

**AGENDA**  
**BIRMINGHAM HISTORIC DISTRICT STUDY COMMITTEE**  
**THURSDAY JANUARY 13, 2022**  
**151 MARTIN STREET, MEETING ROOMS 202 & 203, BIRMINGHAM, MI \***  
**\*\*\*\*\*6:00 PM\*\*\*\*\***

- 1) Roll Call
- 2) Approval of the Minutes from August 24, 2021
- 3) Wallace Frost Inventory Update
- 4) Heritage Home Inventory Update
- 5) HDSC Priority List – 2022
- 6) 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 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 August 24, 2021**  
151 Martin, Birmingham, Michigan  
City Commission Room

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Minutes of the regular meeting of the Historic District Study Committee ("HDSC") held Tuesday, August 24, 2021. City Planner Nicholas Dupuis called the meeting to order at 5:30 p.m.

**1. Roll Call**

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

**Absent:** Board Member Joy Cantor

**Administration:** Nicholas Dupuis, City Planner

**Motion by Mr. Xenos**

**Seconded by Ms. McGough to maintain Paul Beshouri as the Chair of the HDSC.**

**Motion Carried 5-0.**

**VOICE VOTE**

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

**2. Approval Of The Minutes From February 3, 2020**

**Motion by Mr. German**

**Seconded by Mr. Xenos to approve the minutes of February 3, 2020 as submitted.**

**Motion Carried 4-0.**

**VOICE VOTE**

Yeas: German, Xenos, Beshouri, McGough  
Nays: None  
Abstain: Roush

**3. Wallace Frost Inventory Update**

CP Dupuis presented the item.

Mr. Xenos offered to photograph the homes one through 22.

Ms. McGough offered to photograph the three homes on Tooting Lane.

Ms. Roush stated that the Birmingham Museum has a lot of information on the Wallace Frost houses. She said she would speak with the Museum to see what information and photos are available. Ms. Roush also said she would photograph the houses on Wimbledon.

Mr. German said he would photograph the houses on Pilgrim.

It was suggested that Ms. Cantor be asked to photograph the houses on Bonnie Brier.

Chair Beshouri offered to photograph homes 23, 33-37, and 41.

CP Dupuis recommended the Committee aim to have their photographs done in three weeks.

Guest Dawn Bilobran, owner of 313 Historic Preservation, spoke to the HDSC.

#### **4. Heritage Home Inventory Update**

CP Dupuis presented the item.

Ms. Roush said she would photograph the homes in the yellow area on the map.

Ms. McGough said she would photograph the homes in the brown area on the map.

Chair Beshouri said he would photograph the homes in the dark blue area on the map.

Mr. German said he would photograph the homes in the light blue area on the map.

Mr. Xenos said he would photograph the homes in the red area on the map.

CP Dupuis said he would offer the remaining homes to be photographed to Ms. Cantor.

Ms. McGough recommended the Committee consider creating a walking tour of Heritage Homes to raise the homes' profile.

#### **5. HDSC Priority List**

CP Dupuis offered to update the HDSC priority list and to return with a draft for the next meeting.

He also invited the HDSC to attend the next HDC meeting, which would be talking about historic preservation, via Zoom or in person.

#### **6. Adjournment**

No further business being evident, the committee members motioned to adjourn at 7:16 p.m.

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Nicholas Dupuis, City Planner

DRAFT

INDEX OF FROST DESIGNED HOMES IN BIRMINGHAM (Year Built)

1. 660 Abbey (1945)
2. 379 Aspen (1927)
3. 404 Bonnie Brier (1941)
4. 420 Bonnie Brier (1941)
5. 436 Bonnie Brier (1941)
6. 444 Bonnie Brier (1940)
7. 467 Bonnie Brier (1941)
8. 1283 Buckingham (1925)
9. 752 Chestnut (1926)
10. 219 Elm (1928)
11. 795 Fairfax (1928)
12. 1040 Gordon Lane (1926)
13. 960 Harmon (1926)
14. 440 Lakepark (1930)
15. 1169 Lakeside (1928)
16. 1290 Lakeside (1946)
17. 633 Lakeview (1929)
18. 650 Lakeview (1930)
19. 371 Linden (1924)
20. 508 Linden (1928)
21. 460 W. Maple (1929)
22. 1390 Northlawn (1951)
23. 1691 Oak (1947)
24. 139 Pilgrim (1926)
25. 187 Pilgrim (1925)
26. 239 Pilgrim (1925)
27. 515 Pilgrim (1925)
28. 551 Pilgrim (1928)
29. 671 Pilgrim (1924)
30. 691 Pilgrim (1926)
31. 783 Pilgrim (1928)
32. 864 Pilgrim (1924)
33. 236 Puritan (1925)
34. 683 Puritan (1927)
35. 788 Randall Court (1928)
36. 967 Rivenoak (1926)
37. 525 Southfield (1940)
38. 515 Tooting Lane (1929)
39. 579 Tooting Lane (1921)
40. 584 Tooting Lane (1926)
41. 364 Valley View Lane (1939)
42. 244 Wimbledon (1928)
43. 715 Wimbledon (1928)
44. 1050-1078 Wimbledon (1928)

