

**AGENDA**  
**VIRTUAL BIRMINGHAM HISTORIC DISTRICT COMMISSION MEETING**  
**WEDNESDAY – May 20<sup>th</sup>, 2020**  
**\*\*\*\*\* 7:00 PM\*\*\*\*\***

**Link to Access Virtual Meeting:** <https://zoom.us/j/99775508838>  
**Telephone Meeting Access:** 877 853 5247  
**Meeting Code:** 997 7550 8838

- 1) Roll Call
- 2) [Approval of the HDC Minutes of April 15<sup>th</sup>, 2019](#)
- 3) Courtesy Review
- 4) Historic Design Review
- 5) Sign Review
- 6) Study Session
  - A. [The Birmingham Plan 2040](#)
  - B. [Historic District Commissioner Trainings](#)
- 7) Miscellaneous Business and Communication
  - A. Pre-Application Discussions
  - B. Staff Reports
    1. [Administrative Sign Approvals](#)
    2. [Administrative Approvals](#)
    3. [March Demolitions](#)
    4. [Action List – 2020](#)
    5. [Historical Preservation Collaboration Matrix](#)
- 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 APRIL 15, 2020**

Held Remotely Via Zoom And Telephone Access

Minutes of the regular meeting of the Historic District Commission ("HDC") held Wednesday, April 15, 2020. Chairman John Henke called the meeting to order at 7:03 p.m.

**Commented [1]:** This replaces where it usually says that we met in the commission room and muni building's address. Feel free to change it if there's wording you prefer, and if so just give me a heads-up and I can use it going forward!

**1) ROLLCALL**

**Present:** Chairman John Henke; Vice-Chairman Keith Deyer; Board Members Gigi Debbrecht, Natalia Dukas, Patricia Lang, Michael Willoughby

**Absent:** Board Member Doug Burley; Alternate Member Kevin Filthaut

**Administration:** Nicholas Dupuis, City Planner  
Laura Eichenhorn, Transcriptionist

Chairman Henke thanked everyone for joining the virtual meeting and reviewed protocol for virtual meetings.

**04-29-20**

**2) Approval Of Minutes**

**Motion by Mr. Deyer  
Seconded by Ms. Debbrecht to approve the HDC Minutes of March 4, 2020 as submitted.**

**Motion carried, 6-0.**

VOICE VOTE

Yeas: Deyer, Debbrecht, Dukas, Henke, Lang, Willoughby

Nays: None

**04-30-20**

**3) Courtesy Review**

None.

**04-31-20**

**4) Historic Design Review**

**A. 743 W. Frank – King-Argus House**

City Planner Dupuis reviewed the item.

Kabir and Amrita Mendiratta, owners, and Mike Mladenoff, contractor, spoke on behalf of the application. Both the Mendirattas and Mr. Mladenoff emphasized their desire to maintain the historic aspects of the home as much as possible.

Chairman Henke said he would have an easier time voting to approve the request if the Mendirattas were asking to install an additional window over the kitchen sink instead of asking to remove the original historic window. He said he was concerned specifically with how the proposed work would potentially conflict with the ninth requirement set out by the Secretary Of The Interior's Standards For Rehabilitation And Guidelines For Rehabilitating Historic Buildings, which requires that "New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment."

Chairman Henke said that, even though he had concerns, he was inclined to let Ms. Debbrecht and Mr. Willoughby somewhat guide his decision regarding this home given Ms. Debbrecht's familiarity with the home and Mr. Willoughby's architectural knowledge.

Mr. Mendiratta explained that while adding a second window had been considered in order to avoid removing the historic window, doing so would cause the kitchen to lose symmetry and all the appliances that were going to go on that wall would have to be located elsewhere. Mr. Mendiratta noted that could necessitate adding on to the home to make up for the lost space, which he said both he and his wife do not want. He concluded that the request is a functional and not an aesthetic issue, and that if there had been a way to avoid the request and to preserve the historic window he and his wife would have much preferred that option.

Historic homes are allowed to have additions in the rear of the home which do away with the entire rear elevation, Mr. Willoughby noted. He continued that if that is permissible, then removing one historic window in the rear of a home should also be permissible. In terms of the plans presented, Mr. Willoughby said he liked that the muntin bars in the new window preserve the historic aesthetic by having the same spacing as the muntin bars in the historic window. He said that since much of the rear of the home is already non-historic due to previous changes, he saw no issue with allowing this change to be made.

Ms. Debbrecht said she largely agreed with Mr. Willoughby's comments. She said that while before she saw the plans she had been hesitant about the removal of the historic window, she was more persuaded after reviewing what was being proposed. She said she was unable to think of a way ultimately to make the kitchen functional while leaving the present historic window in place.

Mr. Willoughby noted that historic homes are preserved through the maintenance done by the owners. He cautioned that if the City makes updating historic homes too difficult for owners to achieve fewer people might be inclined to want to live in, and maintain, historic homes. He said the HDC should thus encourage people to make historic homes livable for current times while also maintaining as much of the historic aspects as possible, especially in the front of the homes.

