AGENDA
BIRMINGHAM HISTORIC DISTRICT COMMISSION
WEDNESDAY – DECEMBER 6, 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 November 1, 2023**
3) **Courtesy Review**
4) **Historic Design Review**
   - **A. 163 W. Maple – The Last Bean**
5) **Sign Review**
6) **Study Session**
   - **A. Historic Preservation Master Plan**
7) **Miscellaneous Business and Communication**
   - **A. Pre-Application Discussions**
   - **B. Draft Agenda**
     1. **December 20, 2023**
   - **C. Staff Reports**
     1. **Administrative Sign Approvals**
     2. **Administrative Approvals**
     3. **Demolitions**
     4. **Action List 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 at least on day in advance of the public meeting.

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

Historic District Commission
Minutes Of November 1, 2023
151 Martin Street, City Commission Room 205, Birmingham, MI

Minutes of the regular meeting of the Historic District Commission ("HDC") held November 1, 2023. Chair Henke called the meeting to order at 7:00 p.m.

1) Rollcall

Present: Chair John Henke; Board Members Keith Deyer, Natalia Dukas, Gigi Debbrecht, Dustin Kolo, Patricia Lang, Michael Willoughby; Alternate Board Member Steven Lemberg (not voting); Student Representative Ian Weinberg

Absent: Alternate Board Member Mary Jaye

Staff: Planning Director Dupuis; City Transcriptionist Eichenhorn

2) Approval of the HDC Minutes of October 18, 2023

11-34-23

Motion by Mr. Kolo
Seconded by Ms. Lang to approve the HDC Minutes of October 18, 2023 as submitted.

Motion carried, 7-0.

VOICE VOTE
Yeas: Henke, Deyer, Kolo, Debbrecht, Lang, Willoughby, Dukas
Nays: None

3) Courtesy Review
4) Historic Design Review
5) Sign Review
6) Study Session
A. Historic Preservation Master Plan — Draft Survey Review

PD Dupuis presented the item and answered informational questions from the HDC.

The following comments were made during HDC discussion:

- If a survey participants answers no to the first question, they should only be permitted to answer questions one through three. Otherwise, their lack of interest in historic preservation would skew the survey;
- Alternatively, it would be better to let all survey participants answer all ten questions since survey return rates tend to be low. Additionally, disallowing answers from people uninterested in historic preservation would still skew the results, albeit in a different direction;
- Providing possible survey answers beyond 'Yes/No' allows the HDC to capture more information;

DRAFT

- It should be possible to segment out the survey data based on answers to the first question, if that is a concern;
- A two sentence introduction to the survey should be included on the survey page itself, if possible. If not, it should be included on the introduction page to the survey;
- The survey should reference both the City's historic districts and its individually designated historic homes in order to clarify for respondents that both are options for designation;
- 'Plaque programs' should be changed to 'Historical plaques on buildings';
- The question that references 'other things besides buildings' should provide a few examples so respondents would have a better sense of what is being contemplated;
- 'Do you think that there are any barriers to historic preservation?' should be added to the survey, and if yes, respondents should be prompted to describe said barriers;
- It could be worthwhile to ask respondents what the HDC's historic preservation priorities over the next ten years should be;
- The historic preservation master plan should recommend a more regular inspection schedule for historic properties;
- Staff should aim to get as broad a set of respondents as possible;
- Distributing hard copies of the surveys to be returned to the City could be beneficial;
- HDC members should help publicize the survey once it is made available; and,
- The survey should be kept up at least through January 2024 in order to give respondents time during the holidays.

7) Miscellaneous Business and Communication

The HDC briefly discussed:

- A home attracting public attention for a potential impending demolition;
- The possibility of building historic preservation connections with builders, architects, and realtors in the community;
- The potential FY '24-'25 budget for historic preservation;
- An event being held by the Detroit Art Deco Society on November 2, 2023; and,
- The City Commission's approval of the historic design guidelines.

A. Pre-Application Discussion
B. Draft Agenda
C. Staff Reports
   1. **Administrative Sign Approvals**
   2. **Administrative Approvals**
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8) Adjournment

No further business being evident, the HDC motioned to adjourn at 7:44 p.m.

