

AGENDA
BIRMINGHAM HISTORIC DISTRICT COMMISSION MEETING
MUNICIPAL BUILDING-COMMISSION ROOM-151 MARTIN STREET
WEDNESDAY – March 4th, 2020
******* 7:00 PM*******

- 1) Roll Call**
- 2) Approval of the HDC Minutes of February 19th, 2019**
- 3) Courtesy Review**
- 4) Historic Design Review**
- 5) Sign Review**
- 6) Study Session**
 - A. The Birmingham Plan (2040)**
- 7) Miscellaneous Business and Communication**
 - A. Pre-Application Discussions**
 - B. Staff Reports**
 - 1. Administrative Sign Approvals**
 - 2. Administrative Approvals**
 - 3. Action List – 2020**
 - 4. Historical Preservation Collaboration Matrix**
 - 5. February Demolitions**
 - 6. National Preservation Month**
- 8) Adjournment**

Notice: Individuals requiring accommodations, such as interpreter services for effective participation in this meeting should contact the City Clerk's Office at [\(248\) 530-1880](tel:2485301880) at least on day in advance of the public meeting.

Las personas que requieren alojamiento, tales como servicios de interpretación, la participación efectiva en esta reunión deben ponerse en contacto con la Oficina del Secretario Municipal al [\(248\) 530-1880](tel:2485301880) por lo menos el día antes de la reunión pública. (Title VI of the Civil Rights Act of 1964).

A PERSON DESIGNATED WITH THE AUTHORITY TO MAKE DECISIONS MUST BE PRESENT
AT THE MEETING.

**HISTORIC DISTRICT COMMISSION
MINUTES OF FEBRUARY 19, 2020**
Municipal Building Commission Room
151 Martin, Birmingham, Michigan

Minutes of the regular meeting of the Historic District Commission ("HDC") held Wednesday, February 19, 2020. Chairman John Henke called the meeting to order at 7:02 p.m.

1) ROLL CALL

Present: Chairman John Henke; Board Members Gigi Debbrecht, Natalia Dukas, Patricia Lang, Michael Willoughby

Absent: Vice-Chairman Keith Deyer; Board Member Doug Burley; Alternate Member Kevin Filthaut

Administration: Nicholas Dupuis, City Planner
Laura Eichenhorn, Transcriptionist

02-15-20

2) Approval Of Minutes

Motion by Mr. Willoughby

Seconded by Ms. Lang to approve the HDC Minutes of February 5, 2020 as submitted.

Motion carried, 5-0.

VOICE VOTE

Yeas: Willoughby, Lang, Debbrecht, Dukas, Henke

Nays: None

02-16-20

3) Courtesy Review

None.

02-17-20

4) Historic Design Review

A. 412 Willits – Stickney House

City Planner Dupuis, Jon Stein, co-owner of 412 Willits, and Brian Neeper, architect for the project, presented the item.

The HDC asked Mr. Neeper to get a swatch of the proposed color for the cedar shake siding to City Planner Dupuis. They also told Mr. Neeper to update the City if a change in the proposed cedar shake siding color is pursued.

Motion by Mr. Willoughby

Seconded by Ms. Dukas to approve the Historic Design Review application and issue a Certificate of Appropriateness for 412 Willits, provided that City Planner Dupuis is provided with a color swatch of the proposed cedar shake siding color administrative approval. The Secretary of the Interior's Standards for Rehabilitation standard number(s) 1, 2 and 9 will be met upon fulfillment of condition(s).

Motion carried, 5-0.

VOICE VOTE

Yeas: Willoughby, Dukas, Debbrecht, Henke, Lang

Nays: None

02-18-20

5) Sign Review

None.

02-19-20

6) Study Session

A. The Birmingham Plan (2040)

Chairman Henke said all HDC members should provide City Planner Dupuis with their comments regarding the Birmingham Plan by April 10, 2020.

City Planner Dupuis said he would keep the topic on the HDC agendas through April 10, 2020 in order to allow opportunity for discussion. He said he would be happy to take Committee members' comments on the Plan via email, phone call, or in person.

