



AGENDA
BIRMINGHAM HISTORIC DISTRICT COMMISSION
WEDNESDAY – MAY 1, 2024
BIRMINGHAM CITY HALL, 151 MARTIN ST., COMMISSION ROOM #205
******* 7:00 PM*******

- 1) Roll Call
- 2) Approval of the HDC Minutes of [March 6, 2024](#)
- 3) Courtesy Review
- 4) Historic Design Review
 - A. [137 W. Maple – Field Building](#)
- 5) Sign Review
- 6) Study Session
 - A. [Historic Preservation Master Plan](#)
 1. [Survey Update](#)
 2. [Condition Assessments](#)
 3. [Historic Property Owner Round Table](#)
 4. [Birmingham Bloomfield Eagle Article](#)
 5. [Upcoming Public Engagements](#)
 6. [Public Input](#)
- 7) Miscellaneous Business and Communication
 - A. Pre-Application Discussions
 1. [163 W. Maple – The Last Bean](#)
 - B. Draft Agenda
 1. [May 15, 2024](#)
 - C. Staff Reports
 1. [Administrative Sign Approvals](#)
 2. [Administrative Approvals](#)
 3. [Demolitions](#)
 4. [Action List 2024](#)
 - D. Communications
 1. [The Birmingham Plan 2040 – Key Actions](#)
 2. [Birmingham Green: Healthy Climate Plan](#)
- 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 March 6, 2024**

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

Minutes of the regular meeting of the Historic District Commission ("HDC") held March 6, 2024. The meeting was called to order at 7:00 p.m.

1) Roll Call

Present: Vice Chair Dustin Kolo; Board Members Gigi Debbrecht, Natalia Dukas, Patricia Lang; Alternate Board Member Steven Lemberg

Absent: Chair John Henke; Board Members Keith Deyer, Michael Willoughby; Alternate Board Member Mary Jaye

Staff: Planning Director Dupuis; City Transcriptionist Eichenhorn

2) Approval of the HDC Minutes of February 21, 2024

03-06-24

Motion by Ms. Lang

Seconded by Ms. Debbrecht to approve the HDC Minutes of February 21, 2024 as submitted.

Motion carried, 5-0.

VOICE VOTE

Yeas: Debbrecht, Dukas, Kolo, Lang, Lemberg

Nays: None

3) Courtesy Review

4) Historic Design Review

A. 245 S. Eton – Birmingham Grand Trunk Western Railroad Depot (Postponed from February 21, 2024)

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

Mark Knauer, architect, spoke on behalf of the application.

03-07-24

Motion by Ms. Lang

Seconded by Ms. Debbrecht to 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 1, 2, 5, 9 and 10. The condition for this motion is that any

historic materials being removed be preserved on-site, and that evidence and location be provided to the City.

One Commissioner said she was very pleased with the design.

Motion carried, 5-0.

VOICE VOTE

Yeas: Debbrecht, Dukas, Kolo, Lang, Lemberg

Nays: None

5) Sign Review

6) Study Session

A. Historic Preservation Master Plan

PD Dupuis provided an update on the item and the HDC briefly discussed the survey results received so far.

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**

The HDC discussed the action list.

D. Communications

1. 239 N. Old Woodward – Huston Building – Roofing Materials

PD Dupuis summarized the item.

The majority of the HDC said they were comfortable with the material being used and that they could not tell it was not slate from ground level. One HDC member said they felt the material was too uniform in appearance, and that it was inappropriate for a historic resource.

The owner of 239 N. Old Woodward answered informational questions from the HDC.

03-08-24

Motion by Ms. Lang

Seconded by Ms. Debbrecht to approve administrative approval of the roofing material.

It was noted that any future alternate material proposals must be brought to the HDC for a design review.

The dissenting HDC member said a requirement for future design reviews of alternate materials made her more comfortable with this item.

Motion carried, 4-1.

VOICE VOTE

Yeas: Debbrecht, Kolo, Lang, Lemberg

Nays: Dukas

The building owner apologized that this change occurred before City review, and said that all potential future changes would be submitted to the City for appropriate review before implementation.

8) Adjournment

No further business being evident, the HDC motioned to adjourn at 7:34 p.m.

A blue ink signature, appearing to read "Nick Dupuis", written in a cursive style.

Nick Dupuis, Planning Director

A black ink signature, appearing to read "Laura Eichenhorn", written in a cursive style.

Laura Eichenhorn, City Transcriptionist



MEMORANDUM

Planning Division

DATE: May 1, 2024
TO: Historic District Commission Members
FROM: Nicholas Dupuis, Planning Director
SUBJECT: 137 W. Maple – Field Building – Design Review

Zoning: B4 (Business-Residential) & D4 (Downtown Overlay)
Existing Use: Two-Story Commercial Building

History

The Field Building was erected sometime before 1920 by Mr. Field. He operated a paint and hardware store out of the west side of the first floor and let out the east side for a 5 and 10 cent store. A severe fire in 1923 damaged much of the building and is cited as the motivation for the purchase of a new pumping machine by the fire department.

Proposal

A Design Review application has been submitted for a new addition on the south (rear) side of the building. The site/design plans submitted demonstrate a new 4-story (plus activated roof) addition located at the rear of the existing building, with a small portion on floors 3-4 cantilevered roughly 15 ft. over the existing 2-story historic building. The addition of 6,229 sq. ft. will consist of garage space, 2nd and 3rd floor office space, and 4th floor residential with an activated rooftop. The majority of the façade of the addition is proposed to consist of significant glazing and large format porcelain cladding panels. There are some steel accent pieces, a steel and glass balcony, and a large wood timber and painted metal rooftop canopy.

Planning & Zoning

Due to significant change in the site and added square footage, a site plan review will be undertaken by the Planning Board. 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 mechanical equipment, façade materials (glazing), 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 signs pictured in the attached site/design plans are existing approved business signs and will not be a part of this review.

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. In general, these guidelines closely follow the recommendations from the National Park Service's Preservation Brief, "[New Exterior Additions to Historic Buildings: Preservation Concerns](#)."

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 addition, 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 uniqueness of the proposal which includes minimal change to the historic building, this standard appears to easily be met. The addition space is a mix of office and residential uses, the former of which will exist as an extension of the second floor (the only interior non-garage area added to the historic building) as well as the standalone 3rd floor.

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 placement of the new addition at the rear of the building, which has received treatments over the years itself, does not propose a removal of many historic materials, if any. The rear, alley facing facade of the building is typical in that it was painted (like the rest of the building) and contains a "mess" of electrical and mechanical equipment/meters, an exterior stair, and a gutter system. The rest of the property behind the site is used for parking and the storage of dumpsters. There are, however, several windows, although many of them have been replaced and are obviously modern. Based on the site/design plans submitted, the applicant appears to be maintaining the original rear building façade, along with several windows. The ingress/egress from the new addition to the original building appears to be maintained through the same existing doorways that are present currently. In addition, the applicant appears to be maintaining several window openings, some of what appear to be older looking windows. Overall, the space at the rear of the building is relatively uninspiring currently, but the Historic District Commission should attempt to ensure that the majority of the original building material that makes up the rear façade wall remain.

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, but they generally exist on the main, front facade of the building. 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.*

Similar to Standard #2, there appear to be minimal to no loss of historic materials on the rear of the Field Building as a part of the proposed addition project. The new addition is certainly differentiated from the old, but may not be compatible with the historic environment. When discussing compatibility, the Historic District Commission should consider the following:

- Setbacks
- Scale
- Orientation
- Proportion
- Rhythm
- Massing
- Height
- Materials
- Colors
- Details and Ornamentation
- Reversibility

In addition to the Field Building itself, the compatibility within the overall Central Business Historic District (the "District") must be considered as well, which includes neighboring sites. This particular site is unique within the District, as it exists across the alley from two major developments, "The Residents of 180 Pierce" and the AT&T building. Both buildings extend to around 80 or more feet (5 stories) in overall height. These large, bulky buildings are technically located within the adjacent Shain Park Historic District and are a major consideration when discussing the true impact of the newly proposed addition to the Field Building. Alternatively, the adjacent buildings along the block on the other side of the alley are mostly one-story, with the exception of the Bigelow-Shain and Telephone Exchange Buildings to the east, which are two-stories. In the opinion of the Planning Department, the disposition of the building amongst this block reduces the impact of the additional height of the proposed building addition, as well as impacts on rhythm, massing, or scale. As an additional benefit, the building addition is set back 56 ft. from the front façade of the building.

In terms of the material composition, the Historic District Commission may find that the significant glazing helps lighten the massing of the addition, as does the color of the porcelain façade material.

Although not a part of this property, it is worth noting that this addition will have a similar affect on the historic Telephone Exchange Building, but does not seem to proposed any disturbance of the materials or site.

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.*

On paper, any removal of the addition in the future would leave the original building intact. The connection points in the rear appear to be minimal, and the upper floors are cantilevered over the original structure rather than integrated into the structure of the original building. There could be valid concerns about how that portion could be removed without damage to the Field Building, but it is possible.

Based on the review above, the Planning Division recommends that the Historic District Commission consider **APPROVAL** of the Design Review application for 137 W. Maple – Field Building. The Planning Division feels as though the addition was designed to minimize the massing and is subordinate to the Field Building. This recommendation is based on the proposal as designed meeting the Secretary of the Interior Standards for Rehabilitation numbers 1, 2, 5, 9 and 10.

Wording for Motions

I move that the Commission **APPROVE** the Design Review application and issue a Certificate of Appropriateness for 137 W. Maple – Field Building. The proposed work will meet the Secretary of the Interior Standards for Rehabilitation numbers _____.

OR

I move that the Commission **POSTPONE** the Design Review application and the issuance of a Certificate of Appropriateness for 137 W. Maple – Field Building – for the following reason(s):

1. _____
2. _____
3. _____

OR

I move that the Commission **DENY** the Design Review application for 137 W. Maple – Field Building. Because of _____ the work does not meet The Secretary of the Interior's Standards for Rehabilitation standard number(s) _____.

Notice to Proceed

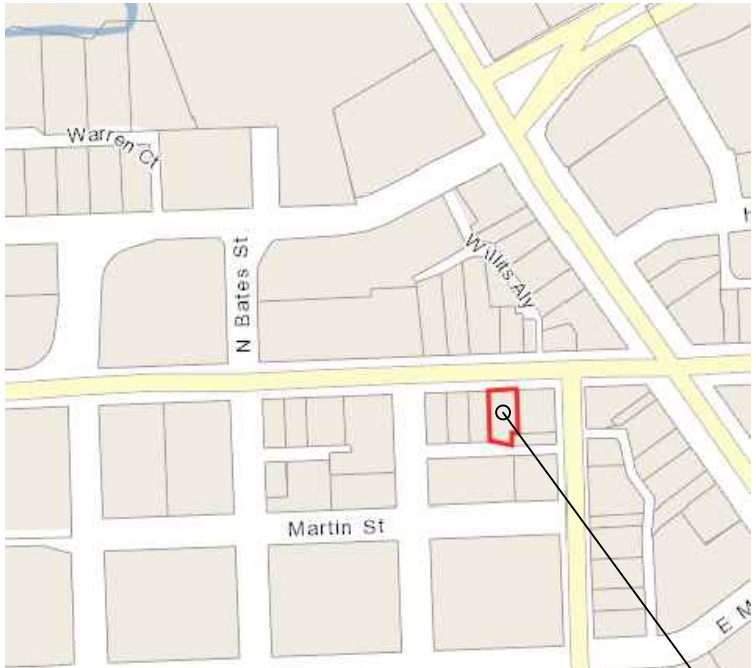
I move the Commission issue a Notice to Proceed for number _____. The work is not appropriate, however the following condition prevails: _____ and the proposed application will materially correct the condition.

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.

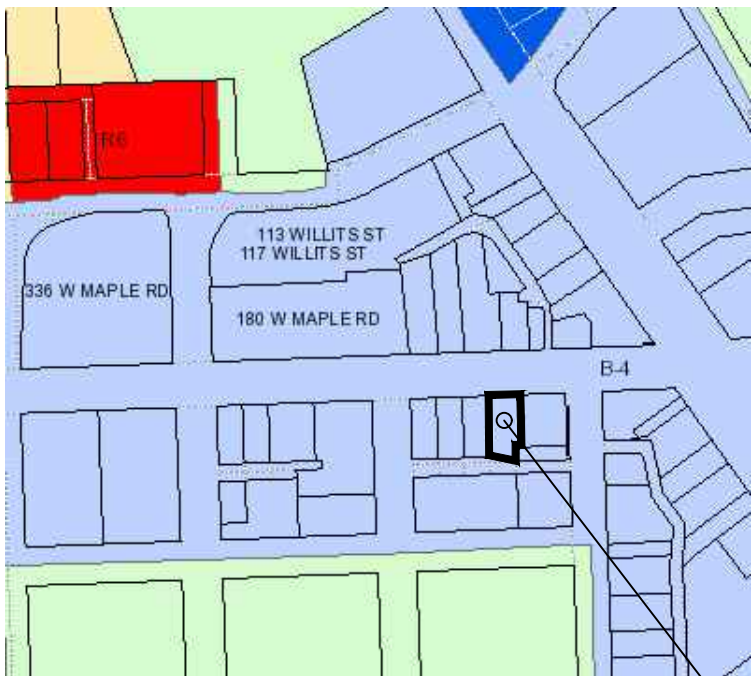
THE SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION AND GUIDELINES FOR REHABILITATING HISTORIC BUILDINGS

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.



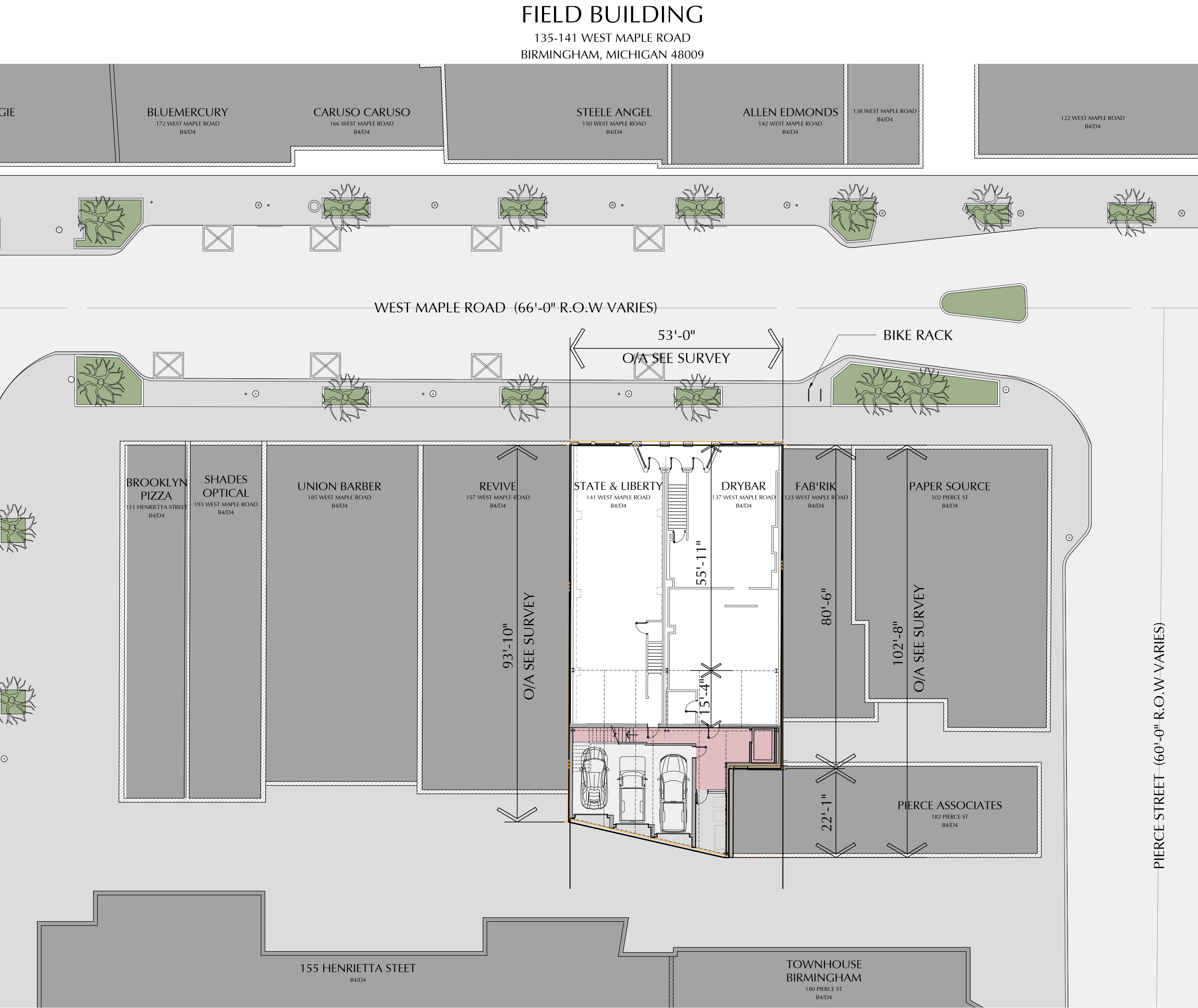
LOCATION MAP

SITE LOCATION:
139 WEST MAPLE ROAD



ZONING MAP

SITE LOCATION
ZONING: B4/D4



SITE DATA		
Site Addresses	139 West Maple Road	
Sidwell/Property ID Numbers	19-36-129-004	
Current Zoning/Overlay	B4/D4	
Proposed Zoning/Use	Mixed Use (Residential, Retail)	
Adjacent Zoning	B4/D4	
Setbacks	None Required	

