

AGENDA
BIRMINGHAM HISTORIC DISTRICT STUDY COMMITTEE
MUNICIPAL BUILDING-COMMISSION ROOM-151 MARTIN STREET
THURSDAY – February 9, 2017
*******11:00 AM*******

- 1) Roll Call
- 2) Election of HDSC chairperson
- 3) [Approval of the January 26, 2017 minutes](#)
- 4) [927 Purdy – Historic Designation request](#)
- 5) 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 STUDY COMMITTEE
MINUTES OF JANUARY 26, 2017
Birmingham City Hall Commission Room
151 Martin, Birmingham, Michigan

Minutes of the regular meeting of the Historic District Study Committee ("HDSC") held Thursday, January 26, 2017. Mr. Baka called the meeting to order at 11:10 a.m.

1. ROLL CALL

Present: Paul Beshouri, Gigi Debbrecht, Patricia Lang, Michael Xenos

Absent: Gretchen Maricak

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

2. ELECTION OF HDSC CHAIRPERSON

Motion by Mr. Beshouri

Seconded by Mr. Xenos to appoint GiGi Debbrecht as chairperson

Motion carried, 4-0.

VOICE VOTE

Yeas: Beshouri, Debgrecht, Lang, Xenos

Nays: None

Absent: Maricak

3. APPROVAL OF THE MAY 5, 2016 HDSC MINUTES

Motion by Ms. Debbrecht

Seconded by Ms. Lang to approve the Minutes of May 5, 2016 as presented.

Motion carried, 4-0.

VOICE VOTE

Yeas: Debbrecht, Lang, Beshouri, Xenos

Nays: None

Absent: Maricak

4. 927 PURDY Historic Designation request

Mr. Baka announced the owner of the house located at 927 Purdy, Mr. Luis Barrio, has requested that the City Commission consider designating his home as a historic structure within the City of Birmingham. Previous City research indicates that the home is at least 100 years old. Mr. Barrio has submitted extensive research that he has done detailing the history of the home. It appears, based on the information that Mr. Barrio submitted, that the home is likely quite a bit older than 100 years. The process for designating a property or structure as historic is outlined in section 127-5 of the City Code, 'Establishing Additional, Modifying, or Eliminating Historic Districts.'

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

The City Commission passed a resolution on March 14, 2016 directing the HDSC to conduct a study in accordance with section 127-4 of the City Code to consider the designation of 927 Purdy as a Historic Structure. The HDSC has been charged with producing a preliminary HDSC report in accordance with the criteria set forth in the City Code. Accordingly, the committee will need to complete steps 1 and 2, and then evaluate the research to determine if the criteria for evaluation referenced in the Code have been met. The committee will then make a recommendation to the City Commission as to whether it thinks the property should be designated as a historic home.

Mr. Baka promised to e-mail a section on evaluating properties from the *Manual for Historic and Architectural Surveys in Michigan*. He then passed around a framework of the report that he has started which contains information received from Mr. Barrio.

Discussion contemplated that the house was built around 1880. Chairperson Debbrecht recalled that she has seen an old hand-drawn map that might show buildings that existed in 1880. Mr. Baka noted that Mr. Barrio thinks his house was originally located on Pierce and was moved to Purdy in September 1945. However, if there was a house there before 1945 it would be an indication that it is not the same house.

Mr. Beshouri observed the National Park Services recommendations say structures that have moved from their original location generally do not have the potential to be historic districts unless they meet one of several specific criteria. The only criteria he could see that pertained to this house was the potential that it

housed a significant figure in history, J. Harry McBride, the mayor of Birmingham and also a businessman.

In response to Chairperson Debbrecht, Mr. Baka stated that the houses Mr. Barrio has submitted as being similar to his house are all designated historic. It was noted that Mr. Barrio has added changes to his house which include decorative elements. Photographic evidence of the house before and after changes were made would be good to send to the State Historic Preservation Office for their comments. Certainly Mr. Barrio's house represents an era of Birmingham that is dwindling. Only Birmingham can do the local designation. It is clear that Mr. McBride played a significant role in the City because the McBride Building is already designated historic.

It was noted that the committee should have their report back to the City Commission by March 14. It has to go to the State before it is evaluated by the City Commission, so this committee needs to ask the Commission for additional time.

Discussion concluded that the committee's job today is to focus on what is needed to complete the report. Chairperson Debbrecht and Ms. Lang volunteered to go out and photograph the site. Additional research is needed on the history of the McBrides to see if that justifies designation. Also, try to find verification of the house being moved to Purdy.

Chairperson Debbrecht indicated it would be a good idea to first contact Mr. Barrio to let him know they are coming. Also, he may have additional information.

Everyone agreed this house is worth considering for historic designation. Mr. Xenos added his concern is that if it is not designated historic the house will be torn down and the City will lose a piece of history.

Chairperson Debbrecht outlined the commissioners' responsibilities:

- Mr. Beshouri will research on line for material that can be used for the report;
- Mr. Xenos will visit the Birmingham Historic Museum and dig out everything he can find;
- Chairperson Debbrecht will try to find something from the map that she had mentioned; Further, she and Ms. Lang will make an appointment with Mr. Barrio to talk to him and photograph the site.

The group set Thursday, February 9th at 11 a.m. to reconvene.

4. ADJOURNMENT

No further business being evident, the board members motioned to adjourn the meeting at 11:50 a.m.

Matthew Baka
Senior Planner



MEMORANDUM

Planning Division

DATE: January 24, 2017

TO: Historic District Study Committee

FROM: Matthew Baka, Senior Planner

SUBJECT: 927 Purdy – Historic Designation Request

The owner of the house located at 927 Purdy, Luis Barrio, has requested that the City Commission consider designating his home as a historic structure within the City of Birmingham. Previous City research indicates that the home is at least 100 years old. Mr. Barrio has submitted extensive research that he has done detailing the history of the home, which is attached for your information. It appears, based on the information that Mr. Barrio submitted, that the home is likely quite a bit older than 100 years. The process for designating a property or structure as historic 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.*

The first step in the process towards considering historic designation of this property is for the City Commission to pass a resolution directly the Historic District Study Committee to commence with the creation of a study committee report as outlined in Section 127-4 - **Historic district study committee and the study committee report, which states the following:**

- (c) *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.

Next Steps

The City Commission passed a resolution on March 14, 2016 directing the Historic District Study Committee to conduct a study in accordance with section 127-4 of the City Code to consider the designation of 927 Purdy as a Historic Structure. The HDSC has been charged with producing a *preliminary historic district study committee report* in accordance with the criteria set forth in the City Code. Accordingly, the committee will need to complete steps 1 and 2, as outlined above and then evaluate the research to determine if the criteria for evaluation referenced in the code and attached to this memo have been met. The Planning staff suggests that steps 1 and 2 be completed and that the committee then reconvene to evaluate the property and begin preparing the preliminary report.

