



AGENDA
BIRMINGHAM HISTORIC DISTRICT COMMISSION
WEDNESDAY – FEBRUARY 15, 2023
BIRMINGHAM CITY HALL, 151 MARTIN ST., COMMISSION ROOM #205*
******* 7:00 PM*******

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

- 1) Roll Call**
- 2) Approval of the HDC Minutes of [January 18, 2023](#)**
- 3) Courtesy Review**
- 4) Historic Design Review**
 - A. [188 N. Old Woodward – Comerica \(Request to Postpone\)](#)**
- 5) Sign Review**
- 6) Study Session**
 - A. [Historic Design Guidelines – Deliverable #3 \(Update\)](#)**
- 7) Miscellaneous Business and Communication**
 - A. Pre-Application Discussions**
 - B. Draft Agenda**
 - 1. [March 1, 2023](#)**
 - C. Staff Reports**
 - 1. [Administrative Sign Approvals](#)**
 - 2. [Administrative Approvals](#)**
 - 3. [Demolitions](#)**
 - 4. [Action List 2022/2023](#)**
- 8) Adjournment**

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

Link to Access Virtual Meeting: <https://zoom.us/j/91282479817>
Telephone Meeting Access: 877 853 5247 US Toll-free
Meeting ID Code: 912 8247 9817

Notice: Individuals requiring accommodations, such as interpreter services for effective participation in this meeting should contact the City Clerk's Office at [\(248\) 530-1880](tel:2485301880) at least on day in advance of the public meeting.

Las personas que requieren alojamiento, tales como servicios de interpretación, la participación efectiva en esta reunión deben ponerse en contacto con la Oficina del Secretario Municipal al [\(248\) 530-1880](tel:2485301880) por lo menos el día antes de la reunión pública. (Title VI of the Civil Rights Act of 1964).

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

**Historic District Commission
Minutes Of January 18, 2023**

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

Minutes of the regular meeting of the Historic District Commission ("HDC") held Wednesday, January 18, 2023. Chair Henke called the meeting to order at 7:00 p.m.

1) Rollcall

Present: Chair John Henke; Board Members Gigi Debbrecht, Keith Deyer, Natalia Dukas, Dustin Kolo, Patricia Lang, Michael Willoughby (arrived 7:02 p.m.); Alternate Board Member Steven Lemberg (non-voting)

Absent: Alternate Board Member Mary Jaye

Staff: Planning Director Dupuis; City Transcriptionist Eichenhorn

2) Elections of the Chair and Vice-Chair

01-04-23

Motion by Mr. Kolo

Seconded by Ms. Debbrecht to nominate Chair Henke to serve as Chair.

Motion carried, 7-0.

VOICE VOTE

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

Nays: None

01-05-23

Motion by Ms. Debbrecht

Seconded by Mr. Willoughby to nominate Dustin Kolo to serve as Vice-Chair.

Motion carried, 4-3.

VOICE VOTE

Yeas: Debbrecht, Willoughby, Kolo, Henke

Nays: Lang, Dukas, Deyer

Mr. Deyer was also nominated for Vice-Chair. Voting on the Vice-Chair nominations occurred in order of the nominations. Given Mr. Kolo's successful nomination, Mr. Kolo acceded to Vice-Chair.

2) Approval of the HDC Minutes of January 4, 2023

01-06-23

Motion by Ms. Debbrecht

Seconded by Mr. Willoughby to approve the HDC Minutes of January 4, 2023 as submitted.

Motion carried, 7-0.

VOICE VOTE

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

Nays: None

3) Courtesy Review

4) Historic Design Review

A. 188 N. Old Woodward – Comerica (Request to Postpone)

PD Dupuis summarized the request to postpone.

01-07-23

Motion by Mr. Willoughby

Seconded by Ms. Lang to postpone the Historic Design Review for 188 N. Old Woodward to February 15, 2023.

Motion carried, 7-0.

