

**AGENDA**  
**BIRMINGHAM HISTORIC DISTRICT STUDY COMMITTEE**  
**MUNICIPAL BUILDING-COMMISSION ROOM-151 MARTIN STREET**  
**THURSDAY – October 19, 2017**  
**\*\*\*\*\*1:00 PM\*\*\*\*\***

- 1) Roll Call**
- 2) Approval of the August 24, 2017 minutes**
- 3) 361 E. Maple De-designation request**
- 4) 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 one 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 STUDY COMMITTEE  
MINUTES OF AUGUST 24, 2017**  
Birmingham City Hall Commission Room  
151 Martin, Birmingham, Michigan

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Minutes of the regular meeting of the Historic District Study Committee ("HDSC") held Thursday, August 24, 2017. Chairperson Gigi Debbrecht called the meeting to order at 1 p.m.

**1. ROLL CALL**

**Present:** Chairperson Gigi Debbrecht, Jonathan DeWindt, Patricia Lang, Michael Xenos

**Absent:** Paul Beshouri

**Administration:** Matthew Baka, Senior Planner  
Carole Salutes, Recording Secretary

**2. APPROVAL OF THE AUGUST 10, 2017 HDSC MINUTES**

**Motion by Ms. Lang**

**Seconded by Ms. Debbrecht to approve the Minutes of August 10, 2017 as presented.**

**Motion carried, 4-0.**

VOICE VOTE

Yeas: Lang, Debbrecht, DeWindt, Xenos

Nays: None

Absent: Beshouri

**3. 927 PURDY  
Study Committee Report Update**

Mr. Baka recalled that as required by Section 127-5, Establishing Additional, Modifying, or Eliminating Historic Districts, the HDSC prepared a study committee report for consideration by the City Commission with a recommendation to approve the designation request. One of the requirements of Section 127-5 is that the report be sent to the State Historic Preservation Office ("SHPO") for comment before being considered by the City Commission. After a lengthy delay due to staffing issues at the State office, SHPO has sent the City

their comments regarding the report. The comments focus on the format and content of the report rather than the recommendation itself.

On August 10, 2017 the HDSC held a study session to discuss the comments provided by the SHPO. It was agreed that the comments provided should be addressed and incorporated into the report before it is forwarded to the City Commission. Accordingly, the committee agreed to divide the additional research and bring any new information to the next study committee meeting.

The group discussed any changes to the report. Mr. Baka noted that he still needs bios from everybody. Ms. Lang said that after her research she thinks that the home should be named after Almeron Whitehead, considering the number of things he is known for.

Mr. DeWindt said he could not find much on the McBride family, other than they were into hardware. There was nothing about them being involved with the community. Everything he read at the library was about the Whitehead family and how they immersed themselves into the community.

Mr. Baka remarked that Mr. Beshouri had said he didn't find much on Bailey.

Ms. Debbrecht noted that Whitehead owned the home when it was originally on Pierce and kept it until it was sold to Bailey. Mr. DeWindt said the State used Bailey as a name just because Bailey owned the house the longest, but they didn't know all of the background. If more information is added to the report it will become clear why the house has been named Whitehead.

**Motion by Ms. Lang**

**Seconded by Mr. Xenos to keep the name Almeron Whitehead associated with 927 Purdy.**

**Motion carried, 4-0.**

VOICE VOTE

Yeas: Lang, Xenos, Debbrecht, DeWindt

Nays: None

Absent: Beshouri

Mr. Baka said that after receipt of the bios he will put the report together and send it around to the committee members for them to proofread..

#### **4. 361 E. MAPLE RD. De-Designation Request**

Mr. Baka advised that the owner of the property located at 361 E. Maple Rd. has requested that the City Commission consider removing the historic designation of their building as a contributing historic resource within the City of Birmingham. The property owner has submitted an application to the Planning Board requesting to demolish the building as part of a redevelopment proposal.

As required by Section 127-5, Establishing Additional, Modifying, or Eliminating Historic Districts, the City Commission issued a resolution on July 24, 2017 directing the HDSC to prepare a preliminary study committee report on the subject property in accordance with the Code and execute the additional steps outlined in that section in order to make a recommendation to the City Commission.

