



AGENDA
BIRMINGHAM HISTORIC DISTRICT COMMISSION
WEDNESDAY – SEPTEMBER 21, 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 September 7, 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. [October 19, 2022](#)
 - C. Staff Reports
 1. [Administrative Sign Approvals](#)
 2. [Administrative Approvals](#)
 3. [Demolitions](#)
 4. [Action List 2022](#)
- 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 September 7, 2022**

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

Minutes of the regular meeting of the Historic District Commission ("HDC") held Wednesday, September 7, 2022. PD Dupuis called the meeting to order at 7:00 p.m.

1) Rollcall

Present: Chair John Henke; Board Members Gigi Debbrecht, Keith Deyer, Dustin Kolo, Patricia Lang, Michael Willoughby; Student Representatives Meghan Murray, Charlie Vercellone

Absent: Board Member Natalia Dukas; Alternate Board Members Steven Lemberg, Cassandra McCarthy

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

2) Approval of the HDC Minutes of August 17, 2022

09-57-22

Motion by Ms. Debbrecht

Seconded by Mr. Kolo to approve the HDC Minutes of August 17, 2022 as submitted.

Motion carried, 6-0.

VOICE VOTE

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

Nays: None

3) Courtesy Review

4) Historic Design Review

5) Sign Review

6) Study Session

A. Historic Design Guidelines – Outline and Partial Draft Review

PD Dupuis introduced Alan Higgins, Certified Local Government Coordinator from the Michigan State Historic Preservation Office. Mr. Higgins was in attendance in order to conduct a routine evaluation for the SHPO's Certified Local Government program.

Chair Henke thanked Mr. Higgins for supporting the City's preservation efforts.

PD Dupuis then introduced the study session item.

Lillian Candela and Cassandra Talley, of Kraemer Design Group (KDG), presented the outline and partial draft.

The HDC and Staff provided the following comments on the outline and partial draft:

- The Bates Street Historic District should be added to Part I;
- Photo examples of the historic architectural styles extant in Birmingham should be added;
- The guidelines need to have some allowance for the use of new or alternative materials in certain circumstances;
- The Appropriate and Not Appropriate delineation was a good way to deliver the information;
- A category of 'Not Preferred' or 'Discouraged' might be worth adding, and should include vinyl and aluminum siding;
- The more graphics that can be included, the better;
- The graphic on page seven in the lower right-hand corner should focus more on discouraging the covering of detail than on the use of vinyl siding;
- Minimizing the length where appropriate would be helpful;
- The Certificate of Appropriateness Process and Tax Credits for Preservation would be better at the end of the document, perhaps as an appendix;
- Photo examples of the historic architectural styles extant in Birmingham would be useful, as HDC members commented;
- For Part III, issues that might arise with Sidewalk Cafes & Patios could likely be dealt with via other design standards, and so Sidewalk Cafes & Patios could be addressed more succinctly than some of the other topics;
- For Part IV, awnings on residential buildings are an infrequent issue. Guidance on paint might be more useful for that section;
- It may be worth adding guidelines for site elements such as trees, gardens, lampposts, or fountains;
- The guidelines will need to address issues of massing;
- Decisions regarding the order and categorization of guideline topics can be made once the draft is more complete;
- Part VI, Design Guidelines for Demolition, should be removed from the guidelines;
- A chart of previously approved materials should be provided in the appendix, and the page number of the chart should be referenced in the guidelines near photographic examples of appropriate materials; and,
- A history of Birmingham that addresses how different architectural styles evolved in the City could be appropriate for an introduction.

The HDC agreed that soliciting further public comment would be most appropriate once the draft is more complete. There was brief discussion on ways the public could be engaged at that time.

7) Miscellaneous Business and Communication

PD Dupuis noted that the City had received a historic designation request from Mr. Deyer for his home.

The HDC congratulated Mr. Deyer on initiating the process.

Mr. Deyer encouraged implementation of 100 year plaques for older homes. He noted the plaques generate publicity for historic preservation and encourage people to preserve their homes over tearing them down.

- A. Pre-Application Discussions**
- B. Draft Agenda**
- C. Staff Reports**
 - 1. Administrative Sign Approvals**
 - 2. Administrative Approvals**
 - 3. Demolitions**
 - 4. Action List 2022**

8) Adjournment

09-58-22

Motion by Ms. Lang

Seconded by Ms. Debbrecht to adjourn the HDC meeting of September 7, 2022 at 8:11 p.m.