VOICE VOTE

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

Nays: None

5) Sign Review

6) Study Session

7) Miscellaneous Business and Communication

A. Draft Agenda

B. Staff Reports

1. Administrative Sign Approvals

2. Administrative Approvals

3. Demolitions

4. Action List

PD Dupuis requested the HDC consider the Action List for 2023.

8) Adjournment

No further business being evident, the HDC motioned to adjourn at 7:10 p.m.

Historic District Commission
Minutes of January 18, 2023

A blue ink signature of Nicholas Dupuis, featuring a stylized 'N' and 'D'.

Nicholas Dupuis,
Planning Director

A black ink signature of Laura Eichenhorn, featuring a stylized 'L' and 'E'.

Laura Eichenhorn,
City Transcriptionist

DRAFT



AGENDA
BIRMINGHAM HISTORIC DISTRICT COMMISSION
WEDNESDAY – MARCH 1, 2023
BIRMINGHAM CITY HALL, 151 MARTIN STREET, COMMISSION ROOM 205, BIRMINGHAM, MI*
******* 7:00 PM*******

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- 1) Roll Call
- 2) Approval of the HDC Minutes of **February 15, 2023**
- 3) Courtesy Review
- 4) Historic Design Review
 - A. **163 W. Maple – 7 Daughters**
- 5) Sign Review
- 6) Study Session
 - A. **Historic Design Guidelines – Deliverable #3**
- 7) Miscellaneous Business and Communication
 - A. Pre-Application Discussions
 - B. Draft Agenda
 1. **March 15, 2023**
 - C. Staff Reports
 1. **Administrative Sign Approvals**
 2. **Administrative Approvals**
 3. **Demolitions**
 4. **Action List 2022**
- 8) Adjournment

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

Inspection Requests: www.bsaonline.com

Applicant:

LYNCH CUSTOM HOMES
24395 NANTUCKET
NOVI MI 48374

Status: HOLD (FEE)

DEMOLITION ONLINE

DEMO SINGLE FAMILY

Permit Number:

PD23-0002
JDSF23-0003

Applied: 01/04/2023

Issued:

Expires:

Finalled:

LOCATION	OWNER	CONTRACTOR
0 591 CATALPA DR 08-19-36-404-022 Zoning District: Special District:	DJL1 LLC 24395 NANTUCKET DR NOVI MI 48374-2841 Phone: Fax:	LYNCH CUSTOM HOMES 24395 NANTUCKET NOVI MI 48374 Phone: (248) 361 8226 Email: dustin@lynchcustomhom

Work Description: Demolish single family one story home and detached garage.

Stipulations:

Primary Constructions Type:

Primary Zoning District:

Primary Use Group:

Project: JDSF23-0003

Permit Item	Work Type	Fee Basis	Item Total
ONLINE APPLICATION FEE	BUILDING PERMITS	1.00	\$2.00
DEMO - LESS THAN 3,000 CUBIC FEET	BUILDING PERMITS	1.00	\$125.00
BUILDING CONTRACTOR REG FEE	REGISTRATION FEE	1.00	\$25.00
Fee Total:			152.00
Amount Paid:			0.00
Balance Due:			152.00



Building Official Approval: _____

Date: 01/04/2023













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

Inspection Requests: www.bsaonline.com

Applicant:

XANDER BOGAERTS
329 LINDEN RD
BIRMINGHAM MI 48009

Status: HOLD (FEE)

DEMOLITION ONLINE

DEMO SINGLE FAMILY

Permit Number:

PD23-0001
JDSF23-0002

Applied: 01/03/2023

Issued:

Expires:

Finalled:

LOCATION	OWNER	CONTRACTOR
0 329 LINDEN RD 08-19-35-229-008 Zoning District: Special District:	BOGAERTS II, ALEXANDER V 329 LINDEN RD BIRMINGHAM MI 48009-3721 Phone: Fax:	XANDER BOGAERTS 329 LINDEN RD BIRMINGHAM MI 48009 Phone: (248) 648 0100 Email: xbogaerts@bogaerts.us

Work Description: Complete the demolition of the fire damaged house. The walls have already been knocked down.
Remainder of debris to be removed off site.

