



AGENDA
BIRMINGHAM HISTORIC DISTRICT COMMISSION
WEDNESDAY – JUNE 5, 2024
BIRMINGHAM CITY HALL, 151 MARTIN ST., COMMISSION ROOM #205
******* 7:00 PM*******

- 1) Roll Call**
- 2) Approval of the HDC Minutes of [May 1, 2024](#)**
- 3) Courtesy Review**
- 4) Historic Design Review**
 - A. [137 W. Maple – Field Building \(Postponed from May 1, 2024\)](#)**
- 5) Sign Review**
- 6) Study Session**
 - A. [Historic Preservation Master Plan](#)**
- 7) Miscellaneous Business and Communication**
 - A. Pre-Application Discussions**
 - B. Draft Agenda**
 - 1. [July 3, 2024](#)**
 - C. Staff Reports**
 - 1. [Administrative Sign Approvals](#)**
 - 2. [Administrative Approvals](#)**
 - 3. [Demolitions](#)**
 - 4. [Action List 2024](#)**
 - D. Communications**
 - 1. [Proposed Expansion of State Tax Credits](#)**
- 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

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Las personas con incapacidad que requieren algún tipo de ayuda para la participación en esta sesión pública deben ponerse en contacto con la oficina del escribano de la ciudad en el número (248) 530-1800 o al (248) 644-5115 (para las personas con incapacidad auditiva) por lo menos un día antes de la reunión para solicitar ayuda a la movilidad, visual, auditiva, o de otras asistencias. (Title VI of the Civil Rights Act of 1964).

**Historic District Commission
Minutes Of May 1, 2024**

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

Minutes of the regular meeting of the Historic District Commission ("HDC") held May 1, 2024. The meeting was called to order at 7:00 p.m.

1) Roll Call

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

Absent: Chair John Henke; Alternate Board Member Steven Lemberg

Staff: Planning Director Dupuis; City Transcriptionist Eichenhorn

2) Approval of the HDC Minutes of March 6, 2024

05-09-24

Motion by Ms. Debbrecht

Seconded by Ms. Lang to approve the HDC Minutes of March 6, 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. 137 W. Maple – Field Building

PD Dupuis presented the item and answered informational questions from the HDC. He clarified that standard three did not apply.

Chris Longe, architect, spoke on behalf of the project.

HDC member comments were as follows:

- Even though the addition would be set back, the mass still provided a bit of a challenge in the middle of the block. It may still seem tall.
- The existence of the roof may make it seem like a five-story building. The HDC has never approved a proposal without all the materials shown.
- Preservation brief 14 advises that additions are very rare on two-story buildings. When additions are added to two-story buildings, usually it is only one additional story. That said, the rear of this building also would face larger buildings, and the addition will be substantially set back. This proposal might be more aptly described as infill than an

addition. These renderings were helpful and provided realistic sightlines. This might be the only building on Maple with space behind the building.

- A color rendering of the view from the street level would also be helpful.
- This was a creative proposal. In order to preserve historic buildings, they must make economic sense. If they were to be limited to two stories, those buildings would not last because there would be no demand for them. The design was well done, and the proposal respects the historic building.
- This was much better than another proposal for a nearby building that had been denied about a year prior.
- This kind of design might start a trend.
- This proposal could set a positive precedent. It manages growth in a smart way and the preservation standards support the proposal.
- Part of the charm of the downtown is that it is only two stories. Financially-sound businesses can still occur in two-story buildings.
- A two-story addition might be worth considering in order to address some members' hesitation around the massing.

05-10-24

Motion by Mr. Deyer

Seconded by Mr. Willoughby to postpone the project to a date certain of June 5, 2024.

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 answered informational questions from the HDC.

HDC member comments were as follows:

- Performing condition assessments would be worthwhile.
- The HDC would help in performing condition assessments. The HDC should be briefly trained on what specifically they are looking for in assessments.
- The HDSC could also assist in performing condition assessments.
- Reaching out to the building owners and asking them to correct issues before involving code enforcement would be most appropriate.
- The roundtable letter should include a snippet about what the historic preservation master plan is intended to do.
- The roundtable letter should also provide a bit of information the City will be seeking from historic property owners.
- It would be helpful to hear how people feel about voluntary versus suggested historic designations.

- Karen Sellenraad, wrote a letter dated March 26, 2026, that was included in the evening's agenda packet regarding the historic preservation master plan. Ms. Sellenraad could likely help advocate for historic preservation efforts in the community.

7) Miscellaneous Business and Communication

A. Pre-Application Discussion

1. 163 W. Maple – The Last Bean

PD Dupuis briefly updated the HDC on historic material that had been removed from the site by prior owner.

B. Draft Agenda

C. Staff Reports

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

D. Communications

- 1. The Birmingham Plan 2040 – Key Actions**
- 2. Birmingham Green: Healthy Climate Plan**

8) Adjournment

No further business being evident, the HDC motioned to adjourn at 8:18 p.m.



Nick Dupuis, Planning Director



Laura Eichenhorn, City Transcriptionist



MEMORANDUM

Planning Division

DATE: June 5, 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.

On May 1, 2024 ([Agenda](#)), the Historic District Commission made a moved to postpone consideration of the Design Review application submitted citing concerns regarding massing and context, and requested color elevations or renderings to better understand the proposal in the proposed environment. At this time, the applicant has submitted 3 different view-based renderings to provide the HDC with a better idea of color and context in the central business historic district as well as the site in question, the Field Building.

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 facade, 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 facade 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.

