

**BIRMINGHAM HISTORIC DISTRICT COMMISSION
MINUTES OF JULY 18, 2018**

Municipal Building Commission Room
151 Martin, Birmingham, Michigan

Minutes of the regular meeting of the Historic District Commission (“HDC”) held Wednesday, July 18, 2018. Chairman John Henke called the meeting to order at 7 p.m.

Present: Chairman John Henke; Board Members Doug Burle, Natalia Dukas, Michael Willoughby

Absent: Board Members Adam Charles, Vice-Chairman Keith Deyer, Thomas Trapnell; Alternate Board Members Kevin Filthaut, Dulce Fuller; Student representatives Grace Donati, Ava Wells

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

07-24-18

**APPROVAL OF MINUTES
HDC Minutes of May 16, 2018**

**Motion by Mr. Willoughby
Seconded by Ms. Dukas to approve the Minutes of the Historic District
Committee meeting of May 16, 2018 as presented.**

Motion carried, 4-0.

VOICE VOTE

Yeas: Willoughby, Burley, Dukas, Henke

Nays: None

Absent: Deyer, Trapnell, Charles

Chairman Henke cautioned the petitioner that four affirmative votes are needed to pass a motion. Since only four of the seven board members were in attendance, he could postpone his hearing to the next meeting when a more complete board might be present. He agreed to go forward this evening.

Further, the Chairman disclosed that he and Mr. Heller had a legal interaction with their respective clients many years ago. He offered to recuse himself, but then there would not be a quorum and Mr. Heller would have to come back in two weeks. Mr. Heller elected to continue.

07-25-18

HISTORIC DESIGN REVIEW
251 E. Merrill
Merrillwood Building
Downtown Birmingham Historic District

Zoning: B-4 Business Residential

Proposal: The applicant is proposing to renovate the entranceways to both the residential and commercial portions of the building along E. Merrill as well as the entrance to the underground parking area. The proposal also calls for new awnings above the second floor windows. However, the color of the second floor awnings was not provided.

Commercial Entrance: The applicant is proposing to demolish the existing three brick archways and canopy that characterize the current entryway. The applicant proposes to replace it with new limestone cladding. At the top of the limestone cladding the proposal calls for an E.F.I.S. entablature across the width of the limestone. A steel and glass canopy assembly is proposed with tie back supports connected to the building and new aluminum and glass door and window assembly. The applicant has not provided the color of the new window systems.

Residential Entrance: The applicant is proposing to demolish the existing rounded green canopy and remove the window and door system. The applicant proposes to replace it with limestone cladding and a flat roofed steel canopy assembly with tie back supports connected to the building above the canopy. New aluminum and glass windows and door system are proposed to be installed. The applicant has not provided the color of the new window system.

Garage Entrance: The applicant proposes to add limestone columns on each side of the entranceway and an E.F.I.S. entablature across the top of the entrance to match the commercial entrance.

Signage: No new signage is proposed at this time.

Illumination: The applicant is proposing two wall mounted light fixtures to flank the commercial entrance. The specifications for the lights have not been provided.

Mr. Ben Heller, Heller & Associates, passed around pictures of the proposal.

They are only changing the entrance to the garage, the entrance to the apartments, and the entrance to the mall. The plan is to add black canvas awnings above the second-floor windows and to group the windows in three's in

order to get a nice horizontal linear line. He proposes to let the copper awnings patina because they are going with darker window frames and a classic look. A sample of the black Sunbrella awning material was passed around.

Chairman Henke thought the changes in the design help the building a lot by pulling it together. Mr. Heller said their goal is to be classic and timeless.

The Chairman noted that in order to keep the record clean, specs are needed for the glazing and the window and door system.

Motion by Mr. Willoughby

Seconded by Mr. Burley to approve the Historic Design Review for 251 E. Merrill with the following conditions:

- 1. The applicant provide dimensioned spec sheets for the new light fixtures;**
- 2. The applicant provide the specs and color of the new window system and door glazing.**

VOICE VOTE

Yeas: Willoughby, Burley, Dukas, Henke

Nays: None

Absent: Deyer, Trapnell, Charles

Motion carried, 4-0.

07-25-18

MISCELLANEOUS BUSINESS AND COMMUNICATIONS

A. Staff Reports

-- Administrative Approvals

- 180 Pierce, The Residences at 180 Pierce -
 - o Remove existing stone and asphalt from front walk
 - o Install new granite pavers with thermal finish to extend from front door to curb and align with existing overhang
 - o New exterior doors and transom windows to be painted black
 - o New custom granite planters with drip line irrigation
 - o New hose bibb
 - o New custom sign
 - o New resident call box
 - o New resident key pad
 - o New custom rug at door
 - o New exterior sconces to replace existing
 - o Paint existing overhang
 - o New address plaque on overhang

- o New LED Halo recessed fixtures to replace existing recessed fixtures in overhang (same location)
 - 539 S. Bates, SF residence - Request approval for all items listed including the landscape plan and four changes to the original approval -
 1. Landscape Plan: At the time 539 S. Bates received administrative approval for the current design, the landscaping was deferred. The landscape plan is attached.
 2. A generator is being substituted for one of the 3 AC condensers that were indicated on the site plan.
 3. Steps to the north end of the front porch have been submitted to the HDC and not included in this administrative request.
 4. Front yard access from the screened porch will be provided by new doors in two screen bays. Currently, the screened porch has no direct access to the yard. Manufacturer is Sunspace Sunrooms vertical 4-track system, Aluminum frames, color: bronze, as originally proposed.
 5. Relocation of three windows from their original positions in the historic resource have been submitted to the HDC and not included in this administrative request.
 - 325 S. Old Woodward Ave. - 1) Mechanical screenwall; 2) Paint color for building.
 - 535 W. Merrill St.- Replacement of windows on east and west side of house using same windows as on front of house that were replaced last.
 - 556 W. Maple Rd., Museum - Replacement of existing deteriorated sign with (non-permanent) updated sign to identify museum by new name. A permanent sign to be designed and installed within six to twelve months as part of landscape design for Heritage Zone Area around Allen House as implementation of new Master Landscape Conceptual Plan over existing front lawn of Allen House.
- Demolition Applications
- 1585 Holland
 - 1055 Larchlea
 - 939 Hazel
 - 771 Davis
 - 851 S. Glenhurst

B. Communications

- Commissioners' Comments

- Chairman Henke said with respect to 607 Bates, the Major Jones House, that the siding Mr. Finnicum said was removed from the house can't be seen from the street. Mr. Baka replied they sent Code Enforcement out to check, and Templeton Building workers took him in the back and showed him a big pile of siding under a tarp.

07-26-18

ADJOURNMENT

No further business being evident, the Commissioners motioned to adjourn the meeting at 8:35 p.m.

Matthew Baka
Sr. Planner