

**BIRMINGHAM HISTORIC DISTRICT COMMISSION**  
**MINUTES OF FEBRUARY 15, 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, February 15, 2017. Chairman John Henke called the meeting to order at 7 p.m.

**Present:** Chairman John Henke; Board Members Mark Coir, Keith Deyer, Natalia Dukas, Thomas Trapnell, Michael Willoughby; Alternate Board Member Adam Charles

**Absent:** Board Members Mark Coir, Vice Chairperson Shelli Weisberg; Alternate Board Member Dulce Fuller

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

**02-05-17**

**APPROVAL OF MINUTES**  
**HDC Minutes of February 1, 2017**

**Motion by Mr. Willoughby**  
**Seconded by Ms. Dukas to approve the HDC Minutes of February 1, 2017 as amended.**

Chairman Henke wanted the record to reflect that he was not present for the February 1 meeting because he recused himself from the Adachi Bistro hearing, since they are his client and that was the only hearing on the agenda.

**Motion carried, 6-0.**

**VOICE VOTE**

Yeas: Willoughby, Dukas, Charles, Deyer, Trapnell, Willoughby

Nays: None

Absent: Coir, Weisberg

**02-06-17**

**HISTORIC DESIGN REVIEW**  
**325 S. Old Woodward Ave.**  
**Adachi Bistro**  
**CBD Historic District**

Chairman Henke once again recused himself and Mr. Deyer took over as temporary chairman.

Zoning: B-2 General Business, D-3 Downtown Overlay

Proposal: The applicant appeared before the Historic District Commission on February 1, 2017. After extensive discussions, the review was postponed to allow the applicant time to make revisions to the plans. Of primary concern was the design of the new staircases and porches on the north and south elevations of the building. The Commission requested that the plans be altered to be more in accordance with standard #9 which states, *"The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment."* Accordingly, the proposed ramps and staircases have been changed to a more modern aesthetic while maintaining the previously proposed size and scale.

In order to gain approval of the Bistro, the applicant is required to obtain a Special Land Use Permit ("SLUP"). This requires approval from the HDC as well as a review and recommendation from the Planning Board. Final approval will be determined by the City Commission.

The applicant proposes to alter the exterior of the building by converting five (5) existing windows into doors. In addition, the applicant proposes to remove the existing ramp and staircase on the north elevation and replace it with a larger one that extends further west along the north elevation to allow for access to the two new door openings. Also, the applicant is proposing to construct a small staircase on the south elevation that would allow access to the new doors on the south elevation.

Two of the window conversions are located on the front elevation. As with the other proposed conversions, the applicant proposes to remove the oval window and the brick below the window sill in order to install a new door jam and French door. Above the door a transom window is proposed that would retain the existing curve of the window. This process is proposed to be repeated on the window conversions on the north and south elevations.

Outdoor Dining Area: The outdoor dining area is proposed to be located predominately in the front open space of the building. All of the outdoor dining will be located on private property. The applicant is proposing to reduce the outdoor seating from a total of 86 seats to 70 along with eliminating the fire pit.

Landscaping: The applicant is proposing an extensive landscaping plan for the outdoor dining area and surrounding property inspired by the Adachi Museum of Art in Japan. The landscaping plan has been altered to expand the area at the

northwest corner of the property. In this area the fire pit has been removed and the rock outcropping has been moved from under the existing canopy tree towards the front property line.

Trash/HVAC Enclosure: The applicant is proposing to construct a new 6 ft. high masonry enclosure with gates that will contain the trash receptacles and the HVAC units for the building.

Mr. Christopher Longe, the architect, was present with Mr. Ken Koza, the restaurant owner and Mr. Michael Dul, Landscape Architect. Mr. Longe described the railings, which are composed of zinc grey panels inside the verticals. The canopy is now powder coated zinc grey and the spindles are gone.

On the front elevation the oval window has been changed to a door in order to emit more natural light to the inside. Seating is rather arbitrary at this moment, subject to change. There will be 1,400 sq. ft. of paving, which is fairly modest. The intent is to drain the patio area into the storm sewer so there is no runoff onto the right-of-way.

The proposal for signage is to have "Adachi" written on one of the outcroppings on either side of the front entrance. Mr. Baka said it will obviously be well within what is allowed.

Discussion concluded there are now three (3) doors on the front porch. A historic photograph cannot be found that shows what the original front door looked like. All of the doors being replaced will replicate the existing 9 ft. front door. The existing front door and the door to the far right will be operational. Mr. Longe thought it looks more appropriate to have the three (3) doors rather than the oval window and two (2) doors. Ms. Dukas agreed that leaving the oval window would make the front elevation too chopped up.

Mr. Longe replied to Mr. Willoughby that he would be willing to make the five (5) doors zinc grey. The existing front door would be left as a wood door.

**Motion by Mr. Willoughby**

**Seconded by Mr. Trapnell to approve the plans for 325 S. Old Woodward Ave., Adachi Bistro, as submitted for the building, the site plan concept, and the signage with the understanding that the northern metal will be powder coated zinc color and that the new doors will be zinc color as well.**

There was no discussion from the audience at 7:26 p.m.

**Motion carried, 5-0.**

**VOICE VOTE**

Yeas: Willoughby, Trapnell, Charles, Deyer, Dukas

Nays: None

Recused: Henke

Absent: Coir, Weisberg

**02-07-17**

**MISCELLANEOUS BUSINESS AND COMMUNICATIONS**

**A. Staff Reports**

-- Administrative Approvals (none)

-- Demolition Applications

- 1193 Floyd
- 1722 Pine
- 1672 Cole

**B. Communications**

-- Commissioners' Comments (none)

**02-08-17**

**ADJOURNMENT**

No further business being evident, the commissioners motioned to adjourn the meeting at 7:26 p.m.

Matthew Baka  
Sr. Planner