



AGENDA
BIRMINGHAM HISTORIC DISTRICT COMMISSION
WEDNESDAY – JANUARY 17, 2024
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 [December 6, 2023](#)**
- 3) Courtesy Review**
- 4) Historic Design Review**
- 5) Sign Review**
- 6) Study Session**
 - A. [Historic Preservation Master Plan](#)**
- 7) Miscellaneous Business and Communication**
 - A. Pre-Application Discussions**
 - B. Draft Agenda**
 - 1. [February 7, 2024](#)**
 - C. Staff Reports**
 - 1. [Administrative Sign Approvals](#)**
 - 2. [Administrative Approvals](#)**
 - 3. [Demolitions](#)**
 - 4. [Action List 2023/2024](#)**
 - D. Communications**
 - 1. [100 N. Old Woodward – MHPN Award Letter](#)**
- 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 December 6, 2023**

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

Minutes of the regular meeting of the Historic District Commission ("HDC") held December 6, 2023. Vice Chair Kolo called the meeting to order at 7:00 p.m.

1) Rollcall

Present: Vice Chair Dustin Kolo; Board Members Gigi Debbrecht, Keith Deyer, Michael Willoughby; Alternate Board Member Mary Jaye

Absent: Chair John Henke; Board Members Natalia Dukas, Patricia Lang; Alternate Board Member Steven Lemberg; Student Representative Ian Weinberg

Staff: Planning Director Dupuis; City Transcriptionist Eichenhorn

2) Approval of the HDC Minutes of November 1, 2023

12-35-23

Motion by Mr. Willoughby

Seconded by Ms. Jaye to approve the HDC Minutes of November 1, 2023 as submitted.

Motion carried, 5-0.

VOICE VOTE

Yeas: Deyer, Kolo, Debbrecht, Jaye, Willoughby

Nays: None

3) Courtesy Review

4) Historic Design Review

A. 163 W. Maple – The Last Bean

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

Art Kalajian, architect, spoke on behalf of the project.

HDC members made the following comments in the course of discussion:

- It was appreciated that the soffit would be preserved, and it was unfortunate that it was not being used in the design;
- The design represented an improvement over the present condition;
- While the applicant did not presently want to return to the building's original design, at least the option would be preserved for the future; and,
- The building is not designated historic.

12-36-23

Motion by Mr. Deyer

Seconded by Ms. Debbrecht to approve the Design Review application for 163 W. Maple – The Last Bean.

Motion carried, 5-0.

VOICE VOTE

Yeas: Deyer, Kolo, Debbrecht, Jaye, Willoughby

Nays: None

5) Sign Review

6) Study Session

A. Historic Preservation Master Plan

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

HDC members made the following comments in the course of discussion:

- There would be an advantage to expanding some of the historic districts and to tying a couple together;
- This process will be helpful for clarifying what historic preservation topics need to be reviewed periodically;
- The historic plaque program could be woven in to the planning process;
- A lot of homes will be approaching 100 years of age because Birmingham's expansion occurred in the 1920s. Finding some way to include them in a preservation plan would be prudent;
- Offering classes and education in aspects of historic preservation would be valuable;
- Getting individual homeowners informed about their historic properties would likely make historic districts more possible later on; and,
- Informing individual owners of historic homes of the significance of their specific homes would be helpful.

7) Miscellaneous Business and Communication

A. Pre-Application Discussion

B. Draft Agenda

C. Staff Reports

- 1. Administrative Sign Approvals**
- 2. Administrative Approvals**
- 3. Demolitions**
- 4. Action List**

8) Adjournment

Historic District Commission
Minutes of December 6, 2023

No further business being evident, the HDC motioned to adjourn at 7:53 p.m.

A handwritten signature in blue ink, appearing to read 'Nick Dupuis', enclosed within a blue oval.

Nick Dupuis, Planning Director

A handwritten signature in black ink, appearing to read 'Laura Eichenhorn', with a long horizontal flourish extending to the right.

Laura Eichenhorn, City Transcriptionist

DRAFT



MEMORANDUM

Planning Division

DATE: January 17, 2024

TO: Historic District Commission Members

FROM: Nicholas Dupuis, Planning Director

SUBJECT: Historic Preservation Master Plan

Please see the attached documents for discussion:

1. Historic Preservation Master Plan Survey
2. Long Range Planning Report – Historic Preservation
3. GIS Analysis of Building Age
4. Historic Preservation Master Plan Timeline

Historic Preservation Master Plan

Engage Birmingham

Historic Preservation Master Plan

Do you believe historic preservation is a worthwhile goal?

(Choose any one option)

- ☐ Yes
☐ No
☐ Unsure
☐ Other (please specify)

What do you feel makes something historic? (Check all that Apply)

(Choose all that apply)

- ☐ Architecture/Engineering
☐ Location
☐ Age
☐ Historical Event
☐ Association with a Person
☐ Association with a Movement (Social, Political, etc.)
☐ All of the Above
☐ None of the Above
☐ Other (please specify)

How old does something have to be to be considered "historic"?

(Choose any one option)

- ☐ 10 years
☐ 25 years
☐ 50 years
☐ 75 years
☐ 100+ years
☐ Other (please specify)

Which Birmingham landmark building, site, or object is the most important to you? (If unknown, or no landmarks qualify, please leave blank)

The City of Birmingham has 82 historically designated buildings and/or sites within both contiguous and non-contiguous districts. Were you aware that Birmingham has historic districts and/or sites?

(Choose any one option)

- ☐ Yes
☐ No
☐ Somewhat
☐ Unsure
☐ Other (please specify)

Historic Preservation Master Plan

Engage Birmingham

What direction do you think the City should take in the future regarding the creation of local historic resources (buildings and/or sites)?

(Choose any 1 options)

- ☐ Expand stock of local historic resources
- ☐ Maintain existing stock of historic resources
- ☐ Decrease the amount of historic resources
- ☐ Unsure
- ☐ Other (please specify)

In your opinion, are there other things besides buildings that the city should protect from a historic preservation standpoint such as sites, landscapes, or other objects?

(Choose any one option)

- ☐ Yes
- ☐ No
- ☐ Unsure
- ☐ Other (please specify)

Do you think that there are any barriers to historic preservation?

(Choose any one option)

- ☐ Yes
- ☐ No
- ☐ Unsure
- ☐ Other (please specify)

Answer this question only if you have chosen Yes for Do you think that there are any barriers to historic preservation?

In your opinion, what is the biggest barrier to historic preservation?

(Choose any one option)

- ☐ Lack of skilled labor
- ☐ Cost
- ☐ Conflict with development
- ☐ Limitations on modifications
- ☐ Obsolescence
- ☐ Unsure
- ☐ Other

What types of strategies do you think would better inform and/or educate the public about preservation projects and programs? (Please check all that apply)

(Choose all that apply)

Historic Preservation Master Plan

Engage Birmingham

- ☐ Website
- ☐ Newsletters
- ☐ Exhibits
- ☐ Tours
- ☐ Informational plaques on buildings
- ☐ Award programs
- ☐ Databases and written histories
- ☐ Robust mapping and imagery
- ☐ Unsure
- ☐ Other (please specify)

The approach to historic preservation can be simplified in to regulatory (i.e. ordinances and policy) and non-regulatory (i.e. incentive programs and education) approaches. Which approach do you feel better suits the City of Birmingham?

(Choose any one option)

- ☐ Regulatory
- ☐ Non-regulatory
- ☐ A combination of both
- ☐ Neither regulatory or non-regulatory
- ☐ Unsure

What else would you like to add to the conversation about historic preservation?



MEMORANDUM

Planning Division

DATE: December 26, 2023

TO: Jana L. Ecker, City Manager

FROM: Nicholas Dupuis, Planning Director

SUBJECT: Historic Preservation

Historic preservation is often characterized by the unique challenge it presents in the profound questions it asks one to consider. What is important in our history? What parts of our past should we preserve for the future? How can we best transmit our understanding of the past to future generations? Although these questions do not have a singular answer and are often debated, historic preservation has proven to be an enduring, useful, and multi-faceted tool for governments of all levels. As time moves forward, it is important and beneficial to retain a strong commitment to preserving the past.

The modern historic preservation movement in the United States started in 1966 with the passage of the [National Historic Preservation Act](#). This Act codified many of the practices of historic preservation in the United States, establishing funding methods, encouraging local historic preservation, and establishing definitions for historic preservation relative to the legal boundaries of property ownership. In general, it was a reaction to the loss of landmark buildings like the Penn Central Station in New York City, but also the sweeping changes that were being seen across the country in urban areas that razed entire blocks, neighborhoods, commercial corridors and major buildings. In addition, the Act also established a State Historic Preservation Office (SHPO) in every state, including [Michigan](#). SHPO's have their own preservation policies and programs and often act as an intermediary between local and national government, particularly when it comes to funding.

Shortly after the establishment of the SHPO in Michigan, [Public Act 169 of 1970](#) was adopted, which provided for several local activities such as (but not limited to) the following:

1. The establishment of historic districts
2. The acquisition of certain resources for historic preservation purposes
3. Preservation of historic and non-historic resources within historic districts
4. The establishment of historic district commissions
5. The maintenance of publicly owned resources by local units

In 1977, the City of Birmingham created its own Historic District and Design Review Commission. After some time, the ordinances were amended in 2006 to better align with PA 169 and to provide property owners in the City of Birmingham with better access to the Michigan Historic Preservation Tax Credits. In addition, the updates were made for Birmingham to be eligible to become a [Certified Local Government](#). The Certified Local Government (CLG) program is a preservation partnership between local, state, and national governments focused on promoting strong local historic preservation programs. The CLG program is jointly administered by the National Park Service and the State Historic Preservation Office. The City of Birmingham became certified for the program in 2010. As a part of the CLG program, the City of Birmingham (along with [41](#) other Michigan communities as of October 2023) have exclusive access to funding and technical assistance to develop and maintain strong preservation programs in their respective communities.

At present, the City boasts [82 designated historic resources](#) and/or sites. Of the 82, 30 are commercial (37%), 12 are public/institutional (15%) and 40 are residential (49%). There are three contiguous historic districts (Central Business, Shain Park, and Bates Street Historic Districts), while the other districts are considered non-contiguous. In addition to designated historic resources/sites, the City has several neighborhoods with rich histories and many old structures:

Year Built	Number of Buildings	Percentage of Total
1974-2023	2,094	26%
1948-1973	3,046	38%
1923-1947	2,234	28%
1898-1922	443	6%
Pre-1898	96	1%
No Data	68	Less than 1%
Total	7,981	100%

Meanwhile, the City of Birmingham has received 819 demolition permits between 2015 and 2023 (797 residential and 22 commercial), which is an average of 102 demolitions per year. At that rate, the City could refresh its entire structure stock in 78 years – a single lifetime. As it happens, older homes often become easy targets for demolition due to changing homebuyer preferences, design trends, family size, demographics, maintenance requirements, and other factors.