Nick Dupuis, Planning Director

Laura Eichenhorn, City Transcriptionist

DRAFT

MEMORANDUM

Planning Division

DATE: December 6, 2023

TO: Historic District Commission Members

FROM: Nicholas Dupuis, Planning Director

SUBJECT: 163 W. Maple – Seven Daughters – Design Review

Zoning: B-4 (Business-Residential) & D-4 (Downtown Overlay)

Existing Use: One-Story Commercial Building

Introduction

A Design Review application has been submitted for changes to an existing 1-story commercial building in the Central Business Historic District of Birmingham. The building itself is a non-contributing in the district and does not directly abut any designated resources.

On April 19, 2023 (Agenda – Minutes), the Historic District Commission (HDC) reviewed the design proposal and moved to postpone consideration of the Design Review application to provide the applicant time to consider the comments made about the original soffit element that the HDC felt was important to retain.

Proposal

The applicant is proposing to renovate the existing storefront, which consists of glazing, flat wood or smooth stucco façade materials, and a large soffit over the main entrance. The existing original soffit will remain, while the modern, larger soffit area will be squared off and the façade material will be removed. A new wood veneer material and synthetic panel is proposed on the soffit, while the rest of the storefront is proposed to be painted. It is worth noting that the plans submitted indicate that the existing glazing will remain, but it appears as though a somewhat recent change has been made without Planning Division approval in regards to the layout of such. Available imagery shows a single door at the eastern side of the storefront, and the new (now existing)

storefront has centralized double doors. The proposed wood façade material will be a mixture of smooth textures in grey and natural wood colors.

Due to the subject sites location within the Downtown Overlay, the applicant must adhere to the architectural standards outlined in Article 3, Section 3.04 (E) of the Zoning Ordinance. Relevant standards to the proposed renovation are as follows:

- At least 90% of the exterior finish material on all facades that face a street shall be limited to the following: glass, brick, cut stone, cast stone, coarsely textured stucco, or wood. Dryvit or E.F.I.S is prohibited.
- The primary colors of building exteriors shall be compatible with the colors of adjacent buildings and in character with the surrounding area, although the trim may be of a contrasting color.
- Storefronts shall be directly accessible from public sidewalks. Each storefront must have transparent areas, equal to 70% of its portion of the facade, between one and eight feet from the ground.
- Clear glazing is required on the storefront/ground floor facade. Windows shall not be blocked with opaque materials or the back of shelving units or signs.
- Facade openings, including porches, windows, and colonnades, shall be vertical in proportion.

The applicant appears to meet the architectural standards of the Downtown Overlay. The façade is comprised of wood and glass, and the primary colors are compatible with the surrounding area. The storefront is accessible from the public sidewalk, and is clearly equal to or greater than 70% of its portion of the façade between 1 and 8 feet.

Planning & Zoning

There are no planning and zoning issues in terms of bulk, placement, height, etc. that require review at the Historic District Commission. However, there are design-based ordinances that the applicant must follow as a part of the proposed renovation:

- Glazing: Due to the seemingly unpermitted nature of the storefront change, the Planning Division will be reviewing glazing even though the plans submitted indicate that the storefront system is existing. As noted above, the applicant must provide a storefront with clear glazing that equals 70% of its portion of the façade between 1 and 8 feet. Although the area of glazing clearly meets the requirement, **the applicant must submit specification sheets for the glass to ensure that the clarity requirements are being met.**
- Use: The subject site is located on Downtown Birmingham along the retail frontage boundary, which requires the applicant to provide retail with a minimum depth of 20 feet from the frontage line within the first story. The applicant meets this requirement.

Signage
There are no new signs proposed as a part of the Design Review application submitted.

Design Review Standards and Guidelines
Chapter 127, Section 127-11 of the Birmingham Code of Ordinances states that in reviewing plans, the commission shall follow the U.S. secretary of the interior's standards for rehabilitation and guidelines for rehabilitating historic buildings as set forth in 36 C.F.R. part 67. Design review standards and guidelines that address special design characteristics of historic districts administered by the commission may be followed if they are equivalent in guidance to the secretary of interior's standards and guidelines and are established or approved by the state historic preservation office of the Michigan Historical Center. The U.S. Secretary of the Interior Standards for Rehabilitation ("SOI Standards") are provided in full at the end of this report.

