

**HISTORIC DISTRICT COMMISSION
MINUTES OF SEPTEMBER 16, 2020**
Held Remotely Via Zoom And Telephone Access

Minutes of the regular meeting of the Historic District Commission ("HDC") held Wednesday, September 16, 2020. Chairman John Henke called the meeting to order at 7:01 p.m.

1) ROLL CALL

Present: Chairman John Henke; Vice-Chairman Keith Deyer; Board Members Gigi Debbrecht, Natalia Dukas, Michael Willoughby (arrived 7:06 p.m.)

Absent: Board Members Doug Burley, Patricia Lang; Alternate Member Kevin Filthaut

Administration: Nicholas Dupuis, City Planner
Laura Eichenhorn, Transcriptionist

Chairman Henke noted the lack of a full board and offered the petitioners for 298 S. Old Woodward the opportunity to delay their sign review to the October 7, 2020 meeting with no penalty.

Gayle McGregor, representative for 298 S. Old Woodward, thanked Chairman Henke and stated that her clients would rather the matter be settled during the present meeting.

09-64-20

2) Approval Of Minutes

Ms. Dukas noted that in the fifth paragraph on page two of the minutes 'exterior' should be changed to 'interior'.

Motion by Ms. Dukas

Seconded by Ms. Debbrecht to approve the HDC Minutes of September 2, 2020 as amended.

Motion carried, 4-0.

ROLL CALL VOTE

Yeas: Debbrecht, Dukas, Deyer, Henke

Nays: None

09-65-20

3) Courtesy Review

None.

09-66-20

4) Historic Design Review

A. 361 E. Maple – Hawthorne Building (Postponed)

City Planner Dupuis indicated that the petitioners had requested a postponement.

Motion by Mr. Deyer

Seconded by Ms. Debbrecht to postpone the historic design review of 361 E. Maple – Hawthorne Building to the October 7, 2020 HDC meeting.

Motion carried, 4-0.

ROLL CALL VOTE

Yeas: Debbrecht, Dukas, Deyer, Henke

Nays: None

09-67-20

5) Sign Review

A. 298 S. Old Woodward - Madam

City Planner Dupuis, Erik Frasier, architect for the petitioner, and Gayle McGregor, representative for the petitioner, reviewed the item.

Mr. Willoughby said the center of the sign should be five feet off the ground to increase the visual relevance of the sign to pedestrians. He said he thought the proposal for a vertical sign was reasonable, noting that there are a lot of vertical elements in the design of the Daxton's facade as a whole.

When told that the sign could not be placed five feet off the ground due to ordinance language, Mr. Willoughby suggested that the HDC review the related ordinance at a future date.

Mr. Deyer agreed.

Ms. Debbrecht said she agreed with Mr. Willoughby's recommendation for the placement of the sign. She said that if the petitioner preferred not to pursue a variance for the sign placement to enact Mr. Willoughby's recommendation, then the proposed location would be perfectly acceptable.

Mr. Deyer said that given the ordinance requirements the petitioner's current request should be approved, with the recommendation that they drill the electrical holes for the sign as low as possible so that the sign could be moved down if and when the HDC rewrites the relevant ordinance.

Mr. Willoughby concurred.

In reply to Ms. Dukas, Ms. McGregor said it was highly unlikely that the owners of the Daxton would want to have additional signage for other businesses located in the hotel on the exterior of the building. Ms. McGregor emphasized the owners' goal in keeping the exterior design elements simple and inviting. She said there may be signage on the interior somewhere to indicate a salon, spa, or other possible businesses that may eventually be developed in the Daxton.

Motion by Mr. Deyer

Seconded by Ms. Debbrecht to move that the Commission approve the Design Review (Sign) application for 298 S. Old Woodward – Madam – with the following conditions:

1. The petitioner must submit revised drawings showing a sign that meets the provisions of the Sign Ordinance; and 2. The Historic District Commission approves the vertical oriented sign as revised.

Motion carried, 5-0.

ROLL CALL VOTE

Yeas: Debbrecht, Dukas, Deyer, Henke, Willoughby

Nays: None

09-68-20

6) Study Session

A. CLG Grant Applications

City Planner Dupuis reviewed the item.

Ms. Debbrecht recommended that the scope of work include developing succinct historic renovation guidelines that can be provided to owners of historic Birmingham homes.

City Planner Dupuis agreed with Ms. Debbrecht.

Chairman Henke commended City Planner Dupuis on his work on the applications.

In reply to Mr. Deyer, City Planner Dupuis confirmed he would write a cover letter to enclose with the applications.

09-69-20

7) Miscellaneous Business and Communication

Mr. Deyer noted that at his reappointment to the HDC and DRB he was asked by City Commissioner Baller whether the HDC should meet with the Planning Board and the City Commission.

City Planner Dupuis told the HDC that if they ever wanted to meet with the Planning Board and the City Commission regarding specific topics he could always reach out to other staff to try and arrange such a meeting.

Chairman Henke agreed that there would be utility in holding a joint meeting. He said the HDC would benefit immensely from receiving direction from the City Commission. He said he would reach out to City Manager Valentine again to advocate for such a meeting.

A. Pre-Application Discussions

B. Staff Reports

- 1. Administrative Sign Approvals**
- 2. Administrative Approvals**
- 3. August Demolitions**
- 3. Action List - 2020**
- 4. Historical Preservation Collaboration Matrix**

09-70-20

Adjournment

Motion by Mr. Willoughby

Seconded by Ms. Dukas to adjourn the HDC meeting of September 16, 2020 at 7:43 p.m.

Motion carried, 5-0.

ROLL CALL VOTE

Yeas: Willoughby, Debbrecht, Dukas, Deyer, Henke

Nays: None

Nicholas Dupuis
City Planner