

**BIRMINGHAM HISTORIC DISTRICT COMMISSION**  
**MINUTES OF MARCH 1, 2017**  
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, March 1, 2017. Chairman John Henke called the meeting to order at 7:05 p.m.

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

**Absent:** Board Members Keith Deyer, Thomas Trapnell; Alternate Board Members Adam Charles, Dulce Fuller

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

**03-10-17**

**APPROVAL OF MINUTES**  
**HDC Minutes of February 15, 2017**

**Motion by Mr. Willoughby**

**Seconded by Mr. Coir to approve the HDC Minutes of February 15, 2017 as presented.**

**Motion carried, 5-0.**

VOICE VOTE

Yeas: Willoughby, Coir, Dukas, Henke, Weisberg

Nays: None

Absent: Deyer, Trapnell

**03-11-17**

**HISTORIC DESIGN REVIEW**  
**117 Willits**  
**Mitchell's Seafood**  
**CBD Historic District**

Zoning: B-4, Business-Residential, D-4, Downtown Overlay

Proposal: The applicant is proposing to add outdoor dining on the sidewalk abutting the existing restaurant storefront.

**Outdoor Dining Area:** The outdoor dining area is proposed to be located in the front of the restaurant storefront directly abutting the windows. The dining area is proposed to extend 12 ft. from the storefront and to be 43 ft. 11 in. in width. Access to the dining area will be provided by an existing doorway located at the west end of the enclosure. Eight four-top tables are proposed within the dining area. The tables are proposed to be 36 in. square aluminum with black “seaside chairs” with striped cushions. Each table is proposed to have a hexagonal umbrella in black Sunbrella fabric. Each umbrella is proposed to have the name and logo of the restaurant printed on opposing sides. In the past the Historic District Commission has generally discouraged additional lettering or signage on outdoor dining umbrellas. **The commission may wish to consider whether the proposed logo and lettering on the umbrellas is appropriate. In addition, if the Commission decides to approve the umbrellas with the lettering and logo the applicant must provide adequate information to determine compliance with the Birmingham Sign Ordinance.**

Mr. Baka indicated that he talked to Paul O'Meara, City Engineer, who requested that the commission and the applicant consider moving the enclosed dining area out towards the street to allow a 5 ft. walking path along the building. The 2016 Plan recommends that the walking path be next to the storefront. However, an existing column may require the applicant to shrink the width of their dining area in order to meet the 5 ft. clear walking path.

Mr. Joshua Brennan, General Manager of Mitchell's Fish Market, indicated they would prefer to have the patio up against the building. Otherwise it would add an additional side of railing that would add additional cost to the project. Operationally they would prefer not to deal with pedestrian traffic when servers move in and out with their trays. The commissioners noted this is done at other restaurants except when the outdoor dining is on private property.

Mr. Willoughby encouraged the applicant to take a look at getting more seats by pulling the dining area out to the curb. Other commission members agreed.

**Motion by Ms. Weisberg**

**Seconded by Mr. Coir to postpone The Historic Design Review for 117 Willits, Mitchell's Seafood, and have them come back with a plan to move the dining area out as discussed with 5 ft. clearance for the walking path. If Mr. Baka thinks that it is workable he can administratively approve it. Also, remove the lettering and logo from the umbrellas.**

**Motion carried, 5-0.**

VOICE VOTE

Yeas: Weisberg, Coir, Dukas, Henke, Willoughby

Nays: None

Absent: Deyer, Trapnell

**03-12-17**

## **MISCELLANEOUS BUSINESS AND COMMUNICATIONS**

### **A. Staff Reports**

#### -- Administrative Approvals

- 355 W. Maple Rd. - Install new front entrance doors; existing are beyond repair.
- 275 S. Old Woodward Ave., Max Brooks - Remove existing exterior glass door and aluminum frame. Then build up a masonry knee wall to match existing exterior building. Install a new 1/4 glass panel to match existing glass.
- 138 W. Maple Rd., suhm.thing - Paint existing yellow **????** with Benjamin Moore Color 2028-20 Douglas Fir. Put suhm.thing sign up that was at 122 W. Maple Rd.
- 176 S. Old Woodward Ave., 2941 Street Food - Change letters, pin mounted off wall, halo lit only. No face lighting.

#### -- Demolition Applications

- 2220 Buckingham

### **B. Communications**

#### -- Commissioners' Comments (none)

**03-13-17**

## **ADJOURNMENT**

No further business being evident, the commissioners motioned to adjourn the meeting at 7:22 p.m.

Matthew Baka  
Sr. Planner