

**Historic District Commission
Minutes Of December 6, 2023**

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

Minutes of the regular meeting of the Historic District Commission ("HDC") held December 6, 2023. Vice Chair Kolo called the meeting to order at 7:00 p.m.

1) Rollcall

Present: Vice Chair Dustin Kolo; Board Members Gigi Debbrecht, Keith Deyer, Michael Willoughby; Alternate Board Member Mary Jaye

Absent: Chair John Henke; Board Members Natalia Dukas, Patricia Lang; Alternate Board Member Steven Lemberg; Student Representative Ian Weinberg

Staff: Planning Director Dupuis; City Transcriptionist Eichenhorn

2) Approval of the HDC Minutes of November 1, 2023

12-35-23

Motion by Mr. Willoughby

Seconded by Ms. Jaye to approve the HDC Minutes of November 1, 2023 as submitted.

Motion carried, 5-0.

VOICE VOTE

Yeas: Deyer, Kolo, Debbrecht, Jaye, Willoughby

Nays: None

3) Courtesy Review

4) Historic Design Review

A. 163 W. Maple – The Last Bean

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

Art Kalajian, architect, spoke on behalf of the project.

HDC members made the following comments in the course of discussion:

- It was appreciated that the soffit would be preserved, and it was unfortunate that it was not being used in the design;
- The design represented an improvement over the present condition;
- While the applicant did not presently want to return to the building's original design, at least the option would be preserved for the future; and,
- The building is not designated historic.

12-36-23

Motion by Mr. Deyer

Seconded by Ms. Debbrecht to approve the Design Review application for 163 W. Maple – The Last Bean.

Motion carried, 5-0.

VOICE VOTE

Yeas: Deyer, Kolo, Debbrecht, Jaye, Willoughby

Nays: None

5) Sign Review

6) Study Session

A. Historic Preservation Master Plan

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

HDC members made the following comments in the course of discussion:

- There would be an advantage to expanding some of the historic districts and to tying a couple together;
- This process will be helpful for clarifying what historic preservation topics need to be reviewed periodically;
- The historic plaque program could be woven in to the planning process;
- A lot of homes will be approaching 100 years of age because Birmingham's expansion occurred in the 1920s. Finding some way to include them in a preservation plan would be prudent;
- Offering classes and education in aspects of historic preservation would be valuable;
- Getting individual homeowners informed about their historic properties would likely make historic districts more possible later on; and,
- Informing individual owners of historic homes of the significance of their specific homes would be helpful.

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

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No further business being evident, the HDC motioned to adjourn at 7:53 p.m.

A handwritten signature in blue ink, appearing to read 'Nick Dupuis', enclosed within a blue oval.

Nick Dupuis, Planning Director

A handwritten signature in black ink, appearing to read 'Laura Eichenhorn'.

Laura Eichenhorn, City Transcriptionist

APPROVED