

**Historic District Commission
Minutes Of November 5, 2025**

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

Minutes of the regular meeting of the Historic District Commission ("HDC") held November 5, 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 Mary Jaye

Absent: Chair Dustin Kolo; Board Members Gigi Debbrecht, Michael Willoughby; Alternate Board Member Steven Lemberg

Staff: Planning Director Dupuis

2) Approval of the HDC Minutes of August 20, 2025 & September 17, 2025

11-11-25

Motion by Jaye

Seconded by Lang to approve the minutes as proposed.

Motion carried, 5-0.

VOICE VOTE

Yeas: Deyer, Collins, Lang, Jaye, Dukas

Nays: None

11-12-25

Motion by Jaye

Seconded by Lang to approve the minutes of the September 17th minutes as well, even though there are not any, as documented.

Motion carried, 5-0.

VOICE VOTE

Yeas: Deyer, Collins, Lang, Jaye, Dukas

Nays: None

4) Courtesy Review

5) Historic Design Review

6) Sign Review

7) Study Session

A. Historic Preservation Master Plan – First Draft

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

HDC members made the following comments:

- One of the action items should be to have a preservation budget every year, especially because some of these efforts might require additional staffing.
- More discussion should occur about how compliance will be enforced.
- It might also be appropriate to create a process for incentives for preservation and to earmark money towards that.
- Making a specific section to clearly describe the purpose and aims of the Plan at the beginning would be appropriate.
- Reducing the demolition of older homes in Birmingham would be essential.
- Preservation enhances community, connection, and property values in the City.
- PD Dupuis' work was appreciated.
- Implementing a penalty for demolitions or a processing fee for demolition applications could be useful in curtailing demolitions.
- The cost of the permit could be tied to the assessed valuation of the house.
- The HDC does not presently know whether other municipalities and Birmingham have comparable home demolition rates.
- Birmingham will need to undergo something of a culture shift if it wants to prioritize historic preservation. That is a major aim of this Plan.
- Plaques for 100 year homes could be added to the action list. The intent of that program was increased acknowledgement and celebration of older homes. The forms required for those plaques could be reviewed. It could also be more approachable to send someone out from the Planning Department to collect the information instead of requesting it on a form.
- In the past, plaques for older homes were largely based on committee members' assessments of the historic significance of the homes in question.
- When this Plan is released for public comment, it would be appropriate to contact local newspapers to publicize the efforts as well.
- The boxes with the links were helpful. It might be interesting to link to the 1991 Wallace Frost Homes report.

8) Miscellaneous Business and Communication

The Birmingham Museum wrote about the Deyers' historic designation of their home in the Museum's newsletter.

- 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

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No further business being evident, the HDC motioned to adjourn at 7:48 p.m.



Nick Dupuis, Planning Director



Laura Eichenhorn, City Transcriptionist

APPROVED