



**AGENDA**  
**BIRMINGHAM HISTORIC DISTRICT STUDY COMMITTEE**  
**TUESDAY NOVEMBER 22, 2022**  
**151 MARTIN STREET, MEETING ROOMS 202 & 203, BIRMINGHAM, MI\***  
**\*\*\*\*\*6:00 PM\*\*\*\*\***

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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 Minutes from April 26, 2022**
- 3) 1283 Buckingham – Historic Designation Request**
- 4) Heritage Home Program**
- 5) Wallace Frost Inventory (UPDATE)**
- 6) HDSC Priority List – 2022**
- 7) Adjournment**

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

**Link to Access Virtual Meeting:** <https://zoom.us/j/92668352238>

**Telephone Meeting Access:** 877-853-5247 US Toll-Free

**Meeting ID Code:** 926 6835 2238

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 April 26, 2022**  
151 Martin, Birmingham, Michigan  
City Commission Room

Minutes of the regular meeting of the Historic District Study Committee ("HDSC") held Tuesday, April 26, 2022. Planning Director Nicholas Dupuis called the meeting to order at 6:07 p.m.

**1. Roll Call**

**Present:** Chair Jake German; Board Members Joy Cantor, Colleen McGough, Jennifer Roush, Michael Xenos

**Absent:** Board Members Paul Beshouri, Thomas Loafman

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

**Motion by Mr. Xenos**

**Seconded by Ms. Roush to appoint Jake German as the Chair.**

**Motion Carried 5-0.**

**VOICE VOTE**

Yeas: Xenos, Cantor, Roush, McGough, German  
Nays: None

**2. Approval Of The Minutes From February 10, 2022**

**Motion by Ms. Roush**

**Seconded by Ms. McGough to approve the minutes of February 10, 2022 as submitted.**

**Motion Carried 5-0.**

**VOICE VOTE**

Yeas: Xenos, Cantor, Roush, McGough, German  
Nays: None

**3. Wallace Frost Inventory Update**

PD Dupuis explained the HDSC's current focus is the Heritage Home Program, to be followed by the Wallace Frost Inventory Update.

**4. Heritage Home Program**

PD Dupuis showed the HDSC some of the HDSC members' photographs of Heritage Homes and provided some feedback. He shared his descriptions of the alteration status of some of the homes and said he was creating a database of the HDSC members' Heritage Homes findings.

The HDSC discussed the sample photographs, architectural features, and alteration statuses of the homes shown.

PD Dupuis then reviewed his proposed Heritage Home application form and invited the HDSC to review it and submit feedback.

Regarding Heritage Home plaques, PD Dupuis suggested that the plaques should be free to approved applicants and that only ten plaques should be granted a year. He noted the HDSC would need a small budget for the plaques. He recommended that in the inaugural year the City raise publicity for the program by allowing 15 applications to be approved.

The HDSC noted that the neighborhoods are a significant emphasis of the draft 2040 Plan, and said that the Heritage Home program aligned with that emphasis.

PD Dupuis said the HDSC would be welcome to speak in support of the Heritage Home plaque proposal when it is before the Commission.

PD Dupuis said next steps would include code updates.

## **5. HDSC Priority List - 2022**

## **6. Adjournment**

No further business being evident, the committee members motioned to adjourn at 6:51 p.m.



Nicholas Dupuis  
Planning Director



Laura Eichenhorn  
City Transcriptionist



## MEMORANDUM

Planning Division

**DATE:** November 22, 2022

**TO:** Historic District Study Committee Members

**FROM:** Nicholas Dupuis, Planning Director

**SUBJECT:** 1283 Buckingham – Historic Designation Request and HDSC Report

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The owners of the house located at 1283 Buckingham, Keith and Carole Deyer, have requested that the City Commission consider designating the house as a local historic resource within the City of Birmingham. The house was built in 1925 and designed by the renowned local architect Wallace Frost. The history of Wallace Frost architecture in Birmingham is well documented, along with his background, associations, style, and other buildings he designed outside of Birmingham.

In regards to 1283 Buckingham specifically, Deyers have provided supplementary information that they have collected on the home, which they have offered to lend to the City to help create the report. In addition, the Birmingham Historical Museum has provided additional documentation on the home. The history of the home and architect, and the extensive documentation of the house down to the blueprints make this an excellent candidate for local historic designation.

The process for designating a property or structure as historic is outlined in Chapter 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 of the City Code.

When directed by a resolution passed by the city commission, the standing historic district study committee shall meet and do all of the following:

- 1) Conduct a photographic inventory of resources within each proposed historic district following procedures established by the state historic preservation office of the state historical center.
- 2) Conduct basic research of each proposed historic district and historic resources located within that district.
- 3) Determine the total number of historic and non-historic resources within a proposed historic district and the percentage of historic resources of that total. In evaluating the significance of historic resources, the committee shall be guided by the criteria for evaluation issued by the United States secretary of the interior for inclusion of resources in the National Register of Historic Places, as set forth in 36 CFR Part 60, and criteria established or approved by the state historic preservation office of the state historical center.
- 4) Prepare a preliminary historic district study committee report that addresses at a minimum all of the following:
  - a. The charge of the committee.
  - b. The composition of committee membership.
  - c. The historic district(s) studied.
  - d. The boundaries of each proposed historic district in writing and on maps.
  - e. The history of each proposed historic district.
  - f. The significance of each district as a whole, as well as the significance of sufficient number of its individual resources to fully represent the variety of resources found within the district, relative to the evaluation criteria.
- 5) Transmit copies of the preliminary report for review and recommendations to the city planning board, the state historic preservation office of the Michigan Historical Center, the Michigan Historical Commission, and the state historic preservation review board.
- 6) Make copies of the preliminary report available to the public pursuant to Section 399.203(4) of Public Act 169 of 1970, as amended.
- 7) Not less than 60 calendar days after the transmittal of the preliminary report, the historic district study committee shall hold a public hearing in compliance with Public Act 267 of 1976, as amended. Public notice of the time, date and place of the hearing shall be given

in the manner required by Public Act 267. Written notice shall be mailed by first class mail not less than 14 calendar days prior to the hearing to the owners of properties within the proposed historic district, as listed on the most current tax rolls. The report shall be made available to the public in compliance with Public Act 442 of 1976, as amended.

- 8) After the date of the public hearing, the committee and the city commission have not more than one year, unless otherwise authorized by the city commission, to take the following actions: a. The committee shall prepare and submit a final report with its recommendations and the recommendations, if any, of the city planning board and the historic district commission, to the city commission as to the establishment of a historic district(s). If the recommendation is to establish a historic district(s), the final report shall include a draft of the proposed ordinance(s). 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.

On September 12, 2022, the City Commission passed a resolution directing the HDSC to create a preliminary HDSC report in accordance with Section 127-5 of the City Code of Ordinances.

### **Next Steps**

At this time, the HDSC will need to review the documentation submitted for 1238 Buckingham and begin steps 1-3 as outlined above, following the guidelines noted within. Guidance on photographing a historic resource, as well as the National Register criteria for evaluation is attached for your review. After scheduling and completing steps 1-3, the HDSC will reconvene and begin step 4.

# 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.



Nicholas Dupuis &lt;ndupuis@bhamgov.org&gt;

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**FW: Request for Historical Designation of 1283 Buckingham Avenue**

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**Keith Deyer** <kwdeyer@comcast.net>  
To: Nicholas Dupuis <ndupuis@bhamgov.org>

Sat, Jul 30, 2022 at 5:49 PM

Dear Birmingham City Commissioners,

We wish to solicit your support for historical designation of our home at 1283 Buckingham Avenue. We are aware of the restrictions that this would place on our home, as I have served on the Historic District and Design Review Commission (HDDRC), Historic District Commission (HDC), Historic District Study Committee (HDSC) and the Design Review Board (DRB).

The home was constructed in 1925 and was designed by local architect Wallace Frost. Mr. Frost was a peer of Albert Kahn and worked with him for several years. The home is located in Birmingham Estates Subdivision on lot #187. The original property was part of the Seymour Adams Shadyside Farm established in 1823. The Birmingham Estates Company platted the current subdivision in 1916. A significant building boom occurred in the 1920's when our home was built. The first occupant was a Mr. Walker. In 1926 the house was occupied by Dr Frederick E. and Elsie C. Good. It was featured in the April 1926 issue of the Afterglow Magazine. In 1928 the Goods purchased the adjacent lot #188 and established it as their "garden". Subsequently the lot was sold and a new house built on the lot. The Deyers purchased the home in 1976 and have occupied it since then.

Documentation is available concerning the development of the Birmingham Estates Subdivision and Birmingham houses (including ours) designed by Wallace Frost.

Thank you in advance for your assistance.

