



AGENDA
BIRMINGHAM HISTORIC DISTRICT COMMISSION
WEDNESDAY – FEBRUARY 7, 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 [January 17, 2024](#)**
- 3) Courtesy Review**
- 4) Historic Design Review**
 - A. [245 S. Eton – Birmingham Grand Trunk Western Railroad Depot](#)**
- 5) Sign Review**
- 6) Study Session**
- 7) Miscellaneous Business and Communication**
 - A. Pre-Application Discussions**
 - B. Draft Agenda**
 - 1. [February 21, 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 \(UPDATE\)](#)**
- 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 17, 2024**

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

Minutes of the regular meeting of the Historic District Commission ("HDC") held January 17, 2024.
The meeting was called to order at 7:00 p.m.

1) Roll Call

Present: Chair John Henke; Board Members Patricia Lang, Michael Willoughby; Alternate Board Members Mary Jaye, Steven Lemberg

Absent: Vice Chair Dustin Kolo; Board Members Gigi Debbrecht, Natalia Dukas, Keith Deyer

Staff: Planning Director Dupuis; Planning Intern Aldred, City Transcriptionist Eichenhorn

2) Approval of the HDC Minutes of December 6, 2023

01-01-24

Motion by Mr. Willoughby

Seconded by Ms. Jaye to approve the HDC Minutes of December 6, 2023 as submitted.

Motion carried, 5-0.

VOICE VOTE

Yeas: Henke, Lang, Lemberg, Jaye, Willoughby

Nays: None

3) Courtesy Review

4) Historic Design Review

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:

- The map with the historic buildings would benefit from higher resolution and the addition of street names;
- It would be helpful to state how many homes have been demolished in the long range planning report; and,
- It would be interesting to provide some photos and data indicating the ages of some of the demolished homes.

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**

D. Communications

- 1. 100 N. Old Woodward – MHPN Award Letter**

The HDC supported PD Dupuis writing a brief letter focusing on the preservation aspects of the project.

8) Adjournment

No further business being evident, the HDC motioned to adjourn at 7:19 p.m.



Nick Dupuis, Planning Director



Laura Eichenhorn, City Transcriptionist



MEMORANDUM

Planning Division

DATE: February 7, 2024

TO: Historic District Commission Members

FROM: Nicholas Dupuis, Planning Director

SUBJECT: 245 S. Eton – Birmingham Grand Trunk Western Railroad Depot – Design Review

Zoning: B2B (General Business)

Existing Use: Two-Story Commercial Building

History

A sixty-float parade and speech by the Governor marked the opening of the Train Station on August 1, 1931. The “new” station was considered modern in every respect. The Eton St. Station was the third built to service the City of Birmingham. The opening of the station symbolized the end of a long struggle over the two basic forms of transportation; rail and the internal combustion engine. The location of the railroad right of way was moved a quarter of a mile to the east to its present location to relieve the continued increasing demands of automobiles. This prompted the construction of the Eton St. Station, the automobile became increasingly popular after World War I and eventually maintenance costs and lack of use led to the closing of the railroad depot in 1978. After the purchase of the depot by Norm Lepage, the Eton Street Station was converted into a restaurant which became the Big Rock Chop and Brew House restaurant.

Introduction

A Design Review application has been submitted for a new addition on the south side of the building and several other minor changes to the building/site that have come from development of construction drawings and issues that have arisen from the first few months of construction. In addition to being a designated historic resource, the building is also listed on the National Register of Historic Places. The proposed renovations are related to a new restaurant tenant that will inhabit the space after the Big Rock Chop and Brew House was closed permanently in 2021.

On April 19, 2024 ([Agenda](#) – [Minutes](#)), the Historic District Commission approved a Design Review application for façade renovations to the existing building that included the removal of awnings on the front façade, paint, new outdoor dining facilities, and other cosmetic changes.

On July 12, 2023 ([Agenda](#) – [Minutes](#)), the Planning Board moved to recommend approval of a Special Land Use Permit, Final Site Plan and Design Review application to the City Commission. No changes occurred to the building or site during this review.

On August 28, 2023 ([Agenda](#) – [Minutes](#)), the City Commission moved to approve the Special Land Use Permit, Final Site Plan and Design Review as presented, which again included no changes to the site.

Proposal

The proposed addition on the south side of the building is about 600 sq. ft. and is proposed to be elevated in an attempt to add habitable space to the second floor for use by the restaurants “club room.” The first floor area is proposed to remain open to maintain access to an existing stair and entry/exit doors and facilitate the relocation of existing ground mounted mechanical/electrical equipment. The addition is proposed to be constructed of brick to match the existing historic building, wood trim and brick detailing at the eaves to match existing, a pitched roof that matches the slope of the historic roof, and a new metal mechanical screening enclosure behind the pitched roof. The roof material was originally submitted as slate to match the existing historic building, but after conversations with the Planning Division, the applicant has begun to consider new materials to try and differentiate the addition from the existing historic building. The applicant has also submitted designs with a standing seam copper roof, which is attached for your consideration as well.

As far as the other changes noted above, the main change is the removal of the large covered outdoor dining facility at the south end of the building in favor of a much smaller outdoor dining facility. The existing valet stand and canopy will now remain, with the canopy proposed to be recovered in black fabric and valet stand painted to match the trim style of the building. In addition, the applicant will introduce minor new landscaping in the area.

Planning & Zoning

The applicant is currently operating under a Special Land Use Permit. Due to addition and the added square footage, a Special Land Use Permit Amendment review will be undertaken by the Planning Board and City Commission. At this time, the Planning Division has reviewed the proposal and has no major concerns with the applicable planning/zoning issues. Included in the particular areas of study will be the outdoor dining facilities, mechanical equipment, and other related issues. Thus, this report will focus on the historical aspects of the renovation.

Signage

The applicant is not proposing any new signs at this time. The sign as pictured in the attached site/design plans was approved by the City Commission after the applicant amended the design to meet the standards of the Sign Ordinance.

Lighting

There are no new light fixtures 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.

Finally, the Historic District Commission (HDC) should consider the applicable recommendations within the [Birmingham Historic District Design Guidelines](#). In particular, the recommendations in "Part 2: Design Guidelines for Historic Commercial Resources" were considered in the analysis below.