02-20-20

7) Miscellaneous Business and Communication

A. Pre-Application Discussions

B. Staff Reports

1. Administrative Sign Approvals

City Planner Dupuis commented that the sign for Bakehouse 46 seems to have been installed slightly off-center to the left, and said that if HDC members find it to be an issue once they have seen it in person the Committee can discuss further options.

2. Administrative Approvals

3. Action List 2020

4. Historical Preservation Collaboration Matrix

5. National Preservation Month

02-21-20

ADJOURNMENT

No further business being evident, the board motioned to adjourn the meeting at 7:33 p.m.

Nicholas Dupuis
City Planner

Historic District Commission Action List – 2020

Historic District Commission	Quarter	Rank	Status
Complete CLG Community Partnership Program Applications	1 st (January-March)	1	<input checked="" type="checkbox"/>
Schedule Training Sessions for HDC and Community	1 st (January-March)	2	<input type="checkbox"/>
Redesign HDC Board Applications	2 nd (April-June)	3	<input type="checkbox"/>
Draft Letter to Historic Property Owners	2 nd (April-June)	4	<input type="checkbox"/>
Revamp Heritage Home Program	3 rd (July-September)	5	<input type="checkbox"/>
Historic District Ordinance Enforcement	3 rd (July-September)	6	<input type="checkbox"/>
Develop Interactive Map of Historic Properties in Birmingham	4 th (October-December)	7	<input type="checkbox"/>

- CLG Community Partnership Applications submitted February 3rd, 2019
 - Survey – Little San Francisco (The “Ravines”)
 - Design Guidelines – New and Emerging Materials

COLLABORATIVE PRESERVATION PROJECT MATRIX – *PLANNING DIVISION*

	GREENWOOD CEMETARY	HISTORIC DISTRICT COMMISSION	HISTORIC DISTRICT STUDY COMMITTEE	MUSEUM	PARKS	BALDWIN LIBRARY	FRIENDS OF THE MUSEUM	BIRMINGHAM PUBLIC SCHOOLS
<p>Reinitiate the Heritage Home Program</p> <ul style="list-style-type: none"> <i>HDSC is working on reviving the HH program, which includes re-evaluating guidelines, purchasing new plaques, creating an application, and updating city records on condition/stock. A map has been created by the Planning Division highlighting current and future eligible homes)</i> 			X	X				
<p>Audit designated historical homes and buildings</p> <ul style="list-style-type: none"> <i>HDSC is evaluating current plaque conditions with plans to update any information, and create a detailed electronic database</i> 			X	X				
<p>Promote the history and designation of historic properties</p> <ul style="list-style-type: none"> <i>The HDSC is getting creative in promotion through designs for an ArcGIS Story Map, themed walking tours, social media presence, and regular newsletter articles</i> 			X	X				
<p>Publish Eco City Survey</p> <ul style="list-style-type: none"> <i>Update photograph database and conditions</i> 			X	X				

<ul style="list-style-type: none"> <i>Publish Eco City Survey</i> 								
Obtain a historical plaque for the Community House <ul style="list-style-type: none"> <i>Create detailed information database and content for sign</i> 			X	X				
Update/expand/digitize Greenwood Cemetery records <ul style="list-style-type: none"> <i>GCAB is reviewing RFP for ground penetrating radar on 8/16. Part of project will be to obtain digital map that allows us the ability to add data and integrate with search software.</i> <i>City Clerk's Office continues, when time permits, to update BS&A cemetery module with historical cemetery records. Current sales/burials are being updated quarterly when Elmwood supplies the office with the records for the quarter.</i> 	X		X	X			X	
Historic headstone inventory and condition assessment/repairs	X		X	X			X	
Update Greenwood biographical information for existing tour program, interactive map and online access <ul style="list-style-type: none"> <i>One of outcomes sought from GPR project is interactive map that can be made accessible online.</i> 	X		X	X			X	