Regards, Keith and Carole Deyer

1283 Buckingham Avenue

Birmingham, Michigan

48009









Good Buckingham Road



*Residence of F. Farrington Holt,  
Linden Road, Birmingham  
Wallace Frost, Architect*

*BUILT BY*  
**Packard-Charlton  
Building Co.**

**Levinson Bldg.**

**Birmingham, Mich.**



Gable-end, garage and service yard, Wallace Frost house on Tooting Lane, Birmingham. Wallace Frost, Architect.



## The House of Wallace Frost, Architect

Which Demonstrates that Cement Blocks May Have Charm

By MARION HOLDEN

Photographs by THOMAS ELLISON

THE VERY word concrete seems to have unpleasant connotations in the minds of most people. They shudder at the thought of a concrete house, instantly picturing either the usual "poured" concrete cottage, with staring walls and ugly lines, or the still uglier two story house of concrete blocks that are trying to look like hewn stone. And the concrete companies seem to have the same idea of what concrete can be built into, if one must judge by the books and catalogues in which they unblushingly publish these two horrific types, sometimes relieved by "touches of Italian influence"!

Calling attention to the photographs on these two pages and the next should be evidence enough that I mean none of these when I speak of a concrete block house. The idea of using concrete block without the usual stucco finish is not new in houses of good design, but it is new enough in Detroit to be worth more than a passing glance.

Mr. Wallace Frost of Birmingham, since he designed this house for himself several years ago, has, as far as I know, been the architect who is chiefly responsible for its wider use in that community.

The virtues attributed to concrete block are numer-

ous. Of course a house with walls of hollow block, if properly insulated, would be cooler in summer and warmer in winter. The fire resisting qualities of concrete block are, however, the chief practical consideration, along with the fact that good carpenters are hard to get for inexpensive houses and that, as Mr. Frost says, concrete block construction is "pie for the country mason."

The more recently developed cinder block has, they say, even more things to recommend it than concrete, being lighter and easier to handle, more fire resistant as well as amenable to nails. Its surface is rougher, and I believe it costs less in the long run—though I am ill qualified to go into these technical things. Interesting contrasts in texture may be had by combining the two—using concrete blocks for trim around doors and windows for instance. And speaking of texture, either concrete block or cinder block have, when painted, a delightful rough surface and one that is eminently suited to the cottage type of design where it would not do in a more formal, sophisticated house.

In building his own house Mr. Frost simply used an excellent design with long low lines and a steep roof

The old Peabody farm which adjoins the north course of the Oakland Hills Golf club and has supplied the Bloomfield Hills folk with fruit for many years has been purchased by Lockrow Inc., of Detroit, and will be transformed into a beautiful residential community to be known as Lochland Hills.

The orchards are bearing heavily this year and James Schermerhorn, journalist, author and lecturer, who is vice-president of the company, has issued a general invitation to the residents of Bloomfield Hills to call at the log cabin, which is utilized as the office of the company on the property, and feast on the apples, which are up to their usual standard of excellence this season.

The new subdivision is planned for Detroiters who desire to escape the confusion and discomforts of the older sections of the city, but who do not wish to assume the responsibility and heavy cost of the large estates that grace this favored region.

\* \* \*

Mr. Albert W. Wasey of Walsh, James and Wasey, is moving into a new home on Dorchester Road, Birmingham Estates.

\* \* \*

Mr. and Mrs. Bruce R. Dodge are building a new home on Linden Road in Birmingham Park, a Walsh, James and Wasey development south of Quarton Lake.

\* \* \*

Dr. A. W. Newitt and his family are also moving to Yorkshire Road where they have purchased the Stout house.

\* \* \*

Baldwin avenue, that delightful little thoroughfare which leaves West Maple avenue just before it crosses the Rouge, has suddenly become populous this fall. Tyler Marshall and his bride have rented a house there; Dr. John Gordon, associated with Dr. George Raynale, is building there; Mr. and Mrs. Carl L. Bradt have a new house there, designed by Wallace Frost, and Mr. and Mrs. R. A. Bailey Jr., and Mr. and Mrs. D. J. Buehl are also building on Baldwin.

\* \* \*

The Redford Golf club, of which Judge Charles C. Sim



*Residence of Mr. Bert Morley, Lone Pine Road.  
W. J. Frost, Architect*



BUILT BY

**PACKARD-CHARLTON  
BUILDING CO.**

**Levinson Bldg.**

**Birmingham, Mich.**

that gives a rather large house a cottagey look. Of course the setting—on the edge of a ravine at the foot of Tooting Lane in Birmingham, could hardly be improved upon, and the planting, which he has wisely allowed to grow quite lush, helps to integrate the house with its surroundings. In this case the white paint on the blocks and the bricks of the chimney is nicely contrasted with the stained timbers over windows and doors and the stained shingle roof. Several concrete block houses designed by Mr. Frost more recently are painted a warm buff.

The Frost house, which I have chosen as the best example I know of in a concrete block house, speaks for itself in the admirable simplicity of its planning, planting and furnishing. The flagged terrace in a southwest corner back for the living room is one of the delightful features, looking off into the ravine where flowers have straggled from the informal gardens. All of the materials used are native to Michigan, and came indeed, out of that locality. The timbers used over windows and doors outside, and for ceiling braces inside, are from an old mill that once ground flour near Birmingham. Moreover, concrete blocks are, according to Mr. Frost, preeminently the *pietra serena* of this locale so that houses of this type are as native to southern Michigan as houses of field stone are to Pennsylvania.

The furnishing of the living room is the simplest—rag rugs, old pewter, books, fabrics, old furniture—all of those things in fact that make a room charming and comfortable in any kind of house, but that are particularly nice in this spacious room which, with French windows looking east, south and west must always be full of light and air.



*The narrow entrance hall is paved in brick from which one steps down into the living room.*



*The spacious living room has French windows opening east, south and west.*

# The House of Frederick E. Good

Buckingham Road  
Birmingham

Wallace Frost, Architect



Photographs by T. Ellison

*Above: Although the rooms are rather small they are given the effect of spaciousness by the wide openings between. The living-room and dining-room occupy the back of the house overlooking the garden.*

*Left: This delightful little entrance hall sets the character of the house with its white board doors, iron hinges and fixtures and scrubbed brick floor. The front door opens in sections.*



*Below: The white clapboard house is Dutch colonial in type. Note the deeply recessed front door with its outer storm door and brick steps. Behind the open porch is a charming small sunken garden.*



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#### **Sec. 127-4. Historic district study committee and the study committee report.**

- (a) The city commission shall appoint a standing committee to serve as the historic district study committee. The committee shall consist of seven members in addition to a city appointed liaison. A majority of the members shall have a clearly demonstrated interest in or knowledge of historic preservation, although city residency is not required if an expert on the potential historic district topic is not available among city residents. Members shall be appointed for a term of three years, except the initial appointments of three members for a term of two years and two members for a term of one year. Subsequent appointments shall be for three-year terms. Members shall be eligible for reappointment. In the event of a vacancy on the committee, interim appointments shall be made by the city commission within 60 calendar days to complete the unexpired term of such position. The committee shall include representation of at least one member appointed from one or more duly organized local historic preservation organizations.
- (b) The business that the committee may perform shall be conducted at a public meeting held in compliance with the Open Meetings Act, Public Act 267 of 1976, as amended. Public notice of the date, time, and place of the meeting shall be given in the manner required by Public Act 267. A meeting agenda shall be part of the notice and shall include a listing of each potential district to be reviewed or considered by the committee.
- (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.

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- (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.

(Ord. No. 1880, 7-24-06; Ord. No. 2154, 6-29-15)

#### **Sec. 127-5. Establishing additional, modifying, or eliminating historic districts.**

- (a) The city commission may at any time establish by ordinance additional historic districts, including proposed districts previously considered and rejected, may modify boundaries of an existing historic district, or may eliminate an existing historic district. Before establishing, modifying, or eliminating a historic district, the standing historic district study committee, as established in section 127-4, shall follow the procedures as stated in section 127-4. The committee shall consider any previously written committee reports pertinent to the proposed action.
- (b) In considering elimination of a historic district, a committee shall follow the procedures set forth in section 127-4, as amended for the issuance of a preliminary report, holding a public hearing, and issuing a final report but with the intent of showing one or more of the following:
  - (1) The historic district has lost those physical characteristics that enabled the establishment of the district.
  - (2) The historic district was not significant in the way previously defined.
  - (3) The historic district was established pursuant to defective procedures.

(Ord. No. 1880, 7-24-06)



## MEMORANDUM

Planning Division

**DATE:** March 3, 2017  
**TO:** City Commission  
**FROM:** Historic District Study Committee  
**SUBJECT:** 927 Purdy – Historic Designation request

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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 in approximately 1880. The original plat for the property was established in 1842 as Lot 3 of Hunters plat was where the house was built (see 1842 map attached) James Hunt owned lot 3 in 1874 (The house was later built on that lot, but was not there in 1874) The south west side of lot 3 was purchased by Almeron Whitehead, founder of the Birmingham Eccentric. The house appears to have been there in 1881 (see bird's eye view attached). Almeron Whitehead paid taxes for the property, as indicated by records dated 1885, 1887, 1890, 1897, 1902, 1904. A copy of a newspaper article mentioning that Almeron Whitehead owned a house on the east side of Pierce Street that was rented in the 1890s was discovered (attached). According to the Federal Census of 1910, the property was later re-platted and the legal description of the house changed to 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 1904 and 1910. 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 commercial building that would contain three establishments. Upon completion of the move, the house was repaired, improved, and occupied by Mr. and Mrs. Russell McBride.

