

**BIRMINGHAM HISTORIC DISTRICT COMMISSION  
MINUTES OF JUNE 21, 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, June 21, 2017. Chairman John Henke called the meeting to order at 7 p.m.

**Present:** Chairman John Henke, Board Members Keith Deyer, Natalia Dukas, Vice Chairperson Shelli Weisberg, Michael Willoughby; Alternate Board Member Dulce Fuller

**Absent:** Board Members Mark Coir, Thomas Trapnell; Alternate Board Member Adam Charles; Student Representatives Josh Chapnick, Griffin Pfaff

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

**06-22-17**

**APPROVAL OF MINUTES  
HDC Minutes of May 3, 2017**

Approval of the minutes was postponed to the next HDC meeting because there was not a quorum of those present at the May 3 meeting.

**06-23-17**

**HISTORIC DESIGN REVIEW  
607 Bates  
Major Jones House  
Bates St. Historic District**

Zoning: R-3 Single-Family Residential

History: The house was designated historic in 1978 and the Bates St. Historic District designation came into effect in January of 1998. The house has been sold several times and reviewed by the HDC for potential renovations. However, none of those approved plans were executed, and the current owner is seeking to renovate the property with a new proposal.

Proposal: The existing two-story portion of the 1865 structure is proposed to be fully restored, with all architectural detail retained and preserved. The single-story

691 sq. ft. non-contributing rear portion of the house is proposed to be removed. A large wing addition is planned for the rear and the south elevations. Also, a recently constructed, non-contributing canopy over an existing basement door on the north side is proposed be removed.

#### *West (Front) Elevation*

The applicant proposes to retain the historic house on the west elevation. The existing enclosed front porch will be removed to allow for a wraparound porch that will connect the historic structure with the proposed addition. The proposed addition will extend out towards the south property line and feature two gable ends side by side and a cupola. The cupola exceeds the maximum height permitted. **Accordingly, the applicant must obtain approval from the Board of Zoning Appeals for the construction of the cupola. Also they will have to go before the City Commission to combine the lots again.**

#### *South-West (Side) Elevation*

Moving west to east, the south elevation will feature a row of eight 1/1 double hung windows with single transom windows above. There will then be a chimney constructed of Michigan fieldstone. To the east of the chimney is proposed another bank of windows which include two single-pane windows at ground level with two additional double-hung windows and transoms above that will match the eight windows to the west of the chimney. On the second floor of the south elevation the applicant is proposing four single-pane windows to the west of the chimney and two double windows to the east of the chimney.

#### *East (Rear) Elevation*

The applicant proposes to renovate the existing one-story rear addition into a two-story addition. The east (rear) elevation is proposed to feature extensive glazing with two sets of sliding glass doors opening out to a first floor deck. At the second story the applicant is proposing to construct a balcony space accessible from glass doors located on the second story. At the north end of the east elevation are two windows and a single man door to access the two-car attached garage.

#### *North (Side) Elevation*

The north elevation of the proposed addition will consist predominately of the entrance to the two-car garage. Above the western most garage door is a single gable end dormer. Between the garage and the historic portion of the house are two double-hung windows.

#### *Differentiation*

The new addition is proposed to be located fully behind the house, recessed 26 ft. farther away from the street. This has been done with the intent of respecting the historic resource and establishing its prominence over the addition. The eave height of the addition matches the existing house, the roof pitches match and the same roof height has been maintained. The use of cross gables attempts to

further break down the scale and relates it directly to the existing house. The new construction will be compatible with the old house in size, scale and architectural features but the new and the old will be clearly distinguished one from the other. The existing house is sided with wood clapboard lap-siding with a 3 ft. exposure and 3 1/2+ in. corner boards. The addition is proposed to have Hardiplank cement board clapboard lap-siding with a 5 in. exposure and mitered corners.

The details of the original portion of the house, such as the eaves and window headers, will be restored. The addition will have trim that matches the original in scale but without the ornamentation. The windows will be rectangular and vertically oriented but will vary in size (due to egress window requirements). The existing windows will retain their decorative sash and colored glass, the new windows will be clear glass, without mullions. The wrap-around porch unifies the old and new by defining the entrance, and it also distinguishes the addition from the old house by breaking down the scale of the addition. The porch roof is a horizontal element that contrasts with the historic facade's verticality.

The Building Dept. had the comment that the dormers on the north and south elevations are too wide. ***The applicant may have to apply to the Board of Zoning Appeals ("BZA") for a variance on the width of the dormers.*** Mr. Willoughby maintained that a dormer sits on the base of the roof and these do not, so they are gable ends.