Stipulations:

Primary Construction Type:

Primary Zoning District:

Primary Use Group:

Project: JDSF23-0002

Permit Item	Work Type	Fee Basis	Item Total
ONLINE APPLICATION FEE	BUILDING PERMITS	1.00	\$2.00
DEMO - 3,000 TO 5,000 CUBIC FEET	BUILDING PERMITS	1.00	\$200.00
Fee Total:			202.00
Amount Paid:			0.00
Balance Due:			202.00



Building Official Approval: _____

Date: 01/04/2023



CITY OF BIRMINGHAM
Community Development - Building Department
151 Martin Street, Birmingham, MI 48009

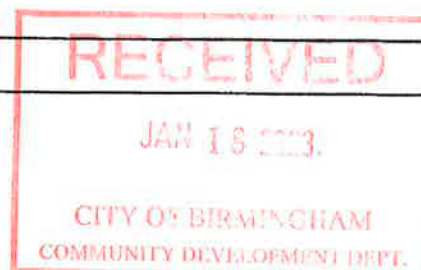
Community Development: 248-530-1850
AMG Inspection Request Site: <https://www.accessmygov.com>
Fax: 248-530-1290 / www.bhamgov.org

Permit # _____

Project # _____

APPLICATION FOR DEMOLITION PERMIT

I. Project Type / Location			
☐ HOUSE ☐ HOUSE AND ATTACHED GARAGE ☒ HOUSE AND DETACHED GARAGE ☐ DETACHED GARAGE ☐ COMMERCIAL BUILDING			
☐ EXTERIOR ☐ INTERIOR NON-LOAD BEARING ☐ SHED ☐ OTHER _____			
ADDRESS 423 Bird Ave		PROPERTY IDENTIFICATION NUMBER (SIDWELL NO.) 19-34-455-014	
		LOT NUMBER 67	
II. Applicant / Project Contact Information			
A. Applicant			
NAME Live Well Custom Homes		ADDRESS 626 E 4th Street	
CITY Royal Oak	STATE MI	ZIP CODE 48067	TELEPHONE NUMBER (Include Area Code) 248 677-8484
CELL PHONE NUMBER (Include Area Code)	FAX NUMBER (Include Area Code)	EMAIL ADDRESS rick@rcmgroups.com	
B. Owner or Lessee			
NAME Live Well Custom Homes		ADDRESS 626 E 4th Street	
CITY Royal Oak	STATE MI	ZIP CODE 48067	TELEPHONE NUMBER (Include Area Code) 248 677-8484
CELL PHONE NUMBER (Include Area Code)	FAX NUMBER (Include Area Code)	EMAIL ADDRESS rick@rcmgroups.com	
C. Architect or Engineer			
NAME DAS		ADDRESS 7341 Triangle Dr	
CITY Sterling Heights	STATE MI	ZIP CODE 48314	TELEPHONE NUMBER (Include Area Code) 586 803 1410
CELL PHONE NUMBER (Include Area Code)	FAX NUMBER (Include Area Code)	EMAIL ADDRESS	
LICENSE NUMBER		EXPIRATION DATE	
D. Contractor			
NAME Live Well Custom Homes		ADDRESS 626 E 4th Street	
CITY Royal Oak	STATE MI	ZIP CODE 48067	TELEPHONE NUMBER (Include Area Code) 248 677 8484
CELL PHONE NUMBER (Include Area Code)	FAX NUMBER (Include Area Code)	EMAIL ADDRESS rick@rcmgroups.com	
INDIVIDUAL BUILDERS LICENSE NUMBER		EXPIRATION DATE	
COMPANY BUILDERS LICENSE NUMBER 2102198565		EXPIRATION DATE 5/31/2025	
FEDERAL EMPLOYER ID NUMBER (or reason for exemption) 27-2803385			
WORKERS COMP INSURANCE CARRIER (or reason for exemption) Frankenmuth			
UNEMPLOYMENT INSURANCE AGENCY EMPLOYER ACCOUNT NUMBER (or reason for exemption) 1639014			