## **Evaluation Criteria**

**Description** - The primary building at 927 Purdy St. is a late 19<sup>th</sup> 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 joining 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.

### Significance

Aside from its architectural style as reminder of the past, the structure bears historical distinction as it was once owned by Almeron Whitehead. Mr. Whitehead is known to have been extremely active in the Birmingham Community (including 13 years as village president), but was most well known as one of the co-founders of the Eccentric Newspaper, which is still in print today. The house was later sold to a man name Irving Baily who occupied the home from approximately 1904 to 1944 whilst also owning and operating an oil station next door.

In 1945 the house was purchased by the McBride family and subsequently moved to its present location on Purdy St. in order to construct a new commercial building on the original site. Once moved, the home was remodeled and occupied by 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.

February 18<sup>th</sup>, 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 18<sup>th</sup>, 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

vol. 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

<b>CVT:</b>	City of Birmingham	<b>PIN:</b>	(08) 19-36-201-020
<b>Status:</b>	Active	<b>Parcel Type:</b>	Land
<b>Add Date:</b>	12/14/1976	<b>Delete Date:</b>	
		<b>Last Activity:</b>	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

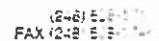
Parent(s)	Delete Date	Child(ren)	Add Date
FROM 19-36-201-003/004	12/14/1976		

### Address Information

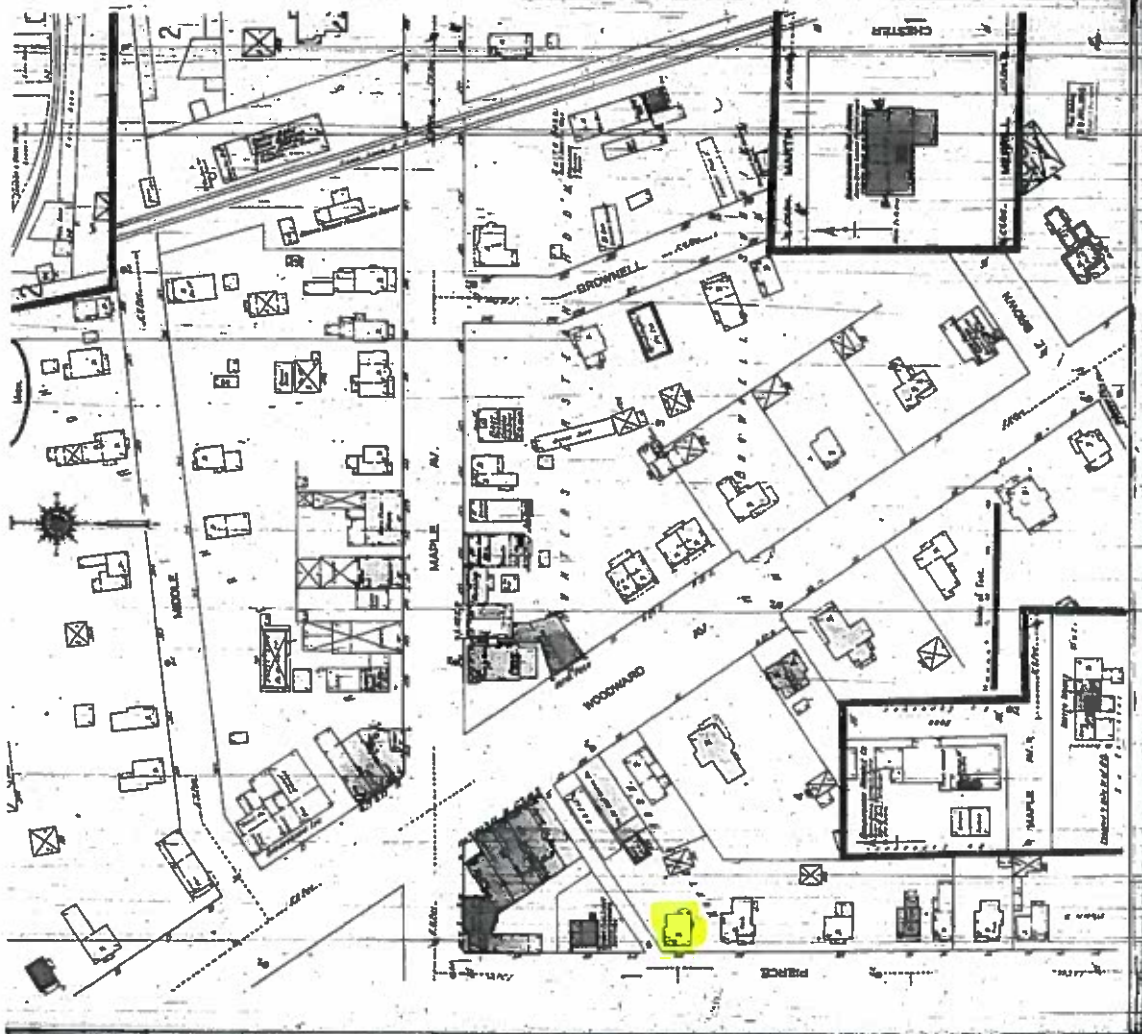
Primary Mailing Address	Site Address Indicator	Addressee(s)	Address
<input checked="" type="checkbox"/>		★Cedarcliff LLC	18855 Warwick St Beverly Hills MI 48025-4068
	🏠	★Cedarcliff LLC Crimson Rose Antiques	165 Pierce St Birmingham MI 48009
	🏠	★Cedarcliff LLC	217 Pierce St Built 1968 Birmingham MI 48009-6046