Motion carried, 6-0.

VOICE VOTE

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

Nays: None



Nicholas Dupuis
Planning Director



Laura Eichenhorn
City Transcriptionist



AGENDA

BIRMINGHAM HISTORIC DISTRICT COMMISSION

WEDNESDAY – OCTOBER 19, 2022

BIRMINGHAM CITY HALL, 151 MARTIN STREET, COMMISSION ROOM 205, BIRMINGHAM, MI*

******* 7:00 PM*******

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- 1) Roll Call**
- 2) Approval of the HDC Minutes of September 21, 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. November 2, 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:

EMILIO CONSTRUCTION
1524 COLE
BIRMINGHAM MI 48009

Status: HOLD (FEE)

DEMOLITION ONLINE

DEMO SINGLE FAMILY

Permit Number:

PD22-0088
JDSF22-0017

Applied: 08/09/2022

Issued:

Expires:

Finalized:

LOCATION	OWNER	CONTRACTOR
0 1253 COLE AVE 08-20-31-154-037 Zoning District: Special District:	ZACCAGNINI, ANTHONY 1524 COLE ST BIRMINGHAM MI 48009-7053 Phone: (810) 343 0234 Fax:	EMILIO CONSTRUCTION 1524 COLE BIRMINGHAM MI 48009 Phone: (810) 343 0234 Email: anthonyzaccagnini@gmail

Work Description: demolition of single family home with intent of building a new home in site

Stipulations:

Primary Constructions Type:

Primary Zoning District:

Primary Use Group:

Project: JDSF22-0017

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
DEMO - 3,000 TO 5,000 CUBIC FEET	BUILDING PERMITS	1.00	\$200.00
Fee Total:			402.00
Amount Paid:			0.00
Balance Due:			402.00



Building Official Approval: _____

Date: 08/09/2022









PD22-0086

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

JDSF22-0015
 Project # _____

Permit # _____

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"/> EXTERIOR	<input type="checkbox"/> INTERIOR NON-LOAD BEARING	<input type="checkbox"/> SHED	<input type="checkbox"/> OTHER _____
ADDRESS 1690 Stanley Blvd		PROPERTY IDENTIFICATION NUMBER (SIDWELL NO.) 18-19-36-308-036	LOT NUMBER
II. Applicant / Project Contact Information			
A. Applicant			
NAME Bryan Timlin		ADDRESS 1690 Stanley Blvd.	
CITY Birmingham	STATE MI	ZIP CODE 48009	TELEPHONE NUMBER (Include Area Code)
CELL PHONE NUMBER (Include Area Code) 248-885-5545	FAX NUMBER (Include Area Code)	EMAIL ADDRESS bryan@woodstockcottages.com	
B. Owner or Lessee			
NAME Bryan Timlin		ADDRESS	
CITY Birmingham	STATE MI	ZIP CODE 48009	TELEPHONE NUMBER (Include Area Code)
CELL PHONE NUMBER (Include Area Code) 248-885-5545	FAX NUMBER (Include Area Code)	EMAIL ADDRESS bryan@woodstockcottages.com	
C. Architect or Engineer			
NAME Moser Design Group		ADDRESS 17 Market #2	
CITY Beaufort	STATE South Carolina	ZIP CODE	TELEPHONE NUMBER (Include Area Code) 843-379-5630
CELL PHONE NUMBER (Include Area Code)	FAX NUMBER (Include Area Code)	EMAIL ADDRESS info@moserdesigngroup.com	
LICENSE NUMBER		EXPIRATION DATE	
D. Contractor			
NAME Bryan Timlin		ADDRESS 1690 Stanley Blvd	
CITY Birmingham	STATE MI	ZIP CODE 48009	TELEPHONE NUMBER (Include Area Code)
CELL PHONE NUMBER (Include Area Code) 248-885-5545	FAX NUMBER (Include Area Code)	EMAIL ADDRESS	
INDIVIDUAL BUILDERS LICENSE NUMBER		EXPIRATION DATE	
COMPANY BUILDERS LICENSE NUMBER		EXPIRATION DATE	
FEDERAL EMPLOYER ID NUMBER (or reason for exemption)			
WORKERS COMP INSURANCE CARRIER (or reason for exemption)			
UNEMPLOYMENT INSURANCE AGENCY EMPLOYER ACCOUNT NUMBER (or reason for exemption)			