In reviewing plans, the commission shall also consider all of the following:

1. The historic or architectural value and significance of the resource and its relationship to the historic value of the surrounding area.
2. The relationship of any architectural features of the resource to the rest of the resource and to the surrounding area.
3. The general compatibility of the design, arrangement, texture, and materials proposed to be used.
4. Other factors, such as aesthetic value, that the commission finds relevant.
5. Whether the applicant has certified in the application that the property where work will be undertaken has, or will have before the proposed project completion date, a fire alarm system or a smoke alarm complying with the requirements of the Stille-DeRossett-Hale single state construction code act, 1972 PA 230, MCL 125.1501 to 125.1531.

Recommendation
The Michigan State Historic Preservation Office defines rehabilitation as the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values.

Because the subject site is not historically designated, but is located within a historic district, the applicant is held the same standards as all resources in the district, but the Historic District Commission should be concerned with project elements that affect the greater district as opposed to specific changes on the building. The most applicable guidelines may be those that relate to size, scale, and massing, with some character elements considered as well.

Considering the above, the proposed exterior renovations, as proposed by the applicant, generally meets the Secretary of the Interior Standards for Rehabilitation numbers 2, 9 and 10. Standard number 4 has been included in the review in order to consider the possibility of significance that

is unrelated to the greater Central Business Historic District. The following analysis breaks down the proposal through the lens of each standard above:

2. *The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.*

   There are no historic character elements on this property that contribute to the greater district. In addition, the proposed renovation does not affect any nearby resources, and there is no direct adjacency to a contributing resource.

4. *Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.*

   Due to the passage of time, mid-century design has entered the conversation in historical preservation circles as a bona fide addition to any city's preservation plans. Before being renovated, this building may be considered a quality example of mid-century design, as may be demonstrated in the following photograph:

   The retention of the soffit, although buried underneath a modern soffit, increases the potential for this building to be considered as a historic mid-century property in the future. Although the building has been heavily modified, the original soffit appears to remain intact beneath the different façade treatments across the whole building.

9. *New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.*

   The proposed renovation is compatible with the massing size and scale of the historic district.

10. *New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

    The proposed modifications maintain the essential form and integrity of the district.

Based on the review above, the Planning Division recommends that the Historic District Commission consider **APPROVAL** of the Design Review application for 163 W. Maple – The Last Bean. The Planning Division feels as though the proposed addition meets the Secretary of the Interior Standards for Rehabilitation numbers 2, 9 and 10.

Wording for Motions
I move that the Commission **APPROVE** the Design Review application and issue a Certificate of Appropriateness for 163 W. Maple – The Last Bean. The proposed addition meets the Secretary of the Interior's Standards for Rehabilitation standard numbers _____ (*list conditions*).

OR

I move that the Commission **POSTPONE** the Design Review application and the issuance of a Certificate of Appropriateness for 163 W. Maple – The Last Bean – for the following reason(s):

1. _____
2. _____
3. _____

OR

I move that the Commission **DENY** the Revised Historic Design Review application for 163 W. Maple – The Last Bean. Because of _____ the work does not meet The Secretary of the Interior's Standards for Rehabilitation standard number(s) _____.

Notice to Proceed

I move the Commission issue a Notice to Proceed for number _____. The work is not appropriate, however the following condition prevails: _____and the proposed application will materially correct the condition.

Choose from one of these conditions:

a) The resource constitutes hazard to the safety of the public or the structure's occupants.

b) The resource is a deterrent to a major improvement program that will be of substantial benefit to the community and the applicant proposing the work has obtained all necessary planning and zoning approvals, financing, and environmental clearances.

