

**HISTORIC DISTRICT COMMISSION
MINUTES OF DECEMBER 4, 2013**
Municipal Building Commission Room
151 Martin, Birmingham, Michigan

Minutes of the regular meeting of the Historic District Commission (“HDC”) held Wednesday, December 4, 2013. Board Member Keith Deyer called the meeting to order at 7 p.m.

Present: Acting Chairman Keith Deyer, Board Members Mark Coir, Natalia Dukas, Darlene Gehringer, Vice-Chairperson Shelli Weisberg (arrived at 7:14 p.m.), Michael Willoughby

Absent: Chairman John Henke; Student Representative Caroline Stacey

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

12-61-13

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

**Motion by Mr. Willoughby
Seconded by Ms. Dukas to approve the HDC Minutes of November 6, 2013
as presented.**

Motion carried, 5-0.

VOICE VOTE

Yeas: Willoughby, Dukas, Coir, Deyer, Gehringer

Nays: None

Absent: Henke, Weisberg

12-62-13

**HISTORIC DESIGN AND SIGN REVIEW
142 S. Old Woodward Ave.
Coqueta
CBD Historic District**

Zoning: B-4 Business Residential

Proposal: The applicant proposes to renovate the front elevation of a one-story, single tenant, non-contributing building in the CBD Historic District. The building

is the former location of Churchill's. The applicant proposes to add glass panels, a granite base, a new window and door, lighting and signage.

Design: The existing building elevation is wood framed with many small windows, and it has a corrugated panel roof overhang at the top of the building. The applicant proposes to demolish the existing elevation and replace it with Black glass panels. The proposed Black panels, manufactured by GlassKote, will be made of ¼ in. thick opaque tempered glass. The proposed glass panels will be flush mounted to the building. A 4 ft. 2 in. h parapet is proposed for the top of the elevation. The proposed building base will be constructed from ¾ in. thick Black Absolute granite slab with a polished finish placed at graduating heights to follow the slope of the street.

A large clear glass storefront window, approximately 10 ft. w x 8 ft. h, is proposed to replace the existing windows. A new etched glass door, recessed in a 3 ft. deep doorway, is proposed for the north end of the building. The building address will be located in the glass at the bottom right corner of the door. The proposed door hardware will be manufactured by Rockwood. The hardware will be a full height pull with locking mechanisms at the top and bottom. It will have a Satin Brass finish with a violet color Acqua Series leather wrapping made by Spinneybeck (color Au665).

A projecting canopy is proposed to be mounted over the storefront door. The approximately 12 in. h x 14 in. deep projection will be clad in the Black glass panels with Satin Brass trim.

Signage: The applicant proposes to install a free-standing name letter sign on top of the projecting canopy. The total linear building frontage is 17 ft. 5 in., permitting 17.4 sq. ft. of sign area. The proposed name letter sign will measure 4 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 9 ft. above grade which meets the requirement of Article 1.0, Table B of the Birmingham Sign Ordinance - 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 channel letters will be constructed of Satin finish brass faces and sides. Letters reading "Coqueta" will be 3 in. thick and 1 ft. in height. The proposed free-standing letters will be pin-mounted to the top of the canopy.

Illumination: The proposed **sign** will be halo back lit with SloanLED "V Series Plus" LED lighting system. The storefront will be illuminated by three **sconces** that are proposed to be mounted on either side of the storefront window and the

door. The proposed sconces will be "Regent" by Boyd Lighting, with a Satin Brass finish and Sherwin Williams Gala Pink (SW6579) accent paint. The proposed sconces will be 8 ¾ in. w x 42 ⅝ in. h and will be illuminated with 10w LED Rock Crystal flame tip bulbs.

The **entry** will be illuminated beneath the proposed canopy with recessed 4 in. LED downlights by Aculux (TC43LR-830-N-U) with a Black Alzak Finish.

Mr. Alex Bogaerts, Alexander V. Bogaerts & Associates, P.C., was present with Mr. Mark Abernath. The new establishment will be a high-end women's boutique. Mr. Bogaerts highlighted the elements of their proposal and displayed a materials board. They intend to re-roof prior to the tenant occupying the building.

Ms. Bashiri noticed the address is etched at the bottom of the door. Mr. Bogaerts agreed to put it higher on the glass for better visibility.

**Motion by Mr. Willoughby
Seconded by Ms. Dukas to approve the Historic Design and Sign Review for 142 S. Old Woodward Ave, Coqueta, as submitted. Ms. Bashiri will administratively approve the color and location of the address.**

No one spoke from the audience at 7:10 p.m.

Motion carried, 5-0.

VOICE VOTE

Yeas: Willoughby, Dukas, Coir, Deyer, Gehringer

Nays: None

Absent: Henke, Weisberg

Mr. Bogaerts indicated his intention to back paint the address numbers in gold and submit them to Ms. Bashiri for administrative approval.

12-63-13

MISCELLANEOUS BUSINESS AND COMMUNICATIONS

A. Staff Reports

-- Administrative Approvals

- 225 E. Maple Rd., Social -
 - Addition of three crabapple trees in wood planter boxes;
 - Removal of faux boxwood on rooftop wall;
 - Paint two exterior faces of rooftop wall;

- Hang eight wooly pockets for seasonal planting on two interior faces of rooftop wall.

-- Violation Notices (none)

-- Demolition Applications

- 1935 Cole
- 1376 Humphrey
- 1804 Derby
- 359 Harmon
- 820 Vinewood
- 1405 Pilgrim
- 1250 Birmingham Blvd.
- 543 E. Lincoln

B. Communications

-- Commissioners' Comments

-- Resolution for Historic District Study Committee ("HDSC") Future

Ms. Bashiri advised that the City Commission will discuss where the HDSC fits in with the Historic Preservation Program. Mr. Dixon and the HDSC put together a resolution to have the HDSC remain as a standing committee as it has since its inception, which reads as follows:

Resolution in Support of the HDSC as a Standing Committee

WHEREAS, on Saturday, November 9, 2013 the City Commission held a meeting including members of the Historic District Commission, the Historic District Study Committee, and the Museum Board to review whether the HDSC should be a standing or ad hoc committee; and

WHEREAS, it was determined that many of the efforts of the HDSC to provide educational and similar efforts that support historic preservation are in addition to the minimum duties established by State Law for HDSCs; and

WHEREAS, it was determined that these efforts are beneficial to the City of Birmingham; and

WHEREAS, it was determined that these efforts are NOT in conflict with State Law; and

WHEREAS, other affiliations with the HDSC such as the Museum, the Library/Museum have not been presented in sufficient detail to enable analysis;

THEREFORE BE IT RESOLVED, that the HDSC requests the City Commission immediately reaffirm the position of the HDSC as a standing committee as it has been since its inception on the 1970s.

HDC members were all in favor of the resolution as read by Ms. Bashiri.

Ms. Bashiri indicated she has talked to Nancy Thompson, Chairman of the HDSC, who indicated she will not hold HDSC meetings until the City Commission decides what it will do.

12-64-13

ADJOURNMENT

No further business being evident, the board motioned to adjourn the meeting at 7:20 p.m.

Sheila Bashiri
City Planner

APPROVED