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.

Considering the above, the proposed exterior renovations, as proposed by the applicant, generally meets the Secretary of the Interior Standards for Rehabilitation numbers 1 and 5. Standard numbers 2, 3, 9 and 10, however, require some discussion. The following analysis breaks down the proposal through the lens of each standard above:

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.*

Due to the unique circumstance, this standard does not necessarily apply. As stated, and as indicated on the plans, the existing historic building will remain as-is and relatively unchanged in terms of its use as a commercial space/restaurant. Of course, the historic use as a railroad depot no longer remains, but the applicant is not proposing any changes to the existing building that risk altering any defining use-based characteristics of the site.

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.*

The area at the south side of the building is arguably one of the least visible sides of the building, and to our knowledge has no known added significance from its past use as a railroad depot that should be considered here. The south side of site contains several electrical/mechanical units, dumpster enclosure, an electrical tower, and a few doors for ingress/egress. In addition, an elevator shaft was installed on that side of the building sometime before the year 2000. That being said, the south side of the building certainly contains materials that are historic and should be preserved such as brick, stone, wood trim, and windows. Based on the site/floor plans submitted, there *appears* to be minimal removal of historic materials to make way for a doorway to the new addition on the second floor. There are other considerations to be had when it comes to attachments to the original building as well, which raises some concerns.

5. *Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.*

There are several defining features of this building and craftsmanship that is nearly impossible to replicate with modern materials and techniques. The applicant is not proposing to change any of these features or finishes.

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 new addition may destroy some historic material on the site as described in the review of Standard #2. The initial design of the addition that was submitted is not appropriate, as the attempt to match materials/designs from the slate roof to the brick and everything in between did not differentiate the new addition enough from the original building.

However, the design of the addition does match the roof slope of the existing building, which could provide some needed compatibility. Furthermore, the new addition is subordinate in that the height is lowered and the addition is set back from the façade of the main building. The new design submitted that shows a standing seam copper roof could help differentiate the addition from the original structure, but there appears to be more that could be done to help “lighten” the overall massing of the addition.

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.*

At this point, it is unclear as to whether or not a future removal of the addition would cause any damage to the essential form and integrity of the historic building. However, the addition is small overall and the site/design plans submitted do appear to show limited connection points and could be further explained by the applicant team.

Based on the review above, the Planning Division recommends that the Historic District Commission consider **POSTPONEMENT** of the Design Review application for 245 S. Eton - Birmingham Grand Trunk Western Railroad Depot. The Planning Division feels as though there are some opportunities to better the proposal based on the Secretary of the Interior Standards.

Wording for Motions

I move that the Commission **POSTPONE** the Design Review application and the issuance of a Certificate of Appropriateness for 245 S. Eton - Birmingham Grand Trunk Western Railroad Depot – for the following reason(s):

1. _____
2. _____
3. _____

OR

I move that the Commission **APPROVE** the Design Review application and issue a Certificate of Appropriateness for 245 S. Eton - Birmingham Grand Trunk Western Railroad Depot. The proposed work will meet the Secretary of the Interior Standards for Rehabilitation numbers _____.

OR

I move that the Commission **DENY** the Design Review application for 245 S. Eton - Birmingham Grand Trunk Western Railroad Depot. Because of _____ the work does not meet The Secretary of the Interior's Standards for Rehabilitation standard number(s) _____.

Notice to Proceed

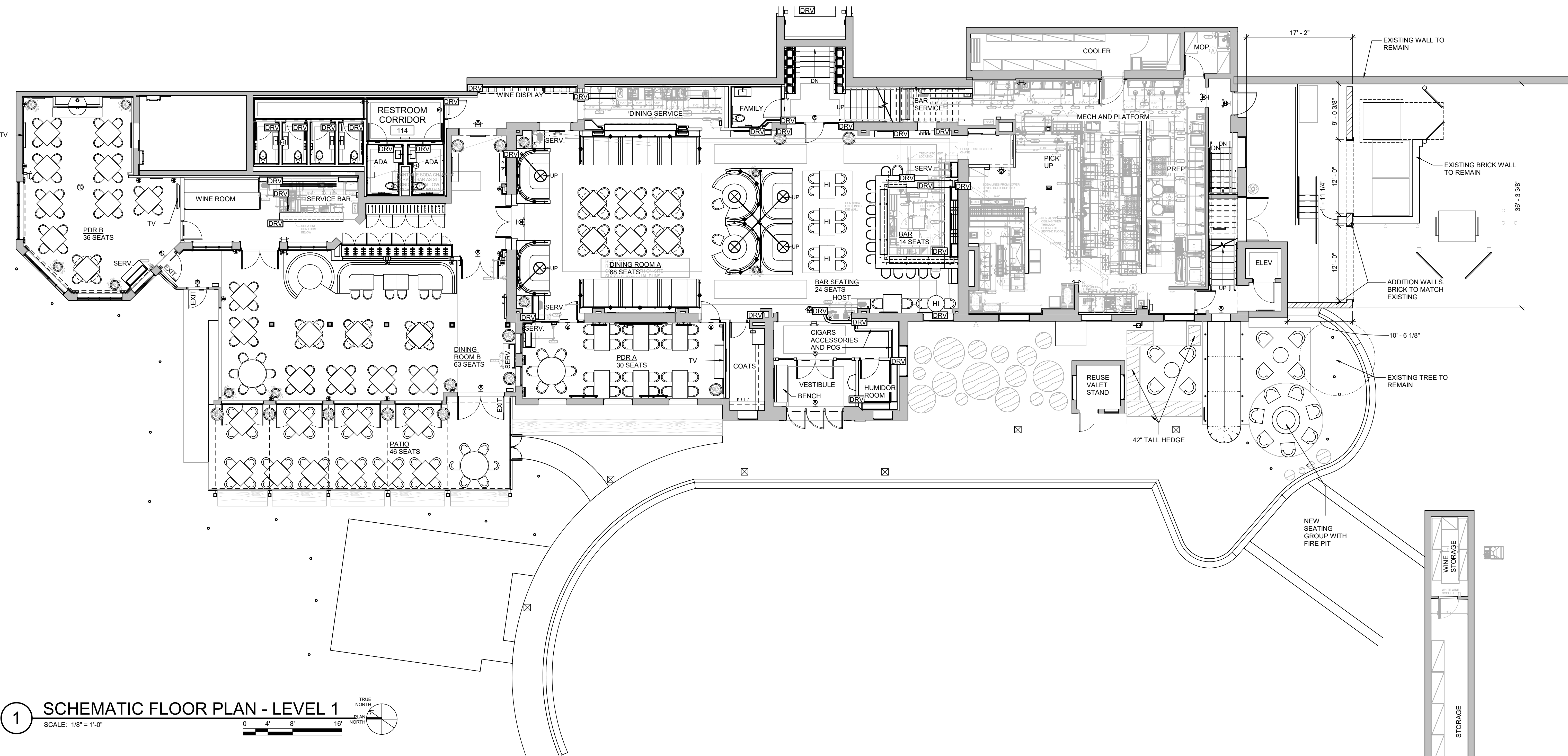
I move the Commission issue a Notice to Proceed for number _____. The work is not appropriate, however the following condition prevails: _____and the proposed application will materially correct the condition.

