

## Historic District Commission

### Minutes Of July 7, 2021

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

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Minutes of the regular meeting of the Historic District Commission ("HDC") held Wednesday, July 7, 2021. Vice-Chair Keith Deyer called the meeting to order at 7:17 p.m.

#### 1) Rollcall

**Present:** Vice-Chair Keith Deyer; Board Members Gigi Debbrecht, Natalia Dukas, Dustin Kolo, Patricia Lang, Michael Willoughby; Alternate Board Members Steven Lemberg, Cassandra McCarthy; Student Representative Elizabeth Wiegand (Ludington, MI)

**Absent:** Chair John Henke; Student Representatives Charles Cusimano

**Administration:** Nicholas Dupuis, City Planner

**07-064-21**

#### 2) Approval Of Minutes

CP Dupuis noted that since Ms. Dukas was absent from the June 2, 2021 meeting, the motion to approve those minutes needed to be re-made by someone who was present at said meeting.

**Motion by Ms. Debbrecht**

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

**Motion carried, 6-0.**

ROLL CALL VOTE

Yeas: Debbrecht, Lang, Kolo, Deyer, Lemberg, Willoughby

Nays: None

Abstain: Dukas

**Motion by Ms. Debbrecht**

**Seconded by Ms. Lang to approve the HDC Minutes of June 16, 2021 as submitted.**

**Motion carried, 6-0.**

ROLL CALL VOTE

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

Nays: None

Abstain: Willoughby

**07-065-21**

#### 3) Courtesy Review

None.

**07-066-21**

#### **4) Historic Design Review**

##### **A. 100 N. Old Woodward – Parks/Wooster Buildings**

CP Dupuis presented the item.

Vice-Chair Deyer thanked the applicants for working so diligently with the City on this project.

Victor Saroki, architect, spoke on behalf of the application.

In reply to Ms. Dukas, Mr. Saroki reviewed how the applicant team selected the bricks to be used on the Maple and Old Woodward facades of the Parks building. He stated that the brick on the Wooster building would be maintained and that a mild paint remover would be used to reveal the original unpainted brick.

Vice-Chair Deyer stated for the record that it was the perspective of the HDC that this property remained historic, and asked the applicant to confirm the same. Mr. Saroki confirmed that to be the case.

It was noted that the applicant was still working with their tenant on possible signage, and so did not want to seek approval for the sign plan as part of this evening's review.

Mr. Saroki clarified that at this time the only signage he was seeking approval for would be the blade sign for the Boji Group.

In reply to Ms. Debbrecht, Mr. Saroki stated that the awnings would be charcoal and beige.

In reply to Ms. Dukas, Mr. Saroki stated there would be a side storefront entry for the Wooster building.

Ms. Dukas said that entry would be important in maintaining the distinction between the Parks and Wooster buildings.

##### **Motion by Ms. Dukas**

**Seconded by Mr. Kolo to approve the Historic Design Review application and issue a Certificate of Appropriateness for 100 & 136 N. Old Woodward – Parks & Wooster Buildings – provided the conditions below are met. The Secretary of the Interior's Standards for Rehabilitation standard numbers 1, 2, 5, 7 and 9 will be met upon fulfillment of the condition(s): 1. The applicant must submit specification sheets for all new storefront and upper floor glass; 2. The Historic District Commission approves the projections into the right-of-way; and 3. The applicant must revise the elevation drawings with RTU screening at 5 ft. 5 in. in height and trash receptacle screening at 6 ft. in height.**

**Motion carried, 7-0.**

ROLL CALL VOTE

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

Nays: None

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

CP Dupuis reviewed the item.

Nicole Adler, architect, presented the updated designs. Ron Rea, architect, and Darren Artesian, owner, were also present on behalf of the application.

Ms. Adler noted that the facade would not meet the glazing standards even if the french doors were inoperable. She explained that since they were trying to adhere to the original historic openings in the facade, the glazing could not be met. She noted that the changing the window frames from aluminum to wood required thicker materials, which also reduced the amount of glazing possible.

Mr. Willoughby said that the french doors were a good update to the building without imitating a previous historic style.

There was discussion about the fact that this project was aiming for rehabilitation instead of restoration per the recommendations of the HDC.

CP Dupuis clarified that historic preservation seeks to preserve, repair, rehabilitate, restore and/or reconstruct buildings. He also noted that it is up to the applicant in each case to prove that no historic materials are being removed in proposed updates.