### 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



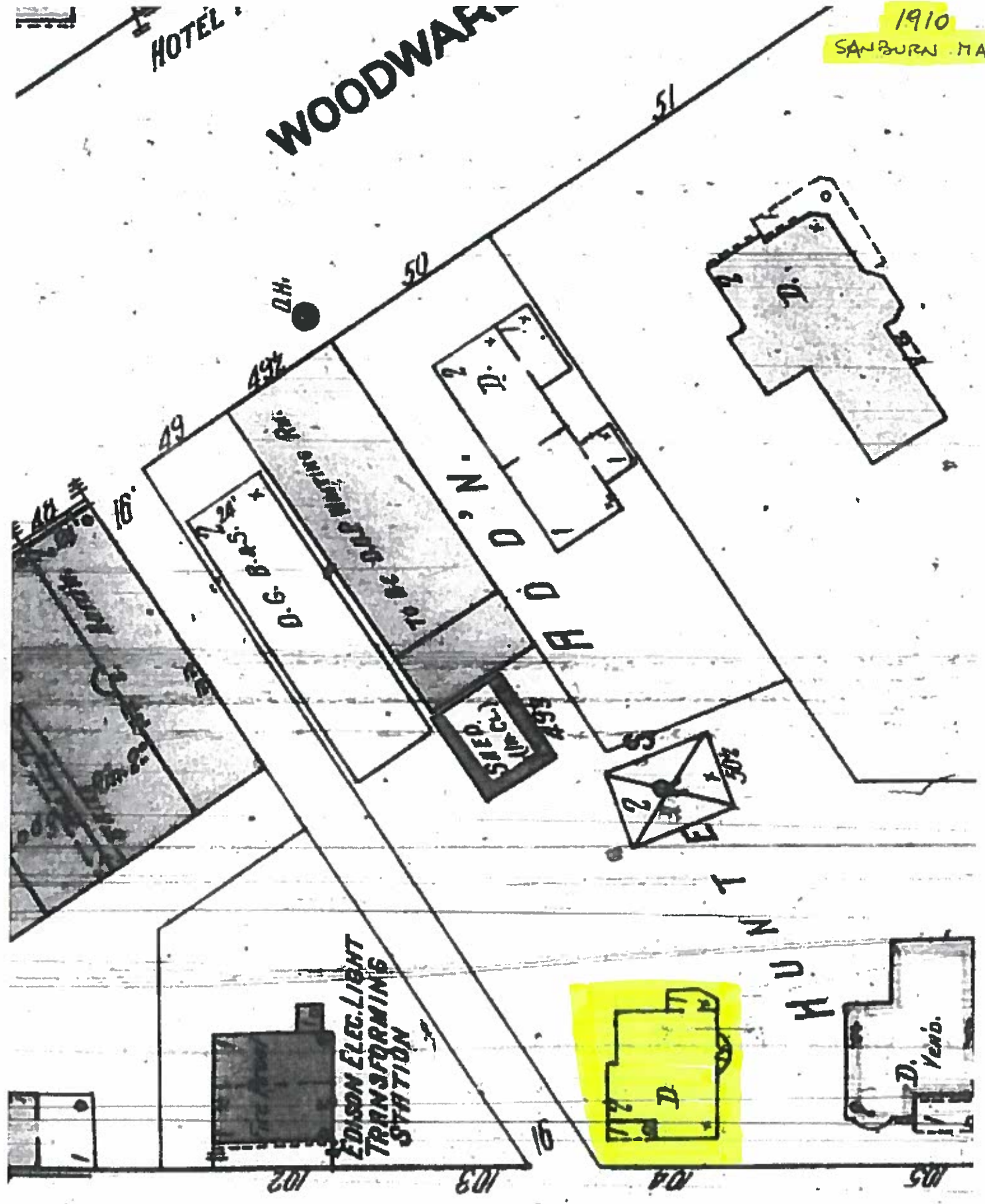
sanborn map 1910



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

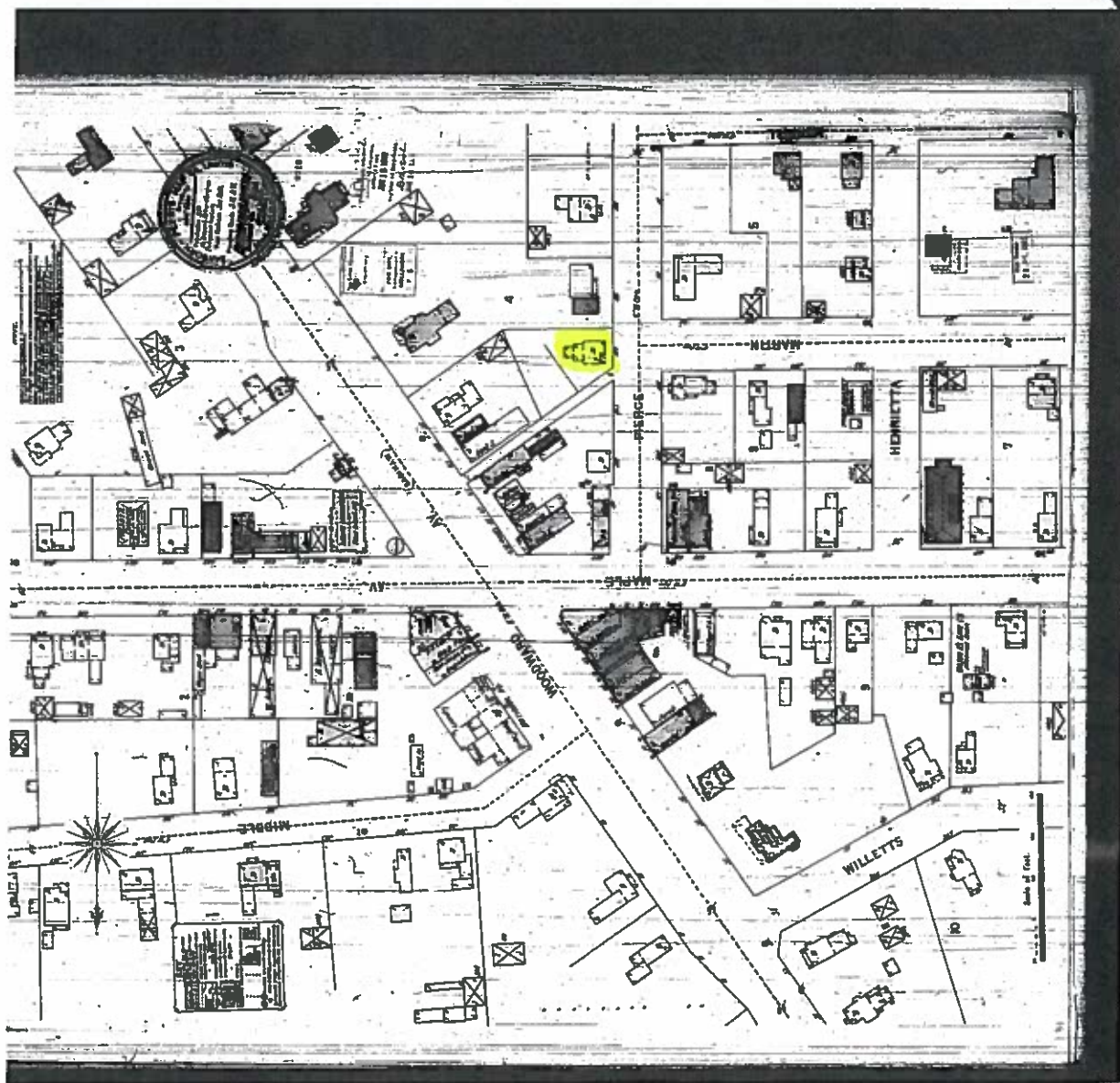
Baldwin, Florence C., housewife, 416 Harmon.

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



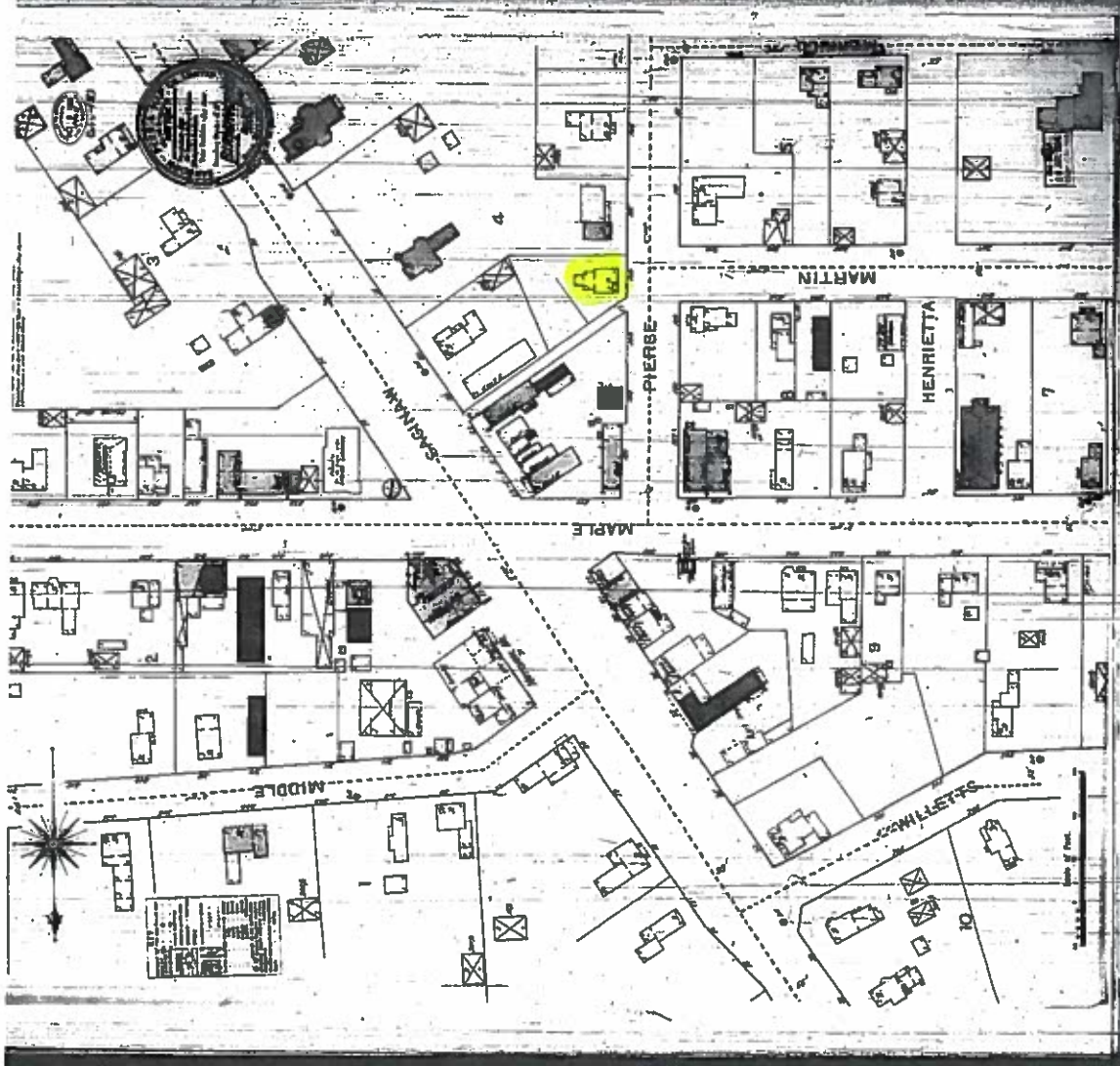
South on Pierce St 97.114  
SHAW'S Drug Store R.H.