National Register of Historic Places Program: National Register Federal Program Regulations

The National Register of Historic Places is the official list of the Nation's historic places worthy of preservation. Authorized by the National Historic Preservation Act of 1966, the National Park Service's National Register of Historic Places is part of a national program to coordinate and support public and private efforts to identify, evaluate, and protect America's historic and archeological resources.

Sec. 60.4 Criteria for evaluation.

The criteria applied to evaluate properties (other than areas of the National Park System and National Historic Landmarks) for the National Register are listed below. These criteria are worded in a manner to provide for a wide diversity of resources. The following criteria shall be used in evaluating properties for nomination to the National Register, by NPS in reviewing nominations, and for evaluating National Register eligibility of properties. Guidance in applying the criteria is further discussed in the "How To" [publications](#), Standards & Guidelines sheets and Keeper's opinions of the National Register. Such materials are available upon request.

National Register criteria for evaluation. The quality of significance in American history, architecture, archeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association and

(a) that are associated with events that have made a significant contribution to the broad patterns of our history; or

(b) that are associated with the lives of persons significant in our past; or

(c) that embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or

(d) that have yielded, or may be likely to yield, information important in prehistory or history.

Criteria considerations. Ordinarily cemeteries, birthplaces, or graves of historical figures, properties owned by religious institutions or used for religious purposes, structures that have been moved from their original locations, reconstructed historic buildings, properties primarily commemorative in nature, and properties that have achieved significance within the past 50 years shall not be considered eligible for the National Register. However, such properties will qualify if they are integral parts of districts that do meet the criteria of if they fall within the following categories:

(a) A religious property deriving primary significance from architectural or artistic distinction or historical importance; or

(b) A building or structure removed from its original location but which is significant primarily for architectural value, or which is the surviving structure most importantly associated with a historic person or event; or

(c) A birthplace or grave of a historical figure of outstanding importance if there is no appropriate site or building directly associated with his productive life.

(d) A cemetery which derives its primary significance from graves of persons of transcendent importance, from age, from distinctive design features, or from association with historic events; or

(e) A reconstructed building when accurately executed in a suitable environment and presented in a dignified manner as part of a restoration master plan, and when no other building or structure with the same association has survived; or

(f) A property primarily commemorative in intent if design, age, tradition, or symbolic value has invested it with its own exceptional significance; or

(g) A property achieving significance within the past 50 years if it is of exceptional importance. This exception is described further in NPS "How To" 2, entitled "[How to Evaluate and Nominate Potential National Register Properties That Have Achieved Significance Within the Last 50 Years](#)" which is available from the National Register of Historic Places Division, National Park Service, United States Department of the Interior, Washington, D.C. 20240.

**HISTORIC DISTRICT STUDY COMMITTEE
MINUTES OF MAY 5, 2016**

Birmingham City Hall Commission Room
151 Martin, Birmingham, Michigan

Minutes of the regular meeting of the Historic District Study Committee ("HDSC") held Wednesday, May 5, 2016. All members present declined to chair the meeting. Matthew Baka agreed to facilitate the meeting in the absence of a chair.

1. ROLL CALL

Present: Gigi Debbrecht, Patricia Lang, Gretchen Maricak, Michael Xenos

Absent: None

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

**2. 927 PURDY
Historic Designation request**

Mr. Baka announced the owner of the house located at 927 Purdy, Mr. Luis Barrio, has requested that the City Commission consider designating his home as a historic structure within the City of Birmingham. Previous City research indicates that the home is at least 100 years old. Mr. Barrio has submitted extensive research that he has done detailing the history of the home. It appears, based on the information that Mr. Barrio submitted, that the home is likely quite a bit older than 100 years. The process for designating a property or structure as historic is outlined in section 127-5 of the City Code, 'Establishing Additional, Modifying, or Eliminating Historic Districts.'

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

The City Commission passed a resolution on March 14, 2016 directing the HDSC to conduct a study in accordance with section 127-4 of the City Code to consider the designation of 927 Purdy as a Historic Structure. The HDSC has been charged with producing a preliminary HDSC report in accordance with the criteria set forth in the City Code. Accordingly, the committee will need to complete steps 1 and 2, and then evaluate the research to determine if the criteria for evaluation referenced in the Code have been met. The Planning Staff suggests that steps 1

and 2 be completed and that the committee then reconvene to evaluate the property and begin preparing the preliminary report.

Ms. Debbrecht said there may be a way of finding a hand drawn map which she thinks is circa 1885 and showing the houses in that Birmingham area.

Mr. Baka noted everything Mr. Barrio has submitted pretty much deals with between the time the house was built and time it was moved to Purdy. His information clearly indicates that the house is historic. A lot of what this board needs to consider is whether changes have been made to the house that are so drastic that it no longer has the character it had when it was built.

Discussion brought out that there have not been any new designations since the late '80s. The problem is that State level tax credits were eliminated by Governor Snyder when he came into office. Board members agreed that designation would save this house from demolition in the future.

Ms. Maricak noticed significant detail change has been made to the existing house over the years. The building needs to be faithful as much as possible to the original structure. Mr. Xenos pointed out that the siding is aluminum. Mr. Baka noted evidence needs to be submitted that suggests the details are the way the house originally looked. He wondered if looking at similar homes built in a similar era would be good enough to justify the addition of those details back onto this house.

Mr. Baka advised that once the HDSC puts their report together it must be sent to the State and other organizations and then they will reply with feedback. The final decision on designation lies with the City Commission.

Ms. Debbrecht thought the house at the corner of Adams and Maple Rd. would be a candidate for designation.

The board studied Criteria for Evaluation and determined the strongest point is 'Distinctive characteristics of a type, period, or method of construction.' The general consensus was that more information is needed from the owner that could help the board with its decision. Board members were definitely in favor of saving the beautiful old house.

Mr. Baka thought the next step would be for him to contact the homeowner and ask for any additional information he has on the restoration he did. The one thing the homeowner doesn't have are Sanborn maps of where the house is now. When the house appeared on that Sanborn map would confirm his theory that it was moved.

Board members discussed a future meeting date but could not yet reach a consensus.

**BIRMINGHAM CITY COMMISSION MINUTES
MARCH 14, 2016 MUNICIPAL BUILDING,
151 MARTIN
7:30 P.M.**

**03-82-16 HISTORIC DESIGNATION REQUEST
 927 PURDY**

City Planner Baka explained that the applicant has requested that the City consider designating the home historic. City research shows that the home is at least 100 years old. The applicant has submitted extensive research that shows that it is likely quite a bit older. The designation process includes the City Commission direction to the Historic District Study Committee to produce a report which is then reviewed by the Planning Board and several historic boards and organizations within the state. Any recommendations from those entities would be brought back to the City Commission for consideration to determine whether or not to adopt the house as a historic district.