Receipt 640804
Amount \$400.00

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

Permit # PD22-0093

Project # JDSF21-
0028

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"/> EXTERIOR	<input type="checkbox"/> INTERIOR NON-LOAD BEARING	<input type="checkbox"/> SHED	<input type="checkbox"/> OTHER
ADDRESS 1439 Ruffner Ave.		PROPERTY IDENTIFICATION NUMBER (SIDWELL NO.) 08-20-31-301-048	LOT NUMBER 357
II. Applicant / Project Contact Information			
A. Applicant			
NAME Ray Babi		ADDRESS PO Box 974	
CITY Bham	STATE MI	ZIP CODE 48012	TELEPHONE NUMBER (Include Area Code)
CELL PHONE NUMBER (Include Area Code) 248-217-2224	FAX NUMBER (Include Area Code)	EMAIL ADDRESS BABI BUILDERS@yahoo.com	
B. Owner or Lessee			
NAME Babi Construction		ADDRESS PO Box 974	
CITY Bham	STATE MI	ZIP CODE 48012	TELEPHONE NUMBER (Include Area Code)
CELL PHONE NUMBER (Include Area Code)	FAX NUMBER (Include Area Code)	EMAIL ADDRESS*	
C. Architect or Engineer			
NAME Landwise Inc.		ADDRESS PO Box 1952	
CITY Dearborn	STATE MI	ZIP CODE 48121	TELEPHONE NUMBER (Include Area Code) 248-257-5700
CELL PHONE NUMBER (Include Area Code)	FAX NUMBER (Include Area Code)	EMAIL ADDRESS info@landwiseinc.com	
LICENSE NUMBER		EXPIRATION DATE	
D. Contractor			
NAME Babi Construction		ADDRESS PO Box 974	
CITY Bham	STATE MI	ZIP CODE 48012	TELEPHONE NUMBER (Include Area Code)
CELL PHONE NUMBER (Include Area Code) 248-217-2224	FAX NUMBER (Include Area Code)	EMAIL ADDRESS BABI BUILDERS@yahoo.com	
INDIVIDUAL BUILDERS LICENSE NUMBER 2101194234		EXPIRATION DATE 5/31/2023	
COMPANY BUILDERS LICENSE NUMBER 2102122889		EXPIRATION DATE 5/31/2023	
FEDERAL EMPLOYER ID NUMBER (or reason for exemption) 38-3194839			
WORKERS COMP INSURANCE CARRIER (or reason for exemption) Accident Fund Ins. Co.			
UNEMPLOYMENT INSURANCE AGENCY EMPLOYER ACCOUNT NUMBER (or reason for exemption) 1261027			



CITY OF BIRMINGHAM
Date 08/19/2022 10:46:16 AM
Ref 00194392
Receipt 640804
Amount \$2,000.00

Amount \$500.00
Receipt 640804
Ref 00194392

CITY OF BIRMINGHAM
Date 08/19/2022 10:46:16 AM







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

RECEIVED

AUG 17 2022

CITY OF BIRMINGHAM
COMMUNITY DEVELOPMENT DEPT.

APPLICATION FOR DEMOLITION PERMIT

Permit # _____

Project # _____

I. Project Type / Location

- ☐ HOUSE ☐ HOUSE AND ATTACHED GARAGE ☐ HOUSE AND DETACHED GARAGE ☐ DETACHED GARAGE ☐ COMMERCIAL BUILDING
☐ EXTERIOR ☐ INTERIOR NON-LOAD BEARING ☐ SHED ☐ OTHER _____

ADDRESS 1324 Holland St. Birmingham	PROPERTY IDENTIFICATION NUMBER (SIDWELL NO.) 08-20-31-153-013	LOT NUMBER 62
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II. Applicant / Project Contact Information

A. Applicant

NAME ICON Restoration & Construction LLC		ADDRESS 2523 Product Ct.	
CITY Rochester Hills	STATE MI	ZIP CODE 48309	TELEPHONE NUMBER (Include Area Code) 248-289-1144
CELL PHONE NUMBER (Include Area Code) (586) 615-6058	FAX NUMBER (Include Area Code)	EMAIL ADDRESS paula@iconrestores.com	

B. Owner or Lessee

NAME ICON Restoration & Construction LLC		ADDRESS 2523 Product Ct.	
CITY Rochester Hills	STATE MI	ZIP CODE 48309	TELEPHONE NUMBER (Include Area Code) 248-289-1144
CELL PHONE NUMBER (Include Area Code) (586) 615-6058	FAX NUMBER (Include Area Code)	EMAIL ADDRESS paula@iconrestores.com	