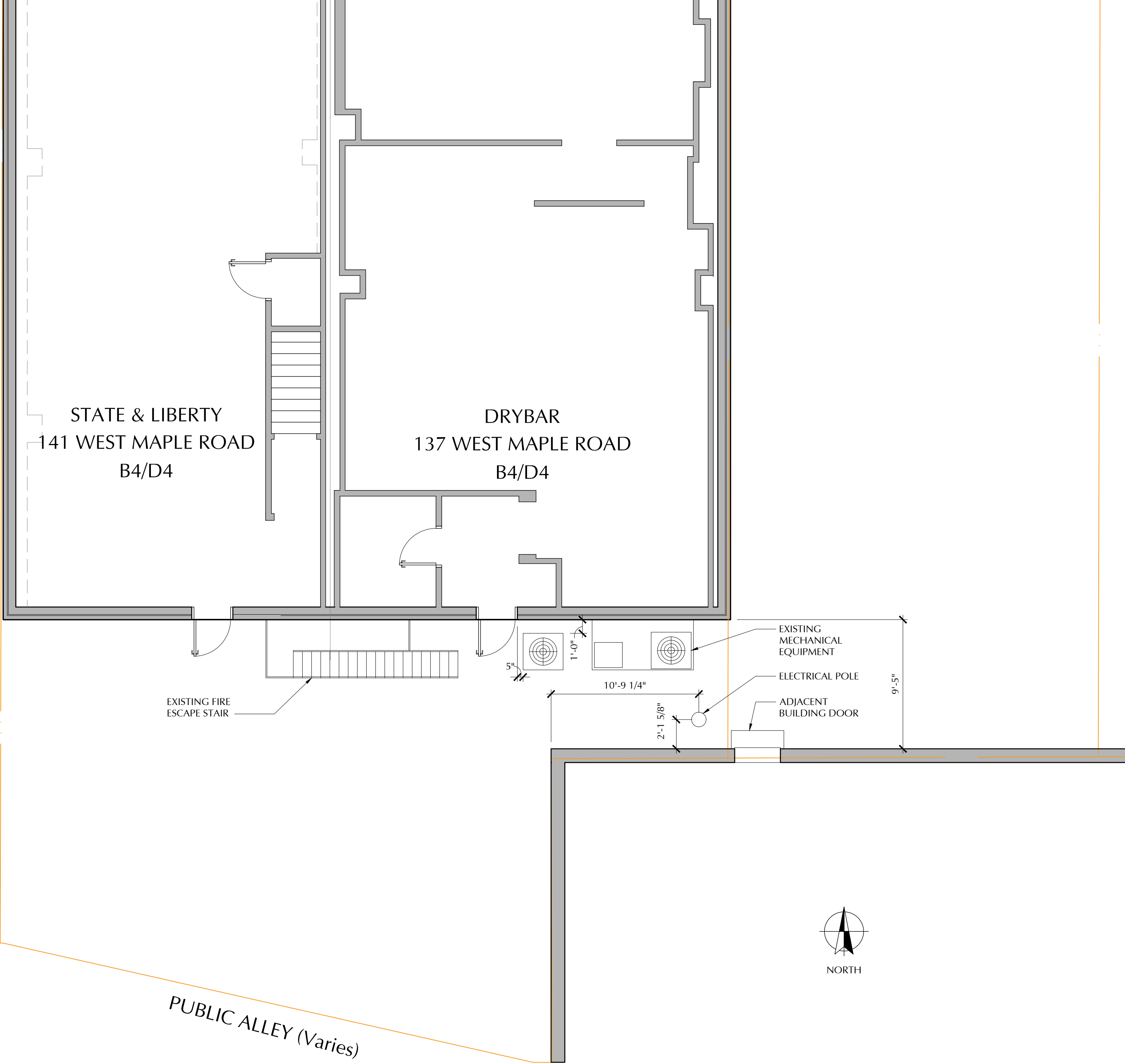
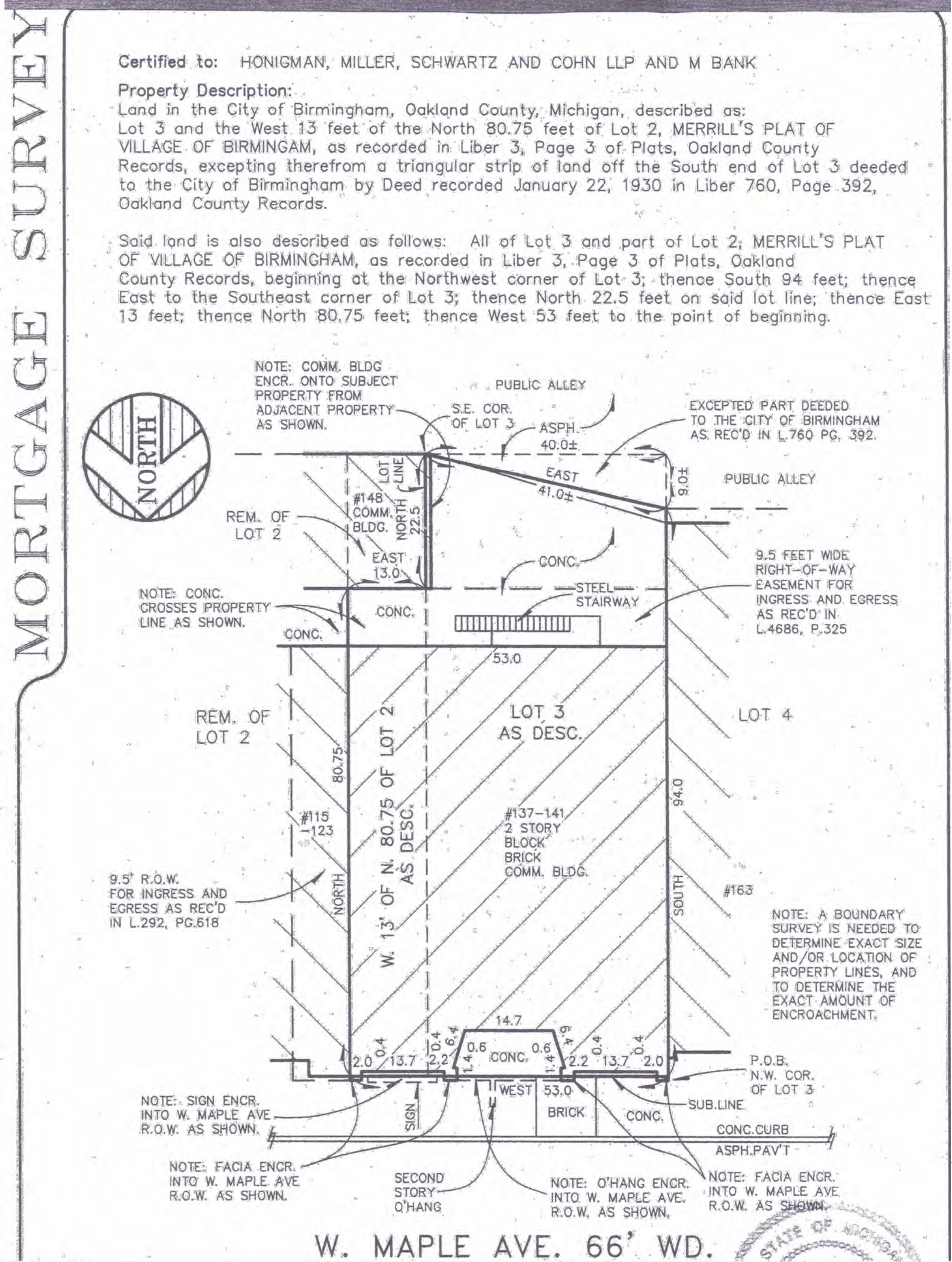
135-141 WEST MAPLE ROAD
BIRMINGHAM, MICHIGAN 48009



