

**HISTORIC DISTRICT COMMISSION
MINUTES OF JANUARY 6, 2015**
Municipal Building Commission Room
151 Martin, Birmingham, Michigan

Minutes of the regular meeting of the Historic District Commission (“HDC”) held Wednesday, January 6, 2016. Chairman John Henke called the meeting to order at 7:03 p.m.

Present: Chairman John Henke; Commission Members Mark Coir, Keith Deyer, Natalia Dukas, Thomas Trapnell, Vice Chairperson Shelli Weisberg (arrived at 7:07 p.m.), Michael Willoughby; Student Representatives Zoe Bowers, Patrick Rogers

Absent: None

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

01-01-16

**APPROVAL OF MINUTES
HDC Minutes of August 5, 2015**

Motion by Mr. Coir

Seconded by Mr. Willoughby to approve the HDC Minutes of August 5, 2015 as presented.

Motion carried, 6-0.

VOICE VOTE

Yeas: Coir, Willoughby, Deyer, Dukas, Henke, Trapnell

Nays: None

Absent: Weisberg

01-02-16

**SIGN REVIEW
255 E. Brown
REMAX Realtors
CBD Historic District**

Ms. Weisberg arrived at this time.

Zoning: B-4 Business Residential

Proposal: Mr. Baka provided details. The applicant proposes to install two new wall signs on a multi-tenant, four-story building on E. Brown at the entrance at the southwest corner of the building.

Signage: The applicant proposes to install two wall signs on the pillars at the entrance on the south elevation of the building. The total linear building frontage is 120 ft., permitting 120 sq. ft. of sign area. The proposed wall signs will measure 7.88 sq. ft. per sign for a total of 15.75 sq. ft. of additional signage on the building.

The applicant has provided information detailing the amount of existing signage. Including the two wall signs the total signage proposed is 98.05 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 proposal meets this requirement.**

The wall sign is proposed to be mounted less than 8 ft. above grade and is proposed to be 3 in. thick. In accordance with 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 proposal meets this requirement.**

The proposed wall signs will be constructed of brushed stainless finish faces and returns. The letters are proposed to be white push-through acrylic letters with opaque faces. The letters will read "REMAX" with the word "nexus" underneath. The applicant is proposing to construct the sign with white letters and a red stripe, Proposal A. Additionally, the applicant has submitted an alternative design, Proposal B, which features white painted aluminum letters pin mounted to masonry with studs and 1/2 in. spacers.

Illumination: Proposal A adds halo backlighting to the wall signs using white LED illumination. Proposal B mounts LED lighting on the inside perimeter of the cabinets to illuminate the signs.

Mr. Ron Rose, owner of REMAX nexus, explained the address has been relocated onto the glass panel on the front entrance door. Kerry from Spectrum Neon Co. explained how custom brackets will be constructed to hide the wires. The signs stand out 3 in. or less and are at pedestrian level.

Motion by Mr. Deyer

Seconded by Mr. Willoughby to approve Proposal B subject to submission of scale drawings for administrative approval.

Motion carried, 7-0.

VOICE VOTE

Yeas: Deyer, Willoughby, Coir, Dukas, Henke, Trapnell, Weisberg

Nays: None

Absent: None

01-03-16

HISTORIC DESIGN AND SIGN REVIEW

250 - 280 E. Merrill

Rojo and Sidecar Slider Bar

CBD Historic District

Zoning: B-4 Business Residential

Proposal: Mr. Baka advised that the applicant proposes to renovate the front elevation of a two-story, multi-tenant, non-contributing building in the CBD Historic District. The current proposal will expand the operations of Rojo restaurant by providing a direct interior connection to the new space to allow for joint use of the kitchen for the new slider bar expansion. The applicant proposes to replace the existing doors and windows, and install a new awning and new outdoor dining.

The project requires a Special Land Use Permit ("SLUP"), so the applicant was reviewed at the October 28, 2015 Planning Board meeting. The applicant will be required to obtain final approval from the City Commission.

The applicant proposes to designate the doors at 280 E. Merrill as the Sidecar restaurant entrance. This entrance will have a new 30 in. x 80 in. glazed door with side lites. Hanging from the adjacent overhang to the top of the door will be a black fabric "box" awning with logo artwork screened on its facing. 2 in. x 2 in. aluminum posts will act as awning supports at the building line. The awning will have an 18 in. valance that extends across the remainder of the façade to the point where the Rojo façade treatment begins. Between the entrance and the existing Rojo site, the applicant proposes replacing the current storefront windows with two large center doors that will open during the outdoor dining months. Additionally the applicant proposes a 1.5 ft. black fabric awning valance to hang down from the building overhang above the Nana wall.

Outdoor Dining: The applicant is proposing the addition of 5 tables and 16 chairs in the outdoor dining area. The tables are proposed to be black rectangular tables. The chairs are traditional bistro chairs with rounded backs constructed of steel. No umbrellas are proposed for the outdoor dining area.