On August 10, 2017 the HDSC held a study session regarding the request of the property owner. Accordingly, the committee agreed to the assignment of specific tasks related to preparation of the study committee report. It was agreed that each member would attempt to complete their research by the next meeting for further discussion.

Mr. Xenos said he struck out at the Birmingham Library but has not yet been to the Museum. Ms. Debbrecht suggested going to the Bloomfield Twp Library for further information. The Eccentric had no information. She said the owner of the Purdy house would like any further sources of information on his house. Mr. Baka agreed to forward a list of resources for him to check.

Ms. Debbrecht indicated she took some photos of the storefront but plans to take more. Mr. Baka surmised there may be pictures at the Museum.

- Mr. Xenos said he will check the Birmingham Museum;
- Mr. DeWindt agreed to check the Southfield Library;
- Mr. Baka noted he will check the City tax records.

Mr. Justin Zakoff, Dickenson Wright Attorneys, spoke on behalf of the adjacent property owner at 369 and 363 E. Maple Rd. They wanted to register their initial objection to the de-designation of the site:

- The site had had historic value when it was originally designated and that value should not be discounted lightly;
- There is a continuing value in having historic remnants in the City.
- Adjoining property owners bought their sites knowing the property is historic.

Mr. Melvin Kaftan said knowing that, he built his home with windows and everything facing the historic site. He did add a skylight in the living room. He thought the fact that a property is historic should be recorded so that no one buys and then finds out they have a problem.

Mr. Kaftan noted he wanted to purchase the property but it ended up being sold to another buyer. Now they want to de-designate so the land will be worth more. They propose a five-story office building with one floor of commercial, two of office, and two of apartments. He wondered where all the cars will park and thought that for a lot of reasons the building doesn't make sense.

He observed that down the block there is another historic building next to Jos. A. Banks. The owner has told him that as soon as this site gets de-designated he will do the same with his building.

Ms. Lang remarked on the parking problem in Birmingham. The influx of offices into the Downtown area has brought in many more people needing parking as opposed to a retail shop with only a few employees. The City must consider parking in terms of what they are allowing to be built.

Mr. Baka explained all of the properties within a certain distance from the parking structures have been paying taxes for decades to maintain the structures. Even though the system is starting to strain, the Zoning Ordinance still allows new construction.

Mr. Baka said the committee can meet again after it has gathered some additional material.

Next Meeting: 1 p.m. Thursday on a date to be determined.

## **5. ADJOURNMENT**

No further business being evident, the committee members adjourned at 1:36 p.m.



## MEMORANDUM

Planning Division

**DATE:** October 16, 2017

**TO:** Historic District Study Committee

**FROM:** Matthew Baka, Senior Planner

**SUBJECT:** 361 E. Maple – De-designation request

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The owner of the property located at 361 E. Maple has requested that the City Commission consider removing the historic designation of their building as a contributing historic resource within the City of Birmingham. The property owner has submitted an application to the Planning Board requesting to demolish the building as part of a redevelopment proposal.

As required by Section 127-5, **Establishing additional, modifying, or eliminating historic districts** the City Commission issued a resolution on July 24, 2017 directing the Historic District Study Committee to prepare a preliminary study committee report on the subject property in accordance with the code and execute the additional steps outline in that section in order to make a recommendation to the City Commission. Attached is the memo that was submitted to the City Commission regarding this request.

On August 10, 2017 the HDSC held a study session regarding the request of the property owner. Accordingly, the committee agreed to the assignment of specific tasks related to preparation of the study committee report. It was agreed the each member would attempt to complete their research by the next meeting for further discussion.

On August 24, 2017 the HDSC met to further the discussion on 361 E. Maple. At that time it was determined that the committee needed more time to seek out additional resources for the report. The committee agreed to meet again at a later date that will be determined in the near future.

