



AGENDA
BIRMINGHAM HISTORIC DISTRICT COMMISSION
WEDNESDAY – MAY 17, 2023
BIRMINGHAM CITY HALL, 151 MARTIN ST., COMMISSION ROOM #205*
******* 7:00 PM*******

The City recommends members of the public wear a mask if they have been exposed to COVID-19 or have a respiratory illness. City staff, City Commission and all board and committee members must wear a mask if they have been exposed to COVID-19 or actively have a respiratory illness. The City continues to provide KN-95 respirators and triple layered masks for attendees.

- 1) Roll Call**
- 2) Approval of the HDC Minutes of [April 19, 2023](#)**
- 3) Courtesy Review**
- 4) Historic Design Review**
 - A. [163 W. Maple – 7 Daughters \(REQUEST TO POSTPONE\)](#)**
- 5) Sign Review**
- 6) Study Session**
 - A. [Historic Design Guidelines \(UPDATE\)](#)**
- 7) Miscellaneous Business and Communication**
 - A. Pre-Application Discussions**
 - 1. [122 W. Maple – Billy McBride Building](#)**
 - B. Draft Agenda**
 - 1. [June 7, 2023](#)**
 - C. Staff Reports**
 - 1. [Administrative Sign Approvals](#)**
 - 2. [Administrative Approvals](#)**
 - 3. [Demolitions](#)**
 - 4. [Action List 2023](#)**
- 8) Adjournment**

*Please note that board meetings will be conducted in person once again. Members of the public can attend in person at Birmingham City Hall, 151 Martin St., OR may attend virtually at:

Link to Access Virtual Meeting: <https://zoom.us/j/91282479817>

Telephone Meeting Access: 877 853 5247 US Toll-free

Meeting ID Code: 912 8247 9817

Notice: 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 19, 2023**

151 Martin Street, City Commission Room 205, Birmingham, MI

Minutes of the regular meeting of the Historic District Commission ("HDC") held Wednesday, April 19, 2023. Mr. Henke called the meeting to order at 7:00 p.m.

1) Rollcall

Present: Chair John Henke; Board Members Gigi Debbrecht, Natalia Dukas, Dustin Kolo, Patricia Lang, Michael Willoughby (left at 8:38 p.m.); Alternate Board Member Mary Jaye; Student Representative Ian Weinberg

Absent: Board Member Keith Deyer; Alternate Board Member Steven Lemberg

Staff: Planning Director Dupuis; City Transcriptionist Eichenhorn

2) Approval of the HDC Minutes of March 15, 2023

04-12-23

Motion by Ms. Dukas

Seconded by Ms. Lang to approve the HDC Minutes of March 15, 2023 as submitted.

Motion carried, 7-0.

VOICE VOTE

Yeas: Dukas, Henke, Debbrecht, Lang, Jaye, Kolo, Willoughby

Nays: None

3) Courtesy Review

4) Historic Design Review

A. 188 N. Old Woodward – Comerica Bank

PD Dupuis presented the item.

Liz Christopher of CBRE and Jim Nocker, contractor, spoke on behalf of the item and answered informational questions from the HDC.

In reply to Ms. Dukas, Ms. Christopher said they would have to come up with a different plan if they did not receive a variance.

Mr. Kolo said he was supportive of the request. He said it was not his favorite material but saw no issue with it.

Ms. Lang said she was also supportive of the request. She noted that the given the discreet location of the replacement on the building and the fact that the approved materials could not easily be used for the repair contributed to her opinion.

Ms. Dukas said the changes to the building would be on the frontage to Hamilton Row, which is a prominent road.

Mr. Willoughby said it would be nice if changes were made to the adjoining building so that it looked more like a composition.

The Chair said the two adjoining buildings had always looked like two distinct structures and that this proposal maintained that appearance. He said he viewed the proposed changes as appropriate. He noted that historic homes are required to have distinctive additions that do not appear historic in nature and said this building seemed to have the same effect.

