

**HISTORIC DISTRICT COMMISSION
MINUTES OF FEBRUARY 19, 2014**
Municipal Building Commission Room
151 Martin, Birmingham, Michigan

Minutes of the regular meeting of the Historic District Commission (“HDC”) held Wednesday, February 19, 2013. Vice-Chairperson Shelli Weisberg called the meeting to order at 7:08 p.m.

Present: Vice-Chairperson Shelli Weisberg; Commission Members Mark Coir, Natalia Dukas, Darlene Gehringer, Michael Willoughby

Absent: Chairman John Henke; Commission Member Keith Deyer; Student Representative Caroline Stacey

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

02-05-14

**APPROVAL OF MINUTES
HDC Minutes of February 5, 2014**

Motion by Ms. Dukas

Seconded by Mr. Coir to approve the HDC Minutes of February 5, 2014 as presented.

Motion carried, 5-0.

VOICE VOTE

Yeas: Dukas, Coir, Gehringer, Weisberg, Willoughby

Nays: None

Absent: Deyer, Henke

Vice-Chairperson Weisberg offered petitioners the opportunity to postpone to the next meeting when a full board might be present, but everyone wished to go forward this evening.

02-06-14

**HISTORIC DESIGN AND SIGN REVIEW
128 S. Old Woodward Ave.
Hot Mama
CBD Historic District**

Zoning: B-4 Business-Residential

Proposal: The applicant proposes to install an awning and a name letter sign on a one-story, two-tenant building in the CBD Historic District.

Awning Design: The applicant proposes to install an awning over the windows and entry on the tenant space. The proposed awning will be 24 ft. wide x 2 ft. 10 in. high x 2 ft. deep. The multi-faceted, closed-ended awning will be constructed of poly-carbonate (shatter-proof), painted Matthews Gold Dust (opaque metallic gold). The underside of the multi-faceted awning will be made of percolation (shatter-proof) painted Red (PMS 202). The proposed awning will be mounted on aluminum framing 8 ft. 8 in. above grade.

Signage: The applicant proposes to install a name letter sign. The total linear building frontage is 26 ft. 11 in., permitting 26.9 sq. ft. of sign area. The proposed name letter sign will measure 21 sq. ft. in accordance with Article 1.0, section 1.04 (B) of the Birmingham Sign Ordinance, Combined Sign Area that states all types of signs shall not exceed 1 sq. ft. for each linear foot of principal building frontage.

The wall sign is proposed to be mounted 12 ft. 4 ¼ in. above grade. which meets the requirement of 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 proposed sign will be constructed of aluminum channel letters with painted Charcoal faces (PMS 440c) and Metallic Gold Dust returns (Matthews mp 28535). Letters reading "Hot Mama" will be 3 in. thick and 18 in. in height. The proposed sign will be mounted to the building with 1 ½ in. stand-offs.

Illumination: The proposed sign will be illuminated with white LED backlighting.

Mr. Martin Renel spoke to represent Hot Mama. He offered a brief background of the company. They have 43 stores in 15 states that sell upscale designer clothing to new mothers. This will be their fourth location in Michigan. They believe the sign and awning meet the requirements of this board because the historic features and finishes on the building have been preserved during the tenant build-out. The sign and awning will not destroy the historic materials that are characteristic to the building.

Ms. Gehringer received clarification that the Metallic Gold Dust returns on the sign will match the awning.

Motion by Ms. Gehringer

Seconded by Mr. Willoughby that the commission issue a Certificate of Approval for the Historic Design and Sign Review Application for 128 S.

Old Woodward Ave., Hot Mama. The work meets "The Secretary of the Interior's Standards for Rehabilitation" standard number 9.

There was no discussion from the audience at 7:18 p.m.

Motion carried, 5-0.

VOICE VOTE

Yeas: Gehringer, Willoughby, Coir, Dukas, Weisberg

Nays: None

Absent: Deyer, Henke

02-07-14

PRELIMINARY HISTORIC DESIGN REVIEW

607 S. Bates

Historic Major Jones House

Bates St. Historic District

Zoning: R-3 Single-Family

Proposal: 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 appears to be vacant. The applicant will be petitioning the City Commission for a lot split which will allow the applicant enough room to construct a new house on the south half of the lot. The applicant is seeking preliminary approval from the HDC regarding the proposal to move the historic house to make room for a lot split and the construction of a new home on the split lot. The Lot Split Application is scheduled to be reviewed by the City Commission at their March 10, 2014 meeting.

The Historic Major Jones House was constructed in 1865 and is believed to be one of the oldest homes in the Bates St. Historic District. The house is considered to be Queen Anne style as can be seen in several details. A 120 sq. ft. rear addition was constructed in 1961. The date of the south elevation side lean-to addition is not known. The property had a barn that was believed to have been built in 1865 with the house. The barn was demolished in 1946, and a garage was constructed in 1954 (now demolished). The house was designated historic in 1978 and the Bates St. Historic District designation came into effect in January of 1998.

The house served as a two-unit rental property for several years, and since that time it has been vacant for many years. In 2003, the owner was cited for maintenance violations, and in 2006, after making several requests to demolish the property, the owner was cited for Demolition-by-Neglect ("DXN"). The owner was required to make several repairs to upgrade the condition of the house. The house was sold, and the current owner is seeking to renovate the property.

