

**Historic District Commission
Minutes Of January 4, 2023**

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

Minutes of the regular meeting of the Historic District Commission ("HDC") held Wednesday, January 4, 2023. Chair 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

Absent: Board Member Patricia Lang; Alternate Board Member Steven Lemberg

Staff: Planning Director Dupuis; City Planner Blizinski, City Transcriptionist Eichenhorn

2) Approval of the HDC Minutes of December 7, 2022

01-01-23

Motion by Mr. Willoughby

Seconded by Ms. Debbrecht to approve the HDC Minutes of December 7, 2022 as submitted.

Motion carried, 6-0.

VOICE VOTE

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

Nays: None

3) Courtesy Review

4) Historic Design Review

A. 188 N. Old Woodward – Comerica (Request to Postpone)

01-02-23

Motion by Mr. Deyer

Seconded by Mr. Kolo to postpone the Historic Design Review for 188 N. Old Woodward to January 18, 2023.

Motion carried, 6-0.

VOICE VOTE

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

Nays: None

5) Sign Review

6) Study Session

A. Historic Design Guidelines – Deliverable #2

PD Dupuis presented the item. It was noted that comments from the HDC or the public could be made during HDC meetings or emailed directly to PD Dupuis for inclusion in a future agenda packet.

Lillian Candela, of Kraemer Design Group (KDG), provided an overview of the document. Cassandra Talley and Katie Cook, also of KDG, were also present to answer questions.

01-03-23

Motion by Mr. Deyer

Seconded by Mr. Kolo to adjourn the HDC, complete the Design Review Board agenda, and then to return to the HDC meeting.

Motion carried, 6-0.

VOICE VOTE

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

Nays: None

The HDC meeting reconvened at 7:37 p.m.

HDC members' comments were as follows:

- The relationship between the graphics and the text should be made more clear, including clearer labels of the graphics. An example would be 'Pewabic detail on ___ Building';
- Historic homes should be named, and non-historic homes should be described as a 'contributing resource' or something similar;
- The Pewabic tile pictured should be briefly explained in the appendix or definitions;
- The aerial shot on page six needs a label showing north and describing the location and year taken;
- The hyperlink that says 'Historic Information' should be updated since it presently leads to the City's main website;
- A brief reference should be made to the potential for conflict between an overlay and a historic district in the Districts section of the document;
- Some more information should be added to the discussion of new/alternative materials, scale, additions, designing new buildings in historic districts, and the impact of commercial awnings on historic buildings;
- A bit further emphasis on the recommendations on page 89 would be valuable;
- Readers should be encouraged to do more than maintain the facade of a historic building;
- More custom graphics, specifically showing how historic buildings have been reused and reconstructed in Birmingham, would be valuable; and,
- The draft document was excellent so far and in line with the HDC's guidance and goals for the project.

PD Dupuis said Staff would try and provide a copy of the hand-sketched map of Birmingham housing in the 1880s.

The KDG team said they would add definitions of primary and secondary facades. They asked Staff to provide KDG with the City's extant documentation on the Eco (Economic) City area of Birmingham, Wallace Frost homes, and on any other historical resources.

There was brief discussion about the length of the document. PD Dupuis recommended that the document, specifically the introduction, be shortened where possible, and three of the HDC members disagreed, saying that keeping the document comprehensive was more appropriate since many readers would just be looking at certain sections.

PD Dupuis recommended that HDC members provide any further written comment directly to him prior to the next HDC meeting.

7) Miscellaneous Business and Communication

Mr. Deyer said the City should clarify what happens when conflicts arise between an overlay and a historic district.

PD Dupuis recommended the HDC hold elections for Chair and Vice-Chair on January 18, 2023.

A. Draft Agenda

B. Staff Reports

- 1. Administrative Sign Approvals**
- 2. Administrative Approvals**
- 3. Demolitions**
- 4. Action List 2022**

8) Adjournment

No further business being evident, the HDC motioned to adjourn at 8:37 p.m.



Nicholas Dupuis
Planning Director



Laura Eichenhorn
City Transcriptionist