Mr. Baka explained that most of the City's historic structures are considered non-contiguous districts which contain one home that establishes a district onto itself. He confirmed that this item will return to the Commission within one year.

MOTION: Motion by DeWeese, seconded by Boutros:

To direct the Historic District Study Committee to prepare a study committee report on 927 Purdy as outlined in section 127-4 of the City Code:

WHEREAS, the owner of the Property located at 927 Purdy has requested that this home be considered for Historic Designation within the City of Birmingham,

WHEREAS, The land for which the Historic Designation is sought is located on the east side of Purdy between George and Ann St.,

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 home at 927 Purdy 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 927 Purdy.

VOTE: Yeas, 7
 Nays, one
 Absent,
 None

February 18th, 2016

City Of Birmingham

151 Martin St.

Birmingham, MI 48012

Att.: Matthew Baka, Senior Planner

Re.: Historic Designation

Dear Matthew,

Thanks a lot for your time and help last week. I would like to submit for your and the Historic District Commission a request to give my house historic designation.

My house was originally built in the Historic District; I made a research with the Baldwin Public Library, the Birmingham Historical Museum and Park, the Oakland County Recorder of Deeds, Ancestry, and other web sites. Here below are my findings

- The Birmingham Historical Museum and Park records indicate the house was built between 1880 and 1900 (see Annex 1)
- The lot where the house is located today (927 Purdy St.) was purchased by Mr. J. Harry McBride, former Birmingham Mayor for two terms (Annex 2) from MM Baker on September 11, 1945 (per the Oakland County Recorder of Deeds records)
- The house was moved from its original location to the present location in September 1945, per the Birmingham Eccentric Edition of 9/20/1945 (see Annex 3)
- The house was purchased by Edith and J. Harry McBride, and Dorothy and Russell McBride (Edith and J. Harry's son) from Irving Bailey on March 18th, 1940 (per the Oakland County Recorder of Deeds records, see Annex 4)
- The house was located at the Assessor's plat 24, part of lots 15 and 16, current street address 217 Pierce St.
- Mr. Irving Bailey Purchased and remodel the house between 1900 and 1910. The Sanborn Fire Insurance Map of 1910 shows the house with the exact footprint as current basement (see Annex 5)
- The address of the house in the 1910s was 121 Pierce St., and Mr. Bailey had an oil station in the same address (as shown in the Federal Census of 1910 and city directory , see Annex 6)
- There is a picture of the house on Pierce Street during that period (see Annex 7)

- The house was there in 1900 and 1893, in the exact same location, the front part of the house was the same, the back part of the house was later modified by Mr. Bailey (see Sanborn Fire Insurance Maps in Annex 8)
- The house was not there in 1872 (see Annex 9)
- The house has the same design as the historical houses across the street from the City Hall, and same architectural fixtures (404 Bates St. built 1880, 339 Townsend St. built 1881, 211 Townsend St. built 1885., see Annex 10).
- Federal Censuses prior to 1910 (1880 and 1900), and State Censuses prior to 1900 (1894 and 1884) do not have the street names and numbers; it is very difficult to know what family lived in what house. Mr. Bailey was living in Detroit in 1900. Out of all Mr. Baileys Pierce St. neighbors in 1910, only one lived on Pierce St. in 1900. None lived there in the State Census of 1894.
- My conclusion is that the house was built circa 1880.

I have much more information after the house was moved, but the important part is between the years 1872 and 1893. I will very much appreciate any help you can provide me investigating the house history during those years.

I remain at your disposition for any question or additional information you may need.

Best regards,



Luis Barrio

927 Purdy St.

Birmingham, MI 48009

Cell: 248 729 6299

② 927 PURDY
929

NO BUILD DATE
MOVED FROM 205
PIERCE
(VILLAGE STREET)

FARM HOUSE STYLE CIRCA 1880-1900
ALUM. SIDING

CITY E.C. 45-41

1881 - 1968

class. 10
See Original
Accession File

Michigan: A History

Lillian Drake Avery, 1925

J. Harry McBride, the progressive business man and influential citizen who figures as the proprietor of the Hardware House of McBride, one of the leading business establishments in the city of Birmingham, Oakland county, is known as one of the liberal and public spirited citizens of this community and has served as mayor of Birmingham. Mr. McBride reverts to the old Buckeye state as the place of his nativity, his birth having occurred at Beaver Dam, Allen county, Ohio, January 24, 1881. He is a son of William and Lillie (Gates) McBride, the former of whom was born at Chardon, that state, in 1850, and the latter of whom was born at Cortland, Ohio, in 1854. The public schools of his native place afforded Mr. McBride his early education, which was therein continued until 1899, and later he attended the Ohio Northern University, at Ada. He made a record of specially successful service as a teacher in the public schools of his old home town of Beaven Dam, where his professional activities along this line were continued from 1899 to 1903. Thereafter he was for a time employed as a clerk in the establishment of the J. J. Ewing Hardware Company, of Lima, Ohio, and since November 3, 1910, he has been engaged successfully in the retail hardware business at Birmingham, Michigan. His large and well equipped establishment is maintained on a metropolitan standard and is known as the Hardware House of McBride. In the conducting of this substantial business Mr. McBride now has as his valued assistant his son, Russell A. Mr. McBride has not abated his lively interest in educational affairs, and he was treasurer of the Birmingham board of education in the period of 1917-21.

In 1922 he was elected mayor, or president of the municipal board of trustees of Birmingham, and his two terms of service in this office were marked by characteristically liberal and progressive policies. Mr. McBride married Miss Edith M. Wood, of Detroit, and the one child of this union is Russell A., who was born February 26, 1903, who was graduated in the Birmingham high school as a member of the class of 1921 and who is now actively associated with his father's hardware business. Thomas L. Wood a brother of Mrs. McBride, served with the Shirley hospital unit over seas in the World war period, and another brother, Harry Wood, was in the aviation service of the United States navy, he having been at the Great Lakes Naval Training Station, near Chicago, at the time when the armistice brought the great World war to a close.

203 - 235 Pierce

According to the Birmingham Eccentric, dated September 20, 1945, construction began for a new store building on Pierce Street for three establishments. According to the article, the old house on the property was moved to 929 Purdy. The home, for many years occupied by Mr. & Mrs. Edwin Bailey, was to be repaired, improved and occupied by Mr. & Mrs. Russell McBride. J.H. & Russell McBride had completed the plans for the new Pierce Street building for which Edward Bissell was the architect. The architectural design was intended to harmonize with the municipal building across the street and the public library.

no info found on them
some info found

Whaley's

Van Interiors

Hack's

New Building Will House Three Stores Along Pierce Street

Pierce street is to have a new store building housing three mercantile establishments. J. H. and Russell McBride of the McBride Hardware have plans completed for the new structure, just south of Maple street. The new building will face west and will be of an architectural design to harmonize with the municipal building and the public library.

