

AGENDA
BIRMINGHAM HISTORIC DISTRICT COMMISSION
MUNICIPAL BUILDING-COMMISSION ROOM-151 MARTIN STREET
WEDNESDAY – January 21, 2015
*******7:00 PM*******

- 1) **Roll Call**
- 2) **Approval of the HDC Minutes of January 7, 2015**
- 3) **Sign Review**
- 4) **Historic Design Review**
- 5) **Historic Design and Sign Review**
 348 E. Maple – Shift Digital
- 6) **Short Term Projects**
- 7) **Miscellaneous Business and Communication**
 - A. Staff Reports
 - **Administrative Approvals**
 - Violation Notices
 - **Demolition Applications**
 - B. Communications
 - Commissioners Comments
- 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](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.

AGENDA

**HISTORIC DISTRICT COMMISSION
MINUTES OF JANUARY 7, 2015**
Municipal Building Commission Room
151 Martin, Birmingham, Michigan

Minutes of the regular meeting of the Historic District Commission (“HDC”) held Wednesday, January 7, 2015. Chairman John Henke called the meeting to order at 7:05 p.m.

Present: Chairman John Henke; Board Members Mark Coir, Keith Deyer, Natalia Dukas, Michael Willoughby, Vice-Chairperson Shelli Weisberg; Student Representatives Mitch Boorstein, Cambria Rush

Absent: Board Member Darlene Gehringer

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

01-01-15

**APPROVAL OF MINUTES
HDC Minutes of December 3, 2014**

**Motion by Mr. Coir
Seconded by Mr. Willoughby to approve the HDC Minutes of December 3, 2014 as presented.**

Motion carried, 6-0.

VOICE VOTE

Yeas: Coir, Willoughby, Deyer, Dukas, Henke, Weisberg

Nays: None

Absent: Gehringer

01-02-15

**HISTORIC SIGN REVIEW
144 N. Old Woodward Ave.
Renew Bath and Body
CBD Historic District**

Zoning: B-4 Business Residential

Proposal: The applicant proposes to paint the sign bank black and add signage to the tenant space in a multi-tenant, two-story building.

Signage: The applicant proposes to install a name letter sign. The total linear building frontage is 20.8 ft., permitting 20.8 sq. ft. of sign area. The proposed name letter sign will measure 3.9 sq. ft. which is in accordance with Article 1.0, section 1.04 (B) of the Birmingham Sign Ordinance, Combined Sign Area which allows that 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 square feet for addresses on Woodward Ave.) for each linear foot of principal building frontage.

The wall sign is proposed to be mounted 11.8 ft. above grade in compliance with Article 1.0, Table B of the Birmingham Sign Ordinance that states wall signs projecting 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.

The proposed name letter sign letters will be constructed of PVC. Letters reading "Renew" will be ½ in. thick x 8 in. in height, and painted Green (PMS802C) with a blue water drop logo between the "e" and the "n". White letters reading "bath and body" will be ½ in. thick x 3 in. in height, and painted. The sign will be stud mounted flush to the building sign band.

Illumination: No illumination is proposed at this time.

Ms. Jennifer Keenz and Ms. Molly Smith spoke to represent Signs & More. Ms. Smith described the proposed window graphics. Chairman Henke advised the applicant is allowed a total of 12 sq. ft. of graphics in the windows, and the interior must be completely visible from the street.

Mr. Deyer said that painting the sign band black strikes him as strange. Ms. Dukas added it appears stark in contrast with the awning. Other board members weren't bothered by the color.

**Motion by Ms. Weisberg
Seconded by Mr. Willoughby to approve the Historic Sign Review
Application for 144 N. Old Woodward Ave., Renew Bath and Body, as
submitted.**

There were no public comments on the motion at 7:10 p.m.

Motion carried, 6-0.

VOICE VOTE

Yeas: Weisberg, Willoughby, Coir, Deyer, Dukas, Henke

Nays: None

Absent: Gehringer

01-03-15

HISTORIC SIGN REVIEW
128 S. Old Woodward Ave.
Evereve
CBD Historic District

Zoning: B-4 Business Residential

Proposal: The applicant proposes to install a wall sign on a one-story, two-tenant building in the CBD Historic District.