SANBORN MAP 1900

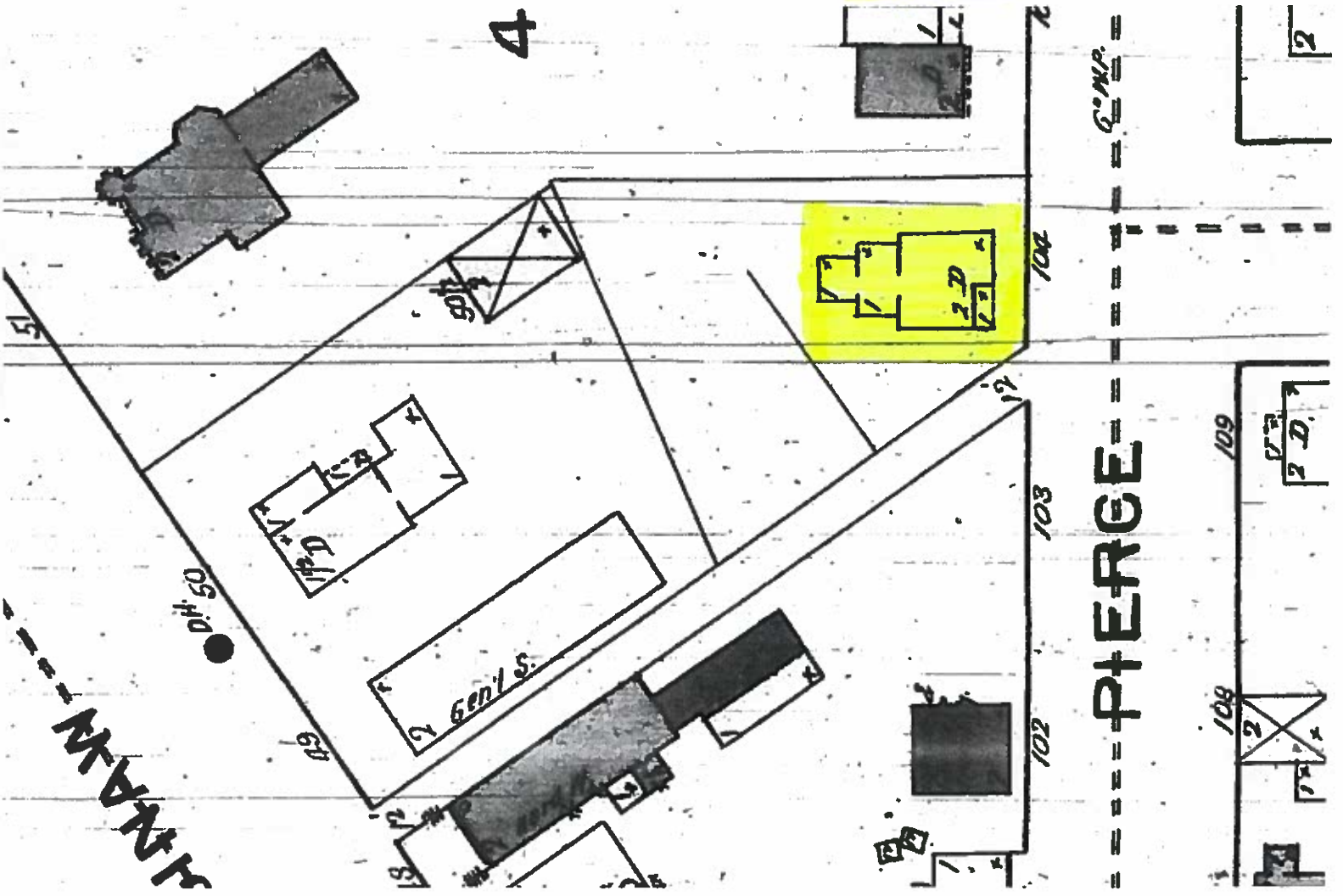


SANBORN MAP

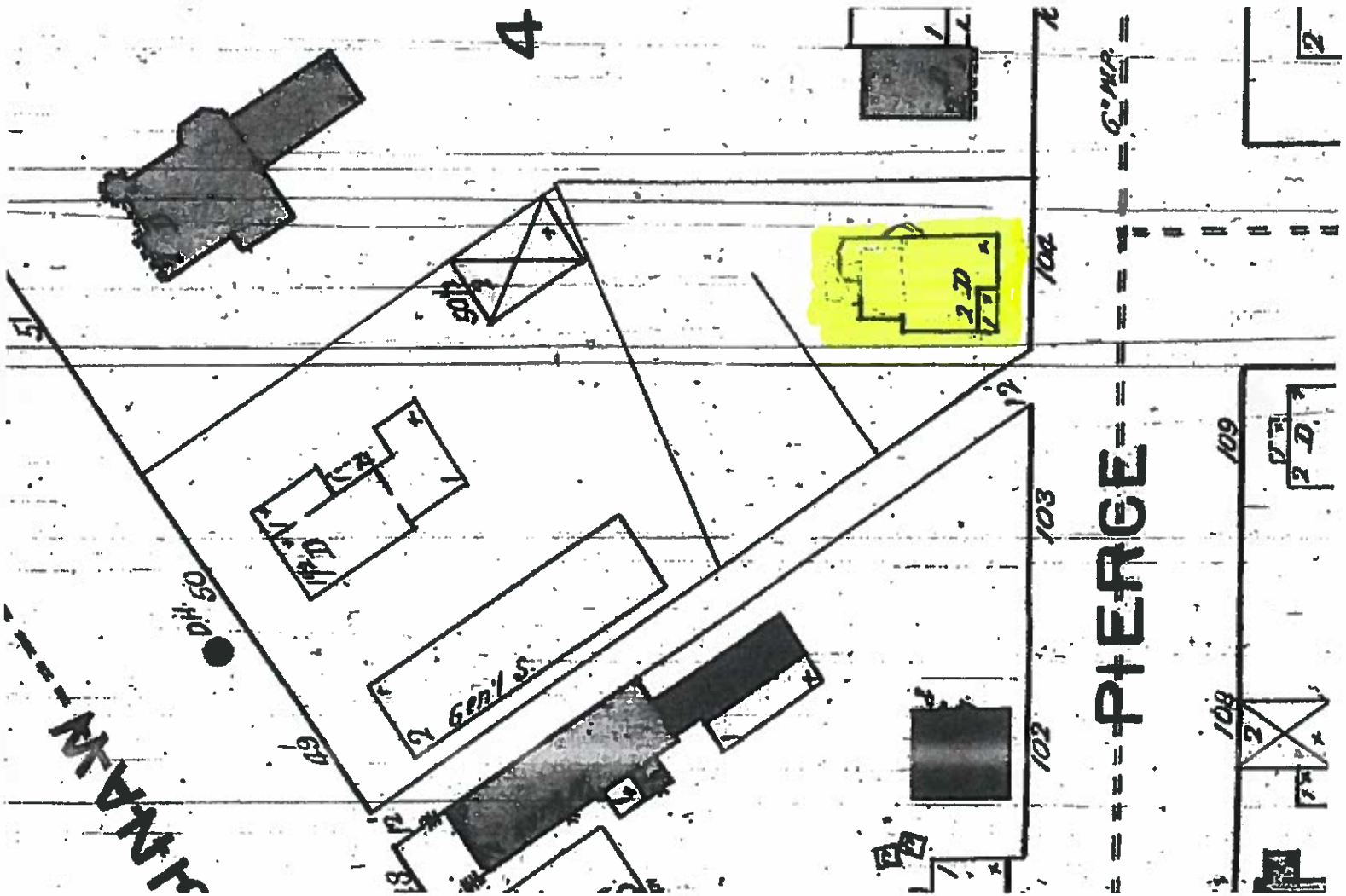
1893



SANBORN MAP 1893



1893



Remodelling done by Irving Bailey c1904

1872  
MAP

**Soldiers' Monument**

*Smith*

**Author's Note**

21

*1947*

15

15



2  
—  
1



REF ID: A66087



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

Historic District Study Committee  
Draft Report

560 Southfield  
Birmingham, Michigan

City of Birmingham

Historic District Study Committee Preliminary Report

560 Southfield

Jenny Roush, Chairwoman

Darling M. Gehringer

John Jickling

Jane McKee

Gordon Rinschler

Nancy Thompson

Rosamond Weber

*Special Thanks to Past Members:*

Patricia Andrews

John Bluth

Betsy Coates

Robert Saarnio

Elizabeth Stone

Mark Thomas

*City Staff Liaison*

William K. McElhone, Birmingham Historical Museum, Director

Shelia Bashiri, City of Birmingham, Planner

**Historic District Study Committee  
Final Report - 560 Southfield**

Table of Contents

Charge of the Historic District Study Committee

Study Committee Members

Inventory

Description

Count of Historic and Non-Historic Resources

Boundary Description

Boundary Justification

History

Significance

The national Register Criteria

Bibliography

Attachments

Photos, articles and maps

### Charge of the Historic District Study Committee

The Birmingham City Commission on March 26, 2001 established the Historic District Study Committee for the purpose of conducting historical research regarding the proposed designation of historic landmarks or districts in the City of Birmingham. The Committee was charged with reviewing the list of 17 properties.