Ms. Debbrecht agreed that the two buildings should remain different in appearance because making the buildings look similar could be visually overwhelming.

04-13-23

Motion by Ms. Debbrecht

Seconded by Ms. Lang to approve the Revised Historic Design Review application and issue a Certificate of Appropriateness for 188 N. Old Woodward – Comerica. The proposed addition meets the Secretary of the Interior's Standards for Rehabilitation standard numbers 1-5, and 10. This approval by the Historic District Commission is subject to approval by the Board of Zoning Appeals.

Motion carried, 5-2.

VOICE VOTE

Yeas: Henke, Debbrecht, Lang, Jaye, Kolo

Nays: Dukas, Willoughby

B. 163 W. Maple – Seven Daughters

PD Dupuis presented the item and answered informational questions from the HDC.

Robert Freund, owner of the building, was present on behalf of the request.

HDC comments were as follows:

- There was concern about the soffit being destroyed, and that doing so would prevent it from visually resembling either of the adjacent properties;
- The sign seemed aesthetically dated;
- The soffit should be maintained; and,
- Even though the building was not technically historic, the present aesthetic contributed to the aesthetics of the historic district.

Given the comments, the Chair invited a motion to postpone.

04-14-23

Motion by Ms. Dukas

Seconded by Ms. Lang to postpone the historic design review for 163 W. Maple to May 17, 2023.

Mr. Kolo noted that if the applicant wanted to add a sign, bringing the sign plans to the May 17, 2023 meeting would potentially save them time.

Motion carried, 7-0.

VOICE VOTE

Yeas: Henke, Debbrecht, Lang, Jaye, Kolo, Dukas, Willoughby

Nays: None

C. 245 S. Eton – Birmingham Grand Trunk Western Railroad Depot

PD Dupuis presented the item.

Mark Knauer, architect, and Wayne Schick, Senior VP at Cameron Mitchell Restaurants, spoke on behalf of the project and answered informational questions from the HDC.

In response to HDC discussion, the applicant team said:

- The awnings on the far north side of the building would be maintained and the awnings on the front facade of the building would be removed;
- They would replace the fire pit with the fireplace near the southwest portion of the building, and the fireplace could use the 1984-style brick;
- The fireplace would not block any of the windows;
- The hedges could be maintained at four feet;
- They would have the fireplace be gas-burning instead of wood-burning; and,
- They would update the rendering to reflect the lack of stars and lighting on the canopy.

PD Dupuis said he would review the lighting proposal administratively, and said if there were any concerns he would bring the lighting proposal to the HDC.

Additional HDC comments were as follows:

- The design might be more cohesive if the proposed lighting aligned with the 1920s character of the building; and,
- The sign on the top of the canopy could be maintained as long as it complies with the ordinance.

04-15-23

Motion by Ms. Dukas

Seconded by Ms. Lang to approve the Design Review application and issue a Certificate of Appropriateness for 245 S. Eton - Birmingham Grand Trunk Western Railroad Depot – with the conditions listed below. The proposed work will meet the Secretary of the Interior Standards for Rehabilitation numbers 1, 2, 5, 9, and 10 upon the conditions being met:

- 1. The applicant must submit revised plans that remove all existing awnings on the main façade of the historical structure;**
- 2. The applicant must submit revised plans that relocate the fireplace to the south end of the historical building;**
- 3. The applicant must reduce the hedge plantings in front of the historical facade to four feet;**
- 4. The applicant must reduce the lighting on site and submit specification sheets for all newly proposed fixtures;**
- 5. The applicant must revise the canopy sign to adhere to the ordinance; and,**
- 6. The applicant must provide revised drawings to reflect the modifications.**

Mr. Willoughby noted that the elevation labeled 'east' depicted the west elevation.

In reply to Mr. Knauer, the Chair said Mr. Knauer and Mr. Dupuis could discuss how a valance, crown, or other aspects of the canopy might determine the height of the signage on the canopy.

Motion carried, 7-0.

