



AGENDA
BIRMINGHAM HISTORIC DISTRICT COMMISSION
WEDNESDAY – NOVEMBER 1, 2023
BIRMINGHAM CITY HALL, 151 MARTIN ST., COMMISSION ROOM #205*
******* 7:00 PM*******

The City recommends members of the public wear a mask if they have been exposed to COVID-19 or have a respiratory illness. City staff, City Commission and all board and committee members must wear a mask if they have been exposed to COVID-19 or actively have a respiratory illness. The City continues to provide KN-95 respirators and triple layered masks for attendees.

- 1) Roll Call**
- 2) Approval of the HDC Minutes of [October 18, 2023](#)**
- 3) Courtesy Review**
- 4) Historic Design Review**
- 5) Sign Review**
- 6) Study Session**
 - A. [Historic Preservation Master Plan – Draft Survey Review](#)**
- 7) Miscellaneous Business and Communication**
 - A. Pre-Application Discussions**
 - B. Draft Agenda**
 - 1. [November 15, 2023](#)**
 - C. Staff Reports**
 - 1. [Administrative Sign Approvals](#)**
 - 2. [Administrative Approvals](#)**
 - 3. [Demolitions](#)**
 - 4. [Action List 2023](#)**
- 8) Adjournment**

*Please note that board meetings will be conducted in person once again. Members of the public can attend in person at Birmingham City Hall, 151 Martin St., OR may attend virtually at:

Link to Access Virtual Meeting: <https://zoom.us/j/91282479817>

Telephone Meeting Access: 877 853 5247 US Toll-free

Meeting ID Code: 912 8247 9817

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**Historic District Commission
Minutes Of October 18, 2023**

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

Minutes of the regular meeting of the Historic District Commission ("HDC") held October 18, 2023. Chair Henke called the meeting to order at 7:00 p.m.

1) Rollcall

Present: Chair John Henke; Board Members Keith Deyer, Natalia Dukas (arrived 7:08 p.m.), Gigi Debbrecht, Dustin Kolo, Patricia Lang, Michael Willoughby; Alternate Board Member Mary Jaye

Absent: Alternate Board Member Steven Lemberg; Student Representative Ian Weinberg

Staff: Planning Director Dupuis; City Transcriptionist Eichenhorn

2) Approval of the HDC Minutes of September 6, 2023

10-32-23

Motion by Mr. Willoughby

Seconded by Ms. Debbrecht to approve the HDC Minutes of September 20, 2023 as submitted.

Motion carried, 7-0.

VOICE VOTE

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

Nays: None

3) Courtesy Review

4) Historic Design Review

A. 120 W. Maple – Ford Building/Warby Parker

PD Dupuis presented the item. PD Dupuis and Jessica Chang of Warby Parker answered informational questions from the HDC.

10-33-23

Motion by Mr. Willoughby

Seconded by Mr. Kolo to approve the Design Review application and issue a Certificate of Appropriateness for 120 W. Maple – Ford Building. The proposed work meet the Secretary of the Interior Standards for Rehabilitation numbers 1, 2, 5, 9 and 10. The following condition applies:

- 1. The applicant must submit revised sign plans that meet the requirements of the Sign Ordinance.**

Motion carried, 7-0.

VOICE VOTE

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

Nays: None

5) Sign Review

6) Study Session

A. Historic Preservation Master Plan — Update

PD Dupuis provided an update on the item.

7) Miscellaneous Business and Communication

A. Pre-Application Discussion

B. Draft Agenda

C. Staff Reports

1. Administrative Sign Approvals

2. Administrative Approvals

3. Demolitions

4. Action List

8) Adjournment

No further business being evident, the HDC motioned to adjourn at 7:12 p.m.

A blue ink signature, likely of Nick Dupuis, written in a cursive style.

Nick Dupuis, Planning Director

A black ink signature, likely of Laura Eichenhorn, written in a cursive style.

Laura Eichenhorn, City Transcriptionist

Historic Preservation Master Plan

Engage Birmingham

Historic Preservation Master Plan

Do you believe historic preservation is a worthwhile goal?

(Choose any one option)

- ☐ Yes
- ☐ No
- ☐ Unsure
- ☐ Other (please specify)

What do you feel makes something historic? (Check all that Apply)

(Choose all that apply)

- ☐ Architecture/Engineering
- ☐ Location
- ☐ Historical Event
- ☐ Association with a Person
- ☐ Association with a Movement (Social, Political, etc.)
- ☐ All of the Above
- ☐ None of the Above
- ☐ Other (please specify)

How old does something have to be to be considered "historic"?

(Choose any one option)

- ☐ 10 years
- ☐ 25 years
- ☐ 50 years
- ☐ 75 years
- ☐ 100+ years
- ☐ Other (please specify)

Which Birmingham landmark is the most important to you? (If unknown, or no landmarks qualify, please leave blank)

What direction do you think the City should take in the future regarding the creation of local historic districts?

(Choose any 1 options)

- ☐ Expand local historic districts
- ☐ Maintain existing historic districts
- ☐ Decrease the amount of historic districts
- ☐ Unsure
- ☐ Other (please specify)

In your opinion, are there other things besides buildings that the city should protect from a historic preservation standpoint?

(Choose any one option)

- ☐ Yes
- ☐ No
- ☐ Unsure
- ☐ Other (please specify)

In your opinion, what is the biggest barrier to historic preservation?

(Choose any one option)

- ☐ Lack of skilled labor

Historic Preservation Master Plan

Engage Birmingham

- ☐ Cost
- ☐ Conflict with development
- ☐ Limitations on modifications
- ☐ Obsolescence
- ☐ Unsure
- ☐ Other

What types of strategies do you think would better inform and/or educate the public about preservation projects and programs? (Please check all that apply)

(Choose all that apply)

- ☐ Website
- ☐ Newsletters
- ☐ Exhibits
- ☐ Tours
- ☐ Plaque programs
- ☐ Award programs
- ☐ Databases and written histories
- ☐ Robust mapping and imagery
- ☐ Unsure
- ☐ Other (please specify)

The approach to historic preservation can be simplified in to regulatory (i.e. ordinances and policy) and non-regulatory (i.e. incentive programs and education) approaches. Which approach do you feel better suits the City of Birmingham?

(Choose any one option)

- ☐ Regulatory
- ☐ Non-regulatory
- ☐ A combination of both
- ☐ Neither regulatory or non-regulatory
- ☐ Unsure

What else would you like to add to the conversation about historic preservation?



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- 6) Study Session
 - A. **Historic Preservation Master Plan**
- 7) Miscellaneous Business and Communication
 - A. Pre-Application Discussions
 - B. Draft Agenda
 1. **December 6, 2023**
 - C. Staff Reports
 1. **Administrative Sign Approvals**
 2. **Administrative Approvals**
 3. **Demolitions**
 4. **Action List 2023**
- 8) Adjournment

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Historic District Commission Action List –2023

Historic District Commission	Quarter Goals	In Progress	Complete
Historic Design Guidelines Project	1 st (January-March)	☐	☒
Schedule Training Sessions for HDC and Community	1 st (January-March)	☐	☐
Historic Plaque for Community House, Parks & Wooster, & Ford Building	2 nd (April-June)	☒	☐
Bates St. Historic District Signage	2 nd (April-June)	☒	☐
Develop Resources for the Michigan Historic Preservation Tax Credit	3 rd (July-September)	☐	☐
First Draft – Historic Preservation Master Plan	4 th (October-December)	☒	☐