**Wallace Frost Buildings**

- 967 RIVENOAK AVE
- 960 HARMON AVE
- 864 PILGRIM AVE
- 795 FAIRFAX AVE
- 788 RANDALL CT
- 783 PILGRIM AVE
- 715 WIMBLETON DR
- 691 PILGRIM AVE
- 683 PURITAN AVE
- 671 PILGRIM AVE
- 660 ABBEY RD
- 650 LAKEVIEW AVE
- 633 LAKEVIEW AVE
- 584 TOOTING LN
- 579 TOOTING LN
- 551 PILGRIM AVE
- 515 TOOTING LN
- 515 PILGRIM AVE
- 508 LINDEN RD
- 469 BONNIE BRIER AVE
- 460 W MAPLE RD
- 444 BONNIE BRIER AVE
- 440 LAKE PARK DR
- 436 BONNIE BRIER AVE
- 420 BONNIE BRIER AVE
- 404 BONNIE BRIER AVE
- 371 LINDEN RD
- 364 VALLEY VIEW LN
- 244 WIMBLETON DR
- 239 PILGRIM AVE
- 236 PURITAN AVE
- 219 ELM ST
- 187 PILGRIM AVE
- 1390 NORTHLAWN BLVD
- 139 PILGRIM AVE
- 1290 LAKESIDE RD
- 1283 BUCKINGHAM AVE
- 1169 LAKESIDE RD
- 1078 WIMBLETON DR
- 1076 WIMBLETON DR
- 1072 WIMBLETON DR
- 1064 WIMBLETON DR
- 1060 WIMBLETON DR
- 1050 WIMBLETON DR
- 1040 GORDON LN



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.

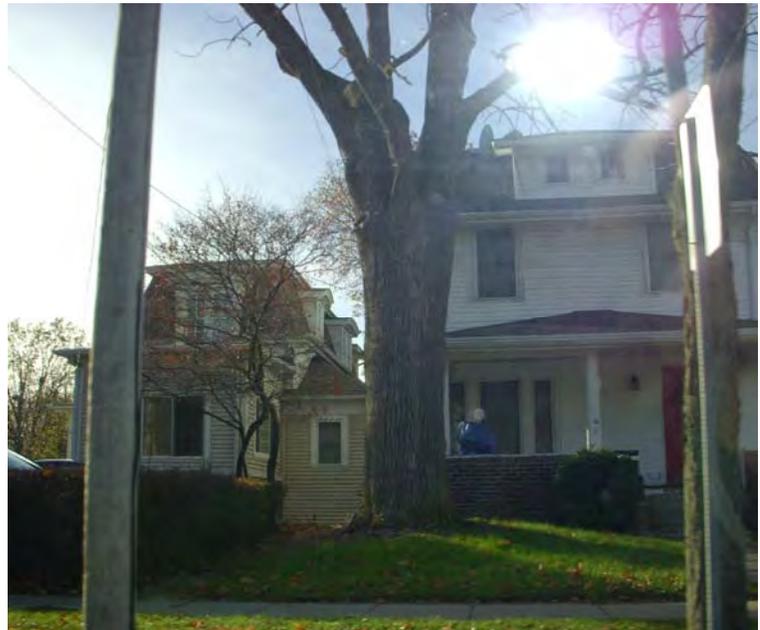
### COMPOSITION

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:** January 13, 2022  
**TO:** Historic District Study Committee  
**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 or more in the past 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 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 may have been demolished 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 2022 for the purposes of creating a plan to restart the Heritage Home program and providing a recommendation to the City Commission.