Choose from one of these conditions:

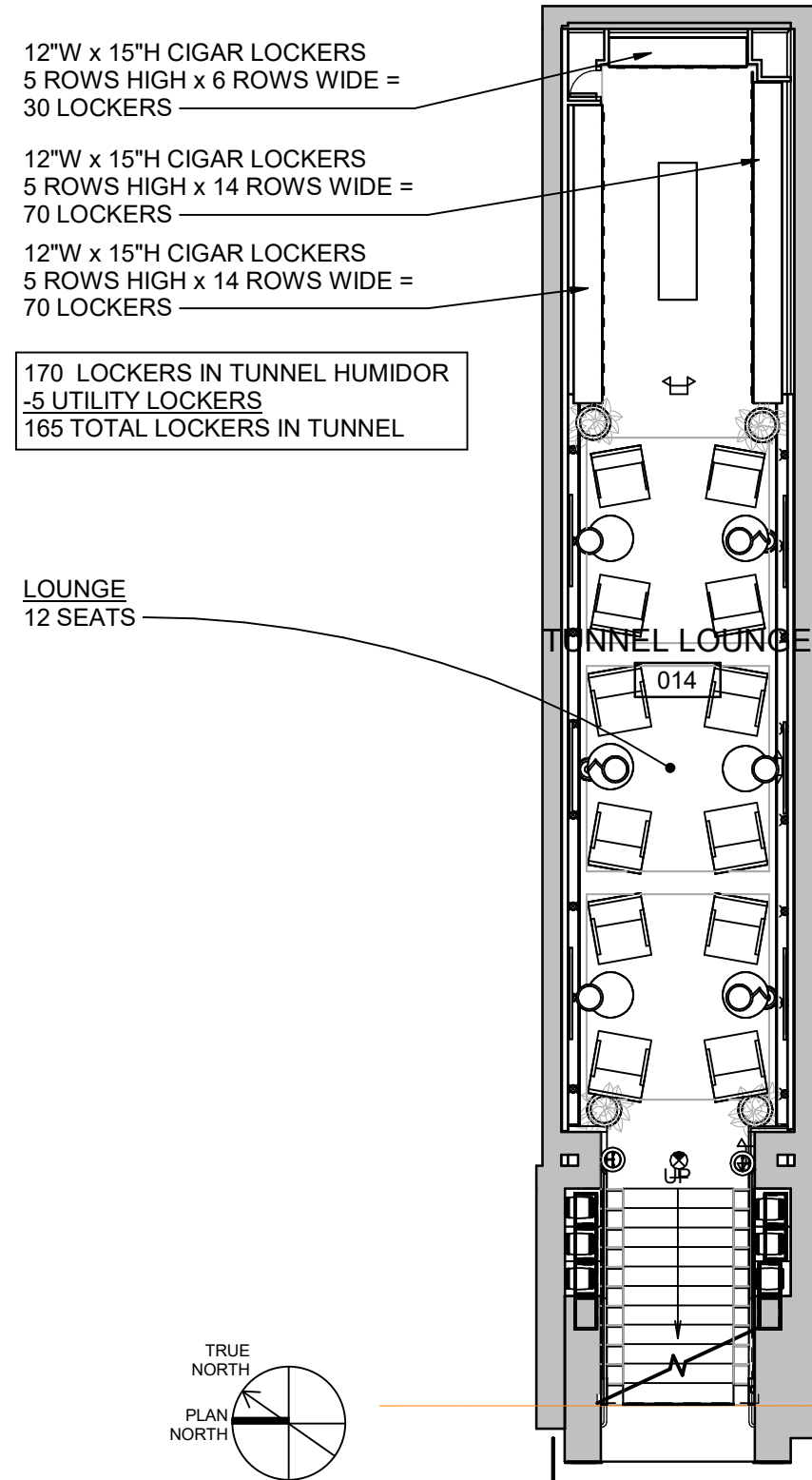
- a) The resource constitutes hazard to the safety of the public or the structure's occupants.
- b) The resource is a deterrent to a major improvement program that will be of substantial benefit to the community and the applicant proposing the work has obtained all necessary planning and zoning approvals, 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