<ul style="list-style-type: none"> <i>Museum: Working with Friends, some Greenwood bios are complete and being updated on an ongoing basis.</i> 								
<p>Locate Potter's Field at Greenwood</p> <ul style="list-style-type: none"> <i>GCAB and Friends of Museum member, Linda Buchanan, has extensive research on history of Potter's Field, including where/when some of original burials were moved. Am requesting that the information be assembled into written document.</i> 	X		X	X			X	
<p>Preservation project Certified Local Government (SHPO) grant funding at Allen/Hunter Houses</p> <ul style="list-style-type: none"> Museum: assessment underway to determine appropriateness of Hunter House exterior restoration project for fall CLG funding cycle (Oct 1, 2019). 		X		X				
<p>Preserve and improve Museum site and adjacent trails for enhanced public access/ explore relevant grants</p> <ul style="list-style-type: none"> Museum: working with Parks/DPS, trail maintenance and treatment of invasives underway. Heritage Zone plan being finalized for improvements in vicinity of Allen/Hunter Houses. 				X	X			

<p>Grants to be explored early 2020.</p> <ul style="list-style-type: none"> DPS: Ongoing site improvements to landscape, invasive species and water issues. Collaboration ongoing with Museum. 								
<p>Integrated/continuity of park signage and wayfinding</p> <ul style="list-style-type: none"> DPS: Standing by for logo update and coordination efforts with Planning/Admin with any signage installations. 				X	X			
<p>Enhance/expand adult and child history-related enrichment programs</p> <ul style="list-style-type: none"> Museum: programs for adults and children have been expanded and enhanced and will be ongoing. 				X		X	X	X

CITY OF BIRMINGHAM
Date 02/03/2020 3:19:15 PM
Ref 00166423
Receipt 524179
Amount \$500.00

CITY OF BIRMINGHAM
Community Development - Building Department
151 Martin Street, Birmingham, MI 48009
Community Development: 248-530-1850
AMG Inspection Request Site: <https://www.accessmygov.com>
Fax: 248-530-1290 / www.bhamgov.org

Permit # **PD20-0007**

Project # **JDSF19-0045**

APPLICATION FOR DEMOLITION PERMIT

I. Project Type / Location			
<input type="checkbox"/> HOUSE <input type="checkbox"/> HOUSE AND ATTACHED GARAGE <input checked="" type="checkbox"/> HOUSE AND DETACHED GARAGE <input type="checkbox"/> DETACHED GARAGE <input type="checkbox"/> COMMERCIAL BUILDING			
<input type="checkbox"/> EXTERIOR <input type="checkbox"/> INTERIOR NON-LOAD BEARING <input type="checkbox"/> SHED <input type="checkbox"/> OTHER _____			
ADDRESS 311 Frank		PROPERTY IDENTIFICATION NUMBER (SIDWELL NO.) LOT NUMBER	
II. Applicant / Project Contact Information			
A. Applicant			
NAME Chris Brocaulich		ADDRESS 115 Maxwell	
CITY Royal Oak	STATE MI	ZIP CODE 48067	TELEPHONE NUMBER (Include Area Code)
CELL PHONE NUMBER (Include Area Code) (248) 425-4399	FAX NUMBER (Include Area Code) 248-591-0021	EMAIL ADDRESS Brocaulich@SBCG/bel.net	
B. Owner or Lessee			
NAME SAME		ADDRESS	
CITY	STATE	ZIP CODE	TELEPHONE NUMBER (Include Area Code)
CELL PHONE NUMBER (Include Area Code)	FAX NUMBER (Include Area Code)	EMAIL ADDRESS*	
C. Architect or Engineer			
NAME Brian Neegar		ADDRESS 630 Old Woodward	
CITY Birmingham	STATE MI	ZIP CODE 48009	TELEPHONE NUMBER (Include Area Code) 248 259-1784
CELL PHONE NUMBER (Include Area Code)	FAX NUMBER (Include Area Code)	EMAIL ADDRESS	
LICENSE NUMBER		EXPIRATION DATE	
D. Contractor			
NAME Town Building Company		ADDRESS 115 Maxwell	
CITY Royal Oak	STATE MI	ZIP CODE 48067	TELEPHONE NUMBER (Include Area Code) (248) 425-4399
CELL PHONE NUMBER (Include Area Code) (248) 425-4399	FAX NUMBER (Include Area Code) (248) 591-0021	EMAIL ADDRESS Brocaulich@SBCG/bel.net	
INDIVIDUAL BUILDERS LICENSE NUMBER 2101186739		EXPIRATION DATE 5/31/20	
COMPANY BUILDERS LICENSE NUMBER 21021 77171		EXPIRATION DATE 5/31/20	
FEDERAL EMPLOYER ID NUMBER (or reason for exemption) 20-1721050			
WORKERS COMP INSURANCE CARRIER (or reason for exemption) N/A			
UNEMPLOYMENT INSURANCE AGENCY EMPLOYER ACCOUNT NUMBER (or reason for exemption) Hutton locker			



