

**HISTORIC DISTRICT COMMISSION
MINUTES OF JUNE 19, 2013**
Municipal Building Commission Room
151 Martin, Birmingham, Michigan

Minutes of the regular meeting of the Historic District Commission (“HDC”) held Wednesday, June 19, 2013. Chairman John Henke called the meeting to order at 7:13 p.m.

Present: Chairman John Henke; Commission Members Mark Coir, Darlene Gehringer; Alternate Commission Member Janet Lekas

Absent: Commission Members Keith Deyer, Robert Goldman, Vice-Chairperson Shelli Weisberg, Michael Willoughby; Student Representative Caroline Stacey

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

06-30-13

**APPROVAL OF MINUTES
HDC Minutes of June 5, 2013**

**Motion by Ms. Gehringer
Seconded by Mr. Coir to approve the HDC Minutes of June 5 as submitted.**

Motion carried, 4-0.

VOICE VOTE

Yeas: Gehringer, Coir, Henke, Lekas

Nays: None

Absent: Deyer, Goldman, Weisberg, Willoughby

The chairman gave petitioners the option of postponing until July 7 because only four board members were present and any motion would need unanimous approval to pass. Everyone wished to go forward this evening.

06-31-13

**HISTORIC SIGN REVIEW
235 Pierce
Bozeman Watch Company
CBD Historic District**

Zoning: B-4 Business Residential

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

Signage: The applicant proposes to install a wall sign and a projecting wall sign. The total linear building frontage is 22 ft., permitting 22 sq. ft. of sign area. The proposed **wall sign** will measure 14.6 sq. ft. The proposed **projecting wall sign** will measure 3.5 sq. ft. per side for a total of 7 sq. ft. The total area of all signs will be 21.6 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 **wall sign** and the **projecting wall sign** are proposed to be mounted 8 ft. above grade, meeting the requirement of 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 and at a height of less than 15 ft. above public driveways, alleys and thoroughfares.

The proposed **wall sign** will be constructed of Black Sintra with Sintra painted Metallic Gold letters. Letters reading "Bozeman Watch Co." will be $\frac{3}{4}$ in. thick. The "B" logo will be located above the company name. The sign will be bolted to the building fascia. The proposed double-sided **projecting wall sign** will be constructed of Black Sintra with vinyl Metallic Gold letters. The 18 in. diameter "B" logo will be located above the $2\frac{3}{4}$ in. Black Sintra strip with letters reading "Bozeman Watch Co." The proposed sign will be mounted on a round steel tube painted black and projecting 9 in. from the wall.

Illumination: The applicant proposes to mount gooseneck lamps above the wall sign.

Ms. Bashiri noted signage is difficult to deal with on this building because it does not have a sign band. Everything meets the size requirements.

Mr. Scott Gardner with Gardner Signs described the mounting for the signs. Ms. Bashiri requested him to e-mail a copy of the cut sheets for the goosenecks.

Motion by Ms. Lekas

Seconded by Mr. Coir to approve the signage for 235 Pierce, Bozeman Watch Company.

There were no comments from the public on the motion at 7:20 p.m.

Motion carried, 4-0.

VOICE VOTE

Yeas: Lekas, Coir, Gehringer, Henke

Nays: None

Absent: Deyer, Goldman, Weisberg, Willoughby

06-32-13

HISTORIC SIGN AND DESIGN REVIEW

203 E. Maple Rd.

Jarbo

CBD Historic District

Zoning: B-4 Business Residential

Proposal: The applicant proposes to install an awning and signage on the tenant space of a one-story, two-tenant, non-contributing building in the CBD Historic District. This application was reviewed at the June 5, 2013 HDC meeting. It was postponed to allow the applicant to consider making changes to the design because there was not a consensus for approval. The applicant has reduced the height of the awning by 3.35 ft. and opened the awning sides to increase visibility.