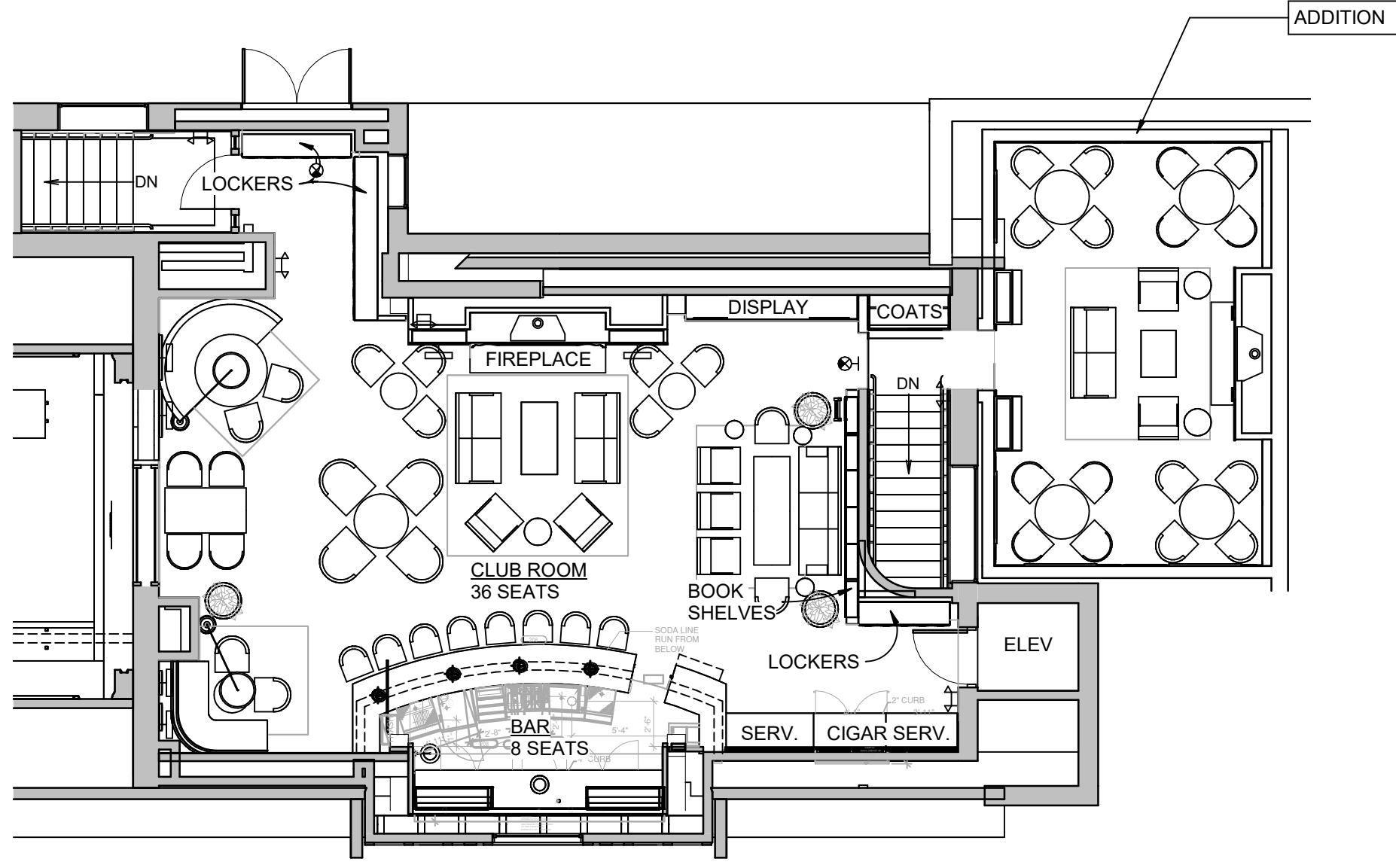
1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration 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.



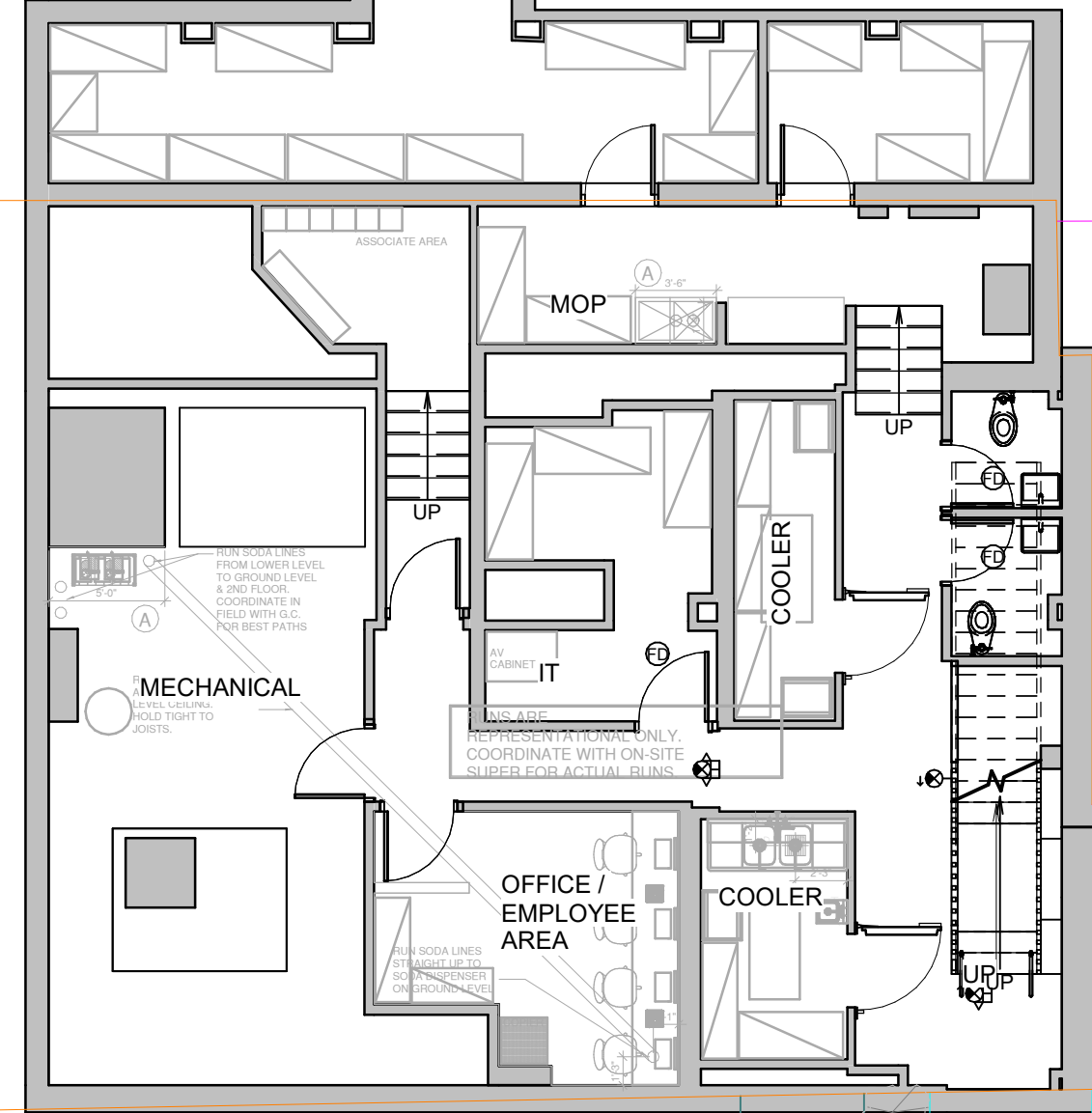
1 SCHEMATIC FLOOR PLAN - LEVEL 1
SCALE: 1/8" = 1'-0"