Ms. Dukas commented that she appreciated the applicants' letter attached to their application, and said she felt that they sincerely want to maintain the historic character of the home as much as possible. Given these facts, Ms. Dukas said she would like to see the Committee meet the

applicants in the middle as much as possible regarding the requested changes. She said she had no personal issue with removing the window on the back of the home. Ms. Dukas noted that granting this change would make the King-Argus house liveable for a family that is passionate about historic preservation, and that having historical-preservationist owners in the home long-term would benefit both the maintenance of the home and the community.

Ms. Lang said she agreed with previous HDC members' comments. She noted that the historic window would not be functional in the home and that she did not want to keep owners of historic homes from updating, maintaining, and making their homes liveable.

Mr. Deyer said that he thinks some previous changes made to the home should not have been approved, but that he had no problem with the currently proposed changes.

**Motion by Mr. Deyer**

**Seconded by Ms. Debbrecht to approve the Historic Design Review application and issue a Certificate of Appropriateness for 743 W. Frank. The work as proposed meets The Secretary of the Interior's Standards for Rehabilitation standard numbers 1, 2 and 9.**

Chairman Henke said his main concern is a kind of modification-creep that happens with some historical homes after one certificate of appropriateness is granted. He said sometimes after residents are permitted smaller changes they pursue more and more significant changes and the HDC has difficulty limiting those after the first. He explained that he wanted to have it on the record that a change to this window is being allowed because it was an issue of functionality, in the rear of the home, which has already been modified. He specified that the granting of this change should not be interpreted to automatically pave the way for more significant potential future changes to the home should the desire arise. Chairman Henke said his concern was not the intentions of the Mendirattas, but rather the general experience the HDC has had in granting these allowances.

**Motion carried, 6-0.**

**VOICE VOTE**

Yeas: Deyer, Willoughby, Debbrecht, Dukas, Henke, Lang

Nays: None

**04-32-20**

**5) Sign Review**

None.

**04-33-20**

**6) Study Session**

A. The Birmingham Plan (2040)

City Planner Dupuis said he would be consolidating HDC members' comments into a memorandum to be submitted to the Planning Board. He said he was still open to receiving any comments the HDC members wanted to submit. He said he would share the memorandum with the HDC members for feedback before submitting it to the Planning Board.

Mr. Willoughby said he had some suggestions he would email to City Planner Dupuis for addition to the memorandum.

Chairman Henke said he would like the City Commission and the HDC to plan a meeting for the future in order to discuss general guidance from the Commission to the HDC and joint approaches to major upcoming projects.

Ms. Dukas and Ms. Debbrecht agreed.

Chairman Henke said it would be good for the HDC to have a discussion regarding what they would like to convey to the City Commission in advance of such a meeting.

Ms. Lang agreed as well.

In reply to Chairman Henke, City Planner Dupuis said he would make a preliminary HDC discussion on the issue a future HDC agenda item.

**04-34-20**

## **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. National Preservation Month**

**04-35-20**

## **ADJOURNMENT**

**Motion by Mr. Willoughby**

**Seconded by Ms. Lang to adjourn the HDC meeting of April 15, 2020 at 7:53 p.m.**

**Motion carried, 6-0.**

VOICE VOTE

Yeas: Willoughby, Lang, Debbrecht, Dukas, Deyer, Henke

Nays: None

Nicholas Dupuis  
City Planner

DRAFT



## MEMORANDUM

Planning Division

**DATE:** April 17<sup>th</sup>, 2020  
**TO:** Jana Ecker, Planning Director  
**FROM:** Nicholas Dupuis, City Planner  
**SUBJECT:** The Birmingham Plan 2040 – Historic District Commission, Design Review Board and Historic District Study Committee

---

### Historic District Commission

The purpose of Chapter 127 (Historic Districts) of the City Code of Ordinance, and subsequently the Historic District Commission, is to (1) safeguard the heritage of the City by preserving districts that reflect elements of its history, architecture, archaeology, engineering, or culture, (2) stabilize and improve property values in each district and surrounding areas, (3) foster civic beauty, (4) strengthen the local economy, and (5) promote the use of historic districts for the education, pleasure, and welfare of the citizens of the City and of the State.

