

**HISTORIC DISTRICT COMMISSION
MINUTES OF MARCH 6, 2013**
Municipal Building Commission Room
151 Martin, Birmingham, Michigan

Minutes of the regular meeting of the Historic District Commission (“HDC”) held Wednesday, March 6, 2013. Chairman John Henke called the meeting to order at 7 p.m.

Present: Chairman John Henke; Commission Members Mark Coir, Keith Deyer, Darlene Gehringer, Vice-Chairperson Shelli Weisberg (arrived from work at 7:12 p.m.), Michael Willoughby; Alternate Commission Member Janet Lekas; Student Representative Erin Jacob

Absent: Commission Member Robert Goldman

Administration: Sheila Bashiri, City Planner
Carole Salutes, Recording Secretary

03-06-13

**APPROVAL OF MINUTES
HDC Minutes of February 6, 2013**

Chairman Henke:

Page 6 - In bold, middle of the page, substitute “portico” for “underground tunnel.”

**Motion by Mr. Willoughby
Seconded by Ms. Lekas to approve the HDC Minutes of February 6 as corrected.**

Motion carried, 6-0.

VOICE VOTE

Yeas: Willoughby, Lekas, Coir, Deyer, Gehringer, Henke

Nays: None

Absent: Weisberg

03-07-13

**SIGN REVIEW
180 S. Old Woodward Ave.
6 Salon**

CBD Historic District

Zoning: B-4, Business Residential

Proposal: The applicant proposes add logos and lighting to the Merrillwood Building, a non-contributing, two-story, multi-tenant building in the CBD Historic District. The business is on the corner of S. Old Woodward Ave. and Merrill St., and is the former location of Paul Cicchini Custom Clothier. The applicant is relocating from 172 W. Maple Rd., and duplicating the sign that was approved at that location in June 2006.

Signage: The applicant proposes to install two name letter logo signs. The total linear building frontage is 61 ft., permitting 61 sq. ft. of sign area. The proposed **S. Old Woodward Ave. logo sign** will measure 1.04 sq. ft. The proposed **Merrill St. logo sign** will measure 4.12 sq. ft. The total area of both logo signs will be 5.02 sq. ft. 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. for each linear foot of principal building frontage.

The **S. Old Woodward Ave. logo sign** is proposed to be mounted 4 ft. 8 in. above grade. The **Merrill St. logo sign** is proposed to be mounted 11 ft. above grade. Article 1.0, Table B of the Birmingham Sign Ordinance states that 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. feet above a public sidewalk. The proposal meets this requirement.

The proposed **S. Old Woodward Ave. logo sign** will be constructed of polished chrome. The logo reading “6” will be ½ in. thick and 20 in. in height. The logo will be stud mounted to the brick with ½ in. standoffs. The proposed **Merrill St. logo sign** will be constructed of polished stainless steel. The logo reading “6” will be 4 in. thick and 40 in. in height. The logo will be stud mounted to the brick with ½ in. standoffs and LED halo lights.

Illumination: The applicant proposes to remove the existing gooseneck lamps above the existing signs. The proposed logos will be backlit with white LEDs. The applicant proposes to remove the existing coach lights located on each pier of both the Merrill St. and S. Old Woodward Ave. elevations, and replace them with up lights. The proposed fixtures will be Westwood 912 ultra-compact wall fixtures with a black finish and PAR20 halogen lamps.

Ms. Bashiri informed the commissioners that the applicant will ask for administrative approval to move their entrance back. Chairman Henke noted this will be a footprint change for the building.

Motion by Mr. Deyer

Seconded by Mr. Coir to approve the signage as submitted for 180 S. Old Woodward Ave., including the revisions to the entry. Further that the commission issue a Certificate of Appropriateness for 180 S. Old Woodward Ave. as the work as proposed meets “The Secretary of the Interior’s Standards for Rehabilitation” standard number 9.

There were no comments from the public on the motion at 7:12 p.m.

Motion carried, 6-0.

VOICE VOTE

Yeas: Deyer, Coir, Gehring, Henke, Lekas, Willoughby

Nays: None

Absent: Weisberg

03-08-13

SHORT-TERM PROJECTS 2023 HDC ACTION LIST

The commissioners deliberated on the Action List ranking and their consensus was as follows:

HISTORIC	RANK
Historic District Enforcement	1
Eco City Neighborhood Survey	2
Certified Historic Homes Plaques	3
CLG Grant	4
Preservation Education	5
Commercial Infill Guidelines	6
Alleys and Passages	7

03-09-13

MISCELLANEOUS BUSINESS AND COMMUNICATIONS

A. Staff Reports

-- Administrative Approvals

- 370 E. Maple Rd. – Re-glaze south side of leased storefront.
- 217 Pierce – Replace two windows, same color and style as existing.

-- Demolition Applications

- 1120 Golfview
- 1733 Pembroke
- 2165 Yorkshire

B. Communications

-- Commissioners' Comments (none)

03-10-13

ADJOURNMENT

No further business being evident, the board motioned to adjourn at 7:21 p.m.

Sheila Bashiri
City Planner

APPROVED