The HDC is being asked to review the lot split proposal in regard to the concept of relocation of the historic house and the construction of the infill house. If the lot split is approved by the City Commission, the new lot will receive a new address. The applicant will return to the HDC for Historic Design Review. The applicant proposes to stabilize the historic house and construct a new foundation. The proposal also includes the demolition of an addition, the renovation of the existing building, and the construction of a rear addition. The HDC will also review the design of the new infill house.

Design: The applicant proposes to temporarily stabilize and remove the house from the existing foundation. The existing stone foundation will be removed, and a new concrete foundation will be constructed. All exposed exterior faces of the new concrete foundation are proposed to be clad in the salvaged stone from the original foundation. The existing house will then be placed on the new foundation.

The applicant proposes to take several steps to preserve the historic house.

- The applicant is seeking historic preservation window experts to remove the windows and take them off-site for reconstruction to make them more energy efficient while retaining the existing wood frames. The decorative features including the stained glass and the carved wood head trim will remain;
- The interior of the house has been gutted. The applicant proposes to stabilize the structure laterally and rebuild the interior of the house;
- The applicant proposes to add insulation to the house as needed;
- The applicant proposes lead paint mitigation as needed. The exterior colors will remain White with Dark Green shutters;
- The applicant proposes to replace the roof with new Black asphalt shingles to match the existing shingles; and
- The applicant intends to reuse or replace the existing half-round gutters and round downspouts as needed to match the existing.

West (front) Elevation

The applicant proposes to retain the historic house on the west elevation. The existing enclosed front porch will be removed to be an open porch.

South-West (side) Elevation

The applicant proposes to demolish the southwest elevation lean-to addition. The front door will be moved to what is believed to be the original location, and a new

open front porch is proposed to be constructed in place of the addition. The proposed porch will be simple, so as not to overshadow the decorative details.

East (rear) Elevation

The applicant proposes to renovate the existing one-story rear addition into a two-story addition, making the house approximately 30% larger than it currently is.

North (side) Elevation

The applicant proposes to add a two-story addition to the north elevation.

Site Changes

Other site changes include removal and relocation of the existing driveway and new landscaping for the site.

Ms. Bashiri said she had just received a historic picture of the original home from a lady who said her grandmother owned it years ago.

Mr. Jeff Dawkins, Architect, said his client bought the property and wants to find a way to restore it. Mr. Dawkins' plan is to restore the house and add modern amenities. A lot split will make that economically viable. As long as the house needs a new foundation, he proposes to move it north about five feet and clad the exposed portions of the concrete foundation with original stones from the basement. He would like to restore the parlor in the front, retain the covered porch and return the front door to where it was. Further, he proposes to re-do the additions. The house is amazingly in tact. He would like to place a low iron fence about 3 ft. from the sidewalk with hydrangea along the sidewalk and then very simple landscaping.

Mr. Willoughby advised that where there is a chance to restore the exterior to the original design, he should restore. Mr. Dawkins agreed to that. He said they will remove the windows before the house is moved and have them rebuilt off site. The original frames and glass will go back in.

Discussion considered how the addition would distinguish itself from the original house. The addition will add approximately 30% more space. Mr. Dawkins proposed cladding the addition in Hardi Panel, a panel system with exposed fasteners and space between the boards. He would move the location of the door and remove three of the windows on the north side. Ms. Gehringer thought a different foundation would delineate the addition from the original house. She didn't think the north side should be changed.

Ms. Bashiri read into the record letters from the next door neighbor and from that neighbor's attorney expressing opposition to the proposal. Also, Ms. Bashiri indicated the neighbor who brought in the historic picture was not in favor of the lot split either, because it would take away from the character of the street.

Discussion contemplated the size of the proposed addition to the historic house. Mr. Willoughby thought there are ways to keep the addition from overpowering the original house. In his view the panels on the north side which cover the historic house distinguish the addition in the wrong spot. He would be inclined to find the line where it really is and not mask it. Mr. Dawkins agreed to keeping all the windows on the north elevation in place.

Ms. Bashiri said that first of all the applicant needs to get a lot split. Mr. Dawkins replied they should receive the split lot in exchange for the historic preservation. Board members advised him to discuss his plans with the neighbors.

Motion by Mr. Willoughby

Seconded by Ms. Dukas to support the Preliminary Historic Design Review concept for 607 S. Bates, Historic Major Jones House, because the commission is most interested in restoring the original part of the house. As part of this, the commission is not opposed to the house moving 5 ft. to the north.

The vice-chairperson took comments from the audience at 8:09 p.m.

Ms. Sandra Lantto asked when the picture of the original house was taken. Ms. Bashiri answered that they have no idea.

Motion carried, 5-0.

VOICE VOTE

Yeas: Willoughby, Dukas, Coir, Gehringer, Weisberg

Nays: None

Absent: Deyer, Henke

02-08-14

MISCELLANEOUS BUSINESS AND COMMUNICATIONS

A. Staff Reports

-- Administrative Approvals (none).

-- Violation Notices (none)

-- Demolition Applications

- 1220 Smith
- 899 Woodlea

B. Communications

-- Commissioners' Comments

Mr. Coir wondered if there is a way to get the word out that pictures of historic properties are needed. A PSA line on the meeting channel and all of the papers was suggested.

02-09-14

ADJOURNMENT

No further business being evident, the board motioned to adjourn the meeting at 8:10 p.m.

Sheila Bashiri
City Planner

APPROVED