Importantly, there is a distinction that must be made when using the word *historic* to describe a building or property. Cambridge Dictionary defines historic as “important or likely to be important in history.” In most cases, historic and old are not synonymous. That is, not all historic homes are very old, and not all old homes are necessarily historic. When using the word historic in the context of local historic preservation, it means a home or property that has been formally and legally designated as a historic resource and is codified into a historic district ordinance. The criteria for what can become a formally designated historic resource is derived from 36 CFR Part 60 (National Register criteria for evaluation from the [Code of Federal Regulations](#)). The criteria are as follows:

1. Association with events that have made a significant contribution to the broad patterns of our history; or
2. Association with the lives of persons significant in our past; or

3. Embodiment of 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
4. The yielding, or the likelihood to yield, of information important in prehistory or history.

In the City of Birmingham the responsibility to designate a historic resource is held by the City Commission. A request to designate a single building (non-contiguous historic district) or a group of buildings together (contiguous historic district) can come from anyone or any group of people. The request would be considered by the City Commission, directed to the Historic District Study Committee to develop a report and recommendation (if so desired), then back to the City Commission for final consideration.

If the City Commission were to establish a new historic district (whether contiguous or non-contiguous), each resource within the district is subject to [Chapter 127, Section 127-10](#) of the Birmingham Code of Ordinances, which gives the Historic District Commission purview to review any work, such as addition/alteration to the exterior of the resource and/or its site. Each resource would also be subject to the Design Review standards outlined in [Section 127-11](#), which are referred to as the "Secretary of the Interior Standards for Rehabilitation."

There are also other levels of designation and/or recognition that can be achieved at the state and federal level. The State of Michigan has a [Historical Marker](#) program that has placed more than 1,700 markers across the state. As the Michigan History Center website states, "each marker reflects an important story of a place, an event or a person. It powerfully shows the importance a community places on its heritage and serves as a signpost of historical significance." There is one Michigan State Historical Marker in Birmingham located at the Greenwood Cemetery. At the Federal level, there are two separate programs: [National Historic Landmarks](#) (NHL) and the [National Register of Historic Places](#) (NRHP). The NHL program is *protective* and is reserved for historic properties that illustrate the heritage of the United States. There are no sites in Birmingham on the NHL. The NRHP program is more of a *recognition* program that compiles a list of the Nation's historic places worthy of preservation. Eligibility for the NRHP is based on the same evaluation criteria outlined above. The City of Birmingham has 3 resources listed on the NRHP – the Birmingham Grand Trunk Western Railroad Depot, Derby Street-Grand Trunk Western Railroad Bridge, and the John W. Hunter House.

To date, Birmingham has long acknowledged the importance and utility of historic preservation. The dedication to historic preservation and the benefits thereof are codified in [Chapter 127](#) of the Birmingham Code of Ordinances, which declares historic preservation to be a public purpose and was designed to:

1. Safeguard the heritage of the city by preserving districts that reflect elements of its history, architecture, archaeology, engineering, or culture.
2. Stabilize and improve property values in each district and surrounding areas.
3. Foster civic beauty.
4. Strengthen the local economy.
5. Promote the use of historic districts for the education, pleasure, and welfare of the citizens of the city and of the state.

With all of the above considered, the current approach to historic preservation in the City has predominantly been a *reactive* one. That is, the City has mostly managed its existing stock of historic resources through design review and other requests for alterations, and have fielded but a handful of designation requests that have come from homeowners in the last 20 or so years. There have, though, been some admiral efforts to develop more *proactive* approaches by City Staff, volunteers on the [Historic District Commission](#) and [Historic District Study Committee](#), the [Birmingham Museum](#), and several interested residents. These efforts produced programs like the Heritage Home Program, various educational campaigns, documents such as “Wallace Frost: His Architecture in Birmingham”, and other endeavors. Unfortunately, many of these efforts have been relatively short-lived. This is with the exception of the high-quality and robust programs and exhibits produced by the Birmingham Museum, which has remained a stalwart conservator of Birmingham’s heritage and the history of its people and places.

The Historic Preservation Master Plan

As a part of the City of Birmingham’s Historic District Commission’s (HDC) larger preservation goals, the HDC and City staff have determined that there is a need for an organized, holistic, and long-range approach that has been lacking in the City up to this point. To do this, the HDC will begin to develop a Historic Preservation Master Plan. According to the National Parks Service, preservation planning is “the rational, systematic process by which a community develops a vision, goals, and priorities for the preservation of its historic and cultural resources.” The Birmingham community will seek to achieve its vision through its own actions and through influencing the actions of others. Goals and priorities are based on analyses of resource data and community values. These efforts began in 2021, but were paused while the HDC developed the [Birmingham Historic Design Guidelines](#), which were formally adopted by the City Commission on June 26, 2023. At the time, the design guidelines project was deemed an essential starting point in terms of continuing to protect our current stock of historic resources. This project was wholly funded by grant money through the aforementioned CLG program.

Unlike other master plans in the City, the HDC plans to develop the Historic Preservation Master Plan (the “Plan”) internally, without the assistance of a consultant. This reasoning for this may be summarized as follows:

1. The HDC has a multitude of resources available to it including the SHPO, professionals at other CLG’s, experienced historic property owners, preservation organizations such as the [National Trust for Historic Preservation](#), [National Alliance for Preservation Commissions](#), [Michigan Historic Preservation Network](#), and [American Planning Association](#), and finally, a bevy of sample master plans from other communities (the list below is not intended to be exhaustive or exemplary of what the HDC is pursuing);

• Montgomery County, MD	• City of San Antonio, TX
• Township of Montclair, NJ	• State of Maryland
• State of New Jersey	• City of Roswell, GA
• State of Michigan	• Town of Sudbury, MA
• City of Plano, TX	• Town of Falmouth, MA
• City of Loveland, CO	• City of Pasco, WA
• Peoria, AZ	• City of Brookings, SD

2. Developing the Plan will provide an excellent educational experience for all involved in the process, both for longtime advocates and people new to the field; and
3. Creating the Plan together, from scratch, will provide the community with a sense of ownership over the plan and a responsibility to see it through to the best of our ability.

Although the drafting process is still in its very early stages, there will be a general structure that is common in most other master plans. The Plan will include a multitude of opportunities for public input, including historic property owner round tables, surveys, and other engagements where the HDC will be trying to meet people where they are. This input will form the backbone of the Plan. The Plan will also contain all of the essential background information on historic preservation in Birmingham including maps, data, histories and regulations that apply. Although it is too early to report any specific goals or recommendations, the HDC will be tasked with balancing two types of preservation approaches: *regulatory* and *non-regulatory*. Regulatory approaches could include designation and improving the design review process for historic resources, annual reviews of historic districts, conservation overlay zoning districts, or subgrant programs. Non-regulatory approaches could include education campaigns, recognition plaque programs, regular training opportunities, walking tours and conservation easements.

The HDC has developed a rough timeline for completion of the Plan. The timeline is meant to be malleable to adjust for new opportunities or changes in approach. The first draft of the timeline may be found on the [December 6, 2023](#) agenda of the HDC. In January, the HDC will have a survey available on [Birmingham Engage](#). This survey will help guide the early stages of the Plan and provide the HDC with valuable data to analyze. As the project moves forward, all meetings of the HDC will be advertised and open to the public, and any events, engagements or other important checkpoints will be the subject of increased communications through the City's various channels such as Constant Contact, social media, and where appropriate, direct mailings.



Historic Preservation and the Historic Preservation Master Plan

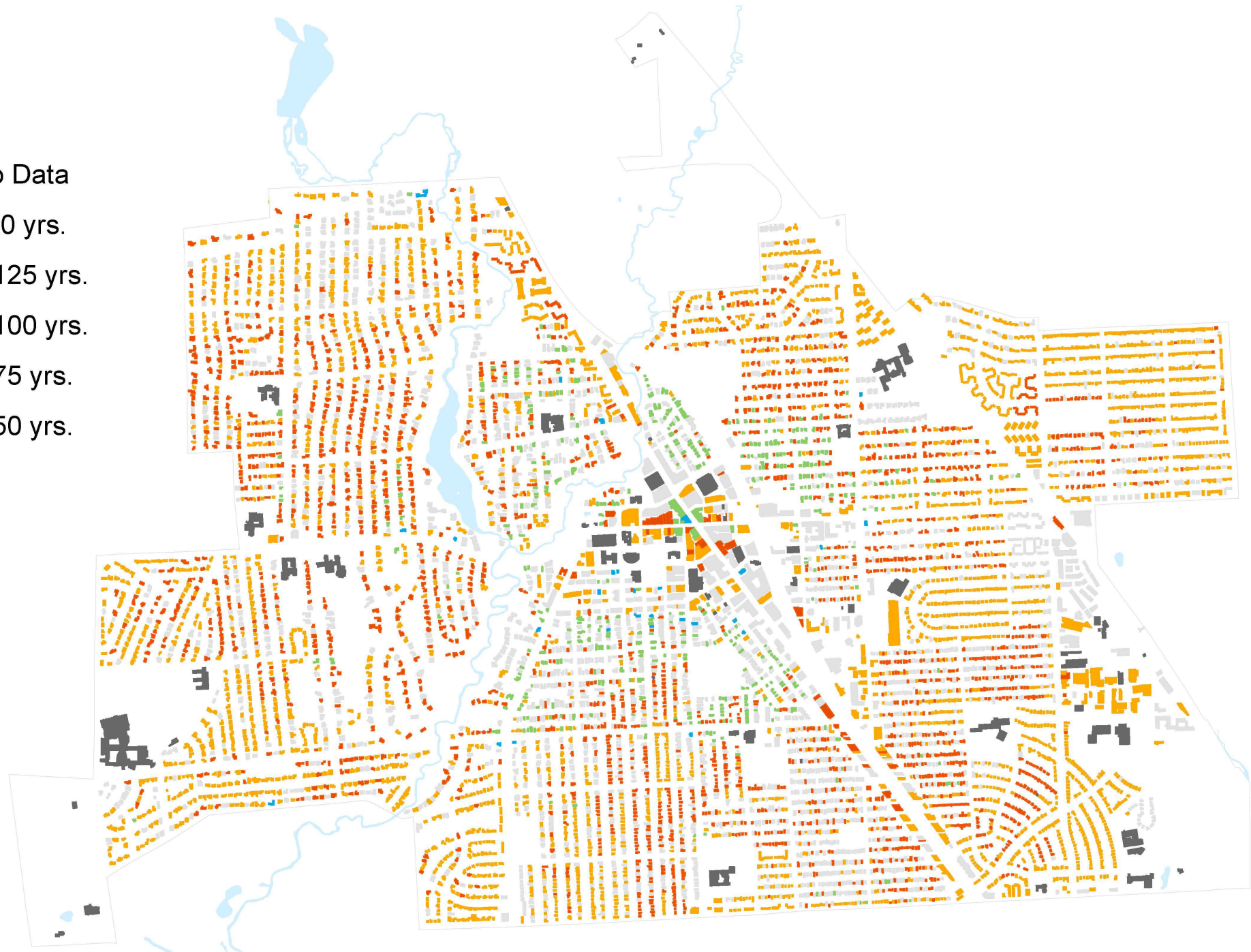
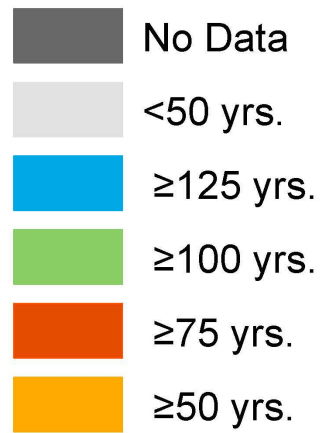
Long Range Planning 2024