Based on a review of the first draft of the Birmingham Plan 2040, the Historic District Commission has provided the following comments related to their goals and objectives as a public board:

1. Current and future eligible contiguous historic districts may not fit nicely within the proposed neighborhood boundaries and may prove to be disadvantageous to establishing new historic districts. For example, the Bates Street Historic District is currently split between two proposed neighborhoods – the Downtown (1) and Barnum (10) neighborhoods (only one historic property is split off, but the point stands). There are neighborhoods such as the previously studied “Eco-City” area in southern Birmingham that still contains many post WWII craftsman housing units that is split between two neighborhoods – Pierce (9) and Kenning (8). It appears as though the Mill Pond Historic Neighborhood (which contains the Mill Pond Historic District) is also split between several proposed neighborhoods. In the event that potentially more empowered neighborhood organizations are on opposing sides when a historic district designation proposal comes to the table, it could get complicated.
2. There are a number of historically significant buildings located on the neighborhood seams as proposed in Figure B.1-30 (Neighborhood Seams). Encouraging higher density uses and raising the highest and best use of the land could see the removal of swaths of historically significant houses.
3. Most of the neighborhood character descriptions at least indicate that older, potentially historic homes are present in the neighborhood, but do not seem to suggest the potential

for historic preservation in the neighborhood. Historical preservation is a useful tool in combating much of the issues outlined in the Plan regarding the demolition of housing in favor of new big footprint houses. Additionally, existing homes with historical designations (or the potential for designation) are not shown on any neighborhood maps. In proposed neighborhoods such as Holy Name, The Ravines, and Barnum, the historical character is an integral part of the neighborhoods identity.

4. In Birmingham's Historic Central Business District, it is important to note that the most environmentally friendly building is a building that already exists. Many of the suggestions for enhanced LEED requirements, density and mixed use are able to be achieved in existing buildings, not always brand-new ones. Along the same lines, changing parking requirements to reduce or eliminate parking for residential uses may increase or alter the development pressures facing the City's historic buildings.
5. In the Plan's discussions of setbacks, promoting additions, building heights, and exterior design reviews for new houses.....incentives for historical preservation should be considered for eligible properties before anything related to new construction. Currently, applications for demolition are reviewed by the Historic District Commission as a "courtesy" by which time the demolition permits are already approved.
6. The Plan's recommendation to "Identify and implement preservation protection, such as a historic designation for landmark houses" is well founded, but can prove to be disadvantageous to the City's historic preservation efforts. Specifically, the Plan's suggestion to preserve *landmark* houses insinuates that only the best and brightest homes in the City should be documented and preserved. In historic preservation, it is extremely important to note that although many important houses do indeed have important architectural or contextual features, there are many homes that are just as significant that do not contain such features. An ad-hoc or increasingly selective approach to historic preservation may cause the loss of many important historic resources.
7. Adding a liner building south of City Hall along Merrill St. is not recommended. There are other ways to activate Merrill St.
8. Generally, historic preservation efforts are much more successful when they are integrated within general planning efforts, rather than a niche function operating alone under the planning umbrella. The City has made significant commitments to historical preservation, including maintaining a Certified Local Government status with the State Historic Preservation Office, supporting the Birmingham Museum and its buildings, creating the Heritage Home Program, and operating other successful preservation measures since the 1970's. The Plan does not seem to take historical preservation out of its silo and integrate it into the larger planning goals of the community.

### Design Review Board

The purpose of the Design Review is to foster attainment of those sections of the City's urban design plan which specifically refer to preservation and enhancement of the particular character



of this city and its harmonious development, through encouraging private interests to assist in their implementation.

Based on a review of the first draft of the Birmingham Plan 2040, the Design Review Board has provided the following comments related to their goals and objectives as a public board:

1. Although the Design Review Board would not be involved for the construction of new buildings in the neighborhood commercial centers, any future minor additions or exterior renovations to the buildings would fall under the purview of the Design Review Board. Consistent and appropriate design guidelines and review guidelines should be produced to ensure consistency between the Planning Board and Design Review Board.
2. As it does not appear at this time that neighborhood commercial center buildings will require a Special Land Use Permit, all signage for businesses located in such will be reviewed by the Design Review Board. Thus, additional (and more sensitive) sign requirements for Neighborhood Commercial Centers will need to be developed and added to the Sign Ordinance.
3. There are many recommendations for more public-based signage such as marketing signage for new downtown districts, bike routes, and parking structures, etc. Any new public signs should be held to many of the same standards as private signs. Specifically, any new smart signs for parking garages may conflict with the newly minted Electronic Message Center ordinances put in place for private business signs.
4. The Design Review Board should not be involved in any review process for the exterior of a single-family residential home.

#### Historic District Study Committee

The purpose of the Historic District Study Committee is to (when directed by the City Commission) provide research and documentation for the purpose of creating or proposing a historic district within the City.

Based on a review of the first draft of the Birmingham Plan 2040, the Historic District Study Committee has provided the following comments related to their goals and objectives as a public board:

1. Similar to what was described in the Historic District Commission comments, landmark buildings should not be the only buildings considered for designation in a contiguous or non-contiguous historic district. The Historic District Study Committee is empowered most when it is able to consider all appropriate structures in a historic district as opposed to only the most significant looking ones.
2. The HDSC should be more empowered to continuously research and document Birmingham's history. In situations where homes or buildings are being threatened, it is in the City's best interest to have information available, rather than remain reactive.