VOICE VOTE

Yeas: Henke, Debbrecht, Lang, Jaye, Kolo, Dukas, Willoughby

Nays: None

5) Sign Review

6) Study Session

A. Historic Design Guidelines (Update)

PD Dupuis stated the next deliverable would be available June 2023.

7) Miscellaneous Business and Communication

Ms. Lang expressed her desire to see more historic preservation in the City. Ms. Jaye concurred.

The Chair said that publicizing the resources the State Historical Preservation Office offers was one way to increase community awareness of the benefits of historic preservation.

Ms. Debbrecht and the Chair noted that economic pressures made historic preservation more challenging for homeowners.

PD Dupuis said the HDC likely had some ability to do more historic preservation work. He added that historic designation was one of the HDC's more effective tools to promote historic preservation.

It was determined that there would be a study session on the topic after the Historic Design Guidelines are adopted.

In reply to Ms. Debbrecht, PD Dupuis said HDC members could encourage residents to designate their homes as long as the HDC member specifies that they are speaking in their personal capacity

and not on behalf of the HDC. He said that HDC members could also encourage residents to contact him to learn more about the historic designation process.

A. Draft Agenda

B. Staff Reports

- 1. Administrative Sign Approvals**
- 2. Administrative Approvals**
- 3. Demolitions**
- 4. Action List**

8) Adjournment

No further business being evident, the HDC motioned to adjourn at 8:45 p.m.



Nick Dupuis, Planning Director



Laura Eichenhorn, City Transcriptionist

Downtown Birmingham Signage Birmingham, MI

122 West Maple Road, Birmingham Michigan 48009



Rowan

FACADE SIGNAGE

Primary sign to be 16" in height, Rowan Red, back-lit channel letters with red returns, pin-mounted to the Rowan Beige facade. Existing storefront to be patched, repaired and painted Rowan Beige (BM Bleeker Beige HC-80).

