

**Historic District Commission  
Minutes Of November 3, 2021**

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

Minutes of the regular meeting of the Historic District Commission ("HDC") held Wednesday, November 3, 2021. Chair John Henke called the meeting to order at 7:00 p.m.

**1) Rollcall**

**Present:** Chair John Henke; Board Members Gigi Debbrecht, Keith Deyer, Natalia Dukas, Dustin Kolo, Michael Willoughby; Alternate Board Member Steven Lemberg; Student Representatives Charles Cusimano, Elizabeth Wiegand

**Absent:** Board Member Patricia Lang; Alternate Board Member Cassandra McCarthy

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

**11-099-21**

**2) Approval of the HDC Minutes of July 21, 2021, September 1, 2021, and October 20, 2021**

PD Dupuis noted the City Attorney had recently found that a member need not have been present at a meeting to move approval or to vote on said meeting's minutes.

**Motion by Ms. Dukas**

**Seconded by Mr. Willoughby to approve the HDC Minutes of July 21, 2021 as submitted.**

**Motion carried, 7-0.**

VOICE VOTE

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

Nays: None

**Motion by Ms. Dukas**

**Seconded by Mr. Willoughby to approve the HDC Minutes of September 1, 2021 as submitted.**

**Motion carried, 7-0.**

VOICE VOTE

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

Nays: None

**Motion by Mr. Kolo**

**Seconded by Mr. Willoughby to approve the HDC Minutes of October 20, 2021 as submitted.**

**Motion carried, 7-0.**

VOICE VOTE

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

Nays: None

**11-100-21**

**3) Courtesy Review**

None.

**11-101-21**

**4) Historic Design Review**

None.

**11-102-21**

**5) Sign Review**

**A. 166 W. Maple - Relay**

PD Dupuis presented the item.

Rebecca Godin of Phillips Sign and Lighting and Tal Klein, owner of Relay, spoke on behalf of the request.

The HDC largely sympathized with the applicant's difficulty in indicating that their business is on the second floor, but did not think the proposed sign location appropriately addressed the issue.

In reply to Ms. Godin, Chair Henke said the proposed location was less than ideal in respect to the Secretary of Interior (SOI) standards with respect to rehabilitation of a historic building and where historic structures are permitted to have signs. He said he also believes the ordinance would not permit the sign to be placed on the second floor.

Mr. Kolo said the proposed sign location seemed to conflict with Standard Two of the SOI standards.

There were recommendations that the applicant consider a blade sign or a directory sign as possible options.

Chair Henke noted the applicant would have to return for approval of the potential canopy, so recommended that the applicant reconsider the signage proposal as well and return with both proposals with no penalty.

Mr. Klein said that while the landlord was working on the canopy separately from the applicant, the applicant would see if both requests could be consolidated.

**Motion by Mr. Deyer**

**Seconded by Ms. Debbrecht to postpone review of the sign request for 166 W. Maple - Relay to December 1, 20201.**

**Motion carried, 7-0.**

VOICE VOTE

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

Nays: None

**11-103-21**

**6) Study Session**

**A. CLG Grant – Historic Design Guidelines**

PD Dupuis summarized the topic. He confirmed that he would make sure any bidders were clear on the deliverables before accepting a proposal.

**11-104-21**

**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 2021**

**11-105-21**

**8) Adjournment**

**Motion by Mr. Willoughby**

**Seconded by Ms. Debbrecht to adjourn the HDC meeting of November 3, 2021 at 7:30 p.m.**

**Motion carried, 6-0.**

VOICE VOTE

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

Nays: None

A handwritten signature in blue ink, appearing to read 'Nicholas Dupuis', enclosed within a blue oval shape.

Nicholas Dupuis  
Planning Director

APPROVED