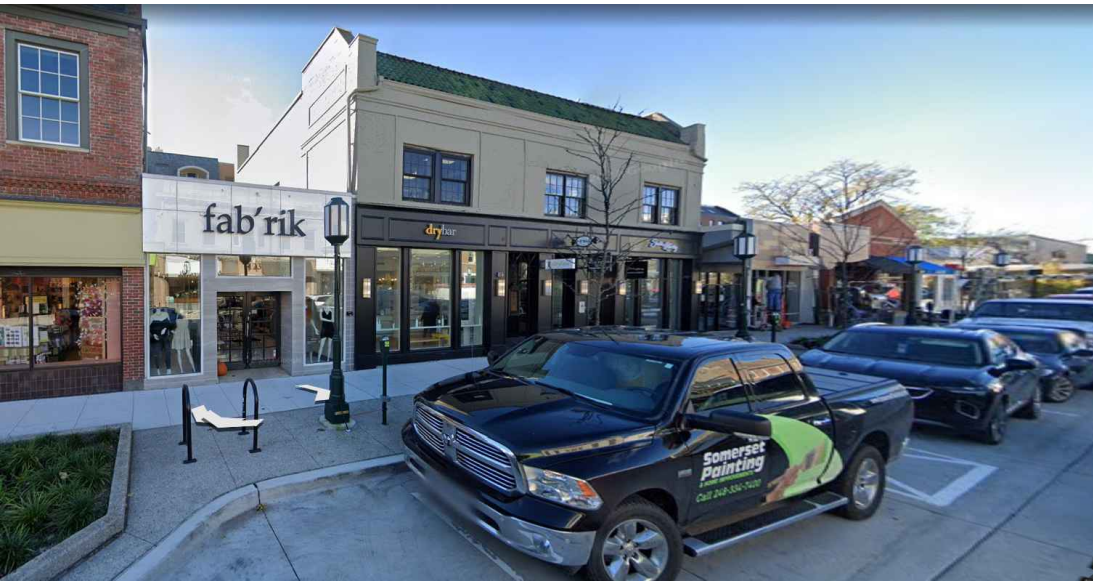
BUILDING HEIGHT			
Item	Minimum	Maximum	Provided
Ground Level			14'-5"
Level 2-4			37'-7"
Mechanical/ Roof Top			10'-0"
Total		80'-0"	60'-0"

BUILDING USE DATA		
Level	Use	Use Group
Ground Level	Retail	B
Level 2	Office	B
Level 3	Office	B
Level 4	Residential (One Apartment)	R-2

PARKING DATA			
RESIDENTIAL APARTMENTS	1 APARTMENT X 2 (2 BEDROOM APARTMENT)	REQUIRED 2 SPACES	PROVIDED 3 SPACES
RETAIL RETAIL		N/A	N/A
OFFICE OFFICE		N/A	N/A
TOTAL	1 APARTMENT	2 SPACES	3 SPACES

BUILDING ADDITION S.F.		
Level	Use	Square Feet
Basement	Garage	1058 S.F.
Ground Level	Garage	657 S.F.
Level 2	Office	1058 S.F.
Level 3	Office	1728 S.F.
Level 4	Residential	1728 S.F.
TOTAL		6229 S.F.

LEGEND	
	PARKING/TOP ROOF
	OFFICE
	EGRESS
	CIRCULATION
	RESIDENTIAL



FROM MAPLE ROAD
VIEWING TOWARDS HENRIETTA STREET



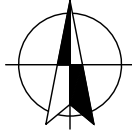
WEST MAPLE ROAD



FROM MAPLE ROAD
VIEWING TOWARDS PIERCE STREET

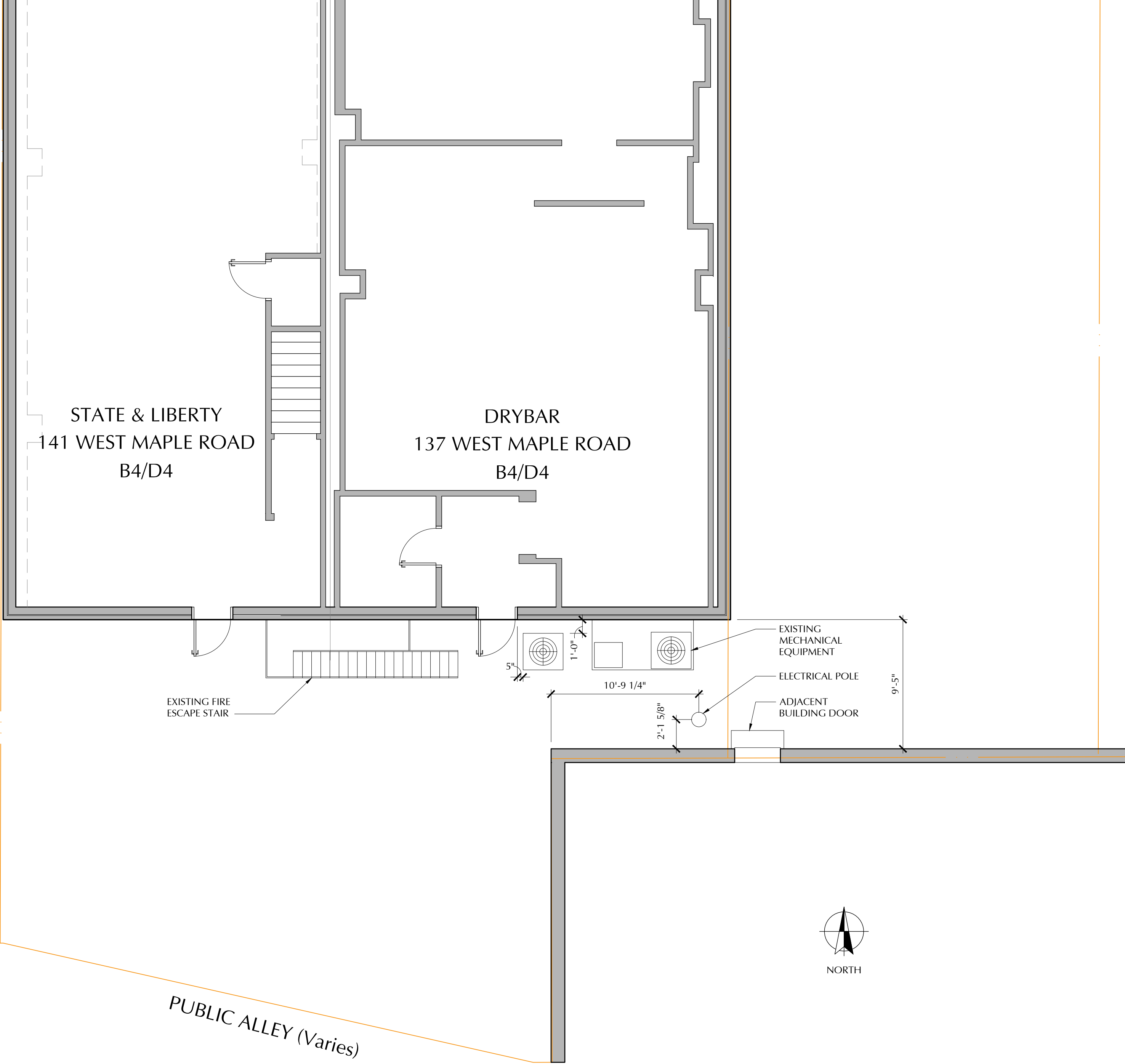
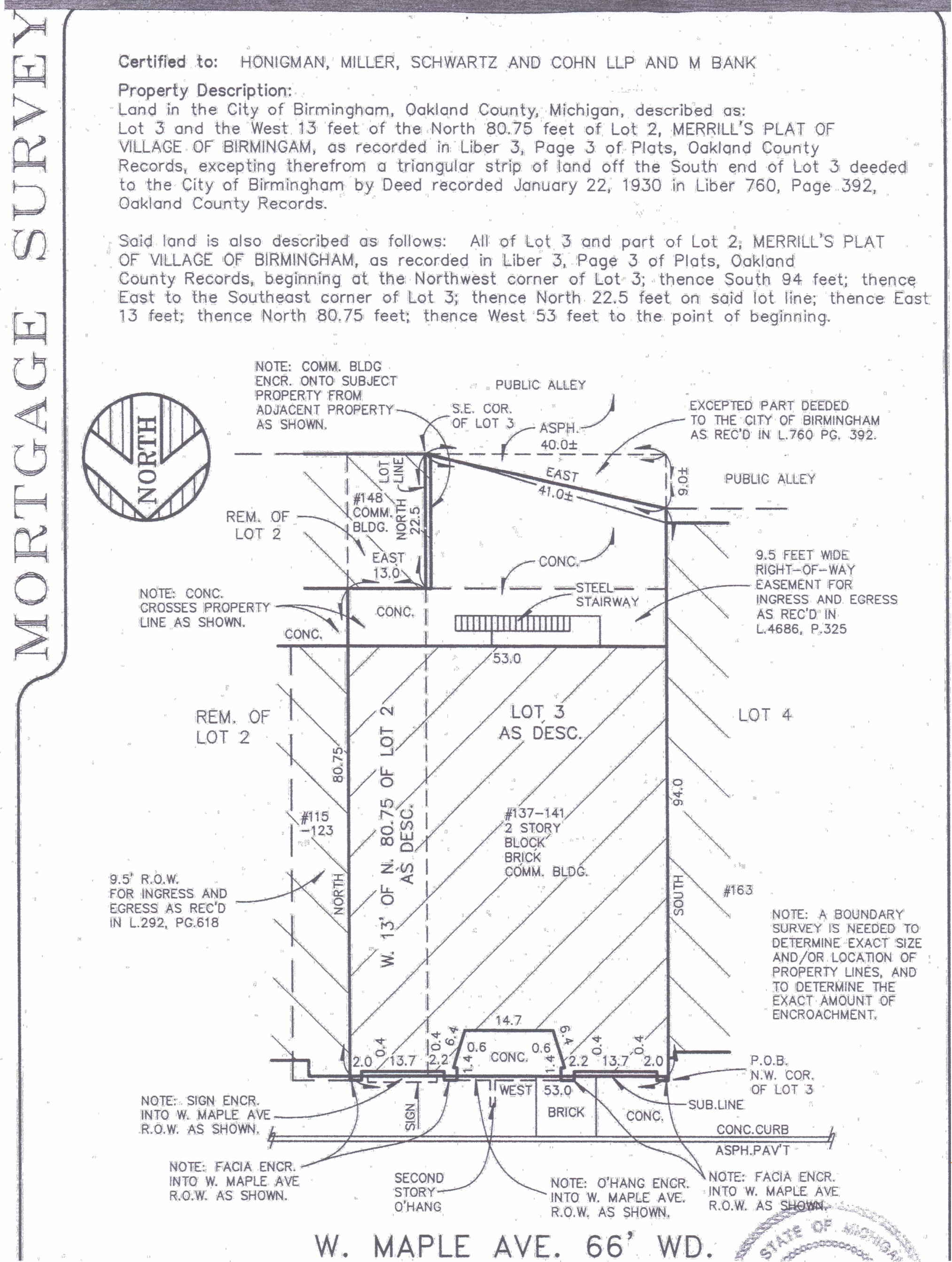
Site Context

SCALE : 1:20



CHRISTOPHER J LONGE AIA
ARCHITECTURE
INTERIORS
124 Peabody, Birmingham, Michigan 48009 248.258.6940

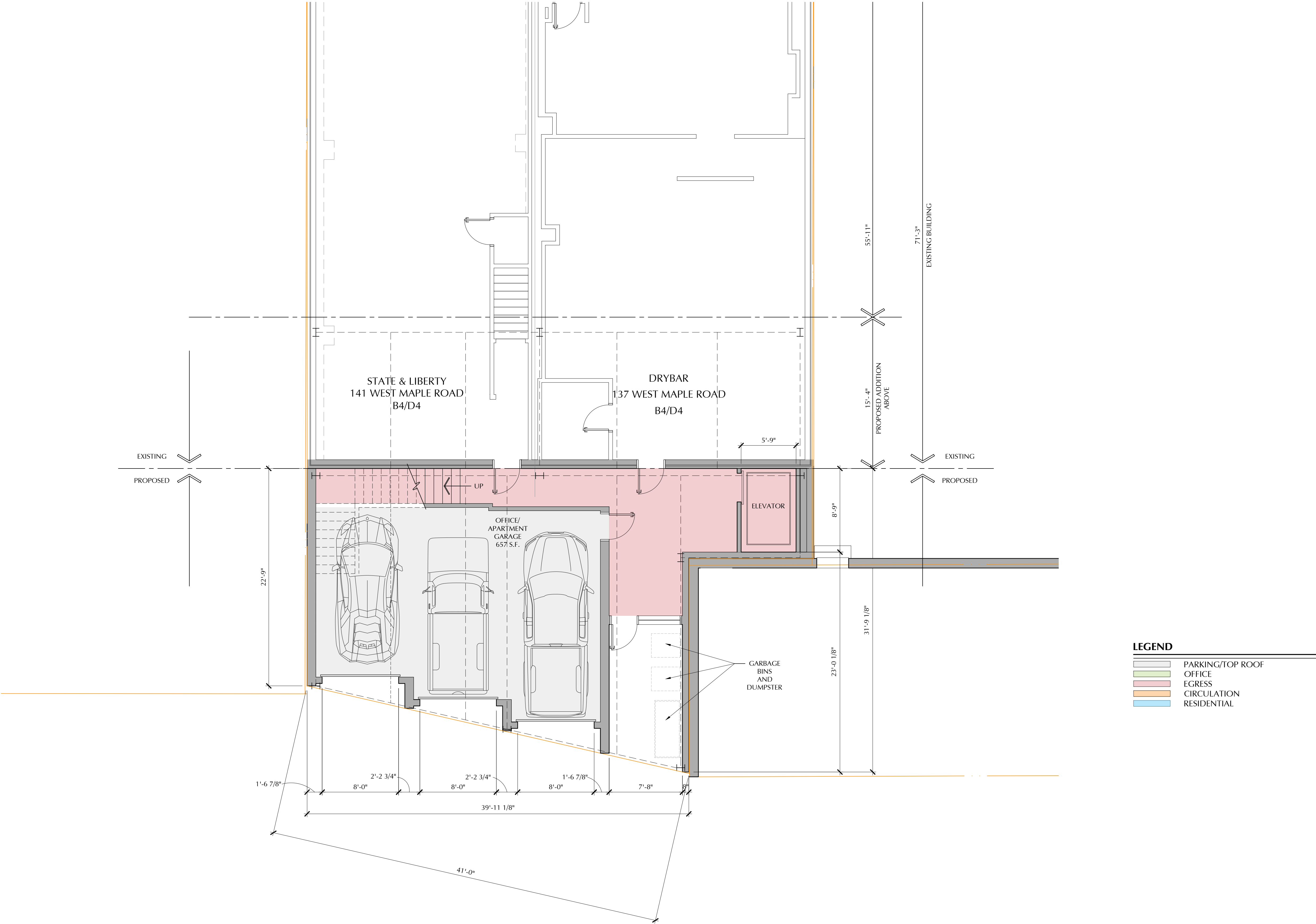
FIELD BUILDING
135-141 WEST MAPLE ROAD
BIRMINGHAM, MICHIGAN 48009



FIRST FLOOR (Existing)

SCALE : 3/16" = 1'-0"