ZONING MAP

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

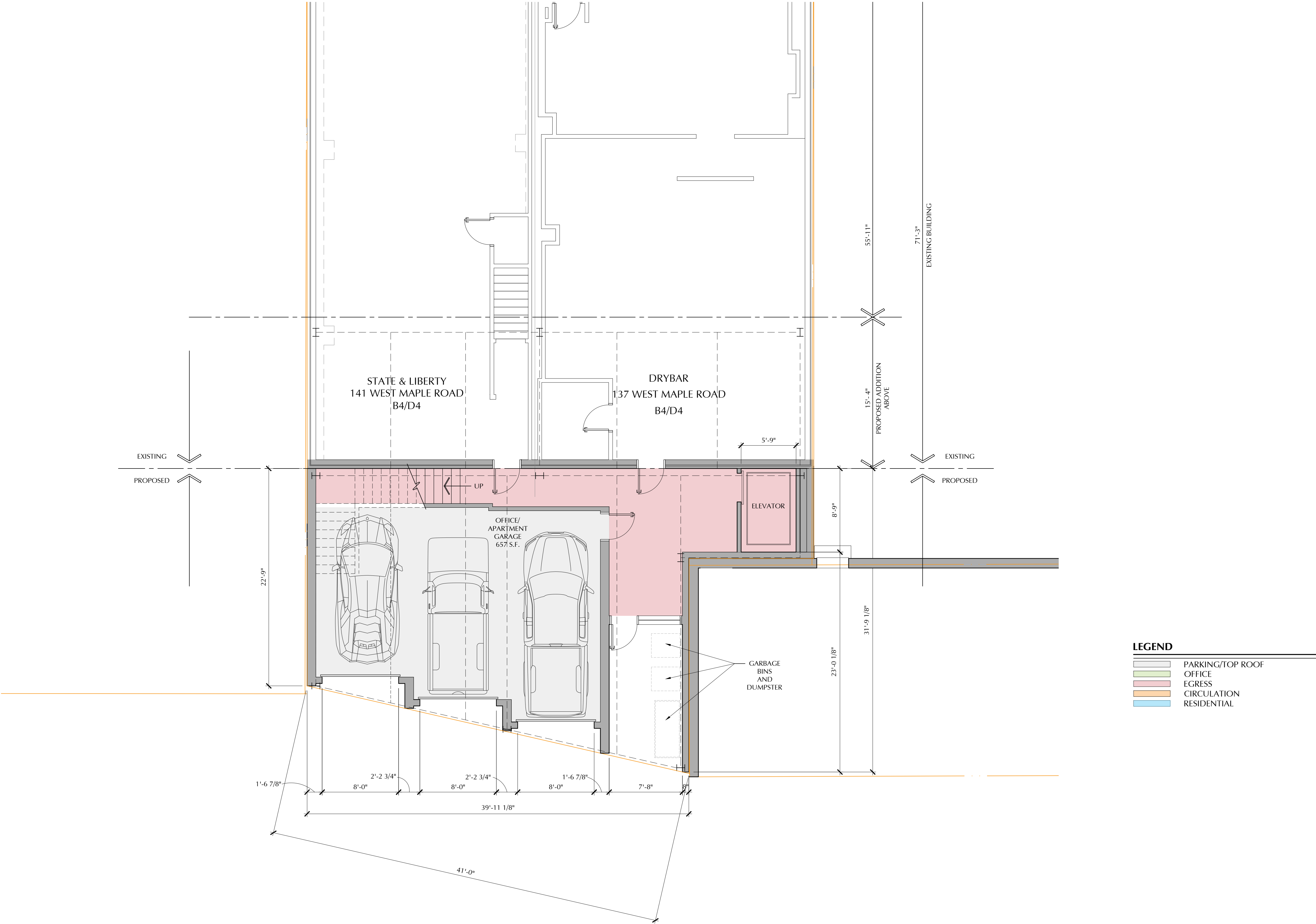
FIELD BUILDING
135-141 WEST MAPLE ROAD
BIRMINGHAM, MICHIGAN 48009



FIRST FLOOR (Existing)

