

**HISTORIC DISTRICT COMMISSION
MINUTES OF SEPTEMBER 18, 2013**
Municipal Building Commission Room
151 Martin, Birmingham, Michigan

Minutes of the regular meeting of the Historic District Commission (“HDC”) held Wednesday, September 18, 2013. Acting Chairman Keith Deyer called the meeting to order at 7:00 p.m.

Present: Commission Members Mark Coir, Keith Deyer, Darlene Gehringer, Vice-Chairperson Shelli Weisberg, Michael Willoughby; Alternate Commission Member Janet Lekas Student Representative Caroline Stacey

Absent: Chairman John Henke

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

09-46-13

**APPROVAL OF MINUTES
HDC Minutes of August 21, 2013**

**Motion by Mr. Willoughby
Seconded by Mr. Coir to approve the HDC Minutes of August 21 as submitted.**

Motion carried, 6-0.

VOICE VOTE

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

Nays: None

Absent: Henke

09-47-13

**HISTORIC SIGN AND DESIGN REVIEW
185 N. Old Woodward Ave.
Mad Hatter
CBD Historic District**

Zoning: B-4 Business Residential

Proposal: The applicant proposes to renovate the front elevation of the tenant space on a two-story, multi-tenant contributing building in the CBD Historic District. This application was reviewed at the July 17, 2013 HDC meeting. The applicant is returning with a revised design which includes a projecting canopy and signage. The current occupants of the building are the Madison Bleu Salon on the second story and the New Bangkok Thai Restaurant in the south-end tenant space. The north end tenant space was recently vacated by Quizno's and is proposed to become the Mad Hatter Café.

Though the building is a designated historic structure, much of the historic façade integrity has been lost due to previous renovations. In 2003 a Master Sign Plan was approved that allowed each of the first-story businesses to have a 2 ft. h x 10 ft. w = 20 sq. ft. medium density fiberboard sign in the designated space. The building owner has given the applicant permission to change the Master Sign Plan.

Design: The applicant was approved to remove the existing storefront window and knee-wall and replace it with new full height wood and glass bi-fold doors. The applicant now proposes to remove the existing wood siding above the tenant space and install an MDF panel with ornate cornice molding at the top. The applicant proposes to paint the panel, the storefront, the existing entrance and the new bi-fold doors Limestone Gray.

Canopy: The applicant proposes to install a new curved metal canopy above the tenant space. The canopy is proposed to be painted Lavender (B.B. 2070-50 "Enchanted") with gold accent details and trim. The proposed canopy will be open at the top and bottom. The bottom of the awning will have two alternating heights, and each portion will have a gold leafed metal tassel extending from it. The proposed canopy will be bolted to the new MDF panel on each side, but it will appear to be supported under each side with decorative metal flatstock scrollwork wall brackets, painted Lavender. The same decorative Lavender metal scrollwork will be mounted on top of the canopy, culminating in a peaked center with the gold leafed "top hat" logo enclosed in a circle.

Streetscape: The applicant proposes to install an outdoor dining area on the front elevation of the tenant space. The proposed dining area will have four tables with eight chairs. Round "Raffia" Corian table tops and black metal bases are proposed to be paired with Outdoor bentwood chairs, painted "Bentwood."

The applicant will be required to apply to the Planning Department for Site Plan Review Approval.

Signage: The applicant proposes to install a name letter sign on the front and two tag lines on the side. The total linear building frontage is 11.9 ft. permitting 11.75 sq. ft. of sign area. The proposed signs will measure 11.5 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 wall sign is proposed to be mounted over 8 ft. above grade which meets 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.

The proposed sign will be gold leafed painted metal letters. On the front, letters reading “Mad Hatter Café” will be ½ in. thick and 1 ft. in height. On the south side, letters reading “High Tea” will be in ½ in. thick and 2 in. in height. On the north side letters reading “Café” will be ½ in. thick and 2 in. in height. The “top hat” logo will replace the “A” in “Hatter”. The proposed sign will be flush mounted with bolts to the curved metal awning.

Illumination:

The applicant proposes to replace the three existing gooseneck lamps with three wall sconces with up-down lights (Progress Lighting Non-Metallic Cylinders-P5713) mounted on the MDF panel behind the canopy. The proposed fixtures will have a white finish and two 75W Par30 bulbs. Thirty-six pin spotlights (Wac-Lighting HR-LED211E, 2 in. LEDme Downlight) are proposed to be evenly spaced on the MDF overhang above the canopy and just inside above the new bi-fold doors. The proposed lights will have a white finish and 4W LEDs.

Acting Chairman Deyer announced he is surprised with this proposal that chops up the building. Mr. Willoughby was not inclined to preserve the look of the building. Secondly, he likes the design but pointed out there is quite a bit of ornamental iron on the side of the canopy that hangs down right next to the door, maybe to 4 ft. above grade. To him that is a question of public safety.