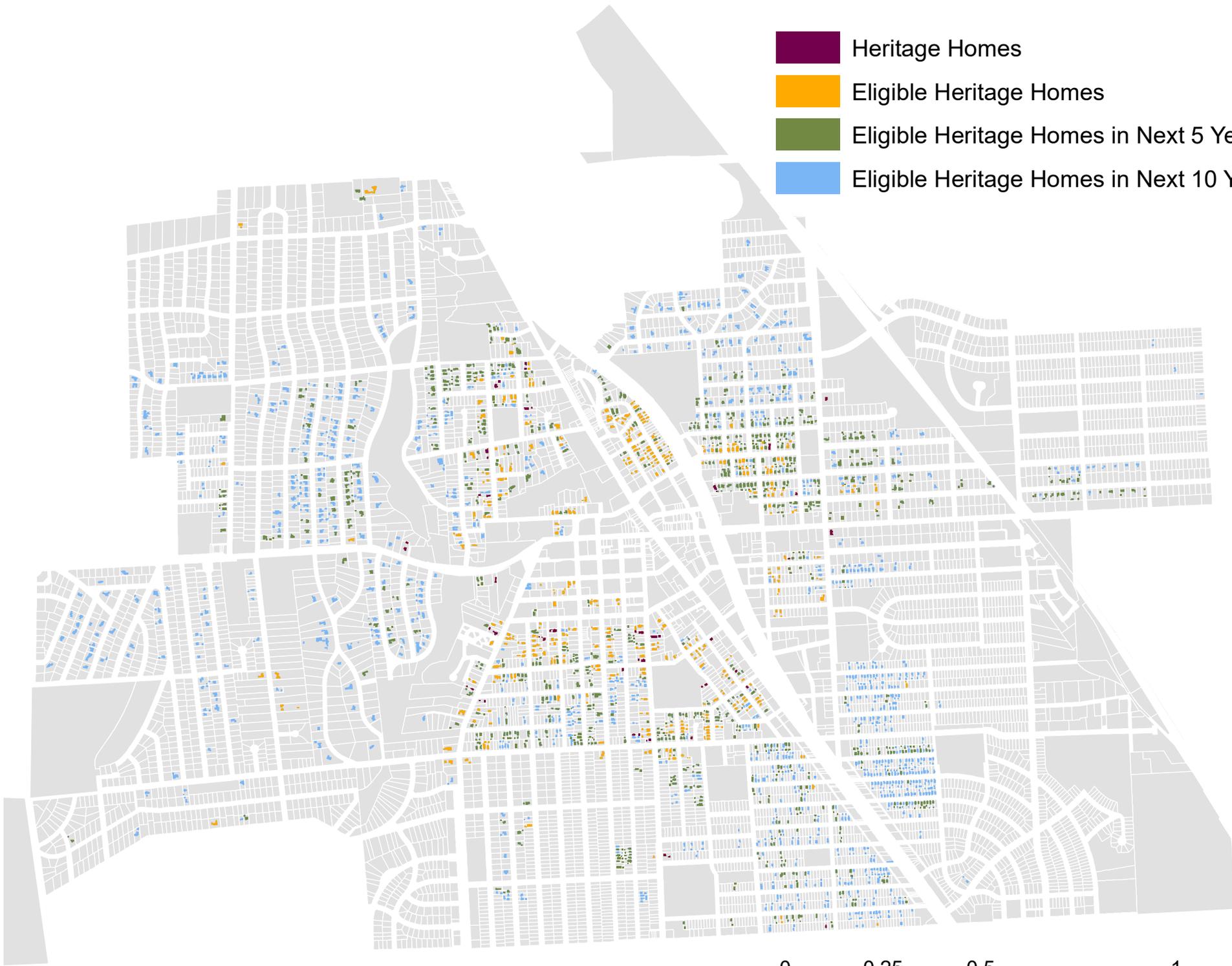
## Next Steps

The Historic District Study Committee, Historic District Commission and City Staff have expressed a desire to revamp the Heritage Home program to continue to offer as diverse an array of preservation tactics as possible. At this time, the Planning Division would like to gather the input of the Historic District Study Committee on the following:

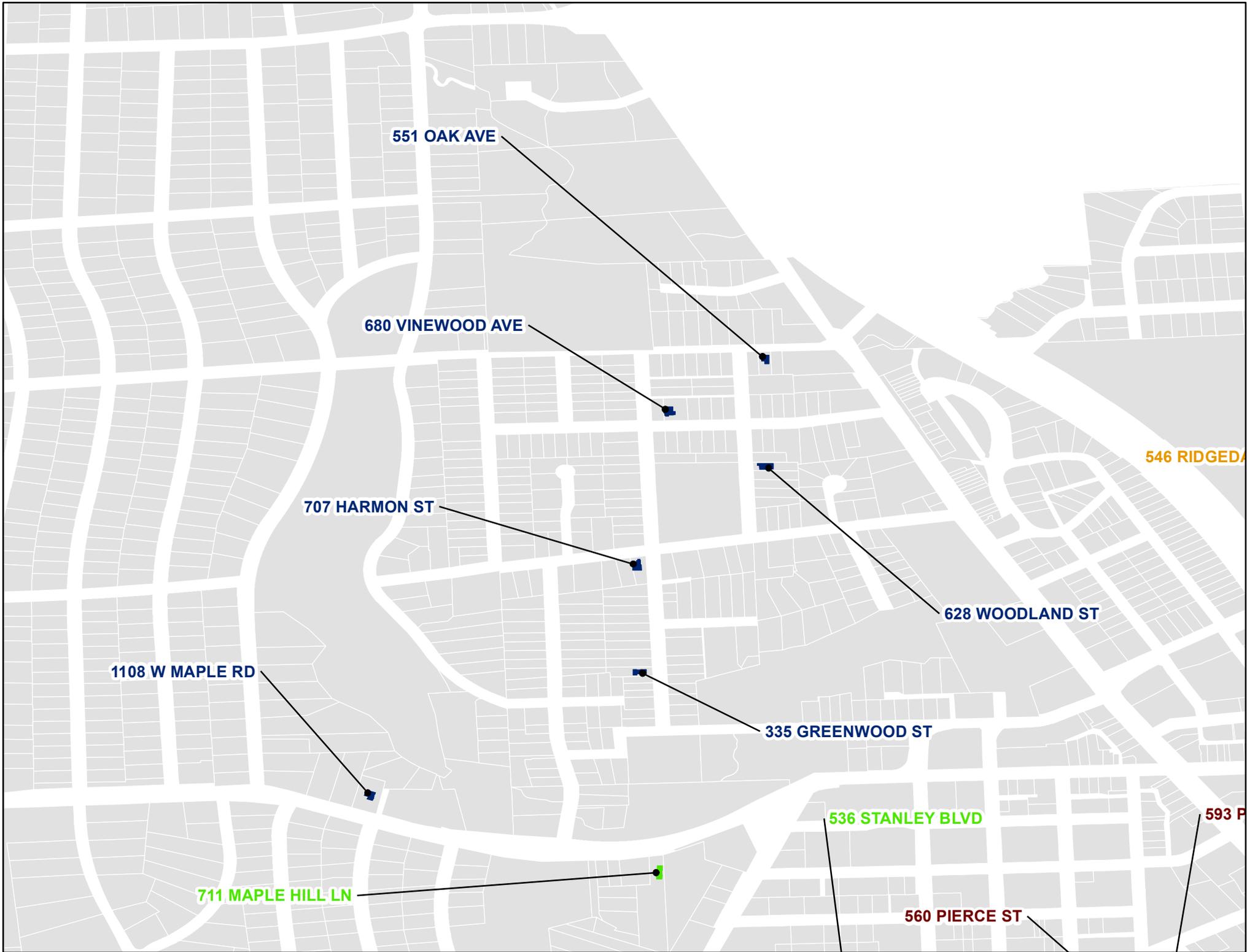
- A formal application for the Heritage Home certification program
- If an application is developed, what kind of information should the City pursue?
- Plaques & Certificates
- Survey of existing certified Heritage Homes
- Survey of eligible homes in the near future
- Marketing and information pamphlets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