2 SCHEMATIC FLOOR PLAN - TUNNEL
SCALE: 1/8" = 1'-0"



3 SCHEMATIC FLOOR PLAN - MEZZ
SCALE: 1/8" = 1'-0"



4 SCHEMATIC FLOOR PLAN - LL
SCALE: 1/8" = 1'-0"

KNAUER

Knauer Incorporated
226 Green Bay Road
Highwood, IL 60040
(847) 948.9500
www.knauerinc.com

SEATING COUNT TABLE

TYPE	COUNT	TOTAL
4 TOP	4	= 16
LOUNGE CHAIR	2	= 2
SOFA	1	= 2
		20
BAR SEATING		
2 TOP	1	= 2
4 TOP	4	= 16
4 TOP U-BOOTH	2	= 8
BAR STOOL	13	= 13
BAR SEATING		39
CLUB ROOM		
4 TOP	5	= 20
5 TOP	1	= 5
6 TOP	1	= 6
BAR STOOL	8	= 8
LOUNGE CHAIR	5	= 5
SOFA	2	= 4
CLUB ROOM		48
COVERED PATIO		
4 TOP - PATIO	10	= 40
6 TOP - PATIO	1	= 6
COVERED PATIO		46
DINING ROOM B		
2 TOP	2	= 4
4 TOP	9	= 36
5 TOP	2	= 10
5 TOP - ROUND BOOTH	1	= 5
6 TOP	1	= 6
DINING ROOM B		61
MAIN DINING ROOM		
4 TOP	6	= 24
4 TOP PULLMAN BOOTH	6	= 24
4 TOP U-BOOTH	2	= 8
6 TOP	2	= 12
MAIN DINING ROOM		68
PDR A		
4 TOP	6	= 24
6 TOP	1	= 6
PDR A		30
PDR B		
4 TOP	9	= 36
PDR B		36
TUNNEL		
LOUNGE CHAIR	12	= 12
TUNNEL		12
TOTAL DINING		360
		360

	01/18/2024	ISSUED FOR HDC SUBMISSION
	10/20/2023	ISSUED FOR HDC SUBMISSION
	06/09/2023	ISSUED FOR PLANNING DEPT. REV.
	06/09/2023	ISSUED FOR DESIGN DEVELOPM
	03/24/2023	DESIGN REVIEW - PLANNING
MARK	DATE	DESCRIPTION
ISSUED		

SCHEMATIC DESIGN FOR
BIG ROCK

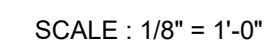
245 S ETON STREET
BIRMINGHAM, MI 48009

PROJECT NO: 3672
CAD DWG FILE: C:\Users\jgansard\Documents\3672 Big Rock_9527_jgansard\BIGAT.rvt
DRAWN BY: Author
CHECKED BY: Checker
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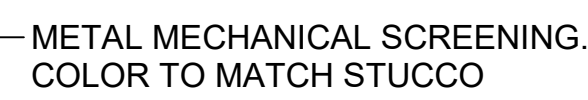
SCALE: DRAWING SCALE MAY VARY. REFER TO EACH DRAWING FOR ITS SCALE.

SHEET TITLE
SCHEMATIC FLOOR PLAN

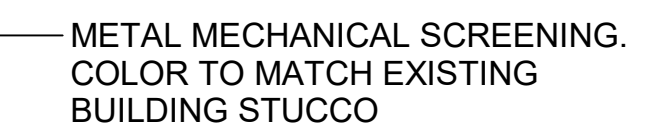
A-1.1



—NEW SEATING GROUP
WITH FIREPIT



SCALE : 1/8" = 1'-0"



SCALE : 1/8" = 1'-0"

NEW ADDITION. BRICK TO MATCH EXISTING EXTERIOR BRICK IN COLOR AND BOND. ADDITION HAS BLACK WOOD SIDING TO MATCH PAINTED TRIM.

	01/18/2024	ISSUED FOR HDC SUBMISSION
	10/20/2023	ISSUED FOR HDC SUBMISSION
	06/09/2023	ISSUED FOR PLANNING DEPT. REV.
	06/09/2023	ISSUED FOR DESIGN DEVELOPMENT
	03/24/2023	DESIGN REVIEW - PLANNING
MARK	DATE	DESCRIPTION
ISSUED		

245 S ETON STREET
BIRMINGHAM, MI 48009

PROJECT NO:	3672
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CAD DWG FILE: C:\Users\jcarstend\Documents\3672 Big Rock R22 jcarstend\08GAT.rvt

DRAWN BY: Author

CHECKED BY: Checker

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THE WRITTEN CONSENT OF KNAUER INCORPORATED

SCALE: 0 4' 8' 16'

$1/8" = 1'-0"$

A-2

DESIGN REVIEW - REVISION
BIRMINGHAM PLANNING DIVISION
January 18th, 2024



Big Rock | Italian Chop House
245 S. Eton
Birmingham, Michigan

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CAMERON MITCHELL
▪ RESTAURANTS ▪

EXISTING CONDITIONS



Big Rock | Italian Chop House
245 S. Eton
Birmingham, Michigan
January 18th, 2024

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CAMERON MITCHELL
RESTAURANTS