Work started last week when the old house on the property was moved to 325 Purdy street. The house is to be repaired and improved into a modern home and will be occupied by Mr. and Mrs. Russell McBride. The residence property was known as the Bailey home and was occupied for years by Mr. and Mrs. Edwin Bailey, now residing at East Tawas, Mich.

The new store building will have a frontage of 80 feet on Pierce street. Edward E. Bissell is the architect now drawing the plans. Contracts are now being let for various parts of the building operations and the excavation for the basement is expected to be started this week.

J. H. McBride stated today that no leases had been signed for the stores because of the uncertainty of date of completion of the structure.

September 20, 1945

(08) 19-36-201-020

CVT:	City of Birmingham	PIN:	(08) 19-36-201-020
Status:	Active	Parcel Type:	Land
Add Date:	12/14/1976	Delete Date:	
		Last Activity:	1/5/2016 11:41:53 AM

Tax Description

1	T2N, R10E, SEC 36	
2	ASSESSOR'S PLAT NO 24	March 18, 1940
3	PART OF LOTS 15 & 16	Irving Bailey (I) sold it to
4	BEG AT PT DIST	
5	N 01-52-25 W 22 FT	Edith J Harry McBride and (parents)
6	FROM SW COR OF LOT 16,	Russell + Dorothy Grace McBride
7	TH N 87-00-00 E 100.56 FT,	(son)
8	TH N 05-21-50 E 20.34 FT,	Ass PLAT #24 Lot 16
9	TH N 35-22-05 W 57.55 FT,	
10	TH N 11-52-30 W 17.15 FT,	
11	TH S 54-26-10 W 82.08 FT,	McBride purchased the lot @ 927 (929)
12	TH S 01-52-25 E 41.48 FT	Purdy St from MM Baker on 9/11/45
13	TO BEG, ALSO	for \$3700
14	SLY PART OF LOT 17 MEAS	
15	3 FT ON ELY LOT LINE &	
16	48.53 FT ON WLY LOT LINE	

Legacy Lineage

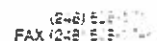
Parent(s)	Delete Date	Child(ren)	Add Date
FROM 19-36-201-003/004	12/14/1976		

Address Information

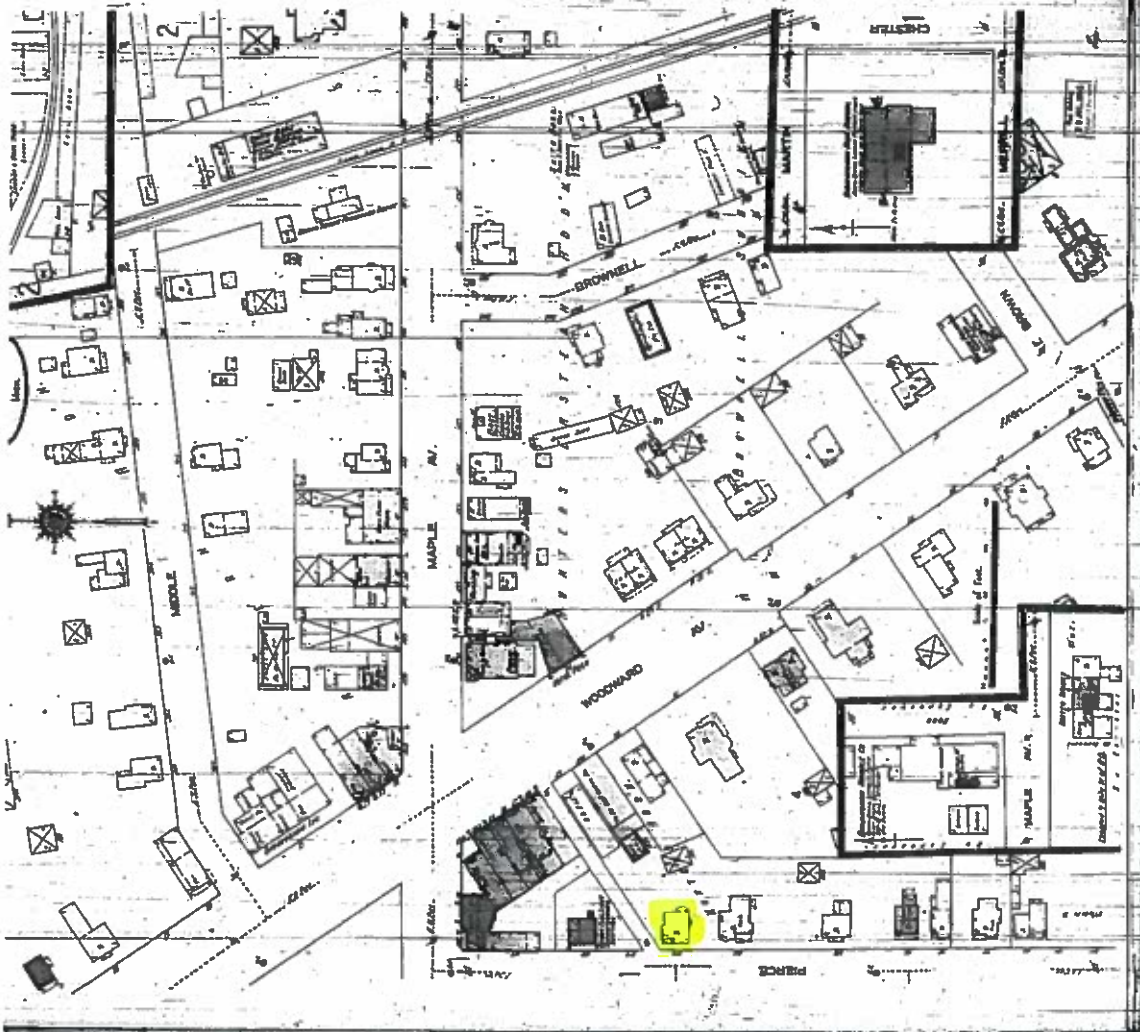
Primary Mailing Address	Site Address Indicator	Addressee(s)	Address
<input checked="" type="checkbox"/>		★Cedarcliff LLC	18855 Warwick St Beverly Hills MI 48025-4068
	🏠	★Cedarcliff LLC Crimson Rose Antiques	165 Pierce St Birmingham MI 48009
	🏠	★Cedarcliff LLC	217 Pierce St Built 1968 Birmingham MI 48009-6046

Related PINs

CVT	PIN	Parcel Type	Status
08	99-00-000-019	Business Account	Inactive
08	99-00-000-158	Business Account	Inactive
08	99-00-003-063	Business Account	Active
08	99-00-003-097	Business Account	Inactive
08	99-00-003-098	Business Account	Inactive
08	99-00-005-064	Business Account	Inactive
08	99-00-010-098	Business Account	Inactive



