

**Historic District Commission
Minutes Of December 4, 2024**

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

Minutes of the regular meeting of the Historic District Commission ("HDC") held December 4, 2024. The meeting was called to order at 7:00 p.m.

1) Roll Call

Present: Chair Dustin Kolo, Vice Chair Keith Deyer; Board Members Timothy Collins, Gigi Debbrecht; Alternate Board Member Steven Lemberg

Absent: Board Members Patricia Lang, Natalia Dukas, Michael Willoughby; Alternate Board Member Mary Jaye

Staff: Planning Director Dupuis; City Transcriptionist Eichenhorn

2) Approval of the HDC Minutes of November 20, 2024

12-20-24

Motion by Deyer

Seconded by Debbrecht to approve the HDC Minutes of November 20, 2024.

Motion carried, 6-0.

VOICE VOTE

Yeas: Lemberg, Debbrecht, Collins, Kolo, Deyer

Nays: None

4) Courtesy Review

5) Historic Design Review

6) Sign Review

7) Study Session

A. Historic Preservation Master Plan

PD Dupuis explained the process of documenting the City's historic resources and answered informational questions from the HDC.

HDC members raised the following points during discussion:

- The King Argus house was an example of a historic property in excellent condition.
- If useful, information on lot or house size may be available.

B. Wallace Frost Program

PD Dupuis presented the letter co-written by him and VC Deyer, asked the HDC to familiarize themselves with the Wallace Frost documentation and answered informational questions from the HDC.

HDC members raised the following points during discussion:

- It would be appropriate to note in the letter that the historic designation of VC Deyer's home was done at the owners' request.
- The second paragraph mentions some available documentation. It would be helpful if that documentation were available on the City's website, and if a link to those documents could be provided in the letter.
- Michigan has documentation on how a homeowner might benefit from designating their historic property. Some of those benefits include appreciation in value, possible grants from the State for completing repair projects, and tax credits.
- The National Parks also has documentation on homeowner benefits of historic preservation.

8) 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

D. Communications

8) Adjournment

No further business being evident, the HDC motioned to adjourn at 7:28 p.m.

A blue ink signature of Nick Dupuis, consisting of a stylized 'N' and 'D'.

Nick Dupuis, Planning Director

A blue ink signature of Laura Eichenhorn, appearing as a cursive 'L' followed by a horizontal line.

Laura Eichenhorn, City Transcriptionist