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

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

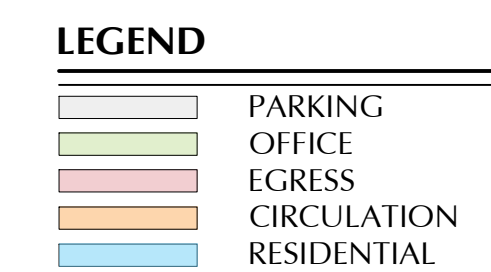


FIRST FLOOR ADDITION

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

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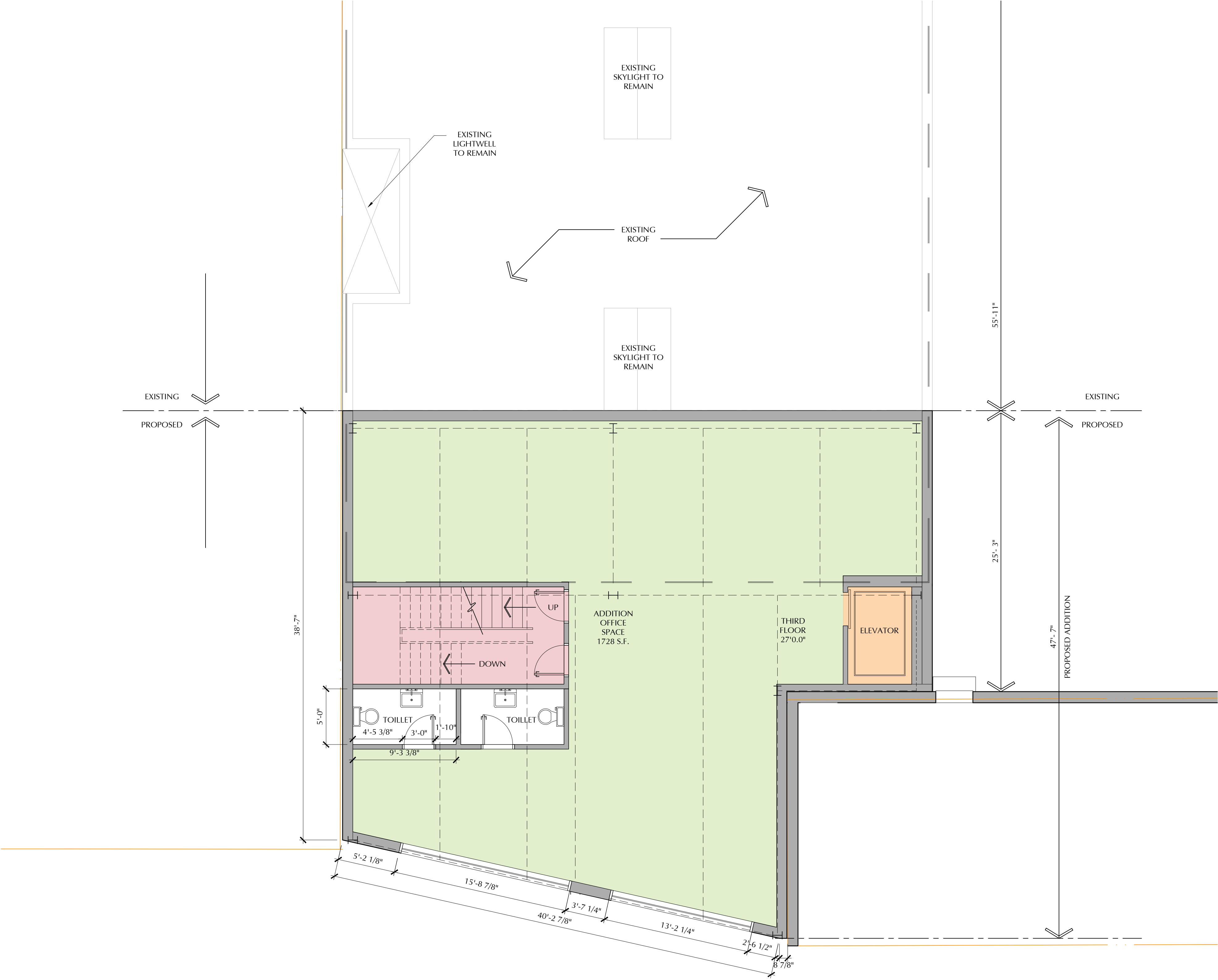
135-141 WEST MAPLE ROAD
BIRMINGHAM, MICHIGAN 48009



