

**Historic District Commission**  
**Minutes Of December 16, 2020**  
Held Remotely Via Zoom And Telephone Access

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Minutes of the regular meeting of the Historic District Commission ("HDC") held Wednesday, December 16, 2020. Chairman John Henke called the meeting to order at 7:03 p.m.

**1) ROLL CALL**

**Present:** Chairman John Henke; Vice-Chairman Keith Deyer; Board Members Gigi Debbrecht, Natalia Dukas, Dustin Kolo, Patricia Lang, Michael Willoughby; Alternate Board Member Cassandra McCarthy (arrived 7:07 p.m.) (all members present at roll call were located in Birmingham, MI. Since Ms. McCarthy arrived after roll call, her location was not ascertained.)

**Absent:** Alternate Board Member Steven Lemberg

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

**12-98-20**

**2) Approval Of Minutes**

**Motion by Ms. Dukas**

**Seconded by Ms. Debbrecht to approve the HDC Minutes of November 18, 2020 as submitted.**

**Motion carried, 6-0.**

ROLL CALL VOTE

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

Nays: None

Abstain: Kolo

**12-99-20**

**3) Courtesy Review**

None.

**12-100-20**

**4) Historic Design Review**

**A. 743 W. Frank - King-Argus House**

CP Dupuis and Peter Carroll, North Coast Window Works, reviewed the item.

Mr. Carroll explained:

- He would get CP Dupuis information about restoration glass, some of which could be tempered, which might satisfy both the safety needs of the homeowners and the historic preservation requirements for the second floor window.
- The original single-pane leaded glass from the first floor windows will be re-embedded into the sashes and preserved.

There was Committee consensus that:

- If the original design of the front door could not be ascertained that it would be most appropriate to install a front door that is complementary to the entrance but not historic in appearance. This was based on Standard 3 from the Secretary of the Interior recommending that conjectural features or architectural elements from other buildings should not be added to historic buildings.
- Since the sidelights are original to the house they should be retained.
- The applicant should work with their team to devise a proposal for their storm windows which could then be administratively approved.
- If the glass is to be replaced in the second floor window a report with specs must be submitted to the City.
- The updated plans for the pergola were acceptable.

Mr. Willoughby suggested that the applicant's team reach out to Mark Iannuzzi for possible advice on an appropriate front door design.

**Motion by Ms. Willoughby**

**Seconded by Ms. Debbrecht to approve the Historic Design Review application and issue a Certificate of Appropriateness for 743 W. Frank – King-Argus House – with the conditions listed below. The work as proposed meets The Secretary of the Interior's Standards for Rehabilitation standard numbers 1, 2, 5, 6, and 9.**

- 1. The front door and side lights are not approved. Approval is only being granted for the windows and the rear porch.**
- 2. The plans for the storm windows may be administratively approved.**

**Motion carried, 7-0.**

ROLL CALL VOTE

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

Nays: None

**12-101-20**

**5) Sign Review**

None.

**12-102-20**

**6) Study Session**

None.

**12-103-20**

**7) Miscellaneous Business and Communication**

The HDC discussed some concerns that have been raised by a few residents of the Little San Francisco neighborhood regarding the HDC's CLG Grant Application, which will request funds for a reconnaissance-level survey of the neighborhood if the submittal of the application is approved by the City Commission.

Ms. Dukas noted the main concern seemed to be that the HDC would move to historically designate the neighborhood in its entirety and that homeowners would then be limited by historical guidelines in the changes they could make to their homes.

While acknowledging that a reconnaissance-level survey can be used as the first step towards historic designation, CP Dupuis noted the topic of historically designating the area had not been discussed by the HDC. The HDC's main goal is to just understand the historic composition of this rapidly changing neighborhood.

Chairman Henke recommended that concerned residents read the grant application and the HDC minutes to get a more accurate understanding of the HDC's aims vis-a-vis this project proposal.

- A. Pre-Application Discussions**
- B. Draft Agenda: January 6, 2021**
- C. Staff Reports**
  - 1. Administrative Sign Approvals**
  - 2. Administrative Approvals**
  - 3. Demolitions**
  - 3. Action List - 2020/2021**

CP Dupuis noted the HDC could start considering updates to the HDC Action List at its January 6, 2021 meeting. Updates to the Action List will be due to the City Commission in March 2021.

**4. Historical Preservation Collaboration Matrix**

**12-104-20**

**Adjournment**

**Motion by Ms. Dukas**

**Seconded by Ms. Lang to adjourn the HDC meeting of December 16, 2020 at 7:54 p.m.**

**Motion carried, 7-0.**

ROLL CALL VOTE

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

Nays: None

Nicholas Dupuis  
City Planner

APPROVED