



AGENDA
BIRMINGHAM HISTORIC DISTRICT COMMISSION
WEDNESDAY – DECEMBER 3, 2025
BIRMINGHAM CITY HALL, 151 MARTIN ST., COMMISSION ROOM #205
******* 7:00 PM*******

- 1) Roll Call**
- 2) Approval of the HDC Minutes of [November 19, 2025](#)**
- 3) Courtesy Review**
- 4) Historic Design Review**
- 5) Sign Review**
- 6) Study Session**
 - A. [Historic Preservation Master Plan – Public Comment Review](#)**
- 7) Miscellaneous Business and Communication**
 - A. Pre-Application Discussions**
 - B. Draft Agenda**
 - 1. [January 7, 2026](#)**
 - C. Staff Reports**
 - 1. [Administrative Sign Approvals](#)**
 - 2. [Administrative Approvals](#)**
 - 3. [Demolitions](#)**
 - 4. [Action List 2025/2026](#)**
 - 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

NOTICE: Due to Building security, public entrance during non-business hours is through the Police Department — Pierce St. Entrance only. Individuals with disabilities requiring assistance to enter the building should request aid via the intercom system at the parking lot entrance gate on Henrietta St.

Persons with disabilities that may require assistance for effective participation in this public meeting should contact the City Clerk's Office at the number (248) 530-1880, or 248-644-3405 (TDD) at least one day before the meeting to request help in mobility, visual, hearing, or other assistance.

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**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

DRAFT



AGENDA
BIRMINGHAM HISTORIC DISTRICT COMMISSION
WEDNESDAY – JANUARY 7, 2026
BIRMINGHAM CITY HALL, 151 MARTIN STREET, COMMISSION ROOM 205, BIRMINGHAM, MI
******* 7:00 PM*******

- 1) Roll Call
- 2) Approval of the HDC Minutes of **December 3, 2025**
- 3) Courtesy Review
- 4) Historic Design Review
- 5) Sign Review
- 6) Study Session
 - A. **Historic Preservation Master Plan**
- 7) Miscellaneous Business and Communication
 - A. Pre-Application Discussions
 - B. Draft Agenda
 1. **January 21, 2026**
 - C. Staff Reports
 1. **Administrative Sign Approvals**
 2. **Administrative Approvals**
 3. **Demolitions**
 4. **Action List 2025/2026**
- 8) Adjournment

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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