

**HISTORIC DISTRICT COMMISSION
MINUTES OF AUGUST 6, 2014**
Municipal Building Commission Room
151 Martin, Birmingham, Michigan

Minutes of the regular meeting of the Historic District Commission (“HDC”) held Wednesday, August 6, 2014. Chairman John Henke called the meeting to order at 7:07 p.m.

Present: Chairman John Henke; Commission Members Mark Coir, Natalia Dukas, Darlene Gehringer, Vice-Chairperson Shelli Weisberg (arrived at 7:10 p.m.), Michael Willoughby; Student Representatives Mitch Boorstein, Cambrea Rush

Absent: Commission Member Keith Deyer

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

08-30-14

**APPROVAL OF MINUTES
HDC Minutes of July 16, 2014**

Motion by Mr. Coir

Seconded by Ms. Gehringer to approve the HDC Minutes of July 16, 2014 as presented.

Motion carried, 5-0.

VOICE VOTE

Yeas: Coir, Gehringer, Dukas, Henke, Willoughby

Nays: None

Absent: Deyer, Weisberg

08-31-14

FINAL HISTORIC DESIGN REVIEW

631 Bates

Infill house (postponed from May 7, 2014)

Bates St. Historic District

Zoning: R-3 Single Family

Proposal: This application was discussed regarding its feasibility at the February 19, 2014 HDC meeting. 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 is vacant. A Lot Split Application for the property was reviewed and approved by the City Commission at their March 10, 2014 meeting. The 631 S. Bates address is tentative, and has not yet been approved by the City. The applicant appeared before the HDC to seek preliminary approval for the design of the new infill house on May 7, 2014 and the application was postponed. The new plans have been revised since that time to reduce the amount of brick on the structure to just the foundation and chimney. The body of the house is now comprised completely of siding. Also, additional supplemental information on the massing of the new house has been provided on a sheet that places the new home in context with other homes on the street.

Proposal: The applicant proposes to construct an infill house in the vacant lot next to 607 S. Bates. The proposed house is reminiscent of a traditional farmhouse but it will use contemporary materials.

The applicant has detailed the following points regarding the new house:

A 'farmhouse' will be an appropriate addition to Bates Street (Historic District). The simplicity of the proposed house with its use of gables and simple shapes, use of a combination of brick (foundation and chimney) and lap siding and modest color scheme will blend with its neighbors.

The houses in the Bates Street Historic District vary in size; the proposed house will be in scale with the smaller houses – an eave height of 20 ft. and overall height of 25 ft. 4 in. (as measured to the midpoint of the roof – just over 30 ft. as measured to the peak of the ridge) and a footprint of 1,142 sq. ft. The house will be 'street friendly' including a front porch.

- The first floor will have nine foot ceilings;
- The proposed home is in the style of a farmhouse; similar to homes in the area.
- The house will include a covered front porch.

Exterior:

- Brick (foundation and chimney) and lap siding;
- Combination of asphalt and metal roof;
- The trim will be simple flat stock;
- The windows will have appropriate muntins;
- Detached, single story garage (no habitable attic) at the rear of the yard.

Mr. Jeff Dawkins, the architect, was present. The chairman complimented him on the great job he has done in meeting the concerns this commission has raised with respect to the scale and materials that will be used on the infill house.

Motion by Mr. Willoughby

Seconded by Ms. Dukas to approve the Final Historic Design Review for 631 Bates as submitted.

There were no comments from the public on the motion at 7:10 p.m.

Motion carried, 5-0.

VOICE VOTE

Yeas: Coir, Gehringer, Dukas, Henke, Willoughby

Nays: None

Absent: Deyer, Weisberg

08-32-14

MISCELLANEOUS BUSINESS AND COMMUNICATIONS

A. Staff Reports

-- Administrative Approvals

- 101 N. Old Woodward Ave., Cosi Restaurant. - Requesting approval to re-skin awnings of restaurant with text printed on them.

-- Violation Notices (none)

-- Demolition Applications

- 187 Glenhurst
- 888 Chapin
- 767 Smith
- 1165 Fairfax

B. Communications

-- Commissioners' Comments

It was noted that so far there have been mixed reviews on the pergola at 220 Merrill St.

08-32-14

ADJOURNMENT

No further business being evident, the board motioned to adjourn the meeting at 7:12 p.m.

08-33-14

RECONVENE

Chairman John Henke called the meeting to order again at 8:03 p.m.

Ms. Barbara Spencer, 563 Bates, received confirmation that the infill house at 631 Bates will be real brick, as opposed to brick veneer. Additionally, with respect to the historic house 607 Bates the porch will be changed back to the original design.

08-34-14

ADJOURNMENT

No further business being evident, the board motioned to adjourn at 8:04 p.m.

Matthew Baka
Sr. Planner