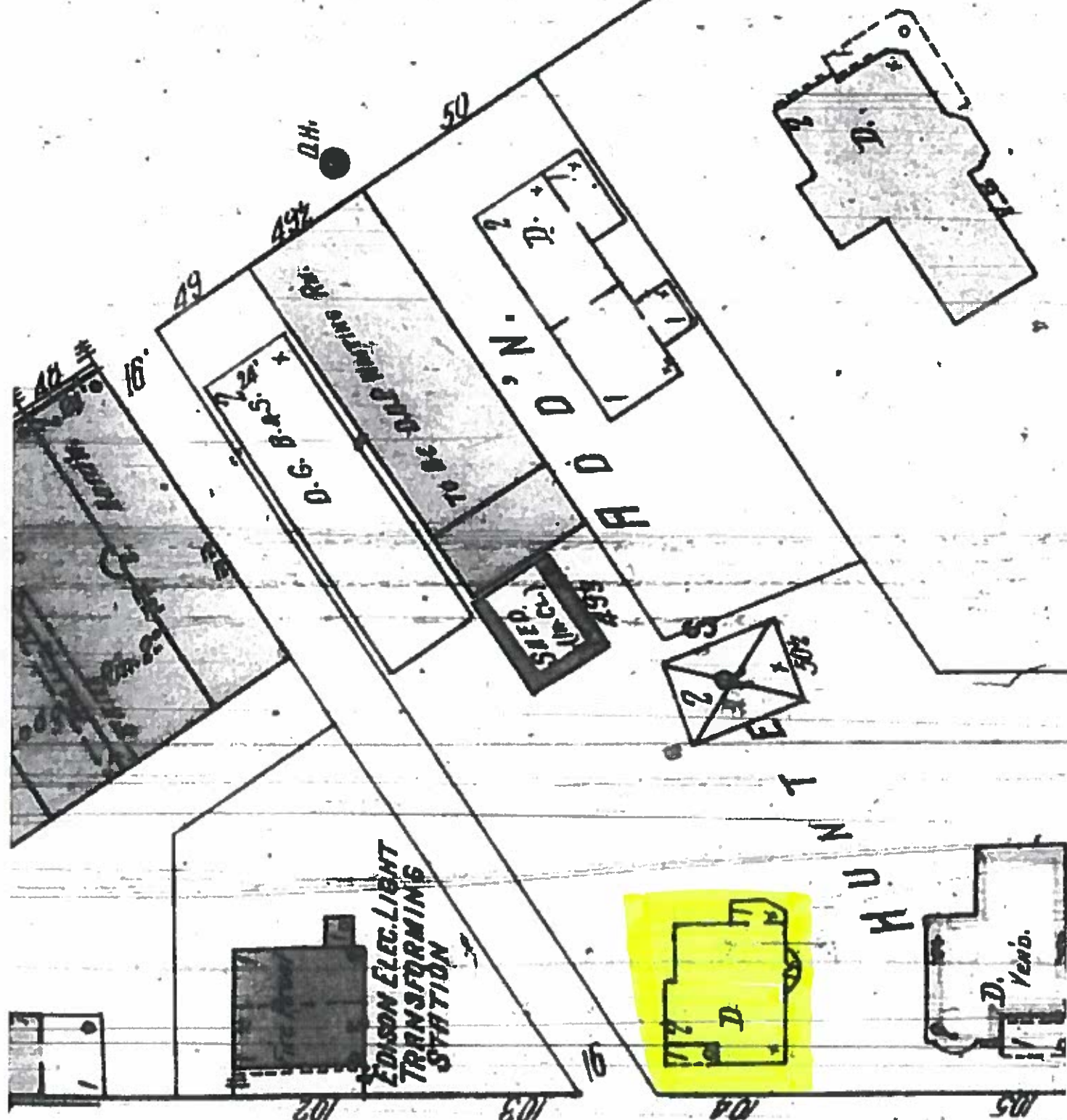
sanborn map 1910



HOTEL

WOODWARD

1910
SANBURN MAP



Irving Bailey

in the 1910 United States Federal Census



- View blank form
- Add alternate information
- Report issue

Name: Irving Bailey
Age in 1910: 44
Birth Year: abt 1866
Birthplace: New York
Home in 1910: Bloomfield, Oakland, Michigan
Street: Pierce Street
Race: White
Gender: Male
Relation to Head of House: Head
Marital Status: Married
Spouse's Name: Hattie Bailey
Father's Birthplace: New York
Mother's Birthplace: New York
Native Tongue: English
Occupation: Repairer
Industry: Rep Shop
Employer, Employee or Other: Own Account
Home Owned or Rented: Own
Home Free or Mortgaged: Free
Farm or House: House
Able to Read: Yes
Able to Write: Yes
Years Married: 26
Neighbors: View others on page

Household Members:

Name	Age
Irving Bailey	44
Hattie Bailey	44

PARTIES and SUNDAY DINNERS A SPECIALTY**172 S. Woodward Avenue****Phone 294**

Atkinson, Frank W., lawyer, 411 Harmon.

Atkinson, Olivia, housewife, 411 Harmon.

Atwell, James, Ford Motor, 311 Townsend.

Atkinson, Nancy I., student, 411 Harmon.

Atkinson, Frank W. Jr., student, 411 Harmon.

Atwell, Elizabeth, housewife, 311 Townsend.

Austin, Melville M., oil broker, Lincoln.

Austin, Edna M., housewife, 521 Lincoln.

Averill, George R., owner Birmingham Eccentric, 203 Poppleton.

Averill, Louise, housewife, 203 Poppleton.

B.

Babcock, Maud, maid, 314 Frank.

Babcock, May Miss, 401 Townsend.

Babcock, Clyde, Ford motor, 401 Townsend.

Bacon, L. W., Chevrolet sales, 511 Watkins.

Bailey, Irving, oil station, 121 Pierce

Bailey, Hattie, housewife, 121 Pierce

Bailey, E. L., Detroit United Lines, 227 Hamilton.

Bailey, Alice, housewife, 227 Hamilton.

Bailey, Manley, student, 227 Hamilton.

Bailey, Milo L., Radio eng., 218 N. Woodward.

Bailey, Elsie, housewife, 218 North Woodward.

Bailey, Edgar L., electrical engineer, 233 Ferndale.

Bailey, Margaret W., housewife, 233 Ferndale.

Baird, J. W., plumbing, 206 Park.

Baird, Rose, housewife, 206 Park.

Baird, Ella V., 631 Wallace.

Baird, Russel, 631 Wallace.

Baird, Ella Mrs., housewife, 631 Wallace.

Baker, R. D., contractor, 536 Southfield.

Baker, Harriet, housewife, 536 Southfield.

Baker, L. M., salesman, 423 E. Maple

Baker, Adele, housewife, 423 East Maple.

Baker, Carrie Mrs., Ford motor, 315 Haynes.