FIELD BUILDING
135-141 WEST MAPLE ROAD
BIRMINGHAM, MICHIGAN 48009

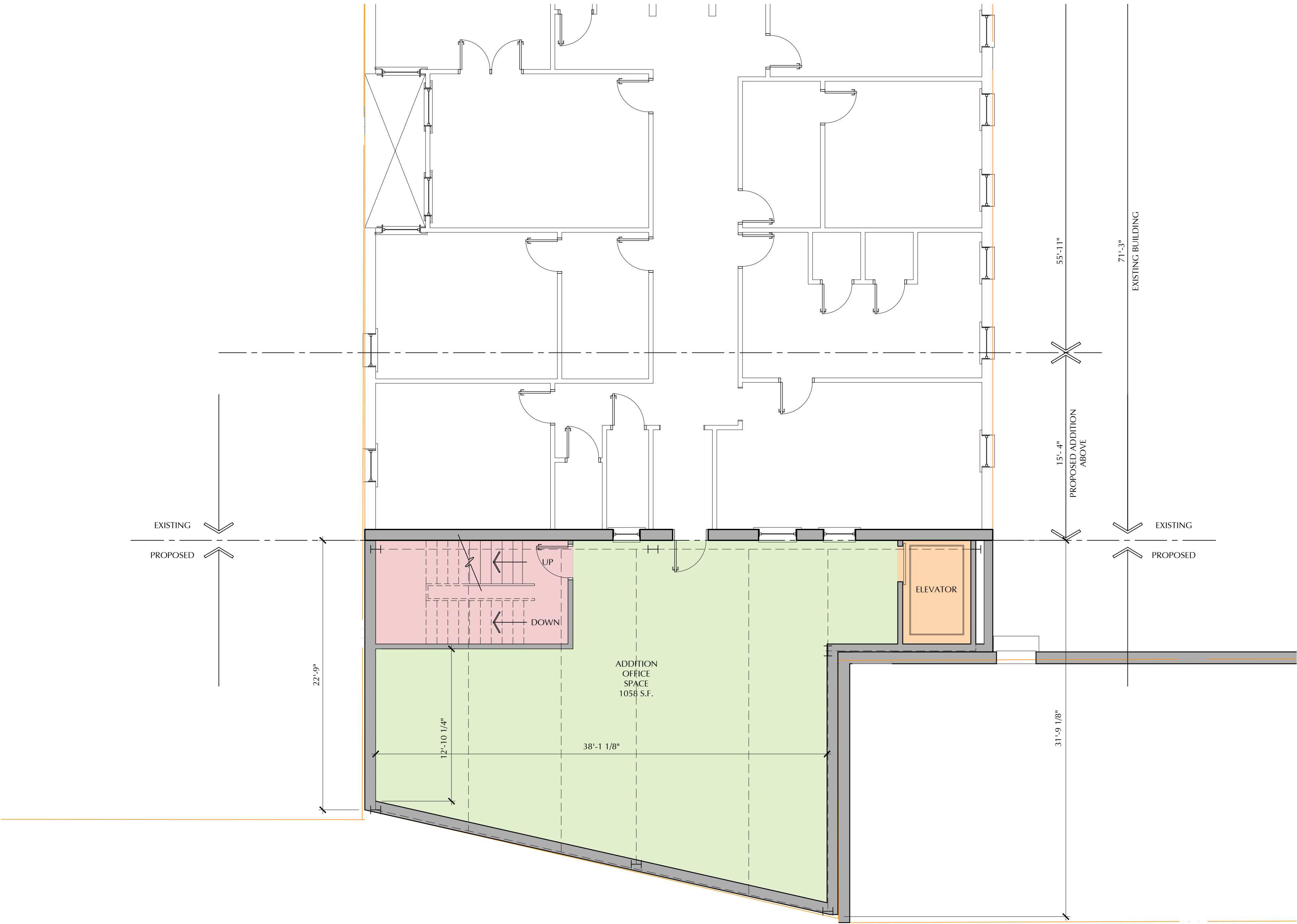


LEGEND

	PARKING/TOP ROOF
	OFFICE
	EGRESS
	CIRCULATION
	RESIDENTIAL

FIRST FLOOR ADDITION
SCALE : 3/16" = 1'-0"

FIELD BUILDING
135-141 WEST MAPLE ROAD
BIRMINGHAM, MICHIGAN 48009



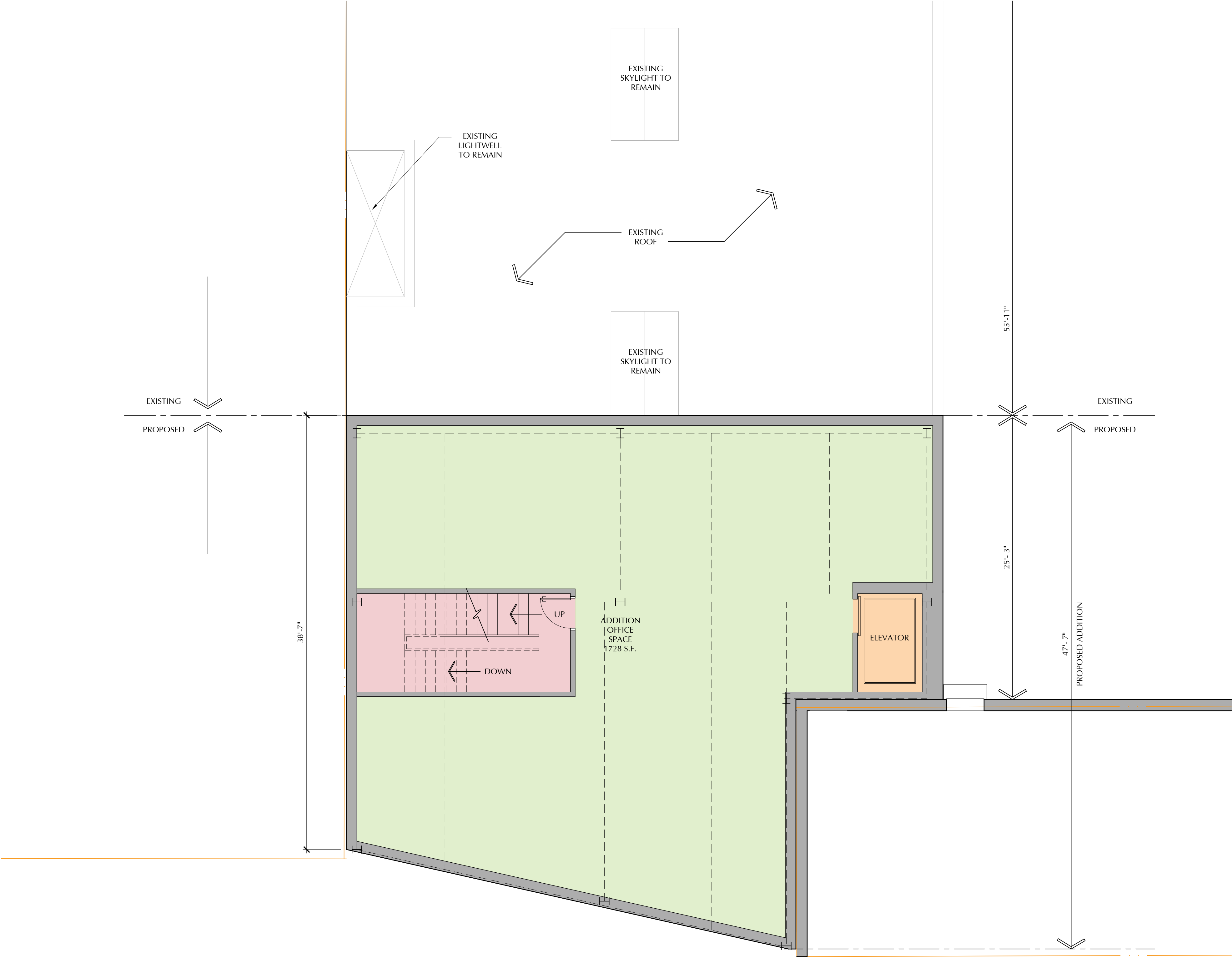
LEGEND	
	PARKING
	OFFICE
	EGRESS
	CIRCULATION
	RESIDENTIAL

SECOND FLOOR

SCALE : 3/16" = 1'-0"

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FIELD BUILDING
135-141 WEST MAPLE ROAD
BIRMINGHAM, MICHIGAN 48009



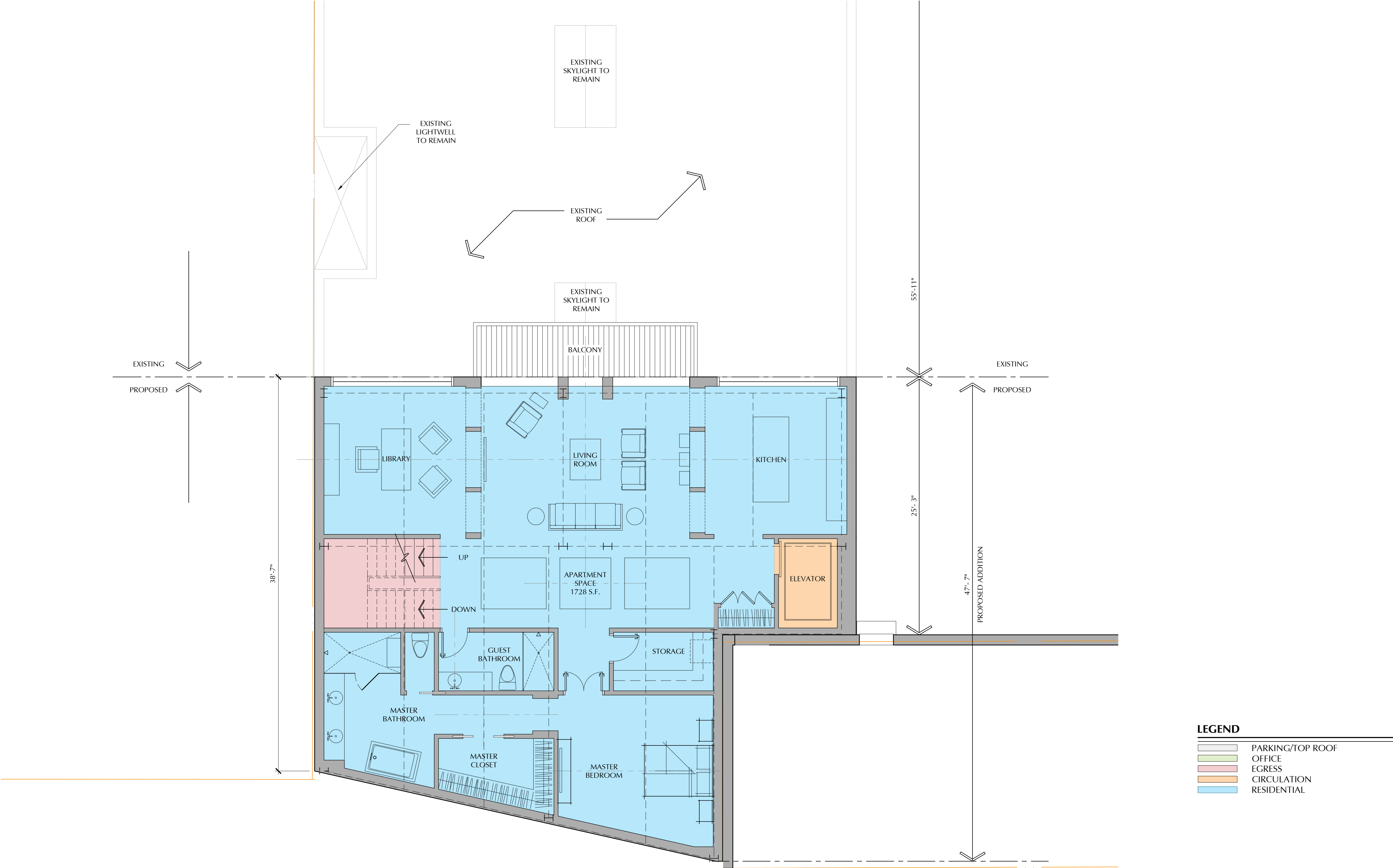
LEGEND

	PARKING/TOP ROOF
	OFFICE
	EGRESS
	CIRCULATION
	RESIDENTIAL

THIRD FLOOR

SCALE : 3/16" = 1'-0"

FIELD BUILDING
135-141 WEST MAPLE ROAD
BIRMINGHAM, MICHIGAN 48009

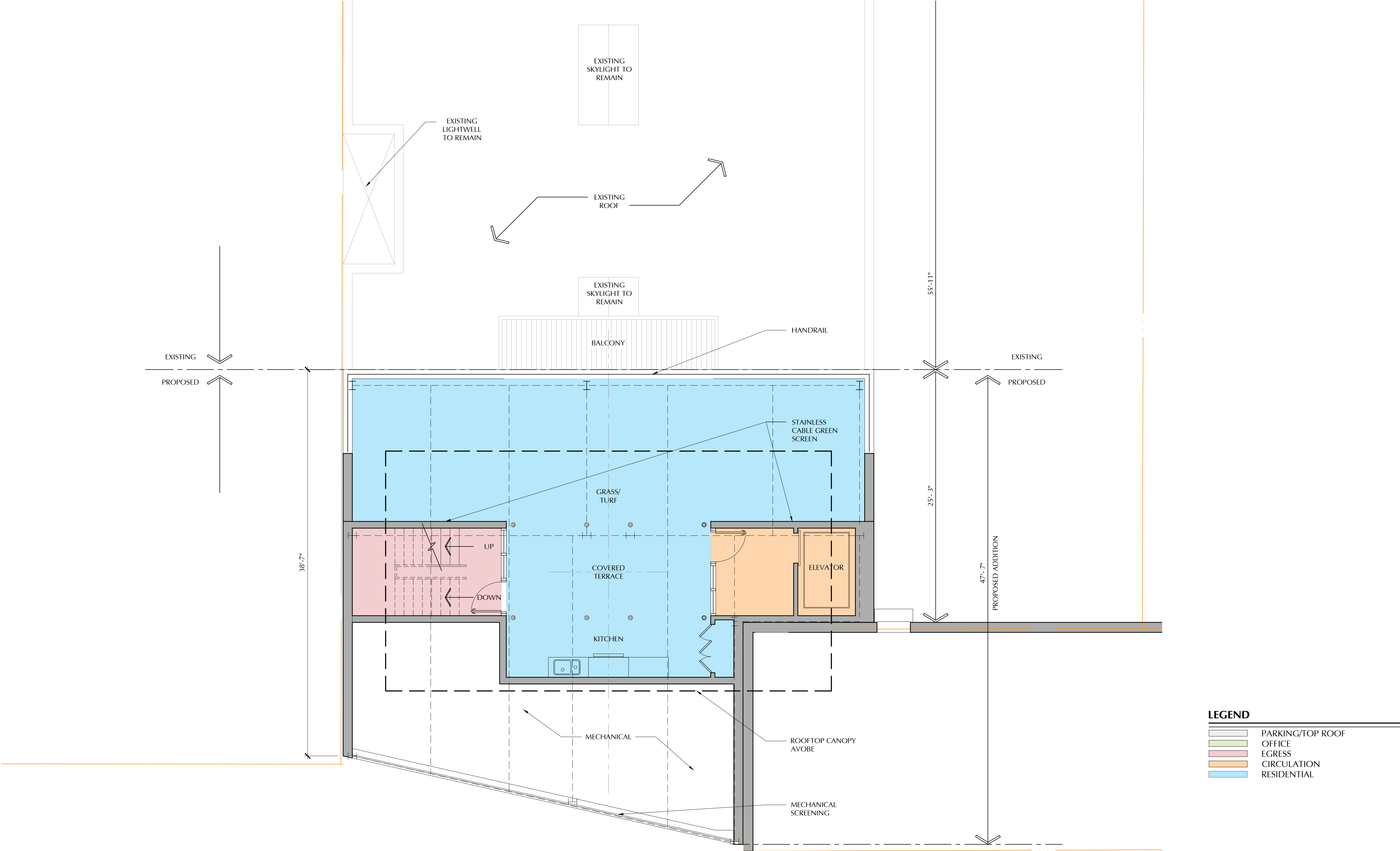


FOURTH FLOOR

SCALE : 3/16" = 1'-0"