Mr. Deyer commented that at least from the drawings the original house almost disappears. There is so much going on that he would not recognize it as a historic home and he thinks the wrap-around porch adds to the confusion.. They are adding almost two-thirds of a house to the remaining one-third. The addition seems out of scale with the historic home.

Mr. Bill Finnicum, Finnicum Brownlee Architects, the project architect, provided a three dimensional view and stated the historic resource is only 23 ft. and the new addition is 23 ft. behind it. It actually decreases the density that is allowable on that property. If they put in the roof that is allowed, it would be 38 ft. high and they are only under 26 ft. high for the entire building. The wrap-around porch doesn't enlarge the scale of the building; it cuts it down because it is a horizontal element interrupting the verticality, allowing the historic resource to come from the ground up to the ridge and dominating the composition of the building. The idea for the cupola is because his clients asked for a quiet and contemplative space.

Ms. Weisberg observed this is one of the best plans the HDC has seen for this house. However, she hates the cupola and wouldn't mind if it went away. Mr. Deyer said the view from the southwest doesn't recognize the historic home. Chairman Henke added that the concern is the new wraparound porch. The last section disguises what was the original portion of the historic house. Mr. Finnicum noted another way to put it is that it pulls and old and the new together.

Mr. Willoughby didn't know of anything that says an addition to a historic home cannot be larger than the original home. He thinks the simplicity of the detail is quite appropriate. To him the cupola on the addition isn't a problem. It is clearly more contemporary, plus he doesn't think the height is an issue. The only thing that bothers him is not restoring the front porch.

Ms. Dukas liked the design. However she is not a big fan of the cupola and would not have a problem if the roofline of the addition was higher. To her the cupola seems to take away from the roofline of the original house. Further, she is concerned that the southeast corner of original house gets lost because of the wraparound porch element.

Ms. Fuller stated this is not a beautiful historic house and she feels the new addition is appropriate.

**Motion by Mr. Willoughby**

**Seconded by Ms. Weisberg to approve the Historic Design Review for 607 Bates, Major Jones House, except that the porch is postponed for further study. The dormers (which are really not dormers but gable ends) are approved. Further, the foundation on the west facade should be stucco to distinguish it from the original stone.**

There were no comments from the public on the motion at 8 p.m.

**Motion carried, 6-0.**

VOICE VOTE

Yeas: Willoughby, Weisberg, Deyer, Dukas, Fuller, Henke

Nays: None

Absent: Coir, Trapnell

Mr. Steve Lemberg, 648 S. Bates, said he and his wife are very pleased with the plans for such a nice house. They are not opposed to the cupola.

Ms. Lee Zak, 630 Henrietta, said she and her husband also welcome the project because it looks absolutely beautiful and they don't have a problem with the cupola.

In response to Mr. Willoughby, Mr. Baka explained the cupola must go to the BZA because mid-point is above 28 ft. measuring from the eave of the cupola to the top. Mr. Finnicum added the cupola is scaled properly in relationship to the ground and the front face of it is 53 ft. back from the street. It is a contemporary element of Queen Anne homes which is appropriate.

Mr. Willoughby noted the cupola sits on the addition and because of its contemporary nature it really does distinguish from the historical portion. He thinks it reinforces the standards. The fact that it pops up above the roof is irrelevant. That is why he is in favor of it and feels this commission shouldn't impede the process with the BZA.

Mr. Deyer observed that just because something meets the Ordinance doesn't necessarily mean it would be approved by this commission. Also, if it exceeds the Ordinance, then the commission can't approve it.

Mr. Joseph Angileri, the property owner, said they are trying to maintain the integrity of the neighborhood that says a home similar to this is needed in order to fit into the context of the area. They came up with the cupola idea to separate the old from the new. It doesn't impact the scale of the neighborhood and if they had raised the roof it would literally be a dormer.

Chairman Henke said it sounds to him the cupola portion may be a scale and massing issue. Therefore he suggested the applicant do an elevation drawing that shows the relationship to the other two homes on the block. It may give the commission a better sense that this isn't as intrusive as it appears to be on a two-dimensional drawing.

**Motion by Mr. Willoughby**

**Seconded by Ms. Weisberg to recommend to the BZA that they accept the design of the cupola because it reinforces what the Secretary of Interior Standards asks to be done to historic homes when an addition is put on.**

Comments from the public on the motion were taken at 8:23 p.m.