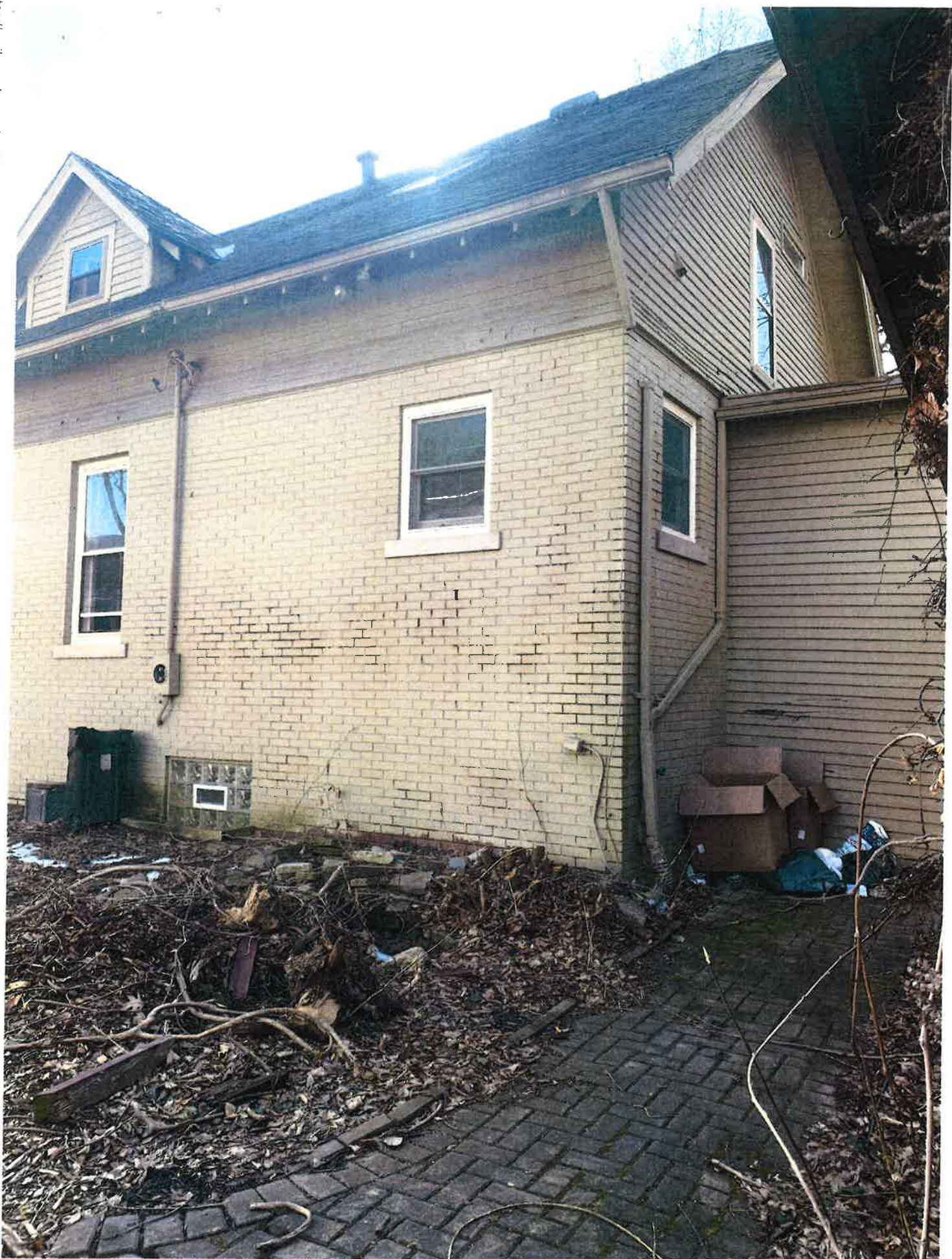
CITY OF BIRMINGHAM
Date 02/03/2020 3:19:15 PM
Ref 00166423
Receipt 524179
Amount \$500.00