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

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



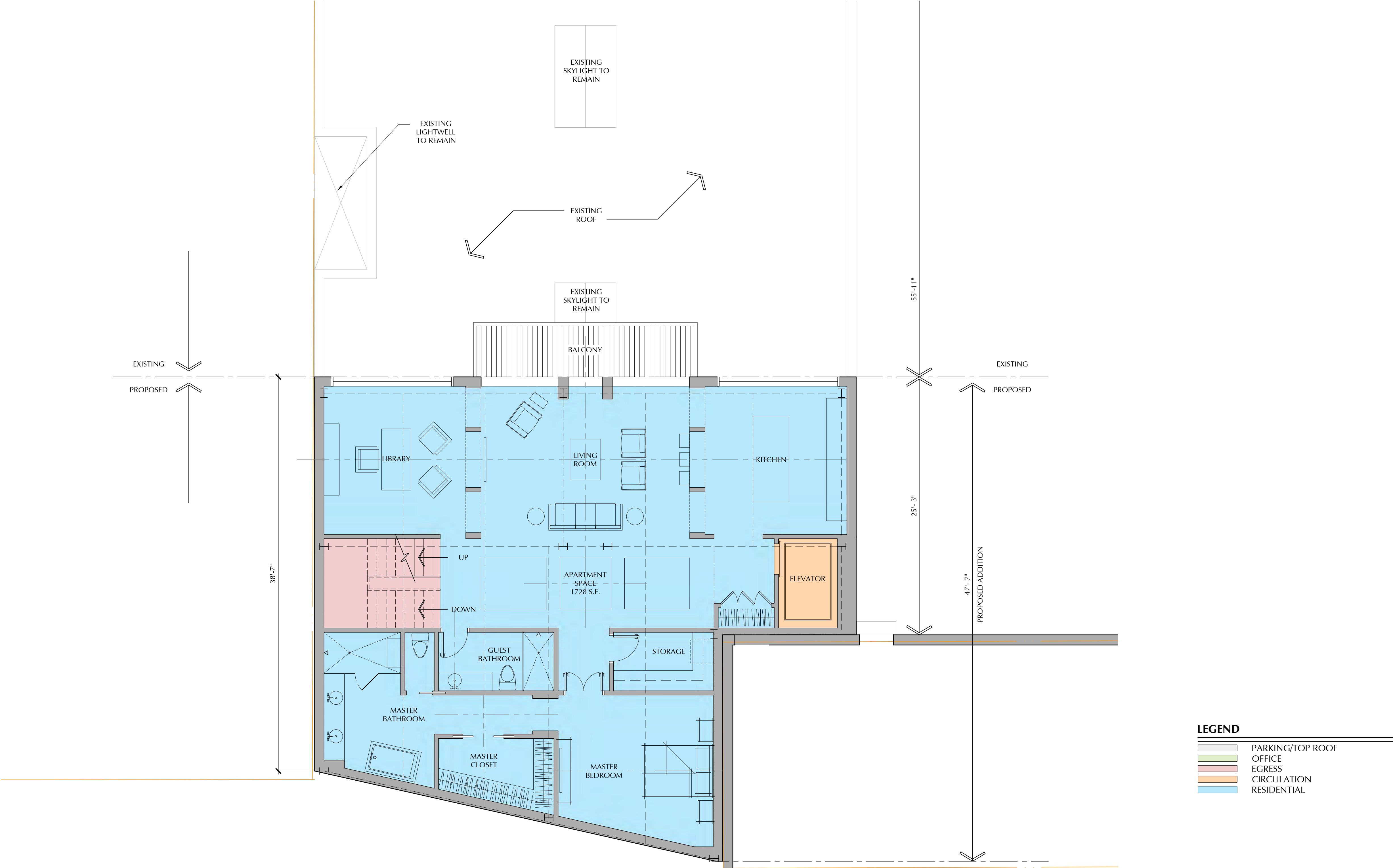
LEGEND

	PARKING/TOP ROOF
	OFFICE
	EGRESS
	CIRCULATION
	RESIDENTIAL

THIRD FLOOR

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

