

**Historic District Commission
Minutes Of November 20, 2024**

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

Minutes of the regular meeting of the Historic District Commission ("HDC") held November 20, 2024. The meeting was called to order at 7:00 p.m.

1) Roll Call

Present: Vice Chair Dustin Kolo; Board Members Timothy Collins, Gigi Debbrecht, Keith Deyer, Natalia Dukas, Michael Willoughby

Absent: Board Member Patricia Lang; Alternate Board Members Steven Lemberg, Mary Jaye

Staff: Planning Director Dupuis; City Transcriptionist Eichenhorn

2) Election of Chair and Vice Chair

11-16-24

Motion by Willoughby to nominate Dustin Kolo as chairperson.

Motion carried, 6-0.

VOICE VOTE

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

Nays: None

11-17-24

Motion by Willoughby to nominate Keith Deyer as vice chairperson.

Motion carried, 6-0.

VOICE VOTE

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

Nays: None

3) Approval of the HDC Minutes of November 6, 2024

11-18-24

Motion by Dukas

Seconded by Debbrecht to approve the HDC Minutes of November 6, 2024.

Motion carried, 6-0.

VOICE VOTE

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

Nays: None

4) Courtesy Review

5) Historic Design Review

A. 106 S. Old Woodward – O’Neal Building

PD Dupuis presented the item.

Kevin Biddison, architect, spoke on behalf of the project and answered informational questions from the HDC.

Comments from the HDC were as follows:

- It was exciting that this building would be restored closer to its historic look.

11-19-24

Motion by Deyer

Seconded by Willoughby to approve the Design Review application and issue a Certificate of Appropriateness for 106 S. Old Woodward – O’Neal Building – with the condition listed below. The proposed work will meet the Secretary of the Interior Standards for Rehabilitation numbers 1, 2, 5, and 9.

- 1. The applicant must prepare a Façade Condition Assessment documenting the type and condition of the material beneath the existing façade and furnish the report to the Planning Department for review.**

Motion carried, 6-0.

VOICE VOTE

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

Nays: None

6) Sign Review

7) Study Session

A. Historic Preservation Master Plan

PD Dupuis provided a brief update.

8) Miscellaneous Business and Communication

Mr. Deyer noted that the Commission approved his application to have his house historically designated.

Ways of encouraging the designation of other historic Birmingham homes was discussed.

- A. Pre-Application Discussion**
- B. Draft Agenda**
- C. Staff Reports**
 - 1. Administrative Sign Approvals**
 - 2. Administrative Approvals**
 - 3. Demolitions**

The HDC discussed the rate of demolitions in the City.

4. Action List

D. Communications

8) Adjournment

No further business being evident, the HDC motioned to adjourn at 7:32 p.m.



Nick Dupuis, Planning Director



Laura Eichenhorn, City Transcriptionist