CITY OF BIRMINGHAM
Date 02/03/2020 3:19:15 PM
Ref 00166422
Receipt 524179
Amount \$2,000.00











CITY OF BIRMINGHAM
Date 02/12/2020 12:30:43 PM
Ref 00167683
Receipt 526167
Amount \$2,000.00

CITY OF BIRMINGHAM
Community Development - Building Department
151 Martin Street, Birmingham, MI 48009
Community Development: 248-530-1850
AMG Inspection Request Site: <https://www.accessmygov.com>
Fax: 248-530-1290 / www.bhamgov.org

Permit # PD20-0010

Project # JDSF19-003

APPLICATION FOR DEMOLITION PERMIT

I. Project Type / Location			
<input checked="" type="checkbox"/> HOUSE	<input type="checkbox"/> HOUSE AND ATTACHED GARAGE	<input type="checkbox"/> HOUSE AND DETACHED GARAGE	<input type="checkbox"/> DETACHED GARAGE
<input type="checkbox"/> EXTERIOR	<input type="checkbox"/> INTERIOR NON-LOAD BEARING	<input checked="" type="checkbox"/> SHED	<input type="checkbox"/> COMMERCIAL BUILDING
ADDRESS <u>864 Forest Avenue</u>		PROPERTY IDENTIFICATION NUMBER (SIDWELL NO.) <u>08-19-36-229-003</u>	LOT NUMBER
II. Applicant / Project Contact Information			
A. Applicant			
NAME <u>Yaryna Baran</u>		ADDRESS <u>2830 Lanergan Drive</u>	
CITY <u>Troy</u>	STATE <u>MI</u>	ZIP CODE <u>48084</u>	TELEPHONE NUMBER (Include Area Code)
CELL PHONE NUMBER (Include Area Code) <u>586-453-9720</u>	FAX NUMBER (Include Area Code)	EMAIL ADDRESS <u>info@baranbuilding.com</u>	
B. Owner or Lessee			
NAME <u>Vladislav Safir</u>		ADDRESS <u>929 Suchava Dr</u>	
CITY <u>White Lake</u>	STATE <u>MI</u>	ZIP CODE <u>48386</u>	TELEPHONE NUMBER (Include Area Code)
CELL PHONE NUMBER (Include Area Code) <u>248-421-6522</u>	FAX NUMBER (Include Area Code)	EMAIL ADDRESS	
C. Architect or Engineer			
NAME		ADDRESS	
CITY	STATE	ZIP CODE	TELEPHONE NUMBER (Include Area Code)
CELL PHONE NUMBER (Include Area Code)	FAX NUMBER (Include Area Code)	EMAIL ADDRESS	
LICENSE NUMBER	EXPIRATION DATE		
D. Contractor			
NAME <u>Baran Building Company</u>		ADDRESS <u>2830 Lanergan Drive</u>	
CITY <u>Troy</u>	STATE <u>MI</u>	ZIP CODE <u>48084</u>	TELEPHONE NUMBER (Include Area Code) <u>586-615-4987</u>
CELL PHONE NUMBER (Include Area Code)	FAX NUMBER (Include Area Code)	EMAIL ADDRESS <u>info@baranbuilding.com</u>	
INDIVIDUAL BUILDERS LICENSE NUMBER <u>2101171136</u>	EXPIRATION DATE <u>05/31/2020</u>		
COMPANY BUILDERS LICENSE NUMBER <u>2102184711</u>	EXPIRATION DATE <u>05/31/2020</u>		
FEDERAL EMPLOYER ID NUMBER (or reason for exemption) <u>20-36-39-192</u>			
WORKERS COMP INSURANCE CARRIER (or reason for exemption) <u>Cocoro Owners Insurance</u>			
UNEMPLOYMENT INSURANCE AGENCY EMPLOYER ACCOUNT NUMBER (or reason for exemption) <u>N/A</u>			