Ms. Barbara Connolly, 648 S. Bates, said she is very much in favor of going forward with the plans for this beautiful house.

Mr. Bruce Zak, 630 Henrietta, indicated he and his wife, Lee, are totally in favor of the plans for this wonderful addition to their neighborhood.

Mr. Steve Lemberg, neighbor across the street, added he hopes the commission would have a holistic view of this because the applicant is taking something that is a mess and making it something wonderful. It will be a blessing to have that kind of house on the street.

Ms. Barbara Connolly observed it is notable that the neighbors are here pleading with the commission to support this requested design review.

**Motion carried, 4-2.**

VOICE VOTE

Yeas: Willoughby, Weisberg, Dukas, Fuller  
Nays: Deyer, Henke  
Absent: Coir, Trapnell.

**06-24-17**

**HISTORIC DESIGN REVIEW**

298 S. Old Woodward Ave.  
Boutique Hotel  
CBD Historic District

Zoning: B-4/D-4

Proposal: This non-contributing resource is located at the corner of S. Old Woodward Ave. and Brown St. The property consists of one vacant single-story commercial building and a surface parking lot. The applicant is proposing to demolish the existing structure and parking lot to replace it with a five-story boutique hotel and residential units. Because it is located in the CBD Historic District, the HDC is asked to review the design of the development and its adherence to the historical character of the other areas in the District with regard to massing, scale and design.

Design: The applicant is proposing to construct a five-story mixed-use commercial building with two levels of underground parking. Levels one through four will be a restaurant and hotel, and the fifth floor is to be residential. The development adheres to the building standards envisioned in the Downtown Birmingham 2016 Plan as it is designed with an attractive façade, is built to the property line, and has a pedestrian scale featuring coated metal canopies, extensive window glazing and tasteful streetscape landscaping.

*East (Front) Elevation*

The east elevation along S. Old Woodward Ave. is home to the hotel entrance, general entrance and the underground parking exit. The plan for the front facade shows a granite base and limestone cladding being the principal façade elements. The limestone is grey (“Madison Café” from Quarrastone); the granite base will be dark grey (“Wisp Granite” from Quarrastone); and the painted aluminum metal panels, window frames and metal screening will be Ascher Bronze. Some other features on the façade are an aluminum window system and the use of coated metal on window surrounds, coping along the roofline, and some cladding for the staircases. An interesting feature visible along the east elevation is an inset at around 22 ft. above grade with aluminum and glass skylights over the hotel lobby. The plans depict a pyramidal shape with a green roof surrounding them. The residential fifth floor is recessed and the mechanical units on the roof are screened with coated metal.

*West (Rear) Elevation*

The building materials along the west elevation are consistent with those described for the east elevation. The rear of the building will directly abut the parking lot of the adjoining property. There is one entrance for the staff on the rear accessible from the via on the north side of the property.

*South (Side) Elevation*

There will be no change in building material on the south elevation. The south elevation fronts Brown St. and the loading entry and underground parking entry are present on the western-most side of this elevation. Proper window glazing is present, and the ground level plans show another entrance to the restaurant on this side.

*North (Side) Elevation*

Lastly, the north elevation fronts a new via that will be used for the development. The via contains landscaping and will be paved with stone pavers. Building materials on this elevation again are consistent with the rest of the building. There is one centrally located entrance/exit that will be used for the wine bar.

Chairman Henke announced that because the drawings were not in the packets it presents a problem for him as he is not comfortable doing a full review without having a set of drawings that he can study for a couple of hours.

Mr. Rick Rattner, 380 N. Old Woodward Ave., hoped this would not hold the commission up tonight. The proposed hotel is a non-contributing resource that has been under scrutiny for months. Consideration will not be given to its historical significance, but rather to how it fits into the pattern of design in the area. It is located in the Downtown Overlay District which is form based. That means it is not concentrated on use. This design fits within the form of the District. He introduced Mr. Charlie Stetson with Booth Hansen Architects in Chicago, the architects for the hotel. Mr. Stetson advised the project received Community Impact Study ("CIS") and Preliminary Site Plan approval on May 24. They are on the agenda for Final Site Plan Review for July 26. He went on to give a brief PowerPoint overview of the project.