With the information gathered in this meeting, City Staff will begin the process of finding funds, developing an application (if desired) and starting an information database that can be easily be translated into marketing material and future Heritage Home studies.

- Heritage Homes
- Eligible Heritage Homes
- Eligible Heritage Homes in Next 5 Years
- Eligible Heritage Homes in Next 10 Years







551 OAK AVE

680 VINEWOOD AVE

707 HARMON ST

1108 W MAPLE RD

711 MAPLE HILL LN

335 GREENWOOD ST

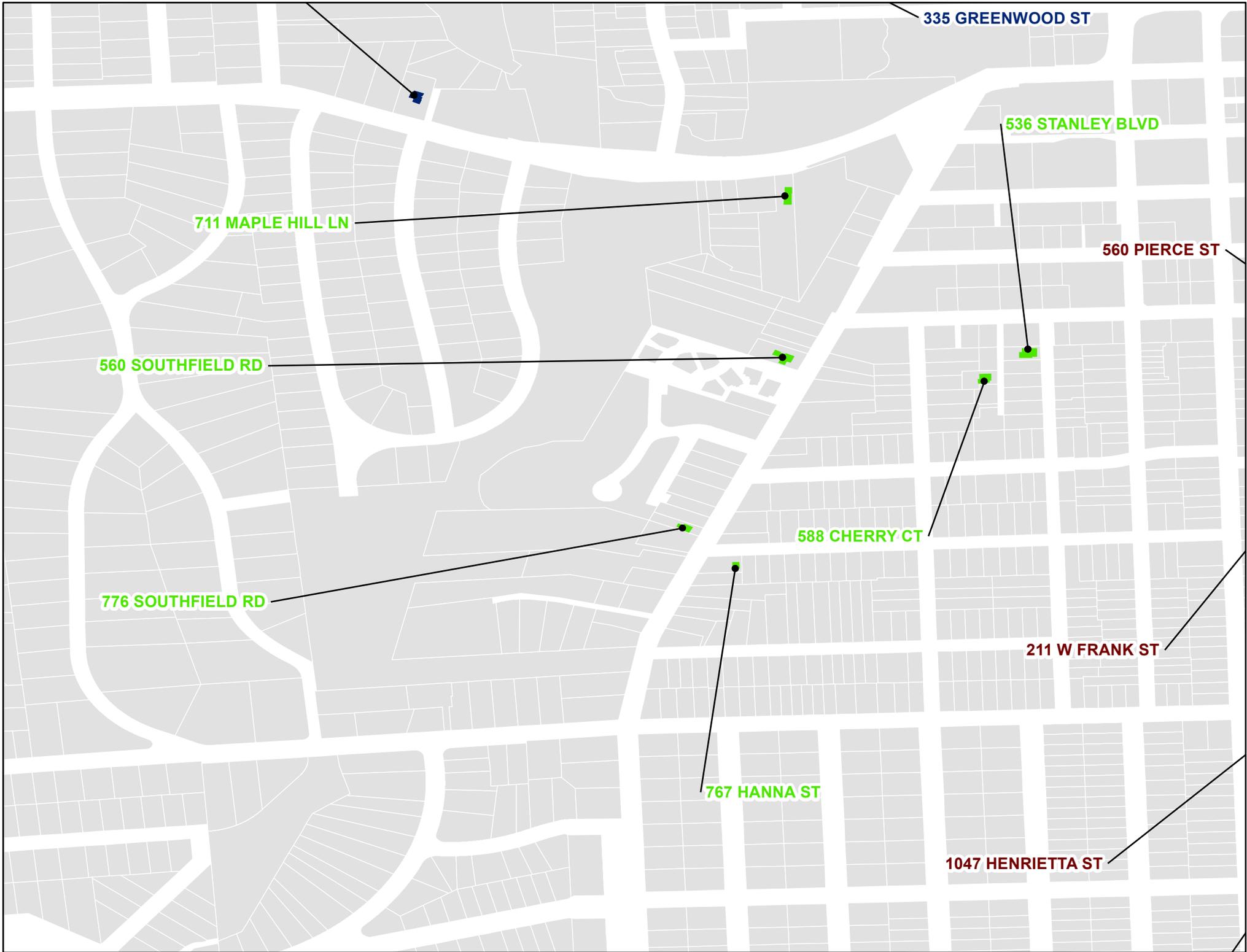
628 WOODLAND ST

536 STANLEY BLVD

560 PIERCE ST

546 RIDGEDALE

593 P



335 GREENWOOD ST

536 STANLEY BLVD

560 PIERCE ST

711 MAPLE HILL LN

560 SOUTHFIELD RD

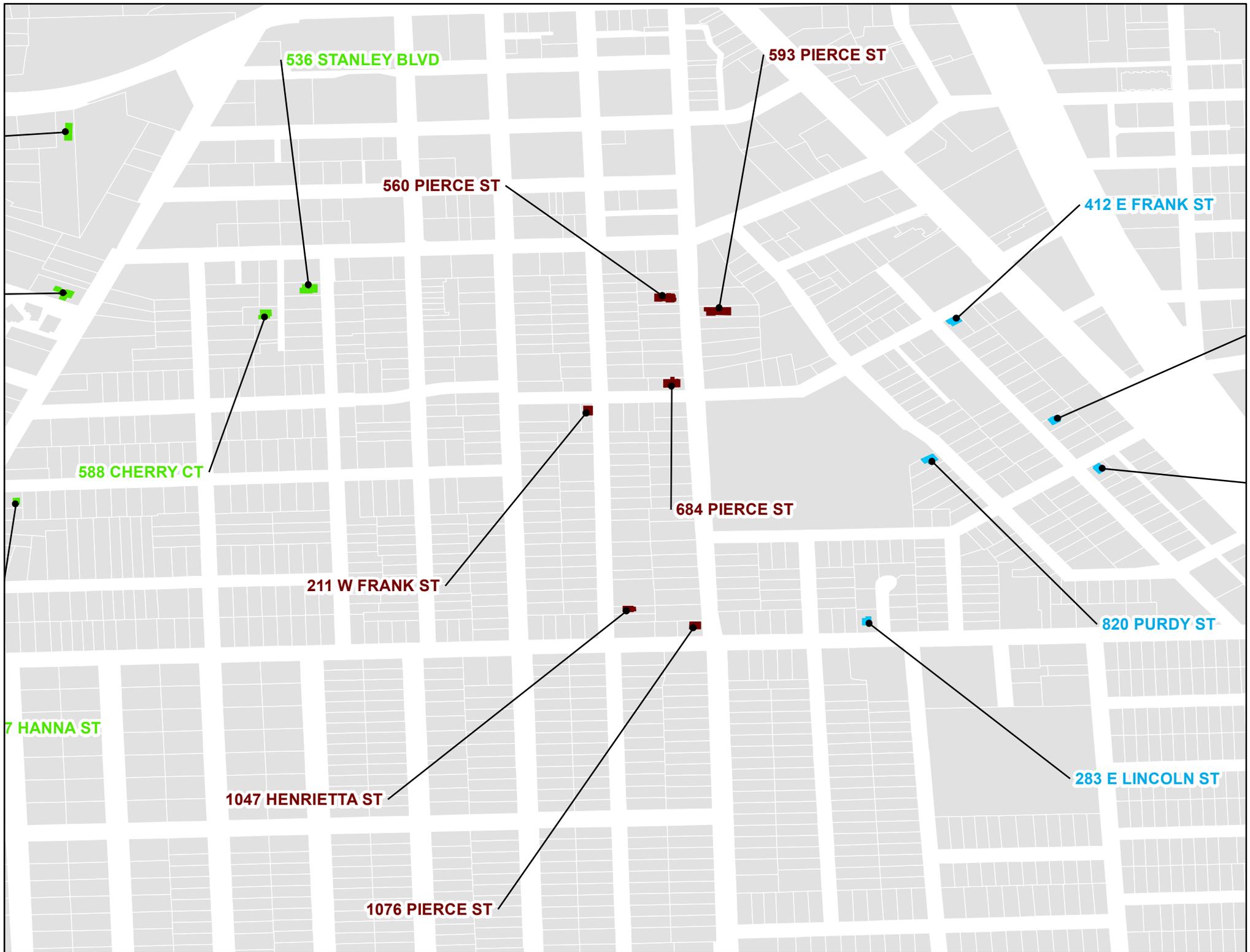
588 CHERRY CT

211 W FRANK ST

776 SOUTHFIELD RD

767 HANNA ST

1047 HENRIETTA ST



536 STANLEY BLVD

593 PIERCE ST

