

**Historic District Commission
Minutes Of September 1, 2021**

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

Minutes of the regular meeting of the Historic District Commission ("HDC") held Wednesday, September 1, 2021. 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, Dustin Kolo, Michael Willoughby; Alternate Board Member Steven Lemberg; Student Representative Charles Cusimano (Birmingham, MI)

Absent: Board Members Keith Deyer, Patricia Lang; Alternate Board Member Cassandra McCarthy; Student Representative Elizabeth Wiegand

Administration: Nicholas Dupuis, City Planner
Laura Eichenhorn, City Transcriptionist

09-085-21

2) Approval Of Minutes

Since the July 21, 2021 minutes were not included in the evening's agenda for approval, it was noted that those minutes would be voted on along with the present minutes at the October 6, 2021 meeting.

**Motion by Mr. Willoughby
Seconded by Ms. Debbrecht to approve the HDC Minutes of August 4, 2021 as submitted.**

Motion carried, 5-0.

VOICE VOTE

Yeas: Dukas, Henke, Lemberg, Debbrecht, Willoughby

Nays: None

Abstain: Kolo

09-086-21

3) Courtesy Review

None.

09-087-21

4) Historic Design Review

A. 160 W. Maple – Dick O' Dows

CP Dupuis reviewed the item. He noted that the applicant was asked to keep their outdoor tables and chairs entirely on private property in order to maintain the five-foot pedestrian path.

Mitch Black, owner, was available on behalf of the application.

Motion by Mr. Willoughby

Seconded by Ms. Dukas to approve the Design Review application for 160 W. Maple – Dick O’ Dows with the following conditions:

- 1. The applicant must submit glazing calculations and specification sheets with clarity figures for the new storefront glazing.**

Motion carried, 6-0.

VOICE VOTE

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

Nays: None

09-088-21

5) Sign Review

None.

09-089-21

6) Study Session

A. Promoting Historic Preservation

CP Dupuis introduced the item.

Ms. Dukas spoke about the item.

In reply to Ms. Debbrecht, CP Dupuis stated that the HDSC was in the process of photographing Wallace Frost and heritage homes, and would continue on to photographing historic homes next. He noted that the Building Department notifies the Planning Department anytime a historic home pulls a permit for work, and explained that the issue tends to be more one of unpermitted work. He stated that the City was working on a user-friendly version of the design guidelines for historic homes so owners are more clear on what is allowed.

The HDC requested that CP Dupuis send them the list of historic homes in Birmingham.

The HDC discussed adding images and a brief description of each historic home to the list.

Mr. Kolo and Chair Henke said they approved of the list of proposed historic preservation promotion measures recommended by CP Dupuis.

Mr. Kolo added that he remained interested in opportunities for training.

CP Dupuis said that training with the Michigan Historic Preservation Network (MHPN) should be required for all new members of the Historic District Commission.

Chair Henke said that after the November 2021 Commission election the HDC should reach out to see if some funding for heritage plaques and other historic preservation measures might be made available.

In reply to Chair Henke, CP Dupuis stated that a link to the annual MHPN resource guide could be provided on the City's website for the benefit of the City's historic home owners.

The HDC discussed sending a new homeowner letter to new owners of historic homes immediately after a purchase.

CP Dupuis said he could ask the Treasury Department to notify the Planning Department when property transfer statements are submitted for historic homes.

There was HDC consensus that CP Dupuis should proceed with planning the implementation of the historic preservation measures as outlined in the evening's agenda.

09-090-21

7) Miscellaneous Business and Communication

- 1. Administrative Sign Approvals**
- 2. Administrative Approvals**
- 3. Demolitions**
- 4. Action List 2021**

09-091-21

Adjournment

Motion by Ms. Dukas

Seconded by Ms. Debbrecht to adjourn the HDC meeting of September 1, 2021 at 7:40 p.m.

Motion carried, 6-0.

VOICE VOTE

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

Nays: None



Nicholas Dupuis
City Planner