

AGENDA
BIRMINGHAM HISTORIC DISTRICT COMMISSION
MUNICIPAL BUILDING-COMMISSION ROOM-151 MARTIN STREET
WEDNESDAY – September 3, 2014
*******7:00 PM*******

- 1) **Roll Call**
- 2) **Approval of the HDC Minutes of August 6, 2014**
- 3) **Sign Review**
[217 S. Old Woodward – Fleur Detroit](#)
- 4) **Historic Design Review**
- 5) **Historic Design and Sign Review**
- 6) **Short Term Projects**
- 7) **Miscellaneous Business and Communication**
 - A. Staff Reports
 - [Administrative Approvals](#)
 - Violation Notices
 - [Demolition Applications](#)
 - B. Communications
 - Commissioners Comments
- 8) **Adjournment**

Notice: Individuals requiring accommodations, such as interpreter services, for effective participation in this meeting should contact the City Clerk's Office at [\(248\) 530-1880](tel:2485301880) at least on day in advance of the public meeting.

Las personas que requieren alojamiento, tales como servicios de interpretación, la participación efectiva en esta reunión deben ponerse en contacto con la Oficina del Secretario Municipal al [\(248\) 530-1880](tel:2485301880) por lo menos el día antes de la reunión pública. (Title VI of the Civil Rights Act of 1964).

A PERSON DESIGNATED WITH THE AUTHORITY TO MAKE DECISIONS MUST BE PRESENT AT THE MEETING.

**HISTORIC DISTRICT COMMISSION
MINUTES OF AUGUST 6, 2014**
Municipal Building Commission Room
151 Martin, Birmingham, Michigan

Minutes of the regular meeting of the Historic District Commission (“HDC”) held Wednesday, August 6, 2014. Chairman John Henke called the meeting to order at 7:07 p.m.

Present: Chairman John Henke; Commission Members Mark Coir, Natalia Dukas, Darlene Gehringer, Vice-Chairperson Shelli Weisberg (arrived at 7:10 p.m.), Michael Willoughby; Student Representatives Mitch Boorstein, Cambrea Rush

Absent: Commission Member Keith Deyer

Administration: Matthew Baka, Sr. Planner
Carole Salutes, Recording Secretary

08-30-14

**APPROVAL OF MINUTES
HDC Minutes of July 16, 2014**

Motion by Mr. Coir

Seconded by Ms. Gehringer to approve the HDC Minutes of July 16, 2014 as presented.

Motion carried, 5-0.

VOICE VOTE

Yeas: Coir, Gehringer, Dukas, Henke, Willoughby

Nays: None

Absent: Deyer, Weisberg

08-31-14

FINAL HISTORIC DESIGN REVIEW

631 Bates

Infill house (postponed from May 7, 2014)

Bates St. Historic District

Zoning: R-3 Single Family

Proposal: This application was discussed regarding its feasibility at the February 19, 2014 HDC meeting. The Historic Major Jones House is located on the north half of a large lot at 607 S. Bates. The south half of the lot is vacant. A Lot Split Application for the property was reviewed and approved by the City Commission at their March 10, 2014 meeting. The 631 S. Bates address is tentative, and has not yet been approved by the City. The applicant appeared before the HDC to seek preliminary approval for the design of the new infill house on May 7, 2014 and the application was postponed. The new plans have been revised since that time to reduce the amount of brick on the structure to just the foundation and chimney. The body of the house is now comprised completely of siding. Also, additional supplemental information on the massing of the new house has been provided on a sheet that places the new home in context with other homes on the street.

Proposal: The applicant proposes to construct an infill house in the vacant lot next to 607 S. Bates. The proposed house is reminiscent of a traditional farmhouse but it will use contemporary materials.

The applicant has detailed the following points regarding the new house:

A 'farmhouse' will be an appropriate addition to Bates Street (Historic District). The simplicity of the proposed house with its use of gables and simple shapes, use of a combination of brick (foundation and chimney) and lap siding and modest color scheme will blend with its neighbors.

The houses in the Bates Street Historic District vary in size; the proposed house will be in scale with the smaller houses – an eave height of 20 ft. and overall height of 25 ft. 4 in. (as measured to the midpoint of the roof – just over 30 ft. as measured to the peak of the ridge) and a footprint of 1,142 sq. ft. The house will be 'street friendly' including a front porch.

- The first floor will have nine foot ceilings;
- The proposed home is in the style of a farmhouse; similar to homes in the area.
- The house will include a covered front porch.