**HISTORIC DISTRICT STUDY COMMITTEE**  
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**1. ROLL CALL**

**Present:** Chairperson Gigi Debbrecht, Jonathan DeWindt, Paul Beshouri, Patricia Lang, Michael Xenos

**Absent:** None

**Administration:** Matthew Baka, Senior Planner  
Carole Salutes, Recording Secretary

**4. 361 E. MAPLE RD.**  
**De-Designation Request**

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Mr. Baka advised it will be necessary to create another report for this building, similar to a designation request. This is a simple building that is really well preserved. It is a perfect example of a one-story commercial building in the 1920's. Even if this building gets de-designated the applicant will still have to go before the HDC to get permission to tear it down since it is located in the CBD Historic District. If they don't receive demolition approval their next move is to appeal to the State. The building was built in 1927 and registered in 1983.

This report might focus more on the architecture than the history of the building.

Mr. Xenos volunteered to go to the Birmingham Historical Museum with his wife to see what they can find.

To do:

- Chairperson Debbrecht agreed to photograph the building;
- Investigate who has owned the building;
- Find out what the building has been used for;
- Research old pictures to find out if this is the original storefront.



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He observed that down the block there is another historic building next to Jos. A. Banks. The owner has told him that as soon as this site gets de-designated he will do the same with his building.

**DATE:** July 17, 2017

**TO:** Joseph A. Valentine, City Manager

**FROM:** Matthew Baka, Senior Planner

**APPROVED:** Jana Ecker, Planning Director

**SUBJECT:** 361 E. Maple – Historic Designation Removal Request

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The owner of the property located at 361 E. Maple has requested that the City Commission consider removing the historic designation their building as a contributing historic resource within the City of Birmingham. The property owner has submitted an application to the Planning Board requesting to demolish the building as part of a redevelopment proposal.

The process for removing designation from a property or structure as a contributing historic resource is outlined in section 127 of the City Code. Section 127-5, **Establishing additional, modifying, or eliminating historic districts**, states the following:

- (a) *The city commission may at any time establish by ordinance additional historic districts, including proposed districts previously considered and rejected, may modify boundaries of an existing historic district, or may eliminate an existing historic district. Before establishing, modifying, or eliminating a historic district, the standing historic district study committee, as established in section 127-4, shall follow the procedures as stated in section 127-4. The committee shall consider any previously written committee reports pertinent to the proposed action.*
  - (b) *In considering elimination of a historic district, a committee shall follow the procedures set forth in section 127-4, as amended for the issuance of a preliminary report, holding a public hearing, and issuing a final report but with the intent of showing one or more of the following:*
    - (1) *The historic district has lost those physical characteristics that enabled the establishment of the district.*
    - (2) *The historic district was not significant in the way previously defined.*
    - (3) *The historic district was established pursuant to defective procedures.*
- (Ord. No. 1880, 7-24-06)

The first step in the process towards considering eliminating the historic designation of this property is for the City Commission to pass a resolution directing the Historic District Study Committee to commence with the creation of a study committee report as outlined in section 127-4 of the City Code.

In accordance with sec. 127-04 of the City Code, when directed by a resolution passed by the city commission, the standing historic district study committee shall meet and do all of the following:

*(1) Conduct a photographic inventory of resources within each proposed historic district following procedures established by the state historic preservation office of the state historical center.*

*(2) Conduct basic research of each proposed historic district and historic resources located within that district.*

*(3) Determine the total number of historic and non-historic resources within a proposed historic district and the percentage of historic resources of that total. In evaluating the significance of historic resources, the committee shall be guided by the criteria for evaluation issued by the United States secretary of the interior for inclusion of resources in the National Register of Historic Places, as set forth in 36 CFR Part 60, and criteria established or approved by the state historic preservation office of the state historical center.*

*(4)*

*Prepare a preliminary historic district study committee report that addresses at a minimum all of the following:*

*a. The charge of the committee.*

*b. The composition of committee membership.*

*c. The historic district(s) studied.*

*d. The boundaries of each proposed historic district in writing and on maps.*

*e. The history of each proposed historic district.*

*f. The significance of each district as a whole, as well as the significance of sufficient number of its individual resources to fully represent the variety of resources found within the district, relative to the evaluation criteria.*

*(5) Transmit copies of the preliminary report for review and recommendations to the city planning board, the state historic preservation office of the Michigan Historical Center, the Michigan Historical Commission, and the state historic preservation review board.*

*(6) Make copies of the preliminary report available to the public pursuant to Section 399.203(4) of Public Act 169 of 1970, as amended.*