## MEMORANDUM

Planning Division

**DATE:** May 15<sup>th</sup>, 2020

**TO:** Historic District Commission & Historic District Study Committee

**FROM:** Nicholas Dupuis, City Planner

**SUBJECT:** Action List 2020 - Training Sessions for Historic District Commission & Historic District Study Committee

---

The final item on the 2020 Historic District Commission Action List for the 1<sup>st</sup> quarter is to schedule trainings for the Historic District Commission, Historic District Study Committee, and the general public. City Staff have been working with the Michigan Historic Preservation Network to identify a set of trainings that would be recommended for Birmingham based on the City's various historic endeavors and the City's current issues regarding historic preservation. At this time, City Staff would like to propose the following trainings and dates for the Historic District Commission, Historic District Study Committee, and all interested members of the public:

**1. Historic District Commissioner Training - Thursday August 20<sup>th</sup>, 2020**

- For communities with local historic districts and an ordinance in place. Whether your historic district commissioners are long-standing, new to the commission, or a combination of these, they will benefit from this interactive workshop. Participants will learn about the Michigan enabling legislation that allows a community to establish a commission and locally designated historic districts, the nationally accepted standards to use when making commission decisions, due process, the appeals process, how to work with property owners in the district, and more.
- The MHPN Field Representative advised that this type of training is something that could (or should) be held at least once every two or so years to keep experienced commission members and City Staff fresh, and also get any new members up to speed. This training can be completed virtually if needed.

**2. Building Assessment 101 - Thursday October 22<sup>nd</sup>, 2020**

- This workshop is intended for people considering purchasing an older home or small commercial property and want to know how to identify and evaluate the main trouble spots. Participants learn how to complete a basic building assessment and how to determine whether signs of disrepair indicate a simple cosmetic problem or serious structural failure. This program is best when conducted on-site

as an interactive “walking presentation” tour led by the instructor through a historic building. An “in-seat” presentation can be arranged if necessary.

- City Staff continues to receive many calls from prospective historic property owners and realtors regarding historic homes. This type of training can strengthen the knowledge base of the entire feedback loop for the historic home purchasing processes in the City. This can also strengthen Historic District Commission members positions when fielding requests for proposed changes to historic windows, façade materials, and the like.

### **3. Understanding Historic Designations - Thursday November 19<sup>th</sup>, 2020**

- Historic designations can raise awareness of historic places, be prerequisites for grant programs, and even protect historic buildings. The designation you choose to seek depends on your goals—how to know when to seek a National Register of Historic Places listing, a State Register of Historic Sites listing and when to organize locally for a local historic district. This interactive presentation will answer all your questions about historic designations.

It is important to note that each of these meetings will need to be noticed and publicized as any normal meeting of the Historic District Commission. Although these trainings could be scheduled during one of the two regular meeting dates scheduled each month, City Staff felt that it was important to dedicate a separate chunk of time to these trainings to mitigate distractions and/or lengthy application hearings.



# Workshops and Presentations

The Michigan Historic Preservation Network (MHPN) offers a variety of programs, including Practical Preservation workshops, workshops for historic districts (both for commissioners and potential and current property owners), and presentations on a variety of topics. We can also customize our offerings.

## Practical Preservation Workshops

**Practical Preservation Workshops** are workshops that focus on teaching participants about the physical building, either through a presentation, a demonstration, or a hands-on clinic.



**Presentation:** In this format, capacity is only limited by the capacity of the site itself. Presentations last about 1.5 hours.

*Fee: \$200 for member communities*



**Demonstration:** In this format, capacity is only limited by the capacity of the site itself, but all attendees must have a good view of the skill being demonstrated. The instructor demonstrates a skill and a few people from the audience may try their hand at the skill. A demonstration-oriented workshop lasts 2-3 hours, and some topics include: Wood Window Restoration and Repair, Masonry Maintenance and Repair, and Plaster and Stucco Repair. For these, the instructor will likely bring materials, such as a mock-up of a plaster wall section, for the attendees to see and work with.

*Fee: \$400 for member communities*



**Hands-on:** In this format, the capacity is limited to 10-12 participants, depending on the trade and site, because the instructor demonstrates the skill, coaches participants, and the participants actively work on the site or on the materials provided using tools provided. Four hours of active instruction is needed for a hands-on workshop (plus set-up and breakdown), and snacks or a meal may be desired, but food & beverage must happen outside the work space.

*Fee: \$750 for member communities*



## **BUILDING ASSESSMENT 101**

This workshop is intended for people considering purchasing an older home or small commercial property and want to know how to identify and evaluate the main trouble spots. Participants learn how to complete a basic building assessment and how to determine whether signs of disrepair indicate a simple cosmetic problem or serious structural failure. This program is best when conducted on-site as an interactive “walking presentation” tour led by the instructor through a historic building. An “in-seat” presentation can be arranged if necessary.



## **GENERAL MAINTENANCE FOR HISTORIC BUILDINGS**

This workshop's participants will learn of the problems common to many older structures, how to remedy them, and how to institute a maintenance program that will prevent the need for many future repairs.