ROWAN BEIGE
BM Bleeker Beige HC-80

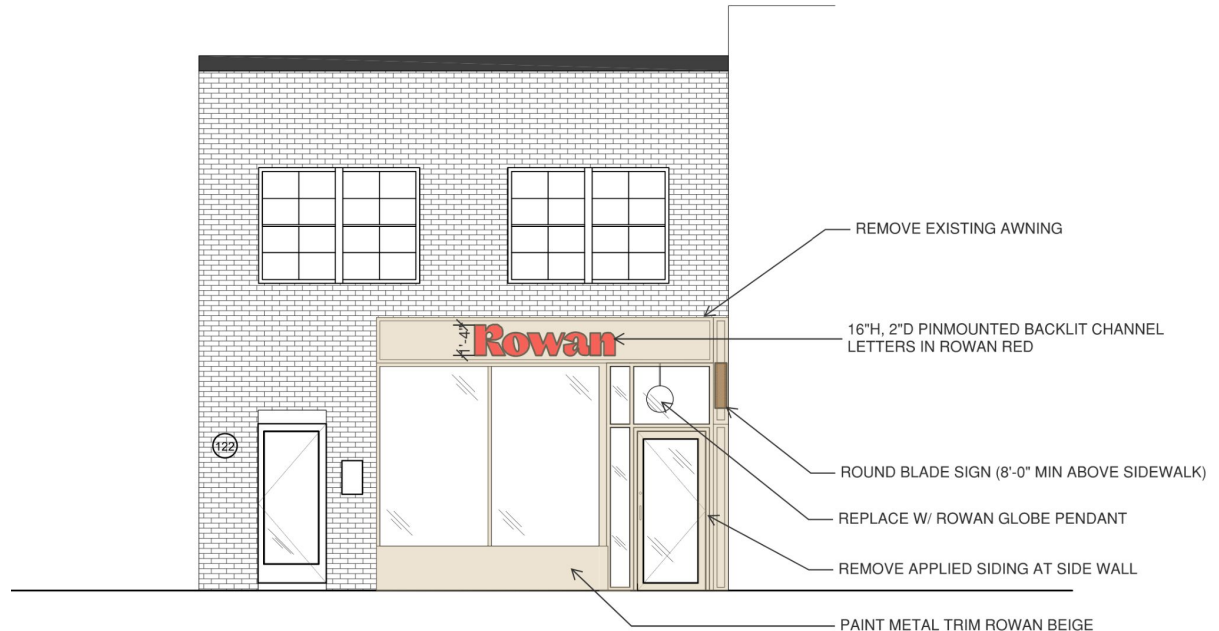


PMS 4248 C
RGB 217 199 168
HEX #D9C7A8

ROWAN RED
BM Blazing Orange 2011-20



PMS WARM RED C
RGB 249 66 58
HEX #F9423A



BLADE SIGNAGE

Round 24" diameter blade sign with brass surround and edge lit Rowan 'R' on a Rowan Pink background.

ROWAN PINK
BM Salmon Berry 2089

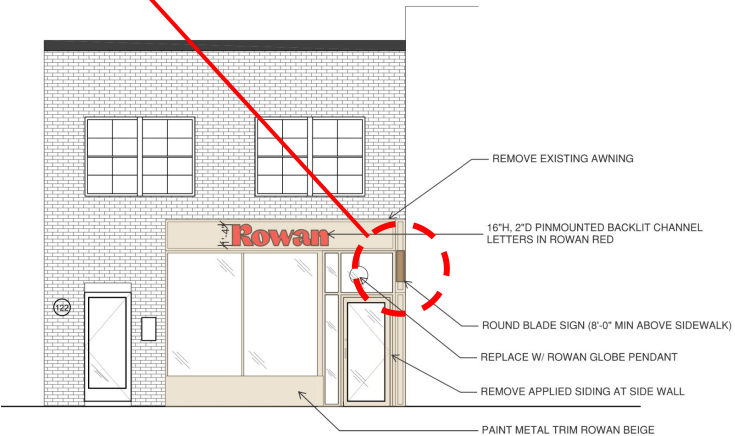
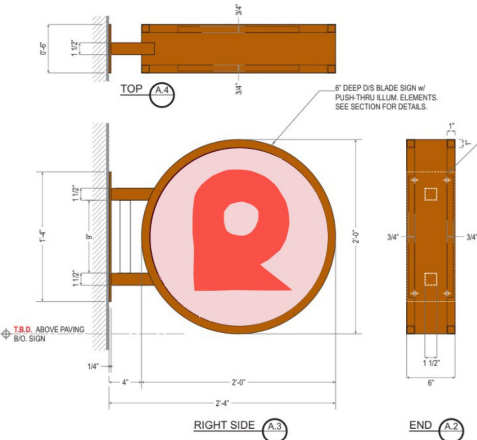
ROWAN RED
BM Blazing Orange 2011-20



PMS 196 C
RGB 244 211 214
HEX #F4D3D6



PMS WARM RED C
RGB 249 66 68
HEX #F9423A



STREET VIEW





AGENDA
BIRMINGHAM HISTORIC DISTRICT COMMISSION
WEDNESDAY – JUNE 7, 2023
BIRMINGHAM CITY HALL, 151 MARTIN STREET, COMMISSION ROOM 205, BIRMINGHAM, MI*
******* 7:00 PM*******

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 - B. Draft Agenda**
 - 1. [July 5, 2023](#)**
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Community Development Department
151 Martin Street
Birmingham, MI 48012-3001
(248) 530-1850

Inspection Requests: www.bsaonline.com

Applicant:

LAMARCO HOMES LLC
777 S ETON
BIRMINGHAM MI 48009

Status: HOLD (FEE)

DEMOLITION ONLINE

DEMO SINGLE FAMILY

Permit Number:

PD23-0038
JDSF23-0018

Applied: 04/24/2023

Issued:

Expires:

Finalled:

LOCATION	OWNER	CONTRACTOR
0 788 HARMON AVE 08-19-25-304-031 Zoning District: Special District:	ZECMAN, SEAN 555 CHESTERFIELD AVE BIRMINGHAM MI 48009-1218 Phone: Fax:	LAMARCO HOMES LLC 777 S ETON BIRMINGHAM MI 48009 Phone: (248) 228 4114 Email: office@lamarcohomes.co

Work Description: Demolish existing house and build new single-family home

Stipulations:

Primary Constructions Type:

Primary Zoning District:

Primary Use Group:

Project: JDSF23-0018

Permit Item	Work Type	Fee Basis	Item Total
DEMO - 3,000 TO 5,000 CUBIC FEET	BUILDING PERMITS	1.00	\$200.00
ONLINE APPLICATION FEE	BUILDING PERMITS	1.00	\$2.00
BUILDING CONTRACTOR REG FEE	REGISTRATION FEE	1.00	\$25.00
DEMO - 3,000 TO 5,000 CUBIC FEET - G	BUILDING PERMITS	1.00	\$200.00
Fee Total:			427.00
Amount Paid:			0.00
Balance Due:			427.00



Building Official Approval: _____

Date: 04/25/2023







Community Development Department
151 Martin Street
Birmingham, MI 48012-3001
(248) 530-1850

Inspection Requests: www.bsaonline.com

Applicant:

LLL BUILDERS
P.O. Box 183504
SHELBY TOWNSHIP MI 48317

Status: HOLD FOR

DEMOLITION ONLINE

DEMO SINGLE FAMILY

Permit Number:

PD23-0036
JDSF23-0014

Applied: 04/18/2023

Issued:

Expires:

Finalized:

LOCATION	OWNER	CONTRACTOR
0 1583 VILLA RD 08-20-31-102-039 Zoning District: Special District:	LLL INVESTMENTS LLC 50744 ALDEN DR MACOMB MI 48044-1297 Phone: (586) 306 3535 Fax: lllinvestments@icloud.com	LLL BUILDERS P.O. Box 183504 SHELBY TOWNSHIP MI 48317 Phone: (586) 306 3535 Email: Info@lllbuilders.com

Work Description: Demo for new construction-single family residential

Stipulations:

Primary Constructions Type:

Primary Zoning District:

Primary Use Group:

Project: JDSF23-0014

Permit Item	Work Type	Fee Basis	Item Total
ONLINE APPLICATION FEE	BUILDING PERMITS	1.00	\$2.00
DEMO - 3,000 TO 5,000 CUBIC FEET	BUILDING PERMITS	1.00	\$200.00
DEMO - 3,000 TO 5,000 CUBIC FEET	BUILDING PERMITS	1.00	\$200.00
BUILDING CONTRACTOR REG FEE	REGISTRATION FEE	1.00	\$25.00
Fee Total:			427.00
Amount Paid:			427.00
Balance Due:			0.00