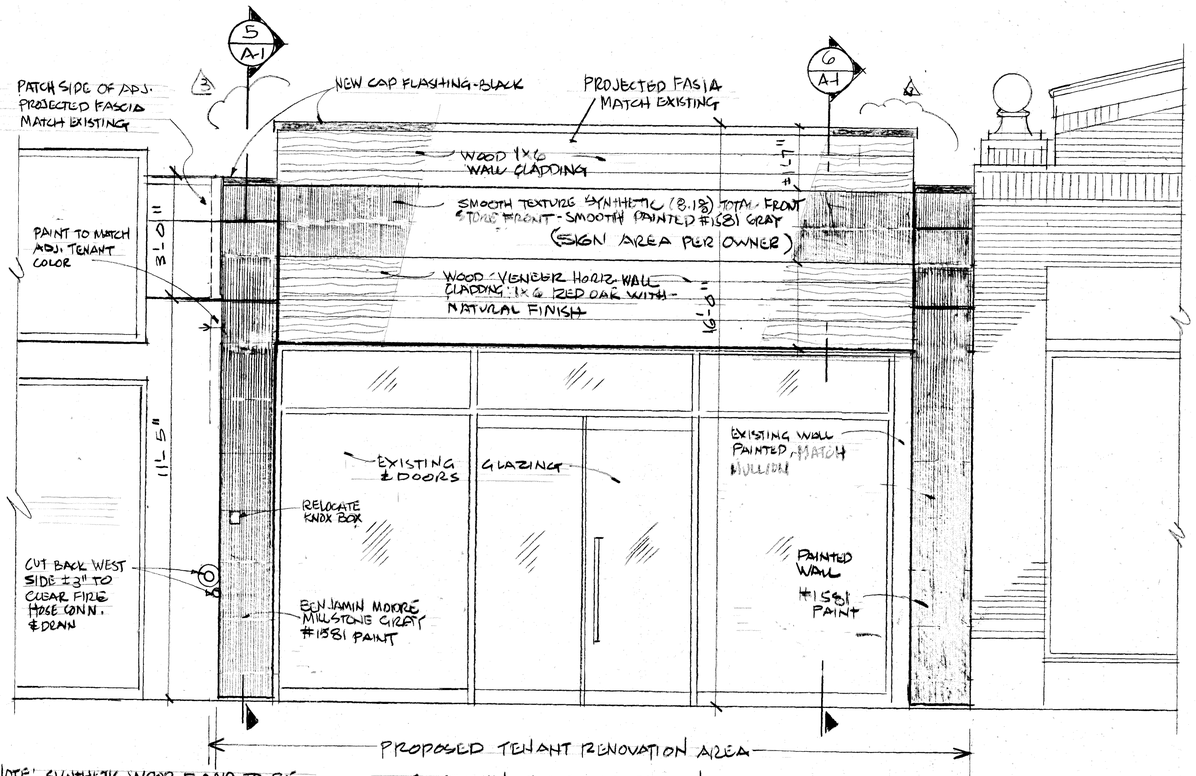
c) Retaining the resource will cause undue financial hardship to the owner when a governmental action, an act of God, or other events beyond the owner's control created the hardship, and all feasible alternatives to eliminate the financial hardship, which may include offering the resource for sale at its fair market value or moving the resource to a vacant site within the historic district. have been attempted and exhausted by the owner.

d) Retaining the resource is not in the best of the majority of the community.

THE SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION AND GUIDELINES FOR REHABILITATING HISTORIC BUILDINGS

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

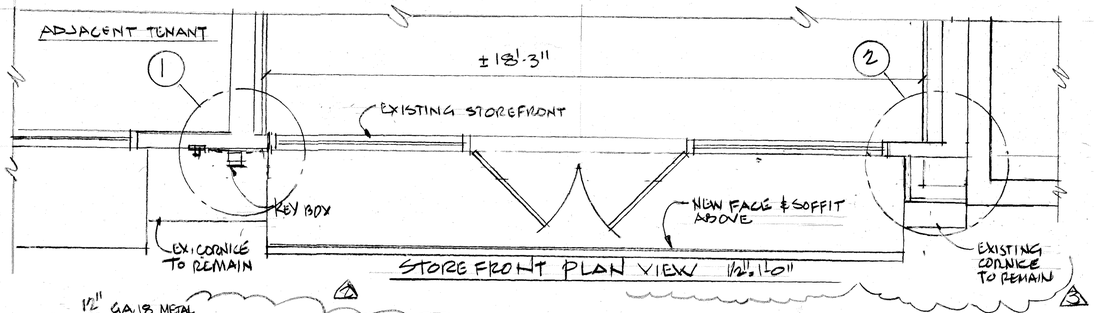
3 WOOD BANDS ARE TO COMPRISE OF THERMALLY MODIFIED WOOD RED OAK WITH NATURAL FINISH BY THERMORY USA BENCHMARK 1X6 RED OAK CLADDING C57 (JEM) OR EQUAL
THERMORY USA LLC, BATAVIA N.Y. 585-250-4074