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

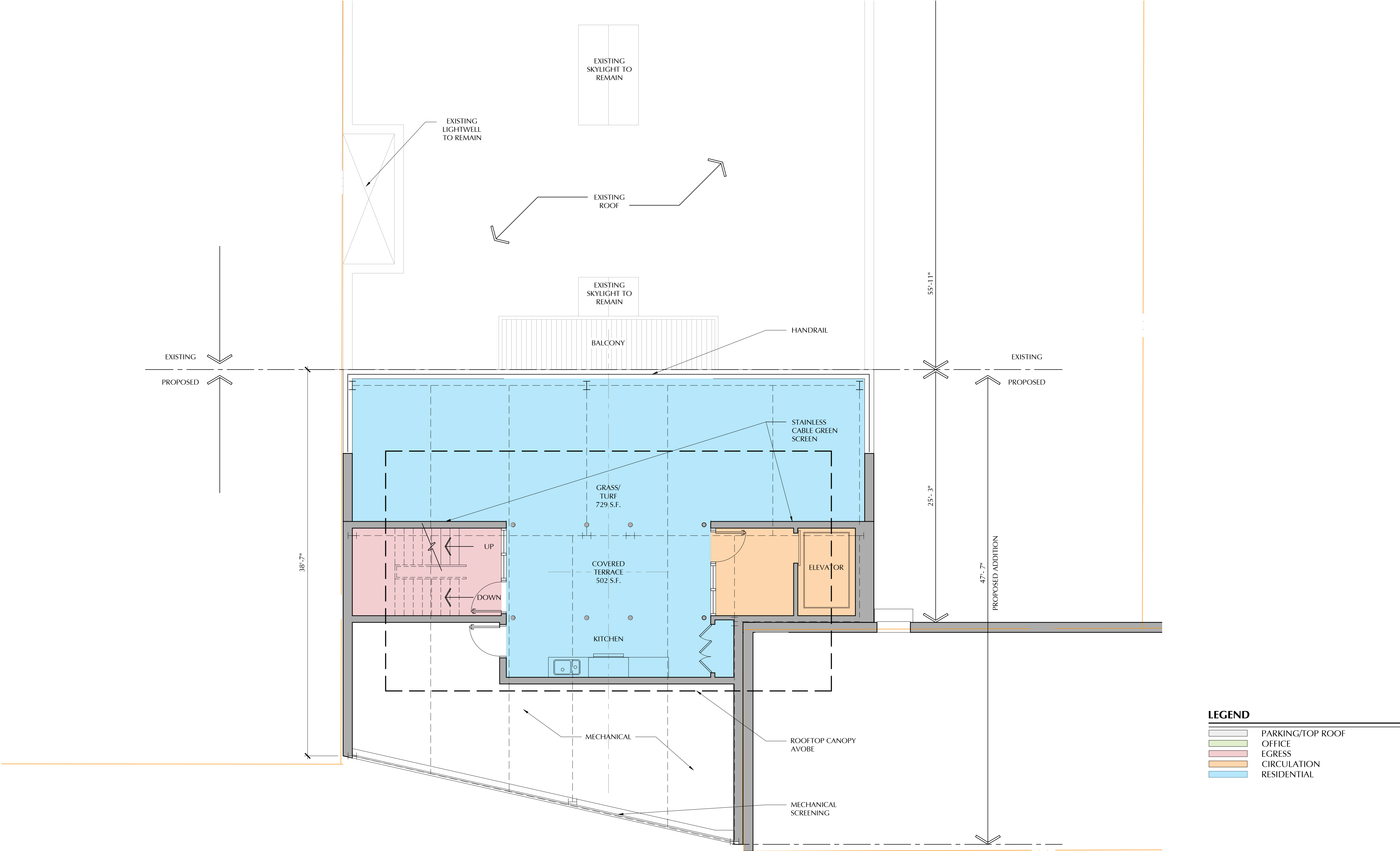


FOURTH FLOOR

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

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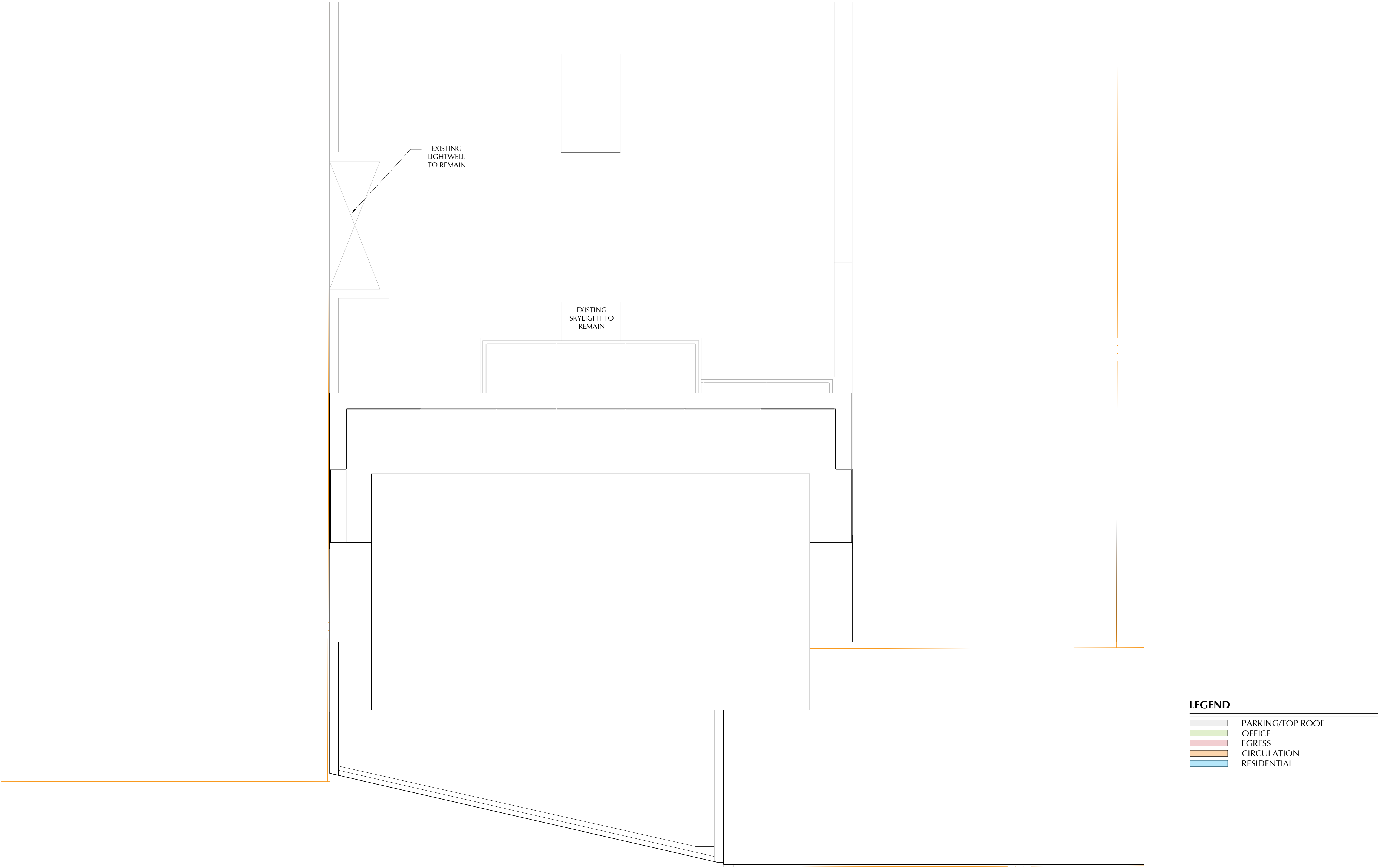
FIELD BUILDING
135-141 WEST MAPLE ROAD
BIRMINGHAM, MICHIGAN 48009