Baker, Howard, cement blocks, 315 Haynes.

Baldwin, Ruth, housewife, 614 Dorchester.

Baldwin, Stowe D., salesman, 614 Dorchester.

Baldock, L. F., veterinary, 401 Brown

Baldock, Maud, housewife, 401 Brown.

Baldwin, J. W., retired, 416 Harmon

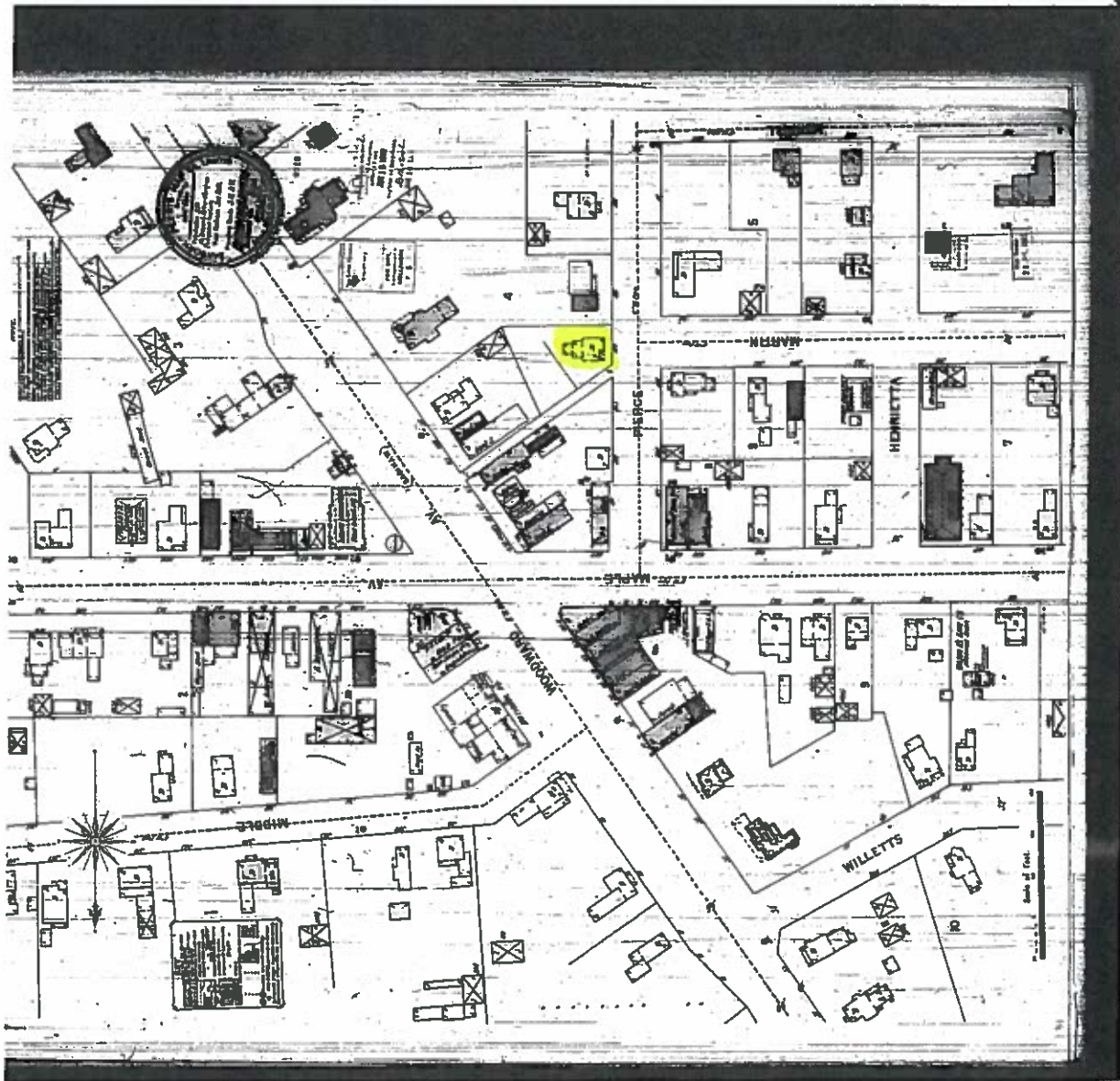
Baldwin, Florence C., housewife, 416 Harmon.

Baldwin, Geo. E., Fuel Co., 600 Pierce.



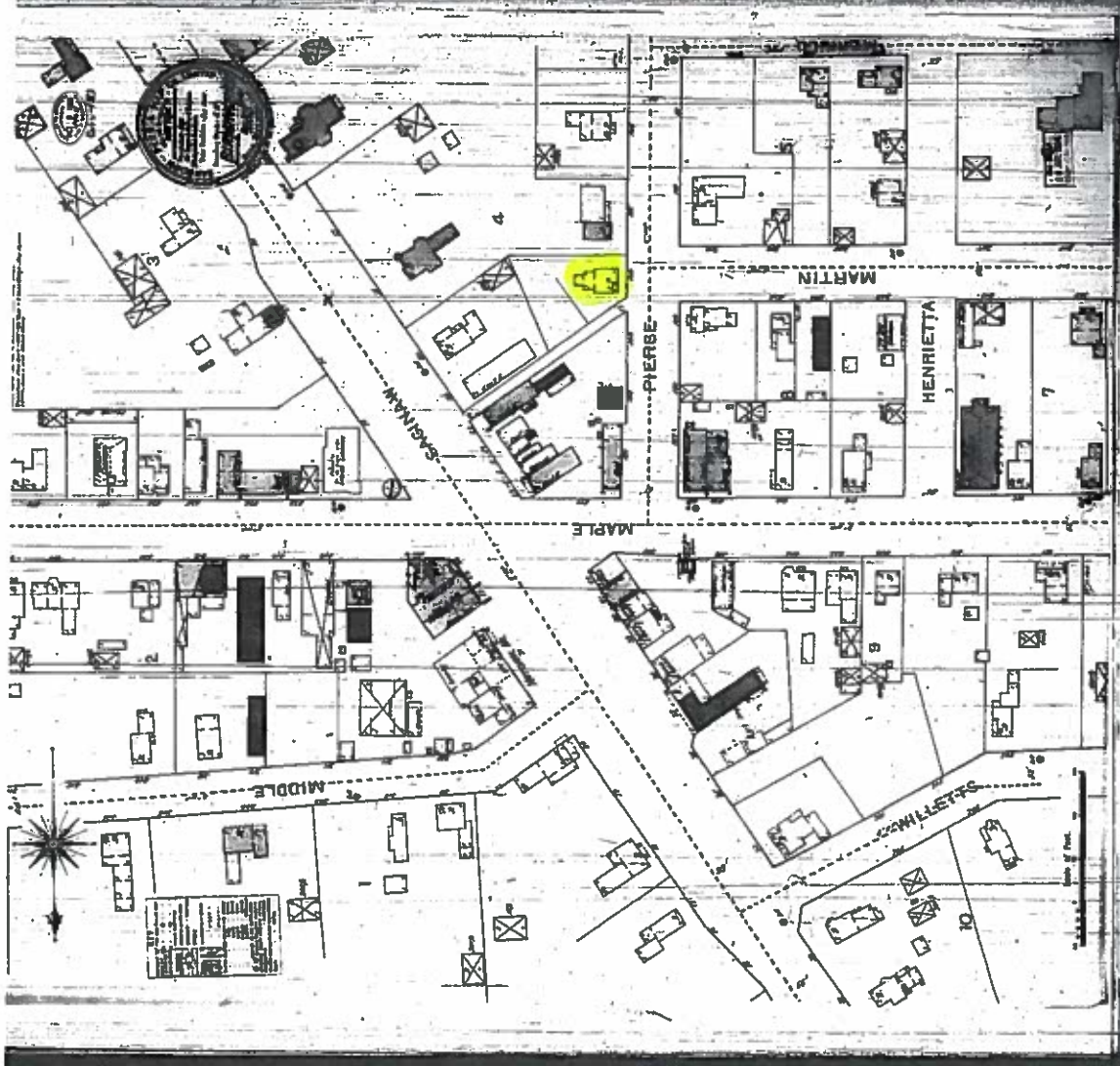
South on Pierce St 97.114
SHAW'S Drug Store R.H.

