

**Historic District Commission
Minutes Of July 20, 2022**

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

Minutes of the regular meeting of the Historic District Commission ("HDC") held Wednesday, July 20, 2022. Chair John Henke called the meeting to order at 7:00 p.m.

1) Rollcall

Present: Chair John Henke; Board Members Keith Deyer, Dustin Kolo, Patricia Lang, Michael Willoughby; Alternate Board Member Steven Lemberg; Student Representatives Meghan Murray, Charlie Vercellone

Absent: Board Members Gigi Debbrecht, Natalia Dukas; Alternate Board Member Cassandra McCarthy

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

2) Approval of the HDC Minutes of July 6, 2022

07-49-22

Motion by Ms. Lang

Seconded by Mr. Kolo to approve the HDC Minutes of July 6, 2022 as submitted.

Motion carried, 6-0.

VOICE VOTE

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

Nays: None

3) Courtesy Review

4) Historic Design Review

A. 167 N. Old Woodward – Erity & Nixon Building/Sweet Green

PD Dupuis presented the item.

Michael Klingl, representative for Sweet Green, spoke on behalf of the request.

In reply to Mr. Deyer, Mr. Klingl opined that there was no need to screen the two proposed units since they cannot be viewed from the ground level and a number of other units on the rooftop would remain unscreened.

07-50-22

Motion by Mr. Deyer

Seconded by Mr. Kolo to deny the Historic Design Review application for 167 N. Old

Woodward – Erity & Nixon Bldg./Sweet Green for the following reason:

- 1. The application does not meet the requirements of the Zoning Ordinance in regards to RTU screening.**

Chair Henke said it was preferable in general to have screened RTUs on historic buildings in order to maintain the historical aesthetic of the buildings. He said new RTUs should be generally screened. He said he did not feel particularly strongly about requiring screening in this instance because they would not be visible from the street, and the other, visible RTUs are not screened. He said this instance would not establish precedent for future discussions about RTU screening.

Mr. Deyer said he did not see the applicant's explanation as rising to the level of a hardship.

Motion carried, 6-0.

VOICE VOTE

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

Nays: None

5) Sign Review

A. 111 E. Merrill - Schechter

PD Dupuis presented the item. He clarified that the sign requires a six inch gap and a 30-inch maximum projection.

07-51-22

Motion by Mr. Deyer

Seconded by Mr. Kolo to approve the Sign Design Review application and issue a Certificate of Appropriateness for 111 E. Merrill – Schechter – with the following conditions:

- 1. The applicant must submit revised sign plans detailing a projecting sign in the sign band, or obtain a variance from the Board of Zoning Appeals; and,**
- 2. The applicant must submit a revised sign plan showing the six inch separation.**

Motion carried, 6-0.

VOICE VOTE

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

Nays: None

6) Study Session

A. Historic Design Guidelines – Update

PD Dupuis provided an update.

7) Miscellaneous Business and Communication

PD Dupuis said the sign ordinance needs updating.

The HDC briefly discussed preservation of Birmingham's historic housing stock. PD Dupuis said he hoped to return with an agenda item on the topic later in 2022.

A. Pre-Application Discussions

B. Draft Agenda

C. Staff Reports

1. Administrative Sign Approvals

2. Administrative Approvals

3. Demolitions

4. Action List 2022

5. 128 S. Old Woodward – Faherty Façade Condition Assessment

The Chair said his opinion had not changed since the last time this project was discussed.

Mr. Kolo said it would be hard to approve something that did not work to preserve the present historic material.

Jen Nendick, John Watson, and Alyssa Case, representatives for Faherty, were present on behalf of the project.

Ms. Nendick said she was having a difficult time finding a substantially similar brick to match the extant brick. She said anything somewhat close is an 18 to 20 week lead time. She said her team's proposal is to do more work to determine the facade's condition and then to outline potential next steps at the HDC's August 3, 2022 meeting. She noted that the project has been permitted to begin work on the interior of the building while they determine their approach to the facade.

8) Adjournment

07-52-22

Motion by Mr. Willoughby

Seconded by Ms. Lang to adjourn the HDC meeting of July 20, 2022 at 7:49 p.m.

Motion carried, 6-0.

VOICE VOTE

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

Nays: None



Nicholas Dupuis
Planning Director



Laura Eichenhorn
City Transcriptionist

APPROVED