FIFTH FLOOR

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

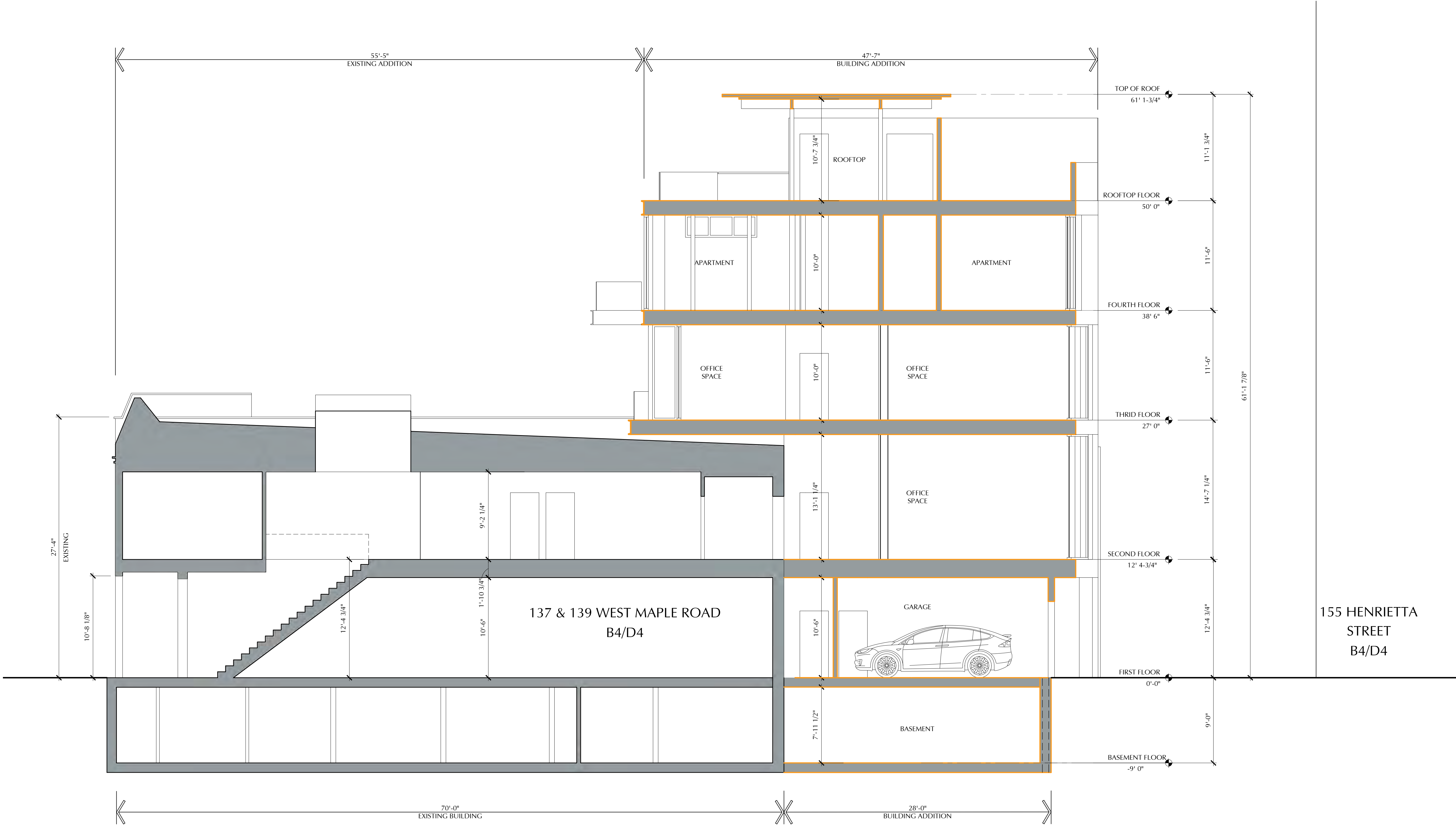
FIELD BUILDING
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BIRMINGHAM, MICHIGAN 48009



ROOF PLAN

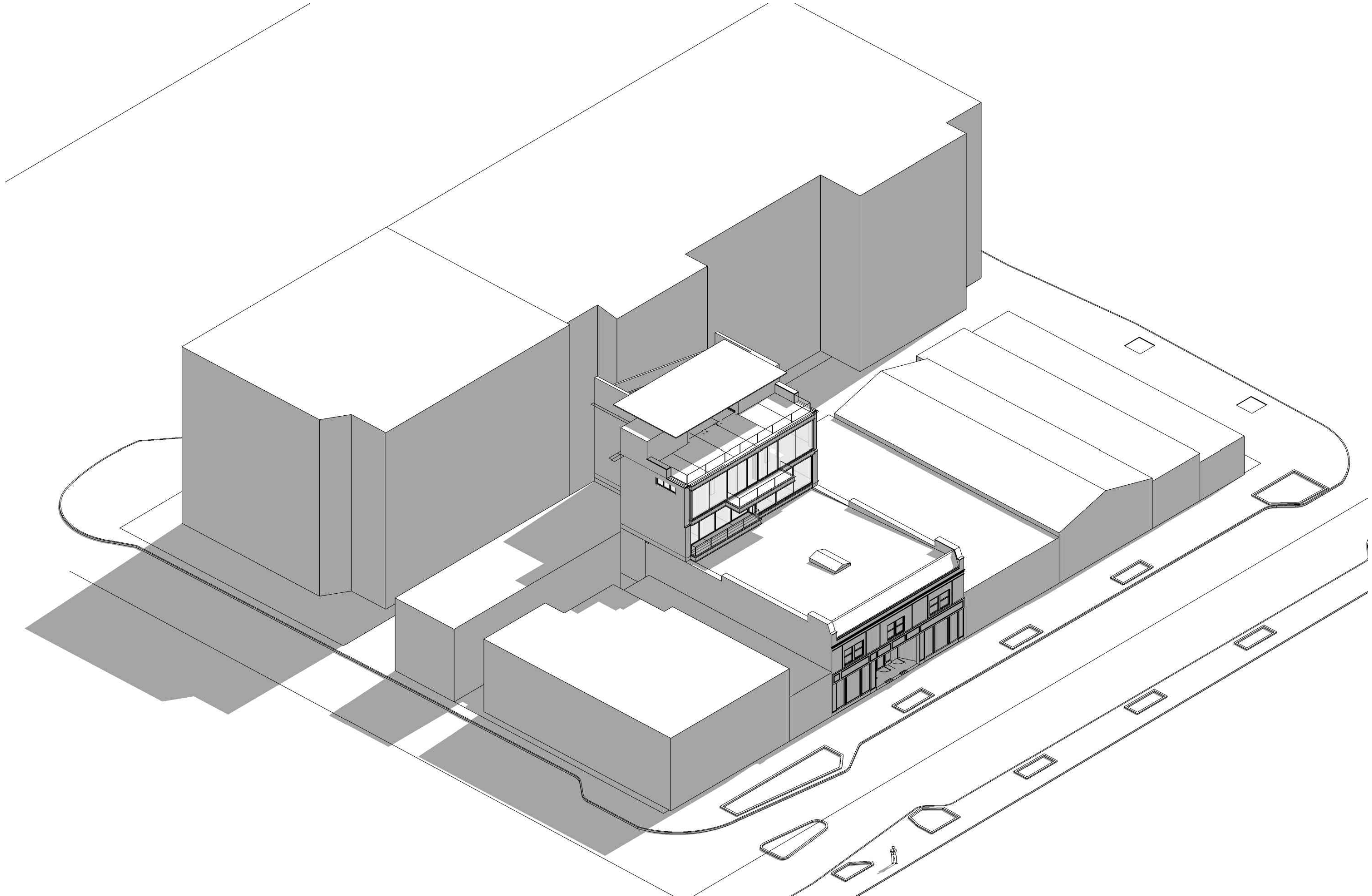
SCALE : 3/16" = 1'-0"