*(7) Not less than 60 calendar days after the transmittal of the preliminary report, the historic district study committee shall hold a public hearing in compliance with Public Act 267 of 1976, as amended. Public notice of the time, date and place of the hearing shall be given in the manner required by Public Act 267. Written notice shall be mailed by first class mail not less than 14 calendar days prior to the hearing to the owners of properties within the proposed historic district, as listed on the most current tax rolls.*

*The report shall be made available to the public in compliance with Public Act 442 of 1976, as amended.*

*(8) After the date of the public hearing, the committee and the city commission have not more than one year, unless otherwise authorized by the city commission, to take the following actions:*

*a. The committee shall prepare and submit a final report with its recommendations and the recommendations, if any, of the city planning board and the historic district commission, to the city commission as to the establishment of a historic district(s). If the recommendation is to establish a historic district(s), the final report shall include a draft of the proposed ordinance(s).*

*b. After receiving a final report that recommends the establishment of a historic district(s), the city commission, at its discretion, may introduce and pass or reject an ordinance(s). If the city commission passes an ordinance(s) establishing one or more historic districts, the city shall file a copy of the ordinance(s), including a legal description of the property or properties located within the historic district(s) with the register of deeds. The city commission shall not pass an ordinance establishing a contiguous historic district less than 60 days after a majority of the property owners within the proposed historic district, as listed on the tax rolls of the local unit, have approved the establishment of the historic district pursuant to a written petition.*

*(9) A writing prepared, owned, used, in the possession of, or retained by a committee in the performance of an official function of the historic district commission should be made available to the public in compliance with Public Act 442 of 1976, as amended.*

Thus, to consider the applicant's request for the removal of the historic designation on 361 E. Maple the City Commission may wish to direct the Historic District Study Committee "HDSC") to prepare a report as outlined in Sec. 127-4 of the City Code.

Please note that the previous direction of the City Commission to the HDSC to study 927 Purdy has been completed, and the study has been forwarded to the State Historic Preservation Office for review. Once the State has provided their feedback on the report, it will be forwarded to the City Commission for further action.

#### SUGGESTED ACTION:

The City Commission approves the attached resolution directing the Historic District Study Committee to prepare a study committee report for 361 E. Maple as outlined in section 127-4 of the City Code.

**361 E. MAPLE  
HISTORIC DESIGNATION ELIMINATION REQUEST  
JULY 24, 2017**

**WHEREAS**, the owner of the Property located at 361 E. Maple have requested that their property be removed as a contributing resource in the Central Business District Historic District within the City of Birmingham,

**WHEREAS**, The land for which the Historic designation is sought is located on the north side of Maple between Park and N. Old Woodward Ave.,

**WHEREAS**, Section 127-5 of the City Code, Historic Districts, requires that the City Commission pass a resolution directing the Historic District Study Committee to prepare a Study Committee Report;

**WHEREAS**, The Birmingham City Commission has reviewed the request of the property owner and has found that a Study Committee Report to determine the historic merit of the structure at 361 E. Maple is warranted;

**NOW, THEREFORE, BE IT RESOLVED**, The Birmingham City Commission directs the Historic District Study Committee to prepare a Study Committee Report as outlined in section 127-4 of the City Code for the property located at 361 E. Maple:

I, Cherilynn Brown, City Clerk of the City of Birmingham, Michigan, do hereby certify that the foregoing is a true and, correct copy of the resolution adopted by the Birmingham City Commission at its regular meeting held on July 24, 2017.

---

Cherilynn Brown, City Clerk

124 Peabody

Birmingham

Michigan

48009

CHRISTOPHER J LONGE AIA  
ARCHITECTURE

Matthew Baka, Senior Planner  
c/o City of Birmingham  
151 Martin Street  
Birmingham, Michigan 48009

July 5, 2017

Re: 361 East Maple Road  
Historic designation

Matthew;

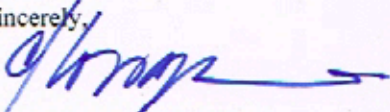
As you know we have submitted design drawings for Final Site Plan and Design Review.

