



AGENDA
BIRMINGHAM HISTORIC DISTRICT COMMISSION
WEDNESDAY – AUGUST 17, 2022
BIRMINGHAM CITY HALL, 151 MARTIN ST., COMMISSION ROOM #205*
******* 7:00 PM*******

The City continues to recommend the public wear masks while attending City meetings per CDC guidelines. The cases of COVID-19 are increasing in the area. All City employees, commissioners, and board members must wear a mask while indoors when 6-feet of social distancing cannot be maintained. This is to ensure the continuity of government is not affected by an exposure to COVID-19 that can be prevented by wearing a mask. The City continues to provide KN-95 respirators and triple-layered masks for all in-person meeting attendees.

- 1) Roll Call**
- 2) Approval of the HDC Minutes of July 20, 2022**
- 3) Courtesy Review**
- 4) Historic Design Review**
- 5) Sign Review**
- 6) Study Session**
 - A. Historic Design Guidelines - Update**
- 7) Miscellaneous Business and Communication**
 - A. Pre-Application Discussions**
 - B. Draft Agenda**
 - 1. September 7, 2022**
 - C. Staff Reports**
 - 1. Administrative Sign Approvals**
 - 2. Administrative Approvals**
 - 3. Demolitions**
 - 4. Action List 2022**
 - 5. 128 S. Old Woodward – Faherty Façade Condition Assessment**
- 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 July 20, 2022

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

Minutes of the regular meeting of the Historic District Commission ("HDC") held Wednesday, July 20, 2022. Chair John Henke called the meeting to order at 7:00 p.m.

1) Rollcall

Present: Chair John Henke; Board Members Keith Deyer, Dustin Kolo, Patricia Lang, Michael Willoughby; Alternate Board Member Steven Lemberg; Student Representatives Meghan Murray, Charlie Vercellone

Absent: Board Members Gigi Debbrecht, Natalia Dukas; Alternate Board Member Cassandra McCarthy

Administration: Nicholas Dupuis, Planning Director
Laura Eichenhorn, City Transcriptionist

2) Approval of the HDC Minutes of July 6, 2022

07-49-22

Motion by Ms. Lang

Seconded by Mr. Kolo to approve the HDC Minutes of July 6, 2022 as submitted.

Motion carried, 6-0.

VOICE VOTE

Yeas: Henke, Willoughby, Deyer, Kolo, Lang, Lemberg

Nays: None

3) Courtesy Review

4) Historic Design Review

A. 167 N. Old Woodward – Erity & Nixon Building/Sweet Green

PD Dupuis presented the item.

Michael Klingl, representative for Sweet Green, spoke on behalf of the request.

In reply to Mr. Deyer, Mr. Klingl opined that there was no need to screen the two proposed units since they cannot be viewed from the ground level and a number of other units on the rooftop would remain unscreened.

07-50-22

Motion by Mr. Deyer

Seconded by Mr. Kolo to deny the Historic Design Review application for 167 N. Old

Woodward – Erity & Nixon Bldg./Sweet Green for the following reason:

- 1. The application does not meet the requirements of the Zoning Ordinance in regards to RTU screening.**

Chair Henke said it was preferable in general to have screened RTUs on historic buildings in order to maintain the historical aesthetic of the buildings. He said new RTUs should be generally screened. He said he did not feel particularly strongly about requiring screening in this instance because they would not be visible from the street, and the other, visible RTUs are not screened. He said this instance would not establish precedent for future discussions about RTU screening.

Mr. Deyer said he did not see the applicant's explanation as rising to the level of a hardship.

Motion carried, 6-0.

VOICE VOTE

Yeas: Henke, Willoughby, Deyer, Kolo, Lang, Lemberg

Nays: None

5) Sign Review

A. 111 E. Merrill - Schechter

PD Dupuis presented the item. He clarified that the sign requires a six inch gap and a 30-inch maximum projection.

07-51-22

Motion by Mr. Deyer

Seconded by Mr. Kolo to approve the Sign Design Review application and issue a Certificate of Appropriateness for 111 E. Merrill – Schechter – with the following conditions:

- 1. The applicant must submit revised sign plans detailing a projecting sign in the sign band, or obtain a variance from the Board of Zoning Appeals; and,**
- 2. The applicant must submit a revised sign plan showing the six inch separation.**

Motion carried, 6-0.