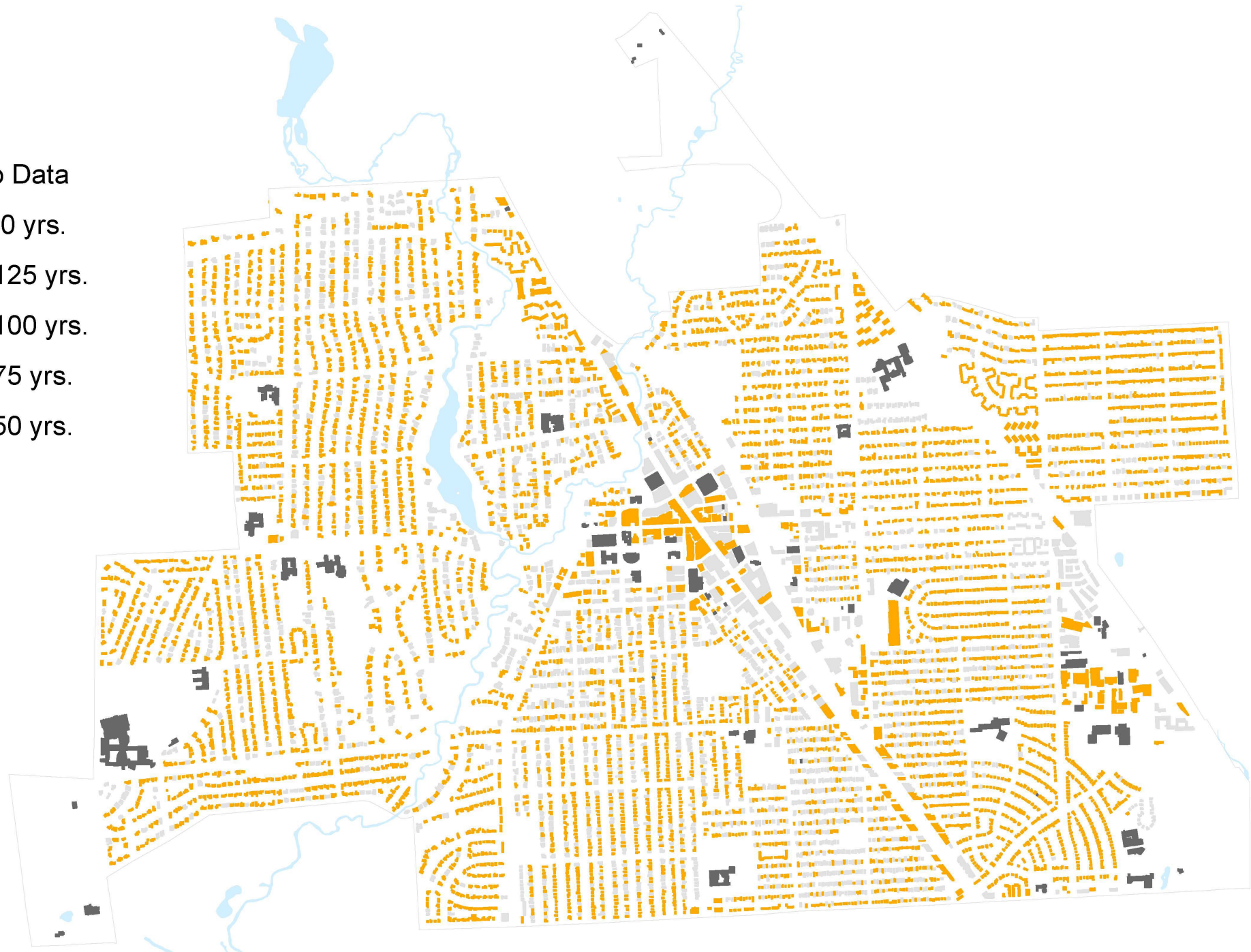
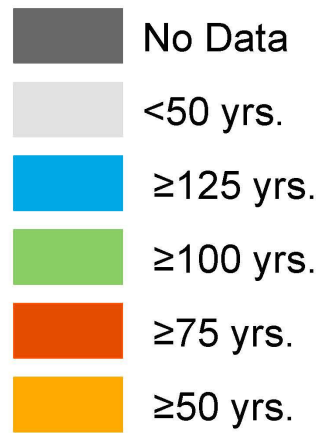


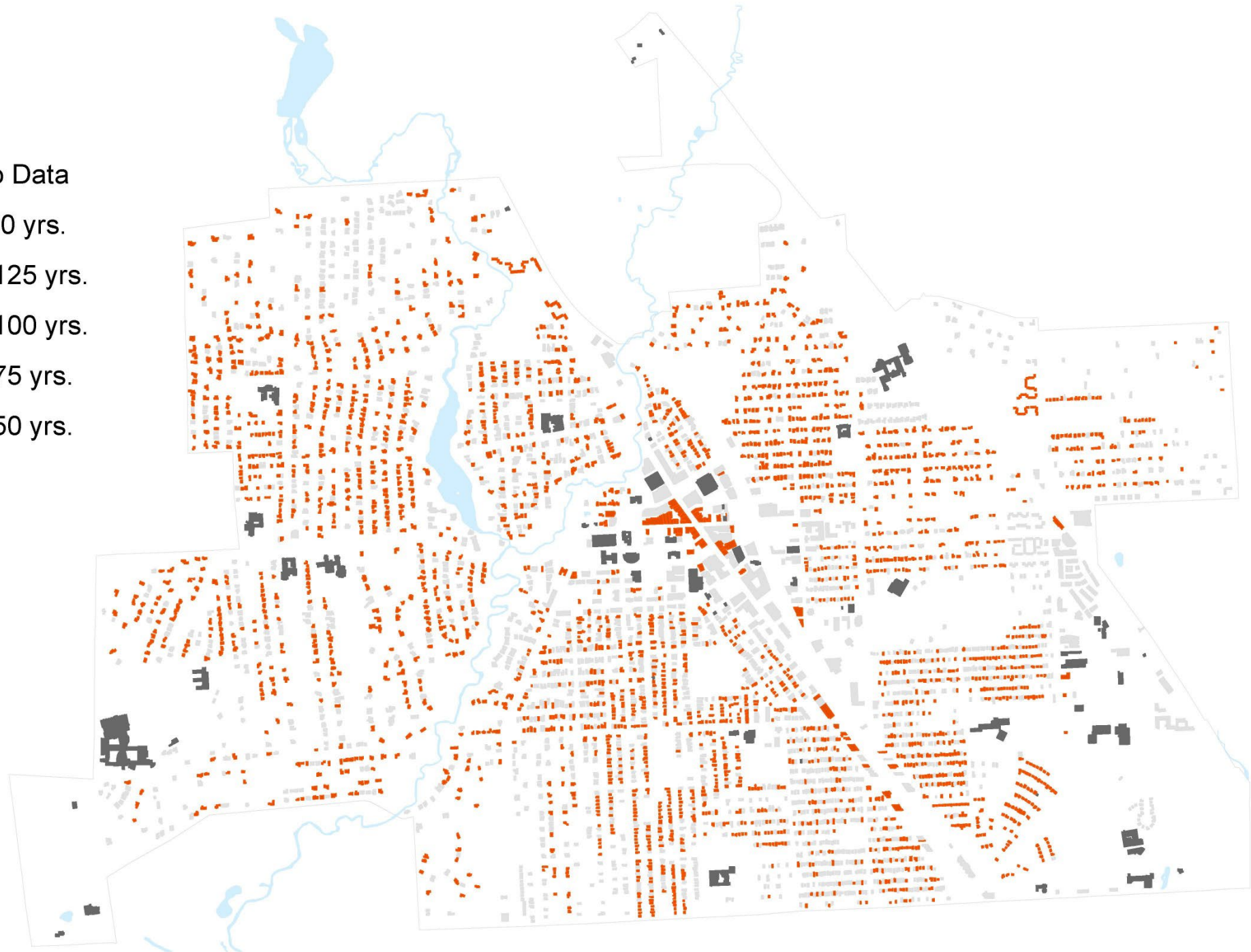
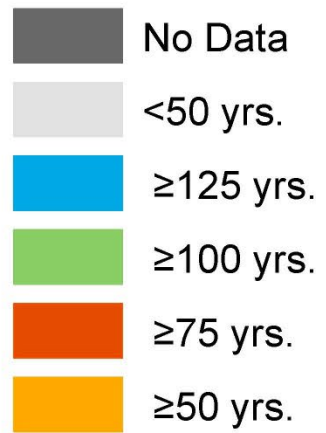
A black and white photograph of the interior of Grand Central Terminal. The image captures the vast, high-ceilinged concourse, characterized by its iconic vaulted glass and steel roof. The architecture features a series of large, arched windows and intricate steel trusses. In the foreground, several people are walking across the polished floor. To the left, a sign reads "OWN STAIRS FOR INCOMING TRAINS". In the center, a large, ornate clock is visible on the wall. To the right, a sign for "PUBLIC ATTEND" is partially visible. The overall atmosphere is one of a grand, historic public space.

