

BIRMINGHAM HISTORIC DISTRICT COMMISSION
MINUTES OF AUGUST 3, 2016
Municipal Building Commission Room
151 Martin, Birmingham, Michigan

Minutes of the regular meeting of the Historic District Commission (“HDC”) held Wednesday, August 3, 2016. Chairman John Henke called the meeting to order at 7:05 p.m.

Present: Chairman John Henke; Commission Members Mark Coir, Natalia Dukas, Thomas Trapnell, Michael Willoughby

Absent: Commission Members Keith Deyer, Vice-Chairperson Shelli Weisberg; Student Representative Loreal Salter-Dodson

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

Chairman Henke cautioned the petitioners that there were only five of the seven board members present this evening and four affirmative votes are needed to pass a motion for approval. Therefore he offered the option to postpone to the next meeting without penalty in the hope all seven members would be present. The petitioners elected to proceed.

08-41-16

APPROVAL OF MINUTES
HDC Minutes of July 6, 2016

Motion by Mr. Coir
Seconded by Ms. Dukas to approve the HDC Minutes of July 6, 2016 as presented.

Motion carried, 5-0.

VOICE VOTE
Yeas: Coir, Dukas, Henke, Trapnell, Willoughby
Nays: None
Absent: Deyer, Weisberg

08-42-16

HISTORIC DESIGN REVIEW
277 Pierce
Former Varsity Shop

**Demolition Request
CBD Historic District**

Zoning: B-4 Business Residential

Proposal: Mr. Baka offered background. The applicant proposes to demolish a non-contributing, two-story, multi-tenant building in the CBD Historic District and replace it with a new building. According to the applicant the existing building contains asbestos, has extensive water damage and the cost to rehabilitate it is prohibitive. The applicant did not provide a plan for the proposed redevelopment of the site; however, they have stated that they would not demolish the building until they have received full site plan approval for a new building, which would include approval of the new building by the HDC.

Mr. Baka noted the relationship between historic buildings and streetscape and landscape features within a historic district or neighborhood helps to define the historic character and therefore should always be a part of the rehabilitation plans. However, as the building is not a contributing resource, the removal and replacement of the building with a new structure that maintains the current massing and scale would not deteriorate the fabric of the surrounding area.

Mr. Baka confirmed the new building must have a minimum of two stories but can be as high as five.

Mr. Tony Antone with the Kajoian Co. indicated that before they start developing their plans they want assurance they can take down the damaged building. They would not tear it down before coming to the City with specific drawings. Mr. Randy Secontine, the present building owner, expressed his full support of the plan.

Motion by Mr. Willoughby

Seconded by Mr. Coir to approve the demolition of 277 Pierce, former Varsity Shop , conditioned upon receiving approval from the Planning Board and the HDC.

There was no further comment from the public at 7:10 p.m.

Motion carried, 5-0.

VOICE VOTE

Yeas: Willoughby, Coir, Dukas, Henke, Trapnell

Nays: None

Absent: Deyer, Weisberg

HISTORIC DESIGN REVIEW

539 S. Bates

United Presbyterian Parsonage

New Addition

Bates St. Historic District

Zoning: R-3 Single-Family Residential

Proposal: Mr. Baka highlighted the request. The applicant proposes to construct an addition and a two-story garage on a contributing historic house in the Bates St. Historic District. This application was previously approved at the June 6, 2012 HDC meeting. However, the owners at that time did not follow through with the construction of the addition. There is now a new potential home owner. They would like to construct the addition and are asking for a renewed approval of the previous plan which was only good for one year.

The Victorian style, wood frame house was constructed c. 1890, and was used as the parsonage of the United Presbyterian Church. A 222 sq. ft. two-story rear addition was added to the house in 1988, without approval from the HDDRC. In 1995, it was discovered that an existing rear addition already had illegal vinyl siding on it. A small one-story screened aluminum patio addition was attached to the north elevation at some point between 1995 and 2004 without approval from the HDDRC.

In March, 2009, the owner received Administrative Approval to replace the front porch with one that mirrored the porch at 571 S. Bates, a house which is almost a duplicate of 539 S. Bates. In May 2009, the owner received permission to paint the house and in July, 2009, new landscaping was administratively approved.

Design: The applicant proposes to demolish the existing one-story north side screened aluminum addition and the two rear two-story additions. The applicant proposes to build a two-story addition on the rear of the house, a full basement below the addition and a two-story, two-car garage with an interior staircase to attic storage on the northeast corner of the site.

The previous applicant took the HDC's comments into consideration and designed an addition that compliments the historic character of the original building and creates a functional space for the owners. The two non-contributing additions are proposed to be removed, and the new proposed addition has been moved to the rear of the original historic house, and attached with a small "hyphen" to create an "L" and delineate the old from the new. The proposed addition is clearly differentiated from the existing building through materials and design, but at the same time, is compatible with the existing building in scale and massing. The roof height of the proposed addition is lower than the existing roof height.

The applicant is proposing to construct a detached one-story, two-car garage directly at the rear of the house, where it will be unobtrusive.

Mr. Michael Horowitz, the prospective purchaser of the property, clarified he wants to get the previous approval reinstated without any changes to the exterior look of the home. However, he anticipates they would have to satisfy this commission before making any modifications.