Exterior:

- Brick (foundation and chimney) and lap siding;
- Combination of asphalt and metal roof;
- The trim will be simple flat stock;
- The windows will have appropriate muntins;
- Detached, single story garage (no habitable attic) at the rear of the yard.

Mr. Jeff Dawkins, the architect, was present. The chairman complimented him on the great job he has done in meeting the concerns this commission has raised with respect to the scale and materials that will be used on the infill house.

Motion by Mr. Willoughby

Seconded by Ms. Dukas to approve the Final Historic Design Review for 631 Bates as submitted.

There were no comments from the public on the motion at 7:10 p.m.

Motion carried, 5-0.

VOICE VOTE

Yeas: Coir, Gehringer, Dukas, Henke, Willoughby

Nays: None

Absent: Deyer, Weisberg

08-32-14

MISCELLANEOUS BUSINESS AND COMMUNICATIONS

A. Staff Reports

-- Administrative Approvals

- 101 N. Old Woodward Ave., Cosi Restaurant. - Requesting approval to re-skin awnings of restaurant with text printed on them.

-- Violation Notices (none)

-- Demolition Applications

- 187 Glenhurst
- 888 Chapin
- 767 Smith
- 1165 Fairfax

B. Communications

-- Commissioners' Comments

It was noted that so far there have been mixed reviews on the pergola at 220 Merrill St.

08-32-14

ADJOURNMENT

No further business being evident, the board motioned to adjourn the meeting at 7:12 p.m.

08-33-14

RECONVENE

Chairman John Henke called the meeting to order again at 8:03 p.m.

Ms. Barbara Spencer, 563 Bates, received confirmation that the infill house at 631 Bates will be real brick, as opposed to brick veneer. Additionally, with respect to the historic house 607 Bates the porch will be changed back to the original design.

08-34-14

ADJOURNMENT

No further business being evident, the board motioned to adjourn at 8:04 p.m.

Matthew Baka
Sr. Planner

MEMORANDUM

Date: August 28, 2014
To: Historic District Commission Members
From: Matthew Baka, Senior Planner
RE: Sign Review – 217 S. Old Woodward

Zoning: B-2 General Business

Existing Use: Retail

Proposal

The applicant proposes to install new name letter sign reading “Fleur Detroit” on an existing one-story building.

Signage

The total linear building frontage is 15' 5", permitting 15.41 square feet of sign area. The proposed name letter sign will measure 10" h x 7' w or 5.833 square feet. *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 square foot (1.5 square feet for addresses on Woodward Avenue) for each linear foot of principal building frontage. **The proposal meets this requirement.*** The mounting height of the sign is not indicated on the plans. *In accordance with Article 1.0, Table B of the Birmingham Sign Ordinance - Wall signs that project more than 3 inches from the building facade shall not be attached to the outer wall at a height of less than 8 feet above a public sidewalk and at a height of less than 15 feet above public alley. **It appears the proposal meets this requirement. However, the applicant must update the plans to verify the mounting height***

The name letter sign is proposed to be constructed of ¼" steel and mounted 5" off the face of the building. *In accordance with Article 1.0, section 1.05 (K) of the Birmingham Sign Ordinance, No wall signs shall project more than 9 inches measured from the wall to which it is attached to the outer surface. **The proposal meets this requirement.***

Illumination

The applicant is proposes to use the existing goose neck lamps to illuminate the sign.

Sec. 127-11. Design review standards and guidelines.

1. (a) In reviewing plans, the commission shall follow the U.S. secretary of the interior's standards for rehabilitation and guidelines for rehabilitating historic buildings as set forth in 36 C.F.R. part 67. Design review standards and guidelines that address special design characteristics of historic districts administered by the commission may be followed if they are equivalent in guidance to the secretary of interior's standards and guidelines and are established or approved by the state historic preservation office of the Michigan Historical Center.
 - (b) In reviewing plans, the commission shall also consider all of the following:
 - (1) The historic or architectural value and significance of the resource and its

relationship to the historic value of the surrounding area.

- (2) The relationship of any architectural features of the resource to the rest of the resource and to the surrounding area.
- (3) The general compatibility of the design, arrangement, texture, and materials proposed to be used.
- (4) Other factors, such as aesthetic value, that the commission finds relevant.

