



AGENDA
BIRMINGHAM HISTORIC DISTRICT COMMISSION
WEDNESDAY – SEPTEMBER 17, 2025
BIRMINGHAM CITY HALL, 151 MARTIN ST., COMMISSION ROOM #205
******* 7:00 PM*******

- 1) Roll Call
- 2) Approval of the HDC Minutes of [August 20, 2025](#)
- 3) Courtesy Review
- 4) Historic Design Review
- 5) Sign Review
- 6) Study Session
 - A. [Historic Preservation Master Plan – Update and TimeLine for First Draft](#)
- 7) Miscellaneous Business and Communication
 - A. Pre-Application Discussions
 - B. Draft Agenda
 1. [November 5, 2025](#)
 - C. Staff Reports
 1. [Administrative Sign Approvals](#)
 2. [Administrative Approvals](#)
 3. [Demolitions](#)
 4. [Action List 2025](#)
 - D. Communications
- 8) Adjournment

*Please note that board meetings will be conducted in person once again. Members of the public can attend in person at Birmingham City Hall, 151 Martin St., OR may attend virtually at:

Link to Access Virtual Meeting: <https://zoom.us/j/91282479817>
Telephone Meeting Access: 877 853 5247 US Toll-free
Meeting ID Code: 912 8247 9817

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**Historic District Commission
Minutes Of August 20, 2025**

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

Minutes of the regular meeting of the Historic District Commission ("HDC") held August 20, 2025. The meeting was called to order at 7:00 p.m.

1) Roll Call

Present: Chair Dustin Kolo; Board Members Gigi Debbrecht (arrived 7:06 p.m.), Natalia Dukas; Alternate Board Members Mary Jaye, Steven Lemberg

Absent: Vice Chair Keith Deyer; Board Members Timothy Collins, Patricia Lang, Michael Willoughby

Staff: Planning Director Dupuis

2) Approval of the HDC Minutes of July 16, 2025

08-09-25

Motion by Jaye

Seconded by Dukas to approve as presented.

Motion carried, 4-0.

VOICE VOTE

Yeas: Kolo, Jaye, Lemberg, Dukas

Nays: None

4) Courtesy Review

5) Historic Design Review

A. 214 E. Maple – Design Within Reach

PD Dupuis presented the item. Martin Marciano, member of the applicant's team, spoke on behalf of the project. Both answered questions from the HDC.

HDC members raised the following comments during discussion:

- The proposed porcelain tile was contextually and historically appropriate.
- A warmer color for the facade might be preferable.
- The material is appropriate for exterior use and aesthetically pleasing.
- While not an exciting facade material choice, porcelain would be an acceptable choice.
- The HDC could allow administrative approval of the material as long as the sample of the material aligns with general expectations.
- It was unclear whether the sign was a non-conforming wall sign or a non-conforming projecting sign. If it were a conforming wall sign, it would be in the sign band. If it were a conforming projecting sign, it would not be parallel to the building wall.
- There was more agreement that it was closer to a non-conforming projecting sign.

- There was agreement the sign's design was attractive.
- Some other businesses in the City have similar signs, so this would not be setting a new precedent.
- Address signage and these types of signs could be two topics for a potential future sign discussion.

08-10-25

Motion by Dukas

Seconded by Debbrecht to approve the Design Review application and issue a Certificate of Appropriateness for 214 W. Maple – Design Within Reach – with the condition listed below. The proposed work will meet the Secretary of the Interior Standards for Rehabilitation numbers 1, 2, and 9. The approval is conditioned on the following:

- 1. The applicant must utilize caution when working in the area of the Wabeek Building to protect the historic limestone.**
- 2. The applicant must produce a sample of the materials to be used for approval administratively.**
- 3. The applicant must submit all required glazing details to ensure that all glazing requirements are met.**
- 4. The applicant must submit all requested details regarding signage on the design plans.**
- 5. The applicant must submit detailed lighting specifications for all new light fixtures.**
- 6. The Historic District Commission grants a waiver for non-cutoff light fixtures pursuant to Article 4, Section 4.21 (D)(1) of the Zoning Ordinance.**
- 7. The applicant must comply with the requests of all City Departments.**

Motion carried, 5-0.

VOICE VOTE

Yeas: Debbrecht, Kolo, Jaye, Lemberg, Dukas

Nays: None

6) Sign Review

7) Study Session

A. Historic Preservation Master Plan

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

HDC members made the following comments:

- Staff was thanked for the work.

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 7:48 p.m.



Nick Dupuis, Planning Director



Laura Eichenhorn, City Transcriptionist

DRAFT



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Historic District Commission Action List – 2024

Historic District Commission	Quarter Goals	In Progress	Complete
Historic District Ordinance Enforcement	1 st (January-March)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Historic Plaques & Bates St. Signage	2 nd (April-June)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
HDC Training	3 rd (July-September)	<input type="checkbox"/>	<input type="checkbox"/>
Historic Preservation Master Plan	4 th (October-December)	<input checked="" type="checkbox"/>	<input type="checkbox"/>

APPROVED