Building Official Approval: _____

Date: 04/20/2023





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

PD23-0033
Permit # _____

JDSF22-0036
Project # _____

APPLICATION FOR DEMOLITION PERMIT

I. Project Type / Location			
<input type="checkbox"/> HOUSE <input type="checkbox"/> HOUSE AND ATTACHED GARAGE <input checked="" type="checkbox"/> HOUSE AND DETACHED GARAGE <input type="checkbox"/> DETACHED GARAGE <input type="checkbox"/> COMMERCIAL BUILDING			
<input type="checkbox"/> EXTERIOR <input type="checkbox"/> INTERIOR NON-LOAD BEARING <input type="checkbox"/> SHED <input type="checkbox"/> OTHER _____			
ADDRESS 1530 Webster		PROPERTY IDENTIFICATION NUMBER (SIDWELL NO.) 	
LOT NUMBER 			
II. Applicant / Project Contact Information			
A. Applicant			
NAME Live Well Custom Homes		ADDRESS 626 E 4th Street Ste 101B	
CITY Royal Oak	STATE MI	ZIP CODE 48067	TELEPHONE NUMBER (Include Area Code) 248 677 8484
CELL PHONE NUMBER (Include Area Code) 	FAX NUMBER (Include Area Code) 	EMAIL ADDRESS rick@rcmgroups.com	
B. Owner or Lessee			
NAME Live Well Custom Homes		ADDRESS 626 E 4th Street Ste 101B	
CITY Royal Oak	STATE MI	ZIP CODE 48067	TELEPHONE NUMBER (Include Area Code) 248 677 8484
CELL PHONE NUMBER (Include Area Code) 	FAX NUMBER (Include Area Code) 	EMAIL ADDRESS rick@rcmgroups.com	
C. Architect or Engineer			
NAME DAS		ADDRESS 7341 Triangle Dr	
CITY Sterling Heights	STATE MI	ZIP CODE 48314	TELEPHONE NUMBER (Include Area Code) 586 803 1410
CELL PHONE NUMBER (Include Area Code) 	FAX NUMBER (Include Area Code) 	EMAIL ADDRESS 	
LICENSE NUMBER 		EXPIRATION DATE 	
D. Contractor			
NAME Live Well Custom Homes		ADDRESS 626 E 4th Street Ste 101B	
CITY Royal Oak	STATE MI	ZIP CODE 48067	TELEPHONE NUMBER (Include Area Code) 248 677 8484
CELL PHONE NUMBER (Include Area Code) 	FAX NUMBER (Include Area Code) 	EMAIL ADDRESS rick@rcmgroups.com	
INDIVIDUAL BUILDERS LICENSE NUMBER 		EXPIRATION DATE 	
COMPANY BUILDERS LICENSE NUMBER 210 219 8565		EXPIRATION DATE 5/31/2025	
FEDERAL EMPLOYER ID NUMBER (or reason for exemption) 27-280 3385			
WORKERS COMP INSURANCE CARRIER (or reason for exemption) Frankenmuth			
UNEMPLOYMENT INSURANCE AGENCY EMPLOYER ACCOUNT NUMBER (or reason for exemption) 1639014			







