

**HISTORIC DISTRICT COMMISSION
MINUTES OF AUGUST 21, 2013**
Municipal Building Commission Room
151 Martin, Birmingham, Michigan

Minutes of the regular meeting of the Historic District Commission (“HDC”) held Wednesday, August 21, 2013. Chairman John Henke called the meeting to order at 7:04 p.m.

Present: Chairman John Henke; Commission Members Mark Coir, Keith Deyer, Darlene Gehringer, Michael Willoughby; Student Representative Caroline Stacey

Absent: Commission Members Robert Goldman, Vice-Chairperson Shelli Weisberg; Alternate Commission Member Janet Lekas

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

08-41-13

**APPROVAL OF MINUTES
HDC Minutes of July 17, 2013**

**Motion by Mr. Coir
Seconded by Mr. Willoughby to approve the HDC Minutes of July 17 as submitted.**

Motion carried, 5-0.

VOICE VOTE

Yeas: Coir, Willoughby, Deyer, Gehringer, Henke

Nays: None

Absent: Goldman, Weisberg

The chairman gave petitioners the option of postponing their hearing to the next meeting because only five board members were present and any motion would need four affirmative votes to pass. Everyone wished to go forward this evening.

08-42-13

**HISTORIC SIGN REVIEW
138 W. Maple Rd.
Lark & Co.
Historic Blakeslee Building**

CBD Historic District

Zoning: B-4 Business Residential

Proposal: The applicant proposes install a new sign and paint the building and the sign band. The building is a one-story, single tenant, contributing building in the CBD Historic District. The applicant proposes to paint the pink trim Well-Bred Brown (SW 7027) to match the existing color. The applicant also proposes to paint the sign band Golden Rule (SW 6383).

Signage: The applicant proposes to install a name letter sign. The total linear building frontage is 23 ft., permitting 23 sq. ft. of sign area. The proposed name letter sign will measure 14.5 sq. ft. in accordance with Article 1.0, section 1.04 (B) of the Birmingham Sign Ordinance, Combined Sign Area which 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. for each linear foot of principal building frontage.

The wall sign is proposed to be mounted over 8 ft. above grade, meeting the requirement of Article 1.0, Table B of the Birmingham Sign Ordinance which 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. above a public sidewalk.

The proposed sign letters will be constructed of Rusted Steel. Letters reading "Lark & Co." will be 2 ½ in. thick and 19 in. in height. The proposed sign will be mounted to the wall with 3 in. studs with a ½ in. stand-off.

Illumination: The applicant will use the existing gooseneck lamps.

Ms. Bashiri advised that commission members are familiar with this location as Oliver's Trendz. They are toning down quite a bit and getting ready to re-brand as Lark & Co.

Mr. David Zawicki, the owner of Lark & Co., described the sign design. The Golden Rule color will wrap the corner of the sign band on the alley side.

**Motion by Mr. Willoughby
Seconded by Ms. Gehringer to support the petition for 138 W. Maple Rd.,
Lark & Co. as presented.**

There were no comments on the motion from members of the public at 7:08 p.m.

Motion carried, 5-0.

VOICE VOTE

Yeas: Willoughby, Gehringer, Coir, Deyer, Henke
Nays: None
Absent: Goldman, Weisberg

08-43-13

HISTORIC SIGN AND DESIGN REVIEW
250 E. Merrill
Rojo Mexican Bistro
CBD Historic District

Zoning: B-4 Business-Residential

Proposal: The applicant proposes to renovate the tenant space front elevation of a two-story, multi-tenant, non-contributing building in the CBD Historic District. The tenant space was formerly occupied by Max and Erma's. The applicant proposes to replace the existing doors and windows, and install new awnings, new decorative metal panels, and a new raised deck for outdoor dining. The applicant also proposes to add signage, lighting and planters. The project requires a Special Land Use Permit (SLUP), so the applicant was reviewed at the July 24, 2013 Planning Board Meeting. The applicant will receive final review at the September 9, 2013 City Commission meeting.

The applicant is proposing to renovate the existing façade by stripping the existing wood and applying a clear coat (no stain). The applicant proposes to remove the existing storefront windows and marble base, and replace them with new wood and glass doors and windows. A new full height tripartite window system consisting of two doors with a fixed window in the center is proposed for bays one, two, and four. The new doors will open into the proposed outdoor dining area. The existing entrance doors in the third bay are proposed to be replaced with new wood entry doors. The wood on the proposed doors and windows will match the clear coat finish on existing wood columns. Four new convex bowed awnings are proposed to shelter the outdoor dining area of each bay.

The proposed awnings will be mounted on the brick sign band. The proposed curved front awnings will have flat tops and will measure 6 ft. h x 32 in. deep. Each of the custom designed awnings will be constructed of rust canvas with a red accent band. The applicant proposes to install concave panels of the canvas awning, with a painted decorative scroll design, between each of the convex awnings. The alternating convex and concave canvas awning will result in a slight wave shape. The underliner of the proposed awnings will also be red. The proposed awnings will be mounted 9 ft. 6 in. above grade.