### Study Committee Members

**Darling Gehringer** lived in southeastern Michigan all her life. Has a MBA from Wayne State University. She and husband, Dan Wilson, have been residents of Birmingham for 21 years and are in the never-ending process of restoring their older home. She is also an avid scuba diver/underwater videographer.

**John Jickling**, a graduate of the University of Michigan's College of Architecture and Design, has been a registered architect in Michigan since 1951. A Fellow of the American Institute of Architects and past president of the Michigan Society of Architects, Mr. Jickling has many projects to his credit including buildings at the University of Michigan, Wayne State University and Eastern Michigan University. He is a member of the Birmingham Historic District and Design Review Commission.

**Jane McKee**, was born in Birmingham and graduate from Baldwin High School. She earned a Master at Stanford University in Education and was a teacher before her retirement. McKee is member of the Birmingham Historical Society, an avid gardener and volunteer.

### **Gordon Rinschler**

**Jenny Roush** has a Bachelor of Fine Arts in interior design and historic preservation from the Savannah College of Art and Design. She is a museum assistant at the Birmingham Historical Museum and is the editor of the Birmingham Historical Society's newsletter, *The Heritage*, as well as a member.

**Nancy Thompson** is an urban geographer, specializing in housing and Treasurer of the Michigan Historic Preservation Network. She works for Oakland County's Planning and Economic Development Services as a community economic development specialist involved in destination and heritage development activities.

**Rosamond Weber** graduated from the University of Missouri and is a journalist and genealogist. She has been a resident of Birmingham since 1953.

William McElhone, Director of the Birmingham Historical Museum, and James Sabo, City of Birmingham Senior Planner, assisted the study committee in its work. Mr. McElhone has a master degree in American History from Wayne State University, and more than twenty years experience working in historical museums and archives. Ms. Bashiri has a Master of Urban Planning degree with an emphasis in Historic Preservation from Wayne State University, and a Bachelor of Fine Arts degree in Historic Preservation

from Savannah College of Art and Design. She has five years of experience as an architectural historian and a preservation planner.

### Inventory

This property was included in two lists of potential historic landmarks that were compiled by the Historic District and Design Review Commission, dated April 25, 1996 and January 4, 1999. The only available photographs of the exterior are those taken from the public sidewalk and aerial mapping photographs taken by Oakland County. These images are included in this report.

### Description

The primary building at 560 Southfield is a two-story gable front and wing Queen Anne style wood frame residence from the 1890s. It has an asphalt cap shingle roof that was originally wood shingle and a fieldstone chimney. The clapboard siding and fish scale siding in the gables are painted white with green shutters at the windows. The oldest part of the home has an L-shaped plan, with several additions put on at different dates.

### Count of Historic and Non-Historic Resources

There is one historic resource: the house, and a non-historic garage on the property.

### Boundary Description

T2N, R10E, section 36 Stanley and Clizbe subdivision, lots 23 & 24.

### Boundary Justification

The boundary describes the property at 560 Southfield as a single resource historic district. The house at 560 Southfield is in the Stanley and Clizbe Subdivision, which is named for two prominent Birmingham Residents. In 1872 the land the house sits on was owned by T. Trollop and by 1896 was sub-divided. The subdivision is bound by Southfield Road on the east, Maple to the north, the Rouge River to the west and Lincoln on the south.

### History

Luther Stanley and Warren D. Clizbe sold the property to John Bell in 1892. Stanley was a respected and prominent member of the Birmingham area and was very active in local politics. He made his wealth from farming and gave liberally to support the good of the community and those less fortunate. He served as Village president in 1882, 1887 and 1888. He was also the Village Supervisor for many years and Bloomfield Township supervisor from 1859-1862, 1876, 1877. He acted as Revenue Assessor for the Sixth Congressional District of Michigan during the Civil War and was appointed by Abraham Lincoln. Warren D. Clizbe also served as Village President from 1917-1921. He was the principal of Union School and Superintendent of schools in Birmingham. His daughter, Marion Clizbe, married Harry Allen, Birmingham's first mayor and was mother to James Allen, also a mayor of Birmingham. John Bell built the house from 1891-1893 and in turn sold it to Joseph Bell in 1898. Over the next hundred years the house has had only five owners and several additions. Today the house is in the Southfield Road Residents Association neighborhood and is informally called the John Bell House.

### Significance

The study committee has evaluated the significance of 560 Southfield, according to the criteria for listing in the National Register of Historic Places. The committee finds that the house is significant under national Register criterion c, because it embodies the distinctive characteristics of the Queen Anne styles of architecture.

### The National Register Criteria

*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 and association, and:*

*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.*

The Queen Anne style was used for houses, churches and other public buildings. Most buildings in the style are irregular in form, with hip, gable or clipped gable roofs, and projecting bay windows, towers, and dormer windows.<sup>1</sup> This example of the Queen Anne style is a two-story dominant front facing gable and wing house. It has patterned fish scale shingles on the gable. A bay window and a one story room on the south side, all to avoid a smooth walled appearance. The roof line has several gables projecting from it. This was the dominant style of domestic building from about 1880 until 1900<sup>2</sup> which fits the time period this house was built.

### Bibliography

*Book of Birmingham*, 1976 page 52

Portrait and Biographical Album, 1891, pages 340-341

Archival Records maintained by the Birmingham Historical Museum

### Attachments

Detail architectural description by Robert Saarnio, Photos, articles and maps

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<sup>1</sup> *Windows to our Historic Architecture*, Vermont Division for Historic Preservation, Addison, Vermont 1996. (Internet [www.uvm.edu/~vhnet/histarch/haas06.html](http://www.uvm.edu/~vhnet/histarch/haas06.html))

<sup>2</sup> *A Field Guide to American Houses*, McAlester, Virginia & Lee, Alfred A. Knopf, Inc. 1984, p 266.

Description Narrated by Robert Saarnio in August 9, 2002

*The following is transcription of Robert Saarnio's oral description he provided during an August 9, 2002 visit to 560 Southfield. Jenny Roush, William McElhone and one of the homeowners were present during this site visit.*

This is a two-and-a-half story, attic gabled wood frame residence circa 1890, confirmed anecdotally by the owner's verbal information, from prior owners, and through deed document research where the record starts in the 1890s. The house immediately north of the property is presumed built circa 1840, the oldest property in the neighborhood and a very old property generally for Birmingham.

The property depth runs 120 feet west from Southfield Road. The house has a history of sympathetic additions.

The front/east elevation faces Southfield Road and the massing at this elevation consists of cross gables in an "L" shape configuration with the northern side projecting forward about twelve feet and gabled. Corner boards are found at every corner. The southern half of the elevation consists of a porch with multiple square posts with moldings and a one-story porch with a balustrade which the owner believes is not original. Above the balustrade is a flat roof and a window at the second story centering on it. The door has four lights in its upper precinct and a five light pair of sidelights flanking the main door which is reached by a four-step porch with its own posts and finials at the bottom step. The shutters (currently green) on all windows are not original. The present owner however has retained an original shutter thus keeping a documentary record. Distinguishing characteristics on this elevation include, in the gable of the projecting or northern volume of the massing, fish scale siding in the pediment, and window hoods with full profiled cornice moldings above all the windows.

The north elevation is distinguished primarily by a very large fieldstone with mortar chimney projecting from this north wall at a depth of about three feet and raising the full height of the house. Its stack with beautiful ceramic chimney pots reaches the ridge line of the house in height. Like all other elevations, the first floor windows have cornice moldings on their hoods but at the second floor window hoods are not present. The top of these windows reach the frieze board of the under eave area. The large windows on the first floor of the north and east elevations have a configuration of eight lights over one, presumably added later but certainly appropriate to the period of the house.

On the west side of the north elevation, there are two porches of different construction era with different detailing and framing. There is also a gable with fish scale siding in the pediment and a triangulated vent like that at the front of the house. At the farthest west twenty feet of the house there is a presumed later addition of unknown date, though the detailing has been matched. At the western end of the house, there is a sequence of additions that is somewhat hard to determine in date. A fieldstone foundation runs along the entire north and the east elevations.

The west elevation of the house includes new construction (that post-dates 1993 when the current owner acquired the house) and also gives evidence of the original depth of the house on the property. At the second story the builder/architect matched the fish scale siding motif and the triangulated vent in the pediment of the gable from other parts of the house.

