

**Historic District Commission
Minutes Of January 20, 2021**
Held Remotely Via Zoom And Telephone Access

Minutes of the regular meeting of the Historic District Commission ("HDC") held Wednesday, January 20, 2021. Vice-Chair Keith Deyer called the meeting to order at 7:03 p.m.

1) ROLL CALL

Present: Chair John Henke (arrived 7:06 p.m.); Vice-Chair Keith Deyer; Board Members Gigi Debbrecht, Natalia Dukas, Dustin Kolo, Michael Willoughby (arrived 7:05 p.m.); Alternate Board Member Steven Lemberg, Cassandra McCarthy (arrived 7:09 p.m.) (all members located in Birmingham, MI)

Absent: Board Member Patricia Lang

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

01-008-21

2) Approval Of Minutes

Motion by Ms. Debbrecht

Seconded by Ms. Dukas to approve the HDC Minutes of January 6, 2021 as submitted.

Motion carried, 6-0.

ROLL CALL VOTE

Yeas: Debbrecht, Dukas, Kolo, Lemberg, Willoughby, Deyer

Nays: None

Chair Henke arrived after the vote on the minutes concluded and took over facilitation of the meeting from Vice-Chair Deyer.

01-009-21

3) Courtesy Review

None.

01-010-21

4) Historic Design Review

A. 380 S. Bates – Community House

Mr. Willoughby recused himself from voting since he is on the Board of the Community House.

City Planner Dupuis reviewed the item.

Patricia Jerzy was present on behalf of the Community House.

Mr. Deyer stated for transparency that he worked with Ms. Jerzy for a number of years as Chairman of Buildings and Grounds at the Community House but had not been working with the Community House for the last three or four years.

Ms. Jerzy explained that the windows on the non-historic addition were in severe disrepair, causing both safety and aesthetic issues. She stated that the president of the Community House was able to negotiate a buy-one, get-one purchase order with Wallside Windows to replace the windows in question.

There was a brief discussion regarding the quality of Wallside Windows. The HDC agreed that while installing Wallside Windows on the non-historic addition was acceptable, there likely would have been much more conversation if these windows were proposed for the historic facade of the building.

Motion by Ms. McCarthy

Seconded by Ms. Debbrecht to the Historic Design Review application and issue a Certificate of Appropriateness for 380 S. Bates – The Community House. The work as proposed meets The Secretary of the Interior's Standards for Rehabilitation standard numbers 1 and 9.

Motion carried, 7-0.

ROLL CALL VOTE

Yeas: McCarthy, Debbrecht, Deyer, Dukas, Henke, Kolo, Lemberg

Nays: None

01-011-21

5) Sign Review

None.

01-012-21

6) Study Session

None.

01-013-21

7) Miscellaneous Business and Communication

A. Pre-Application Discussions

B. Draft Agenda: February 3, 2021

C. Staff Reports

1. Administrative Sign Approvals

2. Administrative Approvals
3. Demolitions
4. Action List - 2021

Ms. Dukas recommended that newer members of the HDC look into the resources offered by the Michigan Historic Preservation Network. She noted that those resources greatly helped her when she started on the HDC and that the pertinent trainings only take a few hours.

Mr. Deyer complimented Ms. Dukas, Ms. Debbrecht, and Ms. Lang for advocating at the January 13, 2021 Planning Board meeting that historic preservation should be a larger priority in the second master plan draft. He then recommended that the HDC hold a study session regarding how they and the HDSC could better promote historic preservation in the City.

Chair Henke endorsed the idea of a study session and suggested the HDC could then bring its findings to the Planning Board in a joint meeting sometime in Summer 2021.

CP Dupuis said he would bring a draft of potential HDC historic preservation study session topics to the February 3, 2021 HDC meeting for committee members' review.

01-014-21

Adjournment

Motion by Ms. Dukas

Seconded by Ms. Debbrecht to adjourn the HDC meeting of January 20, 2021 at 7:36 p.m.

Motion carried, 7-0.

ROLL CALL VOTE

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

Nays: None

Nicholas Dupuis
City Planner