

**Historic District Commission
Minutes Of March 6, 2024**

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

Minutes of the regular meeting of the Historic District Commission ("HDC") held March 6, 2024. The meeting was called to order at 7:00 p.m.

1) Roll Call

Present: Vice Chair Dustin Kolo; Board Members Gigi Debbrecht, Natalia Dukas, Patricia Lang; Alternate Board Member Steven Lemberg

Absent: Chair John Henke; Board Members Keith Deyer, Michael Willoughby; Alternate Board Member Mary Jaye

Staff: Planning Director Dupuis; City Transcriptionist Eichenhorn

2) Approval of the HDC Minutes of February 21, 2024

03-06-24

Motion by Ms. Lang

Seconded by Ms. Debbrecht to approve the HDC Minutes of February 21, 2024 as submitted.

Motion carried, 5-0.

VOICE VOTE

Yeas: Debbrecht, Dukas, Kolo, Lang, Lemberg

Nays: None

3) Courtesy Review

4) Historic Design Review

A. 245 S. Eton – Birmingham Grand Trunk Western Railroad Depot (Postponed from February 21, 2024)

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

Mark Knauer, architect, spoke on behalf of the application.

03-07-24

Motion by Ms. Lang

Seconded by Ms. Debbrecht to approve the Design Review application and issue a Certificate of Appropriateness for 245 S. Eton - Birmingham Grand Trunk Western Railroad Depot. The proposed work will meet the Secretary of the Interior Standards for Rehabilitation numbers 1, 2, 5, 9 and 10. The condition for this motion is that any

historic materials being removed be preserved on-site, and that evidence and location be provided to the City.

One Commissioner said she was very pleased with the design.

Motion carried, 5-0.

VOICE VOTE

Yeas: Debbrecht, Dukas, Kolo, Lang, Lemberg

Nays: None

5) Sign Review

6) Study Session

A. Historic Preservation Master Plan

PD Dupuis provided an update on the item and the HDC briefly discussed the survey results received so far.

7) Miscellaneous Business and Communication

A. Pre-Application Discussion

B. Draft Agenda

C. Staff Reports

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

The HDC discussed the action list.

D. Communications

1. 239 N. Old Woodward – Huston Building – Roofing Materials

PD Dupuis summarized the item.

The majority of the HDC said they were comfortable with the material being used and that they could not tell it was not slate from ground level. One HDC member said they felt the material was too uniform in appearance, and that it was inappropriate for a historic resource.

The owner of 239 N. Old Woodward answered informational questions from the HDC.

03-08-24

Motion by Ms. Lang

Seconded by Ms. Debbrecht to approve administrative approval of the roofing material.

It was noted that any future alternate material proposals must be brought to the HDC for a design review.

The dissenting HDC member said a requirement for future design reviews of alternate materials made her more comfortable with this item.

Motion carried, 4-1.

VOICE VOTE

Yeas: Debbrecht, Kolo, Lang, Lemberg

Nays: Dukas

The building owner apologized that this change occurred before City review, and said that all potential future changes would be submitted to the City for appropriate review before implementation.

8) Adjournment

No further business being evident, the HDC motioned to adjourn at 7:34 p.m.

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

Nick Dupuis, Planning Director

A black ink signature of Laura Eichenhorn, appearing as a cursive 'L' followed by a horizontal line.

Laura Eichenhorn, City Transcriptionist