The proposed tenant space is connected to Barbara Boz Boutique. Barbara Boz was approved for a wall sign to replace the expired temporary sign that is still in place. Barbara Boz was also approved for a projecting wall sign. In response to this proposal, Ms. Boz has stated that she is concerned that the Jarbo awning will obscure her new sign, and therefore she has not constructed and installed her new signage.

Design: The applicant proposes to install an awning over the west end tenant space. The proposed awning will measure 5 ft. h x 9 ft. 6 in. w x 2 ft. 6 in. deep. The proposed awning will be constructed of Black Sunbrella Canvas (6008), with enclosed sides, mounted on galvanized steel frames, painted Black. The proposed awning will extend from the top of the building to just above the showroom windows. The proposed awning valance will measure 9 in. h. The proposal meets the requirement of Article 1.0, Table B of the Birmingham Sign Ordinance which allows the canopy valance to be no more than 9 in. in height. The awning is proposed to be mounted 8 ft. above grade in accordance with Article 1.0, Table B of the Birmingham Sign Ordinance which states that canopies may not extend from the wall at a height of less than 8 ft. above a public right-of-way.

Signage: The applicant proposes to install an **awning sign**. The total linear building frontage is 9 ft. 6 in. permitting 9.5 sq. ft. of sign area. The proposed awning sign will measure .5 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 proposed awning sign letters will be painted, and they will read “Jarbo.”

Illumination: No illumination is proposed at this time.

Ms. Bashiri said the letters and materials meet requirements.

Mr. Coir announced these changes satisfy the concerns that he had.

Motion by Ms. Gehringer

Seconded by Mr. Coir to approve the signage for 203 E. Maple Rd., Jarbo, as presented.

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

Mr. Mark Friedman, Royal Oak Awning Co., said he tried to satisfy concerns that were voiced at the last meeting.

Chairman Henke did not think the awning fits the building. It cuts it up and doesn't accomplish cohesiveness with either the building or the block. He liked the original proposal because he thinks it separated the space better from the other two tenants.

Mr. Friedman requested postponement. Ms. Bashiri told him come back on July 17 with more than one proposal for additional board members to decide upon. Meanwhile he can put up a temporary banner.

06-33-13

MISCELLANEOUS BUSINESS AND COMMUNICATIONS

A. Staff Reports

- Administrative Approvals (none)
- Demolition Applications (none)

B. Communications

- Commissioners' Comments

Mr. Russell Dixon, a member of the Historic District Study Committee ("HDSC") and the Historical Museum Committee, advised that when the City Commission was doing their Long Range Planning, the city manager suggested that the HDSC become an ad-hoc committee rather than a standing committee.

The HDSC has been busy over the last few years with a number of programs, which Mr. Dixon described. The city manager has asked the committees who might have some input come to some agreement about how they might proceed.

At the last HDSC meeting three potential options were discussed:

- HDSC ad-hoc only;
- HDSC as is, but alter the City Code and expand the scope;
- HSC, a new committee and a parallel committee that would be made up of people who are on the HDSC which would be ad-hoc or the HSC which would be active and continue with some of the projects.

By motion, the HDSC voted at their meeting to remain as it is.

Mr. Dixon said he would be grateful if the HDC could apprise them of its preference, or another idea they might have on this matter.

In response to the chairman, Mr. Dixon said his opinion is that City Commission members were not in favor of turning the HDSC into an ad-hoc. Mr. Bruner has indicated in conversations that in his mind, the budget is not an issue.

**Motion by Ms. Gehringer
Seconded by Ms. Lekas to leave the HDSC status quo as a standing committee.**

At 7:40 p.m. there were no comments from the public on the motion.

Motion carried, 4-0.

VOICE VOTE

Yeas: Gehringer, Lekas, Coir, Henke

Nays: None

Absent: Deyer, Goldman, Weisberg, Willoughby

Chairman Henke said this item will be placed on the HDC agenda for July 17 as well so that the absent members can offer their opinions.

06-34-13

ADJOURNMENT

No further business being evident, the board motioned to adjourn at 7:41 p.m.

Sheila Bashiri
City Planner

APPROVED