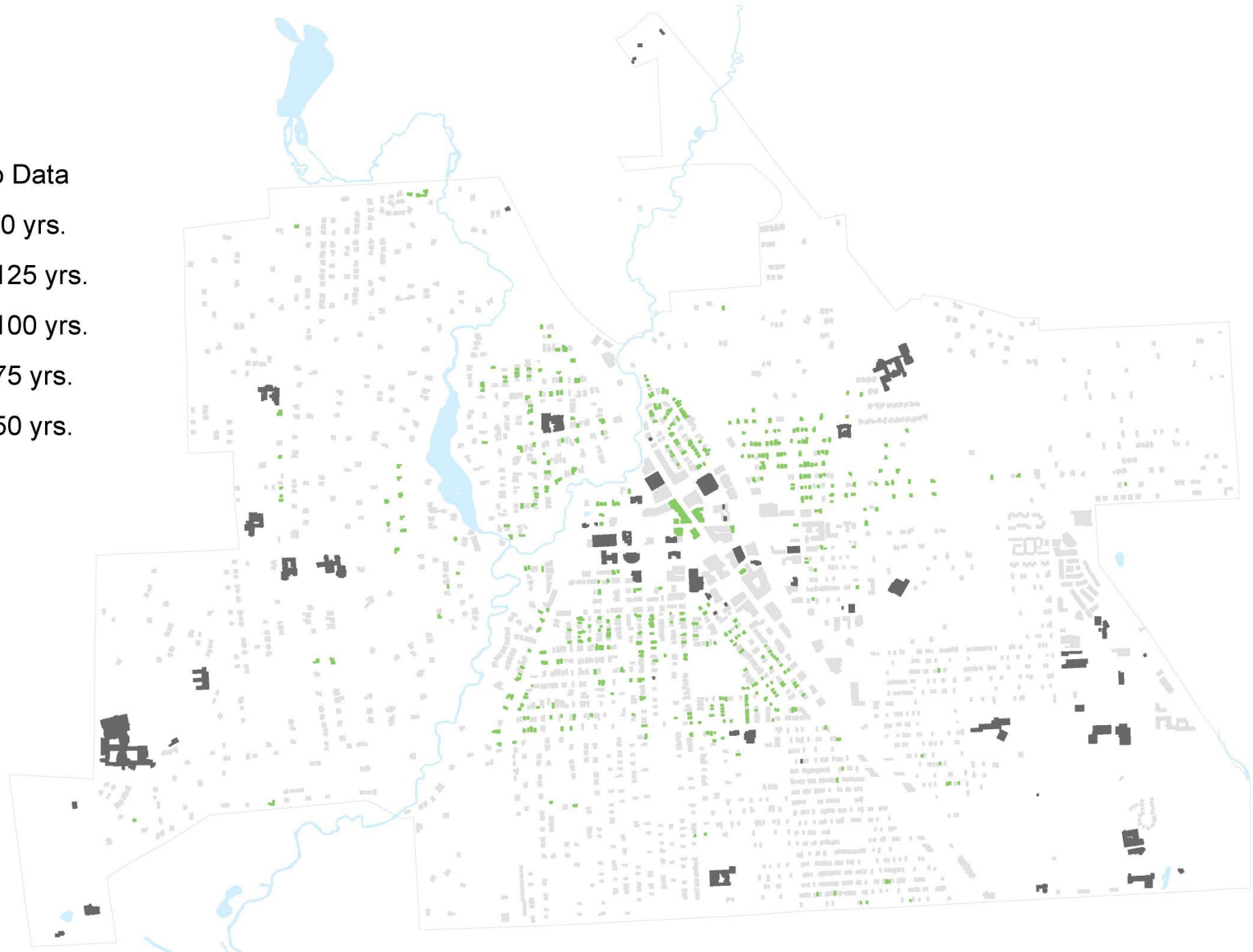
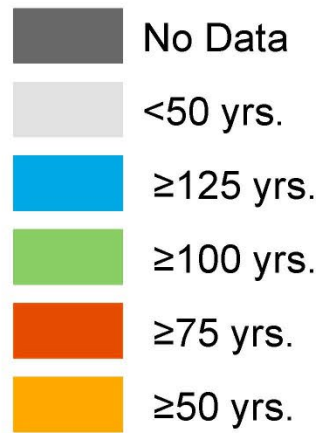


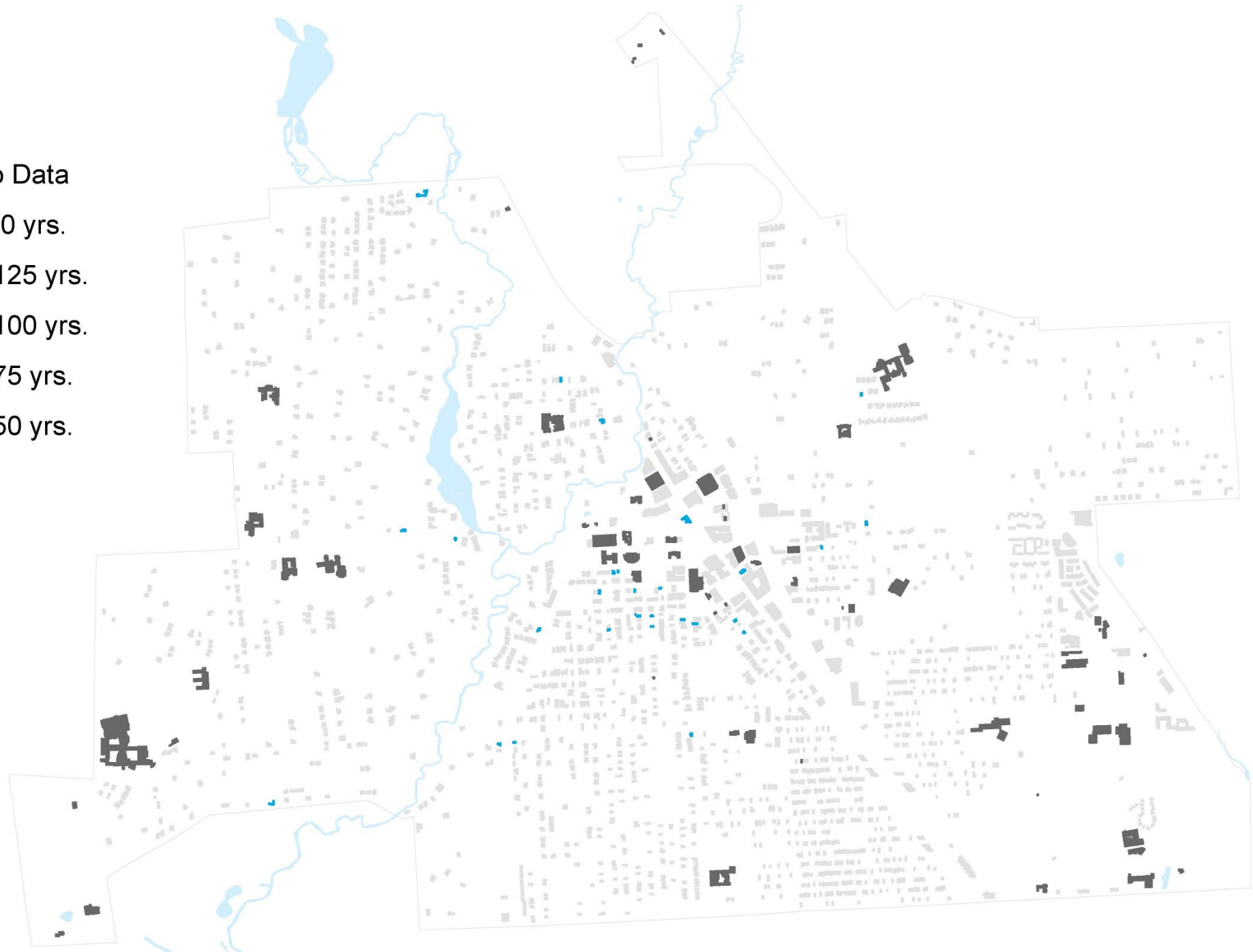
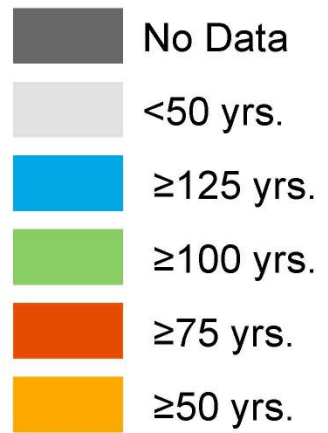












What is Historic?