Awning Design: The applicant proposes to keep the existing awning.

Signage: The applicant proposes to install a wall sign. The total linear building frontage is 26 ft. 11 in., permitting 26.9 sq. ft. of sign area. The proposed wall sign will measure 26.88 sq. ft., in compliance 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 wall sign is proposed to be mounted 12 ft. 4 ¼ in. above grade, in accordance with Article 1.0, Table B of the Birmingham Sign Ordinance which states 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.

The proposed sign will be constructed of aluminum channel letters with painted Polished Gold and Satin Gold Dust returns set on a 22 in. "Deep Coral" backer. Letters reading "Evereve" will be 5 in. thick and 17 in. in height. The proposed sign will be mounted to the building with ¾ in. standoffs.

Illumination: The proposed sign will be illuminated with white LED backlighting.

Mr. Baka explained the applicant is going through a re-branding and changing the name of the business. Mr. Willoughby thought it would have been nice to see the colors of the facade along with the colors of the sign so there is a complete picture. Mr. Zaid Elia, the building owner, said the facade is the color of sand.

Board members thought the change is an improvement.

Motion by Mr. Willoughby
Seconded by Mr. Coir to approve the Historic Sign Review for 128 S. Old Woodward Ave., Evereve, conditional on submittal for administrative approval of the actual colors, and that the gold letters and decorations match the gold awning.

There were no comments from the public on the motion at 7:16 p.m.

Motion carried, 6-0.

VOICE VOTE

Yeas: Willoughby, Coir, Deyer, Dukas, Henke, Weisberg

Nays: None

Absent: Gehringer

01-04-15

HISTORIC DESIGN REVIEW

220 Merrill

Historic Detroit Edison Company

CBD Historic District

Zoning: B-4 Business Residential

Proposal: The applicant was granted temporary approval for the pergola in the outdoor dining area on June 18th, 2014 with the condition that they return to the board at the September 17th meeting for final consideration. At the follow-up meeting the applicant was granted additional time to consider ways to soften the appearance of the pergola through the use of plantings, lighting, paint, or a combination of those elements. The applicant is now proposing to allow Boston ivy to grow up the pergola from several plantings that have been integrated into the paver patio. The ivy was planted this fall in order to encourage growth so that it will provide cover in the spring. The applicant has stated that if the ivy is not approved then they will remove it. The pergola currently has decorative holiday lighting on it which will be removed once the season is over.

The application to update the outdoor dining area was reviewed at the May 7, 2014 HDC Meeting, and the changes to the building were approved.

Chairman Henke explained that given the motions that were made at the last meeting, the city attorney has advised there is no present proposal in front of the commission on which to vote. The last motion was for the applicant to submit a different proposal at this meeting. Therefore, because nothing has been submitted, there is nothing to vote on.

Mr. Baka recalled that he talked to the applicants about submitting images but he has never received them.

Ms. Denise Elich and Mr. Zaid Elia, the business partners, were present. Ms. Elich said they planted Boston ivy in 12 different areas. Therefore, for those who

don't care for the color of the pergola, it will be covered with beautiful green. In the evenings it will be lit to create a wonderful environment.

Chairman Henke established that he was told by the city attorney the applicant's submission to the board will have to be on paper detailing what the proposal is. Ms. Dukas noted the commission's intention all along has been to work with the applicants and not to take down the pergola.

Ms. Elich said they will come back with their proposal, with a design and images of what the plantings were and of the lights. Chairman Henke advised the applicants to meet with the city attorney and clear that with him.

01-05-15

MISCELLANEOUS BUSINESS AND COMMUNICATIONS

A. Staff Reports

-- Administrative Approvals

- 159 Pierce St., Atlas Oil - Replace existing roof with marked sample and add brown metal coping on wall.
- Mr. Baka said he received an application to put a new roof on the 1839 Eli Wooster house that is the third oldest house in Oakland County. The existing roof has cedar shake on the front elevation and asphalt on the back. The cedar shake is not original. The applicant wants to re-roof with dimensional shingles that look like weathered wood. Mr. Coir thought the original roof might have been some kind of split shake. It was noted that wood roofs are about four times the cost of asphalt. Mr. Willoughby suggested contacting Glenda Meads, Architect, who designed an addition to the house, for her input.

