

**Historic District Commission
Minutes Of December 7, 2022**

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

Minutes of the regular meeting of the Historic District Commission ("HDC") held Wednesday, December 7, 2022. PD Dupuis called the meeting to order at 7:00 p.m.

1) Rollcall

Present: Chair John Henke; Board Members Gigi Debbrecht, Keith Deyer, Natalia Dukas, Patricia Lang (arrived 7:02 p.m.), Michael Willoughby; Alternate Board Member Steven Lemberg; Student Representatives Meghan Murray, Charlie Vercellone

Absent: Board Member Dustin Kolo

Staff: Planning Director Dupuis; City Planner Blizinski, City Transcriptionist Eichenhorn

2) Approval of the HDC Minutes of November 16, 2022

12-65-22

Motion by Ms. Dukas

Seconded by Ms. Debbrecht to approve the HDC Minutes of November 16, 2022 as submitted.

Motion carried, 7-0.

VOICE VOTE

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

Nays: None

3) Courtesy Review

4) Historic Design Review

A. 320 Martin St. – Birmingham Post Office

PD Dupuis presented the item. He noted that the vote on motion 11-64-22, which occurred at the November 16, 2022 meeting, technically failed due to the HDC Rules of Procedure specifying that four affirmative votes are required to pass a motion.

Kevin Biddison, architect for the project, answered informational questions from the HDC.

Mr. Lemberg noted concerns about the movement of the accessible entrance from Bates to the west side of the building, saying that movement of the entrance would make it more difficult on people who need accessible entrances. He said that while he was advised that his concern was outside the purview of the HDC, he noted that the design review standards and guidelines in the ordinance permits the HDC to consider 'other factors' that the Commission finds relevant. He said he would vote in support of the proposal, while registering his concerns about the movement of the accessible entrance.

Mr. Deyer said he preferred the original proposal's method of connecting the two buildings, and stated he was interested in hearing why the changes to that aspect were necessary.

Mr. Biddison explained that the center of the two buildings was likely to have the least-desirable space from a leasing standpoint, and so that space was being expanded and repurposed for common elements like restrooms and mechanical.

The Chair noted that the drawing and the renderings did not include a code-required railing for the stairs on Bates. He told PD Dupuis that the construction drawings must reflect the required railing.

Mr. Biddison confirmed that a railing would be included.

12-66-22

Motion by Mr. Willoughby

Seconded by Ms. Debbrecht to approve the Historic Design Review application and issue a Certificate of Appropriateness for 320 Martin St. – Birmingham Post Office. The proposed addition meets the Secretary of the Interior's Standards for Rehabilitation standard numbers one through five, nine, and 10.

Ms. Dukas said she thought the changes to the entrance were positive, and that she had reservations about changing the clear two-story connection between the buildings. She said she also had concerns about the massing, since the building would now hang over its footprint on one side and over the thread park. She said she did not agree that standards two and nine were being fulfilled with these changes.

Motion carried, 5-2.

VOICE VOTE

Yeas: Debbrecht, Willoughby, Lemberg, Lang, Henke

Nays: Dukas, Deyer

5) Sign Review

6) Study Session

A. Historic Design Guidelines – Update

The HDC requested that the next deliverable be presented in January.

7) Miscellaneous Business and Communication

Student Representatives Murray and Vercellone shared their observations from their year of serving on both the HDC and Design Review Board and thanked the HDC.

Student Representatives Murray and Vercellone also said they would enjoy coming to meet the new student representatives when they receive their appointments.

A. Draft Agenda

B. Staff Reports

- 1. Administrative Sign Approvals**
- 2. Administrative Approvals**
- 3. Demolitions**
- 4. Action List 2022**

8) Adjournment

No further business being evident, the HDC motioned to adjourn at 7:36 p.m.



Nicholas Dupuis
Planning Director



Laura Eichenhorn
City Transcriptionist