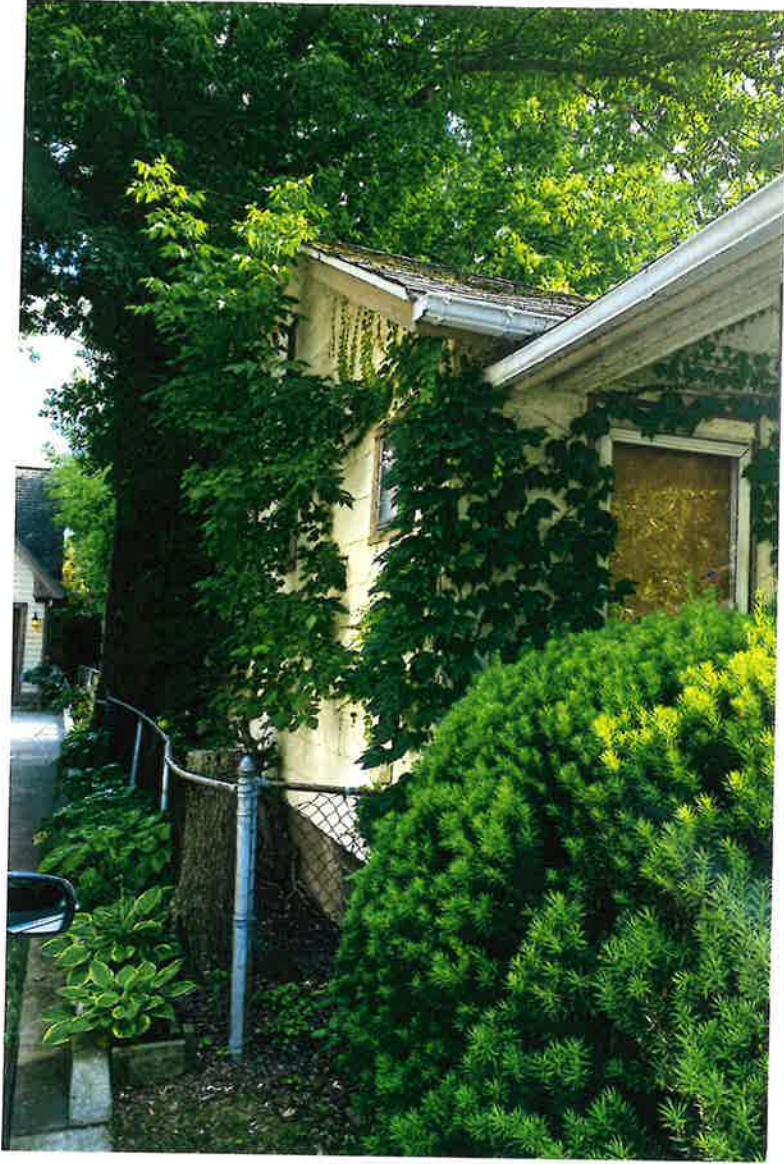
C. Architect or Engineer

NAME		ADDRESS	
CITY	STATE	ZIP CODE	TELEPHONE NUMBER (Include Area Code)
CELL PHONE NUMBER (Include Area Code)	FAX NUMBER (Include Area Code)	EMAIL ADDRESS	
LICENSE NUMBER	EXPIRATION DATE		

D. Contractor

NAME ICON Restoration & Construction LLC		ADDRESS 2523 Product Ct.	
CITY Rochester Hills	STATE MI	ZIP CODE 48309	TELEPHONE NUMBER (Include Area Code) 248-289-1144
CELL PHONE NUMBER (Include Area Code) (586) 615-6058	FAX NUMBER (Include Area Code)	EMAIL ADDRESS paula@iconrestores.com	
INDIVIDUAL BUILDERS LICENSE NUMBER 2101216034		EXPIRATION DATE 5/31/2024	
COMPANY BUILDERS LICENSE NUMBER 2102201691		EXPIRATION DATE 5/31/2023	
FEDERAL EMPLOYER ID NUMBER (or reason for exemption) 45-3051120			
WORKERS COMP INSURANCE CARRIER (or reason for exemption) Michigan Millers Mutual Ins. Co.			
UNEMPLOYMENT INSURANCE AGENCY EMPLOYER ACCOUNT NUMBER (or reason for exemption) 2040698000			







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"/>