

**BIRMINGHAM HISTORIC DISTRICT COMMISSION  
MINUTES OF MAY 3, 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, May 3, 2017. Vice Chairperson Shelli Weisberg called the meeting to order at 7 p.m.

**Present:** Vice Chairperson Shelli Weisberg, Board Members Mark Coir, Natalia Dukas, Thomas Trapnell, Michael Willoughby; Alternate Board Member Dulce Fuller; Student Representatives Josh Chapnick, Griffin Pfaff

**Absent:** Chairman John Henke; Board Member Keith Deyer; Alternate Board Member Adam Charles

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

**05-18-17**

**APPROVAL OF MINUTES  
HDC Minutes of April 19, 2017**

**Motion by Mr. Willoughby**

**Seconded by Mr. Coir to approve the HDC Minutes of April 19, 2017 as presented.**

**Motion carried, 6-0.**

VOICE VOTE

Yeas: Willoughby, Coir, Dukas, Fuller, Trapnell, Weisberg

Nays: None

Absent: Deyer, Henke

As almost a full board was present, Mr. Long opted to go forward with his hearing.

**05-19-17**

**HISTORIC DESIGN REVIEW**

**160 W. Maple Rd.**

**Dick O'Dow's**

**CBD Historic District**

Zoning: B-4 Business-Residential

Proposal: Mr. Baka explained the applicant is proposing to renovate the rear façade of the property at 160 W. Maple, Dick O Dow's. The building is a non-contributing resource in the Central Business District Historic District. The applicant is proposing to install a large roll-up door, eliminate the dumpster enclosure and reduce the existing double entrance door down to a single door. The applicant is also proposing extensive renovation to the interior of the building.

Rear Façade: The proposed roll-up door would be 20 ft. x 11 ft. with insulated glass in an aluminum frame on bi-fold steel strap by "Schweiss Doors." The double door at the west end of the rear façade is proposed to be replaced with a single wood and glass door that will be accented with a small steel canopy above constructed on a steel tube frame. The remainder of the rear façade is concrete block which is proposed to be painted BM2126-20 "Raccoon Fur."

Interior changes: The back half of the building interior is proposed to be demolished and rearranged to create a second bar and seating area. The new bar is proposed to have 18 seats and the table seating is proposed to total 62 seats. In addition to the new bar and seating area the applicant is proposing to install two new walk-in refrigeration units and to relocate the staircase to the basement.

Signage: No new signage is proposed at this time.

Illumination: One small light fixture is proposed to be mounted to the new canopy over the single man door.

Mr. Christopher Longe, Architect, spoke for the business owner, Mr. Mitch Black who was present. In response to board members' inquiry, he replied the dumpster is being relocated to a concealed niche inside the alley. Mr. Baka recalled that the Planning Board specifically said the tables will remain on private property and not migrate out into the alley.

Everyone agreed the beer/restaurant plan is very lovely.

**Motion by Mr. Willoughby**

**Seconded by Ms. Fuller to approve the Historic Design Review for 160 W. Maple Rd., Dick O'Dow's, as submitted.**

There was no further discussion.

**Motion carried, 6-0.**

**VOICE VOTE**

Yeas: Willoughby, Fuller, Coir, Dukas, Trapnell, Weisberg

Nays: None

Absent: Deyer, Henke

Mr. Baka noted that there were a lot of people from the Willits at the Planning Board meeting and they were worried about the noise. The Planning Board determined that the back door will be required to be closed at midnight every night.

HDC members agreed that noise is part of what can be expected when living Downtown.

**05-20-17**

**MISCELLANEOUS BUSINESS AND COMMUNICATIONS**

**A. Staff Reports**

-- Administrative Approvals

- 126 S. Old Woodward Ave., Polpetta - New outdoor cafe; four tables, eight chairs.
- 300 W. Merrill, Birmingham Library - 6 in. diameter exhaust fan diffuser to be located on south side of 1927 Library above 1961 addition roof. Metal diffuser is bronze aluminum color to match existing metal doors and metal frames on the library.

-- Demolition Applications

- 140 Northlawn
- 264 Catalpa
- 797 Glenhurst
- 983 Wimbledon
- 1392 Humphrey
- 939 Larchlea
- 1530 Pilgrim

**B. Communications**

-- Commissioners' Comments (none)

**05-21-17**

**ADJOURNMENT**

No further business being evident, the commissioners motioned to adjourn the meeting at 7:15 p.m.

Matthew Baka  
Sr. Planner