

**Historic District Commission
Minutes Of November 1, 2023**

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

Minutes of the regular meeting of the Historic District Commission ("HDC") held November 1, 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, Gigi Debbrecht, Dustin Kolo, Patricia Lang, Michael Willoughby; Alternate Board Member Steven Lemberg (not voting); Student Representative Ian Weinberg

Absent: Alternate Board Member Mary Jaye

Staff: Planning Director Dupuis; City Transcriptionist Eichenhorn

2) Approval of the HDC Minutes of October 18, 2023

11-34-23

Motion by Mr. Kolo

Seconded by Ms. Lang to approve the HDC Minutes of October 18, 2023 as submitted.

Motion carried, 7-0.

VOICE VOTE

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

Nays: None

3) Courtesy Review

4) Historic Design Review

5) Sign Review

6) Study Session

A. Historic Preservation Master Plan — Draft Survey Review

PD Dupuis presented the item and answered informational questions from the HDC.

The following comments were made during HDC discussion:

- If a survey participants answers no to the first question, they should only be permitted to answer questions one through three. Otherwise, their lack of interest in historic preservation would skew the survey;
- Alternatively, it would be better to let all survey participants answer all ten questions since survey return rates tend to be low. Additionally, disallowing answers from people uninterested in historic preservation would still skew the results, albeit in a different direction;
- Providing possible survey answers beyond 'Yes/No' allows the HDC to capture more information;

- It should be possible to segment out the survey data based on answers to the first question, if that is a concern;
- A two sentence introduction to the survey should be included on the survey page itself, if possible. If not, it should be included on the introduction page to the survey;
- The survey should reference both the City's historic districts and its individually designated historic homes in order to clarify for respondents that both are options for designation;
- 'Plaque programs' should be changed to 'Historical plaques on buildings';
- The question that references 'other things besides buildings' should provide a few examples so respondents would have a better sense of what is being contemplated;
- 'Do you think that there are any barriers to historic preservation?' should be added to the survey, and if yes, respondents should be prompted to describe said barriers;
- It could be worthwhile to ask respondents what the HDC's historic preservation priorities over the next ten years should be;
- The historic preservation master plan should recommend a more regular inspection schedule for historic properties;
- Staff should aim to get as broad a set of respondents as possible;
- Distributing hard copies of the surveys to be returned to the City could be beneficial;
- HDC members should help publicize the survey once it is made available; and,
- The survey should be kept up at least through January 2024 in order to give respondents time during the holidays.

7) Miscellaneous Business and Communication

The HDC briefly discussed:

- A home attracting public attention for a potential impending demolition;
- The possibility of building historic preservation connections with builders, architects, and realtors in the community;
- The potential FY '24-'25 budget for historic preservation;
- An event being held by the Detroit Art Deco Society on November 2, 2023; and,
- The City Commission's approval of the historic design guidelines.

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 7:44 p.m.



Nick Dupuis, Planning Director



Laura Eichenhorn, City Transcriptionist