



AGENDA
BIRMINGHAM HISTORIC DISTRICT COMMISSION
WEDNESDAY – NOVEMBER 16, 2022
BIRMINGHAM CITY HALL, 151 MARTIN ST., COMMISSION ROOM #205*
******* 7:00 PM*******

The City recommends members of the public wear a mask if they have been exposed to COVID-19 or have a respiratory illness. City staff, City Commission and all board and committee members must wear a mask if they have been exposed to COVID-19 or actively have a respiratory illness. The City continues to provide KN-95 respirators and triple layered masks for attendees.

- 1) Roll Call**
- 2) [Approval of the HDC Minutes of October 19, 2022](#)**
- 3) Courtesy Review**
- 4) Historic Design Review**
- 5) Sign Review**
- 6) Study Session**
 - A. [Historic Design Guidelines – Update \(\[Take the Historic Design Guidelines Survey Here!\]\(#\)\)](#)**
- 7) Miscellaneous Business and Communication**
 - A. Pre-Application Discussions**
 - 1. [320 Martin – Birmingham Post Office](#)**
 - B. Draft Agenda**
 - 1. [December 7, 2022](#)**
 - C. Staff Reports**
 - 1. [Administrative Sign Approvals](#)**
 - 2. [Administrative Approvals](#)**
 - 3. [Demolitions](#)**
 - 4. [Action List 2022](#)**
- 8) Adjournment**

*Please note that board meetings will be conducted in person once again. Members of the public can attend in person at Birmingham City Hall, 151 Martin St., OR may attend virtually at:

Link to Access Virtual Meeting: <https://zoom.us/j/91282479817>
Telephone Meeting Access: 877 853 5247 US Toll-free
Meeting ID Code: 912 8247 9817

Notice: Individuals requiring accommodations, such as interpreter services for effective participation in this meeting should contact the City Clerk's Office at [\(248\) 530-1880](tel:2485301880) at least on day in advance of the public meeting.

Las personas que requieren alojamiento, tales como servicios de interpretación, la participación efectiva en esta reunión deben ponerse en contacto con la Oficina del Secretario Municipal al [\(248\) 530-1880](tel:2485301880) por lo menos el día antes de la reunión pública. (Title VI of the Civil Rights Act of 1964).

A PERSON DESIGNATED WITH THE AUTHORITY TO MAKE DECISIONS MUST BE PRESENT AT THE MEETING.

**Historic District Commission
Minutes Of October 19, 2022**

151 Martin Street, City Commission Room 205, Birmingham, MI

Minutes of the regular meeting of the Historic District Commission ("HDC") held Wednesday, October 19, 2022. Chair Henke called the meeting to order at 7:00 p.m.

1) Rollcall

Present: Chair John Henke; Board Members Gigi Debbrecht, Keith Deyer, Natalia Dukas, Dustin Kolo, Patricia Lang; Alternate Board Member Steven Lemberg; Student Representatives Meghan Murray, Charlie Vercellone

Absent: Board Member Michael Willoughby

Staff: Planning Director Dupuis; City Planner Blizinski, City Transcriptionist Eichenhorn

2) Approval of the HDC Minutes of September 7, 2022 and September 21, 2022

10-59-22

Motion by Ms. Debbrecht

Seconded by Ms. Lang to approve the HDC Minutes of September 7, 2022 and September 21, 2022 as submitted.

Motion carried, 7-0.

VOICE VOTE

Yeas: Henke, Debbrecht, Deyer, Lang, Kolo, Lemberg, Dukas

Nays: None

3) Courtesy Review

4) Historic Design Review

A. 135-139 S. Old Woodward – Briggs Building/Stifel

PD Dupuis presented the item and answered brief informational questions from the HDC.

Ms. Dukas said it seemed visually strange to have a storefront without a door.

Chair Henke noted a few examples of businesses in the City that have similar storefronts without doors.

PD Dupuis noted that the HDC recently asked a different project to add a door to its proposed storefront. He said the HDC could make a motion to allow him to ask the applicant to consider adding a door.