## **MASONRY MAINTENANCE AND REPAIR**

This workshop investigates stone and brick as building materials and examines some common issues associated with their deterioration and repair. Participants will learn how to assess mortar conditions, how and when to re-point (often referred to as tuckpointing), how and when to replace stones or bricks, and the importance of selecting and using the right replacement mortar.



## **PLASTER AND STUCCO REPAIR**

Participants in this workshop will learn various methods for repairing and restoring plaster and stucco surfaces — both on flat and decorative features — and will also learn maintenance tips to keep their homes looking great well into the future.



## **PORCH REPAIR**

Participants will learn how to diagnose problems, how to repair columns, railings, decking, and steps, and maintenance tips.



## **WEATHERIZATION**

Older and historic houses can be very energy efficient, but need to be insulated and weatherized carefully with their special needs and materials in mind. Learn how to help your older home perform its best while reducing energy costs.



## **WINDOW RESTORATION AND REPAIR**

Participants will learn what it takes to repair and restore wood windows. With the right upgrades, window repair and restoration often provide the same or better energy efficiency than new windows, costs less than replacement, and protects the building's historic integrity.

## **Historic District Workshops**

These workshops usually last between two and three hours.

*Fee: \$300 for member communities*

### **HOW TO ESTABLISH A LOCAL HISTORIC DISTRICT**

For communities considering enacting a local historic district ordinance. Participants learn why Michigan communities decide to protect their historic resources, how to use the State enabling legislation, how to garner support for districting activities, and the process of establishing a local historic district.

### **HISTORIC DISTRICT COMMISSIONER TRAINING**

For communities with local historic districts and an ordinance in place. Whether your historic district commissioners are long-standing, new to the commission, or a combination of these, they will benefit from this interactive workshop. Participants will learn about the Michigan enabling legislation that allows a community to establish a commission and locally designated historic districts, the nationally accepted standards to use when making commission decisions, due process, the appeals process, how to work with property owners in the district, and more.

### **HISTORIC DISTRICT COMMISSIONER ADVANCED TRAINING**

For communities with local historic districts, an ordinance, and an experienced commission in place. This workshop moves beyond the basics and wrestles with more complex issues. The advanced workshop includes more in-depth discussions of legal issues such as hardship and demolition by neglect and includes two to three optional modules selected by your commission. Possible topics include: hazardous materials (lead paint and/or asbestos), new construction in the local district and issues to consider, substitute materials, and weatherization. MHPN brings in additional subject matter experts as needed for these trainings.

## **LOCAL HISTORIC DISTRICTS FOR PROPERTY OWNERS**

For communities considering establishing a local historic district, MHPN can facilitate this session as part of a public meeting on local historic districts. This meeting includes two parts: 1) a presentation (45-60 minutes), and 2) an interactive discussion/question-and-answer period with audience members (30-60 minutes, depending on the audience and the municipality). The presentation will introduce what a local historic district is and its purpose, how it affects the property owner, the process of establishing a district, and the local historic district commission and how it makes its decisions. An interactive dialogue with the audience members follows to address audience questions and concerns about local historic districts and the district process.

## **Presentations**

*Fee: \$100 for member communities*

## **UNDERSTANDING HISTORIC DESIGNATIONS**

Historic designations can raise awareness of historic places, be prerequisites for grant programs, and even protect historic buildings. The designation you choose to seek depends on your goals—how to know when to seek a National Register of Historic Places listing, a State Register of Historic Sites listing and when to organize locally for a local historic district. This interactive presentation will answer all your questions about historic designations.

## **RESEARCHING YOUR HISTORIC BUILDING**

If your walls could talk, what would they say? Learn how to investigate your building for clues on its age and design, and learn how to research your house's paper trail, from Sanborn maps to city directories and tax records.

## **PRESERVATION INCENTIVES FOR NONPROFITS AND COMMUNITIES**

Some grants are available for nonprofit preservation projects, including grants from the National Trust for Historic Preservation and others. MHPN also has low-interest loan programs available for intervention and emergency repairs/stabilization, as well as for predevelopment costs. Learn about these programs and more!