-- Violation Notices (none)

-- Demolition Applications

- 1611 Villa
- 547 Southfield
- 1291 Suffield

B. Communications

-- Commissioners' Comments (none)

01-06-15

ADJOURNMENT

No further business being evident, the board motioned to adjourn the meeting at 7:37 p.m.

Matthew Baka
Sr. Planner



DATE: January 16, 2015
TO: Design Review Board
FROM: Matthew Baka, Senior Planner
SUBJECT: Historic Sign Review – 348 E. Maple – Shift Digital

Zoning: B-4, Business-Residential

Existing Use: Office

Proposal

The applicant proposes to install a name letter sign and architectural screen on a multi-story, multi-tenant, non-contributing building in the CBD Historic District.

Signage

The applicant proposes to install a name letter sign. The total linear building frontage is 120', permitting 100 square feet of sign area. The proposed name letter sign will measure 18" h x 72" w or 9 square feet. *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 to the architectural screen which will be 8' 8" above grade. *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.

Letters reading "Shift Digital" will be 3" thick and 12" in height. The shift digital logo will be positioned to the left of the text and will be 18" in height. The proposed sign will be thru-mounted to the proposed architectural screen.

Illumination

The applicant proposes to up-light the sign with a 6' diffused LED light mounted to the screen just below the sign. In addition, the letters of the sign are proposed to be internally illuminated. Internal illumination is not permitted in historic districts. **Accordingly, the applicant has advised that they will revise the plan to make the letters halo lit.**

Architectural Screen

The applicant is proposing to mount three sections of architectural screening along the front elevation of the office space. The two outer sections of screen are proposed to be 18' 4" w x 4' h and span one bay of the storefront. The center bay of the space is proposed to be 18' 4" w x 8' 10" h. The screens are proposed to be constructed of powder coated aluminum screening assembled with stainless steel plate stock, angle and bolts.

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 sign review application for 348 E. Maple with the following condition.

1. The letters are halo lit, not internally illuminated.

The work meets 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 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 of the majority of the community.

AGENDA



CITY OF BIRMINGHAM
Date 01/16/2015 12:38:07 PM
Ref 00114823
Receipt 242996
Amount \$100.00

Administrative Approval Application
Planning Division

Form will not be processed until it is completely filled out

1. Applicant

Name: PETER COATS - BETSY COATS
Address: 1876 NORTHLAWN
BIRMINGHAM, MI 48009
Phone Number: 248-838-8376
Fax Number: _____
Email: PETERECOATS@EMAIL.COM

Property Owner

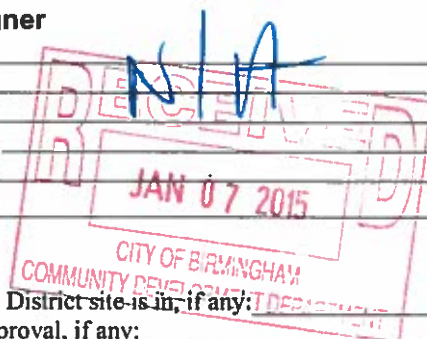
Name: PETER & BETSY COATS
Address: 1876 NORTHLAWN
BIRMINGHAM, MI 48009
Phone Number: 248-838-8376
Fax Number: _____
Email: PETERECOATS@EMAIL.COM

2. Applicant's Attorney/Contact Person

Name: PETER COATS
Address: _____
Phone Number: _____
Fax Number: _____
Email: _____

Project Designer

Name: _____
Address: _____
Phone Number: _____
Fax Number: _____
Email: _____



3. Project Information

Address/Location of Property: * 1876 Northlawn
Name of Development: * Homeowner
Parcel ID #: _____
Current Use: _____
Area in Acres: N/A
Current Zoning: _____

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: _____

4. Attachments

- Warranty Deed with legal description of property
- Authorization from Owner(s) (if applicant is not owner)
- Completed Checklist
- Material Samples
- Digital Copy of plans
- Two (2) folded copies of plans including an itemized list of all changes for which administrative approval is requested, with the changes marked in color on all elevations

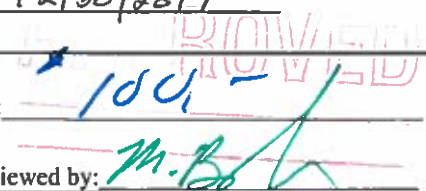
5. Details of the Request for Administrative Approval

Historic frame roof being removed & replaced.