VOICE VOTE

Yeas: Henke, Willoughby, Deyer, Kolo, Lang, Lemberg

Nays: None

6) Study Session

A. Historic Design Guidelines – Update

PD Dupuis provided an update.

7) Miscellaneous Business and Communication

PD Dupuis said the sign ordinance needs updating.

The HDC briefly discussed preservation of Birmingham's historic housing stock. PD Dupuis said he hoped to return with an agenda item on the topic later in 2022.

A. Pre-Application Discussions

B. Draft Agenda

C. Staff Reports

1. Administrative Sign Approvals

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5. 128 S. Old Woodward – Faherty Façade Condition Assessment

The Chair said his opinion had not changed since the last time this project was discussed.

Mr. Kolo said it would be hard to approve something that did not work to preserve the present historic material.

Jen Nendick, John Watson, and Alyssa Case, representatives for Faherty, were present on behalf of the project.

Ms. Nendick said she was having a difficult time finding a substantially similar brick to match the extant brick. She said anything somewhat close is an 18 to 20 week lead time. She said her team's proposal is to do more work to determine the facade's condition and then to outline potential next steps at the HDC's August 3, 2022 meeting. She noted that the project has been permitted to begin work on the interior of the building while they determine their approach to the facade.

8) Adjournment

07-52-22

Motion by Mr. Willoughby

Seconded by Ms. Lang to adjourn the HDC meeting of July 20, 2022 at 7:49 p.m.

Motion carried, 6-0.

VOICE VOTE

Yeas: Henke, Willoughby, Deyer, Kolo, Lang, Lemberg

Nays: None



Nicholas Dupuis
Planning Director



Laura Eichenhorn
City Transcriptionist

DRAFT



AGENDA
BIRMINGHAM HISTORIC DISTRICT COMMISSION
WEDNESDAY – SEPTEMBER 7, 2022
BIRMINGHAM CITY HALL, 151 MARTIN STREET, COMMISSION ROOM 205, BIRMINGHAM, MI*
******* 7:00 PM*******

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- 2) [Approval of the HDC Minutes of August 17, 2022](#)
- 3) Courtesy Review
- 4) Historic Design Review
- 5) Sign Review
- 6) Study Session
 - A. [Historic Design Guidelines - Update](#)
- 7) Miscellaneous Business and Communication
 - A. Pre-Application Discussions
 - B. Draft Agenda
 1. [September 21, 2022](#)
 - C. Staff Reports
 1. [Administrative Sign Approvals](#)
 2. [Administrative Approvals](#)
 3. [Demolitions](#)
 4. [Action List 2022](#)
- 8) Adjournment

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



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

Inspection Requests: www.bsaonline.com

Applicant:

A & G Restoration
4166 Bold Meadows
Rochester MI 48306

Status: HOLD FOR

DEMOLITION ONLINE

DEMO SINGLE FAMILY

Permit Number:

PD22-0083
JDSF22-0034

Applied: 07/20/2022

Issued:

Expires:

Finalized:

LOCATION	OWNER	CONTRACTOR
0 444 BIRD AVE 08-19-36-457-003 Zoning District: Special District:	ECCLESTONE, JENNIFER M 4802 COLE AVE APT 1301 DALLAS TX 75205-5511 Phone: Fax:	A & G Restoration 4166 Bold Meadows Rochester MI 48306 Phone: (248) 622 8155 Email: andrewflorkey@gmail.com

Work Description: Demo existing house and detached garage

Stipulations:

Primary Constructions Type:

Primary Zoning District:

Primary Use Group:

Project: JDSF22-0034

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
Fee Total:			402.00
Amount Paid:			402.00
Balance Due:			0.00



Building Official Approval: _____

Date: 07/21/2022









Applicant:

HRH CONSTRUCTION LLC
1233 MARYLAND BLVD
BIRMINGHAM MI 48009

Status: HOLD (FEE)

DEMOLITION ONLINE

DEMO SINGLE FAMILY

Permit Number:

PD22-0084
JDSF22-0026

Applied: 07/25/2022

Issued:

Expires:

Finalized:

LOCATION	OWNER	CONTRACTOR
0 344 LINDEN RD 08-19-35-227-024 Zoning District: Special District:	SMIDT, PETE 3810 LANE LAKE RD BLOOMFIELD HILLS MI 48302-2929 Phone: Fax:	HRH CONSTRUCTION LLC 1233 MARYLAND BLVD BIRMINGHAM MI 48009 Phone: (248) 644 4910 Email: jill@hunterrobertshomes.

