

**Historic District Commission  
Minutes Of October 20, 2021**

851 S. Eton St., Department of Public Services, Birmingham, MI

Minutes of the regular meeting of the Historic District Commission ("HDC") held Wednesday, October 20, 2021. Chair John Henke called the meeting to order at 7:00 p.m.

**1) Rollcall**

**Present:** Chair John Henke; Board Members Gigi Debbrecht, Dustin Kolo; Alternate Board Members Steven Lemberg, Cassandra McCarthy; Student Representatives Charles Cusimano, Elizabeth Wiegand

**Absent:** Board Members Keith Deyer, Natalia Dukas, Patricia Lang, Michael Willoughby

**Administration:** Nicholas Dupuis, Planning Director ("PD")  
Rebekah Craft, Baldwin Library Director ("BLD")  
Laura Eichenhorn, City Transcriptionist

**10-092-21**

**2) Approval Of Minutes**

The HDC moved approval of the July 21st, 2021 and September 1st, 2021 meetings to the November 3, 2021 meeting.

**10-093-21**

**3) Courtesy Review**

**A. 300 W. Merrill – Baldwin Public Library**

PD Dupuis and BLD Craft presented the item.

PD Dupuis corrected an error from the memorandum, explaining that armstrong maples were being proposed and not purple beech.

Chair Henke said he was concerned with both the speed of growth for armstrong maples and the height, stating that they might hide the architectural features on the north side of the building. He recommended that BLD Craft re-consult with the landscaper.

PD Dupuis noted the trees are a removable element.

BLD Craft noted that the armstrong maples would only be blocking the restroom windows on the north side of the building.

**Motion by Mr. Kolo**

**Seconded by Ms. Debbrecht to approve the Historic Design Review application and issue a Certificate of Appropriateness for 300 W. Merrill – Baldwin Public Library –**

**provided the condition(s) below are met. The Secretary of the Interior's Standards for Rehabilitation standard numbers 1, 2, 3 and 9 will be met upon fulfillment of the condition(s):**

- 1. The Historic District Commission APPROVES the non-cutoff light fixtures in the Children's Garden.**

**Motion carried, 5-0.**

**VOICE VOTE**

Yeas: Debbrecht, Henke, Kolo, Lemberg, McCarthy

Nays: None

**10-094-21**

**4) Historic Design Review**

**A. 210 S. Old Woodward – Zana**

PD Dupuis presented the item. He confirmed that the signage shown on page 44 of the photometric plan was a previous design and had been revised. He confirmed that the revised version would be submitted for the City Commission's review.

John Gardner, architect, was present on behalf of the application.

Chair Henke noted that he represents Rivage, which is the second-floor tenant of 210 S. Old Woodward.

**Motion by Ms. Debbrecht**

**Seconded by Mr. Kolo to approve the Design Review application for 210 S. Old Woodward – Zana – with the following conditions:**

- 1. The Historic District Commission approves the vertically oriented sign located outside of the Sign Band; and,**
- 2. The Historic District Commission approves the projection into the S. Old Woodward right-of-way.**

**Motion carried, 5-0.**

**VOICE VOTE**

Yeas: Debbrecht, Kolo, Lemberg, McCarthy, Henke

Nays: None

**B. 255 S. Old Woodward**

PD Dupuis presented the item.

John Gardner, architect, was present on behalf of the application. He confirmed the Ginko trees would be non-fruit-bearing.

Chair Henke expressed appreciation for the redesign being proposed.

**Motion by Mr. Kolo**

**Seconded by Ms. Debbrecht to approve the Design Review application for 255 S. Old Woodward with the following condition:**

- 1. The Historic District Commission approves the non-cutoff light fixtures in the walkways.**

**Motion carried, 5-0.**

**VOICE VOTE**

Yeas: Kolo, Debbrecht, Lemberg, McCarthy, Henke

Nays: None

**10-095-21**

**5) Sign Review**

None.

**10-096-21**

**6) Study Session**

None.

**10-097-21**

**7) Miscellaneous Business and Communication**

Mr. Lemberg raised the possibility of installing historic signage on both ends of the Bates Street Historic District, and also installing some informational signage in front of the historic homes on the block.

The HDC asked PD Dupuis to further pursue the idea.

Chair Henke noted a resident had recently asked him if a moratorium on demolitions would be possible for homes 50 years or older. He stated he explained that was not possible, but that the concern should be communicated to the City Commission.

- 1. Administrative Sign Approvals**
- 2. Administrative Approvals**
- 3. Demolitions**
- 4. Action List 2021**

**10-098-21**

**Adjournment**

**Motion by Ms. Debbrecht**

**Seconded by Mr. Kolo to adjourn the HDC meeting of October 20, 2021 at 7:45 p.m.**

**Motion carried, 6-0.**

VOICE VOTE

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

Nays: None



Nicholas Dupuis  
Planning Director

APPROVED