Local
Design-
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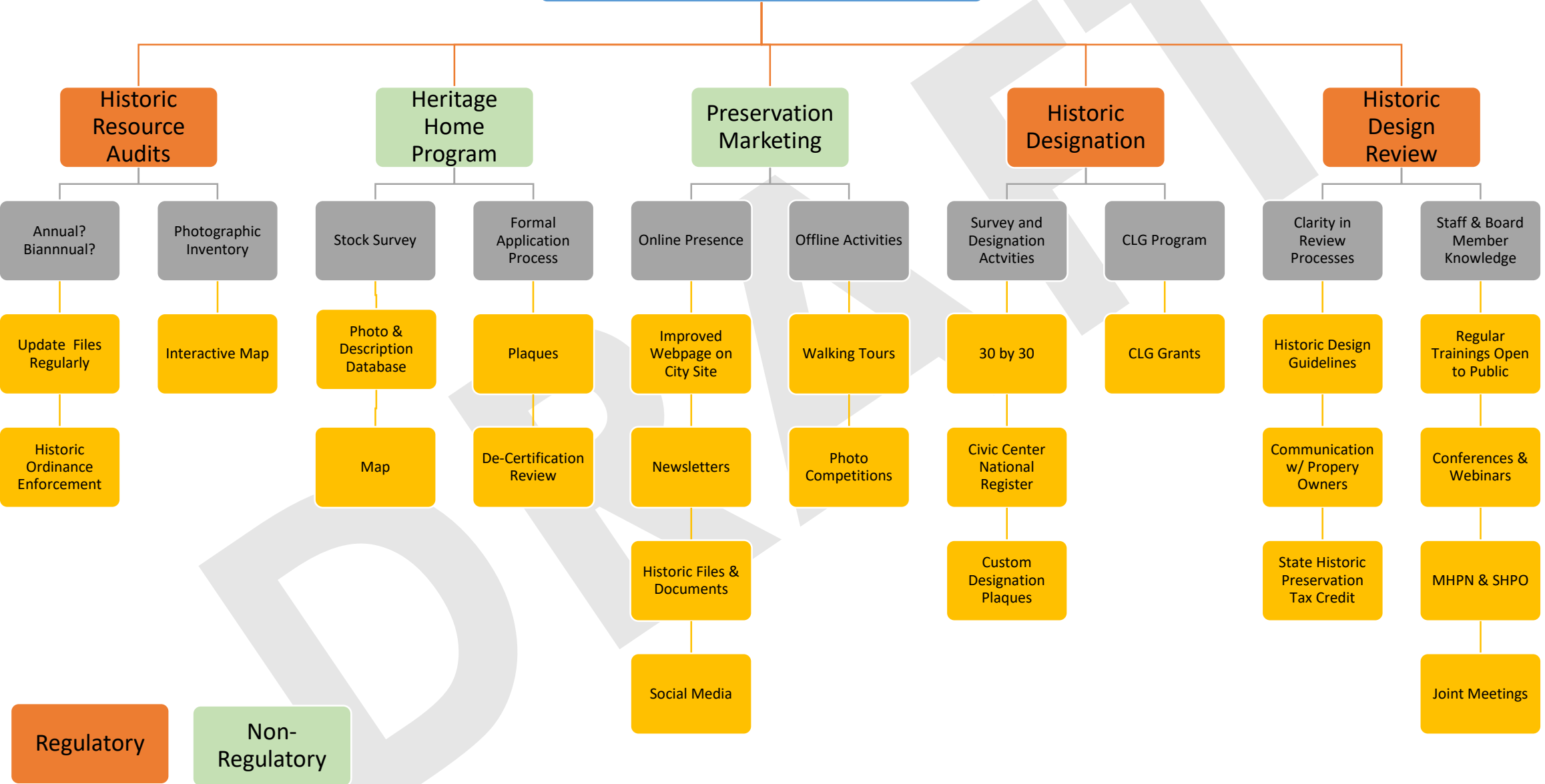
Most Protective
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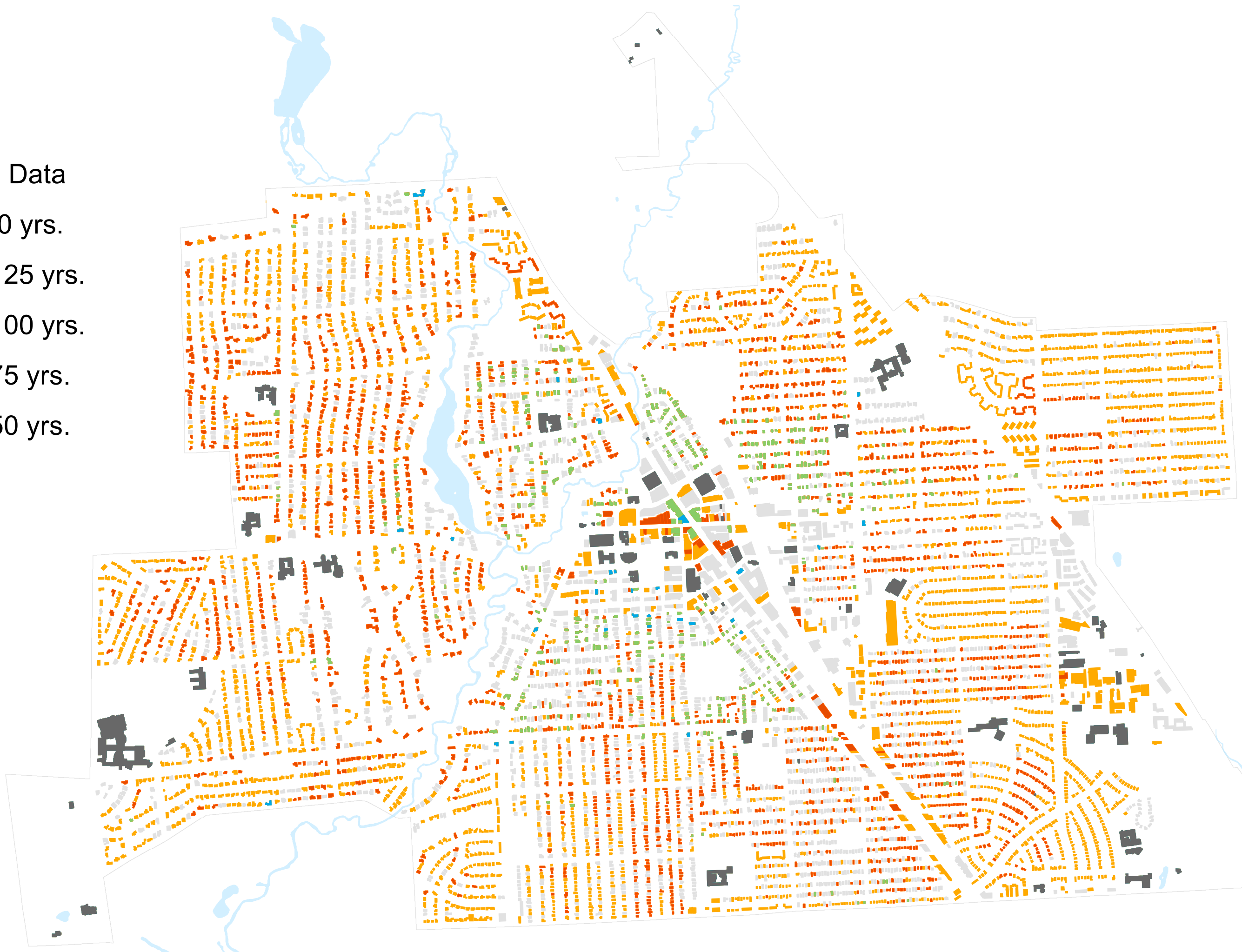
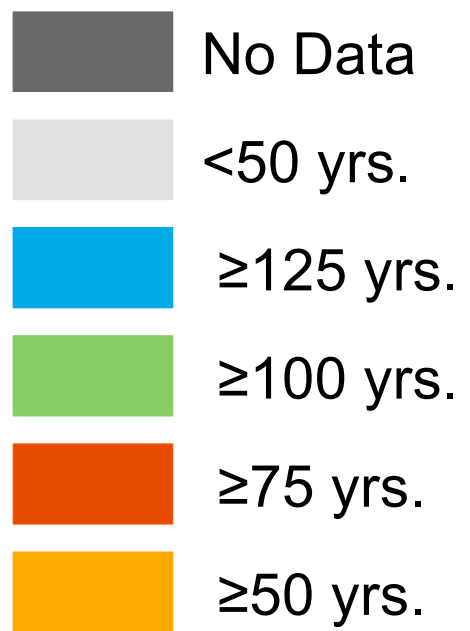
Historical Preservation Master Plan

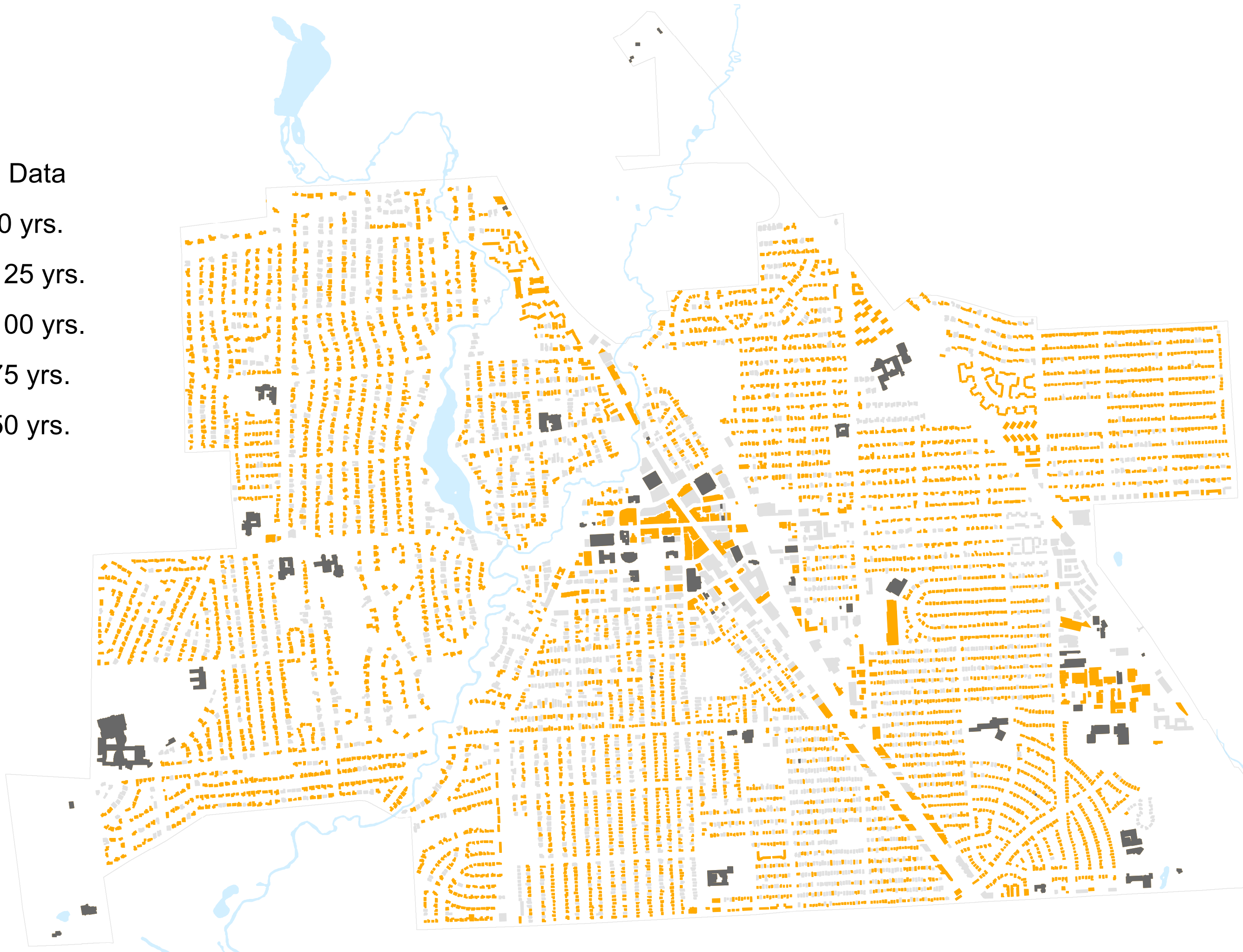
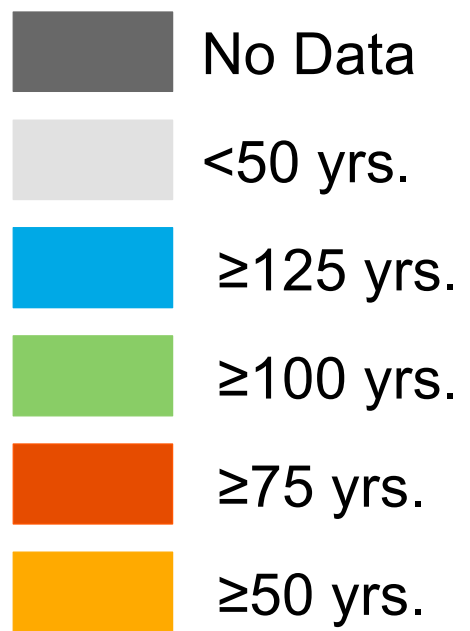