SANBORN MAP 1900

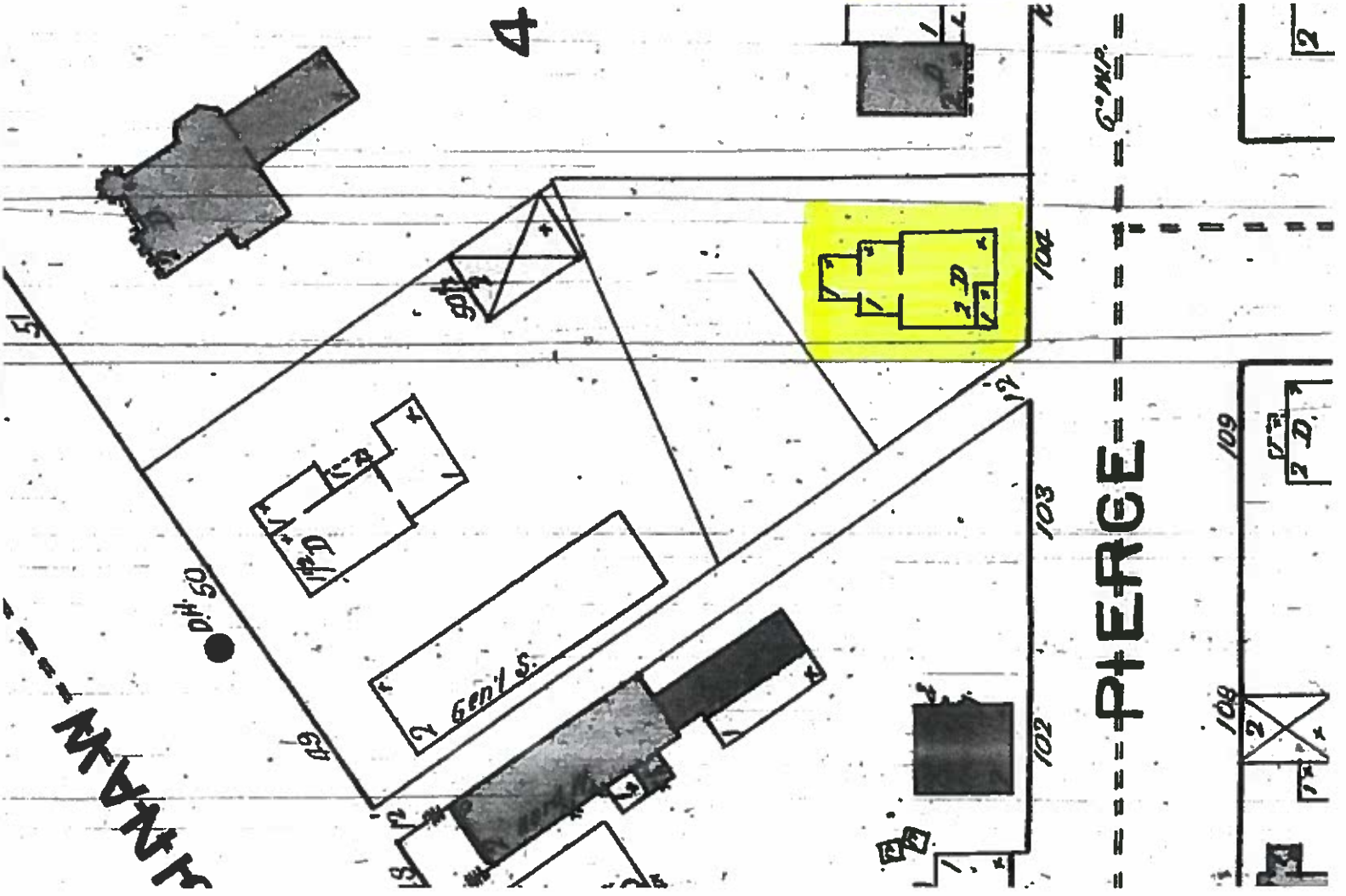


SANBORN MAP

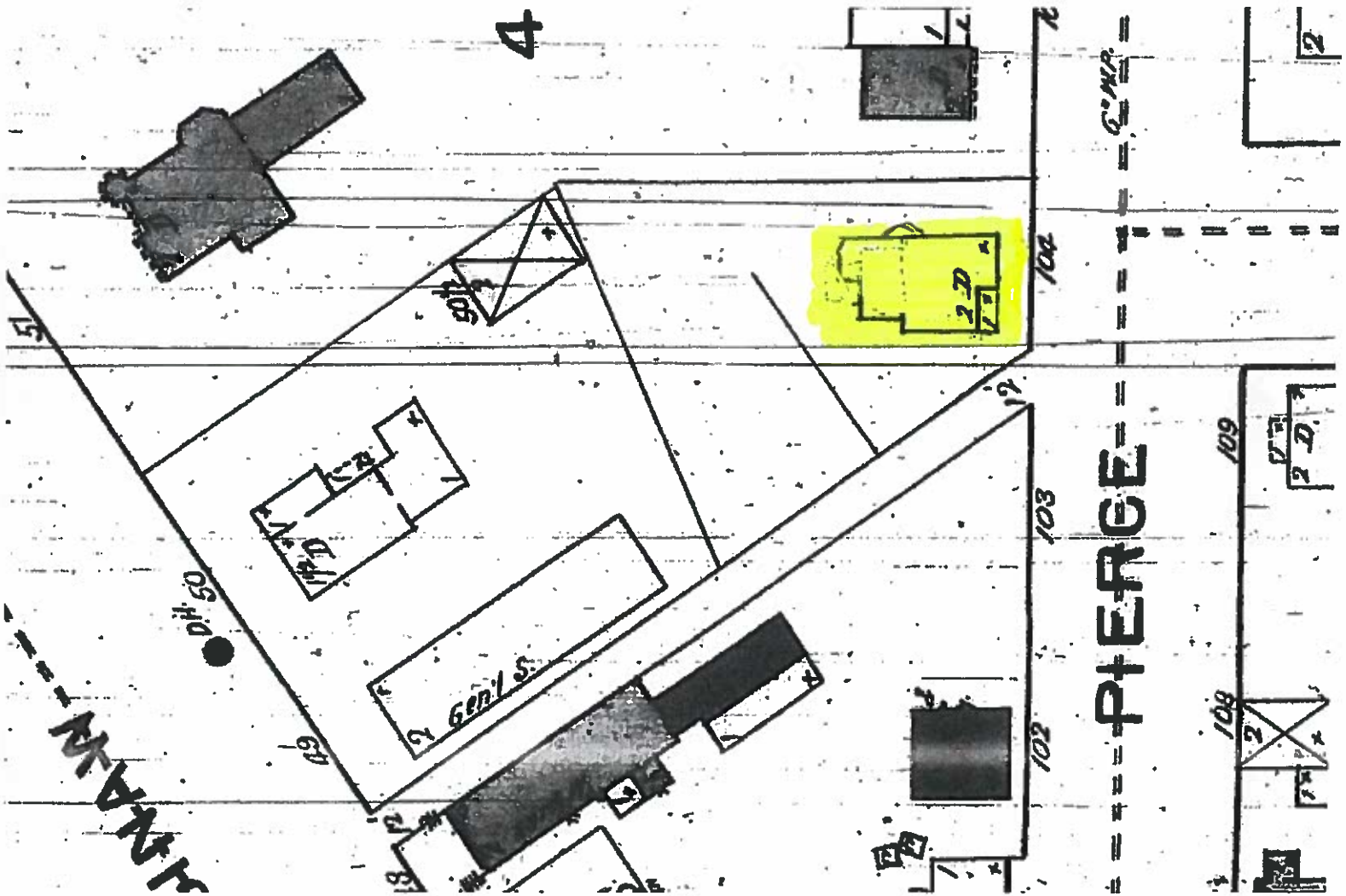
1893



SANBORN MAP 1893



1893



Remodelling done by Irving Bailey c1904

1872
MAP

Soldiers' Monument

Smith

Washburn

21

1947

15

15



2
—
1



REF ID: A66082



927 Purdy St., formerly @ 121 Pierce St. (Today 217 Pierce St.)



404 Bates St.



Built 1880

339 Townsend St.



Built 1881

211 Townsend St.



Built 1885



339 Townsend St. Trim (1881)



927 Purdy St. Original Trim



MEMORANDUM

Planning Division

DATE: January 23, 2017
TO: City Commission
FROM: Historic District Study Committee
SUBJECT: 927 Purdy – Historic Designation request

In accordance with the resolution passed by the City Commission at the March 14, 2016 meeting, the Historic District Study Committee has prepared a report on the request for historic designation submitted by the owner of the property located at 927 Purdy, Birmingham MI. As required by Section 127-5, **Establishing additional, modifying, or eliminating historic districts**, the HDSC has prepared the following report for consideration by the City Commission. Photographs submitted by the applicant and aerial photos from Oakland County have been attached in support of this report.

Charge of the Committee – Evaluate the property located at 927 Purdy for potential designation as a historic resource.

Committee Members:

Gigi Debbrecht
Michael Xenos
Gretchen Maricak
Patricia Lang
Paul Beshouri

District studied

927 Purdy, Birmingham MI, 48009
PIN – 1936256003

Legal Description: T2N, R10E, SEC 36 BUELL'S ADD LOT 41, ALSO W 1/2 OF VAC ALLEY ADJ TO SAME.

Boundary Description - The boundary of the proposed zone would be limited to the legal description of the property. As a proposed non-contiguous historic resource, no other properties are currently included in this study. Non-contiguous historic districts are historically designated homes in the City of Birmingham that are not part of a larger historic district. There are currently fourteen (14) non-contiguous districts in the City.

History

The Birmingham Historical Museum and Park records indicate that the house was built between 1880 and 1900. According to the Federal Census of 1910, the house was located at the Assessor's Plat 24, part of lots 15 and 16, at 121 Pierce St. (current day 217 Pierce St.) along

with an oil station on the same parcel. Records indicate that Irving Bailey purchased and remodeled the home between 1900 and 1910, as the Sanborn Fire Insurance Map of 1910 shows the house with the exact footprint as the current basement.