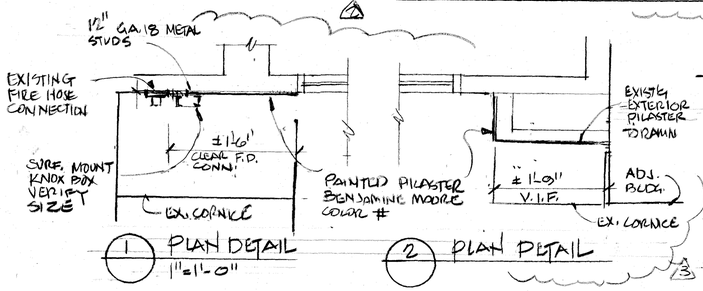
SOUTH ELEVATION
1/2" = 1'-0"

3 NOTE: SYNTHETIC WOOD BAND TO BE MAX 10% TOTAL STOREFRONT AREA PAINTED MILLSTONE GRAY #1581 BY BENJ. MOORE
VERTICLE PIERS & CROWN TO BE EXISTG. WALL MATERIAL PAINTED #1581.

ALL WORK TO BE BY 2015 MICHIGAN BUILDING CODE



STORE FRONT PLAN VIEW 1/2"=1'-0"



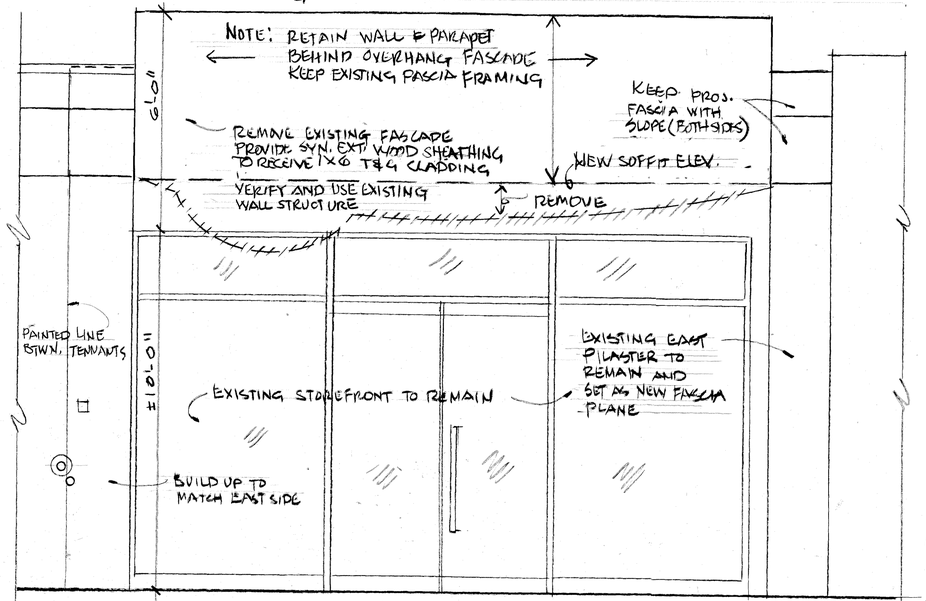
1 PLAN DETAIL 1"=1'-0"
2 PLAN DETAIL

VENEER WALL SIDING - STAINED & SEALED
- INSTALL PER MANUFACTURER
- USE 7/16" OR THICKER APA RATED OSB OR PLYWOOD ON 18 GA. METAL FRAMING @ 16" OC.
- PROVIDE WEATHER RESISTANT BARRIER OVER SHEATHING.
- FASTEN WOOD VENEER TONGUE & GROVE RED OAK CLADDING (0.79") WITH 60 MM FC SCREWS PER MANUF.
- USE 3/4"-18 GA. FURRING CHANNELS WHEN UTILIZING CMU. WATER PROOF CMU'S & PROVIDE SCREWS AS REQ'D. FOR SECURING WOOD VENEER WALL PNLS.