Work Description: Demolition of current home with attached garage

Stipulations:

Primary Constructions Type:

Primary Zoning District:

Primary Use Group:

Project: JDSF22-0026

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
Fee Total:			202.00
Amount Paid:			0.00
Balance Due:			202.00



Building Official Approval: _____

Date: 07/25/2022











City of Birmingham

A Walkable Community

Community Development Department

151 Martin Street

Birmingham, MI 48012-3001

(248) 530-1850

Inspection Requests: www.bsaonline.com

Applicant:

MILFORD CONTRACTING

15271 HAWLEY RD.

HOLLY MI 48442

Status: HOLD (FEE)

DEMOLITION ONLINE

DEMO SINGLE FAMILY

Permit Number:

PD22-0085

JDSF21-0012

Applied: 07/26/2022

Issued:

Expires:

Finalized:

LOCATION	OWNER	CONTRACTOR
0 1016 PIERCE ST 08-19-36-185-034 Zoning District: Special District:	EILANDER, BRETT L 1485 CEDAR DR BIRMINGHAM MI 48009-3623 Phone: Fax:	MILFORD CONTRACTING 15271 HAWLEY RD. HOLLY MI 48442 Phone: (248) 240 0938 Email: NATALIE@MILFORDC

Work Description: Demo house, garage and remove driveway

Stipulations:

Primary Construction Type:

Primary Zoning District:

Primary Use Group:

Project: JDSF21-0012

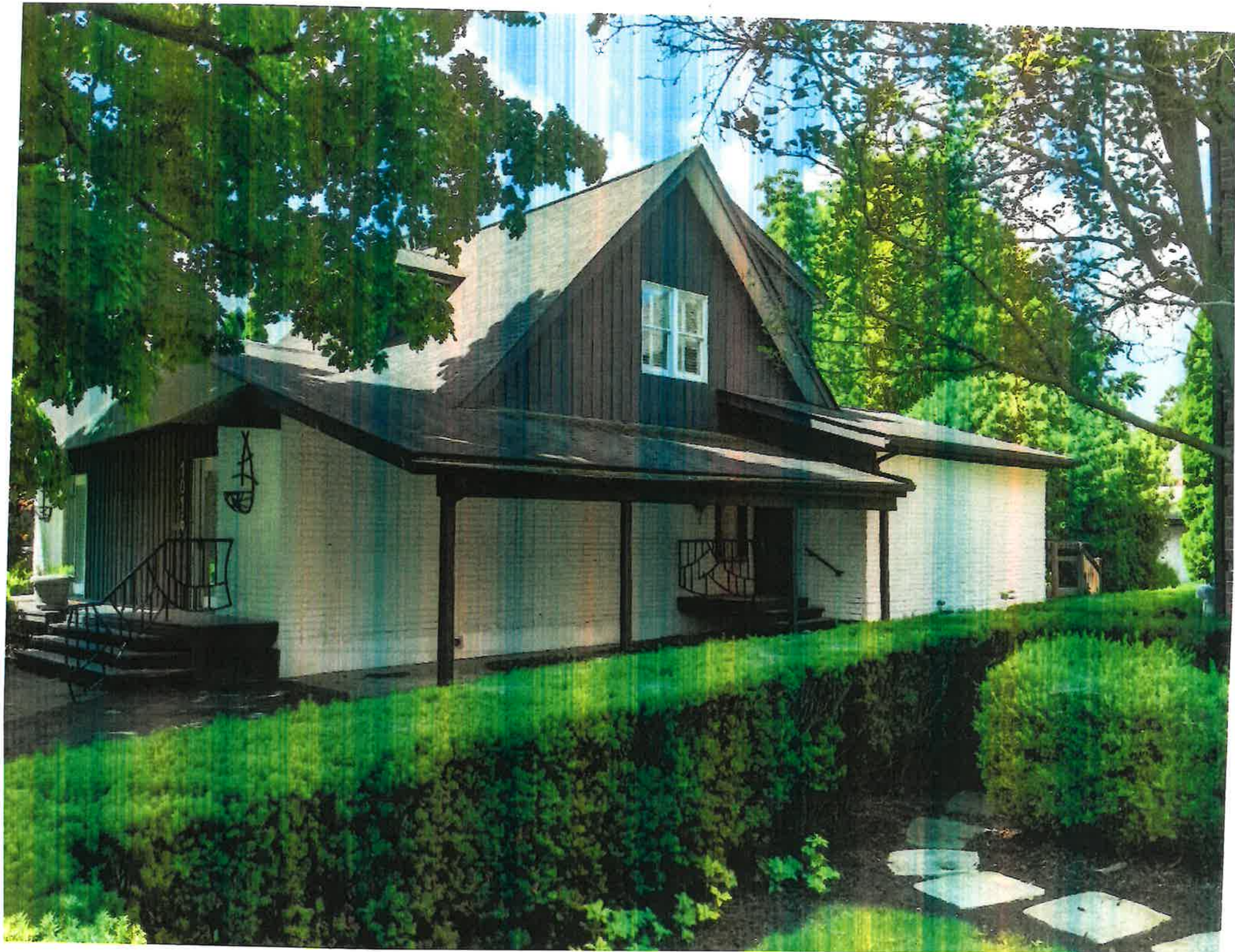
Permit Item	Work Type	Fee Basis	Item Total
ONLINE APPLICATION FEE	BUILDING PERMITS	1.00	\$2.00
DEMO - 3,000 TO 5,000 CUBIC FEET	BUILDING PERMITS	1.00	\$200.00
DEMO - 3,000 TO 5,000 CUBIC FEET	BUILDING PERMITS	1.00	\$200.00
BUILDING CONTRACTOR REG FEE	REGISTRATION FEE	1.00	\$25.00
Fee Total:			427.00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

