

**HISTORIC DISTRICT STUDY COMMITTEE  
MINUTES OF OCTOBER 4, 2018**  
Birmingham City Hall Commission Room  
151 Martin, Birmingham, Michigan

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Minutes of the regular meeting of the Historic District Study Committee ("HDSC") held Thursday, October 17, 2018. Chairperson Gigi Debbrecht called the meeting to order at 6:00 p.m.

**1. ROLL CALL**

**Present:** Chairperson Gigi Debbrecht; Board Members Jonathan DeWindt, Patricia Lang, Michael Xenos

**Absent:** Board Member Paul Beshouri

**Administration:** Matthew Baka, Senior Planner

Committee members introduced themselves to a guest, Susan Browne Plummer, who expressed possible interest in joining the committee.

**2. APPROVAL OF THE JULY 26, 2018 HDSC MINUTES**

**Motion by Ms. Lang**

**Seconded by Mr. Xenos to approve the Minutes of July 26, 2018 as presented.**

**Motion carried, 4-0.**

VOICE VOTE

Yeas: Xenos, Lang, DeWindt, Debbrecht

Nays: None

Absent: Beshouri

Mr. Baka gave the Committee a brief summary of the Public Hearing at the City Commission concerning the de-designation of 361 E. Maple where the Commission concurred with findings of the HDSC. All members expressed approval and gratitude that the Commission affirmed the recommendation of the HDSC.

**3. HDSC PRIORITY LIST**

Mr. Baka advised that at the direction of the City Commission, the City Manager has requested that the HDSC create a priority list of projects to pursue that would foster and promote historic preservation in the City of Birmingham.

On July 26, 2018 the Historic District Study Committee discussed the request by the City Commission to develop a priority list.

Mr. Baka asked the Committee to brainstorm and see what they feel are priority projects. Projects that effectively address the goals for the Historic Preservation Program based upon the Michigan Comprehensive Historic Preservation Plan are:

- Survey Projects
- Nominations
- Planning
- Public Education
- Restoration Planning Development

At that time the Committee agreed to correspond by email in the immediate future and provide some ideas to staff. The following list was formulated through that correspondence;

- Repairing all rusted plaques on historic buildings in the CBD;
- A plaque for the Community House;
- Publishing the Eco City Survey;
- Re-initiating the Heritage Home Plaque and Certificate Program;
- Audit of designated Historical Homes;
- Develop infill guidelines for new construction in the Historic Districts;
- Develop ordinance language for sandwich board signage in Historic District;

After some discussion it was decided that the development of design guidelines and revisions to the portable sign regulations were outside the purview of the HDSC.

Mr. Dewindt suggested that information could be compiled to create an architectural tour. With the size of the downtown being very walkable a walking tour could be developed and printed as high quality brochures and placed at various locations throughout town such as the Chamber of commerce, the Baldwin Library, Historic Museum, etc.

Mr. Baka noted that many of the items that the HDSC has placed on the list should be eligible for matching grants from the Certified Local Government program as they fit within the categories listed in the staff memo.

Ms. Debbrecht suggested that encouraging people to designate their houses should be on the list. Discussion ensued about various examples of how some of the oldest homes in the City are not designated. It was suggested that literature be developed that could be used as promotional materials.

It was also discussed that there are several Wallace Frost homes in town that are not designated. It was suggested that a plaque program be started specifically for Frost homes to encourage designation.

The Committee then discussed what the order of the list should be and designated an order for the list to be forwarded to the City Commission. The priority determined by the Committee was as follows;

1. Repair all rusted plaques on historic buildings in the CBD/install on designated buildings without plaques
2. Re-initiate the Heritage Home Plaque and Certificate Program with a new category for Wallace Frost homes.
3. Audit of designated Historical Buildings
4. Self-guided tour, historic maps/brochure
5. Raise awareness of Birmingham historical assets through editorials, City calendar, articles, etc...
6. Promote/encourage new properties for designation.
7. Publish the Eco City Survey.

#### **5. ADJOURNMENT**

No further business being evident, the committee members motioned to adjourn at 7:17 p.m.

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Matthew Baka, Sr. Planner