

**HISTORIC DISTRICT COMMISSION
MINUTES OF OCTOBER 16, 2013**
Municipal Building Commission Room
151 Martin, Birmingham, Michigan

Minutes of the regular meeting of the Historic District Commission (“HDC”) held Wednesday, October 16, 2013. Chairman John Henke called the meeting to order at 7 p.m.

Present: Chairman John Henke; Board Members Mark Coir, Natalia Dukas, Shelli Weisberg, Michael Willoughby

Absent: Board Members Keith Deyer, Darlene Gehringer; Student Representative Caroline Stacey

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

10-52-13

**APPROVAL OF MINUTES
HDC Minutes of September 18, 2013**

Mr. Coir:
Page 9 - Change Mr. Dukas to Ms. Dukas.

**Motion by Ms. Weisberg
Seconded by Mr. Coir to approve the HDC Minutes of September 18, 2013
as corrected.**

Motion carried, 5-0.

VOICE VOTE
Yeas: Weisberg, Coir, Dukas, Henke, Willoughby
Nays: None
Absent: Deyer, Gehringer

10-53-13

**HISTORIC DESIGN REVIEW
Martha Baldwin Public Library Courtesy Review**

Mr. Doug Koschik, Director of the Baldwin Public Library, advised that they were present to talk about the possible renovation and expansion of the Library. They

will discuss the process to date, the concept, and they are seeking input from the commissioners.

Mr. Koschik began by noting the physical facility housing the Library is owned and maintained by the City of Birmingham. The Library, governed by an elected Board, is a tenant of the City and uses the City's building to carry out its services. Both the Birmingham City Commission and the Library Board are very involved in this process.

For that reason, three representatives from the Library Board were present: Messrs. Jim Suhay, Frank Pisano, and Dave Underdown, along with Commissioner Gordon Rinchler from the City Commission.

In March 2012 the City Commission and Library Board formed a Joint Library Building Committee ("JLBC") with representatives from the City Commission, the Library Board, and the Planning Board. They hired a building consultant, Mr. George Lawson, to work with them. Mr. Lawson developed a 64 page Building Program. The program called for a 22% increase in square footage for "needs," and a further increase of 10% for "wants." The program specified how much space is required for each functional area.

In early 2013 both the Library Board and the City Commission accepted the Building Program. The City then issued an RFP for phase 1 architectural services to provide overall building design alternatives based on the Lawson Building Program. Bids were received, JLBC reviewed them, and made a recommendation which the City Commission approved and that led to the hiring of Quinn Evans Associates ("QEA") as the phase 1 architects.

Mr. Jim Mundy and Ms. Ann Dilcher were present from QEA. Ms. Dilcher said QEA will take the Lawson Building Program and see how the Library can be expanded to fit the needs of that program. They are looking for a value oriented solution, looking at the functionality of the Library as their first priority, and looking for a solution that reflects community values. Also they are considering how to maintain library operations during the construction process.

One of the first things they have done is to analyze what is there in terms of preservation, the mechanical systems, and the library program. They looked at the historic main façade, the Merrill St. façade, and the park façade. Ms. Dilcher described the original Marcus Burroughs 1927 structure along with the addition done in 1960 and the Gunar Burkhardt 1981 addition. QEA has rated the three structures in terms of adaptability potential. The 1927 structure was the most flexible, followed by the 1981 and 1960 structures which were given moderate and low potential for adaptability in terms of their infrastructure and their internal configuration.

Mr. Mundy went on to describe how they moved forward to look at the design of the expansion and ways to incorporate approximately nine thousand square feet onto the site. They came up with three design approaches but decided to preserve the 1927 renovation and to replace the 1960 and 1980 buildings. Right now they are in the process of taking all the information they have and going through with more detailed estimating and evaluation.

Ms. Dukas said she understands the lobby and the entrance will be off of Merrill St. She asked if there is a possibility to have the original front doors off of Martin St., perhaps as a second entrance. Mr. Mundy replied that might be something to investigate. In response to Mr. Coir's inquiry, Mr. Mundy said they are looking at a zinc material for the roof of the new addition. The exterior will be brick and limestone that is compatible with the original Burroughs building.

Mr. Willoughby commented they meet all the ingredients of adding to a historic building.

Mr. Mundy explained the entrance off of Merrill St. is right at the property line. He thanked the commissioners for their interest.

10-54-13

MISCELLANEOUS BUSINESS AND COMMUNICATIONS

A. Staff Reports

-- Administrative Approvals

- 146 Puritan – Replace existing 6 ft. high wood fence with same.

-- Violation Notices (none)

-- Demolition Applications

- 1385 Northlawn
- 494 Pleasant
- 1407 Cole
- 1362 Humphrey
- 1832 Cole

B. Communications

-- Commissioners' Comments

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ADJOURNMENT

No further business being evident, the board motioned to adjourn the meeting at 7:35 p.m.

Sheila Bashiri
City Planner

APPROVED