At this time we are (will be) respectfully requesting that the Hawthorne Building @ 361 East Maple Road be 'un-designated' as Locally Designated Historic Building since the building itself is not significant in the way previously defined (see the attached documents) and should alternatively be considered a 'non-contributing resource'.

We are therefore requesting that the Planning board application be processed. We will make the proper application to the HDC at the appropriate time.

Should there be any questions regarding this request – please give me a call.

Sincerely,



Christopher J. Longe, AIA

T 248 258 6940

F 248 258 5568



HAWTHORNE BUILDING

361 East Maple



This neat, and tidy, one story, one bay, reddish face brick store, with attractive limestone trim was built in 1927. In 1929, the shed at the rear of the property was removed. It was the home of the Bell Telephone Company offices for several years during the 1940's. The building has been well kept and is an example of good, small store design from the 1920's. The fascia has a typical signage band defined with patterned brick and limestone. (The existing signage does not conform to the signage band). The parapet has a slight pediment and limestone urns at the party walls. Part or all of the pressed metal storefront may be original. Although the structure is simple and conservative, its good condition and original condition make it a candidate for a valuable visual anchor in the preservation of the north side of East Maple.

6-1-83



Check Telephone Mus. off

CITY OF BIRMINGHAM

BUILDING-SITE INVENTORY FORM

Fill in as applicable - Attach 5" x 7" or 8" x 10" black and white photo with negative.

Identification

1. Building or Site Name Hawthorne  
Birmingham Business Machine Bldg.  
2. Street address 361 East Maple City Birmingham  
3. Legal description 08-19-25-456-027

4. Ownership: Public \_\_\_\_\_ Private ✓  
5. Present Owner C. B. Barnes Address 835 Purdy <sup>Birmingham</sup> 48609  
6. Zoning B-4  
7. Use: Original Commercial Present Commercial

Description

8. Site: Open land \_\_\_\_\_ woodland \_\_\_\_\_ landscaped \_\_\_\_\_  
Buildings ✓ if so, what? One story, red brick.  
9. Building material: Clapboard \_\_\_\_\_ stone \_\_\_\_\_ brick ✓ shingles \_\_\_\_\_  
board & batten \_\_\_\_\_ stucco \_\_\_\_\_ other limestone trim  
10. Structural material: Wood frame \_\_\_\_\_ masonry load bearing wall ✓  
other \_\_\_\_\_  
11. Condition: Excellent \_\_\_\_\_ good ✓ fair \_\_\_\_\_ deteriorated \_\_\_\_\_  
12. Integrity: Original site ✓ moved \_\_\_\_\_, if so, when? \_\_\_\_\_  
from where? \_\_\_\_\_  
13. Alteration: Unaltered ✓ altered \_\_\_\_\_, if so when? \_\_\_\_\_  
How? \_\_\_\_\_  
Architect \_\_\_\_\_  
14. Related outbuildings and property: barn \_\_\_\_\_ garage \_\_\_\_\_ shed \_\_\_\_\_  
shop \_\_\_\_\_ greenhouse \_\_\_\_\_ landscape features \_\_\_\_\_ other None



15. Surroundings of the building or site: Open land \_\_\_\_\_ woodland \_\_\_\_\_  
densely built up \_\_\_\_\_ Commercial ☒ residential \_\_\_\_\_ other \_\_\_\_\_
16. Notable features of building or site attractive example of  
1920's small commercial building.
17. Threats to building or site: None known ☒ zoning \_\_\_\_\_ roads \_\_\_\_\_  
developers \_\_\_\_\_ deterioration \_\_\_\_\_ other \_\_\_\_\_

Significance

18. Architectural significance

Date of construction: Actual 1927 estimated \_\_\_\_\_

Architect: \_\_\_\_\_

Builder: \_\_\_\_\_

Are original plans on file? \_\_\_\_\_ Notations on original plan and specifications \_\_\_\_\_

19. Historical significance: none.

20. Sources (for primary and secondary sources, give complete facts of publication: author, title, place of publication, date): \_\_\_\_\_

City announcement data.

Obituary.

Prepared by Max B. Horton Date May 3, 1983

Address 787 Greenwood Telephone No. 644-5389

Organization Historic District Commission