

**BIRMINGHAM HISTORIC DISTRICT COMMISSION**  
**MINUTES OF SEPTEMBER 7, 2016**  
Municipal Building Commission Room  
151 Martin, Birmingham, Michigan

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Minutes of the regular meeting of the Historic District Commission ("HDC") held Wednesday, September 7, 2016. Chairman John Henke called the meeting to order at 7 p.m.

**Present:** Chairman John Henke; Commission Members Mark Coir, Natalia Dukas, Thomas Trapnell, Vice-Chairperson Shelli Weisberg, Michael Willoughby

**Absent:** Commission Member Keith Deyer; Student Representative Loreal Salter-Dodson

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

**08-47-16**

**APPROVAL OF MINUTES**  
**HDC Minutes of August 3, 2016**

Chairman Henke made the following change:  
Page 2 - Replace "Kajoian" with "Kojaian."

**Motion by Mr. Willoughby**  
**Seconded by Ms. Dukas to approve the HDC Minutes of August 3, 2016 with the change.**

**Motion carried, 6-0.**

**VOICE VOTE**

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

Nays: None

Absent: Deyer

**08-48-16**

**HISTORIC DESIGN REVIEW**  
**300 Warren Ct.**  
**Ebenezer Raynale House**  
**Alterations to the existing historic home**  
**Mill Pond Historic District**

Zoning: R-2 Single-Family Residential

Background: Mr. Baka advised the applicant proposes to make modifications and additions to a contributing historic house in the Mill Pond Historic District. The home was recently purchased by new owners who are now seeking to make several changes to the interior and exterior of the home before moving in.

The two-story Greek revival house was constructed c. 1840 by Ebenezer Raynale. The home was originally constructed on the site of the present day Wabeek Building. It was moved to 359 Willits at some point and then later moved to its current location in approximately 1955.

Based on City records, it appears that there have been several extensive alterations to the home over the course of its 176 year history. Most recently, in 1984 the former owners applied to the HDDRC to make several modifications to the home which included restoring the front porch to its original configuration and construction of an addition on the rear of the house. Over the course of several meetings the application was approved with several conditions.

Proposal: The applicant proposes to make several changes to the exterior of the house. The existing asphalt roof is proposed to be removed and replaced with dimensional shingles. They would keep the standing seam metal roof on the porch to match the existing portions of metal roof that currently exist on some other areas of the house.

On the front (south) elevation of the house the applicant is proposing to remove the existing front entrance, sidelight windows and surrounding trim details and to replace them with three (3) 9/6 double hung windows installed side by side with trim details to match the rest of the house.

On the left (west) elevation of the house the applicant is proposing to construct a small in-fill addition on the second floor, lower the first-floor window below and reuse an existing window in the new portion of the second floor. Mr. Baka suggested they consider doing something there that distinguishes it from the rest of the house.

On the back (north) elevation of the house the applicant is proposing to carve out the landscaping area and construct a dry-stack retaining wall and install three (3) new basement windows that would be taller than the existing windows and be trim detailed to match the 1980's addition.

On the right (east) elevation of the house the applicant is proposing to eliminate two individual windows on the second floor and reuse them as side by side double hung windows in a more central location relative to their current location. The applicant is also proposing to eliminate one window on the first floor

towards the rear of the house and replace it with three (3) double hung windows that are proposed to be installed in a box out bay window. Towards the front of the east elevation the applicant is proposing to move an existing window closer to the front façade of the house.

**The Planning Division recommends that the Commission POSTPONE the historic design review application for 300 Warren Ct. to allow the applicant time to revise the proposal to be in accordance with the Secretary of the Interior's Standards for Rehabilitation.**

At this time Chairman Henke recused himself because of prior dealings with Mr. Heller and his company. Vice-Chairperson Weisberg took over the chair.

Mr. Ben Heller, Architect, Morgan Heller Assoc., answered questions from commission members. He said the entire footprint of the house is existing but it is pretty clear that a substantial part of the house is new.

At the back of the house the ravine drops way down and they propose to excavate and construct an egress in case of a fire as well as create some additional light. On the side they propose to add a small addition over the flat roof but hold it back so that it cannot be seen from the front elevation and so that it doesn't disrupt the original historical gable.

Mr. Heller said his client wants the existing front entrance, sidelight windows and surrounding trim details removed because the door would be in the corner of the dining room. However, commission members told him that they cannot support removing the door and windows because the entrance is original and cannot be altered. Mr. Heller then asked to amend his request to remove the door which would leave the front like it is; remove the windows in the front; amend moving the window in the dining room.

Samples of the asphalt shingles and the stain were passed around.

