

**HISTORIC DISTRICT COMMISSION
MINUTES OF SEPTEMBER 4, 2019**
Municipal Building Commission Room
151 Martin, Birmingham, Michigan

Minutes of the regular meeting of the Historic District Commission ("HDC") held Wednesday, September 4, 2019. Chairman John Henke called the meeting to order at 7:30 p.m.

1) ROLLCALL

Present: Chairman John Henke; Vice-Chairman Keith Deyer; Board Members, Gigi Debbrecht, Natalia Dukas, Patricia Lang, Michael Willoughby; Student Representative Klea Ahmet

Absent: Board Member Doug Burley; Alternate Members Kevin Filthaut, Dulce Fuller

Administration: Nicholas Dupuis, City Planner
Laura Eichenhorn, Transcriptionist

09-25-19

2) Approval Of Minutes

HDC Minutes of August 4, 2019 and August 21, 2019

**Motion by Ms. Debbrecht
Seconded by Ms. Dukas to approve the HDC Minutes of August 4, 2019 and August 21, 2019 as submitted.**

Motion carried, 6-0.

VOICE VOTE

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

Nays: None

09-26-19

3) Courtesy Review

A. 300 W. Merrill - Baldwin Library, Youth Room Addition

Rebekah Craft, Associate Director of Baldwin Library, presented the item.

Ms. Craft told Ms. Debbrecht that the guidelines for the glass changed between the adult renovation and the youth room addition.

John Gardner, architect for the project, explained the glass being proposed will be 62% transparent, as opposed to 80% transparent as required by ordinance for non-public

offices and businesses. The proposed glass will also have a low-e coating resulting in a lower solar heat gain coefficient, meaning the library's interior will be much less impacted by outdoor temperatures. He confirmed the glass is identical to the glass used for the adult renovation, and said the heating and cooling system would require no additional equipment to regulate the temperature of the building if the proposed glass is used. He also said the proposed glass will result in a 20% decrease in energy costs over clear glass over a yearlong period. Mr. Gardner stated the proposed glass adheres to the energy code and is the same glass that was initially proposed by the project.

Mr. Willoughby said that the project's proposed glass is the appropriate glass for the project.

Chairman Henke said the Library should proceed with its planned glass.

Ms. Craft told the HDC that the Planning Board will be reviewing the conflict between the transparency requirements for glass and the City's energy code.

Ms. Lang requested that the Planning Board also review the possible use of fritted glass for bird protection, especially for public buildings.

City Planner Dupuis said it might be difficult to require fritted glass because it is significantly more expensive than regular glass, but said ways of incentivizing its use could possibly be considered.

09-27-19

4) Historic Design Review

None.

09-28-19

5) Sign Review

None.

09-29-19

6) Study Session

None.

09-30-19

7) Miscellaneous Business and Communication

A. Staff Reports

- 1. Administrative Sign Approvals**
- 2. Administrative Approvals**
- 3. Demolitions**

Included in agenda packet.

09-31-19

ADJOURNMENT

No further business being evident, the board motioned to adjourn the meeting at 7:41 p.m.

Nicholas Dupuis
City Planner

APPROVED