

**HISTORIC DISTRICT STUDY COMMITTEE  
MINUTES OF AUGUST 10, 2017**  
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, August 10, 2017. Chairperson Gigi Debbrecht called the meeting to order at 1 p.m.

**1. ROLL CALL**

**Present:** Chairperson Gigi Debbrecht, Jonathan DeWindt, Paul Beshouri, Patricia Lang, Michael Xenos

**Absent:** None

**Administration:** Matthew Baka, Senior Planner  
Carole Salutes, Recording Secretary

**2. APPROVAL OF THE FEBRUARY 9, 2017 HDSC MINUTES**

**Motion by Ms. Lang**

**Seconded by Mr. Xenos to approve the Minutes of March 28, 2017 as presented.**

**Motion carried, 5-0.**

VOICE VOTE

Yeas: Lang, Xenos, DeWindt, Debbrecht, Beshouri

Nays: None

Absent: None

**3. 927 PURDY  
Study Committee Report Update**

Mr. Baka recalled that as required by Section 127-5, Establishing Additional, Modifying, or Eliminating Historic Districts, the HDSC prepared a study committee report for consideration by the City Commission with a recommendation to approve the designation request. One of the requirements of Section 127-5 is that the report be sent to the State Historic Preservation Office ("SHPO") for comment before being considered by the City Commission. After a lengthy delay due to staffing issues at the State office, SHPO has sent the City

their comments regarding the report. The comments focus on the format and content of the report rather than the recommendation itself.

Basically they want more information:

- Especially on the history of the house;
- One or two lines of bio on each committee member;
- What each member's demonstrated interest is in historic preservation;
- They thought the name of the proposed District should be reconsidered;
- They want the District to be called the Bailey House Historic District since the Baileys were the longest owners of the property;
- Background data should read like a historical narrative.
- The term "Late 19th Century Farmhouse" is not an accepted architectural style term. The style for this house would be considered to be a gable front Folk Victorian;
- The appropriate term for the windows is "double hung,"
- Decide on a period of significance for the house.

Mr. Baka passed out a list of local resources for historic research.

It was thought the house was most significant before it was moved to Purdy.

Mr. Beshouri volunteered to find information on the Bailey Family and to e-mail it to everyone.

Chairperson. Debbrecht said she will call the homeowner and see if he has anything further to add with respect to SHIPO's requested information, especially the sequence of events on the alterations.

Ms. Lang agreed to find more information on Almuron Whitehead and Mr. Xenos will work with her.

Mr. DeWindt indicated he will research Russell McBride.

Everyone will send a bio to Mr. Baka.

#### **4. 361 E. MAPLE RD. De-Designation Request**

Mr. Baka advised that the owner of the property located at 361 E. Maple Rd. has requested that the City Commission consider removing the historic designation of their building as a contributing historic resource within the City of Birmingham. The property owner has submitted an application to the Planning Board requesting to demolish the building as part of a redevelopment proposal.

As required by Section 127-5, Establishing Additional, Modifying, or Eliminating Historic Districts, the City Commission issued a resolution on July 24, 2017 directing the HDSC to prepare a preliminary study committee report on the subject property in accordance with the Code and execute the additional steps outlined in that section in order to make a recommendation to the City Commission.

Mr. Baka advised it will be necessary to create another report for this building, similar to a designation request. This is a simple building that is really well preserved. It is a perfect example of a one-story commercial building in the 1920's. Even if this building gets de-designated the applicant will still have to go before the HDC to get permission to tear it down since it is located in the CBD Historic District. If they don't receive demolition approval their next move is to appeal to the State. The building was built in 1927 and registered in 1983.

This report might focus more on the architecture than the history of the building.

Mr. Xenos volunteered to go to the Birmingham Historical Museum with his wife to see what they can find.

To do:

- Chairperson Debbrecht agreed to photograph the building;
- Investigate who has owned the building;
- Find out what the building has been used for;
- Research old pictures to find out if this is the original storefront.

Next Meeting: Thursday, August 24th at 1 p.m.

## **5. ADJOURNMENT**

No further business being evident, the board members adjourned at 1:50 p.m.