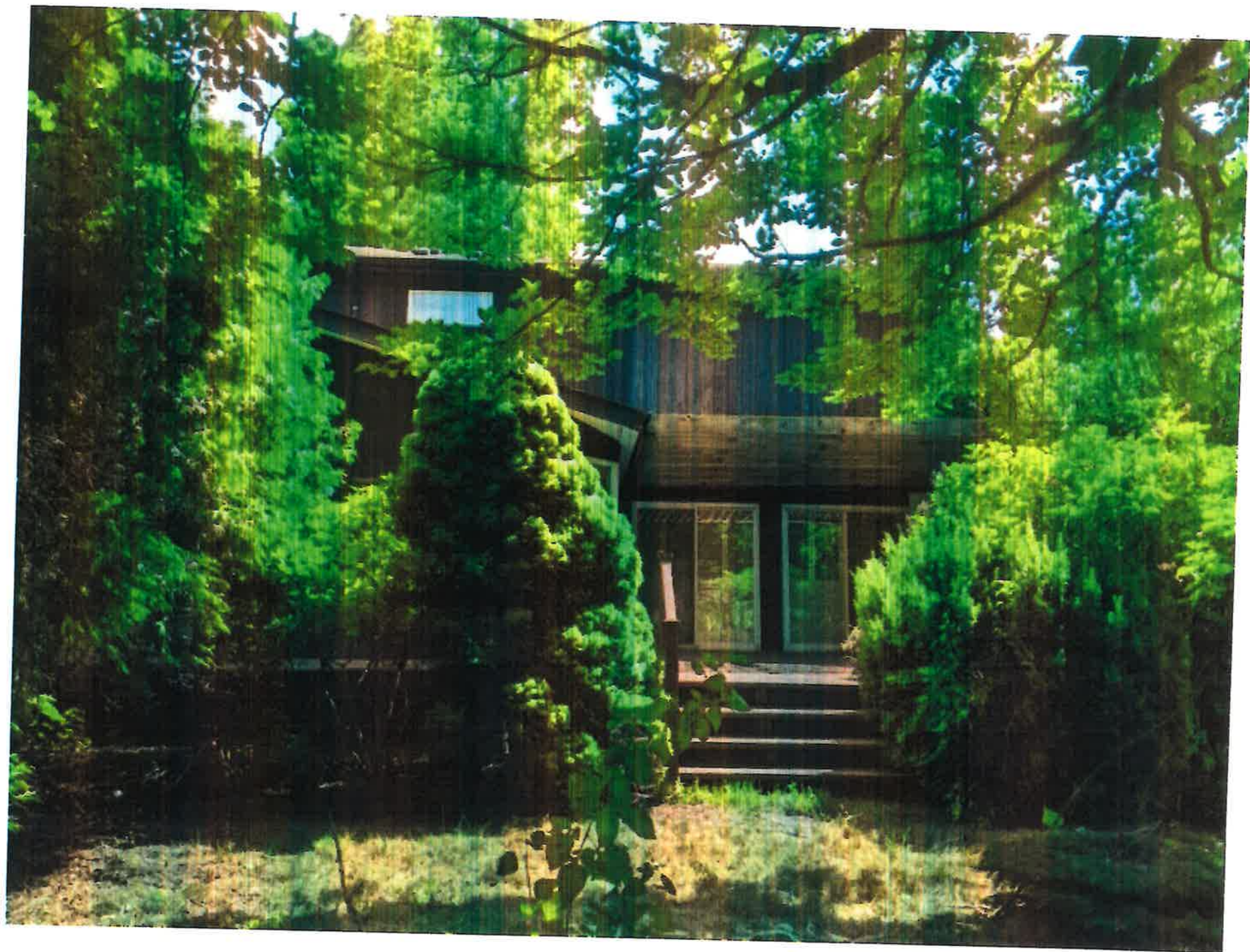


Building Official Approval: _____

Date: 07/26/2022











Historic District Commission Action List – 2022-2023

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



August 2nd, 2022

The Elia Group
124 S. Old Woodward Ave., Suite A
Birmingham, MI 48006
ARoot@theeliagroup.com

RE: Facade Inspection Report 124 S Old Woodward, Birmingham



JMD Building Restoration LLC
18370 Fitzpatrick St Detroit MI 48228
O:734-743-3903 F:734-956-5903 C:734-751-5978



JMD Building Restoration llc
18370 Fitzpatrick St Detroit MI 48228
O:734-743-3903 F:734-956-5903 C:734-751-5978



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Investigation Findings~

- After completing our three investigation openings above the storefront it was clear that the original white glazed brick had been removed directly above but was still in place directly below the water table. The existing glazed brick was showing significant signs of crazing. It appears that the area above the storefront had been framed out, a wire mesh installed and parged solid to create a substrate in order to install the existing tile facade.
- The fourth investigation opening on the south column unveiled the original white glazed brick. Although the glazed brick is still intact, the condition of the brick has significantly deteriorated showing severe signs of crazing as well.
- **“Crazing**, or the formation of small random cracks in the glaze, is a common form of water-related deterioration in glazed architectural terra-cotta. When the new terra-cotta unit first comes from the kiln after firing, it has shrunk (dried) to its smallest possible size. With the passage of time, however, it expands as it absorbs moisture from the air, a process which may continue for many years. The glaze then goes into tension because it has a lesser capacity for expansion than the porous tile body; it no longer “fits” the expanding unit onto which it was originally fired. If the strength of the glaze is exceeded, it will crack (craze).”
