

**Historic District Commission
Minutes Of May 7, 2025**

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

Minutes of the regular meeting of the Historic District Commission ("HDC") held May 7, 2025. The meeting was called to order at 7:00 p.m.

1) Roll Call

Present: Vice Chair Keith Deyer; Board Members Timothy Collins, Natalia Dukas, Patricia Lang; Alternate Board Member Steven Lemberg

Absent: Chair Dustin Kolo; Board Members Gigi Debbrecht, Michael Willoughby; Alternate Board Member Mary Jaye

Staff: Planning Director Dupuis; City Transcriptionist Eichenhorn

2) Approval of the HDC Minutes of April 2, 2025

05-04-25

**Motion by Collins
Seconded by Lemberg to approve.**

Motion carried, 5-0.

VOICE VOTE

Yeas: Lang, Deyer, Dukas, Lemberg, Collins

Nays: None

4) Courtesy Review

5) Historic Design Review

6) Sign Review

A. 245 S. Eton – Big Rock Chophouse

PD Dupuis presented the item. Shawn Wagner, Phillips Sign and Lighting, spoke on behalf of the request. Both answered informational questions from the HDC.

HDC members raised the following points during discussion:

- Per the applicant, this is the minimum sign size for the preferred illumination style.
- There was no objection to the sign aesthetically.
- Instead of the recommended motion language, the HDC could create more flexibility for the discussion between the applicant and the BZA by not requiring a 16 foot variance specifically.

05-05-25

Motion by Collins

Seconded by Dukas to approve the Design Review application and issue a Certificate of Appropriateness for 245 S. Eton - Birmingham Grand Trunk Western Railroad Depot. The proposed work will meet the Secretary of the Interior Standards for Rehabilitation numbers 1, 2, 5, 9 and 10. This approval subject to the following condition:

- 1. The applicant must submit revised plans containing a canopy sign that does not exceed 8.4 square feet, or obtain a variance of up to 16 square feet from the Board of Zoning Appeals.**

Motion carried, 5-0.

VOICE VOTE

Yeas: Lang, Deyer, Dukas, Lemberg, Collins

Nays: None

7) Study Session

A. National Historic Preservation Month & Wallace Frost Proclamation

PD Dupuis noted there were snacks and pins available in honor of National Historic Preservation Month. Vice Chair Deyer delivered the Wallace Frost proclamation.

B. Wallace Frost Program – Paula Draper Presentation

Ms. Draper delivered her presentation on Wallace Frost's life and architectural legacy.

HDC members raised the following points during discussion:

- The HDC/DRB undertook efforts in 1991 and 1992 to begin documenting Wallace Frost's legacy in the City.
- A video and a booklet on Frost resources in the City were made at that time.
- The City aims to generate further enthusiasm for the preservation of historic resources in the City.
- This will allow present and future generations of residents to continue to derive benefit from these resources.

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 8:13 p.m.

Historic District Commission
Minutes of May 7, 2025

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

Nick Dupuis, Planning Director

A black ink signature, likely of Laura Eichenhorn, consisting of a stylized 'L' and 'E'.

Laura Eichenhorn, City Transcriptionist

APPROVED