

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

Minutes of the regular meeting of the Historic District Commission (“HDC”) held Wednesday, December 18, 2013. Board Member Keith Deyer called the meeting to order at 7 p.m.

Present: Chairman John Henke; Board Members Mark Coir, Keith Deyer, Darlene Gehringer, Vice-Chairperson Shelli Weisberg, Michael Willoughby

Absent: Commission Member Natalia Dukas; Student Representative Caroline Stacey

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

12-65-13

**APPROVAL OF MINUTES
HDC Minutes of December 4, 2013**

**Motion by Ms. Gehringer
Seconded by Ms. Weisberg to approve the HDC Minutes of December 4, 2013 as presented.**

Motion carried, 6-0.

VOICE VOTE

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

Nays: None

Absent: Dukas

12-66-13

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

Zoning: B-4 Business Residential

Proposal: The applicant is proposing to paint the front elevation of the building, and to construct an outdoor dining deck. The Mad Hatter was reviewed and approved for exterior changes and signage by the HDC at the July 17, 2013 and the September 18, 2013 meetings and it is currently under construction. The applicant is seeking to obtain a Special Land Use Permit ("SLUP") approval from the City Commission to operate an establishment with a Bistro License within the City of Birmingham in order to sell alcoholic liquors. Mad Hatter went before the Planning Board on December 11, 2013 and received a recommendation on the Final Site Plan and SLUP. They are planning to go before the City Commission in January for the Final Site Plan and SLUP and for the operation of a Bistro License. The applicant is now proposing to paint the front elevation of the building, and to construct an outdoor dining deck.

Design: The applicant was approved to install new full height wood and glass bi-fold doors, to install an MDF panel with ornate cornice molding at the top, and to paint the panel, the storefront, the existing entrance and the new bi-fold doors Limestone Gray. The applicant proposes to change the color of the paint to Universal Black (Benjamin Moore).

The canopy was approved to be painted Lavender (B.B. 2070-50 "Enchanted") with gold accent details and trim. The applicant is proposing to change the color to Universal Black as well. The gold accents will remain as approved.

Signage: Since the application for the Bistro was submitted, the applicant has slightly changed the signage proposal for the building. 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' permitting 11.75 sq. ft. of sign area. The proposed signs will measure a total of 11.5 sq. ft. In accordance with 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 over 8 ft. above grade, meeting the requirement of Article 1.0, Table B of the Birmingham Sign Ordinance that 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 will be gold leaf painted metal letters. On the front, letters reading "Mad Hatter Café" will be ½ in. thick and 1 ft. in height. Beneath the letters reading "Mad Hatter," letters reading "Tea Room" will be ½ in. thick and 2 in. in height. On the south side, letters reading "Bistro" will be ½ in. thick and 2 in. in height. On the north side letters reading "Bar" 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.

Streetscape

Outdoor Dining Deck: The applicant was previously approved for outdoor dining area on the front elevation of the tenant space. Instead of the approved seating, the applicant is now proposing outdoor seating on an elevated street dining platform in front of the building, along N. Old Woodward Ave., in between the crosswalks. The proposed deck will measure 16 ft. 8 in. wide x 16 ft. 9 in. deep, and will be constructed of Evergreen Envision Synthetic Wood Decking in "Grey Wood." The outdoor café area is proposed to be enclosed with a 3 ft. high black metal railing.

A 5 ft. pedestrian pathway has been provided between the platform and the building in accordance with Section 4.44 of the City of Birmingham Zoning Ordinance - Outdoor Dining Standards. ***However, the applicant must obtain a variance from the Board of Zoning Appeals in order to permit the platform to extend in front of the neighboring storefront.***

The proposed dining area will have eleven tables with twenty-two chairs. Rectangle dark grey "Medea" Corian table tops and black metal bases are proposed to be paired with Outdoor bentwood chairs, painted White. The applicant also proposes three umbrellas in the dining area. The proposed umbrellas will be Santa Barbara, 7 ft. hexagons with Teak Wood frames. The fabric will be Sunbrella "Natural" with Sunbrella "Black" straight valances.

The applicant has provided a trash receptacle within the outdoor dining area in accordance with Article 4, Section 4.42, OD-01 of the City of Birmingham Zoning Ordinance.

The applicant will be required to enter into a license agreement with the City for use of the public right-of-way, and to provide the required insurance. Liquor liability insurance will also be required for the service of liquor in the right-of-way, as well as an outdoor dining permit.

Mr. Roman Bonaslowski, Ron and Roman Architects, explained they have developed a dining deck that is the width of their space and, because of conflict with existing crosswalks, slid it over into part of the Thai Restaurant space. The building is under one ownership and the landlord and Thai Restaurant approve of the deck. They have made the projection into the street the same as the depth of one parking space. The deck preserves an existing tree that is within the deck space. The Police and Engineering Depts. did not have an issue with this location. They have over 5 ft. clear right-of-way.

Ms. Gehringer received confirmation that the applicant is not removing any boards from the building itself. Mr. Deyer established that everything underneath is trashed.

Motion by Mr. Coir

Seconded by Ms. Weisberg to approve the Historic Design and Sign Review Application for 185 N. Old Woodward Ave., Mad Hatter.

There was no discussion from the public at 7:14 p.m.

Motion carried, 6-0.

VOICE VOTE

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

Nays: None

Absent: Dukas

12-63-13

MISCELLANEOUS BUSINESS AND COMMUNICATIONS

A. Staff Reports

-- Administrative Approvals (none)

-- Violation Notices (none)

-- Demolition Applications

➤ 1228 Washington Blvd.

B. Communications

-- Commissioners' Comments

Ms. Bashiri advised that the City Commission plans to discuss where the HDSC fits in with the Historic Preservation Program. The HDSC will not hold meetings until that determination has been made.

12-64-13

ADJOURNMENT

No further business being evident, the board motioned to adjourn the meeting at 7:15 p.m.

Sheila Bashiri
City Planner