**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](http://www.bhamgov.org)

Permit # PD20-0015

Project # JDSF19-0053

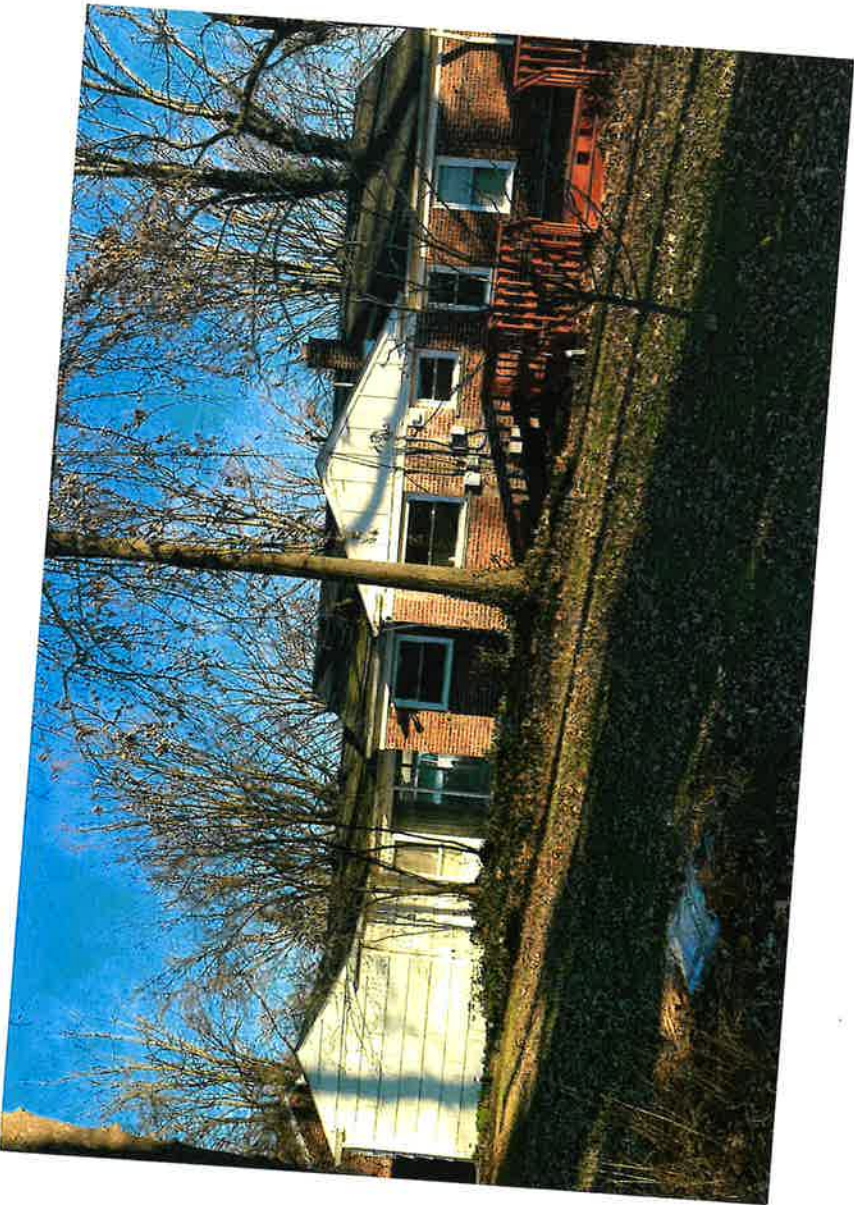
**APPLICATION FOR DEMOLITION PERMIT**

<b>I. Project Type / Location</b>			
<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"/> EXTERIOR		<input type="checkbox"/> INTERIOR NON-LOAD BEARING	
<input type="checkbox"/> SHED		<input type="checkbox"/> OTHER _____	
ADDRESS <u>1884 West Melton</u>		PROPERTY IDENTIFICATION NUMBER (SIDWELL NO.) <u>20 31 329 006.</u>	LOT NUMBER
<b>II. Applicant / Project Contact Information</b>			
<b>A. Applicant</b>			
NAME <u>Hillan Homes</u>		ADDRESS <u>1231 Lacrosse Trail</u>	
CITY <u>Oxford</u>	STATE <u>MI</u>	ZIP CODE <u>48371</u>	TELEPHONE NUMBER (Include Area Code) <u>248 462 4792</u>
CELL PHONE NUMBER (Include Area Code) <u>248 693 1626</u>		FAX NUMBER (Include Area Code)	
		EMAIL ADDRESS <u>patrick.hillanhomes@gmail.com</u>	
<b>B. Owner or Lessee</b>			
NAME <u>Alex Karchon</u>		ADDRESS <u>1854 W. Melton</u>	
CITY <u>Birmingham</u>	STATE <u>MI</u>	ZIP CODE <u>48009</u>	TELEPHONE NUMBER (Include Area Code)
CELL PHONE NUMBER (Include Area Code) <u>248 982 2103</u>		FAX NUMBER (Include Area Code)	
		EMAIL ADDRESS <u>ajk711@gmail.com</u>	
<b>C. Architect or Engineer</b>			
NAME <u>Tim Farris</u>		ADDRESS <u>1344 Mediterranean #121</u>	
CITY <u>Punta Gorda</u>	STATE <u>FL</u>	ZIP CODE <u>33950</u>	TELEPHONE NUMBER (Include Area Code)
CELL PHONE NUMBER (Include Area Code) <u>888 216 3160</u>		FAX NUMBER (Include Area Code)	
		EMAIL ADDRESS <u>t-m-f@comcast.net</u>	
LICENSE NUMBER		EXPIRATION DATE	
<b>D. Contractor</b>			
NAME <u>Hillan Homes</u>		ADDRESS <u>1231 Lacrosse Trail</u>	
CITY <u>Oxford</u>	STATE <u>MI</u>	ZIP CODE <u>48371</u>	TELEPHONE NUMBER (Include Area Code)
CELL PHONE NUMBER (Include Area Code) <u>248 462 4792</u>		FAX NUMBER (Include Area Code) <u>248 693 1626</u>	
		EMAIL ADDRESS <u>patrick.hillanhomes@gmail.com</u>	
INDIVIDUAL BUILDERS LICENSE NUMBER <u>2101 156 532</u>		EXPIRATION DATE <u>5/31/20</u>	
COMPANY BUILDERS LICENSE NUMBER <u>2102 212 902</u>		EXPIRATION DATE <u>5/31/22</u>	
FEDERAL EMPLOYER ID NUMBER (or reason for exemption) <u>26 3790172</u>			
WORKERS COMP INSURANCE CARRIER (or reason for exemption) <u>n/a - solo</u>			
UNEMPLOYMENT INSURANCE AGENCY EMPLOYER ACCOUNT NUMBER (or reason for exemption) <u>n/a - solo</u>			