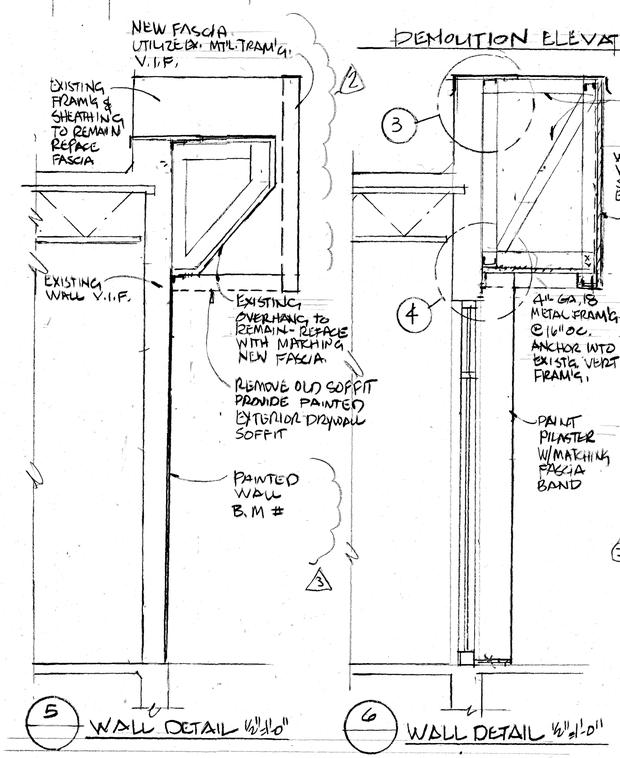
GENERAL NOTES

1. ALL NEW WORK TO BE PER 2015 MI. BUILDING CODE
2. VERIFY ALL PERTINENT DIMENSIONS AND CLEAR EXISTING FIRE SPRINKLER CONNECTION AS REQUIRED ON EAST SIDE OF TENANT EXTERIOR.
3. IF REQUIRED, PROVIDE SHOP DRAWINGS FOR STEEL LIGHT FRAMING FOR APPROVAL PRIOR INSTALLATION.
4. METAL STUD FASCIA FRAMING TO BE 16" OC. MAX. VERTICALLY. PROVIDE HORIZONTAL BRACING 4'-0" OC. VORTICALLY.
5. PROVIDE NEW CAP FLASHING OVER NEW FASCIA (BLACK COLOR)
6. PROPOSED FASCIA - WOOD & SYNTHETIC WOOD EXT. SHEATHING WITH APPROPRIATE WATER PROOF MEMBRANE SUCH AS TYVEK PER MANUFACTURER OF WOOD CLADDING

3



DEMOLITION ELEVATION



5 WALL DETAIL 1/2"=1'-0"
6 WALL DETAIL 1/2"=1'-0"
3 DETAIL 1"=1'-0"
4 DETAIL 1"=1'-0"

KALAJIAN
ARCHITECTURE & DESIGN LLC
1871 AUSTIN DRIVE
TROY MICHIGAN
48083
OFFICE: 248-524-3616
FAX: 248-524-0217
aekalajian@sbcglobal.net

PROPOSED BUILDING RENOVATION
PERMIT# PB21-1195

TENANT/ OWNER
CONTACT PERSON
DR. JOSEPH LABIB
PH: 248-885-1195
E-MAIL
Josephmultypt@gmail.com

RESTAURANT RENOVATION
163 W. MAPLE DR.
BIRMINGHAM MICHIGAN

DESCRIPTION:
BUILDING FACELIFT ELEVATION, PLAN & DETAILS

SEAL:
STATE OF MICHIGAN
ARTHUR E. KALAJIAN
LICENSE No. 1301077775
LICENSED ARCHITECT

DATE	ISSUE	DRAWN BY/CHECKED BY
11-11-2022	PERMIT	AEK
REV. 2-6-23		AEK
REV. 10-2023		AEK
REV. 11-14-23		AEK

SHEET NO.
A-1.0

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THELASTBEAN
premium coffee Snacks Pastry

BIRMINGHAM

Historic Preservation Master Plan
Project Schedule
DRAFT: 12/1/2023

	2023				2024													
Meeting/Event	**JUL**	**AUG**	**SEP**	**OCT**	**NOV**	**DEC**	**JAN**	**FEB**	**MAR**	**APR**	**MAY**	**JUN**	**JUL**	**AUG**	**SEP**	**OCT**	**NOV**	**DEC**
July 19, 2023	✓																	
August 2, 2023		✓																
September 6, 2023			✓															
October 4, 2023				✓														
November 1, 2023					✓													
December 6, 2023						✓												
Community Survey #1 Open						✓	x	x										
January 3, 2024							x											
February 7, 2024								x										
Community Survey #1 Close									x									
March 6, 2024									x									
April 3, 2024										x								
Historic Property Owner Round Table										x	x							
May 1, 2024											x							
DPS Open House											x							
June 5, 2024												x						
July 3, 2024													x					
Board/Commission Presentations														x	x			
August 7, 2024														x				
September 4, 2024															x			
November 6, 2024																x		
December 4, 2024																	x	
City Commission																		x