RECOMMENDATION

The Planning Division recommends that the Commission issue a Certificate of Approval for the historic sign review application for 217 S. Old Woodward. The work meets The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings, standard number 9, "New additions, exterior alterations, or related new construction shall not destroy historic material that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, scale, and architectural features to protect the historic integrity of the property and its environment."

WORDING FOR MOTIONS

I move that the Commission issue a Certificate of Appropriateness for _____. The work as proposed meets "The Secretary of the Interior's Standards for Rehabilitation" standard number_____.

I move that the Commission issue a Certificate of Appropriateness for _____, provided the following conditions are met: (List Conditions). "The Secretary of the Interior's Standards for Rehabilitation" standard number_____.

I move that the Commission deny the historic _____ application for _____. Because of _____ the work does not meet 'The Secretary of the Interior's Standards for Rehabilitation" standard number_____.

"THE SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION AND GUIDELINES FOR REHABILITATING HISTORIC BUILDINGS"

The U. S. secretary of the interior standards for rehabilitation are as follows:

- (1) A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
- (2) The historic character of a property shall be retained and preserved. The

removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

- (3) Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
- (4) Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
- (5) Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
- (6) Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
- (7) Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
- (8) Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
- (9) New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
- (10) New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Notice To Proceed

I move the Commission issue a Notice to Proceed for application number _____.
The work is not appropriate, however the following condition prevails: _____ and the proposed application will materially correct the condition.

Choose from one of these conditions:

- a) The resource constitutes hazard to the safety of the public or the structure's occupants.
- b) The resource is a deterrent to a major improvement program that will be of substantial benefit to the community and the applicant proposing the work has obtained all necessary planning and zoning approvals, financing, and environmental clearances.
- c) Retaining the resource will cause undue financial hardship to the owner when a governmental action, an act of God, or other events beyond the owner's control created the hardship, and all feasible alternatives to eliminate the financial hardship, which may include offering the resource for sale at its fair market value or moving the resource to a vacant site within the historic district. have been attempted and exhausted by the owner.
- d) Retaining the resource is not in the best of the majority of the community.

Sec. 126-514. Duties of Design Review Board.

The Design Review Board shall review all documents submitted pursuant to this section determining the facts given in this section.

- (1) All of the materials required by this section have been submitted for review.
- (2) All provisions of chapter 126 of this Code have been complied with.
- (3) The appearance, color, texture and materials being used will preserve property values in the immediate neighborhood and will not adversely affect any property values.
- (4) The appearance of the building exterior will not detract from the general harmony of and is compatible with other buildings already existing in the immediate neighborhood.
- (5) The appearance of the building exterior will not be garish or otherwise offensive to the sense of sight.
- (6) The appearance of the building exterior will tend to minimize or prevent discordant and unsightly properties in the city.
- (7) The total design, including but not limited to colors and materials of all walls, screens, towers, openings, windows, lighting and signs, as well as treatment to be utilized in concealing any exposed mechanical and electrical equipment, is compatible with the intent of the urban design plan or such future modifications of that plan as may be approved by the city commission.
(Code 1963, § 5.192(4))

Article 2, 2.20. Sign review

(b) Restrictions.

- (1) The Historic District Commission, Design Review Board or Planning Board may impose restrictions on the size, placement and appearance of signs in addition to those requirements set forth by this ordinance.
- (2) The Historic District Commission, Design Review Board or Planning Board shall not allow the alteration or construction of any sign which would violate the requirements of this ordinance.



Sign Ordinance Requirements – Name Letter/Wall Signs Planning Division

Property Address: 217 S. Old Woodward

Current Zoning: B-4, Business-Residential

Sign Copy: Fleur Detroit

	Required	Proposed	Review
Maximum Area	<input type="checkbox"/> Woodward – 1.5 square feet per linear foot. <input checked="" type="checkbox"/> Other – 1 square foot per linear foot 15.4' Total Linear Street Frontage	Front Sign height: 16" Sign width: 7' Total sign area: 5.833 sq. ft	Meets requirements
Maximum Height	<input checked="" type="checkbox"/> Name Letter Sign <input type="checkbox"/> Woodward – 3' <input checked="" type="checkbox"/> Other – 2' <input type="checkbox"/> Wall Sign <input type="checkbox"/> Woodward – 4' <input type="checkbox"/> Other – 3'	Front Sign height: 16"	Meets requirements
Other Sign measurements	<ul style="list-style-type: none"> Logos/design elements may be greater than 3' in height subject to approval Thickness = 9" maximum Height from grade = 8' sidewalk if over 3" thick Height from grade – 15' alley, etc. 	Front Logo height: N/A Sign Thickness: 1/4" Sign Height above grade:TBD	Meets requirements
Illumination	<input type="checkbox"/> Non-historic District <ul style="list-style-type: none"> Steady light only No exposed neon B1 Zone – 10:00pm or ½ Hour after close of Business Adj. residential – no side or rear lights <input checked="" type="checkbox"/> Historic District <ul style="list-style-type: none"> As listed above Halo backlighting Exterior light fixtures No internal illumination 	Existing Goose neck lights	Meets requirements
# Allowed	<input type="checkbox"/> Principal Wall Sign <ul style="list-style-type: none"> 1 street = 1 sign 2 streets = 2 identical sgn 3 + streets = each frontage 	One Street = One Sign One rear Sign	Meets requirements

