

**Historic District Commission  
Minutes Of November 17, 2021**

151 Martin Street, City Commission Room 205, Birmingham, MI

Minutes of the regular meeting of the Historic District Commission ("HDC") held Wednesday, November 17, 2021. Chair John Henke called the meeting to order at 7:00 p.m.

**1) Rollcall**

**Present:** Chair John Henke; Board Members Gigi Debbrecht, Keith Deyer, Natalia Dukas, Dustin Kolo, Michael Willoughby (arrived 7:03 p.m.); Alternate Board Member Steven Lemberg; Student Representatives Charles Cusimano, Elizabeth Wiegand

**Absent:** Board Member Patricia Lang; Alternate Board Member Cassandra McCarthy

**Administration:** Nicholas Dupuis, Planning Director  
Laura Eichenhorn, City Transcriptionist

**11-106-21**

**2) Approval of the HDC Minutes of November 3, 2021**

**Motion by Mr. Kolo**

**Seconded by Ms. Debbrecht to approve the HDC Minutes of November 3, 2021 as submitted.**

**Motion carried, 6-0.**

VOICE VOTE

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

Nays: None

**11-107-21**

**17) Courtesy Review**

None.

**11-108-21**

**4) Historic Design Review**

**A. 325 S. Eton – District Lofts Phase 3**

PD Dupuis summarized the item.

PD Dupuis confirmed for Mr. Deyer that the Planning Board found no issue with the traffic impact of the proposed plan.

**Motion by Ms. Debbrecht**

**Seconded by Mr. Willoughby to approve the Historic Design Review application and to issue a Certificate of Appropriateness for 325 S. Eton – District Lofts Phase 3. The proposal meets the Secretary of the Interior's Standards for Rehabilitation standard numbers 1, 2, 5, 9 and 10.**

Public Comment

Kevin Hart spoke in support of the applicant's proposal.

**Motion carried, 7-0.**

VOICE VOTE

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

Nays: None

**11-109-21**

**5) Sign Review**

**11-110-21**

**6) Study Session**

**A. CLG Grant – Historic Design Guidelines**

PD Dupuis stated that the responses to the RFP were due November 19, 2021.

**11-111-21**

**7) Miscellaneous Business and Communication**

Mr. Deyer raised the issue of procuring signs for historic buildings.

PD Dupuis said he believed he had funding for that and that he and Mr. Deyer should discuss further.

**A. Pre-Application Discussions**

**B. Draft Agenda**

**C. Staff Reports**

**1. Administrative Sign Approvals**

**2. Administrative Approvals**

**3. Demolitions**

**4. Action List 2021**

**11-112-21**

**8) Adjournment**

**Motion by Mr. Willoughby**

**Seconded by Ms. Debbrecht to adjourn the HDC meeting of November 17, 2021 at 7:11 p.m.**

**Motion carried, 7-0.**

VOICE VOTE

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

Nays: None



Nicholas Dupuis  
Planning Director

APPROVED