 - - *“Preservation Brief 7: The Preservation of Historic Glazed Architectural Terra-Cotta.” National Parks Service, U.S. Department of the Interior, <https://www.nps.gov/tps/how-to-preserve/briefs/7-terra-cotta.htm>.*
- While we see all degrees of crazing on a pretty regular basis, this one concerns us because of the wood/metal furring. Typically the attachment penetrations become the issue. Once the wall has that many holes it can be difficult if not impossible to salvage the original work. We’ve seen quite a few similar projects where the intention was to remove the modern facade and restore the original, only to find the original is not salvageable. Based on just the inspection openings it looks like the original facade had water infiltration issues before the new facade was applied. Combine that with the condition of the brick and things can become very complicated. We are all for preserving the original but sometimes it’s just not practical.

Investigation #2 Photos:





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Investigation #2 Findings:

- ❖ After performing our second investigation, although the left column brick is still somewhat intact the condition of the glazed brick facade is the same as our previous findings. Options are limited when glazed brick has experienced this type of crazing, with the only options being covering the crazing up with a coating and tuck pointing the brick 100%. Or leaving the glazed brick as is (the crazing will worsen due to water infiltration along with the condition of the mortar) and tuck pointing the brick 100%. Both cases are a temporary fix that will lead to continued maintenance in the future.