Ms. Lang and Mr. Deyer said they supported PD Dupuis' recommendation.

Chair Henke said it did not matter to him whether or not there was a door as part of the storefront.

10-60-22

Motion by Ms. Lang

Seconded by Mr. Deyer to allow for an administrative approval of a door to be added to the storefront should the applicant choose to do so, and to approve the Historic Design Review application and issue a Certificate of Appropriateness for 135-139 S. Old Woodward – Briggs Building/Stifel. The proposed façade renovation will meet the Secretary of the Interior's Standards for Rehabilitation standard numbers 1- 5, and 9.

Motion carried, 6-1.

VOICE VOTE

Yeas: Henke, Debbrecht, Deyer, Lang, Kolo, Lemberg

Nays: Dukas

B. 555 Stanley – Hood House

PD Dupuis presented the item and answered brief informational questions from the HDC.

Paul Samulak, architect, spoke on behalf of the project. He explained:

- The goal was to match the siding exposure with the lap siding and to repaint the home; and,
- The owner would be open to creating a visual differentiation between the old and new parts of the exterior.

10-61-22

Motion by Ms. Lang

Seconded by Mr. Dukas to approve the Historic Design Review application and issue a Certificate of Appropriateness for 555 Stanley – Hood House. The proposed addition will meet the Secretary of the Interior's Standards for Rehabilitation standard numbers 1- 3, 9 and 10 upon the fulfillment of the following conditions:

- 1. The applicant resolve all zoning issues with the Board of Zoning Appeals; and,**
- 2. The applicant submit revised plans for review by City Staff demonstrating an addition that is differentiated from the historic structure.**

Motion carried, 7-0.

VOICE VOTE

Yeas: Dukas, Henke, Debbrecht, Deyer, Lang, Kolo, Lemberg

Nays: None

5) Sign Review

6) Study Session

A. Historic Design Guidelines – Update

PD Dupuis encouraged the HDC and public to take the Historic Design Guidelines Survey, and said the HD would likely be seeing a draft of the Design Guidelines in December 2022.

7) Miscellaneous Business and Communication

A. Pre-Application Discussions

B. Draft Agenda

C. Staff Reports

- 1. Administrative Sign Approvals**
- 2. Administrative Approvals**
- 3. Demolitions**
- 4. Action List 2022**

8) Adjournment

No further business being evident, the HDC motioned to adjourn at 7:29 p.m.



Nicholas Dupuis
Planning Director



Laura Eichenhorn
City Transcriptionist











Retail Signage

















AGENDA
BIRMINGHAM HISTORIC DISTRICT COMMISSION
WEDNESDAY – DECEMBER 7, 2022
BIRMINGHAM CITY HALL, 151 MARTIN STREET, COMMISSION ROOM 205, BIRMINGHAM, MI*
******* 7:00 PM*******

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- 1) Roll Call
- 2) **Approval of the HDC Minutes of November 16, 2022**
- 3) Courtesy Review
- 4) Historic Design Review
- 5) Sign Review
- 6) Study Session
 - A. **Historic Design Guidelines - Update**
- 7) Miscellaneous Business and Communication
 - A. Pre-Application Discussions
 - B. Draft Agenda
 1. **January 4, 2022**
 - C. Staff Reports
 1. **Administrative Sign Approvals**
 2. **Administrative Approvals**
 3. **Demolitions**
 4. **Action List 2022**
- 8) Adjournment

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Historic District Commission Action List – 2022-2023

Historic District Commission	Quarter Goals	In Progress	Complete
Schedule Training Sessions for HDC and Community	1 st (January-March)	☐	☐
Draft Recommendations for Bates St. Historic District Signage	1 st (January-March)	☐	☐
Begin Historic Design Guidelines Project	2 nd (April-June)	☒	☐
Historic Plaque for Community House	2 nd (April-June)	☐	☐
Develop Resources for the Michigan Historic Preservation Tax Credit	3 rd (July-September)	☐	☐
Historic District Ordinance Enforcement	4 th (October-December)	☒	☐
First Draft – Historic Preservation Master Plan	4 th (October-December)	☐	☐