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WEDNESDAY – DECEMBER 20, 2023
BIRMINGHAM CITY HALL, 151 MARTIN STREET, COMMISSION ROOM 205, BIRMINGHAM, MI*
********** 7:00 PM**********

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   - A. **Historic Preservation Master Plan**
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A PERSON DESIGNATED WITH THE AUTHORITY TO MAKE DECISIONS MUST BE PRESENT AT THE MEETING.

DRAFT

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 # PD23-0076

Project # JDSF23-0026

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	PROPERTY IDENTIFICATION NUMBER (SIDWELL NO.)	LOT NUMBER
2440 Rembrote	08-20-30-403-008	

II. Applicant / Project Contact Information

A. Applicant

NAME	ADDRESS	
Live Well Custom Homes	626 E 4th Street ste 101B	
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@livewellcustomhomes.com

B. Owner or Lessee

NAME	ADDRESS	
Live Well Custom Homes LLC	626 E 4th Street ste 101B	
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@livewellcustomhomes.com

C. Architect or Engineer

NAME	ADDRESS	
DAS Architect	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	ADDRESS	
Live Well Custom Homes	626 E 4th Street ste 101B	
CITY: Royal Oak	STATE: MI	ZIP CODE: 48067
TELEPHONE NUMBER (Include Area Code): 248 677 8484		
CELL PHONE NUMBER (Include Area Code): 586 201 2500	FAX NUMBER (Include Area Code)	EMAIL ADDRESS: rick@livewellcustomhomes.com
INDIVIDUAL BUILDERS LICENSE NUMBER		EXPIRATION DATE
COMPANY BUILDERS LICENSE NUMBER: 2102198565		EXPIRATION DATE: 05/31/2025
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		

RECEIVED
OCT 16 2023
CITY OF BIRMINGHAM
COMMUNITY DEVELOPMENT DEPARTMENT

Revised 11/2019

COMING SOON
249-905-0700

City of Birmingham
A Walkable Community

Community Development Department
151 Martin Street
Birmingham, MI 48012-3001
(248) 530-1850
Inspection Requests: www.bsaonline.com

Applicant:
HRH CONSTRUCTION LLC
1233 MARYLAND BLVD
BIRMINGHAM MI 48009

Status: HOLD (FEE)

DEMOLITION ONLINE

DEMO SINGLE FAMILY

Permit Number:
PD23-0075
JDSF23-0034

Applied: 10/13/2023
Issued:
Expires:
Finaled:

LOCATION	OWNER	CONTRACTOR
0 1268 SUFFIELD AVE 08-19-26-206-006 **Zoning District:** **Special District:**	BOUCHARD, LISA 851 HAZELWOOD AVE BIRMINGHAM MI 48009-3823 **Phone:** **Fax:**	HRH CONSTRUCTION LLC 1233 MARYLAND BLVD BIRMINGHAM MI 48009 **Phone:** (248) 644 4910 **Email:** jill@hunterrobertshomes.

Work Description: Demolition of home with attached garage.

Stipulations:

Primary Constructions Type:

Primary Zoning District:

Primary Use Group:

Project: JDSF23-0034

Permit Item	Work Type	Fee Basis	Item Total
ONLINE APPLICATION FEE	BUILDING PERMITS	1.00	$2.00
DEMO - 3,000 TO 5,000 CUBIC FEET	BUILDING PERMITS	1.00	$200.00

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

Building Official Approval: _____ **Date:** 10/13/2023

126
HUNTER ROBERTS

City of Birmingham
A Walkable Community

Community Development Department
151 Martin Street
Birmingham, MI 48012-3001
(248) 530-1850
Inspection Requests: www.bsaonline.com

Applicant:
BABI CONSTRUCTION INC
PO BOX 974
BIRMINGHAM MI 48012-0974

Status: HOLD (FEE)

DEMOLITION ONLINE

DEMO SINGLE FAMILY

Permit Number:
PD23-0073
JDSF21-0055

Applied: 10/11/2023
Issued:
Expires:
Finaled:

LOCATION	OWNER	CONTRACTOR
0 1885 HOLLAND AVE 08-20-31-177-048 **Zoning District:** **Special District:**	BABI CONSTRUCTION INC PO BOX 974 BIRMINGHAM MI 48012-0974 **Phone:** (248) 217 2224 **Fax:** Babibuilders@yahoo.com	BABI CONSTRUCTION INC PO BOX 974 BIRMINGHAM MI 48012-0974 **Phone:** (248) 217 2224 **Email:** Babibuilders@yahoo.com

Work Description: Demolition of single family existing home for new construction

Stipulations:

Primary Constructions Type:

Primary Zoning District:

Primary Use Group:

Project: JDSF21-0055

Permit Item	Work Type	Fee Basis	Item Total
ONLINE APPLICATION FEE	BUILDING PERMITS	1.00	$2.00
DEMO - 3,000 TO 5,000 CUBIC FEET	BUILDING PERMITS	1.00	$200.00
DEMO - 3,000 TO 5,000 CUBIC FEET	BUILDING PERMITS	1.00	$200.00

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

Building Official Approval: _____ **Date:** 10/11/2023

1855

City of Birmingham
A Walkable Community

Community Development Department
151 Martin Street
Birmingham, MI 48012-3001
(248) 530-1850
Inspection Requests: www.bsaonline.com

Applicant:
THE ADAMS GROUP INC
1700 E AUBURN RD
ROCHESTER HILLS MI 48307

Status: HOLD (FEE)

DEMOLITION ONLINE

DEMO SINGLE FAMILY

Permit Number:
PD23-0072
JDSF23-0040

Applied: 10/10/2023
Issued:
Expires:
Finaled:

LOCATION	OWNER	CONTRACTOR
0 1100 LAKESIDE RD 08-19-25-151-070 **Zoning District:** **Special District:**	SANDRA F COLLINS TRUST 1114 LAKESIDE RD BIRMINGHAM MI 48009-1381 **Phone:** (248) 840 1261 **Fax:** SCOLLINS2848@GMAIL.COM	THE ADAMS GROUP INC 1700 E AUBURN RD ROCHESTER HILLS MI 48307 **Phone:** (248) 550 5751 **Email:** Adam@adams-incorpora

Work Description: demo existing house and driveway.

Stipulations:

Primary Constructions Type:

Primary Zoning District:

Primary Use Group:

Project: JDSF23-0040

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:** 10/10/2023

City of Birmingham
A Walkable Community

Community Development Department
151 Martin Street
Birmingham, MI 48012-3001
(248) 530-1850
Inspection Requests: www.bsaonline.com

Applicant:
PRM CUSTOM BUILDERS LLC
7457 FRANKLIN RD STE 230
BLOOMFIELD HILLS MI 48301

Status: HOLD (FEE)

Demolition

DEMO SINGLE FAMILY

Permit Number:
PD23-0074
JDSF23-0038

Applied: 10/13/2023
Issued:
Expires:
Finaled:

LOCATION	OWNER	CONTRACTOR
0 395 GREENWOOD BLVD 08-19-25-353-024 **Zoning District:** **Special District:**	P R M INVESTMENT GROUP LLC 395 GREENWOOD BLVD BIRMINGHAM MI 48009-3812 **Phone:** **Fax:**	PRM CUSTOM BUILDERS LLC 7457 FRANKLIN RD STE 230 BLOOMFIELD HILLS MI 48301 **Phone:** (248) 240-3051 **Email:** mooneypaul15@gmail.co

Work Description: DEMOLISH CURRENT HOME/DETACHED GARAGE TO REBUILD NEW CONSTRUCTION HOME/GARAGE

Stipulations:

Primary Constructions Type:
Primary Use Group:
Primary Zoning District:
Project: JDSF23-0038

Permit Item	Work Type	Fee Basis	Item Total
ONLINE APPLICATION FEE	BUILDING PERMITS	1.00	$2.00
DEMO - 3,000 TO 5,000 CUBIC FEET	BUILDING PERMITS	1.00	$200.00
DEMO - 3,000 TO 5,000 CUBIC FEET	BUILDING PERMITS	1.00	$200.00

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

Building Official Approval: _____ **Date:** 10/13/2023

395 GREENWOOD, BIRMINGHAM
MI 48009

Updated 7/10/23

Historic District Commission Action List –2023

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

APPROVED