**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](http://www.bhamgov.org)

Permit # \_\_\_\_\_

Project # 2020-0041

**APPLICATION FOR DEMOLITION PERMIT**

<b>I. Project Type / Location</b>			
<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"/> EXTERIOR	<input type="checkbox"/> INTERIOR NON-LOAD BEARING	<input type="checkbox"/> SHED	<input type="checkbox"/> OTHER _____
ADDRESS <u>1203 Holland Birmingham, MI 48009</u>		PROPERTY IDENTIFICATION NUMBER (SIDWELL NO.)	LOT NUMBER <u>41</u>
<b>II. Applicant / Project Contact Information</b>			
<b>A. Applicant</b>			
NAME <u>Behrouz Oskui</u>		ADDRESS <u>38 S. Deeplands</u>	
CITY <u>Grosse Pointe Shores</u>	STATE <u>MI</u>	ZIP CODE <u>48236</u>	TELEPHONE NUMBER (Include Area Code) <u>313-452-7083</u>
CELL PHONE NUMBER (Include Area Code) <u>313-452-7083</u>	FAX NUMBER (Include Area Code) <u>248-987-1424</u>	EMAIL ADDRESS <u>Behrouz.fathi@gmail.com</u>	
<b>B. Owner or Lessee</b>			
NAME <u>Behrouz Oskui</u>		ADDRESS <u>38 S. Deeplands</u>	
CITY <u>Grosse Pointe Shores</u>	STATE <u>MI</u>	ZIP CODE <u>48236</u>	TELEPHONE NUMBER (Include Area Code)
CELL PHONE NUMBER (Include Area Code) <u>313-452-7083</u>	FAX NUMBER (Include Area Code) <u>248-987-1424</u>	EMAIL ADDRESS <u>Behrouz.fathi@gmail.com</u>	
<b>C. Architect or Engineer</b>			
NAME <u>Hakim Shakir</u>		ADDRESS <u>32200 Schoolcraft, Livonia</u>	
CITY <u>Livonia</u>	STATE <u>MI</u>	ZIP CODE <u>48150</u>	TELEPHONE NUMBER (Include Area Code) <u>313 960 903</u>
CELL PHONE NUMBER (Include Area Code) <u>1</u>	FAX NUMBER (Include Area Code)	EMAIL ADDRESS	
LICENSE NUMBER		EXPIRATION DATE	
<b>D. Contractor</b>			
NAME		ADDRESS	
CITY	STATE	ZIP CODE	TELEPHONE NUMBER (Include Area Code)
CELL PHONE NUMBER (Include Area Code)	FAX NUMBER (Include Area Code)	EMAIL ADDRESS	
INDIVIDUAL BUILDERS LICENSE NUMBER		EXPIRATION DATE	
COMPANY BUILDERS LICENSE NUMBER		EXPIRATION DATE	
FEDERAL EMPLOYER ID NUMBER (or reason for exemption)			
WORKERS COMP INSURANCE CARRIER (or reason for exemption)			
UNEMPLOYMENT INSURANCE AGENCY EMPLOYER ACCOUNT NUMBER (or reason for exemption)			

*Book Refund to  
Address known  
on check  
BAM*











**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](http://www.bhamgov.org)

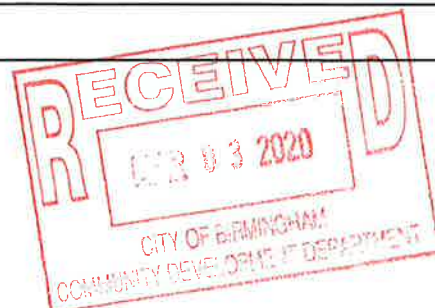
CITY OF BIRMINGHAM  
Date 03/03/2020 4:25:43 PM  
Ref 00168105  
Receipt 530268  
Amount \$2,000.00