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ARCHITECTURE
INTERIORS
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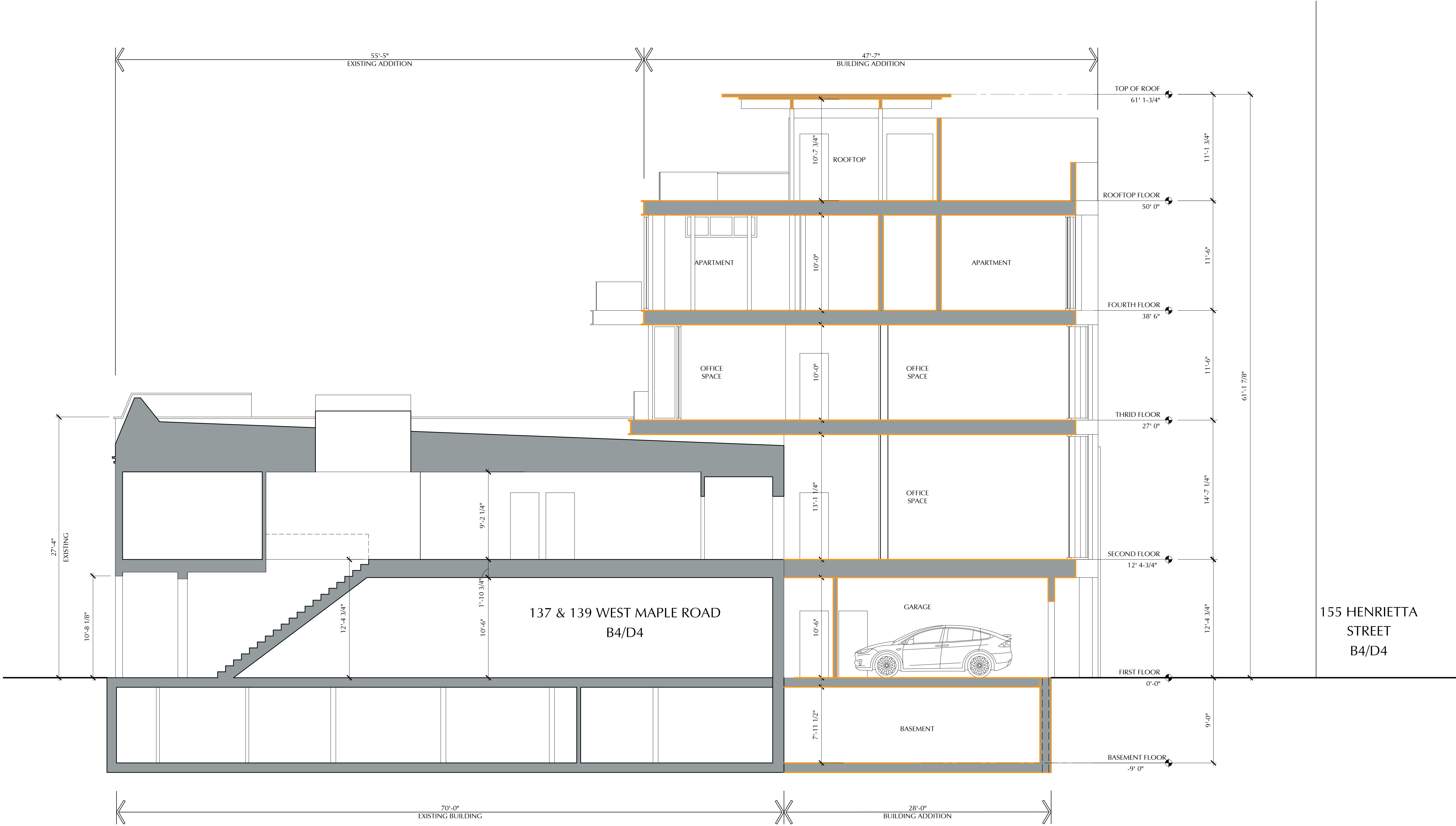
FIELD BUILDING
135-141 WEST MAPLE ROAD
BIRMINGHAM, MICHIGAN 48009



FOURTH FLOOR

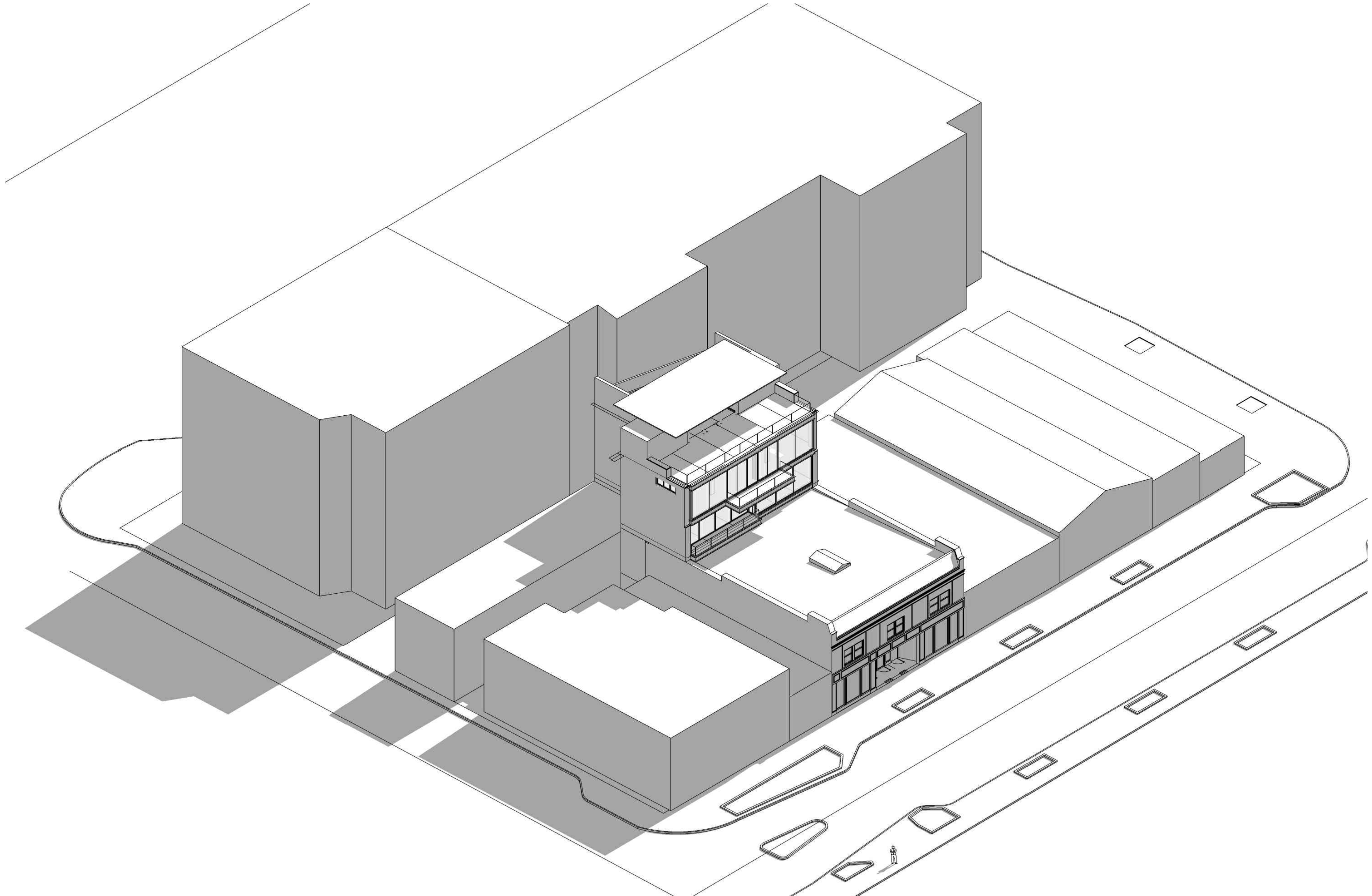
SCALE : 3/16" = 1'-0"

FIELD BUILDING
135-141 WEST MAPLE ROAD
BIRMINGHAM, MICHIGAN 48009



SECTION
SCALE : 1/4" = 1'-0"

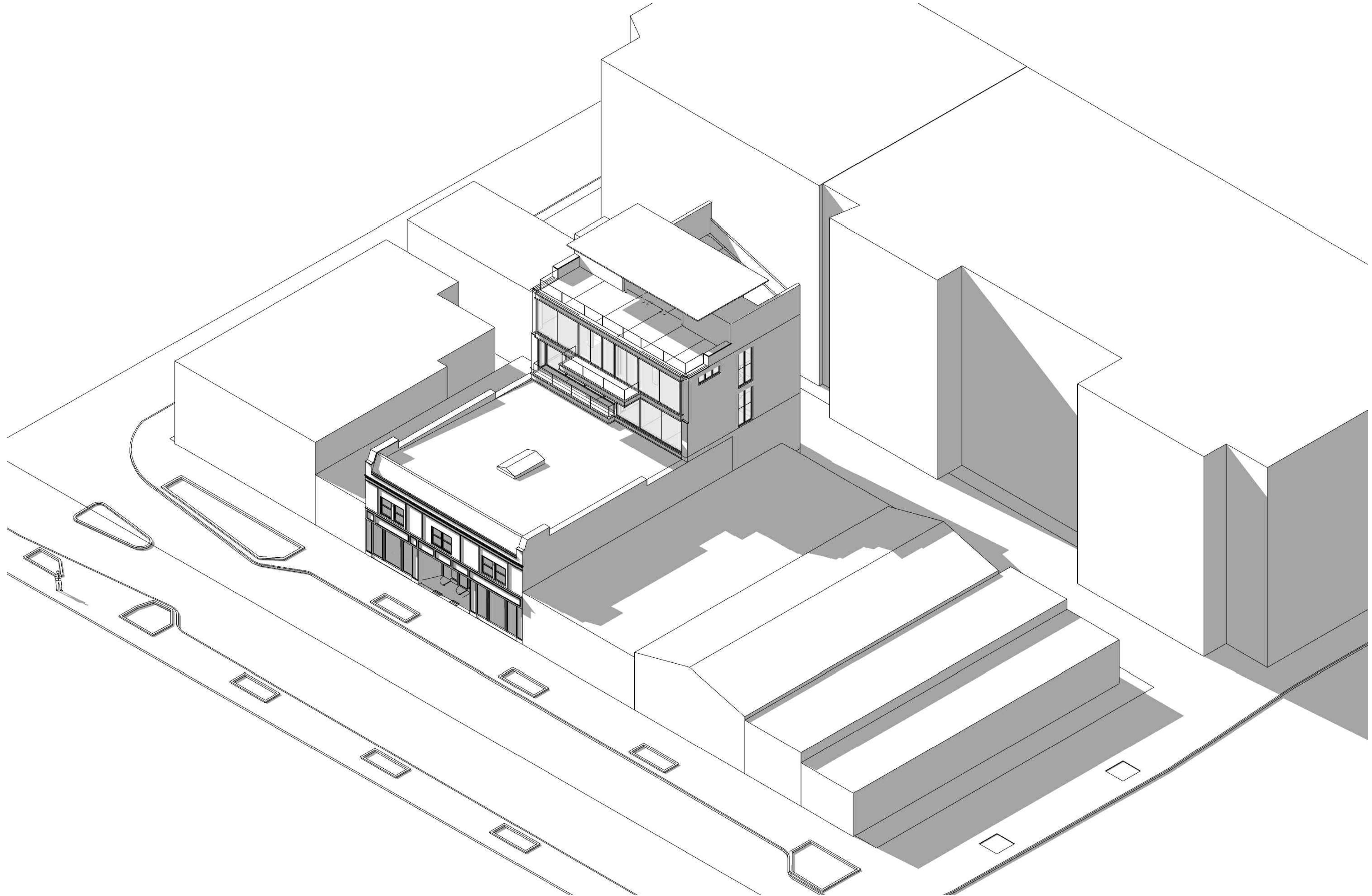
FIELD BUILDING
135-141 WEST MAPLE ROAD
BIRMINGHAM, MICHIGAN 48009



SOUTHWEST ISOMETRIC VIEW

SCALE : N/A

FIELD BUILDING
135-141 WEST MAPLE ROAD
BIRMINGHAM, MICHIGAN 48009



SOUTHEAST ISOMETRIC VIEW

SCALE : N/A

FIELD BUILDING
135-141 WEST MAPLE ROAD
BIRMINGHAM, MICHIGAN 48009



STREETSCAPE LOOKING SOUTHWEST @ EYE LEVEL
SCALE : N/A

FIELD BUILDING
135-141 WEST MAPLE ROAD
BIRMINGHAM, MICHIGAN 48009



STREETSCAPE LOOKING SOUTHWEST @ BIRDS EYE LEVEL

SCALE : N/A

FIELD BUILDING
135-141 WEST MAPLE ROAD
BIRMINGHAM, MICHIGAN 48009



STREETSCAPE LOOKING SOUTHEAST @ EYE LEVEL

SCALE : N/A

FIELD BUILDING
135-141 WEST MAPLE ROAD
BIRMINGHAM, MICHIGAN 48009



STREETSCAPE LOOKING SOUTHEAST @ BIRDS EYE LEVEL

SCALE : N/A

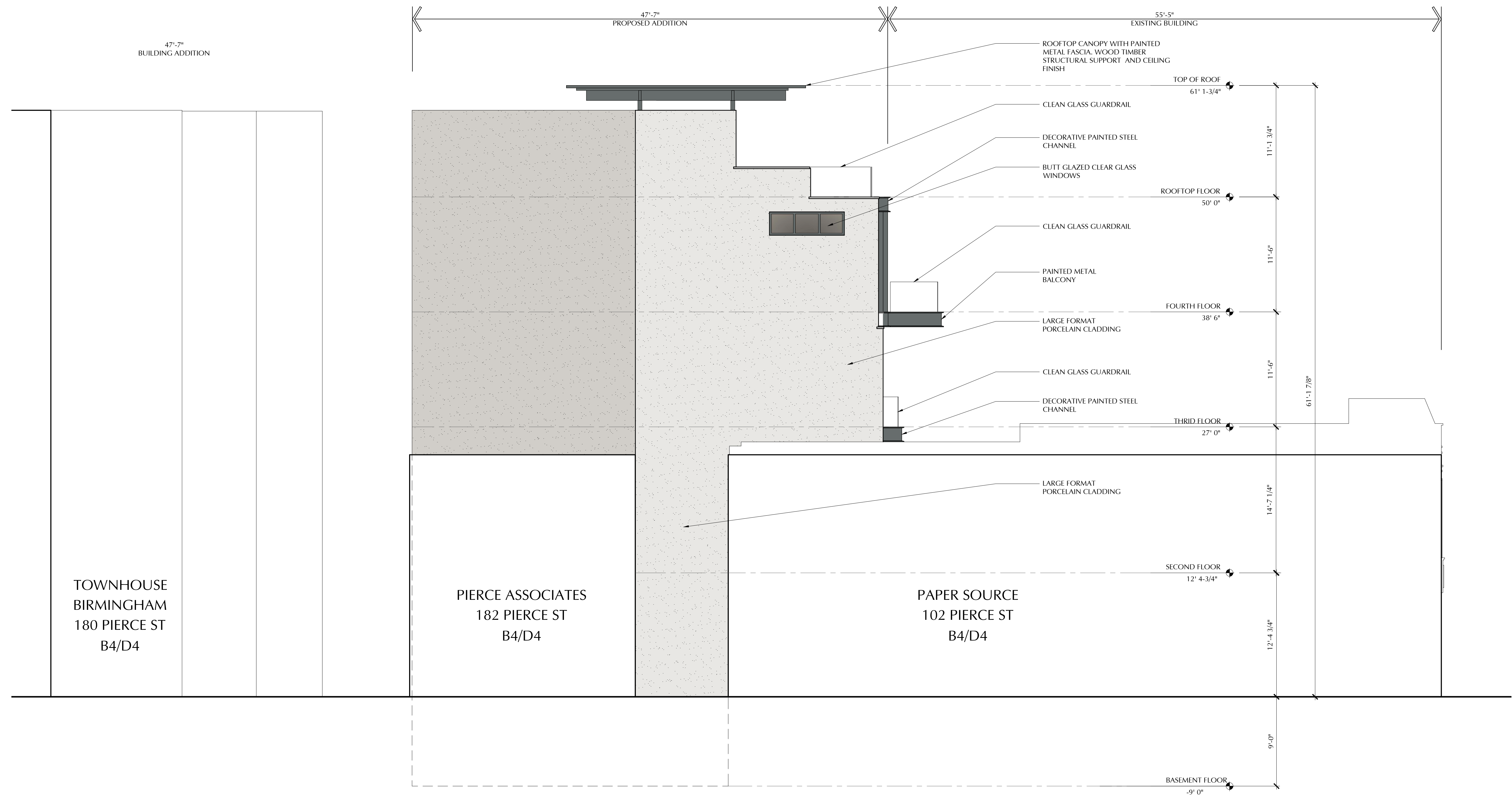
135-141 WEST MAPLE ROAD
BIRMINGHAM, MICHIGAN 48009



SCALE : 3/16" = 1'-0"