CITY OF BIRMINGHAM
Community Development - Building Department
151 Martin Street, Birmingham, MI 48009
Community Development: 248-530-1850
AMG Inspection Request Site: <https://www.accessmygov.com>
Fax: 248-530-1290 / www.bhamgov.org

Permit # PD 23-0005

Project # JD2F23-0006

APPLICATION FOR DEMOLITION PERMIT

I. Project Type / Location			
☐ HOUSE ☐ HOUSE AND ATTACHED GARAGE ☒ HOUSE AND DETACHED GARAGE ☐ DETACHED GARAGE ☐ COMMERCIAL BUILDING			
☐ EXTERIOR ☐ INTERIOR NON-LOAD BEARING ☐ SHED ☐ OTHER _____			
ADDRESS <u>1605 Stanley Blvd.</u>		PROPERTY IDENTIFICATION NUMBER (SIDWELL NO.)	LOT NUMBER
II. Applicant / Project Contact Information			
A. Applicant			
NAME <u>John Bloomington-Homes</u>		ADDRESS <u>1393 Wheaton Suite 100</u>	
CITY <u>Troy</u>	STATE <u>MI</u>	ZIP CODE <u>48083</u>	TELEPHONE NUMBER (Include Area Code)
CELL PHONE NUMBER (Include Area Code) <u>248 877 6773</u>	FAX NUMBER (Include Area Code)	EMAIL ADDRESS <u>John@buitbybr.com</u>	
B. Owner or Lessee			
NAME <u>Mike Sbrocca</u>		ADDRESS <u>275 S. Old Woodward</u>	
CITY <u>Birmingham</u>	STATE <u>MI</u>	ZIP CODE <u>48009</u>	TELEPHONE NUMBER (Include Area Code) <u>248 709 9119</u>
CELL PHONE NUMBER (Include Area Code)	FAX NUMBER (Include Area Code)	EMAIL ADDRESS* <u>Mike.Sbrocca@gmail.com</u>	
C. Architect or Engineer			
NAME <u>Greentech Engineering</u>		ADDRESS	
CITY	STATE	ZIP CODE	TELEPHONE NUMBER (Include Area Code)
CELL PHONE NUMBER (Include Area Code)	FAX NUMBER (Include Area Code)	EMAIL ADDRESS	
LICENSE NUMBER		EXPIRATION DATE	
D. Contractor			
NAME <u>Bloomington Homes</u>		ADDRESS <u>1393 Wheaton</u>	
CITY <u>Troy</u>	STATE <u>MI</u>	ZIP CODE <u>48083</u>	TELEPHONE NUMBER (Include Area Code)
CELL PHONE NUMBER (Include Area Code) <u>248 877 6773</u>	FAX NUMBER (Include Area Code)	EMAIL ADDRESS	
INDIVIDUAL BUILDERS LICENSE NUMBER <u>2101142536</u>		EXPIRATION DATE	
COMPANY BUILDERS LICENSE NUMBER <u>2102193770</u>		EXPIRATION DATE	
FEDERAL EMPLOYER ID NUMBER (or reason for exemption) <u>261861067</u>			
WORKERS COMP INSURANCE CARRIER (or reason for exemption) <u>ABO</u>			
UNEMPLOYMENT INSURANCE AGENCY EMPLOYER ACCOUNT NUMBER (or reason for exemption)			















Historic District Commission Action List – 2022-2023

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

Historic District Commission Action List –2023

Historic District Commission	Quarter Goals	In Progress	Complete
Historic Design Guidelines Project	1 st (January-March)	☒	☐
Schedule Training Sessions for HDC and Community	1 st (January-March)	☐	☐
Historic Plaque for Community House, Parks & Wooster, & Ford Building	2 nd (April-June)	☐	☐
Develop Resources for the Michigan Historic Preservation Tax Credit	3 rd (July-September)	☐	☐
First Draft – Historic Preservation Master Plan	4 th (October-December)	☐	☐