Permit # PD20-0014

Project # JDSF20-0004

**APPLICATION FOR DEMOLITION PERMIT**

<b>I. Project Type / Location</b>			
<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"/> COMMERCIAL BUILDING <input type="checkbox"/> EXTERIOR <input type="checkbox"/> INTERIOR NON-LOAD BEARING <input type="checkbox"/> SHED <input type="checkbox"/> OTHER _____			
ADDRESS 425 Hanna		PROPERTY IDENTIFICATION NUMBER (SIDWELL NO.) 08-19-36-182-004	LOT NUMBER 3
<b>II. Applicant / Project Contact Information</b>			
<b>A. Applicant</b>			
NAME David Engel		ADDRESS 2725 Nakota	
CITY Royal Oak	STATE MI	ZIP CODE 48073	TELEPHONE NUMBER (Include Area Code) 248-258-9453 x113
CELL PHONE NUMBER (Include Area Code) 248-258-9453 x113	FAX NUMBER (Include Area Code) 248-258-6514	EMAIL ADDRESS dave@mosherdolan.com	
<b>B. Owner or Lessee</b>			
NAME NFL Holdings LLC		ADDRESS 33717 Woodward Ave, STE 137	
CITY Birmingham	STATE MI	ZIP CODE 48009-0913	TELEPHONE NUMBER (Include Area Code)
CELL PHONE NUMBER (Include Area Code)	FAX NUMBER (Include Area Code)	EMAIL ADDRESS	
<b>C. Architect or Engineer</b>			
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	
<b>D. Contractor</b>			
NAME Mosher Dolan (Doyle Mosher)		ADDRESS 2725 Nakota	
CITY Royal Oak	STATE MI	ZIP CODE 48073	TELEPHONE NUMBER (Include Area Code) 248-258-9453
CELL PHONE NUMBER (Include Area Code) 248-320-1177	FAX NUMBER (Include Area Code)	EMAIL ADDRESS	
INDIVIDUAL BUILDERS LICENSE NUMBER #2101050058		EXPIRATION DATE 05/31/2020	
COMPANY BUILDERS LICENSE NUMBER #2102101478		EXPIRATION DATE 05/31/2020	
FEDERAL EMPLOYER ID NUMBER (or reason for exemption) #38-2905527			
WORKERS COMP INSURANCE CARRIER (or reason for exemption) Michigan Insurance Company			
UNEMPLOYMENT INSURANCE AGENCY EMPLOYER ACCOUNT NUMBER (or reason for exemption)			



CITY OF BIRMINGHAM  
Date 03/03/2020 4:25:43 PM  
Ref 00168105  
Receipt 530268  
Amount \$25.00

CITY OF BIRMINGHAM  
Date 03/03/2020 4:25:43 PM  
Ref 00168104  
Receipt 530268  
Amount \$200.00



**PICTURES OF EXISTING: 425 HANNA**



**FRONT**



**SIDE 1**



**SIDE 2**



**BACK**

### Historic District Commission Action List – 2020

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

- CLG Community Partnership Applications submitted February 3<sup>rd</sup>, 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"> <li><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></li> </ul>			X	X				
<p>Audit designated historical homes and buildings</p> <ul style="list-style-type: none"> <li><i>HDSC is evaluating current plaque conditions with plans to update any information, and create a detailed electronic database</i></li> </ul>			X	X				
<p>Promote the history and designation of historic properties</p> <ul style="list-style-type: none"> <li><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></li> </ul>			X	X				
<p>Publish Eco City Survey</p> <ul style="list-style-type: none"> <li><i>Update photograph database and conditions</i></li> </ul>			X	X				

<ul style="list-style-type: none"> <li><i>Publish Eco City Survey</i></li> </ul>								
Obtain a historical plaque for the Community House <ul style="list-style-type: none"> <li><i>Create detailed information database and content for sign</i></li> </ul>			X	X				
Update/expand/digitize Greenwood Cemetery records <ul style="list-style-type: none"> <li><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></li> <li><i>City Clerk's Office continues, when time permits, to update BS&amp;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></li> </ul>	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"> <li><i>One of outcomes sought from GPR project is interactive map that can be made accessible online.</i></li> </ul>	X		X	X			X	

<ul style="list-style-type: none"> <li><i>Museum: Working with Friends, some Greenwood bios are complete and being updated on an ongoing basis.</i></li> </ul>								
<p>Locate Potter's Field at Greenwood</p> <ul style="list-style-type: none"> <li><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></li> </ul>	X		X	X			X	
<p>Preservation project Certified Local Government (SHPO) grant funding at Allen/Hunter Houses</p> <ul style="list-style-type: none"> <li>Museum: assessment underway to determine appropriateness of Hunter House exterior restoration project for fall CLG funding cycle (Oct 1, 2019).</li> </ul>		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"> <li>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.</li> </ul>				X	X			



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