

BIRMINGHAM HISTORIC DISTRICT COMMISSION
MINUTES OF SEPTEMBER 5, 2018
Municipal Building Commission Room
151 Martin, Birmingham, Michigan

Minutes of the regular meeting of the Historic District Commission (“HDC”) held Wednesday, September 5, 2018. Chairman John Henke called the meeting to order at 7 p.m.

Present: Chairman John Henke; Board Members Doug Burle, Adam Charles, Vice-Chairman Keith Deyer, Natalia Dukas, Michael Willoughby; Alternate Board Members Kevin Filthaut, Dulce Fuller

Absent: Board Members, Student representatives Grace Donati, Ava Wells

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

09-32-18

APPROVAL OF MINUTES
HDC Minutes of August 15, 2018

Motion by Mr. Willoughby

Seconded by Chairman Henke to approve the Minutes of the Historic District Committee meeting of August 15, 2018 as presented.

Motion carried, 4-0.

VOICE VOTE

Yeas: Willoughby, Henke, Deyer, Fuller

Nays: None

Absent: Burley, Charles, Dukas, Filthaut

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, they could postpone their hearing to the next meeting when a more complete board may be present. The petitioner agreed to go forward this evening.

09-33-18

HISTORIC DESIGN REVIEW
412 Willits
Stickney House

Zoning: R-2, Single-Family Residential

Existing Use: Residential

Proposal: The applicant is requesting approval by the HDC to construct an addition on the rear of the Historic Stickney House. The proposed addition would be 513 sq. ft. located at the northeast corner of the existing home.

Background: This home was built on a portion of the land purchased by Elijah Willits between 1821 and 1827. He paid \$320 for 160 acres. The house is believed to have been built in 1860, although this is not reflected in the abstract. This date is also disputed by an Eccentric article from 1967 that states the house was built at the time the land was purchased (c. 1821).

After the death of Elijah Willits in 1868 the house was purchased by Mrs. Ann Stickney, after whom the house is now named. Mrs. Stickney died in 1888 with no living heirs. The house was sold to the highest bidder at that time. The house changed hands a number of times after that, and was designated historic in 1979.

At that time the newest owners, Mr. and Mrs. Lark, made major interior alterations and added "a few feet" to the back of the house. The exterior of the house has retained its historic character throughout the years.

Design: The applicant proposes to construct a one-story 513 sq. ft. addition on the north and east sides of the existing house along with a new basement space and deck. The exterior of the addition is proposed to be clad with cedar shake on all sides and a black asphalt roof. The majority of the windows on the addition are proposed to be double hung with white trim. There is a basement access door proposed on the east side of the home and a double swing door that opens to the new deck on the west side of the addition.

It appears that the plan meets all of the requirements for lot coverage, open space, and setbacks from neighbors to the east. Staff feels the plan is tasteful and distinct from the original portion of the house as recommended by the Secretary of Interior Standards Requirement No. 9.

Chairman Henke recalled that the Commission looked at this site five years ago for a large addition on the rear. Mr. Baka clarified that it never got built.

There is an existing pond that the petitioner stated that he wants to fill in and turn into a garden. Mr. Willoughby was not opposed to the concept and sensed that request could be submitted administratively.

Mr. Deyer noticed a protrusion on the north side of the house. Mr. Brian Neeper, Architect, explained the 2 ft. bump-out is part of the master bathroom where the tub is located in the window. It is 40 ft. back from the front of the house behind landscaping.

Motion by Ms. Fuller

Seconded by Mr. Deyer to approve the plans as submitted with administrative approval to be allowed on the coi pond size garden. If Mr. Baka is not comfortable with administering approval then the request would come back in front of the HDC.

There were not comments from members of the public at 7:11 p.m.

Motion carried, 4-0.

VOICE VOTE

Yeas: Fuller, Deyer, Henke, Willoughby

Nays: None

Absent: Burley, Charles, Dukas, Filthaut

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09-34-18

MISCELLANEOUS BUSINESS AND COMMUNICATIONS

A. Staff Reports

-- Administrative Approvals

- 139 W. Maple Rd. - Front Maple Rd. facing column - same placement as Blow sign.
- 126 S. Old Woodward Ave. - Installation of signs for Kaku Sushi & Poke on fascia of building 4 ft. above entrance.
- 284 Maple Rd, Lululemon - Install sign on front fascia of the building.

-- Demolition Applications

- 2064 Yorkshire
- 1264 Webster
- 608 Stanley
- 1859 Stanley
- 684 Pierce
- 1252 Fairfax
- 755 Madison
- 1248 Redding

B. Communications

-- Commissioners' Comments

- Mr. Deyer said it doesn't seem as though the roof lighting on Triple Nickel meets the intent of the Lighting Ordinance. The Planning Board approved it and surely the objective was to differentiate the restaurant from the 555 Building. However he is concerned that since this was approved everyone will want it.
- It was discussed that the request for historic de-designation for the house at 361 E. Maple Rd. will be before the City Commission on September 17. Several members of the Historic District Study Committee are planning to attend.
- Mr. Willoughby clarified the bump-out in the bathroom discussed this evening is because the back corner of the house is right up against the setback line. Therefore the whole house could not be moved over a couple of feet without a variance. However, a projection of 2 in. for every foot of setback is allowed.

09-35-18

ADJOURNMENT

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

Matthew Baka
Sr. Planner