560 PIERCE ST

412 E FRANK ST

588 CHERRY CT

684 PIERCE ST

211 W FRANK ST

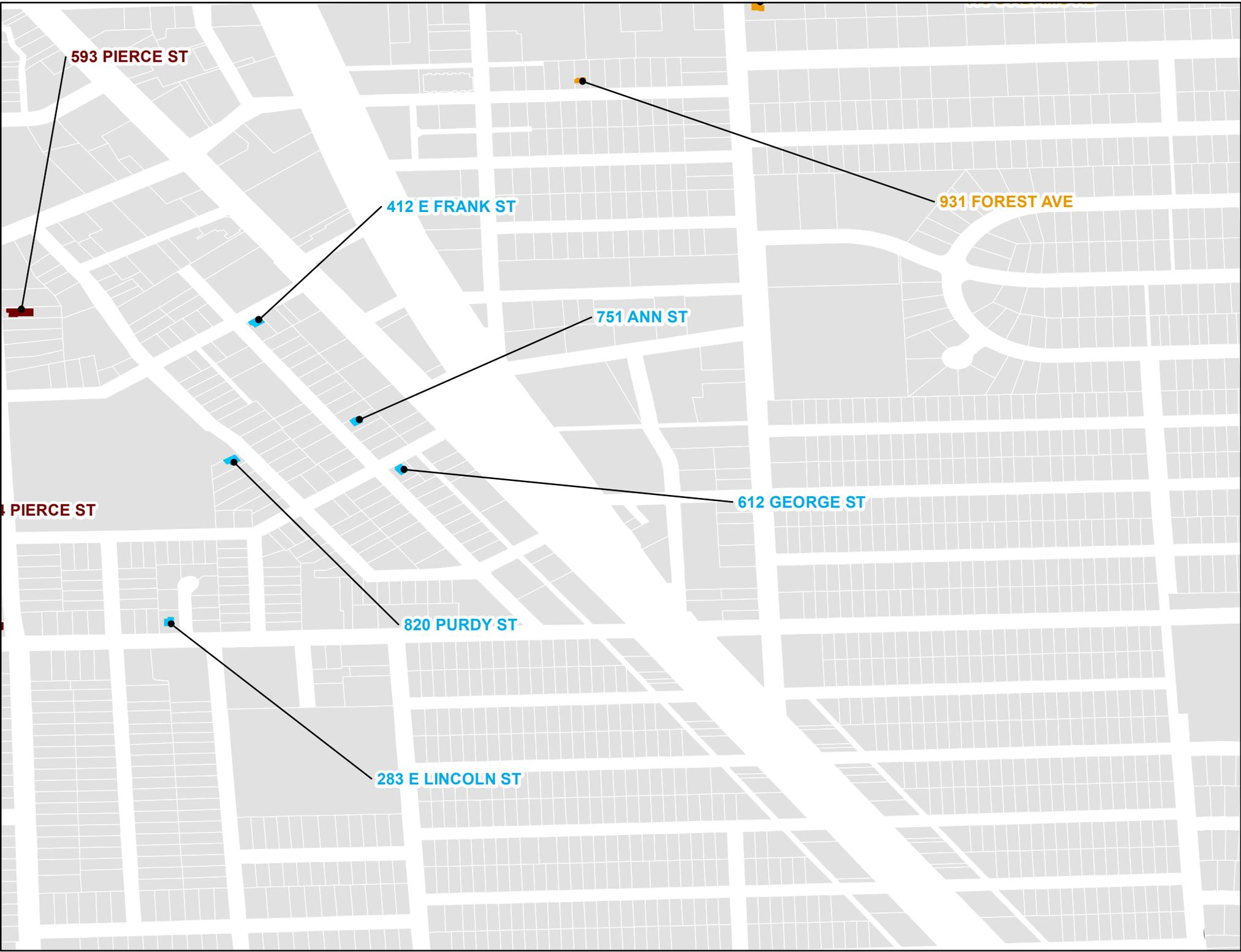
820 PURDY ST

7 HANNA ST

1047 HENRIETTA ST

283 E LINCOLN ST

1076 PIERCE ST



593 PIERCE ST

412 E FRANK ST

751 ANN ST

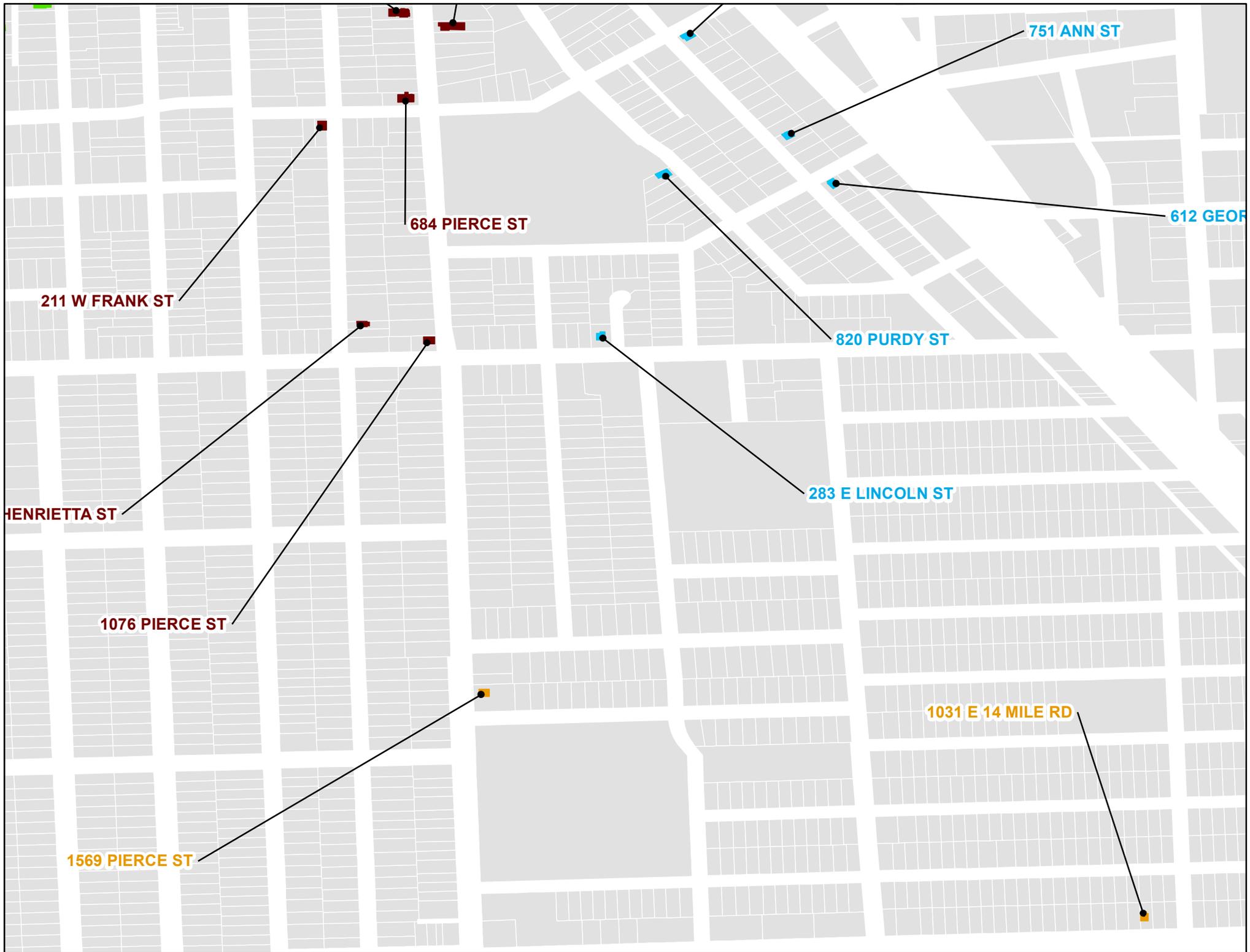
931 FOREST AVE

612 GEORGE ST

820 PURDY ST

283 E LINCOLN ST

PIERCE ST



211 W FRANK ST

684 PIERCE ST

751 ANN ST

612 GEORGE ST

820 PURDY ST

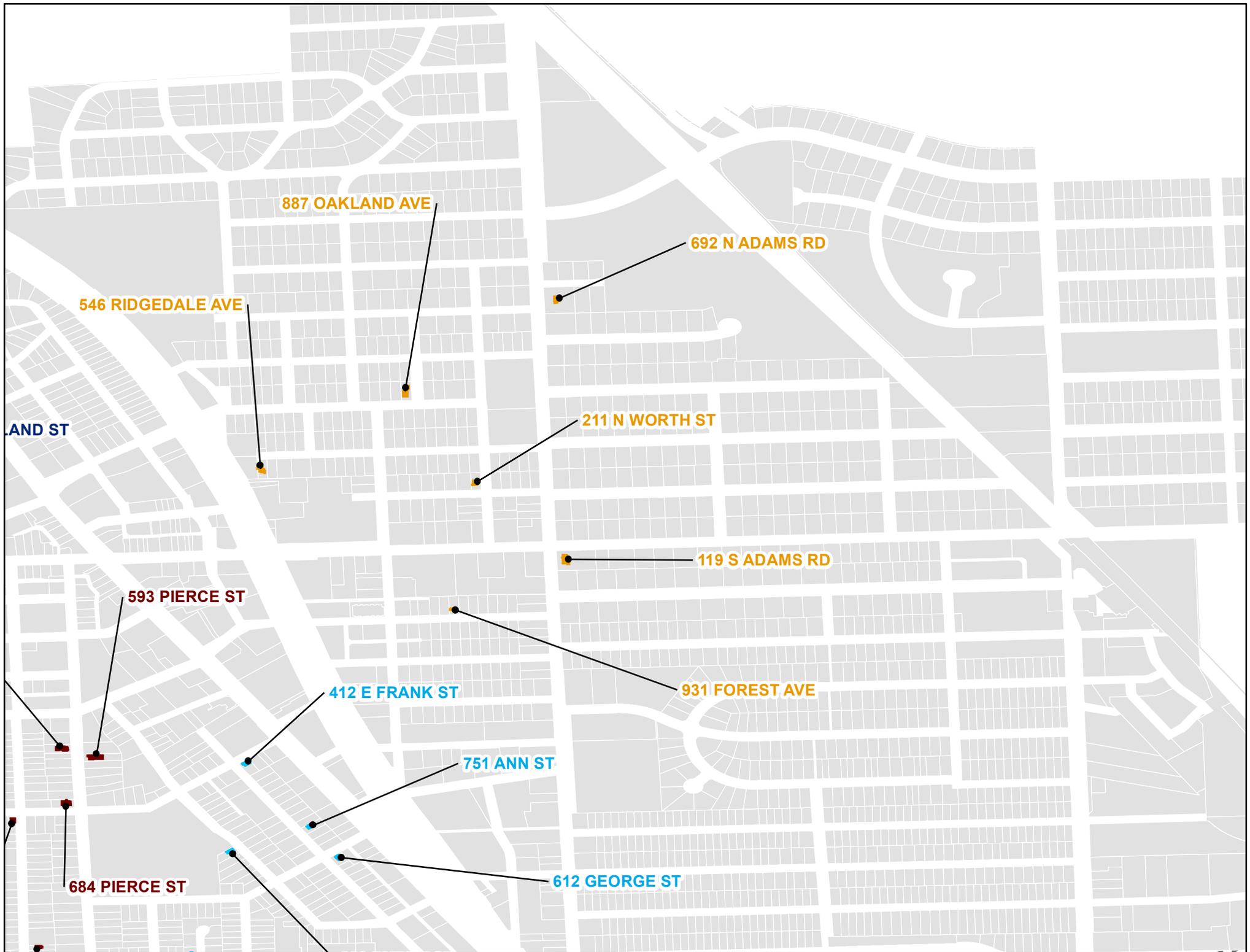
HENRIETTA ST

283 E LINCOLN ST

1076 PIERCE ST

1031 E 14 MILE RD

1569 PIERCE ST



887 OAKLAND AVE

692 N ADAMS RD

546 RIDGEDALE AVE

211 N WORTH ST

LAND ST

119 S ADAMS RD

593 PIERCE ST

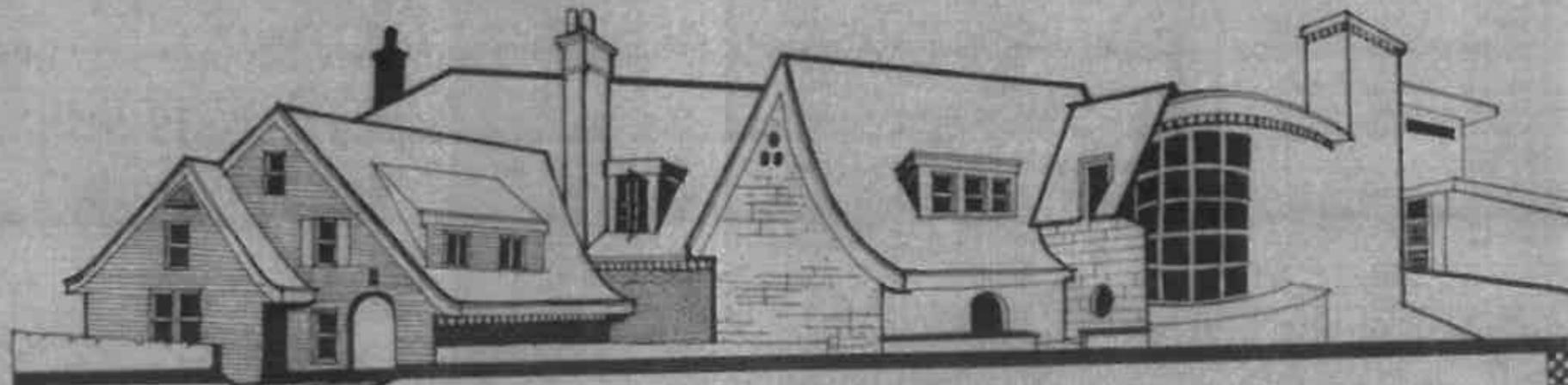
931 FOREST AVE

412 E FRANK ST

751 ANN ST

684 PIERCE ST

612 GEORGE ST



*Birmingham Historic District and Design Review Commission  