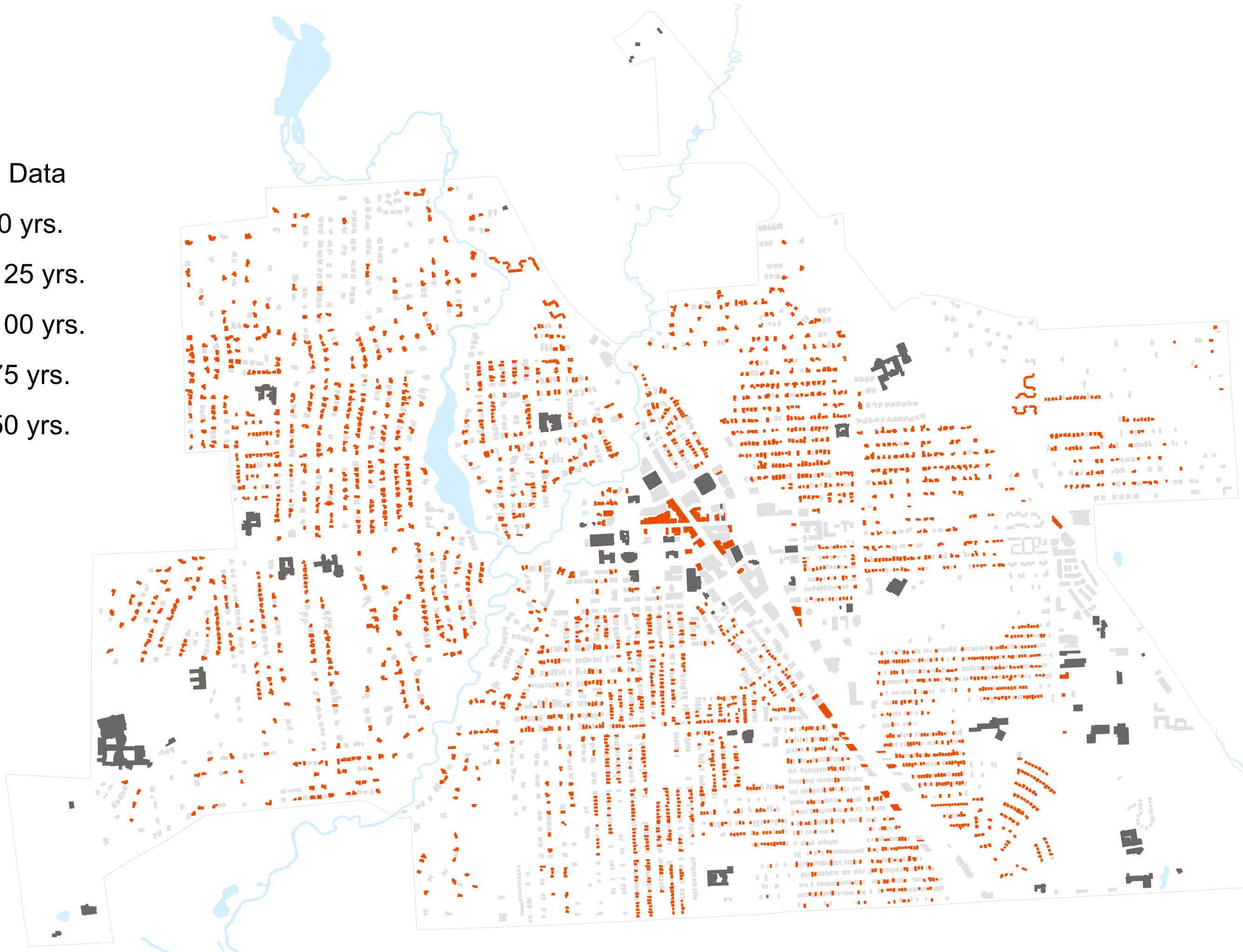
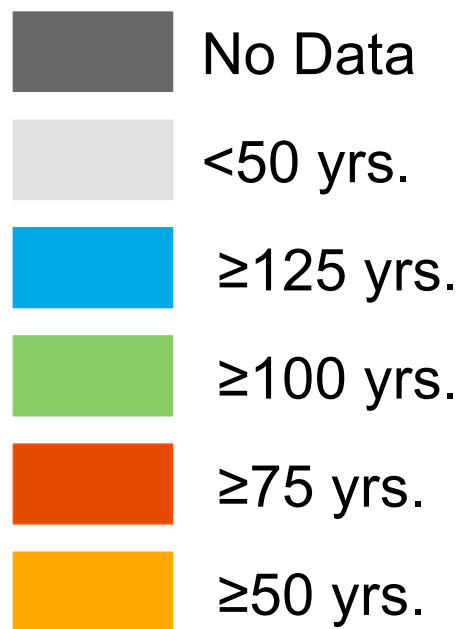


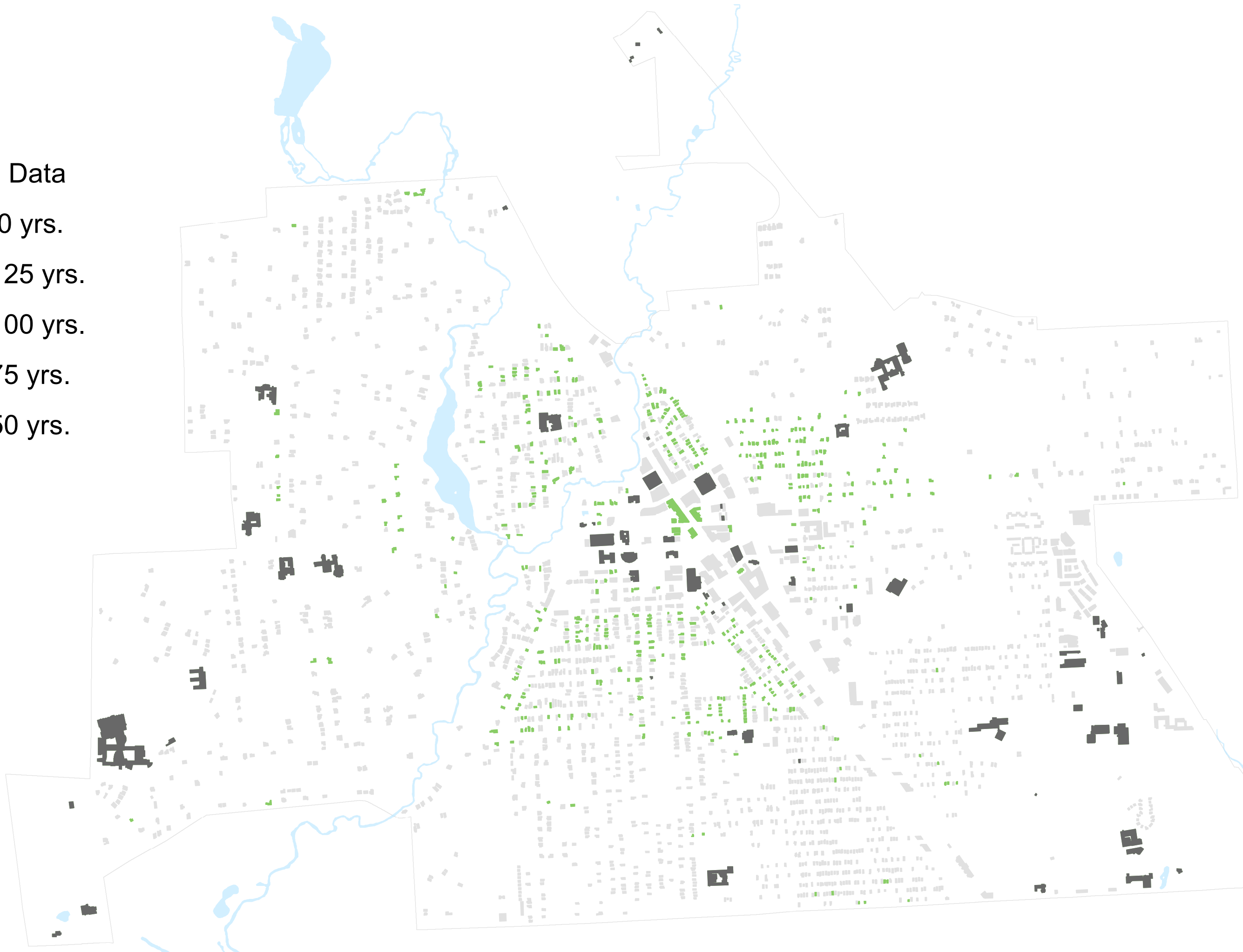
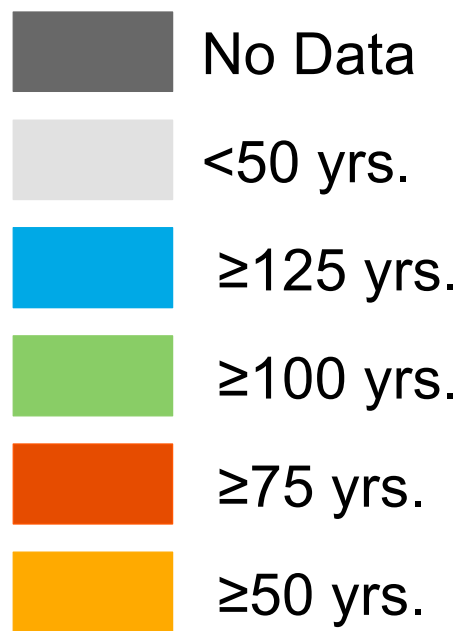
Historic Preservation Master Plan
Project Schedule
DRAFT: 1/17/24