- The development adheres to the building standards as envisioned in the Downtown Plan and they have worked very hard to make it fit as part of the Historic District;
- There is a two-level below-grade parking garage containing 56 spaces. That far exceeds the required parking for the 17 residential units at the top;
- The ground floor along Old Woodward Ave. and Brown will contain retail with glass facades that will engage pedestrians;
- The main entrance opens into a pre-function room and banquet room with a series of skylights and a green roof above;
- A pedestrian scaled via cuts through the property. It serves as the entrance to a wine bar. Bollard light fixtures, ground lighting and raised planters will make it inviting;

- The mezzanine houses meeting rooms. The second, third and fourth levels contain 143 hotel rooms;
- The fifth floor steps back 10 ft. and contains residential units;
- The rooftop mechanicals are pushed back and screened with a metal panel system and will not be perceived from the street.
- Another design feature is that the corner of Brown and Old Woodward Ave. is all glass which draws attention to the corner and helps the pedestrian activity.

At this time Mr. Stetson passed around the materials board and described the materials along with where they will be used. He walked the group through the landscape plan. Exterior lighting will be minimal.

Chairman Henke reiterated he would abstain from the vote only because he wants more time to look at the drawings, This is a huge project in the City and it will have a large impact on that corner. His biggest concern is the via and how it works with the Plaza next door, and the lighting.

Mr. Willoughby talked about what he sees as some really positive things the applicant has done. This is a contemporary building that has the principals of historic architecture. All four sides are being clad the same way with noble materials. The glass is excellent in terms of energy use. The building has been stepped back. The light fixtures they have selected are top notch. He sees quality everywhere. So, he is very much in support of the project.

Ms. Weisberg said she has no problem going forward at this time. Ms. Fuller agreed and thought the hotel could use a few more suites.

**Motion by Mr. Deyer  
Seconded by Ms. Fuller to approve the Historic Design Review for 298 S.  
Old Woodward Ave., Boutique Hotel as submitted.**

There was no public at 9:30 p.m.

**Motion carried, 5-0.**

VOICE VOTE

Yeas: Deyer, Fuller, Dukus, Weisberg, Willoughby

Nays: None

Abstain: Henke

Absent: Coir, Trapnell

The commissioners listed the following questions they would like to have addressed at Final Site Plan review:

- The whole alley issue in terms of lighting identification of the door in whatever manner the architect thinks is appropriate;

- The landscaping plan in total with the selection of plantings;
- Lighting in total - where the fixtures are and what their effect is on the building;
- What happens if the City doesn't get around to redoing N. Old Woodward Ave. for a while. That wipes out the entrance for some period of time.

**06-25-17**

## **REVIEW OF PROPOSED LOCATIONS FOR PUBLIC ART**

On April 19, 2017 the Public Arts Board ("PAB") reviewed a map and list of potential sites for public art. The PAB discussed each location on the map and determined whether each one is of low, medium, or high priority.

On May 2, 2017, the Public Arts Board prioritizations were presented to the Parks and Recreation Board who formally voted to accept the map of locations and stipulated that any sculptures proposed within public parks would require their review and approval.

Staff has found that six proposed sites are located within the Mill Pond Historic District. Of the six sites, three are low priority, two are medium priority and one is high priority. The HDC must review and approve any sites the board recommends for public art installations.

Ms. Dukas felt the locations are too concentrated. Board members did not fully understand the information that was provided. Consensus was that every piece of art is situational and this matter should be postponed to a future agenda.

**06-26-17**

## **MISCELLANEOUS BUSINESS AND COMMUNICATIONS**

### **A. Staff Reports**

-- Administrative Approvals

- 101 N. Old Woodward Ave -
  - Remove existing roofing, install new EPDM rubber roof, fully adhered;
  - Remove and re-install existing skylights;
  - Replace some skylights in like kind;
  - Remove one condensing unit and re-install with new unit in like kind in same location.

- 176 S. Old Woodward Ave., Mediterranean Street Food - Installation of reverse illuminated channel letters mounted to existing masonry, front side of building.
- 148 Pierce, Lindamood Bell - Replace existing limestone band below cornice with new limestone band anchors with new stainless steel anchors to replicate the one being replaced.
- 200 Chester, Baldwin House - Replace existing fixture with LED Acorn bulb.

-- Demolition Applications

- 1597 Maryland
- 1252 Chesterfield
- 425 Bird
- 956 Westwood
- 2650 Yorkshire

**B. Communications**

- Commissioners' Comments (none)

**06-27-17**

**ADJOURNMENT**

No further business being evident, the commissioners motioned to adjourn the meeting at 9:40 p.m.

Matthew Baka  
Sr. Planner