Three decorative scroll metal screens that will match the proposed awnings will be located between each bay beneath the existing soffit. The proposed black

painted screens will be supported by 12 ft. h frames mounted perpendicular to the building.

The applicant proposes to install a raised wood deck in front of the fourth bay at the west end of the tenant space. The proposed deck will be permanent and the lpe wood will be stained to match the clear coat finished wood. A custom metal railing that duplicates the decorative scroll pattern is proposed to enclose the wood deck.

Outdoor Dining: The applicant is proposing outdoor seating along the front side of the restaurant on private property within the recessed area of the building. The applicant proposes to space six tables and 22 chairs in front of bays one, two and four. The proposed tables will have wood tops and black metal bases. The proposed Equipale Pigskin Restaurant Chairs will be Adobe color. A Reflections chrome finished open top trash can is proposed to be placed in the first bay of the outdoor dining area. New custom polished aluminum round planters of varying sizes will be placed in front of the entrance and each bay of the outdoor dining area. Rectangular planters of the same finish are proposed for the east and west end of the dining outdoor area. The proposed planters will have Horsetail Reeds.

Signage: The applicant proposes to install a name letter sign. The total linear building frontage is 67 ft. 4 in. permitting 67.33 sq. ft. of sign area. The proposed name letter sign will measure 5.4 sq. ft. in accordance with Article 1.0, section 1.04 (B) of the Birmingham Sign Ordinance, Combined Sign Area which mandates 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 sign is proposed to be mounted 9 ft. 8 in. above grade, meeting the requirement of Article 1.0, Table B of the Birmingham Sign Ordinance which states that 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 will be constructed of flat cut polished red aluminum letters. Letters reading "Rojo" will be ¼ in. thick and 16 in. in height. Letters reading "Mexican Bistro" will be ¼ in. thick and 2 in. in height. The proposed sign will be pin mounted 2 in. off the awning.

Illumination: The applicant proposes to mount 32 recessed MR-16 downlights under the soffit. Four metal framed Zuo Amethyst large ceiling pendant lights are proposed to be centered on the soffit in front of each bay. The applicant proposes to install five Sign Star Style "C" fixtures. The proposed fixtures will be black, and are proposed to be mounted on the canopy above the sign. The proposed lamps will be a 50w MR16, and the extended arm fixtures will project 24 in. from the wall, directly illuminating the sign letters.

Chairman Henke explained that when the restaurant was Max & Erma's their Liquor License was shared with South. When issues came up with South, the property owner, in order to preserve the Liquor License, agreed to a Consent Order which stipulated the City Commission would review the tenants in both restaurants. Ms. Bashiri explained the Planning Board approved a recommendation to the City Commission for the SLUP along with Final Site Plan approval. However, if this board makes changes, then they have to be implemented because the building is located in a Historic District. The City Commission will have final say.

Mr. Ron Rea and Mr. Roman Bonislowski from Ron & Roman Architects were present along with Mr. Dan Linen from Rojo. Mr. Bonislowski indicated they have made minimal changes to the interior to assist with circulation. He presented a PowerPoint and explained their design. The primary thing they propose on the exterior is to replace the storefront glass with new operable doors that lead to an outdoor café underneath the existing cover of the large existing soffit. The outdoor café area will be surrounded with metal screening. It would be awkward to attempt to bump out the café more because of all the appurtenances that exist within the sidewalk. There will be no access from the sidewalk to outside dining, only from the inside. Being able to see into the restaurant will vitalize the street.

Motion by Ms. Gehringer

Seconded by Mr. Willoughby to approve Historic Sign and Design Review for 250 E. Merrill, Rojo Mexican Bistro, with the following items that must be submitted for approval:

- **Mounting details on the canopy, both concave and convex sections;**
- **Graphics detail of canvas awning;**
- **Details of metal screening of outdoor dining area;**
- **Sign mounting detail.**

There was no audience to comment on the motion at 7:58 p.m.

Motion carried, 5-0.

VOICE VOTE

Yeas: Gehringer, Willoughby, Coir, Deyer, Henke

Nays: None

Absent: Goldman, Weisberg

08-44-13

MISCELLANEOUS BUSINESS AND COMMUNICATIONS

A. Staff Reports

-- Administrative Approvals

- 188 N. Old Woodward Ave., Comerica Bank – Tear off of existing roof system and replace with two layers of Poly Iso insulation and EPOM membrane.
- 101 S. Old Woodward Ave., Lululemon Athletica – Install two non-illuminated D/F sandblasted projecting signs.

-- Demolition Applications

- 1351 Lincoln
- 848 E. Lincoln
- 1389 Pilgrim
- 1645 Holland
- 848 Smith
- 1164 Chapin
- 784 Bird
- 1691 Birmingham Blvd.
- 2369 Buckingham
- 1557 Bates
- 1421 Holland
- 1506 Fairway

B. Communications

- HDSC Structure Recommendations (postponed to a future meeting)
- Commissioner Comments (none)

08-45-13

ADJOURNMENT

No further business being evident, the board motioned to adjourn at 8 p.m.

Sheila Bashiri
City Planner