EXISTING CONDITIONS



Big Rock | Italian Chop House
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CAMERON MITCHELL
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▪ RESTAURANTS ▪

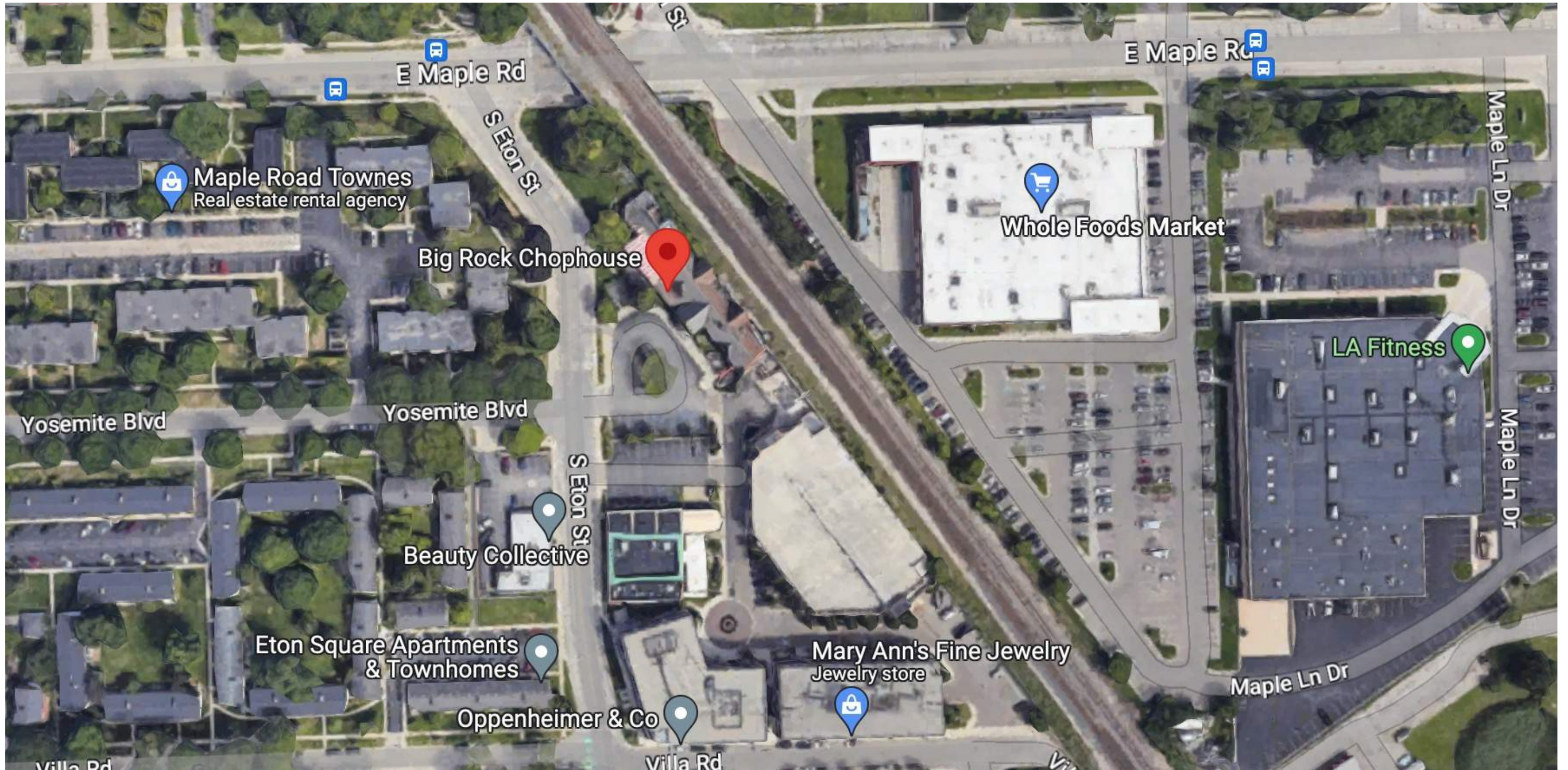
EXISTING CONDITIONS



Big Rock | Italian Chop House
245 S. Eton
Birmingham, Michigan
January 18th, 2024

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CAMERON MITCHELL
RESTAURANTS

