

**HISTORIC DISTRICT COMMISSION
MINUTES OF DECEMBER 3, 2014**
Municipal Building Commission Room
151 Martin, Birmingham, Michigan

Minutes of the regular meeting of the Historic District Commission (“HDC”) held Wednesday, December 3, 2014. Board Member Darlene Gehringer called the meeting to order at 7:05 p.m.

Present: Acting Chairperson Darlene Gehringer; Board Members Mark Coir, Natalia Dukas, Michael Willoughby

Absent: Chairman John Henke; Board Members Keith Deyer, Vice-Chairperson Shelli Weisberg; Student Representatives Mitch Boorstein, Caroline Stacey

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

12-61-13

**APPROVAL OF MINUTES
HDC Minutes of November 6, 2013**

**Motion by Mr. Willoughby
Seconded by Ms. Dukas to approve the HDC Minutes of November 6, 2013
as presented.**

Motion carried, 4-0.

VOICE VOTE

Yeas: Willoughby, Dukas, Coir, Gehringer

Nays: None

Absent: Deyer, Henke, Weisberg

As there were only four members present and any motion would require a unanimous vote by the board, the acting chairperson offered the opportunity for the applicant to postpone. However, the applicant wished to be heard this evening.

12-41-14

**HISTORIC DESIGN REVIEW
220 Merrill**

Pergola review (applicant requested to be postponed)

Commission members stated that this would be the applicant's absolute last postponement. At the next meeting the board will make a decision one way or another on whether to take down the pergola.

12-42-14

HISTORIC DESIGN REVIEW
112 S. Old Woodward Ave.
Roasting Plant
Historic O'Neal Building
CBD Historic District

Zoning: B-4 Business Residential

Proposal: The applicant proposes to replace the existing storefront window system on the tenant space of a two-story, contributing historic building. The tenant space is the former Bigby Coffee location.

Signage: The applicant has indicated that they will apply for sign review at a later date. The signage displayed on the plans is conceptual and is not being reviewed for Ordinance compliance at this time.

Design: The applicant proposes to remove and replace the existing storefront window system and knee wall. The proposed new storefront will be constructed of clear butt-joint windows and a brushed stainless steel 1 ft. 6 in. tall knee wall. The proposal will move the location of the existing door to the left side of the storefront to maximize the interior space. The new 3 ft. door will be recessed approximately 4 ft. 6 in. and will have a 1 ft. 6 in. side lite window and transom window above.

Outdoor Dining: The applicant is proposing to install three (3) four (4) top tables to be located in front of the store during the outdoor dining season. The tables and chairs are proposed to be aluminum. The plans as submitted demonstrate that the applicant has maintained the required 5 ft. pedestrian path in the right-of-way. The applicant will be required to obtain an annual outdoor dining license from the city clerk.

Illumination: No illumination is proposed at this time.

Mr. Baka noted the existing stone knee wall is not original to the building. Ms. Elizabeth Rose, the business owner, stated that the fieldstone facade was branding material for Caribu Coffee. It would absolutely fight with her more modern brand image.

Mr. Willoughby thought that the modern storefront works well with the Historic Guidelines because it does not try to imitate the historic 1900's building. He likes it a lot.

Acting chairperson Gehringer was concerned that the 5 ft. 9 in. right-of-way clearance would not be sufficient. Mr. Baka explained the City requires 5 ft. Code Enforcement will periodically check on this during the summer. Ms. Gehringer liked the design.

Motion by Mr. Willoughby

Seconded by Mr. Coir to approve the Historic Design Review for 112 S. Old Woodward Ave., Roasting Plant, as submitted.

There were no comments from the public on the motion at 7:15 p.m.

Motion carried, 4-0.

VOICE VOTE

Yeas: Willoughby, Coir, Dukas, Gehringer

Nays: None

Absent: Deyer, Henke, Weisberg

12-43-14

MISCELLANEOUS BUSINESS AND COMMUNICATIONS

A. Staff Reports

-- Administrative Approvals

- 380 S. Bates St., The Community House - Install new epoxy roof over kitchen area and replace four HVAC units while removing generator; no drawings.
- 47705 West Rd. #B106, Windopro Investments - Replace two double-hung windows for 106 S. Woodward Ave., Suite B. Bronze Exterior Infinity from Marvin Fiberglass.
- 215 W. Maple Rd., West Elm - Replace the existing dumpster gates with two (2) new solid wood gates that will screen the dumpsters from view to meet current Ordinance standards.

-- Violation Notices (none)

-- Demolition Applications

- 1785 Webster
- 1295 Bates
- 628 Watkins
- 682 W. Frank
- 523 Southlawn
- 1053 Hazel
- 559 Southfield
- 559 W. Brown
- 1647 Shipman
- 1233 Maryland
- 1700 Maryland
- 819 Ruffner
- 1553 E. Lincoln
- 1475 Maryland
- 1722 Humphrey

The commissioners discussed demolitions and designations. Mr. Baka advised It has always been the City's policy not to force designation on people. All of the historic designations in the City were voluntary by the owners at the time. If a house within the City is designated historical it cannot be torn down.

B. Communications

-- Commissioners' Comments (none)

12-44-14

ADJOURNMENT

No further business being evident, the board motioned to adjourn the meeting at 7:25 p.m.

Matthew Baka
Sr. Planner