

Historic District Commission
Minutes Of January 6, 2021
Held Remotely Via Zoom And Telephone Access

Minutes of the regular meeting of the Historic District Commission ("HDC") held Wednesday, January 6, 2021. Chairman John Henke called the meeting to order at 7:00 p.m.

1) ROLLCALL

Present: Chairman John Henke; Vice-Chairman Keith Deyer; Board Members Gigi Debbrecht (arrived 7:16 p.m.), Natalia Dukas, Dustin Kolo, Patricia Lang (arrived 7:14 p.m.), Michael Willoughby; Alternate Board Member Steven Lemberg (all members located in Birmingham, MI)

Absent: Alternate Board Member Cassandra McCarthy

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

01-001-21

2) Approval Of Minutes

Mr. Lemberg clarified that he was not sworn in until after the meeting of December 16, 2020, meaning he was not actually absent from the December 16, 2020 meeting.

Motion by Mr. Willoughby

Seconded by Ms. Dukas to approve the HDC Minutes of December 16, 2020 as amended.

Motion carried, 5-0.

ROLL CALL VOTE

Yeas: Willoughby, Dukas, Henke, Kolo, Deyer

Nays: None

Abstain: Lemberg

01-002-21

3) Courtesy Review

None.

01-003-21

4) Historic Design Review

None.

01-004-21

5) Sign Review

None.

01-005-21

6) Study Session

A. 100 N. Old Woodward – Means & Methods Report

Chairman Henke reviewed the item.

CP Dupuis stated the City would most likely hire a building inspector from McKenna, with whom the City already has a consulting contract. The inspector would be present to represent the City's interests in maintaining the historic nature of the building, with CP Dupuis and or Assistant Building Official Mike Morad regularly checking in on the work as well.

There was consensus that the building inspector would need to be sufficiently versed in the City's concerns and goals with regard to the building's historic preservation.

Mr. Deyer recommended that CP Dupuis be present when the representative travertine pieces are taken down. He also asked that some of the lower travertine tiles be removed so the condition of the brick behind them could be check.

CP Dupuis said the builder would be taking a lot of photos so the HDC could have a good sense of the condition of the brick behind all of the tiles.

In reply to a question from Mr. Kolo, Chairman Henke said that he made it clear to City Attorney Currier that he wanted any contract with the builder to make clear that the HDC would have jurisdiction over any work that pertains to historic portions of the building and not just to the exploratory work.

CP Dupuis and Chairman Henke said it is likely that a small, easy-to-repair hole could be made to check the condition of the brick in the upper 1/5 of the building. CP Dupuis said he could confirm that with the builder.

01-006-21

7) Miscellaneous Business and Communication

CP Dupuis recommended that the HDC members plan to attend the January 13, 2021 Planning Board meeting which would be discussing the neighborhood aspects of the master plan draft. He said it would be helpful if they weighed in on historic preservation proposals in the master plan draft.

In reply to CP Dupuis' comments, Ms. Dukas and Ms. Lang said they would be in attendance.

Ms. Lang said in general she would like the HDC to be more proactive in creating more cultural support for historic preservation in the City.

- A. Pre-Application Discussions**
- B. Draft Agenda: January 20, 2021**
- C. Staff Reports**
 - 1. Administrative Sign Approvals**
 - 2. Administrative Approvals**

The HDC assented to allowing CP Dupuis to administratively approve minor roof repair work at 544 S. Bates. The plan is to repair the location of the roof leak and to remove the skylights which were causing the roof to leak.

- 3. Demolitions**
- 3. Action List - 2021**
- 4. Historical Preservation Collaboration Matrix**

01-007-21

Adjournment

Motion by Ms. Dukas

Seconded by Ms. Lang to adjourn the HDC meeting of January 6, 2021 at 7:38 p.m.

Motion carried, 7-0.

ROLL CALL VOTE

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

Nays: None

Nicholas Dupuis
City Planner