

**HISTORIC DISTRICT COMMISSION
MINUTES OF JANUARY 21, 2015**
Municipal Building Commission Room
151 Martin, Birmingham, Michigan

Minutes of the regular meeting of the Historic District Commission (“HDC”) held Wednesday, January 21, 2015. Chairman John Henke called the meeting to order at 7:04 p.m.

Present: Chairman John Henke; Board Members Mark Coir, Natalia Dukas, Michael Willoughby, Student Representative Mitch Boorstein

Absent: Board Members Keith Deyer, Vice Chairperson Shelli Weisberg; Student Representative Cambria Rush

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

The chairman cautioned petitioners that four affirmative votes are needed to pass a motion and only four board members are present this evening. Therefore he offered petitioners the option of postponing their hearing to the next meeting without penalty. Mr. Longe wished to go forward.

01-07-15

**APPROVAL OF MINUTES
HDC Minutes of January 7, 2015**

**Motion by Mr. Coir
Seconded by Mr. Willoughby to approve the HDC Minutes of January 7, 2015 as presented.**

Motion carried, 4-0,

VOICE VOTE

Yeas: Coir, Willoughby, Dukas, Henke

Nays: None

Absent: Deyer, Weisberg

01-08-15

**HISTORIC DESIGN AND SIGN REVIEW
348 E. Maple Rd.
Shift Digital
CBD Historic District**

Zoning: B-4 Business Residential

Proposal: The applicant proposes to install a name letter sign and architectural screen on a multi-story, multi-tenant, non-contributing building in the CBD Historic District.

Signage: The applicant proposes to install a name letter sign. The total linear building frontage is 120 ft., permitting 100 sq. ft. of sign area. The proposed name letter sign will measure 9 sq. ft., which is 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. (1.5 square feet for addresses on Woodward Ave.) for each linear foot of principal building frontage.

The wall sign is proposed to be mounted to the architectural screen which will be 8 ft. 8 in. above grade in compliance with 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.

Letters reading "Shift Digital" will be 3 in. thick and 12 in. in height. The shift digital logo will be positioned to the left of the text and will be 18 in. in height. The proposed sign will be thru-mounted to the proposed architectural screen.

Illumination: The applicant proposes to up-light the sign with a 6 ft. diffused LED light mounted to the screen just below the sign. In addition, the letters of the sign are proposed to be internally illuminated. However, internal illumination is not permitted in historic districts. Accordingly, the applicant has advised that they will revise the plan and halo light the letters.

Architectural Screen: The applicant is proposing to mount three sections of architectural screening along the front elevation of the office space. The two outer sections of screen are proposed to be 18 ft. 4 in. w x 4 ft. h and span one bay of the storefront. The center bay of the space is proposed to be 18 ft. 4 in. w x 8 ft. 10 in. h. The screens are proposed to be constructed of powder coated aluminum screening assembled with stainless steel plate stock, angle and bolts.

Mr. Christopher Longe was present for the petitioner.

Motion by Mr. Willoughby

Seconded by Mr. Coir to approve the Historic Design And Sign Review for 348 E. Maple Rd., Shift Digital, with the halo lit letters.

Mr. Longe explained the whole idea of the signage was to be subtle and low key. His intent was to identify where the front door is with a little signage. However, because he halo lit it, the backer had to be bigger and the sign became larger than it was intended to be. He preferred push-through letters with a black opaque face.

Amended by Mr. Willoughby

Seconded by Mr. Coir that the petitioner work with the Planning Dept. and supply a revised drawing.

Motion with amendment carried, 4-0.

There was no discussion by the public on the motion at 7:14 p.m.

VOICE VOTE

Yeas: Willoughby, Coir, Dukas, Henke

Nays: None

Absent: Deyer, Weisberg

01-10-15

MISCELLANEOUS BUSINESS AND COMMUNICATIONS

A. Staff Reports

-- Administrative Approvals

➤ 1876 Northlawn - Historic home roof being removed and replaced.

-- Violation Notices (none)

-- Demolition Applications (none)

B. Communications

-- Commissioners' Comments (none)

01-11-15

ADJOURNMENT

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

Matthew Baka
Sr. Planner