

**Historic District Commission  
Minutes Of November 19, 2025**

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

Minutes of the regular meeting of the Historic District Commission ("HDC") held November 19, 2025. The meeting was called to order at 7:00 p.m.

**1) Roll Call**

**Present:** Vice Chair Keith Deyer; Board Members Timothy Collins, Gigi Debbrecht, Patricia Lang; Alternate Board Member Steven Lemberg

**Absent:** Chair Dustin Kolo; Board Members Natalia Dukas, Michael Willoughby; Alternate Board Member Mary Jaye

**Staff:** Planning Director Dupuis; City Transcriptionist Eichenhorn

**2) Approval of the HDC Minutes of November 5, 2025**

**11-13-25**

**Motion by Lang**

**Seconded by Collins to approve the minutes for November 5th.**

**Motion carried, 5-0.**

VOICE VOTE

Yeas: Debbrecht, Lemberg, Deyer, Collins, Lang

Nays: None

**4) Courtesy Review**

**5) Historic Design Review**

**6) Sign Review**

**7) Study Session**

**A. Historic Preservation Master Plan – Second Draft**

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

HDC members made the following comments:

- If historic preservation in Birmingham is not prioritized, then the City will no longer be the place that residents moved to Birmingham for. This creates an urgency to the adoption of this Plan.
- It would be positive to designate most or all of the Wallace Frost homes in the City.
- It could be beneficial to offer a presentation on the Plan to Next or at the Library. The Library has a lifelong learning group that may be interested in a presentation or discussion on the topic as well.

- This Plan will need a line item in future budgets in order to implement it. Even if the funds are not used in full every year, it is important to have a designated amount dedicated to this work.
- Implementing all parts of this Plan may require hiring an additional staff member.
- The HDSC used to meet once or twice a month, and it could be a very useful resource in the historic preservation process.
- The quote by Jacqueline Kennedy was appreciated.
- Some members of the public do not seem to fully understand that once historic homes are demolished, they are gone permanently.
- The City cannot afford to lose further historic resources.
- Many of the homes being built presently resemble each other and contribute to the reduction of the aesthetic diversity of the City.
- The City of Royal Oak may have recently undertaken a historic preservation project that staff could look into for potential further inspiration.
- Staff created a beautiful and comprehensive report that demonstrated their care for the topic.
- It will be important for the Plan to have the backing of the City Manager.
- If possible, it could be valuable to add actions related to the preservation of the Community House building into the Plan.

**11-14-25**

**Motion by Deyer**

**Seconded by Lang the HDC unequivocally supports the definition and context of the Historic Preservation Master Plan, and would request that staff release the document for public comment.**

**Motion carried, 5-0.**

VOICE VOTE

Yeas: Debbrecht, Lemberg, Deyer, Collins, Lang

Nays: None

**8) Miscellaneous Business and Communication**

The HDC supported the City in continuing its work to preserve the Community House building.

**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**

Historic District Commission  
Minutes of November 19, 2025

No further business being evident, the HDC motioned to adjourn at 7:43 p.m.



Nick Dupuis, Planning Director



Laura Eichenhorn, City Transcriptionist

APPROVED