Ms. Gehringer said instead of removing the material that is on the building she would rather they add on top of it so nothing is structurally changed.

Acting Chairman Deyer thought the proposal is entirely too much for too small a space and was surprised they didn't come up with a more interesting design for the canopy. Mr. Willoughby and Ms. Lekas liked it as it draws the eye and is pleasing.

Motion by Ms. Gehringer

Seconded by Mr. Willoughby to postpone to the end of the meeting to allow Ron and Roman time to arrive and add their comments.

Motion carried, 6-0.

VOICE VOTE

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

Nays: None
Absent: Henke

Ron and Roman Architects arrived, and Mr. Roman Bonislowski recalled that last time their proposal did not conform to the Master Sign Plan of the building. So, they have provided a new design that locates the sign on the sign band and gives the storefront a presence on the existing façade. Acting Chairman Deyer pointed out the bracket at the side that comes down about 4 ft. from grade. Mr. Bonislowski agreed to eliminate or modify it if there is an issue.

He went on to say they thought the visual and the graphic associated with it is perfect for this type of enterprise, and more sophisticated than their first approach. It is essential to give that little tiny storefront an important presence on the street and show it as a very high quality operation.

In response to Mr. Gehringer's request to leave the existing slats in place, Mr. Bonislowski stated they will be constructing directly over the façade.

**Motion by Mr. Willoughby
Seconded by Mr. Coir to approve the Historic Sign And Design Review for
185 N. Old Woodward Ave., Mad Hatter, as submitted with the
understanding that the filigree that hangs below 8 ft. has to be brought to
the attention of the Building Dept. and meet the City ordinances.**

There was no discussion from the audience at 7:33 p.m.

Motion carried, 6-0.

VOICE VOTE

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

Nays: None

Absent: Henke

09-48-13

**HISTORIC SIGN AND DESIGN REVIEW
101 Willits
Darakjian Jewelers
CBD Historic District**

Zoning: B-4 Business-Residential

Proposal: The applicant proposes to install canopies and a sign. The tenant space is located in a five-story, multi-tenant, non-contributing building in the CBD Historic District.

Design: The applicant proposes to remove the faded black fabric on two existing awning frames. The applicant proposes to replace the fabric on the frame over the **storefront window on the left** with new black canvas fabric.

Over the **double-door entry on the right**, the applicant proposes to remove the existing angled awning frame and modify it to make it a square frame that will duplicate the awning mounted over the entrance of Cameron's Steakhouse. The restructured frame will be wrapped in black canvas to match the storefront window awning. The applicant proposes to add 9 in. address numbers that read "101" on the awning.

Signage: The applicant proposes to install a name letter sign. The total linear tenant space frontage is 39 ft. 6 in. permitting 39.5 sq. ft. of sign area. The proposed name letter sign will measure 6.7 sq. ft. which meets the requirement of 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. for each linear foot of principal building frontage.

The wall sign is proposed to be mounted 8 ft. 8 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 letters will be constructed of prismatic cut High Density Urethane (HDU) painted semi-gloss Black. Letters reading "Darakjian" will be 2 in. thick and 8 in. in height. The $\frac{3}{4}$ in. thick letters will be attached to the 1.25 in. thick acrylic which will be bolted to the wall. A small amount of signage on the windows is anticipated.

Illumination: The applicant proposes to illuminate the sign with white LEDs. The LEDs will be installed in the frosted acrylic behind the letters to create a halo backlighting.

The acting chairman complimented the petitioners on their very nice presentation package.

Motion by Mr. Willoughby

Seconded by Ms. Lekas to approve the proposal for 101 Willits, Darakjian Jewelers, as submitted.

There were no comments from the audience at 7:20 p.m.

Motion carried, 6-0.

VOICE VOTE

Yeas: Willoughby, Lekas, Coir, Deyer, Lekas, Weisberg
Nays: None
Absent: Henke

09-49-13

HISTORIC SIGN AND DESIGN REVIEW
210 S. Old Woodward Ave.
Home Restaurant
CBD Historic District

Zoning: B-4 Business-Residential

Proposal: The applicant proposes to renovate the tenant space of an existing restaurant. The tenant space is the former location of South Restaurant and it is located in a two-story, multi-tenant, non-contributing building in the CBD Historic District. The applicant proposes to install a new canopy and new signage, and utilize the existing outdoor café on private property. The restaurant is seeking Special Land Use Permit (SLUP) approval. The applicant received a recommendation from the Planning Board on the Final Site Plan and SLUP at their August 28, 2013 meeting, and they will also be seeking approval from the City Commission at their October 7, 2013 meeting.