	<ul style="list-style-type: none">• All above can not exceed maximum sign area for building <input checked="" type="checkbox"/> Wall / Name Letter Sign <ul style="list-style-type: none">• Limited by area per frontage		
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Reviewed by: Matthew Baka

Date: August 28, 2014



Administrative Approval Application Planning Division

Form will not be processed until it is completely filled out

1. Applicant

Name: Phillip Morio
Address: 1507 S. Old Telegraph
Bloomfield Hills MI, 48302
Phone Number: 248-953-3840
Fax Number: _____
Email: phillip@fleurdetroit.com

Property Owner

Name: Ted Fuller
Address: 111 S. Old Woodward
Birmingham MI, 48009
Phone Number: 248-642-0024
Fax Number: 248-642-0136
Email: _____

2. Applicant's Attorney/Contact Person

Name: Dykema
Address: 39597 Woodward Ave Suite 300
Bloomfield Hills MI, 48304
Phone Number: 248-703-0875
Fax Number: _____
Email: jdoyce@dykema.com

Name: Darin Lenhardt
Address: 1507 S. Old Telegraph
Bloomfield Hills 48302
Phone Number: _____
Fax Number: _____
Email: Darin@fleurdetroit.com

3. Project Information

Address/Location of Property: 217 South Old Woodward
Birmingham
Name of Development: _____
Parcel ID #: _____
Current Use: Retail
Area in Acres: _____
Current Zoning: Retail

Name of Historic District site is in, if any: _____
Date of HDC Approval, if any: _____
Date of Application for Preliminary Site Plan: _____
Date of Preliminary Site Plan Approval: _____
Date of Application for Final Site Plan: _____
Date of Final Site Plan Approval: _____
Date of Revised Final Site Plan Approval: _____

4. Attachments

- Warranty Deed with legal description of property
- Authorization from Owner(s) (if applicant is not owner)
- Completed Checklist
- Material Samples
- Digital Copy of plans

- Two (2) folded copies of plans including an itemized list of all changes for which administrative approval is requested, with the changes marked in color on all elevations

5. Details of the Request for Administrative Approval

approval on paint color

The undersigned states the above information is true and correct, and understands that it is the responsibility of the applicant to advise the Planning Division and / or Building Division of any additional changes to the approved site plan.