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FIELD BUILDING
135-141 WEST MAPLE ROAD
BIRMINGHAM, MICHIGAN 48009

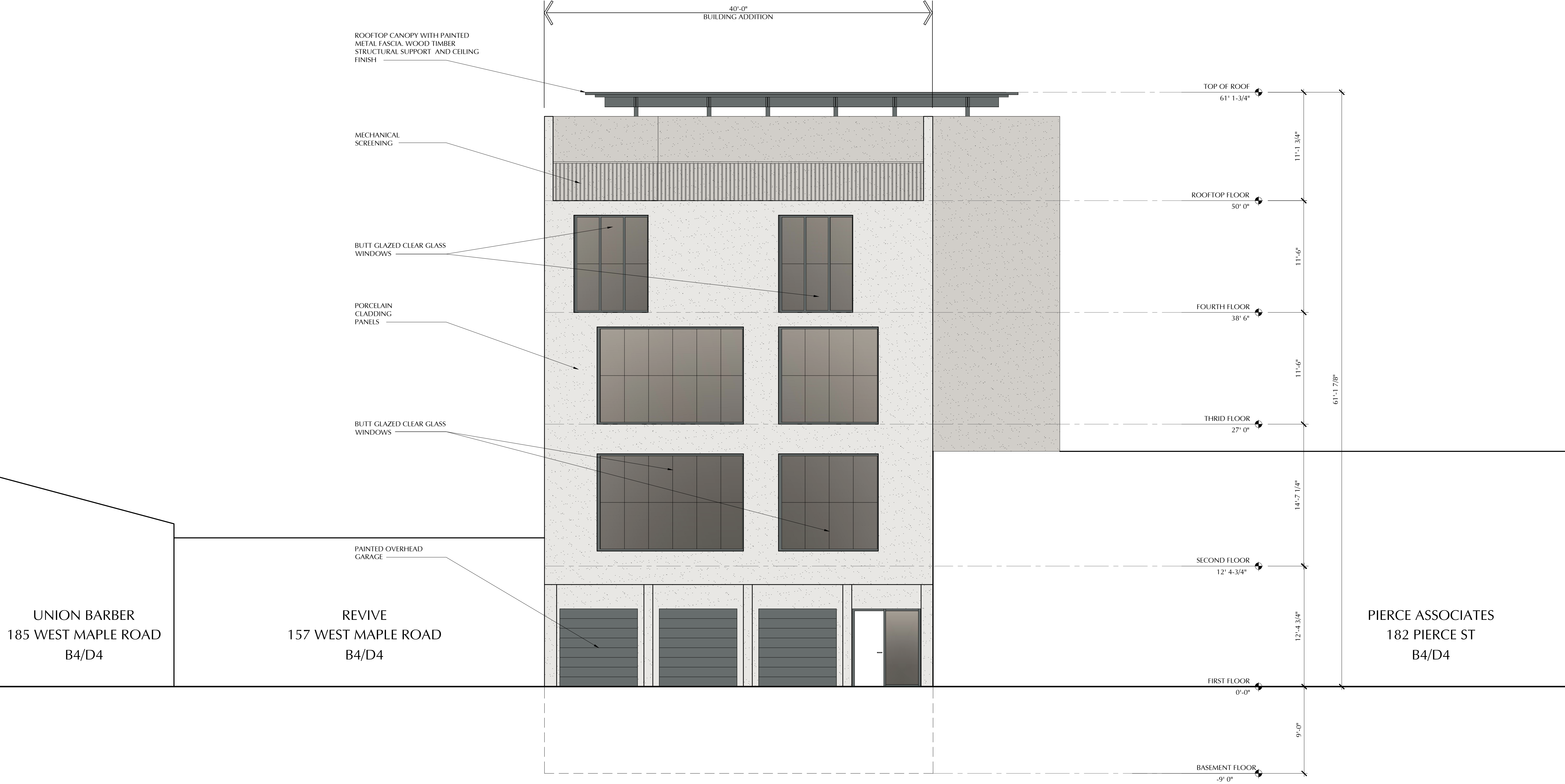


EAST ELEVATION

SCALE : 3/16" = 1'-0"

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FIELD BUILDING
135-141 WEST MAPLE ROAD
BIRMINGHAM, MICHIGAN 48009

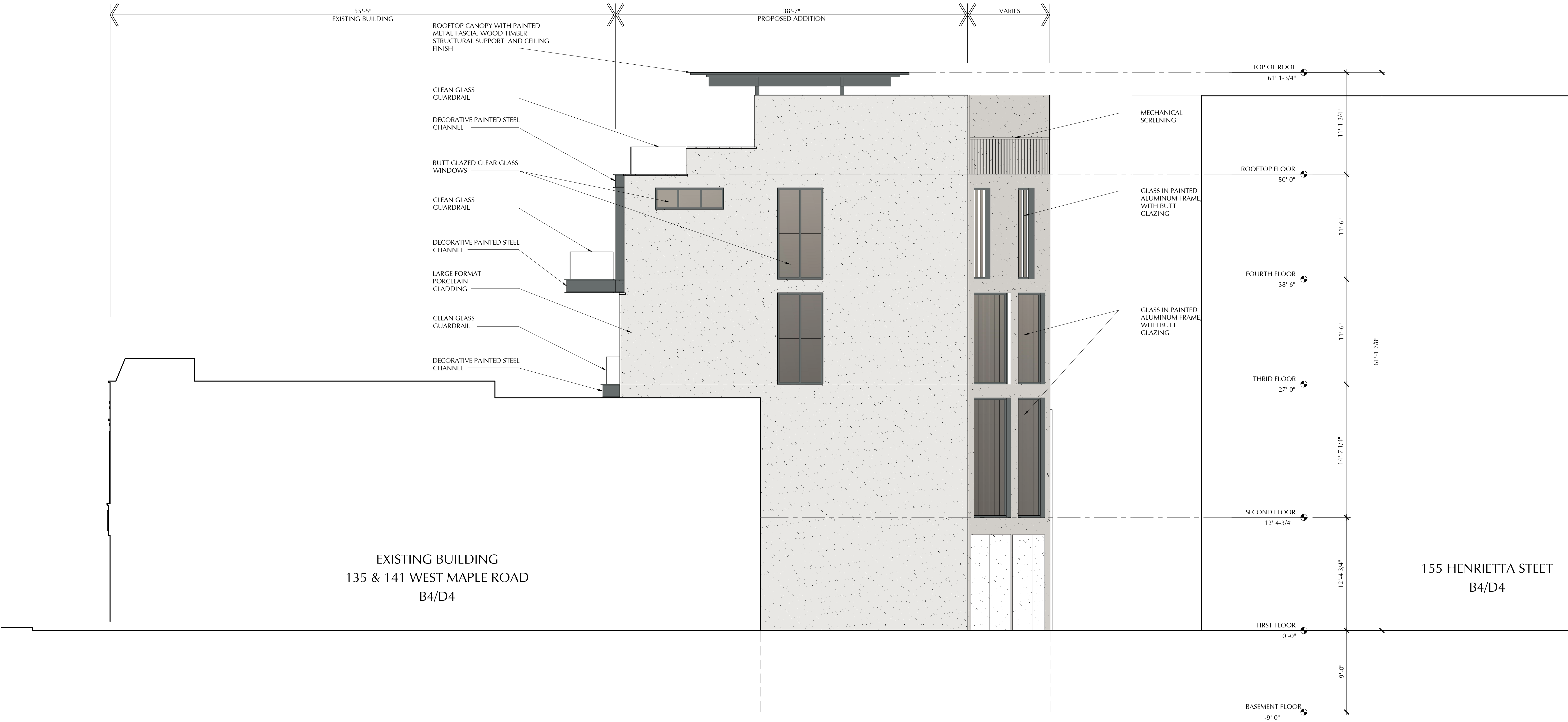


SOUTH ELEVATION

SCALE : 3/16" = 1'-0"

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INTERIORS
124 Peabody, Birmingham, Michigan 48009 248.258.6940

FIELD BUILDING
135-141 WEST MAPLE ROAD
BIRMINGHAM, MICHIGAN 48009



WEST ELEVATION

SCALE : 3/16" = 1'-0"

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INTERIORS
124 Peabody, Birmingham, Michigan 48009 248.258.6940

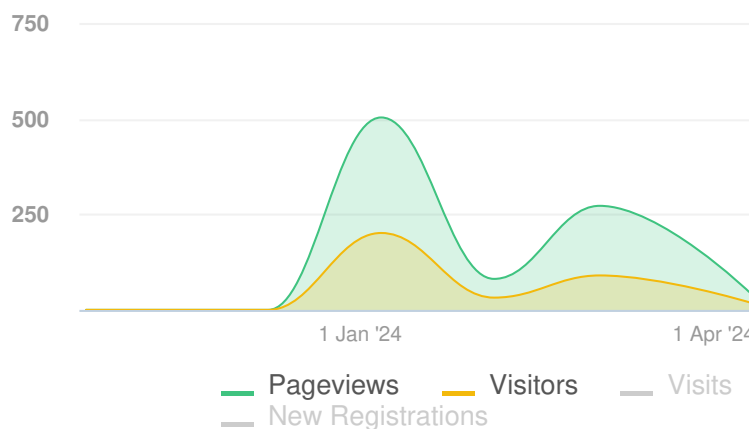
Project Report

29 April 2021 - 11 April 2024

Engage Birmingham Historic Preservation Master Plan



Visitors Summary

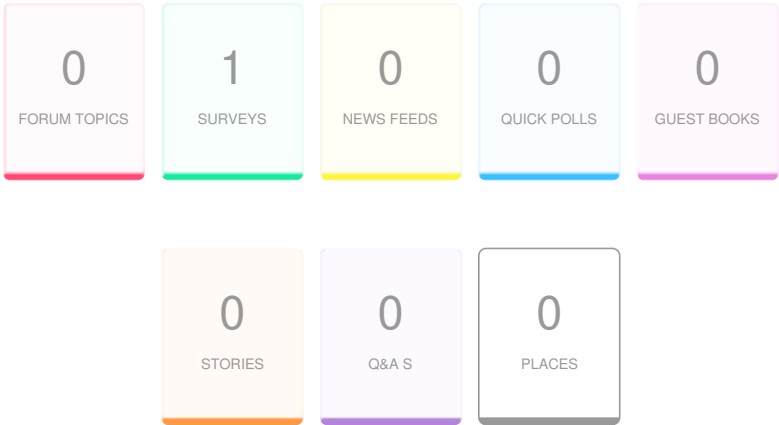


Highlights



Aware Participants		313	Engaged Participants				143
Aware Actions Performed		Participants	Engaged Actions Performed				
Visited a Project or Tool Page		313					
Informed Participants		208					
Informed Actions Performed		Participants					
Viewed a video		0					
Viewed a photo		0					
Downloaded a document		0					
Visited the Key Dates page		0					
Visited an FAQ list Page		0					
Visited Instagram Page		0					
Visited Multiple Project Pages		71					
Contributed to a tool (engaged)		143					
			Registered	Unverified	Anonymous		
			Contributed on Forums	0	0	0	
			Participated in Surveys	143	0	0	
			Contributed to Newsfeeds	0	0	0	
			Participated in Quick Polls	0	0	0	
			Posted on Guestbooks	0	0	0	
			Contributed to Stories	0	0	0	
			Asked Questions	0	0	0	
			Placed Pins on Places	0	0	0	
			Contributed to Ideas	0	0	0	

ENGAGEMENT TOOLS SUMMARY



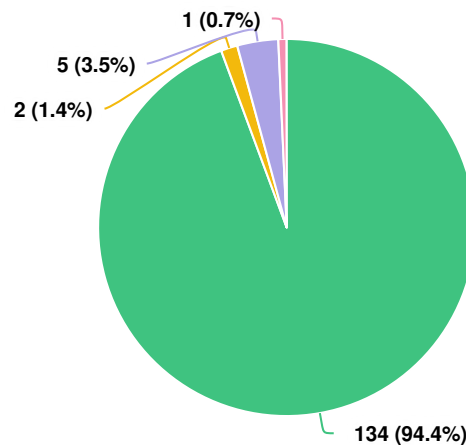
Tool Type	Engagement Tool Name	Tool Status	Visitors	Contributors		
				Registered	Unverified	Anonymous
Survey Tool	Historic Preservation Master Plan	Published	264	143	0	0

ENGAGEMENT TOOL: SURVEY TOOL

Historic Preservation Master Plan

Visitors	264	Contributors	143	CONTRIBUTIONS	143
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Do you believe historic preservation is a worthwhile goal?



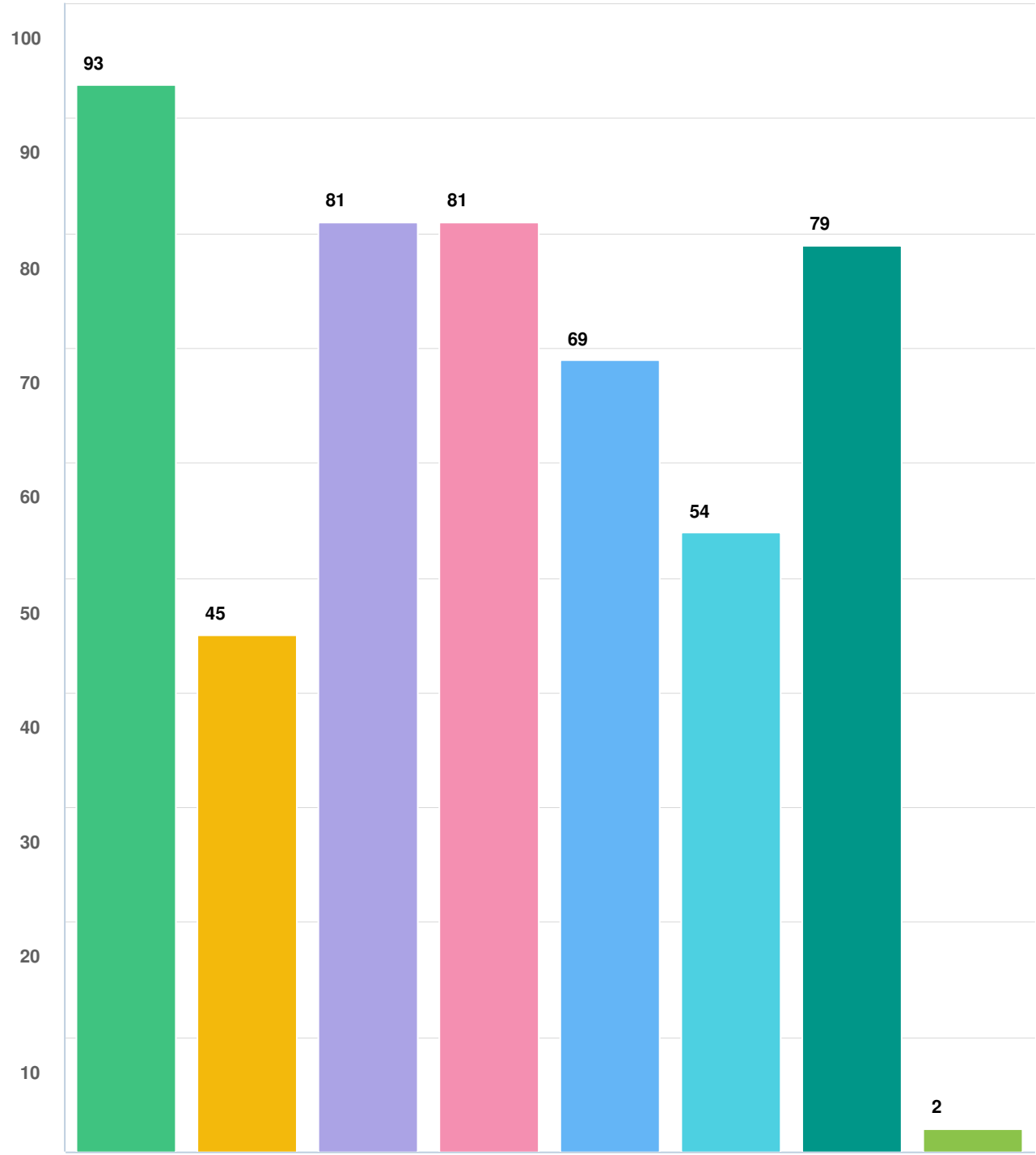
Question options

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

Optional question (142 response(s), 1 skipped)