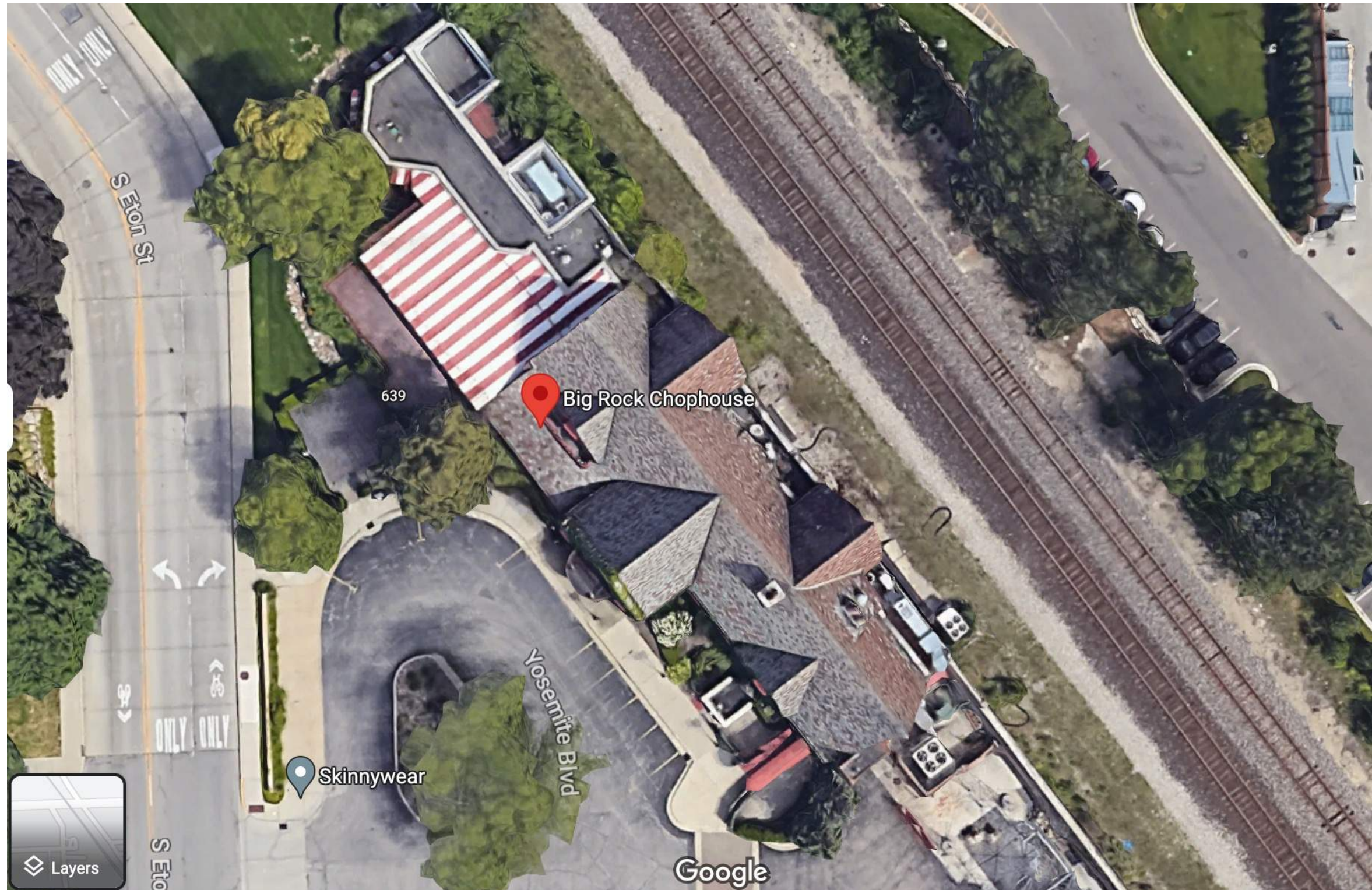


Big Rock | Italian Chop House
245 S. Eton
Birmingham, Michigan

KNAUER

January 18th, 2024

CAMERON MITCHELL
• RESTAURANTS •



Big Rock | Italian Chop House
245 S. Eton
Birmingham, Michigan

January 18th, 2024

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▪ RESTAURANTS ▪

PROPOSED 3-D Views



Big Rock | Italian Chop House
245 S. Eton
Birmingham, Michigan

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January 18th, 2024

CAMERON MITCHELL
▪ RESTAURANTS ▪

PROPOSED 3-D Views



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245 S. Eton
Birmingham, Michigan

KNAUER

January 18th, 2024

CAMERON MITCHELL
▪ RESTAURANTS ▪

PROPOSED 3-D Views



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PROPOSED 3-D Views



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PROPOSED 3-D Views



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PROPOSED 3-D Views



Big Rock | Italian Chop House
245 S. Eton
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January 18th, 2024

CAMERON MITCHELL
▪ RESTAURANTS ▪

PROPOSED 3-D Views



Big Rock | Italian Chop House
245 S. Eton
Birmingham, Michigan

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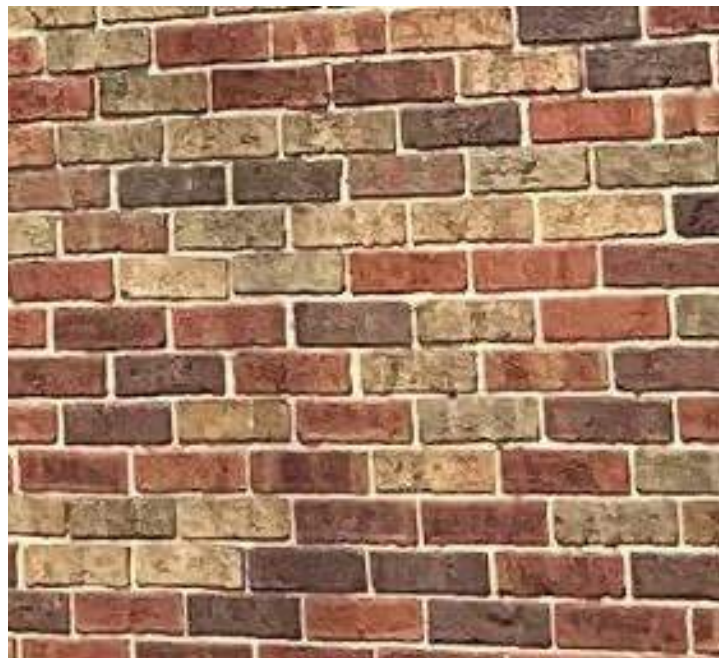
January 18th, 2024

CAMERON MITCHELL
▪ RESTAURANTS ▪

FINISHES AND MATERIALS:
PAINT, BRICK, ROOF, & SCREENING



P-1
Trim, Soffits, Trellis, and
Windows:
Benjamin Moore
Black HC-190



BR-01 Thin Brick
Proposed Addition:
Brick to match main building
to best ability.



ST-03 Slate Roofing
Proposed Addition:
Slate Roofing to match main
building to best ability



Metal Screening:
Proposed Addition:
Vision Guard L20
Slatted Louver
Color to match existing
stucco.

Big Rock | Italian Chop House
245 S. Eton
Birmingham, Michigan

January 18, 2024

FINISHES AND MATERIALS: SCREENING



PRODUCT DATA SHEET

VisionGuard™ L20 Slatted Louver
Updated 10.24.2023



www.roofscreen.com

VisionGuard™ L20 Slatted Louver

Description:

VisionGuard™ Slatted Louvers are 90° flat face blades designed for architectural and vision-proofing applications. Our continuous-blade design allows greater flexibility to achieve the aesthetics desired. Instead of the pre-framed panelized louvers commonly found on the market, VisionGuard louvers consist of individual continuous blades that can extend seamlessly across any distance without the need for frame flanges or mullions. If vertical mullions, or a panelized aesthetic is desired, it can easily be achieved with the use of trims.