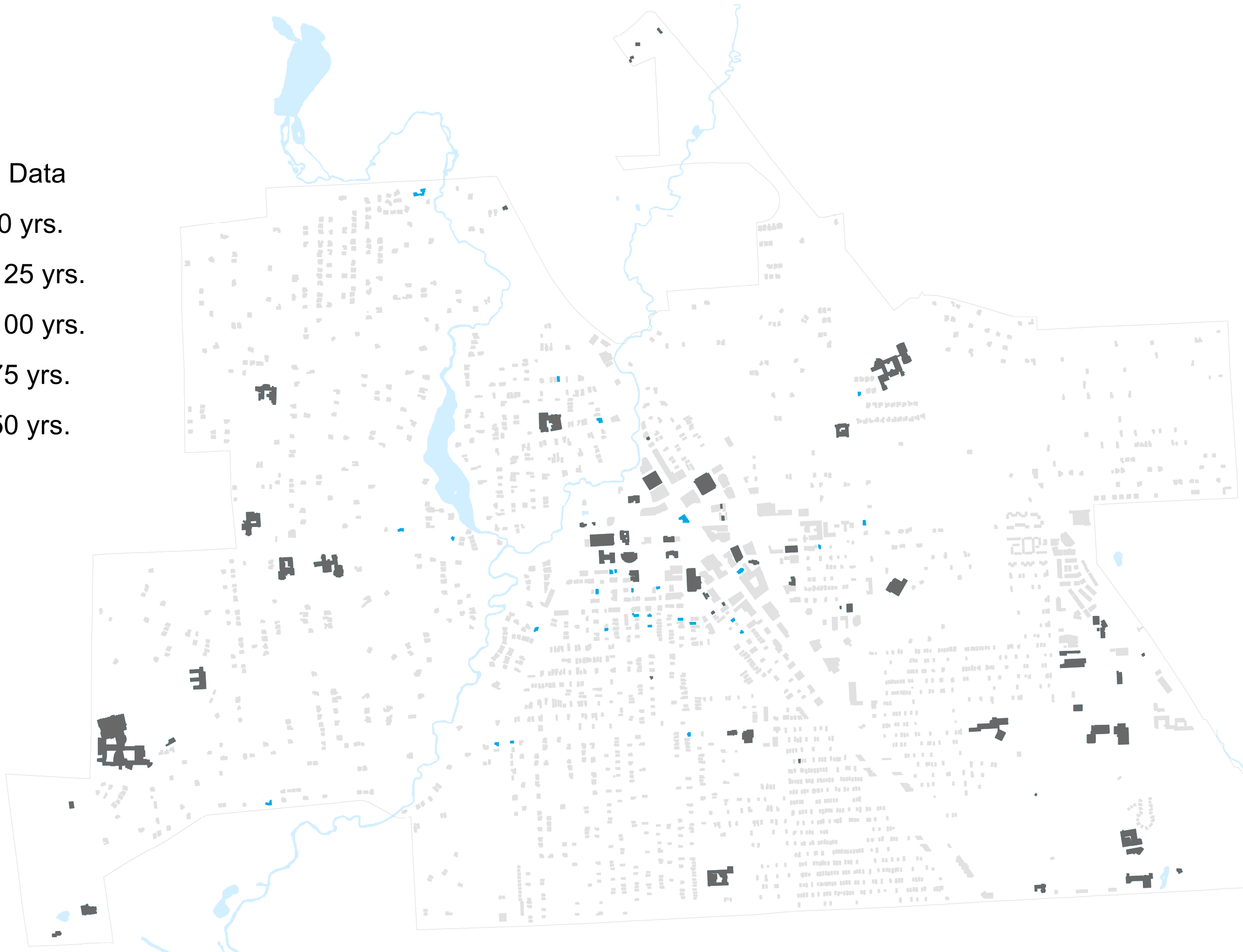
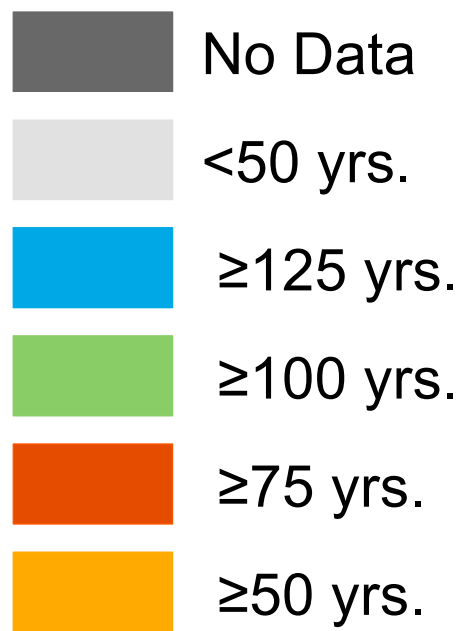
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AGENDA
BIRMINGHAM HISTORIC DISTRICT COMMISSION
WEDNESDAY – FEBRUARY 7, 2024
BIRMINGHAM CITY HALL, 151 MARTIN STREET, COMMISSION ROOM 205, BIRMINGHAM, MI*
******* 7:00 PM*******

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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.

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

NOV 14 2023

Permit # PD23-0080

Project # JDSF23-0031

APPLICATION FOR DEMOLITION PERMIT

I. Project Type / Location			
☐ HOUSE		☐ HOUSE AND ATTACHED GARAGE	
☐ EXTERIOR		☐ INTERIOR NON-LOAD BEARING	
☒ HOUSE AND DETACHED GARAGE		☐ DETACHED GARAGE	
☐ SHED		☐ OTHER	
☐ COMMERCIAL BUILDING			
ADDRESS 1961 Henrietta		PROPERTY IDENTIFICATION NUMBER (SIDWELL NO.)	
		LOT NUMBER	
II. Applicant / Project Contact Information			
A. Applicant			
NAME Live Well Custom Homes		ADDRESS 6246 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 SM 1961 LLC		ADDRESS 6246 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 6246 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			

III. Construction Documents Required

Complete sets of construction documents as specified below are required with each application for a permit, unless waived by the building official when code compliance can be determined based on the description in the application.

Construction Documents Required:

Commercial: 4 sets of plans; 3 original site plans/certified surveys.

IV. Project Description

Provide a description of buildings/structures to be demolished including their size in cubic feet.

Work Description:

demo house - detached
garage

V. Signature

I HEREBY CERTIFY THAT THE PROPOSED WORK IS AUTHORIZED BY THE OWNER OF RECORD AND THAT I HAVE BEEN AUTHORIZED BY THE OWNER TO MAKE THIS APPLICATION AS HIS/HER AUTHORIZED AGENT, AND WE AGREE TO CONFORM TO ALL APPLICABLE LAWS OF THE STATE OF MICHIGAN. ALL INFORMATION SUBMITTED ON THIS APPLICATION IS ACCURATE TO THE BEST OF MY KNOWLEDGE. **BY PROVIDING YOUR EMAIL TO THE CITY, YOU AGREE TO RECEIVE NEWS AND NOTIFICATIONS FROM THE CITY. IF YOU DO NOT WISH TO RECEIVE THESE MESSAGES, YOU MAY UNSUBSCRIBE AT ANY TIME.

Section 23a of the state construction code act of 1972, 1972 PA 230, MCL 125.1523a, prohibits a person from conspiring to circumvent the licensing requirements of this state relating to persons who are to perform work on a residential building or a residential structure. Violators of section 23a are subjected to civil fines.

SIGNATURE OF APPLICANT

TYPE OR PRINT

DATE

SIGNATURE OF OWNER (Required)

TYPE OR PRINT

DATE

SIGNATURE OF OWNER'S AGENT (Permit holder)

TYPE OR PRINT

DATE

Expiration of Permit: A permit remains valid as long as work is progressing and inspections are requested and conducted. A permit shall become invalid if the authorized work is not commenced within 180 days after issuance of the permit or if the authorized work is suspended or abandoned for a period of 180 days after the time of commencing the work.

All demolition permit fees and bond monies are due at the time the application is submitted.

VI. Department Use Only

FEE DESCRIPTION	AMOUNT		TOTAL
DEMOLITION PERMIT FEE HOUSE	\$		
DEMOLITION PERMIT FEE GARAGE	\$		
DEMOLITION PERMIT BOND HOUSE	\$		
DEMOLITION PERMIT BOND GARAGE	\$		
COMMERCIAL PERMIT FEE	\$		
COMMERCIAL PERMIT BOND	\$		
		TOTAL	\$
CONTRACTOR REGISTRATION FEE	\$		\$
		PERMIT FEE TOTAL	\$

VII. Department Use Only

APPROVAL SIGNATURE

TITLE

DATE









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

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CITY OF BIRMINGHAM
COMMUNITY DEVELOPMENT

Permit # PD23-0081

Project # 10523-0052

APPLICATION FOR DEMOLITION PERMIT

I. Project Type / Location			
☐ HOUSE	☐ HOUSE AND ATTACHED GARAGE	☒ HOUSE AND DETACHED GARAGE	☐ DETACHED GARAGE
☐ EXTERIOR	☐ INTERIOR NON-LOAD BEARING	☐ SHED	☐ COMMERCIAL BUILDING
ADDRESS <u>828 Ruffner</u>		PROPERTY IDENTIFICATION NUMBER (SIDWELL NO.)	LOT NUMBER
II. Applicant / Project Contact Information			
A. Applicant			
NAME <u>Sabrina Lilla</u>		ADDRESS <u>837 Humphrey</u>	
CITY <u>Birmingham</u>	STATE <u>MI</u>	ZIP CODE <u>48009</u>	TELEPHONE NUMBER (Include Area Code)
CELL PHONE NUMBER (Include Area Code) <u>517-896-4426</u>	FAX NUMBER (Include Area Code)	EMAIL ADDRESS <u>Sabrina.Lilla@gmail.com</u>	
B. Owner or Lessee			
NAME <u>Sabrina Lilla</u>		ADDRESS <u>837 Humphrey</u>	
CITY <u>Birmingham</u>	STATE <u>MI</u>	ZIP CODE <u>48009</u>	TELEPHONE NUMBER (Include Area Code)
CELL PHONE NUMBER (Include Area Code) <u>517-896-4426</u>	FAX NUMBER (Include Area Code)	EMAIL ADDRESS <u>Sabrina.Lilla@gmail.com</u>	
Architect or Engineer			
NAME		ADDRESS	
CITY	STATE	ZIP CODE	TELEPHONE NUMBER (Include Area Code)
CELL PHONE NUMBER (Include Area Code)	FAX NUMBER (Include Area Code)	EMAIL ADDRESS	
LICENSE NUMBER		EXPIRATION DATE	
D. Contractor			
NAME <u>Bedient Construction</u>		ADDRESS <u>2573 Leach</u>	
CITY <u>Rochester Hills</u>	STATE <u>MI</u>	ZIP CODE <u>48309</u>	TELEPHONE NUMBER (Include Area Code) <u>248-853-0810</u>
CELL PHONE NUMBER (Include Area Code)	FAX NUMBER (Include Area Code)	EMAIL ADDRESS	
INDIVIDUAL BUILDERS LICENSE NUMBER		EXPIRATION DATE	
COMPANY BUILDERS LICENSE NUMBER		EXPIRATION DATE	
FEDERAL EMPLOYER ID NUMBER (or reason for exemption)			
WORKERS COMP INSURANCE CARRIER (or reason for exemption)			
UNEMPLOYMENT INSURANCE AGENCY EMPLOYER ACCOUNT NUMBER (or reason for exemption)			

III. Construction Documents Required

Complete sets of construction documents as specified below are required with each application for a permit, unless waived by the building official when code compliance can be determined based on the description in the application.