Question type: Radio Button Question

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

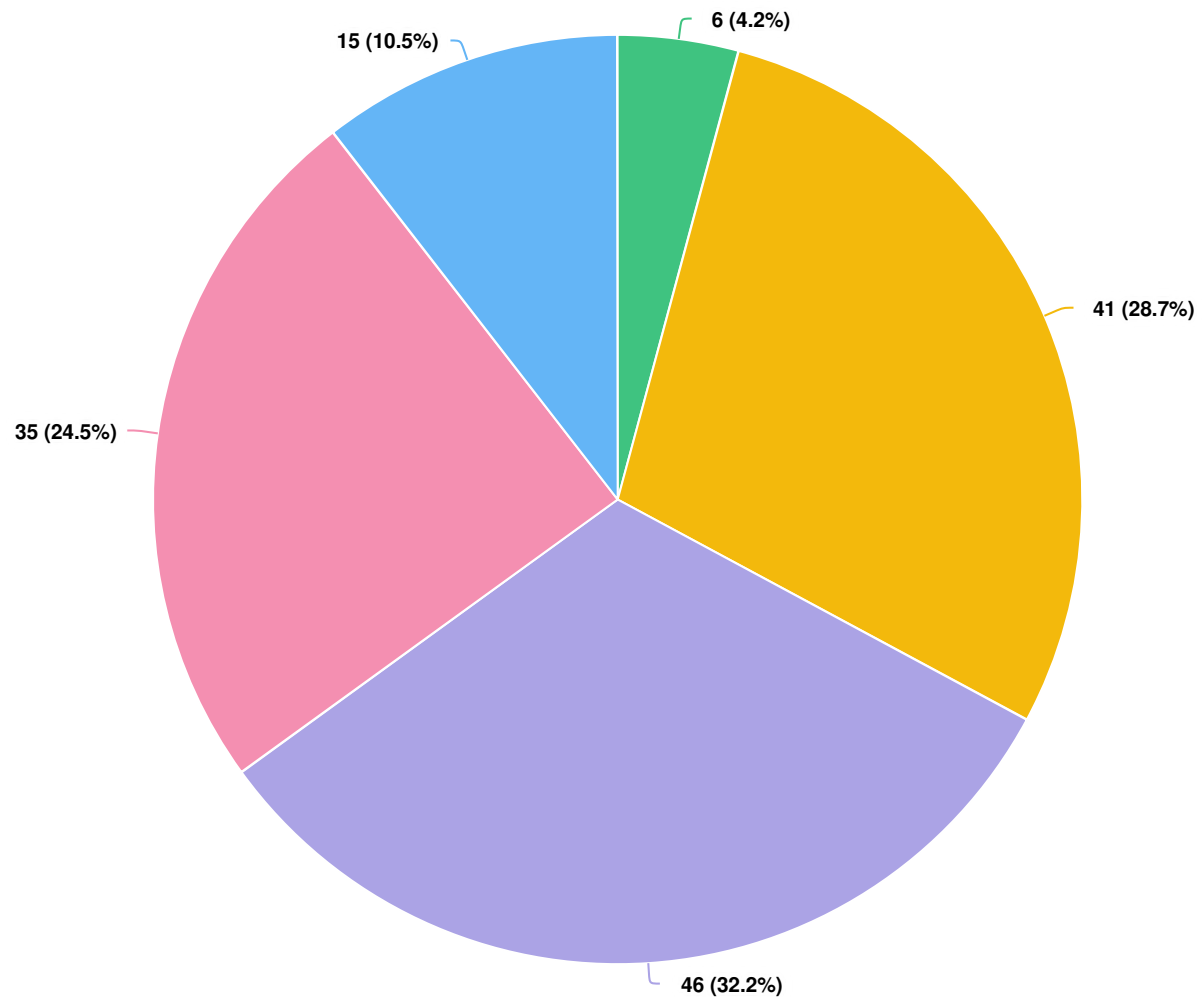


Question options

- Architecture/Engineering
- Location
- Age
- Historical Event
- Association with a Person
- Association with a Movement (Social, Political, etc.)
- All of the Above
- Other (please specify)

Optional question (143 response(s), 0 skipped)
Question type: Checkbox Question

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



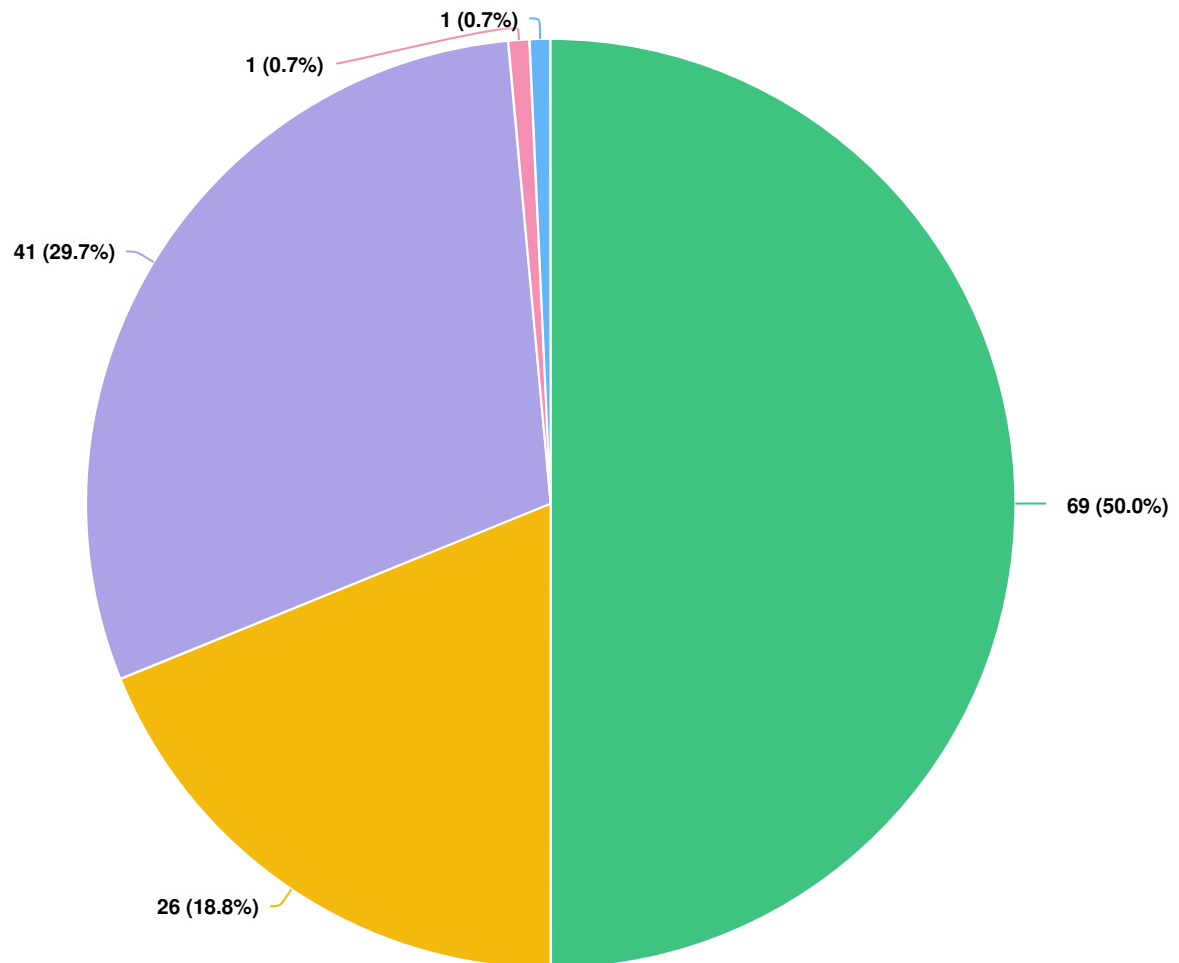
Question options

25 years 50 years 75 years 100+ years Other (please specify)

Optional question (143 response(s), 0 skipped)

Question type: Radio Button Question

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?



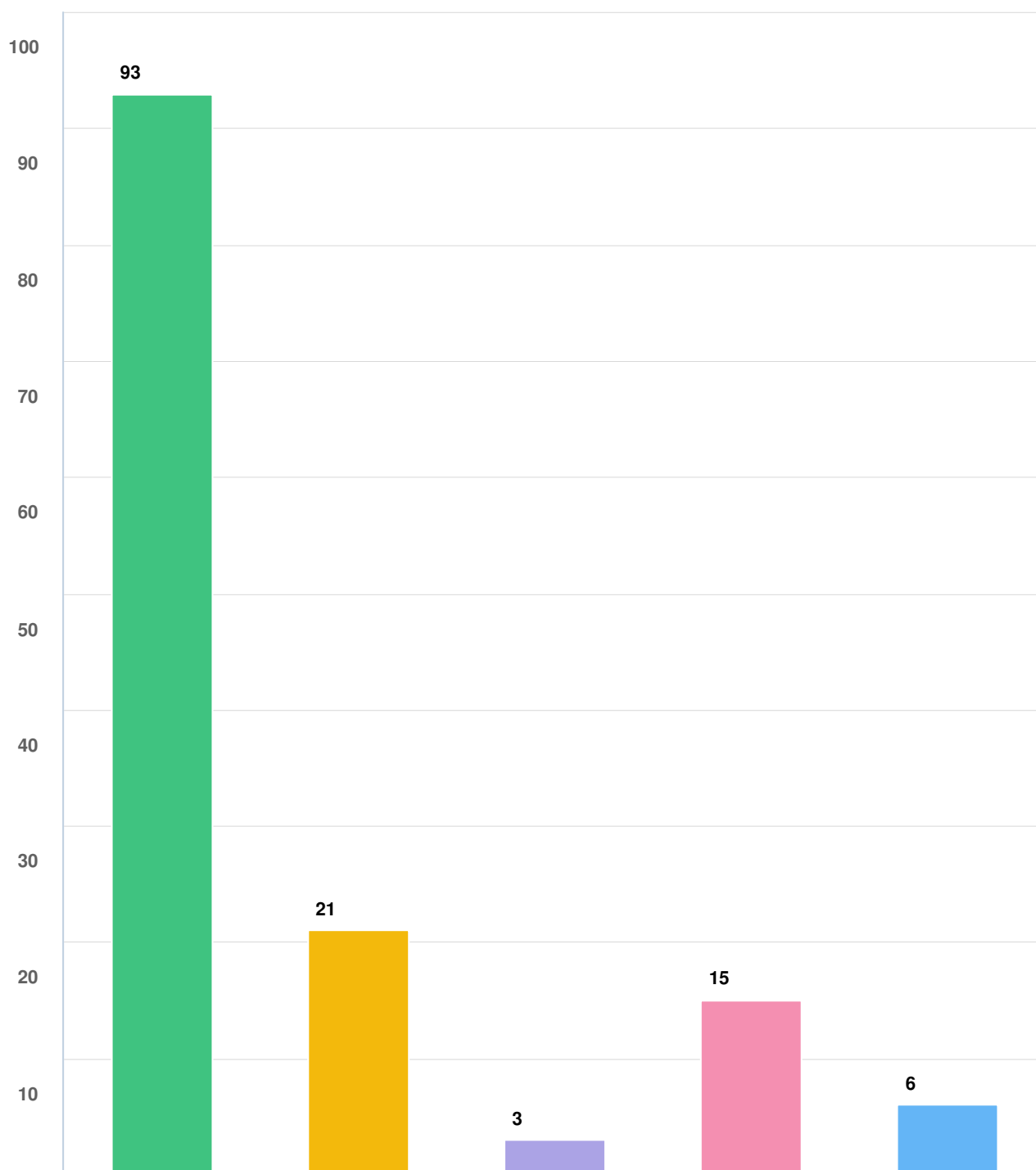
Question options

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

Optional question (138 response(s), 5 skipped)

Question type: Radio Button Question

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



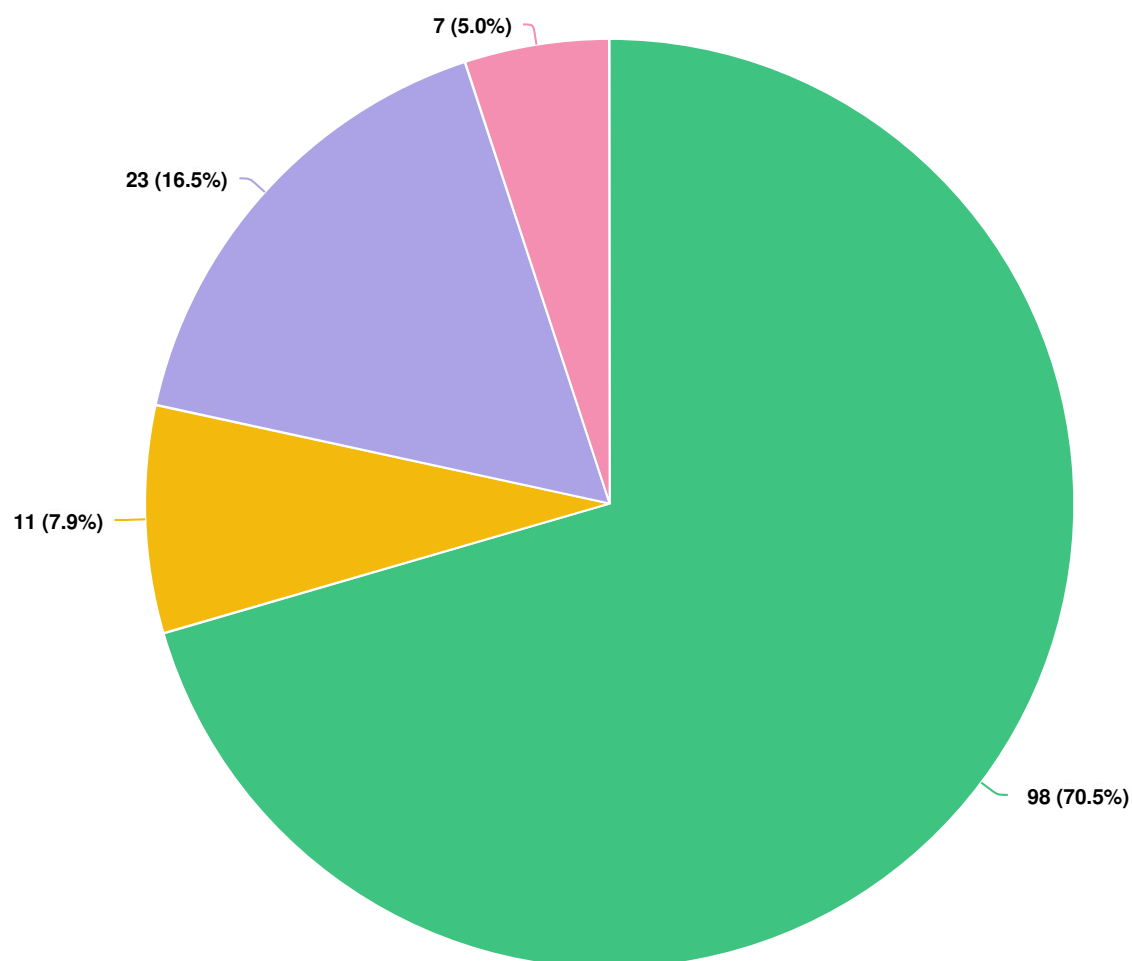
Question options

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

Optional question (138 response(s), 5 skipped)

Question type: Checkbox Question

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?



