

**Historic District Commission  
Minutes Of September 7, 2022**

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

Minutes of the regular meeting of the Historic District Commission ("HDC") held Wednesday, September 7, 2022. PD Dupuis called the meeting to order at 7:00 p.m.

**1) Rollcall**

**Present:** Chair John Henke; Board Members Gigi Debbrecht, Keith Deyer, Dustin Kolo, Patricia Lang, Michael Willoughby; Student Representatives Meghan Murray, Charlie Vercellone

**Absent:** Board Member Natalia Dukas; Alternate Board Members Steven Lemberg, Cassandra McCarthy

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

**2) Approval of the HDC Minutes of August 17, 2022**

**09-57-22**

**Motion by Ms. Debbrecht**

**Seconded by Mr. Kolo to approve the HDC Minutes of August 17, 2022 as submitted.**

**Motion carried, 6-0.**

VOICE VOTE

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

Nays: None

**3) Courtesy Review**

**4) Historic Design Review**

**5) Sign Review**

**6) Study Session**

**A. Historic Design Guidelines – Outline and Partial Draft Review**

PD Dupuis introduced Alan Higgins, Certified Local Government Coordinator from the Michigan State Historic Preservation Office. Mr. Higgins was in attendance in order to conduct a routine evaluation for the SHPO's Certified Local Government program.

Chair Henke thanked Mr. Higgins for supporting the City's preservation efforts.

PD Dupuis then introduced the study session item.

Lillian Candela and Cassandra Talley, of Kraemer Design Group (KDG), presented the outline and partial draft.

The HDC and Staff provided the following comments on the outline and partial draft:

- The Bates Street Historic District should be added to Part I;
- Photo examples of the historic architectural styles extant in Birmingham should be added;
- The guidelines need to have some allowance for the use of new or alternative materials in certain circumstances;
- The Appropriate and Not Appropriate delineation was a good way to deliver the information;
- A category of 'Not Preferred' or 'Discouraged' might be worth adding, and should include vinyl and aluminum siding;
- The more graphics that can be included, the better;
- The graphic on page seven in the lower right-hand corner should focus more on discouraging the covering of detail than on the use of vinyl siding;
- Minimizing the length where appropriate would be helpful;
- The Certificate of Appropriateness Process and Tax Credits for Preservation would be better at the end of the document, perhaps as an appendix;
- Photo examples of the historic architectural styles extant in Birmingham would be useful, as HDC members commented;
- For Part III, issues that might arise with Sidewalk Cafes & Patios could likely be dealt with via other design standards, and so Sidewalk Cafes & Patios could be addressed more succinctly than some of the other topics;
- For Part IV, awnings on residential buildings are an infrequent issue. Guidance on paint might be more useful for that section;
- It may be worth adding guidelines for site elements such as trees, gardens, lampposts, or fountains;
- The guidelines will need to address issues of massing;
- Decisions regarding the order and categorization of guideline topics can be made once the draft is more complete;
- Part VI, Design Guidelines for Demolition, should be removed from the guidelines;
- A chart of previously approved materials should be provided in the appendix, and the page number of the chart should be referenced in the guidelines near photographic examples of appropriate materials; and,
- A history of Birmingham that addresses how different architectural styles evolved in the City could be appropriate for an introduction.

The HDC agreed that soliciting further public comment would be most appropriate once the draft is more complete. There was brief discussion on ways the public could be engaged at that time.

## **7) Miscellaneous Business and Communication**

PD Dupuis noted that the City had received a historic designation request from Mr. Deyer for his home.

The HDC congratulated Mr. Deyer on initiating the process.

Mr. Deyer encouraged implementation of 100 year plaques for older homes. He noted the plaques generate publicity for historic preservation and encourage people to preserve their homes over tearing them down.

- A. Pre-Application Discussions**
- B. Draft Agenda**
- C. Staff Reports**
  - 1. Administrative Sign Approvals**
  - 2. Administrative Approvals**
  - 3. Demolitions**
  - 4. Action List 2022**

## **8) Adjournment**

**09-58-22**

**Motion by Ms. Lang**

**Seconded by Ms. Debbrecht to adjourn the HDC meeting of September 7, 2022 at 8:11 p.m.**

**Motion carried, 6-0.**

VOICE VOTE

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

Nays: None



Nicholas Dupuis  
Planning Director



Laura Eichenhorn  
City Transcriptionist