

**Historic District Commission
Minutes Of February 21, 2024**

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

Minutes of the regular meeting of the Historic District Commission ("HDC") held February 21, 2024. The meeting was called to order at 7:00 p.m.

1) Roll Call

Present: Vice Chair Dustin Kolo; Board Members Gigi Debbrecht, Keith Deyer, Natalia Dukas, Patricia Lang, Michael Willoughby; Alternate Board Member Mary Jaye

Absent: Chair John Henke; Alternate Board Member Steven Lemberg

Staff: Planning Director Dupuis; City Transcriptionist Eichenhorn

2) Approval of the HDC Minutes of February 7, 2024

02-04-24

Motion by Ms. Lang

Seconded by Ms. Debbrecht to approve the HDC Minutes of February 7, 2024 as submitted.

Motion carried, 7-0.

VOICE VOTE

Yeas: Kolo, Lang, Debbrecht, Dukas, Jaye, Willoughby, Deyer

Nays: None

3) Courtesy Review

4) Historic Design Review

A. 245 S. Eton – Birmingham Grand Trunk Western Railroad Depot

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

Mark Knauer, architect, spoke on behalf of the application and answered informational questions from the HDC. Based on HDC comment, Mr. Knauer presented an option different from the submitted proposal.

HDC members commented:

- While the plantings shown would be preferable, the HDC should not count on the plantings occurring as part of the approval;
- Taking a blend of brick from the north side addition and replicating it with the newer proposed addition would be appropriate;
- It was unfortunate that the new addition would cover a side of the historic building;
- The newer addition would be useful, however, in screening mechanical units on the roof;

- The preservation of the historic window on the side of the building receiving the addition was appropriate; and,
- Since the applicant was willing and able to save the historic brick that would be removed, that should occur.

There was HDC consensus that the iteration shown during the evening's discussion could likely be approved at the next HDC meeting.

02-05-24

Motion by Ms. Dukas

Seconded by Mr. Deyer to postpone to a date certain of March 6, 2024.

Motion carried, 7-0.

VOICE VOTE

Yeas: Kolo, Lang, Debbrecht, Dukas, Jaye, Willoughby, Deyer

Nays: None

The HDC asked Staff to look into ivy's impact on the brick, and whether the ivy might be considered a feature of historic significance.

5) Sign Review

6) Study Session

7) Miscellaneous Business and Communication

The HDC discussed the historic preservation master plan survey and the CLG.

A. Pre-Application Discussion

B. Draft Agenda

C. Staff Reports

1. Administrative Sign Approvals

2. Administrative Approvals

3. Demolitions

4. Action List

D. Communications

1. 2023 Certified Local Government Annual Report

2. 239 N. Old Woodward – Huston Building – Roofing Materials

PD Dupuis presented the item. The owner was present on behalf of the item. Both answered informational questions from the HDC.

There was consensus that the HDC members wanted the opportunity to visit the site before further discussion occurred.

8) Adjournment

No further business being evident, the HDC motioned to adjourn at 8:07 p.m.

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A blue ink signature, likely of Nick Dupuis, consisting of a stylized 'N' and 'D'.

Nick Dupuis, Planning Director

A black ink signature, likely of Laura Eichenhorn, consisting of a stylized 'L' and 'E'.

Laura Eichenhorn, City Transcriptionist

APPROVED