

**Historic District Commission  
Minutes Of July 6, 2022**

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

Minutes of the regular meeting of the Historic District Commission ("HDC") held Wednesday, July 6, 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, Patricia Lang, Michael Willoughby; Student Representative Meghan Murray

**Absent:** Board Members Keith Deyer, Dustin Kolo; Alternate Board Members Steven Lemberg, Cassandra McCarthy; Student Representative Charlie Vercellone

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

**2) Approval of the HDC Minutes of June 15, 2022**

**07-44-22**

**Motion by Ms. Dukas**

**Seconded by Ms. Lang to approve the HDC Minutes of June 15, 2022 as submitted.**

**Motion carried, 5-0.**

VOICE VOTE

Yeas: Henke, Willoughby, Debbrecht, Dukas, Lang

Nays: None

**3) Courtesy Review**

**4) Historic Design Review**

PD Dupuis presented the items and answered informational questions from the HDC.

**A. 372 Harmon – Benjamin Daniels House (Part One)**

Gordon Black, owner, and William Finnicum, architect, spoke on behalf of the project.

Mr. Willoughby recommended that black shutters be added to the historic part of the house in order to return that section of the house to more of its original historic appearance. He also recommended that the roof be more matte, with either a black or charcoal color.

Ms. Lang concurred.

Ms. Dukas said it would be positive to visually distinguish the historic portion of the house from the addition.

Mr. Black said he would be willing to consider both of Mr. Willoughby's recommendations. He asked for time to step outside and discuss the recommendations with his partner and with Mr. Finnicum.

The HDC paused the item at 7:48 p.m. and reviewed the other two historic design reviews.

### **B. 310 E. Maple – Casa Perno/Briggs Building**

The HDC had no questions for the applicant.

**07-45-22**

**Motion by Ms. Debbrecht**

**Seconded by Mr. Willoughby to approve the Historic Design Review application and issue a Certificate of Appropriateness for 310 E. Maple – Casa Perno/Briggs Building. The proposed outdoor dining changes meet the Secretary of the Interior's Standards for Rehabilitation standard numbers 1, 2 and 10. The approval is subject to the following condition:**

- 1. The applicant must receive approval from the City Commission prior to the installation of any new isinglass or outdoor dining furniture/fixtures.**

**Motion carried, 5-0.**

VOICE VOTE

Yeas: Henke, Willoughby, Debbrecht, Dukas, Lang

Nays: None

### **C. 185 N. Old Woodward – Bell Bistro/Bell Building**

John Gardner, architect, spoke on behalf of project. The HDC had no questions for Mr. Gardner.

**07-46-22**

**Motion by Ms. Dukas**

**Seconded by Ms. Lang to approve the Historic Design Review application and issue a Certificate of Appropriateness for 185 N. Old Woodward – Bell Building/Bell Bistro. The proposed façade renovation will meet the Secretary of the Interior's Standards for Rehabilitation standard numbers 1-5 and 9. The approval is subject to the following conditions:**

- 1. The applicant must receive approval from the City Commission prior to performing any renovations to the building; and,**
- 2. The applicant must submit a façade condition assessment to the Historic District Commission after the removal of the modern façade with photographs to help understand what exists behind the modern façades of the building.**

**Motion carried, 5-0.**

VOICE VOTE

Yeas: Henke, Willoughby, Debbrecht, Dukas, Lang

Nays: None

**A. 372 Harmon – Benjamin Daniels House (Part Two)**

The applicant returned at 8:06 p.m.

Mr. Black said he would be willing to put black shutters on the nine windows on the second floor of the historic portion of the house. He said he would prefer all the window sashes be black and that all the window trims be white. He said he would also return with a proposal for a flat charcoal color roof to be administratively approved.

Chair Henke said he would prefer to see the historic portion of the house have white sashes and black trim since that more resembled the original.

After further discussion between the HDC and the applicant, the HDC agreed to allow the roof, shutters, window sashes, and window trim to be administratively approved with the understanding that 1. PD Dupuis would bring the items back before the HDC if he had any concerns and 2. the applicant would make an effort to make the historic section of the home as similar to the original appearance as possible.

**07-47-22**

**Motion by Mr. Willoughby**

**Seconded by Ms. Dukas to approve the Historic Design Review application and issue a Certificate of Appropriateness for 372 Harmon – Benjamin Daniels House. The proposed façade renovation will meet the Secretary of the Interior's Standards for Rehabilitation standard numbers 1, 2, 3, 5 and 6 upon the fulfillment of the following condition:**

- 1. That the applicant prepare plans for administrative approval that show how the historic portion of the home will be rehabilitated more along the lines of the original home.**

**Motion carried, 4-0.**

VOICE VOTE

Yeas: Willoughby, Debbrecht, Dukas, Lang

Nays: None

Abstain: Henke

**5) Sign Review**

**6) Study Session**

**A. Historic Design Guidelines – Update**

PD Dupuis provided an update on the Historic Design Guidelines process.

He noted that he and the consultants would be present at Birmingham's Day on the Town on Saturday, July 30, 2022 and asked the HDC members to stop by.

**7) Miscellaneous Business and Communication**

- A. Pre-Application Discussions**
- B. Draft Agenda**
- C. Staff Reports**
  - 1. Administrative Sign Approvals**
  - 2. Administrative Approvals**
  - 3. Demolitions**
  - 4. Action List 2022**

**8) Adjournment**

**07-48-22**

**Motion by Mr. Willoughby**

**Seconded by Ms. Debbrecht to adjourn the HDC meeting of July 6, 2022 at 8:25 p.m.**

**Motion carried, 5-0.**

VOICE VOTE

Yeas: Henke, Willoughby, Debbrecht, Dukas, Lang

Nays: None



Nicholas Dupuis  
Planning Director



Laura Eichenhorn  
City Transcriptionist