re-cloth the awning on the existing frame. Board members had no issue with the lighting on the building. It will have a bronze finish and the glass will be clear with LED lighting.

Motion by Mr. Willoughby

Seconded by Mr. Charles to approve the Historic Design Review for 101 N. Old Woodward Ave., Starbuck's Reserve, as submitted with the exceptions that the board accepts the bronze fixtures that are proposed; that they raise the blade sign to above 8 ft.; that they have the flexibility to put in four-top tables instead of two-top if the bump-out is not approved; and that they re-submit the drawings showing the existing windows and the height of the awning.

There were no comments from the public on the motion at 7:25 p.m.

Motion carried, 7-0.

VOICE VOTE

Yeas: Willoughby, Charles, Coir, Dukas, Henke, Trapnell, Weisberg

Nays: None

Absent: Deyer

04-16-17

MISCELLANEOUS BUSINESS AND COMMUNICATIONS

A. Staff Reports

-- Administrative Approvals

- 122 W. Maple Rd. - Just paint. 2041-20 Fiddlehead Green.
- 539 S. Bates - Request approval for all items listed 03-27-17 by Lauren Chapman review as deviating from approved HDC plans.
- 149 Pierce - New tenant sign on the existing bracket.
- 122 W. Maple Rd. - Awning for storefront with signage.
- 100 S. Old Woodward Ave., Woodward Development Company, LLC - Removal and replacement of double entry door along Maple Rd. for 100 S. Woodward tenant.
- 180 Pierce St., fourth floor, 180 Pierce St. Association - Replace all windows in the unit using Marvin windows in Sierra White color. Color to match existing building windows. Configuration to also match existing windows.

-- Demolition Applications

- 1369 Westwood

- 2553 Pembroke
- 1456 Humphrey
- 215 Fairfax
- 767 Purdy
- 710 Willits
- 1520 Bennaville
- 1420 Suffield
- 34967 Woodward
- 504 Bird

B. Communications

-- Commissioners' Comments (none)

04-17-17

ADJOURNMENT

No further business being evident, the commissioners motioned to adjourn the meeting at 7:35 p.m.

Matthew Baka
Sr. Planner