after careful consideration and research  
wishes to identify the house located at:*

1283 Buckingham - 1925

*Believed to have been designed by the famous architect, Wallace Frost  
1892-1962.*

*KW Seyer*

*Chairman H.D.D.R.C.*

*Victoria McElroy*

*City Planner*

*Bruce Brooks*

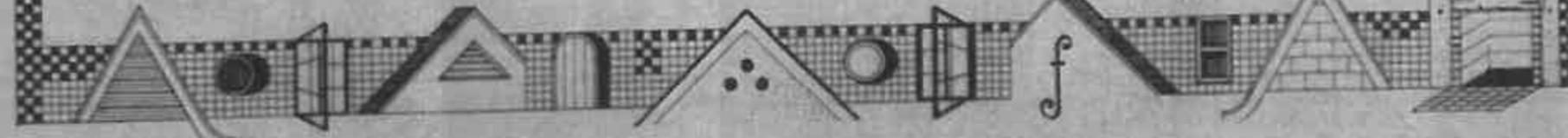
*Frost Specialist*

*Robert Minter*

*Mayor*

*August 17, 1972*

*Date*



Date

Dear Heritage Home Owner,

The City of Birmingham, along with the Historic District Study Committee and the Historic District Commission, are interested in recognizing Birmingham's heritage and encouraging historic preservation. Birmingham is very unique with regards to the substantial number of existing structures which are over 100 years old. There are currently 39 historically designated homes over 100 years old. Your home has been identified as a Centennial home over 100 years old, which is not currently historically designated.

