

**HISTORIC DISTRICT COMMISSION  
MINUTES OF NOVEMBER 6, 2019**  
Municipal Building Commission Room  
151 Martin, Birmingham, Michigan

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Minutes of the regular meeting of the Historic District Commission ("HDC") held Wednesday, November 6, 2019. Vice-Chairman Keith Deyer called the meeting to order at 7:02 p.m.

**1) ROLLCALL**

**Present:** Chairman John Henke (arrived 7:03 p.m.); Board Members Doug Burley, Gigi Debbrecht, Keith Deyer, Natalia Dukas (arrived 7:04 p.m.), Patricia Lang

**Absent:** Board Member Michael Willoughby; Alternate Member Kevin Filthaut; Student Representative Klea Ahmet

**Administration:** Nicholas Dupuis, City Planner  
Laura Eichenhorn, Transcriptionist

**11-46-19**

**2) Approval Of Minutes**

**Motion by Ms. Lang**

**Seconded by Mr. Burley to approve the HDC Minutes of October 16, 2019 as submitted.**

**Motion carried, 4-0.**

VOICE VOTE

Yeas: Lang, Burley, Debbrecht, Deyer

Nays: None

**11-47-19**

**3) Courtesy Review (none)**

**11-48-19**

**4) Historic Design Review**

**A. 135 Pierce – Planthropie**

City Planner Dupuis presented the item.

It was explained that issues with the window, including cracks and condensation, led to Planthropie replacing the window. The applicant stated they were not aware that it would

be an issue with the HDC, and that they were not attempting to be deceptive in not seeking approval. The applicant apologized for the mistake.

Chairman Henke said that while the applicant may not have been aware, Mr. Simon, the owner of the building, has undertaken changes to the building a number of times without proper City approval. Chairman Henke told the applicant that Mr. Simon should have been aware of the likely issue with proceeding without approval.

The applicant said that while Mr. Simon did split the costs for replacing the window, he may not have been directly aware of the work being done since all the financial matters were handled by Mr. Simon's accountant.

**Motion by Mr. Deyer**

**Seconded by Ms. Debbrecht to approve the Historic Design Review application and issue a Certificate of Appropriateness for 135 Pierce - Planthropie with the understanding that any further changes to the building must go through the appropriate City process for approvals. The work as proposed meets "The Secretary of the Interior's Standards for Rehabilitation" standard numbers 1 and 5.**

**Motion carried, 6-0.**

VOICE VOTE

Yeas: Deyer, Debbrecht, Dukas, Henke, Lang, Burley

Nays: None

**B. 487 Willits – Edgar Lamb House**

City Planner Dupuis presented the item.

Thomas Holleman was present as the architect for the project, and Susan Martin was present as the applicant.

The HDC advised Mr. Holleman and Ms. Martin of the importance of receiving proper City approval for changes made to historic buildings in the future.

Ms. Martin stated that she and Mr. Holleman sought to update the cinder block building in the back yard, which was being referred to as a summer home. Ms. Martin's presentation, and discussion among the HDC, concluded that the building in the back yard had more appropriately resembled a garage than a summer home, and that the changes made to the building could remain.

**Motion by Mr. Deyer**

**Seconded by Ms. Debbrecht to approve the Historic Design Review application and the issuance of a Certificate of Appropriateness for the work completed at 487 Willits. The work as proposed meets "The Secretary of the Interior's Standards for Rehabilitation" standard numbers 2, 1 and 9.**

**Motion carried, 6-0.**

VOICE VOTE

Yeas: Deyer, Debbrect, Dukas, Henke, Lang, Burley

Nays: None

**10-42-19**

**5) Sign Review** (none)

**10-43-19**

**6) Study Session** (none)

**11-49-19**

**7) Miscellaneous Business and Communication**

**A. Pre-Application Discussions**

**1. 100 N. Old Woodward**

Victor and Alex Saroki presented the new drawings submitted to the HDC since the last meeting and fielded HDC questions.

Mr. Boji emphasized his respect for working within the confines of maintaining historical buildings, citing his firm's work around Michigan. Mr. Boji invited the HDC to reach out to previous clients for references, and emphasized that he would seek City approval every step of the way in this project rather than implementing changes without approval.

While HDC members expressed some concerns with various aspects of the plan, they also largely agreed they would be willing to consider further discussion of the project even at the proposed five floors. This was in response to Mr. Boji stating what a significant financial investment it would be for his firm to purchase the building, and that there likely would not be a sufficient return on investment if the building were limited to four floors.

**B. Staff Reports**

**1. Administrative Sign Approvals**

**2. Administrative Approvals**

**3. October Demolitions**

**11-50-19**

**ADJOURNMENT**

No further business being evident, the board motioned to adjourn the meeting at 9:10 p.m.

Nicholas Dupuis  
City Planner

APPROVED