The applicant is proposing outdoor seating along the front side of the restaurant on private property within the recessed area of the building. The outdoor dining area is proposed to maintain the required 5 ft. pedestrian pathway.

Signage: The applicant proposes to install a laser cut metal sign that will be pin mounted to the awning similar to the way that Rojo was done. The total linear building frontage is 26.6 ft. permitting 26.6 sq. ft. of sign area. The applicant has indicated that the sign will not exceed 36 in. by 104 in. in width. 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 proposal meets this requirement.**

The wall sign will be mounted over 8 ft. above grade in accordance with 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.

Illumination: The applicant is not proposing any illumination at this time.

Mr. Baka noted a new submittal was received this week. The main change from previous plans is the way the doors open. The proposal is to have two 180 degree opening doors that fold back flat to the two outside panels. In addition the applicant proposes to replace the existing door and add two sidelites. A large black fabric box awning with a pin mounted laser cut steel sign will be added. A smaller 18 in. awning will go across and meet where the Rojo awnings end.

Mr. Deyer was not in favor of signage on the awning. For years, this board has not wanted to use awnings for signage. The awning sign seems to be totally disconnected with the overall building; Chairman Henke saw it more as a canopy than an awning. He further noted the new door design provides less access to the future outside dining deck.

Mr. Dan Levin with Rojo Mexican Bistro and Sidecar explained that a couple of residents that live across the way have expressed concern about the noise when the doors are open late at night. The new door arrangement will be respectful of the people who live in the area. Further, he doesn't want patrons circulating from the bar to the outside dining area. The awning is not so much an awning as it is a box canopy. They propose to employ someone who will greet people on the street and walk them inside.

Motion by Ms. Weisberg

Seconded by Ms. Dukas to approve the Historic Design and Sign Review for 250 - 280 E. Merrill, Rojo and Sidecar Slider Bar as proposed for the two opening doors, subject to submittal of new scaled drawings, administrative approval and Planning Board review.

Motion carried, 7-0.

VOICE VOTE

Yeas: Weisberg, Dukas, Coir, Deyer, Henke, Trapnell, Willoughby

Nays: None

Absent: None

01-04-16

MISCELLANEOUS BUSINESS AND COMMUNICATIONS

A. Staff Reports

-- Administrative Approvals

- 157 W. Maple Rd, Lucy - Exterior storefront refresh. Scope of work limited to the following: Re-paint existing glazing frame to match existing; entry door frame color changed to black; new entry door hardware/accessories to align with client design standard. All signage under separate review.
- 217 Pierce - Replacement window; style-for-style; no changes.
- 166 W. Maple Rd. - Seeds marketing+design is requesting to hang a wall sign on the back of the building. This sign would be hung 8 in. above the ground in "Bates Alley" so that our clients may easily find the entrance to Seeds.
- 233 Pierce - Repair cement of existing sign face with new occupant name.
- 139 Old Woodward Ave. - Approval for installation of sign at project location. Sign to be located on sign band area of building front.
- 144 W. Maple Rd., Kirsch Lech & Associates - Exterior blade sign.
- 255 E. Brown - New roof system; will also be on CRDM system. The old system is also CRDM.
- 147 Pierce - Hanging sign located in front of the address.
- 112 S. Woodward Ave. - Install new non-illuminated 1 in. deep metal letter sign 17.50 sq. ft. located on the storefront.
- 439 W. Merrill - Replace current glass block basement windows 36 in. w x 21 in. h. Enlarge window wells. This is part of a basement renovation to lower the floor 12 in., replace a crawl space and bench footing with 12 in. CMU.

-- Violation Notices (none)

-- Demolition Applications

- 928 Clark
- 1182 Holland
- 1364 Ruffner
- 1189 Cole
- 569 Pierce
- 708 Chapin
- 390 S. Adams
- 1138 Webster
- 1015 S. Bates
- 1885 Henrietta
- 2440 Dorchester
- 1192 Smith
- 111 Baldwin
- 1731 Cole
- 1714 Cole
- 1498 Edgewood
- 1187 Smith
- 949 Chestnut
- 1124 Bird
- 656 Ruffner
- 364 Baldwin
- 1201 Pilgrim
- 592 Southlawn

B. Communications

-- Commissioners' Comments

- Ms. Dukas recalled when the commission approved the lighting for the Wells Fargo Building on Woodward Ave. it was not supposed to be like a neon purple light show as it is currently. Mr. Baka indicated he is following up.
- Mr. Deyer noted the proliferation of sandwich boards along Woodward Ave. and suggested the commission hold a discussion on that topic. Additionally, he noticed the candy shop has a flag on the building that says "Open." Mr. Baka agreed to bring that up to Code Enforcement.
- There was discussion about the house at 569 Pierce that was demolished. It was on the market for several years and the woman who finally bought it complained there was no way to add on to it and make it work.

ADJOURNMENT

No further business being evident, the commissioners motioned to adjourn the meeting at 7:38 p.m.

Matthew Baka
Sr. Planner