The City of Birmingham would like to present you with a complimentary Centennial Home Certificate from the Mayor stating the year your house was built. An optional brass plaque, which is available for purchase, can be mounted on the front of your house. The plaque would read as follows:

Certified  
Heritage Home  
City of Birmingham

While we are not suggesting historic designation for your home, we would like to recognize the structure as it contributes to the City character and heritage. The City of Birmingham believes that this project will provide value to homeowners by identifying these important structures celebrating the heritage of Birmingham. We wholeheartedly hope you will accept this recognition and offer to participate. Should you wish to do so, please complete the following page and return it to:

City of Birmingham  
Community Development Department, Planning Division  
151 Martin St.  
P. O. Box 3001  
Birmingham, MI 48012

For questions and comments, please contact Sheila Bashiri at 248-530-1855 or [sbashiri@bhamgov.org](mailto:sbashiri@bhamgov.org)

Regards,  
City of Birmingham  
Historic District Study Committee and  
Historic District Commission

## Certified Heritage Home Recognition Program

I would like a complimentary Centennial Home Certificate from the City

I would like to purchase a brass recognition plaque for my home (65.00 each).

Name \_\_\_\_\_

Address \_\_\_\_\_

Signature \_\_\_\_\_

Phone Number \_\_\_\_\_

Historic District Study Committee Priority List 2022

<b>Rank</b>	<b>Project</b>
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>

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