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: Peter Coats Betsy Coats

Date: 12/30/2014



Application #: <u>PA15-001</u>	Office Use Only Date Received: <u>1/7/15</u>	Fee: <u>100</u>
Date of Approval: <u>1/16/15</u>	Date of Denial: _____	Reviewed by: <u>M.B.</u>

PA15-001
114823

pic sent to email (Weather wood color)



CONSENT OF PROPERTY OWNER

I, PETER & BETSY COATS, OF THE STATE OF ALABAMA AND COUNTY OF

(Name of property owner)

OAKLAND STATE THE FOLLOWING:

1. That I am the owner of real estate located at 1876 NORTHLAWN BIRMINGHAM AL;
(Address of affected property)
2. That I have read and examined the Application for Administrative Approval made to the City of Birmingham by:
PETER & BETSY COATS;
(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: 12/30/2014

PETER - BETSY COATS
Owner's Name (Please Print)

Peter - Betsy
Owner's Signature
Betsy J. Coats



Proposal

Customer: Peter Coats
Location: 1876 Northlawn, Birmingham, MI 48009
Phone / email: 248-838-8376
Date: 9/29/14

Base proposal: \$9,000 Standard Dimensional Shingles
\$10,900 Certainteed Independence Weathered Wood

Work to include:

- Tear-off existing shingles and dispose of into rubber tire dumpster
Install new Certainteed Landmark dimensional shingles in range of colors
Install ice and water shield underlayment at all eaves and valleys per code
Install premium synthetic underlayment at all other roof areas
Install prefinished aluminum drip edge at all eaves and rakes edges
Replace pipe flashings in color to match new shingles
Install venting for peaks (out-take vents) using ridge vents
Remove and replace low slope roof at back upper roof with granulated low slope Certainteed Flintlastic roofing
Inspect all flashings and replace as needed for watertight condition
Obtain permit and get all necessary inspections
5-year labor warranty on all new work performed
Licensed and insured, Michigan Builder's # 2101169493
Price guaranteed for 30 days, after this time price may be subject to change
Note: after removal of dumpster, please check driveway for nails that may be under the dumpster that our crew could not remove

Excludes: garage, rear lower sections of house that current have dimensional asphalt shingles (any current non-wood shake areas), permit, gutters & downspouts, deck replacement, fascia boards

Submitted by: Tim Ruokolainen, Owner, cell 248-807-3415

Accepted: Peter Coats (sign name)
PETER COATS (print name)
12/30/2014 (date)

HISTORIC PRESERVATION
1876 NORTHLAWN
THE HISTORIC ELI WOOSTER LANDMARK
MAY 13, 1996

The City of Birmingham recognizes its rich history which is reflected in the architecture of its commercial and residential buildings and preserved through the efforts of its citizens, businesses and property owners;

The City of Birmingham has established the Historic District and Design Review Commission, which serves, in part, to further the awareness of local preservation

the City of Birmingham Historic District and Design Review Commission will recognize those projects and associated persons which have made special efforts to improve their community through the preservation of its architectural

BEFORE BE IT RESOLVED, that I, Marcia Rowbottom, Chair of the Birmingham Historic District and Design Review Commission on behalf of the entire Historic District and Design Review Commission do hereby recognize May 12-18, 1996 as Preservation Week in Birmingham, and proclaim Peter and Betsy Coat as a significant contributor to the preservation effort in the City of Birmingham in the virtue of the exterior maintenance and improvements made to the home, Historic Eli Wooster Landmark, located at 1876 Northlawn. The improvements were designed by architectural firm of Glenda Meads, Studio Pellego Architects, P.C.

FURTHER RESOLVED, that the City of Birmingham urges residents, businesses and property owners to encourage and support the preservation of local historical landmarks throughout the City.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Seal of the City to be affixed at Birmingham the 13th day of May, 1996.

Marcia Rowbottom

Marcia Rowbottom, Chair
Birmingham Historic District & Design Review Commission