Signature of Applicant: _____

Date: 8/18/14
APPROVED

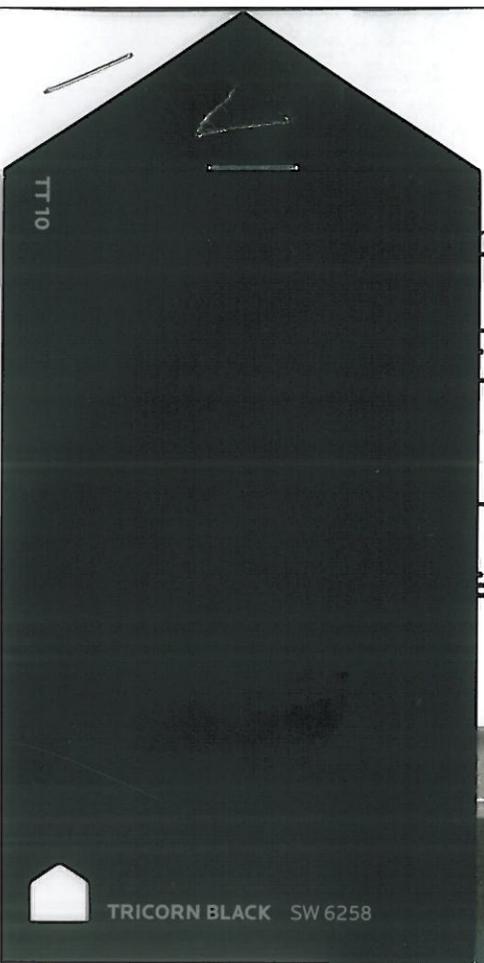
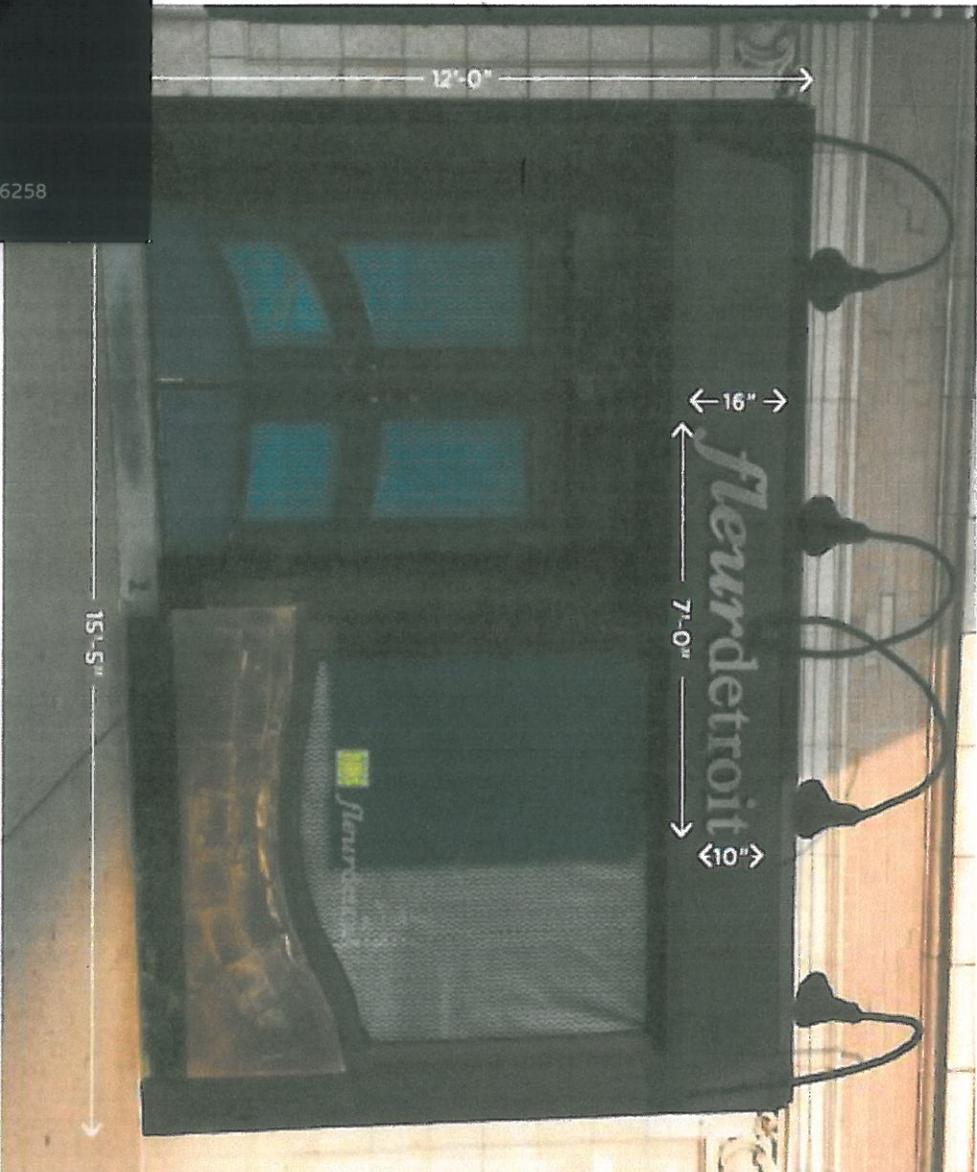
Application #: <u>14-049</u>	Office Use Only Date Received: <u>8/18/14</u>	Fee: <u>\$100</u>
Date of Approval: <u>8/27/14</u>	Date of Denial: _____	Reviewed by: <u>M. Blk</u>

PROPOSED FAÇADE:

We propose
repainting the building
in a matte black SW-
6258

Color attached

The door will be fixed
and painted as well.



TT 10