On the south elevation of the house, multiple eras of additions are evident. In the past decade, the current owner has added a porch and a gable on the western half. The gable has a tripartite window that is somewhat Palladian in inspiration with a taller central sash flanked by lower sash. The prominent feature on this south elevation is a porch which extends fairly deeply to the south of the main block of the house. It has a mix of old glass, likely restoration glass and newer glass. The soffit overhang of this porch roof has beaded board tongue-in-groove woodwork which may indicate that it has early origins in the life of the house though presumably not original. Proceeding along this south porch to its easternmost point toward the front of the house there is evidence of a projecting window bay. There is another gable above the second floor with fish-scale siding and a triangulated vent at the peak. There is a roof balustrade above the projecting window bay. The bay has an interesting siding detail, a scalloped-shingle siding motif that differs from the fish scale above. This may be a surviving early siding trim element where presumably the bay window later received this deeply projecting porch.

commencement of field work. See Appendix D for a sample field form that can be customized and reproduced.

At this time, the use of survey applications for smart phones is not available for use with the MiSHPO program, but SHPO hopes to develop one in the coming years so surveyors will be able to utilize the technology in the field.

## PHOTOGRAPHIC DOCUMENTATION

Every property included in the survey, including each building and other surveyed feature in a complex property or district, requires a minimum of one high quality photograph to show as much of the property as possible. Each surveyor is required to use a digital Single Lens Reflex (SLR) camera with a minimum capture size of eight mega-pixels. Images must be shot at the highest photo resolution possible.

Images must be delivered as an unaltered JPEG image on disk or thumb drive. Each image must be a minimum of 2000 pixels and 3000 pixels. Please consult with SHPO staff regarding file naming conventions for survey photos.

Survey photography is documentary. Good photographs can be taken if the photographer keeps several things in mind beyond the normal photographic considerations. These include composition, clarity, lighting quality and direction, and perspective distortion. Prior to beginning photography, a plan should be made based on the direction the building faces relative to sunlight, timing of possible obstructions (holiday decorations, leaves, vehicles, etc.), daylight, and weather.



### CLARITY

The major cause of unclear photographs is camera movement. The best way to avoid this is to place the camera on a firm support or tripod when the photograph is being taken. If a tripod is unavailable, using a faster shutter speed and gently squeezing the shutter button can enhance image clarity.

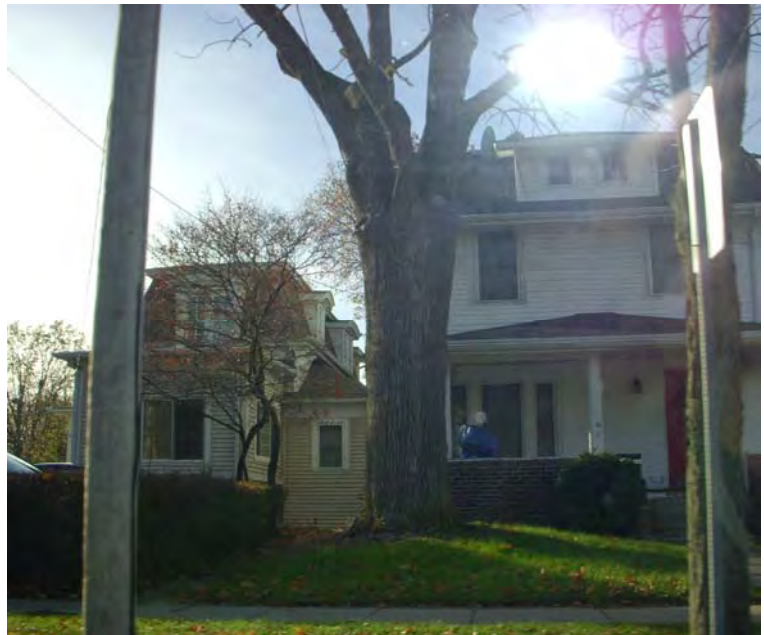
### COMPOSITION

Generally, a  $\frac{3}{4}$ -view of a building is preferred, to show as much building detail as possible in a single view. Since a record is produced for each property, do not include the adjacent buildings in the inventory photographs. If necessary, more than one photograph should be taken to document large or complicated buildings.



### LIGHTING QUALITY AND DIRECTION

A building is modeled and described by the sunlight, and the relationship of the sun to the property varies from case to case. A photo of a rusticated building, for example might be enhanced by sun using direct light to bring out the texture. A building with a broad overhang is sometimes best photographed in hazy sun because deep shadows can obliterate details. It is difficult, therefore, to generalize, except to say that the photographer should study the subject and make a determination based on a building's inherent characteristics.



Be careful about backlighting, or placing the sun directly behind the camera, because such flat lighting can obscure the shadow lines that give a building character and depth.



## PERSPECTIVE DISTORTION

An otherwise well-thought-out photograph can be ruined by perspective distortion. The only way to get rid of this distortion completely is to have the film plane of the camera exactly vertical when taking the photograph. Tipping the camera up to capture the top of the building is the most common perspective distortion, this makes the building appear to be falling over backwards. The best way to limit the impact of this distortion is by using a perspective-control (PC) lens. Those without access to such equipment, however, should follow a few simple tips. The easiest solution is to back up far enough from the subject to include the entire building without tilting the camera upward. This can be accomplished by either moving away from the subject or by changing the camera to a wide-angle setting. Surveyors should use caution when using a wide-angle lens as this can exaggerate any tilting of the camera.

A telephoto lens that tends to flatten buildings can be used to reduce the impact of the perspective distortion. Users of a telephoto lens should be aware that the lens can also exaggerate camera motion, so a tripod is recommended.

Surveyors can also stand on a rise, truck, ladder or other equipment to elevate themselves and reduce the perspective distortion.

More information on photography is available in National Register Bulletin 23 *How to Improve the Quality of Photos for National Register Nominations*.

Other photography tips include the following:

- Avoid signs, cars, people, trees, and poles in the foreground as much as possible
- Lens filters and shields should be used to minimize glare
- Use imagination in finding the position that will allow the best view of the property





## MEMORANDUM

Planning Division

**DATE:** November 22, 2022

**TO:** Historic District Study Committee Members

**FROM:** Nicholas Dupuis, Planning Director

**SUBJECT:** Heritage Home Program

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### Introduction

The Heritage Home Program in the City of Birmingham was introduced in 2012 for the purpose of recognizing homes constructed 100 years ago or more with a commemorative plaque and certificate that certified a home as a Heritage Home. Since the inception of the program, the City has ordered and presented several plaques throughout the City. Plaques were generally made available upon request from the homeowner without a formal application process, therefore there is little information available to the City as to the program and its participants.

A complete list of the original heritage homes appears to have been made in 2012, but it is uncertain as to whether or not a list was maintained as time moved forward. Due to this, the City has little records of the status of the original Heritage Homes and any information on new homes that have come into the program. A GIS analysis was performed to help ascertain where the certified Heritage Homes are, or were, located, and to determine how many homes have the potential to become Heritage Homes in the near future. A summary of the findings are presented below:

Certified Heritage Homes	51
Eligible Heritage Homes	439
Eligible Heritage Homes in Next 5 yrs.	973
Eligible Heritage Homes in Next 10 yrs.	1,756
Total Eligible by 2030:	3,168

In these figures, a number of things can be assumed: (1) some certified Heritage Homes were demolished or significantly altered from 2012-present, and (2) many of the eligible homes for certification may have been destroyed.

On October 25, 2021, the City Commission moved to pass a resolution to permit the Historic District Study Committee to hold meetings through the remainder of 2021 and through 2022 for

the purposes of creating a plan to restart the Heritage Home program and providing a recommendation to the City Commission.

Over several meetings in 2022, the Historic District Study Committee discussed different ways to revamp the Heritage Home program. In general, the consensus was that the City should continue to offer as diverse an array of preservation tactics as possible, and that the Heritage Home program should be of no cost, but also have a limited annual cap on new certified Heritage Homes. The Historic District Study Committee discussed the following items:

- A formal application for the Heritage Home certification program
- If an application is developed, what kind of information should the City pursue?
- Plaques & Certificates
- Survey of existing certified Heritage Homes
- Survey of eligible homes in the near future
- Marketing and information pamphlets for the program

With the feedback gathered from the HDSC and research into similar programs, City Staff sought a quote for new plaques, developed an application, compiled the results of the survey of existing known Heritage Home inventory, and started an information database that can be easily be translated into marketing material and future Heritage Home studies.

As a part of the application, the HDSC also developed a Heritage Home Decertification Agreement that requires Certified Heritage Homes to be decertified, and offers an opportunity for the City to document a home before being decertified and/or demolished.

At this time, the Planning Division is prepared to move the project forward to the City Commission for final review and approval.

### **Sample Motion Language**

I move that the Historic District Study Committee recommend APPROVAL of the Heritage Home Program to the City Commission.