Construction Documents Required:

Commercial: 4 sets of plans; 3 original site plans/certified surveys.

IV. Project Description

Provide a description of buildings/structures to be demolished including their size in cubic feet.

Work Description: Removal of house, detached garage
and driveway

V. Signature

I HEREBY CERTIFY THAT THE PROPOSED WORK IS AUTHORIZED BY THE OWNER OF RECORD AND THAT I HAVE BEEN AUTHORIZED BY THE OWNER TO MAKE THIS APPLICATION AS HIS/HER AUTHORIZED AGENT, AND WE AGREE TO CONFORM TO ALL APPLICABLE LAWS OF THE STATE OF MICHIGAN. ALL INFORMATION SUBMITTED ON THIS APPLICATION IS ACCURATE TO THE BEST OF MY KNOWLEDGE. **BY PROVIDING YOUR EMAIL TO THE CITY, YOU AGREE TO RECEIVE NEWS AND NOTIFICATIONS FROM THE CITY. IF YOU DO NOT WISH TO RECEIVE THESE MESSAGES, YOU MAY UNSUBSCRIBE AT ANY TIME.

Section 23a of the state construction code act of 1972, 1972 PA 230, MCL 125.1523a, prohibits a person from conspiring to circumvent the licensing requirements of this state relating to persons who are to perform work on a residential building or a residential structure. Violators of section 23a are subjected to civil fines.

SIGNATURE OF APPLICANT <u>Sabrina Lilla</u>	TYPE OR PRINT <u>Sabrina Lilla</u>	DATE <u>11-17-23</u>
SIGNATURE OF OWNER (Required) <u>Sabrina Lilla</u>	TYPE OR PRINT <u>Sabrina Lilla</u>	DATE <u>11-17-23</u>
SIGNATURE OF OWNER'S AGENT (Permit holder)	TYPE OR PRINT	DATE

Expiration of Permit: A permit remains valid as long as work is progressing and inspections are requested and conducted. A permit shall become invalid if the authorized work is not commenced within 180 days after issuance of the permit or if the authorized work is suspended or abandoned for a period of 180 days after the time of commencing the work.

All demolition permit fees and bond monies are due at the time the application is submitted.

VI. Department Use Only

FEE DESCRIPTION	AMOUNT		TOTAL
DEMOLITION PERMIT FEE HOUSE	\$		
DEMOLITION PERMIT FEE GARAGE	\$		
DEMOLITION PERMIT BOND HOUSE	\$		
DEMOLITION PERMIT BOND GARAGE	\$		
COMMERCIAL PERMIT FEE	\$		
COMMERCIAL PERMIT BOND	\$		
		TOTAL	\$
CONTRACTOR REGISTRATION FEE	\$		\$
		PERMIT FEE TOTAL	\$

VII. Department Use Only

APPROVAL SIGNATURE

TITLE

DATE











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

DEMO SINGLE FAMILY

Permit Number:

PD23-0084
JDSF23-0055

Applied: 12/11/2023

Issued:

Expires:

Finalized:

LOCATION	OWNER	CONTRACTOR
0 1404 SHIPMAN BLVD 08-19-36-305-005 Zoning District: Special District:	JUREWICZ, JOHN 1404 SHIPMAN BLVD BIRMINGHAM MI 48009-4100 Phone: (312) 391 3359 Fax: JJ5873@GMAIL.COM	THE ADAMS GROUP INC 1700 E AUBURN RD ROCHESTER HILLS MI 48307 Phone: (248) 550 5751 Email: Adam@adams-incorpora

Work Description: demolition of existing house to facilitate construction of new SFH

Stipulations:

Primary Constructions Type:

Primary Zoning District:

Primary Use Group:

Project: JDSF23-0055

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



Building Official Approval: _____

Date: 12/11/2023







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

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CITY OF BIRMINGHAM

COMMUNITY DEVELOPMENT DEPT.

Project # **JDSF23-0036**

Permit # **PD23-0086**

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 1260 Lyonhurst		PROPERTY IDENTIFICATION NUMBER (SIDWELL NO.) 08-19-26-130-005	LOT NUMBER 203 & 204
II. Applicant / Project Contact Information			
A. Applicant			
NAME Todd Emerson		ADDRESS 2382 Franklin Rd	
CITY Bloomfield Hills	STATE Michigan	ZIP CODE 48302	TELEPHONE NUMBER (Include Area Code) 586-201-6109
CELL PHONE NUMBER (Include Area Code) 248-320-2185	FAX NUMBER (Include Area Code)	EMAIL ADDRESS LISA@SDC.BUILD	
B. Owner or Lessee			
NAME SB Lyonhurst LLC		ADDRESS 3770 S ROCHESTER RD	
CITY Rochester	STATE Michigan	ZIP CODE 48307	TELEPHONE NUMBER (Include Area Code) 248-203-2036
CELL PHONE NUMBER (Include Area Code) 248-320-2185	FAX NUMBER (Include Area Code)	EMAIL ADDRESS* TODD@SDC.BUILD	
C. Architect or Engineer			
NAME		ADDRESS	
CITY	STATE	ZIP CODE	TELEPHONE NUMBER (Include Area Code)
CELL PHONE NUMBER (Include Area Code)	FAX NUMBER (Include Area Code)	EMAIL ADDRESS	
LICENSE NUMBER		EXPIRATION DATE	
D. Contractor			
NAME Sterling Development Corporation		ADDRESS 2382 Franklin RD	
CITY Bloomfield Hills	STATE Michigan	ZIP CODE 48302	TELEPHONE NUMBER (Include Area Code) 586-201-6109
CELL PHONE NUMBER (Include Area Code)	FAX NUMBER (Include Area Code)	EMAIL ADDRESS LISA@SDC.BUILD	
INDIVIDUAL BUILDERS LICENSE NUMBER 2101161942		EXPIRATION DATE 05/31/2025	
COMPANY BUILDERS LICENSE NUMBER 2102177297		EXPIRATION DATE 05/31/2025	
FEDERAL EMPLOYER ID NUMBER (or reason for exemption) 38-3310643			
WORKERS COMP INSURANCE CARRIER (or reason for exemption) Auto Owners			
UNEMPLOYMENT INSURANCE AGENCY EMPLOYER ACCOUNT NUMBER (or reason for exemption) 1450460			

III. Construction Documents Required

Complete sets of construction documents as specified below are required with each application for a permit, unless waived by the building official when code compliance can be determined based on the description in the application.

Construction Documents Required:

Commercial: 4 sets of plans; 3 original site plans/certified surveys.

IV. Project Description

Provide a description of buildings/structures to be demolished including their size in cubic feet.

Work Description: _____

Demolition of existing structure: residential 2 story home with attached garage

V. Signature

I HEREBY CERTIFY THAT THE PROPOSED WORK IS AUTHORIZED BY THE OWNER OF RECORD AND THAT I HAVE BEEN AUTHORIZED BY THE OWNER TO MAKE THIS APPLICATION AS HIS/HER AUTHORIZED AGENT, AND WE AGREE TO CONFORM TO ALL APPLICABLE LAWS OF THE STATE OF MICHIGAN. ALL INFORMATION SUBMITTED ON THIS APPLICATION IS ACCURATE TO THE BEST OF MY KNOWLEDGE. **BY PROVIDING YOUR EMAIL TO THE CITY, YOU AGREE TO RECEIVE NEWS AND NOTIFICATIONS FROM THE CITY. IF YOU DO NOT WISH TO RECEIVE THESE MESSAGES, YOU MAY UNSUBSCRIBE AT ANY TIME.

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SIGNATURE OF APPLICANT

TYPE OR PRINT

DATE

SIGNATURE OF OWNER (Required)

TYPE OR PRINT

DATE

SIGNATURE OF OWNER'S AGENT (Permit holder)

TYPE OR PRINT

DATE

Expiration of Permit: A permit remains valid as long as work is progressing and inspections are requested and conducted. A permit shall become invalid if the authorized work is not commenced within 180 days after issuance of the permit or if the authorized work is suspended or abandoned for a period of 180 days after the time of commencing the work.

All demolition permit fees and bond monies are due at the time the application is submitted.

VI. Department Use Only

FEE DESCRIPTION	AMOUNT		TOTAL
DEMOLITION PERMIT FEE HOUSE	\$		
DEMOLITION PERMIT FEE GARAGE	\$		
DEMOLITION PERMIT BOND HOUSE	\$		
DEMOLITION PERMIT BOND GARAGE	\$		
COMMERCIAL PERMIT FEE	\$		
COMMERCIAL PERMIT BOND	\$		
		TOTAL	\$
CONTRACTOR REGISTRATION FEE	\$		\$
		PERMIT FEE TOTAL	\$

VII. Department Use Only**APPROVAL SIGNATURE**

TITLE

DATE



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COMMUNITY DEVELOPMENT DEPT.

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COMMUNITY DEVELOPMENT DEPT.



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COMMUNITY DEVELOPMENT DEPT.



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)	☒	☐
Bates St. Historic District Signage	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)	☒	☐