Components:

- Louver Blade: .100" thick extruded aluminum, ASTM B 221, Alloy 6063-T6.
- Louver Clip: .125" thick extruded aluminum, ASTM B 221, Alloy 6063-T6.
- Vertical Tree: 3" x 3" x .188" thick extruded aluminum, ASTM B 221, Alloy 6061-T6.
- Self-Drilling Screw: #12-24 x 1.25" carbon with premium coating.
- SS Rivet: Stainless steel open end domed head .0187" x 0.565"

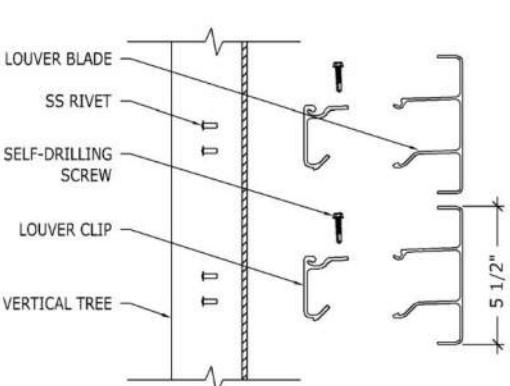


Figure 1
Exploded View

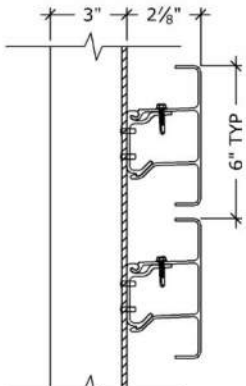


Figure 2
Assembled View

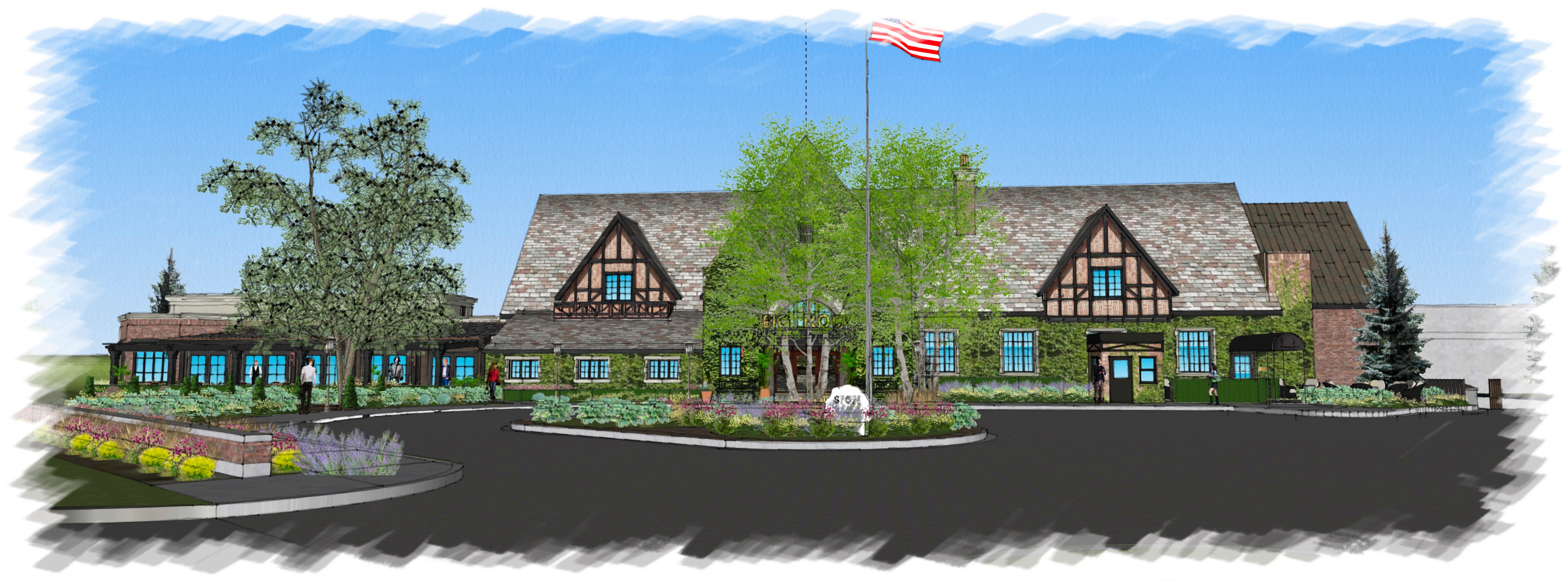
Big Rock | Italian Chop House
245 S. Eton
Birmingham, Michigan
January 18, 2024















AGENDA
BIRMINGHAM HISTORIC DISTRICT COMMISSION
WEDNESDAY – FEBRUARY 21, 2024
BIRMINGHAM CITY HALL, 151 MARTIN STREET, COMMISSION ROOM 205, BIRMINGHAM, MI*
******* 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 **February 7, 2024**
- 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. **March 6, 2024**
 - C. Staff Reports
 1. **Administrative Sign Approvals**
 2. **Administrative Approvals**
 3. **Demolitions**
 4. **Action List 2023/2024**
- 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 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)	☒	☐



Mr. Alex Saroki
430 N. Old Woodward
Birmingham MI, 48012

RE: MHPN 2023 Building Award – Parks & Wooster Buildings

Mr. Saroki,

On behalf of the Birmingham Historic District Commission, please accept this letter in support of your application for a MHPN 2023 Building Award for the project located at 100 & 132 N. Old Woodward in Birmingham – the Parks and Wooster Buildings. The project went through many considerations as your team worked with the City to restore the buildings to their historical prominence, and we feel as though the end result has positively impacted the City's Central Business Historic District more than perhaps any project has in the last 10-15 years. The reconstructed façade of the Parks Building and the rehabilitated façade of the Wooster Building integrate seamlessly into the historic core of our Downtown, and have reclaimed a very important corner in the City.

Should the Michigan Historic Preservation Network have any questions as it relates to the Historic Design Review process in the City of Birmingham or anything else about the project from the City side of things, please do not hesitate to contact me.

Regards,

Nicholas Dupuis
Planning Director
Office: 248-530-1856
Email: ndupuis@bhamgov.org