

**Historic District Commission**  
**Minutes Of June 16, 2021**  
Held Remotely Via Zoom And Telephone Access

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Minutes of the regular meeting of the Historic District Commission ("HDC") held Wednesday, June 16, 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, Patricia Lang (Harbor Springs, MI), Michael Willoughby; Alternate Board Member Steven Lemberg; Student Representatives Charles Cusimano, Elizabeth Wiegand (Grosse Pointe Woods, MI)

All located in Birmingham, MI unless otherwise noted.

**Absent:** Board Member Michael Willoughby; Alternate Board Member Cassandra McCarthy

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

**06-057-21**

**2) Approval Of Minutes**

**Motion by Ms. Dukas**

**Seconded by Ms. Lang to approve the HDC Minutes of June 2, 2021 as submitted.**

**Motion carried, 7-0.**

ROLL CALL VOTE

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

Nays: None

**06-058-21**

**3) Courtesy Review**

None.

**06-059-21**

**4) Historic Design Review**

**A. 743 W. Frank – King-Argus House**

CP Dupuis presented the item.

John Simlik, builder, and Kabir Mendiratta, applicant, were present on behalf of the item.

Mr. Simlik explained that the goal was to maintain as much of the original cedar boards on the exterior as possible, but said that given the extent of the water, rodent and ant damage he wanted to be realistic about how many boards may need to be removed. He stated that he sent out a sample of the cedar board to get replacement cedar boards with the same dimensions.

Chair Henke asked Mr. Simlik to provide CP Dupuis with a sample of the new boards to verify that they will replicate the existing boards appropriately.

Chair Henke also noted that the applicant has been diligent in working with the HDC and said he believed they would try to maintain as many of the original boards as possible.

**Motion by Ms. Debbrecht**

**Seconded by Mr. Deyer to approve the Historic Design Review application and issue a Certificate of Appropriateness for 743 W. Frank – King-Argus House. The work as proposed meets the Secretary of the Interior's Standards for Rehabilitation standard numbers 1, 2, 5, and 6. The HDC also requested periodic updates on the repairs to the exterior as part of the approval.**

**Motion carried, 7-0.**

ROLL CALL VOTE

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

Nays: None

The HDC also confirmed that the applicant could move forward with using the paint colors proposed in the evening's agenda packet.

**B. 239 N. Old Woodward – Bloom Bistro and Huston Building**

CP Dupuis presented the item.

Ron Rea and Nicole Adler were present on behalf of the application.

After HDC discussion, CP Dupuis noted that the applicant could either pursue a contemporary redesign of the front of the building or an accurate historical restoration.

It was noted by a number of HDC members that the plans as proposed seemed more to imitate a historical style not accurate to the original building, which is not permitted under the Secretary of the Interior's Standards for Rehabilitation.

There was a general consensus among the HDC members that it would be better to undertake a historical restoration of the building.

Chair Henke listed the limestone cladding, elevation of the limestone sill, the transom windows and the signage issues as some of the aspects the applicants should reassess in their proposal.

**Motion by Mr. Deyer**

**Seconded by Ms. Debbrecht to postpone the historic design review for 239 N. Old Woodward – Bloom Bistro and Huston Building to give the applicant a chance to integrate the HDC’s comments into their plans.**

**Motion carried, 7-0.**

ROLL CALL VOTE

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

Nays: None

**06-060-21**

**5) Sign Review**

None.

**06-061-21**

**6) Study Session**

**A. NAPC CAMP Commissioner Training**

Ms. Dukas said she would rather present this item during a meeting with a lighter agenda. As a result, the item was postponed.

**06-062-21**

**7) Miscellaneous Business and Communication**

**A. Pre-Application Discussions**

**1. 100 N. Old Woodward – Parks/Wooster Building**

Kristine Kidorf, consultant for the project, reviewed her memorandum to the HDC.

Ron Boji, owner, Victor and Alex Saroki, architects, and John Hindo, attorney, were also present on behalf of the project.

After discussion, Chair Henke summarized that the HDC would prefer to see the building restored to its 1889 appearance. He said that going back to the March 17, 2021 proposal offered by the applicant would be more appropriate in that case.

In reply to Mr. Kolo, Mr. Boji confirmed he would also be interested in restoring the building to its 1889 appearance.

There was discussion about the possibility of awnings or structural metal canopies. A number of HDC expressed initial skepticism about structural metal canopies. Two members of the HDC said they would be more interested in canvas awnings.

In reply to HDC inquiry, Ms. Kidorf said that if the structural canopies were consistent with the design of the building and aesthetically differentiated enough from the historic aspects they could be permissible under the Secretary of the Interior's Standards for Rehabilitation. She stated that she would be able to provide comments regarding the historical basis of an updated design at the applicant's request.

Chair Henke said that would be helpful to demonstrate that the intent of the project was both preserving the historic nature of the building and allowing for some contemporary aspects where appropriate.

Mr. Deyer expressed confidence in Mr. Saroki's design abilities and said he might be able to create something vis-a-vis canopies or awnings that would satisfy the HDC and the applicant team.

CP Dupuis said he would be in touch with the applicant team to determine whether their historic design review would be held on July 7 or July 21, 2021.

**B. Draft Agenda for Next Meeting**

**C. Staff Reports**

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

**06-063-21**

**Adjournment**

**Motion by Ms. Lang**

**Seconded by Ms. Debbrecht to adjourn the HDC meeting of June 16, 2021 at 9:42 p.m.**

**Motion carried, 7-0.**

**ROLL CALL VOTE**

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

Nays: None

Nicholas Dupuis  
City Planner