

**Historic District Commission
Minutes Of June 15, 2022**

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

Minutes of the regular meeting of the Historic District Commission ("HDC") held Wednesday, June 15, 2022. Chair John Henke called the meeting to order at 7:00 p.m.

1) Rollcall

Present: Chair John Henke; Board Members Gigi Debbrecht, Natalia Dukas, Dustin Kolo, Patricia Lang, Michael Willoughby; Student Representatives Meghan Murray, Charlie Vercellone

Absent: Board Members Keith Deyer; Alternate Board Members Steven Lemberg, Cassandra McCarthy

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

2) Approval of the HDC Minutes of June 1, 2022

06-40-22

Motion by Ms. Lang

Seconded by Ms. Debbrecht to approve the HDC Minutes of June 1, 2022 as submitted.

Motion carried, 6-0.

VOICE VOTE

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

Nays: None

3) Courtesy Review

A. 300 W. Merrill - Baldwin Public Library

PD Dupuis introduced the item.

Steve Schneemann, architect, described the project and answered informational questions about the project from the HDC.

Mr. Schneemann confirmed for PD Dupuis that architects familiar with the 1981 Birkerts addition reviewed the plans to ensure that the present plans were complementary to that aspect of the building.

PD Dupuis noted that this phase of the Library renovation project would preserve the Birkerts addition under the proposed changes to the building.

Ms. Dukas said that while the plans likely represented the best case scenario given the project's constraints, the Library was starting to look a bit hodge-podge due to the different additions done over the years.

06-41-22

Motion by Ms. Lang

Seconded by Mr. Kolo to approve the Historic Design Review application and issue a Certificate of Appropriateness for 300 W. Merrill – Baldwin Public Library. The proposed addition meets the Secretary of the Interior's Standards for Rehabilitation standard numbers 1, 2, 3, 5 and 9.

Motion carried, 6-0.

VOICE VOTE

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

Nays: None

4) Study Session

5) Historic Design Review

A. 128 S. Old Woodward – McBride Building/Faherty

PD Dupuis presented the item.

Jen Nendick, with Faherty Brand, Alyssa Case, also with Faherty Brand, and Ninnie Norris, designer, spoke on behalf of the project.

Mr. Willoughby recommended that matching brick be added to the left side column and the rows under the decorative cornice.

A number of HDC members agreed.

The Chair recommended that the column be done in brick and that the material for the rows below the cornice be decided on once the faux marble is removed from the facade.

Ms. Dukas noted it would look somewhat uneven if the right side of the building is not restored to match.

The type of brick was discussed, and it was noted that it might be white and glazed but that it would be most appropriate to have a brick expert determine the type.

Ms. Nendick expressed some concern that she may not be able to get the appropriate brick but said she would look into doing so.

It was discussed that the HDC might find the current plans with wood appropriate depending on the findings of the required facade condition assessment. It was noted that would be determined once the findings of the facade condition assessment are reviewed by the HDC.

The HDC recommended the applicant ask the building owner if they would be willing to restore the entire building facade at once to maintain a cohesive whole.

Ms. Case said she would be willing to ask but was skeptical that the building owner would agree to do so.

06-42-22

Motion by Mr. Willoughby

Seconded by Ms. Dukas to approve the Historic Design Review application and issue a Certificate of Appropriateness for 128 S. Old Woodward – McBride Building/Faherty. The proposed façade renovation will meet the Secretary of the Interior's Standards for Rehabilitation standard numbers 1-5 and 9 upon the fulfillment of the following conditions:

- 1. The applicant must submit revised sign plans with a projecting sign that meets the illumination requirements of the Sign Ordinance, or remove the illumination from the sign;**
- 2. The applicant must submit a façade condition assessment to the Historic District Commission and allow Staff to inspect the facade upon the removal of the modern tile storefront and prior to the installation of the new wood façade; and,**
- 3. The applicant must exercise extreme caution when working in the area of the decorative cornice.**

Motion carried, 6-0.

VOICE VOTE

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

Nays: None

6) Sign Review

7) Study Session

8) Miscellaneous Business and Communication

PD Dupuis told the HDC that the Commission awarded the Design Guidelines project to Kraemer at its June 13, 2022 meeting and explained why.

A. Pre-Application Discussions

B. Draft Agenda

C. Staff Reports

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

9) Adjournment

06-43-22

Motion by Ms. Lang

Seconded by Ms. Debbrech to adjourn the HDC meeting of June 15, 2022 at 8:17 p.m.

Motion carried, 6-0.

VOICE VOTE

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

Nays: None



Nicholas Dupuis
Planning Director



Laura Eichenhorn
City Transcriptionist