In September 1945, the house, which at the time was occupied by Mr. and Mrs. Edwin Bailey, was moved from its original location to its current day location at 927 Purdy St. (then 929 Purdy). An article from the September 20, 1945 issue of the Birmingham Eccentric explains that the house was relocated to make way for a new store building that would contain three establishments. Upon completion of the move, the house was repaired, improved, and occupied by Mr. and Mrs. Russell McBride. J.H. & Russell McBride had completed the plans for the new Pierce Street building for which Edward Bissell was the architect. The building today currently houses Crimson Rose Antiques and Mount n Repair.

Evaluation Criteria

Description - The primary building at 927 Purdy St. is a late 19th century farmhouse-style home. All elevations are faced with wood siding and fenestrated with tall single-hung windows. A covered porch enclosed by baluster spindles and supported by two detailed wooden posts creates an opening to the house's main entry door. The front elevation features a gabled roof at its right side and a centrally located chimney, giving the house an asymmetrical look.

The subject house at 927 Purdy has recently undergone some exterior renovations. Changes demonstrated in recent photos. Other homes in the area from the same time period were used as the basis for these changes, which are contrasted with the accompanying before photos. New ornamentation was added to the façade of the house to recreate original detail as closely as possible. On the porch, there are now brackets joint the posts with its roof. A bracket pediment is affixed to the gable roof. It is also of note that the windows have been re-encased with a new trim. The entirety of the house's exterior has received new paint, from the wood paneling that is now beige, to the porch, ornamentation, and fascia that are now accented with a vintage white. An addition was constructed on the house in [insert date here]

Significance

Aside from its architectural style as reminder of the past, the structure bears historical distinction as it once housed Russell McBride. Russell's father, Harry McBride, was a progressive business man and influential citizen who owned the Hardware House of Birmingham. He served as mayor of Birmingham. Russell was treasurer of the Birmingham board of education from 1917 to 1921 and was later elected mayor of the city in 1922. His term in office was marked by liberal and progressive policies.