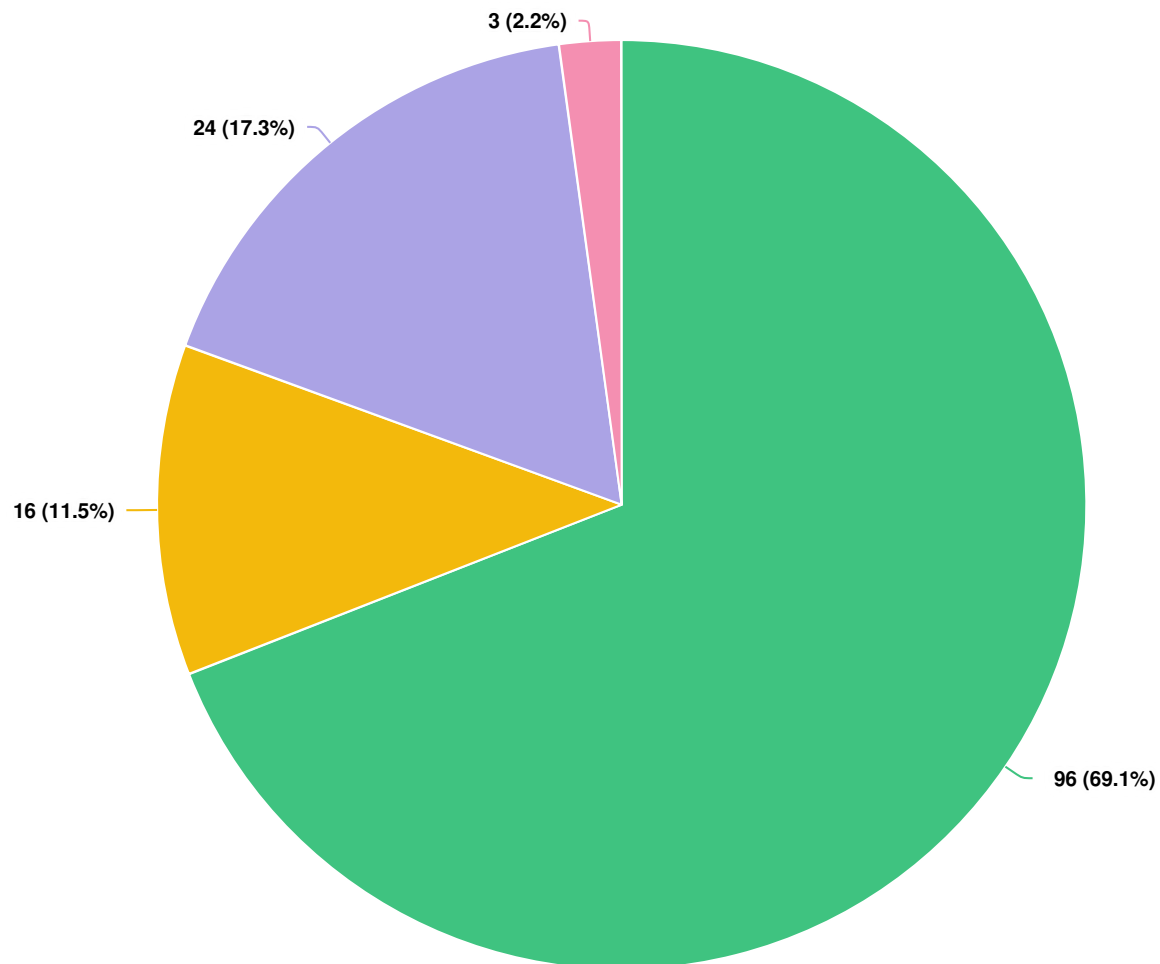
Question options

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

Optional question (139 response(s), 4 skipped)

Question type: Radio Button Question

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



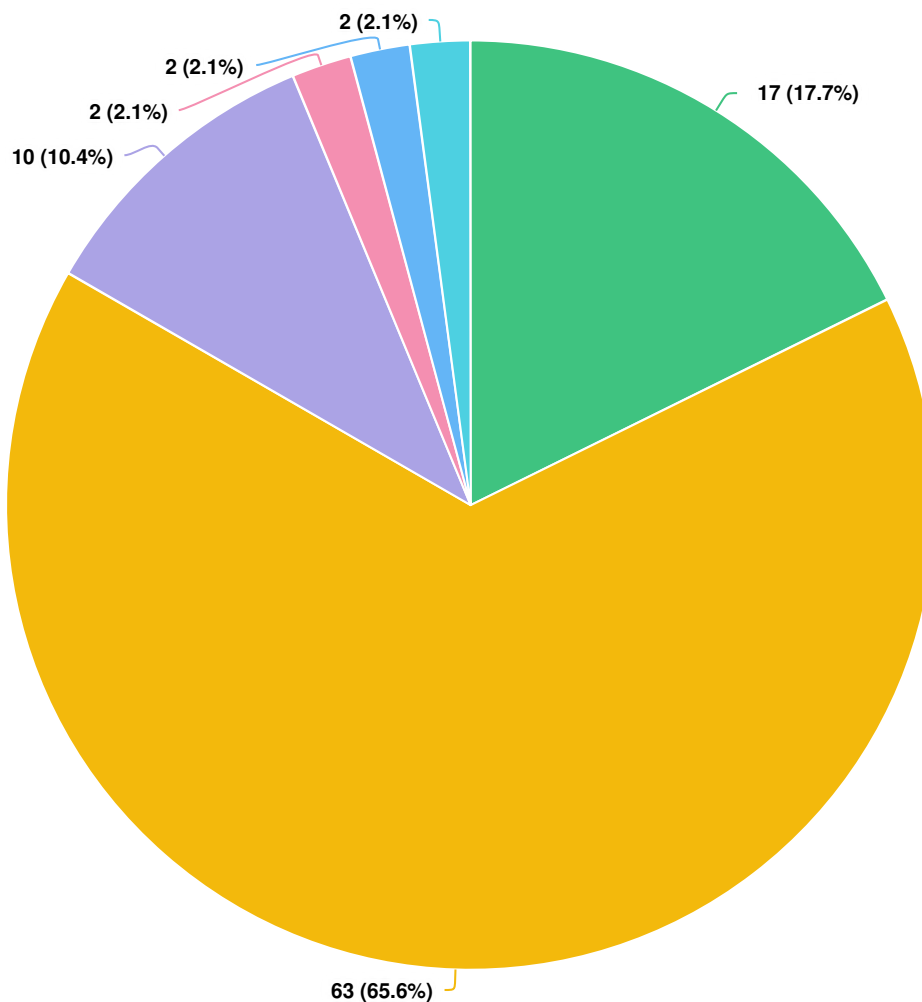
Question options

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

Optional question (139 response(s), 4 skipped)

Question type: Radio Button Question

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



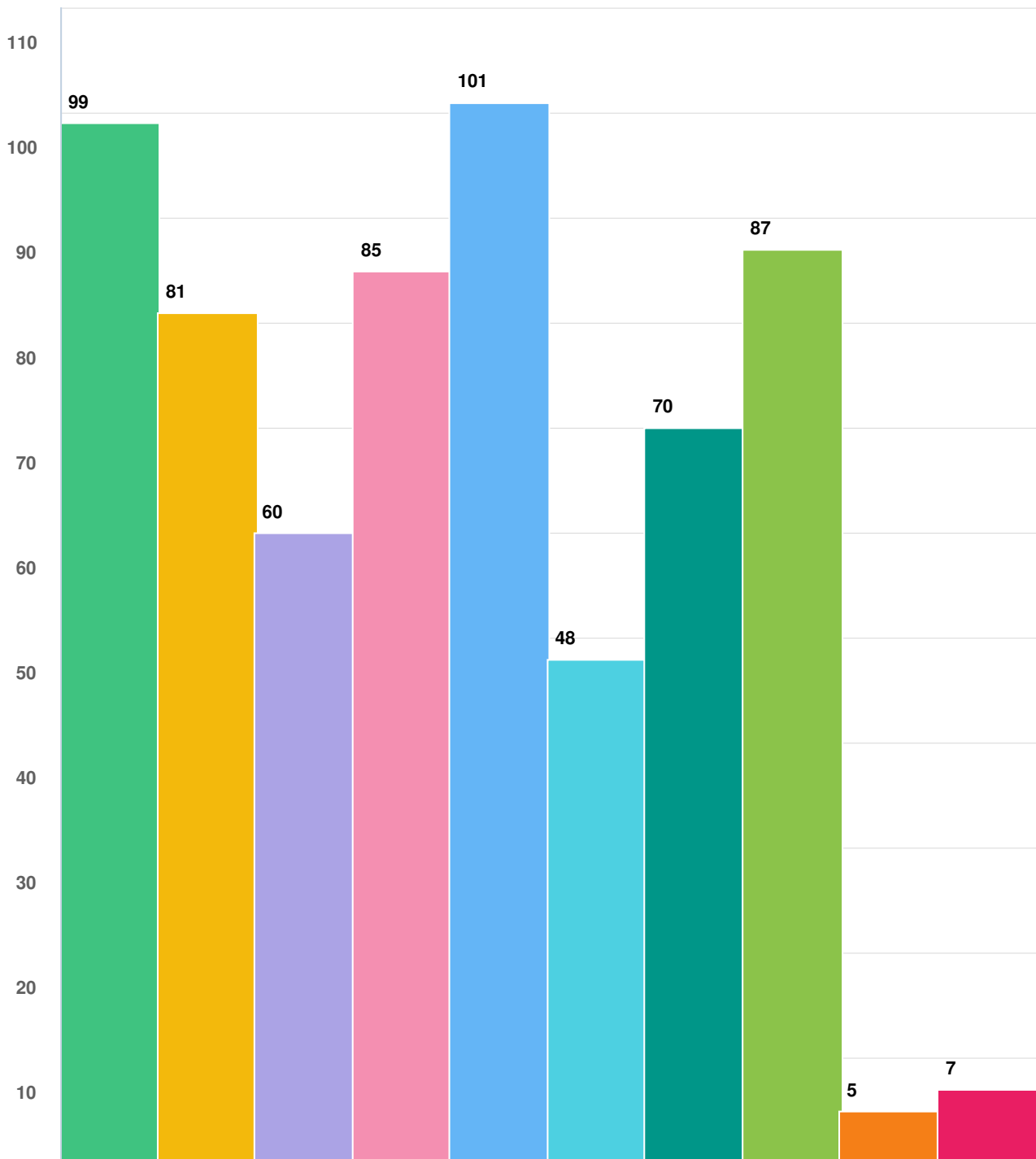
Question options

● Cost ● Conflict with development ● Limitations on modifications ● Obsolescence ● Unsure ● Other

Optional question (96 response(s), 47 skipped)

Question type: Radio Button Question

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)



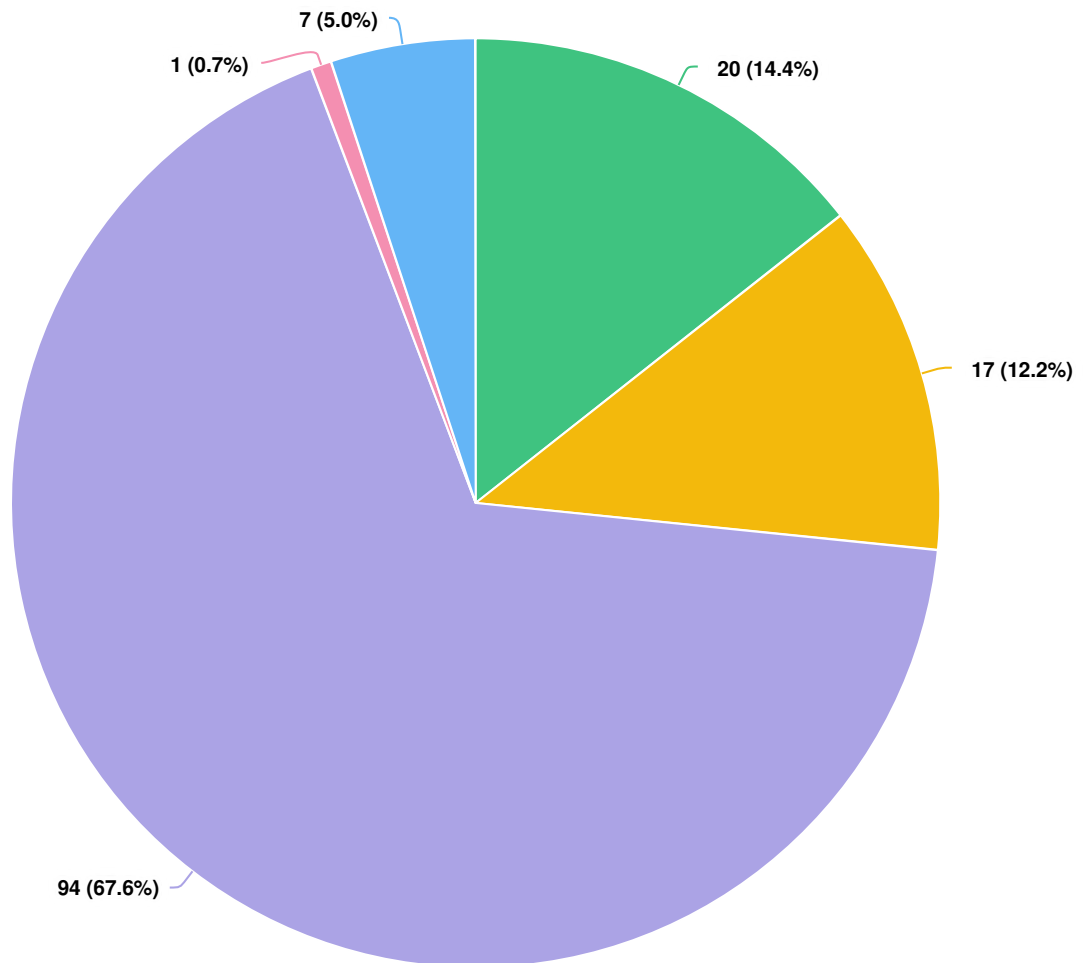
Question options

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

Optional question (138 response(s), 5 skipped)

Question type: Checkbox Question

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?



Question options

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

Optional question (139 response(s), 4 skipped)

Question type: Radio Button Question

McBride Building – 124-128 S. Old Woodward



Historic Context(s)/Statement of Significance/Additional Description:

Built between 1915 and 1920, this two-story, double bay white brick building was erected by the McBride family to house its hardware store. They had previously been in business in the National Bank Building on the east side of Woodward, north of Maple. Since the 1930's, various businesses have used the premises, including the Michigan State Liquor Control Commission. The moderately ornate second story façade is very close to its original appearance. It serves to extend the rich second story textures of the buildings on S. Old Woodward.

Ownership	Condition	Integrity	Status in District
☒ Private ☐ Public Local ☐ Public State ☐ Public Federal ☐ Other	☐ Excellent ☐ Good ☒ Fair ☐ Deteriorated ☐ Demolished ☐ Ruins	☐ Unaltered ☐ Slightly Altered ☒ Moderately Altered ☐ Severely Altered ☐ Moved	☒ Contributing Site ☐ Non-Contributing Site ☐ More Information Needed

Notes: The front of the building is in need of repairs including window framing/finishing, serious brick spalling, and open penetrations. In 2022, it was discovered through exploration that some of the original storefront exists behind the modern alterations, but is in somewhat poor condition. The rear of the building is in poor condition with peeling paint and damaged brick. There is mechanical/electrical equipment, exterior stairs, and Boston Ivy growing on the building.



April 17, 2024

Historic Property Owner
Birmingham City Hall
151 Martin St.
Birmingham MI, 48009

RE: Historic Property Owner Roundtable Input Sessions

Mr./Ms. Historic Property Owner,

I am writing on behalf of the Birmingham Historic District Commission to invite you to provide invaluable input towards the development of the City's Historic Preservation Master Plan. Your experience in owning and operating the historic Birmingham City Hall is important to us, and will help shape our recommendations within the plan. At this time, the City is planning three dates in an effort to provide some flexibility. The dates are as follows:

- Monday June 17, 6:00 PM – City Hall, Rooms 202 & 203
- Wednesday June 12, 6:00 PM – City Hall, Rooms 202 & 203
- Tuesday June 25, 6:00 PM – City Hall, Rooms 202 & 203

In order to provide the best environment for input, please RSVP for the session(s) that you would like to attend. You may send an email to NDUPUIS@BHAMGOV.ORG with confirmations or regrets. In the event that you are not able to attend any of the sessions, the City is happy to accept written feedback to the same email address.

Thank you, and we look forward to meeting with you!

Regards,

Nicholas Dupuis
Planning Director
(248)-530-1856
ndupuis@bhamgov.org



(<https://www.candgnews.com/admin/articles/temp-image/ce01de72982a498b40a666c0178d8966.png>)

The Hewitt House Historic District is pictured on Townsend Street in Birmingham, a city that is home to many historical residential and commercial buildings.

Birmingham seeks input on a historic preservation master plan

By: Mary Genson (/reporterbio/Mary-Genson) | **Birmingham-Bloomfield Eagle**
(<https://www.candgnews.com/newspaper/birminghambloomfieldeagle>) | Published March 5, 2024

BIRMINGHAM — As they prepare to develop a historic preservation master plan, the city of Birmingham's Historic District Commission is seeking public feedback.

The city of Birmingham has been doing historic preservation work since the 1970s; however, they have never established a historic preservation master plan.

They recently posted a survey on Engage Birmingham to collect community input and get a feel for where the public stands.

"We are trying to get some feedback on what really matters to people, what types of resources they want to protect, their understanding of the historic resources that we have and how important it is to them," Historic District Commission Vice Chair Dustin Kolo said.

Kolo said that Birmingham's historic resources played a factor when he moved to Michigan.

"Birmingham was a very obvious choice for us just based on just the sense of place and belonging that you get from all of the historic resources that we have," Kolo said.

Through this process, Birmingham Planning Director Nicholas Dupuis hopes to draw attention to the master plan, help the public understand the Historic District Commission's rules and bring certain data to the surface.

For example, he said, he recently reported that Birmingham is losing 102 buildings per year, which if kept consistent, would mean they could flatten out the entire city of Birmingham and rebuild it all in 78 years or so.

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"We're excited to bring out some data to help support our claims and try to protect more," Dupuis said.

There is no set timeline for how long this survey will be available. Once this survey ends, there will be more opportunities for community input both in person and virtually. However, this survey is in place to get an initial pulse on the topic.

"It's too early to say what the actual bones of the plan are going to be yet," Dupuis said. "We don't want to formulate those goals or objectives until we get as much feedback as we can from the public."

Dupuis said they are being aggressive with their efforts in creating the plan and are hoping to be done or nearly done by the end of the year. He said they have been doing things on an ad hoc basis: When things come up, they address them. However, they are looking to pivot from this reactive approach by forming a master plan.