**Motion by Mr. Coir**

**Seconded by Mr. Willoughby to approve the Historic Design Review for 300 Warren Ct., Ebenezer Raynale House, pending further designs which will be coming forward, a preliminary plan that would preclude the applicant from removing the historic front door and side window, thereby altering those two features. Regarding the rest of the plan, the commission is willing to work with that in general.**

Mr. Coir explained he is asking the applicant to come back with new plans that will indicate exactly what they intend to do, not altering those two items. Mr. Baka added the concern is that the new addition must be distinctively recognizable from the rest of the house. Mr. Willoughby added it also needs to be compatible with the rest of the house.

**Amended by Mr. Willoughby and accepted, to approve everything except for the exterior sheathing of the second-floor addition.**

**Amended by Ms. Dukas and accepted, to approve the new asphalt roofing and the stain.**

Ms. Dukas explained the items that the commission would be basically approving are the egress window, movement of windows in the kitchen and in the back, the stain, and the new asphalt roofing. Then the applicant needs to come back next month for approval of the exterior treatment of the addition. This will enable them to get started with construction.

There was no discussion from the public.

**Motion carried, 5-0.**

VOICE VOTE

Yeas: Coir, Willoughby, Dukas, Trapnell, Weisberg

Nays: None

Recused: Henke

Absent: Deyer

**08-49-16**

#### **HISTORIC SIGN/DESIGN REVIEW**

**215 N. Old Woodward Ave.**

**Bateel**

**CBD Historic District**

Zoning: B-4 Business Residential

Design: Mr. Baka highlighted the request. The Historic Resource located at the above address is made up of two buildings, the Schlaak Building and the Huston 1916 Building. The applicant is proposing to renovate the facade of the south tenant space of the Huston Building that was most recently occupied by Sweet Thing. They propose to remove the existing storefront windows, headers, leaded transom windows and trim base below the windows, as well as the existing door.

The proposal calls for larger windows on the front of the space and side elevation where the recess is for the entrance. The windows would extend from the course of bricks at ground level up through the area where the transom window currently exists. The current wood door is proposed to be replaced with an all glass and bronze door. The leaded glass transom window above the door is proposed to be replaced with a single-pane clear glass window.

Signage: The applicant proposes to install a wall sign in the existing sign band. The wall sign is proposed to be constructed of bronze and will measure 1 ft. 8 in. x 4 ft. 4 in. The lettering is proposed to be routed out of the bronze panel and backed with white glass. The total linear frontage of the storefront space is 16 ft. 3.5 in. permitting 16.33 sq. ft. of sign area. The total area of all the signage proposed is 7.22 sq. ft. which is 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. (1.5 sq. ft. feet for addresses on Woodward Ave.) for each linear foot of principal building frontage.

The submitted plans indicate a mounting height of at least 11 ft. for the wall sign, which is in accordance 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 and at a height of less than 15 ft. above public driveways, alleys and thoroughfares.

Illumination: The applicant is proposing to internally illuminate the wall sign. The type of light source is not indicated on the plans. However, internally illuminated signs are not permitted in the Historic District. All illumination in the Historic District must be halo type backlighting or architecturally compatible exterior light fixtures.

**Based on the plans submitted, the Planning Division does not feel that this proposal is in accordance with the Secretary of the Interior's standards for rehabilitation and guidelines for rehabilitating historic buildings. The proposal to remove the header and transom windows is incongruent with the rest of the building. Also, based on the recommendations contained in ITS #26 Entrance Treatments, the elements of an entranceway such as doors, transoms, or sidelights should always be preserved whenever possible. The proposal to eliminate the header and transom windows would fundamentally alter the character of the storefront.**

Chairman Henke and commission members agreed the applicant cannot take out leaded glass transom windows, moldings and brick that were there since the building was erected.

Ms. Nicole Kammo, Nicole Kammo Design, received confirmation that she could upgrade the front window to clear storefront tempered glass as long it achieves the same look as original. The facade can be re-painted. Ms. Kammo explained their overall intent was to create more of an open feel for the pedestrian. She noted that Bateel sells a variety of gourmet dates.

**Motion by Mr. Coir**

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**Seconded by Ms. Weisberg to deny the Historic Sign/Design Review for 215 N. Old Woodward Ave., Bateel.**

**Motion carried, 6-0.**

VOICE VOTE

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

Nays: None

Absent: Deyer

**08-50-16**

**MISCELLANEOUS BUSINESS AND COMMUNICATIONS**

**A. Staff Reports**

-- Administrative Approvals (none)

-- Violation Notices (none)

-- Demolition Applications

- 1298 Brookwood
- 787 Greenwood
- 2259 W. Lincoln
- 1367 Cole
- 1797 Shipman
- 1803 S. Bates
- 454 Hawthorne
- 821 Henrietta
- 1228 Webster
- 1316 Puritan

**B. Communications**

-- Commissioners' Comments (none)

**08-51-16**

**ADJOURNMENT**

No further business being evident, the commissioners motioned to adjourn the meeting at 7:57 p.m.

Matthew Baka  
Sr. Planner