Design: The applicant proposes to install an arched pediment canopy in the two-story opening over the steps leading to the entry. The proposed canopy will be constructed of galvanized sheet metal painted White. The arched face of the proposed canopy will be accented with dimensional metal birds in a patina bronze finish mounted on the top edge of the pediment. A dimensional wire nest with painted eggs in "Robin's Egg Blue" is proposed for the lower edge.

Outdoor Dining: The applicant is proposing outdoor seating on the existing covered terrace which is private property within the recessed area of the building. The outdoor café area is enclosed with a glass rail that will remain. The applicant proposes to reuse the existing twelve tables and thirty-six chairs. The tables have an aluminum base and teak tops and the chairs have aluminum frames with teak seats and backs. Seven potted plants are proposed to be placed within the outdoor dining area, three of which will be located at the front façade.

Signage: The applicant proposes to install a wall sign. The total linear building frontage is 37 ft. 6 in. permitting 37.5 sq. ft. of sign area. The proposed wall sign will measure 33 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. for each linear foot of principal building frontage.

The wall sign is proposed to be mounted 11 ft. above grade, meeting the requirement of Article 1.0, Table B of the Birmingham Sign Ordinance which 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 sign background will be constructed of a four ¼ in. thick folded aluminum panels, painted white. On each panel there will be 3 in. aluminum squares, painted Periwinkle, which will create the letters that read "Home". Letters reading "Home" and "Restaurant will be ¼ in. thick and 2 ft. in height. The letters will be mounted to the background with 2 in. stand-offs, and the background will be mounted to the building overhang. The proposed sign will be mounted below the sign band, in front of the column partially covering the patio openings, and it will project 18 in. from the wall.

In accordance with Article 1.0, section 1.05 (K) of the Birmingham Sign Ordinance, Wall Signs (General):

Multi-tenant buildings:

- Wall signs shall only be permitted on a designated first-floor sign band.

Projection:

- No wall signs shall cover wholly or partially any wall opening or architectural feature, project beyond the ends or top of the wall to which it is attached, or project above the roof surface.
- No wall signs shall project more than 9 in. measured from the wall to which it is attached to the outer surface.

The proposal did not meet this requirement; however, the most recent design locates the sign on the sign band with individually pinned off letters. Therefore, there are no further issues.

Illumination: 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. Four of the proposed fixtures will directly illuminate the sign letters. The wire nest on the proposed pediment canopy will also be back lit from above with a Sign Star style "C" fixture.

Mr. Roman Bonislowski, Ron and Roman Architects, explained this will be a reasonably sized restaurant with a banquet facility behind. The sign is staged to be simplistic and friendly and to harken back to needlepoint. Mr. Ron Rea said the mounting for the awning will be stainless cable with multiple points of securement that will hold it firmly.

Motion by Ms. Lekas

Seconded by Mr. Coir to approve the Signage for Home Restaurant at 210 S. Old Woodward Ave. as proposed; it is beautiful.

There were no comments from the audience at 7:47 p.m.

Motion carried, 6-0.

VOICE VOTE

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

Nays: None

Absent: Henke

09-50-13

MISCELLANEOUS BUSINESS AND COMMUNICATIONS

A. Staff Reports

-- Administrative Approvals (none)

-- Demolition Applications

- 584 Pilgrim
- 582 Bennaville
- 1355 Lake Park
- 899 Henrietta
- 1240 E. Lincoln

B. Communications

-- Commissioner Comments

- Ms. Gehringer spoke about the meeting she attended with respect to Greenwood Cemetery on September 10th:

Sixty + residents attended along with two city commissioners, the city manager, and Mr. Sloan. Everyone in attendance was opposed to the Agreement and wanted it to be rescinded. They did not see the need for an outside contractor to handle things the city clerk has taken care of all these years. The outcome was that someone from the City Commission that voted in favor of the Agreement needs to request that it be rescinded so they can look at it from a new perspective.

People may have objections to having a religious organization handle the Cemetery records. Also, some people mentioned they did not feel it was proper for the person the City contracted to write the Request for Proposal, and further that the organization he is affiliated with is the only organization that bid on the Proposal. If no one on the Commission votes to rescind the motion in favor of

the Agreement, Ms. Gehringer thought perhaps the Ethics Board should look at it. She hopes in the end everyone's concerns will be addressed and the majority of people will be happy with the outcome.

- Ms. Bashiri advised that Mr. Goldman has decided not to re-apply for the HDC at this time. Further, this is Ms. Lekas' last meeting. On October 2 there will be a new member of the HDC and DRB, Natalia Dukas. Ms. Dukas came to the microphone and announced she is very excited to be joining the boards.

09-51-13

ADJOURNMENT

No further business being evident, the board motioned to adjourn at 7:58 p.m.

Sheila Bashiri
City Planner

APPROVED