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

PD23-0030
 Permit # _____

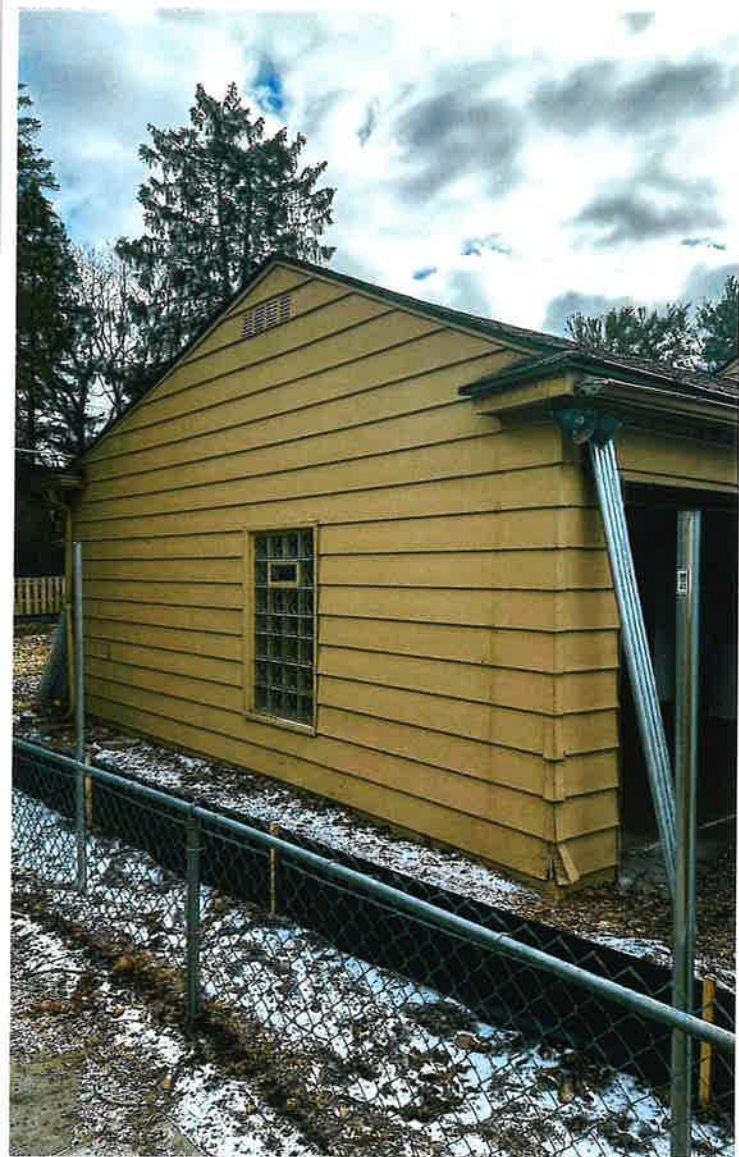
JDSF23-0008
 Project # _____

APPLICATION FOR DEMOLITION PERMIT

I. Project Type / Location			
<input type="checkbox"/> HOUSE <input checked="" 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 739 Westchester Way		PROPERTY IDENTIFICATION NUMBER (SIDWELL NO.) 08-19-35-179-005	
		LOT NUMBER S. 1/2 Lot 39 N. 55' Lot 40	
II. Applicant / Project Contact Information			
A. Applicant			
NAME David Force / Force Building Co		ADDRESS 557 Henrietta St	
CITY Birmingham	STATE MI	ZIP CODE 48009	TELEPHONE NUMBER (Include Area Code) Cell: 248-420-9968
CELL PHONE NUMBER (Include Area Code) 248-420-9968	FAX NUMBER (Include Area Code) 248-644-1812	EMAIL ADDRESS forcebuildingco@gmail.com	
B. Owner or Lessee			
NAME CLARE Willett		ADDRESS 739 Westchester Way	
CITY Birmingham	STATE MI	ZIP CODE 48009	TELEPHONE NUMBER (Include Area Code)
CELL PHONE NUMBER (Include Area Code) 248-921-9235	FAX NUMBER (Include Area Code)	EMAIL ADDRESS clarewillett@gmail.com	
C. Architect or Engineer			
NAME Bert Koseck		ADDRESS 2441 Doechester Rd.	
CITY Birmingham	STATE MI	ZIP CODE 48009	TELEPHONE NUMBER (Include Area Code) Cell: 248-302-4018
CELL PHONE NUMBER (Include Area Code) 248-302-4018	FAX NUMBER (Include Area Code)	EMAIL ADDRESS Koseckarch@gmail.com	
LICENSE NUMBER 1301033307			EXPIRATION DATE 11/10/24
D. Contractor			
NAME Same As Applicant		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 2102219708		EXPIRATION DATE 5/31/2024	
FEDERAL EMPLOYER ID NUMBER (or reason for exemption) 582540352			
WORKERS COMP INSURANCE CARRIER (or reason for exemption) None - No Employees			
UNEMPLOYMENT INSURANCE AGENCY EMPLOYER ACCOUNT NUMBER (or reason for exemption)			

RECEIVED
 APR 03 2023
 CITY OF BIRMINGHAM
 COMMUNITY DEVELOPMENT DEPT.





Historic District Commission Action List –2023

Historic District Commission	Quarter Goals	In Progress	Complete
Historic Design Guidelines Project	1 st (January-March)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Schedule Training Sessions for HDC and Community	1 st (January-March)	<input type="checkbox"/>	<input type="checkbox"/>
Historic Plaque for Community House, Parks & Wooster, & Ford Building	2 nd (April-June)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Bates St. Historic District Signage	2 nd (April-June)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Develop Resources for the Michigan Historic Preservation Tax Credit	3 rd (July-September)	<input type="checkbox"/>	<input type="checkbox"/>
First Draft – Historic Preservation Master Plan	4 th (October-December)	<input type="checkbox"/>	<input type="checkbox"/>