## Heritage Home Inventory - 4-26-22

Address	Status	Year Built	Dominant Architectural Style	Foundation	Exterior Walls	Roofing	Dominant Window Type
515 Oakland	Demolished	1915					
628 Woodland	Demolished	1901		Concrete Block	Wood	Asphalt Shingle	Double Hung
680 Vinewood	Demolished	1901		Concrete Block	Wood	Asphalt Shingle	Double Hung
707 Harmon	Fairly Original	1901		Cut Stone	Vinyl	Asphalt Shingle	Double Hung
283 E. Lincoln	Demolished	1901		Concrete Block	Wood	Asphalt Shingle	Double Hung
412 E. Frank	Demolished	1911					
612 George	Fairly Original	1910		Concrete Block	Vinyl	Asphalt Shingle	Double Hung
751 Ann	Original	1901		Concrete Block	Wood	Asphalt Shingle	Double Hung
820 Purdy	Fairly Original	1906		Concrete Block	Vinyl	Asphalt Shingle	Double Hung
119 S. Adams	Significantly Altered	1840		Fieldstone	Brick	Metal	Double Hung
211 N. Worth	Fairly Original	1901		Concrete Block	Wood	Asphalt Shingle	Double Hung
546 Ridgedale	Altered	1901			Brick	Asphalt Shingle	Double Hung
692 N. Adams	Original	1835		Brick	Wood	Asphalt Shingle	Double Hung
887 Oakland	Fairly Original	1912		Concrete Block	Wood	Asphalt Shingle	Double Hung
931 Forest	Fairly Original	1901		Concrete Block	Wood	Asphalt Shingle	Double Hung
1569 Pierce	Fairly Original	1912		Concrete Block	Brick	Asphalt Shingle	Double Hung
1031 E. 14 Mile	Significantly Altered	1901		Concrete Block	Wood	Asphalt Shingle	Double Hung
776 Southfield	Fairly Original	1901		Concrete Block	Wood	Asphalt Shingle	Double Hung
767 Hanna	Fairly Original	1901		Concrete Block	Wood	Asphalt Shingle	Double Hung
536 Stanley	Original	1901			Wood	Asphalt Shingle	Double Hung
588 Cherry Ct.	Demolished	1901		Concrete Block	Wood	Asphalt Shingle	Double Hung
560 Southfield	Original	1901		Concrete Block	Wood	Asphalt Shingle	Double Hung
711 Maple Lane	Significantly Altered	1901		Concrete Block	Vinyl	Asphalt Shingle	Casement
211 W. Frank	Demolished	1910			Wood	Asphalt Shingle	Double Hung
560 Pierce	Fairly Original	1895			Wood	Asphalt Shingle	Double Hung
684 Pierce	Demolished	1910		Concrete Block	Brick	Asphalt Shingle	Casement
1047 Henrietta	Significantly Altered	1910			Wood	Asphalt Shingle	Double Hung
1076 Pierce	Altered	1906		Concrete Block	Vinyl	Asphalt Shingle	Double Hung



# Heritage Home Application

## 1. APPLICANT

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Phone: \_\_\_\_\_

Email: \_\_\_\_\_

## 2. PROPERTY OWNER (*Same as Applicant* ☐ )

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Phone: \_\_\_\_\_

Email: \_\_\_\_\_

## 3. REQUIRED ATTACHMENTS

- One (1) digital file of application and all required attachments.
- Photographs of the house and site including all sides of the exterior and close-ups of prominent features.
- Available historic photographs of the house.
- Completed Heritage Home Checklist (below).
- Additional available information related to the history of the house.
- Heritage Home Decertification Agreement.

## 4. HERITAGE HOME QUALIFICATION

Address of House: \_\_\_\_\_

Year Built: \_\_\_\_\_ (*if not available, estimate year of construction*)

Signature of Applicant: \_\_\_\_\_ Date: \_\_\_\_\_

Signature of Owner (*Same as Applicant* ☐): \_\_\_\_\_ Date: \_\_\_\_\_

*Staff Use Only*

PZE Process #: \_\_\_\_\_

Date Received: \_\_\_\_\_

Received By: \_\_\_\_\_



# HERITAGE HOME CHECKLIST

Address: \_\_\_\_\_

## ARCHITECTURAL STYLE(S):

<input type="checkbox"/> Colonial	<input type="checkbox"/> Cape Cod	<input type="checkbox"/> Dutch Colonial	<input type="checkbox"/> Federal Colonial	<input type="checkbox"/> French Colonial
<input type="checkbox"/> Georgian	<input type="checkbox"/> Craftsman	<input type="checkbox"/> Gothic Revival	<input type="checkbox"/> Italianate	<input type="checkbox"/> Queen Anne
<input type="checkbox"/> Colonial Revival	<input type="checkbox"/> Tudor Revival	<input type="checkbox"/> Second Empire	<input type="checkbox"/> Victorian	<input type="checkbox"/> Romanesque
<input type="checkbox"/> Other(s): _____				

## DESCRIPTION OF HOUSE:

### Foundation

<input type="checkbox"/> Limestone	<input type="checkbox"/> Fieldstone	<input type="checkbox"/> Cut Stone	<input type="checkbox"/> Brick	<input type="checkbox"/> Concrete Block
<input type="checkbox"/> Concrete Slab	<input type="checkbox"/> Other: _____			

### Exterior Walls *(Select all that apply)*

<input type="checkbox"/> Wood	<input type="checkbox"/> Vinyl	<input type="checkbox"/> Aluminum	<input type="checkbox"/> Stucco	<input type="checkbox"/> Stone
<input type="checkbox"/> Brick	<input type="checkbox"/> Concrete Block	<input type="checkbox"/> Other: _____		

### Roofing

<input type="checkbox"/> Asphalt Shingle	<input type="checkbox"/> Wood Shingle	<input type="checkbox"/> Metal	<input type="checkbox"/> Slate	<input type="checkbox"/> Tile
<input type="checkbox"/> Rubber	<input type="checkbox"/> Other: _____			

### Window Type *(Select all that apply)*

<input type="checkbox"/> Casement	<input type="checkbox"/> Double-Hung	<input type="checkbox"/> Arched	<input type="checkbox"/> Round	<input type="checkbox"/> Square
<input type="checkbox"/> Picture	<input type="checkbox"/> Patterned	<input type="checkbox"/> Stained	<input type="checkbox"/> Other: _____	

## HISTORICAL SIGNIFICANCE:

Architect or Builder: \_\_\_\_\_ ☐ Unknown

Notable Features:

Significant Alterations? *If yes, please explain below* ☐ Yes ☐ No



## HERITAGE HOME DECERTIFICATION AGREEMENT

The Heritage Home Certification program of the City of Birmingham is a recognition based certification and does not provide any protections against alterations or demolition of these historic buildings. The Heritage Home Program was created to provide property owners with an alternative to formal, legal historic designation, to build pride in owning a historic home, and to retain Birmingham's diverse history.

For this reason, the City of Birmingham requires each certified Heritage Home to complete this Heritage Home Decertification Agreement. **By signing the agreement, you agree and attest to the following:**

1. I am the owner of the real estate owner located at \_\_\_\_\_;
2. If the certified Heritage Home were to be demolished and redeveloped, the certification will be rendered invalid and the Certified Heritage Home plaque must be removed and returned to the City;
3. I will permit the City of Birmingham to photograph and document the exterior of the building and site at the time of decertification and/or demolition;
4. I have contemplated alternatives to decertification and/or demolition, and in the event of demolition, I have considered salvaging and/or recycling of available building materials for reuse in reconstruction or elsewhere;
5. If the property were to be sold, I will make the new property owner aware of this agreement.

Name of Owner (Print): \_\_\_\_\_

Signature of Owner: \_\_\_\_\_

Date: \_\_\_\_\_



Hunt Sign Company

1724 Coolidge Hwy.  
Berkley, MI 48072  
(248) 546-1021  
info@huntsign.com

# Estimate

Date	Estimate #
1/19/2022	66502

Name / Address
CITY OF BIRMINGHAM PLANNING P.O. BOX 3001 BIRMINGHAM, MI 48012

			Project
Description	Qty	Cost	Total
Cast Bronze Plaque 7"w x 5"h 5/16" thick Custom Shape Classic Leather Surface Painted Satin Black  CERTIFIED HERITAGE HOME CITY OF BIRMINGHAM  ***Cost for one \$198ea, 15% Discount for qty of 20***	20	168.30	3,366.00
		<b>Subtotal</b>	\$3,366.00
		<b>Sales Tax (6.0%)</b>	\$0.00
		<b>Total</b>	\$3,366.00

## Historic District Study Committee Priority List 2022

Rank	Project
1	Reinitiate the Heritage Home program <ul style="list-style-type: none"><li>• Purchase recognition plaques and certificates</li><li>• Create an application</li><li>• Re-evaluate guidelines</li></ul>
2	Update Wallace Frost Report
3	Audit designated historical homes and buildings <ul style="list-style-type: none"><li>• Evaluate historic plaque conditions – repair/replace</li><li>• Update City information</li><li>• Create detailed electronic database</li></ul>
4	Publish Eco City survey <ul style="list-style-type: none"><li>• Update photograph database</li></ul>
5*	Obtain a plaque for the Community House <ul style="list-style-type: none"><li>• Create detailed information database</li></ul>