

Historic District Commission
Minutes Of April 7, 2021
Held Remotely Via Zoom And Telephone Access

Minutes of the regular meeting of the Historic District Commission ("HDC") held Wednesday, April 7, 2021. Vice-Chair Keith Deyer called the meeting to order at 7:05 p.m.

1) ROLL CALL

Present: Vice-Chair Keith Deyer; Board Members Gigi Debbrecht, Natalia Dukas, Dustin Kolo, Michael Willoughby; Alternate Board Member Cassandra McCarthy; Student Representatives Charles Cusimano, Elizabeth Wiegand (all located in Birmingham, MI except Dustin Kolo, who was in Waterford, MI, Keith Deyer who was in Harbor Springs, MI, and Elizabeth Wiegand who was in Farmington, MI.)

Absent: Chair John Henke; Board Member Patricia Lang; Alternate Board Member Steven Lemberg

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

04-036-21

2) Approval Of Minutes

Motion by Mr. Willoughby
Seconded by Ms. Dukas to approve the HDC Minutes of March 17, 2021 as submitted.

Motion carried, 5-0.

ROLL CALL VOTE
Yeas: Dukas, Willoughby, Kolo, Deyer, Debbrecht
Nays: None
Abstain: McCarthy

04-037-21

3) Courtesy Review

None.

04-038-21

4) Historic Design Review

A. 142 S. Old Woodward – The Shade Store

CP Dupuis presented the item.

Michael Busch Jr., architect, Stephanie Aluzzo, project manager, and Douglas Kupfer, Construction & Development for the Shade Store were present on behalf of the application.

Mr. Willoughby said that if the applicant raised the glazing height to the height of the interior ceiling it would be unlikely that they would not reach the required 70% glazing. He also said that if the applicant added a vertical mullion it would add more verticality to the front facade.

Ms. Aluzzo and Mr. Kupfer said they would raise the height of the glazing to at least as high as the interior ceiling. Mr. Kupfer said it might even go slightly higher to create a pocket for the drapery. Mr. Kupfer said it would also be fine to add a vertical mullion.

When discussing whether the applicant would re-paint the rear facade, Ms. Dukas and Ms. Debbrecht said they would rather not see the applicant remove the ivy growing there to do so. Ms. Dukas said it would be helpful if they would clean up the weeds behind the building.

Motion by Mr. Willoughby

Seconded by Ms. Debbrecht to approve the Design Review application for 142 S. Old Woodward – The Shade Store – with the following conditions:

- 1. No signage is included as a part of this Design Review approval;**
- 2. The applicant must submit specification sheets for the proposed glazing, the proposed glazing should be raised to a height as determined during the demolition phase to be no higher than the interior ceiling, and the glazing will have a vertical mullion to give vertical proportions to the front facade;**
- 3. The glazing should be a minimum of 70% in accordance with Article 4, Section 4.90 (A) of the zoning ordinance; and,**
- 4. All further plans for this project can be administratively approved by the Planning Department including whether the applicant will re-paint the rear facade and the whether the applicant will repaint the screening for the roof HVAC unit.**

CP Dupuis asked whether he should return the item to the HDC if the glazing did not meet 70%. Mr. Willoughby said it was highly unlikely that they would not meet 70% if they raised the glazing to the interior ceiling height as planned. As a contingency plan, he said that the plans should still be administratively approved if the applicant raised the glazing height to the interior ceiling height and reached at least 68%.

Motion carried, 6-0.

ROLL CALL VOTE

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

Nays: None

B. 100 S. Old Woodward – Parks/Maplewood Building (Postponed)

Postponed per applicant request.

Motion by Ms. Dukas

Seconded by Ms. Willoughby to postpone the review of 100 S. Old Woodward – Parks/Maplewood Building to the HDC meeting of April 21, 2021.

Motion carried, 5-0.

ROLL CALL VOTE

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

Nays: None

04-039-21

5) Sign Review

None.

04-040-21

6) Study Session

None.

04-041-21

7) Miscellaneous Business and Communication

A. Pre-Application Discussions

B. Draft Agenda: April 21, 2021

C. Staff Reports

1. Administrative Sign Approvals

2. Administrative Approvals

3. Demolitions

4. Action List - 2021

04-042-21

Adjournment

Motion by Ms. Debbrecht

Seconded by Mr. Willoughby to adjourn the HDC meeting of April 7, 2021 at 7:44 p.m.

Motion carried, 6-0.

ROLL CALL VOTE

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

Nays: None

Nicholas Dupuis
City Planner