"We want to get ahead of the train now and start working on that to build the support that we, frankly, need to make a program like this work," Dupuis said.

He hopes that this process helps build a stronger culture around historic preservation in Birmingham. The survey can be found at engage.bhamgov.org.



(<https://www.candgnews.com/e-editions>)

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KLS Interiors

Karen L. Sellenraad, ASID, NCIDQ, FL Reg. Int. Des. #ID 5262

Interior Design * Planning * Residential * Commercial

405 Fox Hills Dr. North, Bloomfield Hills, MI 48304

(248) 622-4894

March 26, 2024

Birmingham Historic District Commission

This is in response to your article in the Birmingham-Bloomfield Eagle requesting input on a historic preservation master plan.

Birmingham is a very special and unique place in Metro Detroit particularly because of Urban Sprawl. There are very few real Downtown areas in the suburbs. They are all main thoroughfares with plazas. You can't properly go to any other area as nicely as you can in Birmingham, and socialize with people and the community. In Birmingham you can walk with family, friends, walk your dog, see children, teens, and adults. People can "see and be seen." It is a fun, upscale and safe place.

Then come the neighborhoods surrounding the downtown area. These are wonderful neighborhoods with culture, with history, with inviting and unique architecture. I think what you are doing is vastly important. Saving these homes is vital for inviting architecture, a sense of home, and is respectful to the fine architects who designed these vintage homes. The new architecture is stiff, it is not inviting, it is faddish, and the charm is quite often missing. Granted we have some fine architects in this area, but to take down a good sized home and build a multimillion dollar structure with dark windows does two things. It does destroy a historic neighborhood, and it raises the price of homes so that no one can live here, which isn't fair.

I have been dismayed at the size of homes being destroyed. Beautiful Georgian Architecture with white clapboard siding, columns, and beautiful gardens, probably already four to five bedrooms – gone. For what, a big hulk of a building that is boxy, has blank walls, and costs an outrageous price. History, charm, a sense of home, and a sense of friendly neighbors, a community feel, and varied prices (including moderate for first to second home buyers), are all important. Or may be someone must downsize, someone has a change of life, a loss, etc. Neighborhoods that appeal to all types of people are important. Some people like prestige but would also like a good school for their children. That is Birmingham.

How can we protect our neighborhoods from those who want to impose their high cost unfeeling homes? Here are some ideas:

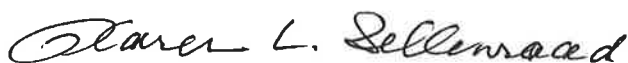
1. Start neighborhood associations. These could be in smaller enclaves so people can get to know each other and the local historic homes better. This creates a nice community feel with neighbors helping neighbors.
2. Homeowners could be invited and encouraged to send the city a photo and age of their home, its architect, when built, etc. So the city can create a booklet of homes, their style, and maybe a unique story or anecdote.
3. Homeowners should have an understanding of the home they live in. Its uniqueness, etc. so this history can be appreciated. Perhaps the typical details one can only find on these homes such as special exterior mouldings, brackets, unique windows, quirky charming port cocheres, unusual masonry, window surrounds, plus unique interior spaces like the telephone niche, window alcoves, architectural motifs, etc.
4. Perhaps the local enclaves can have periodic tours of their historic homes in their neighborhood. These could be walking tours, they don't have to be interior tours, just a happy walking tour of their fine homes. Families can ride by on bikes, take their strollers, etc.
5. Perhaps people ought to have info on how to redo or sensitively remodel the interior so that it keeps its history, but it is still stylish, if they must fix something. This could also keep the architectural structural strength. Sometimes this popular idea of opening up spaces is not a structurally sound project.
6. Also, it might be nice to have a periodic, perhaps quarterly newsletter to keep the neighborhoods informed of what's happening. It might help to keep the sense of community and neighborly connection, and to see if fewer homes are being torn down.
7. The city could offer a small tax deduction to people who have protected their historic homes, and/or a sign that says they have a designated Birmingham Historic Home.
8. Lastly, it could be helpful to be sure homes are sold to individual home buyers, such as families, rather than a builder. No one would like to see their ancestral home torn down.

Hope this helps you. My background does include Historic Preservation. I'd be glad to help you further if need be.

In addition I've written articles for the *Sarasota Herald Tribune* and the *Pelican Press Magazine* on the charm of living in an older home, or living with heirlooms. One can still have an upbeat today home in a historic structure, perhaps even more so.

Thank you.

Sincerely,



Karen L. Sellenraad, ASID, NCIDQ
FL Registered Interior Designer #ID5262



MEMORANDUM

Planning Division

DATE: May 1, 2024

TO: Planning Board Members

FROM: Nicholas Dupuis, Planning Director

SUBJECT: 163 W. Maple – The Last Bean – Pre-Application Discussion

The project at 163 W. Maple received Design Review approval from the Historic District Commission on December 6, 2023 ([Agenda](#) – [Minutes](#)) for façade renovations to an existing building in the Central Business Historic District. The building is not a contributing resource to the district, but had the potential to be an interesting/relevant mid-century design that could add to the history of the District in the future. The main point of discussion was an angled projection/soffit that originally extended across the full building, which was then covered by two big boxy soffits for the tenants at the time.

As the applicant received their building permits and started to remove parts of the soffit, it was clear that the original angled element in the area in question had long been removed, and no longer exists. At this time, this report will serve as an update to the Historic District Commission, but also notice that there will be minor changes to the approved plans that will be Administratively Approved by the Planning Department.







AGENDA
BIRMINGHAM HISTORIC DISTRICT COMMISSION
WEDNESDAY – MAY 15, 2024
BIRMINGHAM CITY HALL, 151 MARTIN STREET, COMMISSION ROOM 205, BIRMINGHAM, MI
******* 7:00 PM*******

- 1) Roll Call
- 2) Approval of the HDC Minutes of [May 1, 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. [June 5, 2024](#)
 - C. Staff Reports
 1. [Administrative Sign Approvals](#)
 2. [Administrative Approvals](#)
 3. [Demolitions](#)
 4. [Action List 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.



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:

PD24-0027
JDSF24-0002

Applied: 03/25/2024

Issued:

Expires:

Finalized:

LOCATION	OWNER	CONTRACTOR
0 775 KENNESAW AVE 08-19-25-403-016 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 home with 2 car detached garage

Stipulations:

Primary Constructions Type:

Primary Zoning District:

Primary Use Group:

Project: JDSF24-0002

Permit Item	Work Type	Fee Basis	Item Total
ONLINE APPLICATION FEE	BUILDING PERMITS	1.00	\$2.00
DEMO - 3,000 TO 5,000 CUBIC FEET	BUILDING PERMITS	1.00	\$200.00
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: 03/25/2024





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

PD24-0023
Permit # _____

JDSF23-0057
Project # _____

APPLICATION FOR DEMOLITION PERMIT

I. Project Type / Location					
☐ HOUSE ☒ HOUSE AND ATTACHED GARAGE ☐ HOUSE AND DETACHED GARAGE ☐ DETACHED GARAGE ☐ COMMERCIAL BUILDING ☐ EXTERIOR ☐ INTERIOR NON-LOAD BEARING ☐ SHED ☐ OTHER _____					
ADDRESS 2428 Northlawn		PROPERTY IDENTIFICATION NUMBER (SIDWELL NO.) 1935 305 009		LOT NUMBER 104	
II. Applicant / Project Contact Information					
A. Applicant					
NAME Milford Salvage Iron & Metal Co. Inc		ADDRESS 2823 East Bruno Rd			
CITY Milford	STATE MI	ZIP CODE 48381	TELEPHONE NUMBER (Include Area Code) 248 360 2425		
CELL PHONE NUMBER (Include Area Code) 248 684 2938		FAX NUMBER (Include Area Code)		EMAIL ADDRESS Salvageable@Comcast.net	
B. Owner or Lessee					
NAME Kent & Shantih Johnston		ADDRESS 2428 Northlawn Blvd			
CITY Birmingham	STATE MI	ZIP CODE 48009	TELEPHONE NUMBER (Include Area Code)		
CELL PHONE NUMBER (Include Area Code) 248 205 6218		FAX NUMBER (Include Area Code)		EMAIL ADDRESS KSLJ@mac.com	
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 Milford Salvage Iron & Metal Co. Inc		ADDRESS 2823 East Bruno Rd			
CITY Milford	STATE MI	ZIP CODE 48381	TELEPHONE NUMBER (Include Area Code) 248 360 2425		
CELL PHONE NUMBER (Include Area Code) 248 684 2938		FAX NUMBER (Include Area Code)		EMAIL ADDRESS Salvageable@Comcast.net	
INDIVIDUAL BUILDERS LICENSE NUMBER 2101145293				EXPIRATION DATE 5/31/2026	
COMPANY BUILDERS LICENSE NUMBER 2102151884				EXPIRATION DATE 5/31/2026	
FEDERAL EMPLOYER ID NUMBER (or reason for exemption) 38 246 9850					
WORKERS COMP INSURANCE CARRIER (or reason for exemption) Travelers Insurance					
UNEMPLOYMENT INSURANCE AGENCY EMPLOYER ACCOUNT NUMBER (or reason for exemption) 1474992					



11007 1045000

2478 NORTH AVENUE



RECEIVED
MAR 15 2024
CITY OF BIRMINGHAM
COMMUNITY DEVELOPMENT DEPARTMENT







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

RECEIVED

MAR 27 2024

CITY OF BIRMINGHAM
COMMUNITY DEVELOPMENT DEPT.

Permit #

PD24-0028

APPLICATION FOR DEMOLITION PERMIT

DSF23-004

Project Type / Location			
☐ HOUSE	☐ HOUSE AND ATTACHED GARAGE	☒ HOUSE AND DETACHED GARAGE	☐ DETACHED GARAGE
☐ EXTERIOR	☐ INTERIOR NON-LOAD BEARING	☐ SHED	☐ COMMERCIAL BUILDING
ADDRESS 1351 Cedar Dr		PROPERTY IDENTIFICATION NUMBER (SIDWELL NO)	LOT NUMBER
II. Applicant / Project Contact Information			
A. Applicant			
NAME Alimoff Building		ADDRESS P.O. Box 281	
CITY Birmingham	STATE MI	ZIP CODE 48012	TELEPHONE NUMBER (Include Area Code) 248-775-1111
CELL PHONE NUMBER (Include Area Code)	FAX NUMBER (Include Area Code)	EMAIL ADDRESS alimoffhomes@gmail.com	
B. Owner or Lessee			
NAME AB Homes LLC		ADDRESS Same - 11 -	
CITY	STATE	ZIP CODE	TELEPHONE NUMBER (Include Area Code)
CELL PHONE NUMBER (Include Area Code)	FAX NUMBER (Include Area Code)	EMAIL ADDRESS	
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 Bedient Construction		ADDRESS 2573 Leach Rd	
CITY Rochester Hills	STATE MI	ZIP CODE 48309	TELEPHONE NUMBER (Include Area Code) 248-853-0810
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)			















Historic District Commission Action List – 2024

Historic District Commission	Quarter Goals	In Progress	Complete
Historic District Ordinance Enforcement	1 st (January-March)	☒	☐
Historic Plaques & Bates St. Signage	2 nd (April-June)	☒	☐
HDC Training	3 rd (July-September)	☐	☐
Historic Preservation Master Plan	4 th (October-December)	☒	☐



MEMORANDUM

Planning Division

DATE: May 1, 2024

TO: Historic District Commission Members

FROM: Planning Board

SUBJECT: The Birmingham Plan 2040 – Summary of Key Actions

On May 22, 2023 ([Agenda](#) – [Minutes](#)), the City Commission moved to adopt and approve in its entirety the Birmingham Plan 2040, inclusive of all maps, plats, charts, and other related matter, figures and the Future Land Use Map.

The Historic District Commission plays a unique but important role in the City of Birmingham, which often carries over to the Planning Board in conversations regarding developments. The Planning Board has been continually impressed by the Historic District Commissions attention to detail and commitment to preserving Birmingham's historic buildings and places.

At this time, the Planning Board is reviewing the Summary of Key Actions found on pages 18-23 of the [Birmingham Plan 2040](#) (the "Plan"). Pursuant to [Chapter 82, Sec. 82-33](#). of the Birmingham Code of Ordinances, the Planning Board has identified actions that are relevant to the Historic District Commission, which are listed below for your review.

- Adopt a policy to proactively establish new historic districts as well as landmarks.

The Planning Board expects to review a full table of actions with the City Commission in June 2024, and expects formal direction to be given at that time. In the meantime, though, the Planning Board would like to hear from you! Throughout the implementation of the Plan, the Planning Board endeavors to be a partner to the Historic District Commission and will remain open to questions, feedback, joint meetings, or any other needs as they arise.



MEMORANDUM

Planning Division

DATE: April 11th, 2024

TO: **Historic District Committee**

FROM: Ad Hoc Environmental Sustainability Committee

SUBJECT: Project Overview – Birmingham Green Healthy Climate Plan

On January 23th, 2023 ([Agenda](#) – [Minutes](#)), the City Commission unanimously passed a resolution to declare a climate emergency, establish the Ad Hoc Environmental Sustainability Committee, and direct Planning Staff to facilitate the immediate development of a greenhouse gas emissions inventory to set a baseline and develop greenhouse gas emission reduction targets for 2030 and 2050.

In alignment with this resolution the City of Birmingham, as directed by City Commission is developing a sustainability and climate action plan. Sustainability plans help an organization meet its goals to reduce resource use and other environmental impacts. Climate action plans (CAP) are tools designed to help state and local governments mitigate and adapt to the effects of climate change on their community. They tend to build upon information compiled through greenhouse gas inventories (GHGI) and focus on those activities that can achieve the greatest emissions reductions cost-efficiently. The Ad Hoc Environmental Sustainability Committee (ESC) is overseeing the creation of The Birmingham Green Healthy Climate plan in collaboration with city staff.

The Birmingham Green Healthy Climate Plan is a strategic roadmap that details community and government action that can be taken to help meet sustainability goals, mitigate and adapt to the effects of climate change. So far, the AHESC and city staff have conducted public engagement and municipal roundtables in order to gather input on the direction of the plan. In addition, the GHGI was recently completed.

The Planning Division will be providing more information in the coming months as we continue to draft the plan. In the meantime, the ESC and Planning Division welcomes comments and questions.

DRAFT: 3/1/24

Birmingham Green Healthy Climate Plan Vision Statement

"The Birmingham community will be a regional leader in sustainability and climate action by instituting policies and practices that enhance the natural & built environment, improve quality of life, and foster equity & resiliency towards a vibrant future."

Birmingham Green Healthy Climate Plan Objectives

Mitigate extreme weather impacts on the community

Integrate equity and address environmental injustices

Restore natural areas and increase native biodiversity

Increase materials management and reduce waste

Facilitate transition to renewable energy and decarbonization

Prioritize sustainable practices in all municipal and private projects

Promote nature-based solutions as standard practice



Project Schedule

DRAFT: 4/4/2024

	2023							
Meeting/Event	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
June 12 th , ESC		✓						
GHGI Data Requests		✓						
Community Survey Open (Late June)		✓						
Public Engagement Event #1 (Day on the Town, July 29 th 9am-5pm)			✓					
August 21 st , ESC				✓				
Public Engagement Event #2 (Farmer's Market, August)				✓				
Public Engagement Event #3 (Municipal Roundtable, Sept/Oct)					✓	✓		
Community Survey Closes (Late Sept.)					✓			
October 30th, ESC @ BPL Community Visioning Session						✓		
Nov 20th, ESC Public Engagement Summary Review Draft Vision and Objectives							✓	
	2024							
Meeting/Event	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG
January, ESC Finalize SCAP Vision & Objectives	✓							
Present Project Overview to City Boards and new board student reps MMTB, P&R, PB, HDC, DRB, BSD		✓	✓	X				
March, ESC SCAP Draft Intro and Outline Review			✓					
GHGI Final Report Published to City Website				X				
April, ESC GHGI Final Report, Goal Drafting, Survey review				X				
Community Survey #2 Open					X			



	2024							
	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG
Public Engagement Event #4 DPS Open House, May 11 th , 2024					X			
May, ESC SCAP 60% Draft Review					X			
June, ESC						X		
July, ESC SCAP 100% Draft Review							X	
Final Draft Published on City Website 30-Day Public Comment Period							X	
August, ESC								X
City Commission Public Hearing / Adoption								X
Publish Final SCAP on City Website								X

Acronyms Decoded

ESC – Ad Hoc Environmental Sustainability Committee

GHGI – Greenhouse Gas Emissions Inventory

SCAP – Sustainability and Climate Action Plan

MMTB – Multi-Modal Transportation Board

P&R – Parks and Recreation Advisory Board

PB – Planning Board

HDC – Historic District Committee

DRB – Design Review Board

BPL – Baldwin Public Library