Chairman Henke disclosed that his wife was one of the two color experts that were consulted in 2009. Secondly, with respect to variances he cautioned that the Board of Zoning Appeals ("BZA") is very reluctant to grant those. Mr. Horowitz assured the changes they are seeking will not require BZA approval. He will come back with some minor changes such as eliminating the fountain, changing the size of the hyphen that delineates the old from the new, and putting the fireplace on the exterior elevation. His new architect, Mr. Bill Finnicum, will address any problems the HDC may have.

Motion by Mr. Willoughby

Seconded by Mr. Coir to approve the plan again as submitted on June 6, 2012. The board looks forward to seeing what the new thoughts are.

There were no comments from members of the public on the motion at 7:26 p.m.

Motion carried, 5-0.

VOICE VOTE

Yeas: Willoughby, Coir, Dukas, Henke, Trapnell

Nays: None

Absent: Deyer, Weisberg

08-44-16

HISTORIC DESIGN REVIEW

142 W. Maple Rd.

Allen Edmonds

CBD Historic District

Zoning: B-4 Business Residential

Design: Mr. Baka explained the applicant is proposing to renovate the facade of the Quarton Building, a contributing resource in the Central Business District Historic District, by replacing the storefront window system and door, adding new signage, and cladding a portion of the brick façade above the existing door and storefront window to install a large white glass transom panel with metal cladding and wood trim. The existing brick base below the store front and between the door and window is also proposed to be clad with metal cladding and wood trim.

The applicant has indicated that all fasteners used for the cladding of the brick façade will be done through the mortar joints to allow for the removal and restoration of the brick in the future. No changes are proposed for the upper level of the building. Material samples were passed around.

Signage: The applicant proposes to install a name letter sign and projecting sign. The name letter sign is proposed to be constructed of 12 in. high black dimensional letters pinned off of the “sign beam” which is proposed to be mounted directly above the storefront window. The total width of the name letter sign is proposed to be 9 ft. 7 in. for a total of 9.583 sq. ft. In addition, the applicant is proposing to install a projecting sign at the east end of the storefront. The lettering on the blade sign is proposed to read “Allen Edmonds.” The blade sign is proposed to be 1.5 sq. ft. per side for a total of 3 sq. ft. The total linear frontage of the storefront space is 19 ft. permitting 19 sq. ft. of sign area. The total area of all the signage proposed is 12.583 sq. ft. This is in accordance with Article 1.0, section 1.04 (B) of the Birmingham Sign Ordinance, Combined Sign Area that states for all buildings, including multi-tenant office or retail buildings, the combined area of all types of signs shall not exceed 1 sq. ft. (1.5 sq. ft. for addresses on Woodward Ave.) for each linear foot of principal building frontage.

The submitted plans indicate a mounting height of at least 8 ft. for all signage. This complies with Article 1.0, Table B of the Birmingham Sign Ordinance that states wall signs that project more than 3 in. from the building facade shall not be attached to the outer wall at a height of less than 8 ft. above a public sidewalk and at a height of less than 15 ft. above public driveways, alleys and thoroughfares.

Article 1.0, Table B of the Birmingham Sign Ordinance – Projecting Signs, states that projecting signs (wall mounted) shall have a maximum area of 7.5 square feet per side, 15 square feet total. The proposal meets this requirement.

The proposed sign will have a 6 in. separation from the wall face and will be mounted 8 ft. above the grade, in accordance with Article 1.0, Section 1.05 (I)(2), that states a projecting sign shall have a minimum 6 in. separation between the sign and the wall. Additionally, in accordance with Article 1.0, Table B of the Birmingham Sign Ordinance – Projecting Signs, projecting signs (wall mounted) shall be mounted at the sign band and no less than 8 ft. above grade. The proposal meets this requirement.

Illumination: The applicant is proposing to mount an LED light bar along the top of the “sign beam.” The light bar will extend the length of the beam which will wash the new white glass panel and cladding with light. No spec sheets have been provided for the lights but the applicant has indicated that they will provide examples of the concept in similar applications at the meeting.

Curtis from JGA, an architectural design firm, was present for Allen Edmonds.

Motion by Mr. Coir

Seconded by Mr. Willoughby to accept the proposal for 142 W. Maple Rd., Allen Edmonds.

Chairman Henke noted that the City will need the cut sheet for the lighting.

There were no comments from the public at 7:30 p.m.

Motion carried, 5-0.

VOICE VOTE

Yeas: Coir, Dukas, Willoughby, Henke, Trapnell

Nays: None

Absent: Deyer, Weisberg

08-45-16

MISCELLANEOUS BUSINESS AND COMMUNICATIONS

A. Staff Reports

-- Administrative Approvals

- 168 S. Old Woodward Ave. - Installation of a wall sign reading "Found Objects" in raised letters on the front of the building.

-- Violation Notices (none)

-- Demolition Applications

- 1859 Hazel
- 938 Lakeside

B. Communications

-- Commissioners' Comments

The chairman advised that the City has a new part-time enforcement official who works on the week-ends. This is an opportunity to get some of the violations cleaned up.

- Blossoms has not completed their green wall;
- KW Domain has more than 12 sq. ft. of signage in the window;

- Sweet Shop flag sticks out into the street.

08-46-16

ADJOURNMENT

No further business being evident, the commissioners motioned to adjourn the meeting at 7:36 p.m.

Matthew Baka
Sr. Planner