CITY OF BIRMINGHAM
Date 02/12/2020 12:30:43 PM
Ref 00167683
Receipt 526167
Amount \$200.00

864 Forest









CITY OF BIRMINGHAM
Community Development - Building Department
151 Martin Street, Birmingham, MI 48009
Community Development: 248-530-1850 / Inspection Line: 248-530-1860
Fax: 248-530-1290 / www.bhamgov.org

CITY OF BIRMINGHAM
Date 02/27/2020 8:31:42 AM
Ref 00168024
Receipt 529197
Amount \$2,000.00

Permit # PD20-0013

Project # JDSF19-0051

APPLICATION FOR DEMOLITION PERMIT

I. Project Type / Location			
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ADDRESS <u>1324 Cedar</u>		PROPERTY IDENTIFICATION NUMBER (SIDWELL NO.) <u>19-36-401-031</u>	
LOT NUMBER			
II. Applicant / Project Contact Information			
A. Applicant			
NAME <u>Live Well Custom Homes</u>		ADDRESS <u>433 N Washington</u>	
CITY <u>Royal Oak</u>	STATE <u>MI</u>	ZIP CODE <u>48067</u>	TELEPHONE NUMBER (Include Area Code) <u>248-677-8484</u>
CELL PHONE NUMBER (Include Area Code) <u>586-928-9916</u>		FAX NUMBER (Include Area Code) <u>586-928-9916</u>	
EMAIL ADDRESS <u>rick@livewellcustomhomes.com</u>			
B. Owner or Lessee			
NAME <u>Live Well Custom Homes</u>		ADDRESS <u>433 N. Washington</u>	
CITY <u>Royal Oak</u>	STATE <u>MI</u>	ZIP CODE <u>48067</u>	TELEPHONE NUMBER (Include Area Code) <u>248-677-8484</u>
CELL PHONE NUMBER (Include Area Code) <u>586-928-9916</u>		FAX NUMBER (Include Area Code) <u>586-928-9916</u>	
EMAIL ADDRESS <u>rick@livewellcustomhomes.com</u>			
C. Architect or Engineer			
NAME <u>DAS</u>		ADDRESS <u>7341 Triangle Dr</u>	
CITY <u>Sterling Hts</u>	STATE <u>MI</u>	ZIP CODE <u>48314</u>	TELEPHONE NUMBER (Include Area Code) <u>586-803-1410</u>
CELL PHONE NUMBER (Include Area Code)		FAX NUMBER (Include Area Code)	
EMAIL ADDRESS			
LICENSE NUMBER			EXPIRATION DATE
D. Contractor			
NAME <u>Live Well Custom Homes</u>		ADDRESS <u>433 N Washington</u>	
CITY <u>Royal Oak</u>	STATE <u>MI</u>	ZIP CODE <u>48067</u>	TELEPHONE NUMBER (Include Area Code) <u>248-677-8484</u>
CELL PHONE NUMBER (Include Area Code) <u>586-928-9916</u>		FAX NUMBER (Include Area Code) <u>586-928-9916</u>	
EMAIL ADDRESS <u>rick@livewellcustomhomes.com</u>			
INDIVIDUAL BUILDERS LICENSE NUMBER			EXPIRATION DATE
COMPANY BUILDERS LICENSE NUMBER <u>2102198565</u>			EXPIRATION DATE <u>5/31/2022</u>
FEDERAL EMPLOYER ID NUMBER (or reason for exemption) <u>27-2803385</u>			
WORKERS COMP INSURANCE CARRIER (or reason for exemption) <u>Frankenmuth</u>			
UNEMPLOYMENT INSURANCE AGENCY EMPLOYER ACCOUNT NUMBER (or reason for exemption) <u>1639014</u>			



CITY OF BIRMINGHAM
 Date 02/27/2020 8:31:42 AM
 Ref 00168022
 Receipt 529197
 Amount \$400.00

CITY OF BIRMINGHAM
 Date 02/27/2020 8:31:42 AM
 Ref 00168023
 Receipt 529197
 Amount \$500.00