It was noted that this case and the Parks/Wooster building were recommended for rehabilitation based on the amount of historic fabric left to the buildings, which was relatively minimal. The HDC discussed that each case is considered on its own merits and does not set a precedent for future cases. It was noted that applications with more historic fabric would likely be treated differently from this case and the Parks/Wooster building.

CP Dupuis noted that no historic fabric was being removed to add the french doors.

Vice-Chair Deyer observed that there was preserving the historic aspects of the facade left no appropriate way to achieve to the 70% glazing standard.

**Motion by Ms. Lang**

**Seconded by Ms. Debbrecht to approve the Historic Design Review application and issue a Certificate of Appropriateness for 239 N. Old Woodward – Huston Building – with the following conditions. The Secretary of the Interior's Standards for Rehabilitation standard number(s) 1, 2, 7, 9 and 10 will be met upon fulfillment of the condition(s): 1. The Historic District Commission approves the non-cutoff LED light strips beneath the limestone arch; 2. The Historic District commission approves**

**the proposed 53% glazing; and, 3. The applicant must submit specification sheets with Visual Light Transmittance figures for all proposed glazing.**

**Vice-Chair Deyer commented that the french doors were being approved because they maintained similar historical openings in the facade, and that they increase the restaurant's adherence to the bistro ordinance by increasing the interplay between the interior of the restaurant, outdoor diners, and passerby.**

**Motion carried, 6-0.**

ROLL CALL VOTE

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

Nays: None

Abstain: Kolo

**Motion by Ms. Lang**

**Seconded by Ms. Debbrecht to the Historic Design Review application and issue a Certificate of Appropriateness for 239 N. Old Woodward – Bloom Bistro – provided the following conditions are met. The Secretary of the Interior's Standards for Rehabilitation standard number(s) 1, 2, 3, 6, 7 and will be met upon fulfillment of the condition(s): 1. The Historic District Commission approves the proposed 63% glazing on the ground floor façade; and, 2. The applicant must submit specification sheets with Visual Light Transmittance figures for all proposed glazing. The HDC also noted that to any extent that this motion is inconsistent with the previous motion and plans for the Huston Building, the motion and plans for the Huston Building should be understood to supercede this motion.**

**Motion carried, 6-0.**

ROLL CALL VOTE

Yeas: Debbrecht, Lang, Lemberg, Deyer, Dukas, Willoughby

Nays: None

Abstain: Kolo

#### **D. 138 S. Old Woodward – D.U.R. Waiting Room**

The HDC took a brief break at 9:24 p.m. and reconvened at 9:30 p.m.

CP Dupuis presented the item.

Catherine Pafford was present on behalf of the application.

Ms. Dukas asked how the signage would be attached to the building.

After brief discussion, Mr. Willoughby commented that the historic fabric of the building was no longer present, and opined that the signage and the awnings proposed would have no impact on the historic integrity of the building. He said the proposal to center the sign on the building as opposed to over the door was appropriate.

**Motion by Ms. Debbrecht**

**Seconded by Mr. Willoughby to approve the Design Review application for 138 S. Old Woodward – D.U.R. Waiting Room/Evereve – with the following conditions. Upon completion, the project will meet Secretary of the Interior Standard’s numbers 1, 2, and 9. 1. The applicant must submit revised sign plans showing the total sign projection from the building face not to exceed 9 in; and, 2. The HDC approves the projection of the awning 12 inches.**

**Motion carried, 6-1.**

ROLL CALL VOTE

Yeas: Debbrecht, Willoughby, Kolo, Lang, Lemberg, Deyer

Nays: Dukas

**07-067-21**

**5) Sign Review**

None.

**07-068-21**

**6) Study Session**

**07-069-21**

**7) Miscellaneous Business and Communication**

**A. Pre-Application Discussions**

**B. Draft Agenda for Next Meeting**

**C. Staff Reports**

**1. Administrative Sign Approvals**

**2. Administrative Approvals**

**3. Demolitions**

**4. Action List - 2021**

**07-070-21**

**Adjournment**

**Motion by Ms. Debbrecht**

**Seconded by Ms. Lang to adjourn the HDC meeting of July 7, 2021 at 9:51 p.m.**

**Motion carried, 7-0.**

ROLL CALL VOTE

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

Nays: None

Nicholas Dupuis  
City Planner

APPROVED