

BIRMINGHAM HISTORIC DISTRICT COMMISSION
MINUTES OF OCTOBER 17, 2018
Municipal Building Commission Room
151 Martin, Birmingham, Michigan

Minutes of the regular meeting of the Historic District Commission (“HDC”) held Wednesday, October 17, 2018. Chairman John Henke called the meeting to order at 7 p.m.

Present: Chairman John Henke; Board Members Doug Burley, Vice-Chairman Keith Deyer, Michael Willoughby

Absent: Board Member Natalia Dukas; Alternate Member Kevin Filthaut, Dulce Fuller; Student representatives Grace Donati, Ava Wells

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

10-40-18

Chairman Henke noted that there are only four board members present this evening and four affirmative votes are needed to approve a motion. Therefore he give the petitioners the opportunity to move to the next available meeting without penalty. if they choose. Mr. Michael Horowitz, the applicant for 539 S. Bates, indicated his desire to postpone.

APPROVAL OF MINUTES
HDC Minutes of October 3, 2018

Postponed to the next meeting since no one had a chance to review them.

10-41-18

HISTORIC DESIGN REVIEW
539 S. Bates
United Presbyterian Parsonage

Motion by Mr. Deyer
Seconded by Mr. Willoughby to postpone to the next available meeting,
which is November 7.

Motion carried, 4-0

VOICE VOTE
Yeas: Deyer, Willoughby, Burley, Henke

Nays: None

Absent: Dukas, Filthaut, Fuller

10-42-18

HISTORIC DESIGN REVIEW
300 W. Merrill
Baldwin Library - Youth Services renovation

Zoning: PP Public Property

History: As a part of the 1925 Civic Center Plan the residents of the Village passed two bond issues, one of which was \$175,000 for a new library. The Baldwin Library was designed by the architectural firm of Burrows and Eurich of Detroit. The English style was used for both the Library and City Hall. Both were built with red brick and limestone trim, topped with steep slate roofs. The Library has undergone two major revisions.

The first, in 1960, was a 5,200 sq. ft. one-story addition on the east elevation. At that time the original entrance on the north side was eliminated. The second addition, in 1982, was constructed on the east and south sides. This new circular limestone addition completely covers the first addition. Designed by the Birmingham architect, Gunnar Birkerts, the new addition was intended to contrast the original design, yet be compatible. Recently the interior of the Birkerts addition was renovated and new windows were added to the perimeter of that area.

Proposal: The current application proposes to expand the 1960's addition by extending the room 12 ft 4 in. to the east, 12 ft. to the north and 18 ft. to the south. The curtain wall of the addition is proposed to be clear butt joint insulated glass with clear anodized aluminum frames. At the northern edge of the addition the proposal calls for a new hardscape children's patio and a children's garden. The outdoor children's areas are proposed to be enclosed with a 3 ft. 8 in. aluminum rail with a small gate. Just outside the gate the children's area is proposed to be landscaped and irrigated in coordination with the existing landscaping on the north elevation of the library.

Along the east and south elevations of the addition a retaining wall is proposed with a thin planting area next to the building. The existing memorial benches are to remain. Interspersed between the memorial benches a stone terrace bench is proposed that will extend the length of the east side.

In response to a question from Mr. Deyer, Mr. Doug Koschik, Director of the Baldwin Library, said the proposal several years ago to change the entrance to the north side has been eliminated. In 2014 Andres Duany said he thought the current entrance is in the proper location for the building. Since then there has

been no more talk of moving the entrance. It is hoped that eventually there will be a Phase III to the library renovation and that will include the entrance to the library and the patio outside. The idea is to improve the aesthetics of the area which currently is rather dark.

With respect to Mr. Deyer's question about maintaining the cleanliness of the glass, Mr. Bob Ziegelman, Architect, said they have increased the percentage of glass, so the same maintenance will continue to be employed. Mr. Koschik explained the windows are professionally washed inside and outside twice a year.

**Motion by Mr. Willoughby
Seconded by Mr. Burley to approve the Historic Design Review for 539 S. Bates, Baldwin Library as submitted.**

At 7:15 p.m. there was no public present to comment on the motion.

Motion carried, 4-0.

VOICE VOTE

Yeas: Willoughby, Burley, Deyer, Henke

Nays: None

Absent: Dukas, Filthaut, Fuller

10-43-18

MISCELLANEOUS BUSINESS AND COMMUNICATIONS

A. Staff Reports

-- Administrative Approvals

- 251 E. Merrill, Merrillwood Collection - Replace all exterior windows and doors for apartments on floors three through six.
- 161 S. Old Woodward Ave. - Install two 18 in. diameter edge lit Lululemon blade signs. Install one set of halo lit Lululemon letters with 24 in. diameter halo lit Lululemon logo. One blade sign along Maple Rd. elevation. One blade sign along Old Woodward Ave. elevation. Letterset over main entrance on corner of Maple Rd. and Old Woodward Ave.
- 1128 Pierce, Place de la Michele - Repair all bad wood on pergola and paint - Final Outcome.

- 1158 W. Maple Rd., historic home - To align the approach to the paver driveway using concrete for the new approach and City sidewalk. The width at Maple Rd. will be 19 ft. The width at sidewalk to driveway will be 15 ft.
- 607 Bates - The HDC granted permission May 16, 2018 to remove the existing lap siding from the historic resource. We were instructed to report how much of the siding was salvageable. If less than 50%, all siding could be replaced with administrative approval.

-- Violation Notices (none)

-- Demolition Applications

- 320 Catalpa
- 1140 Lake Park
- 1252 Fairfax

B. Communications

-- Commissioners' Comments

Mr. Baka advised he has received an application for modifications to 361 E. Maple Rd., that partially preserves the front facade and goes up four stories. He recalled this is the site that remains historic because it did not receive de-designation from the City Commission.

10-44-18

ADJOURNMENT

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

Matthew Baka
Sr. Planner