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



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

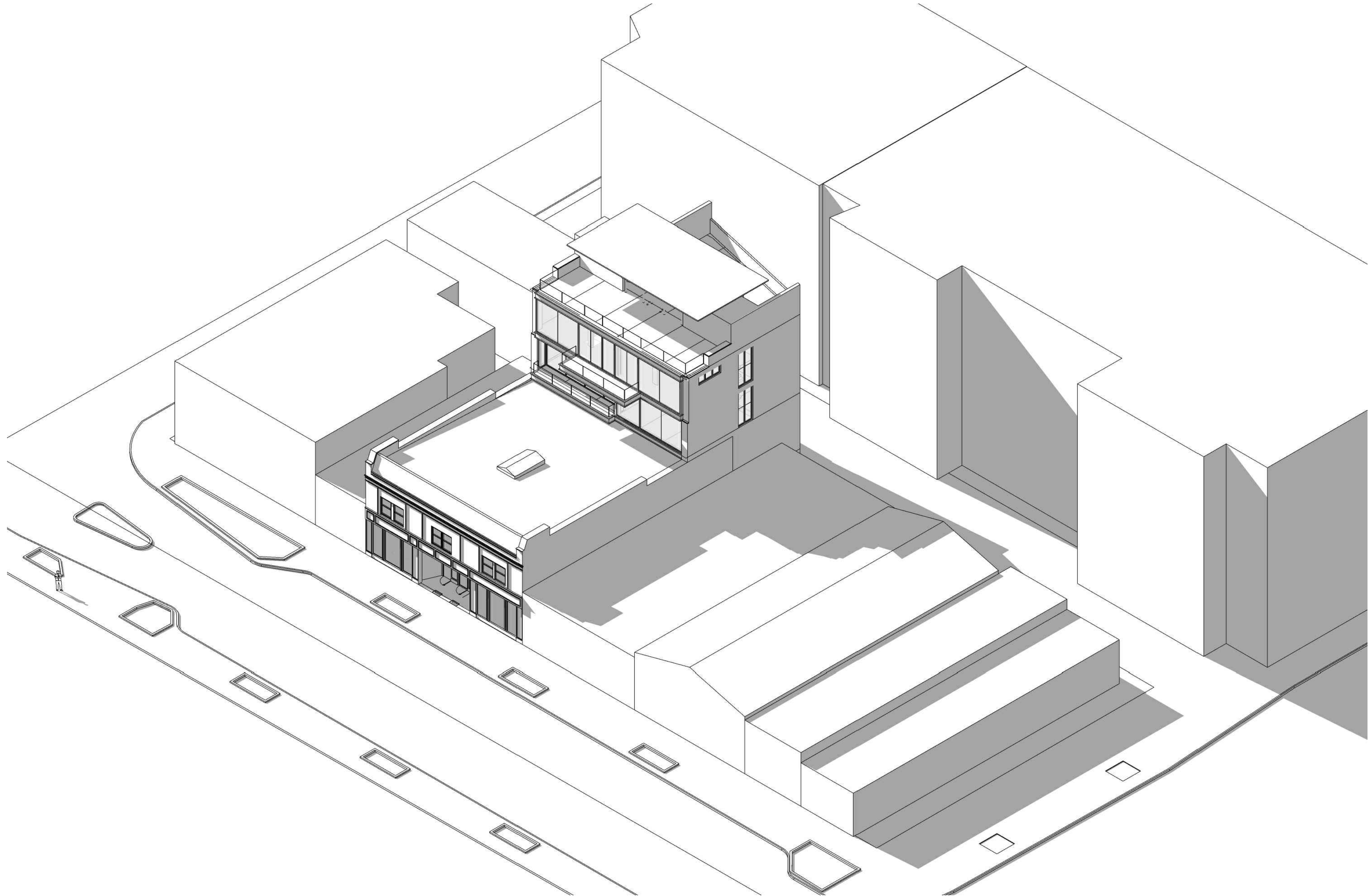
FIELD BUILDING
135-141 WEST MAPLE ROAD
BIRMINGHAM, MICHIGAN 48009



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

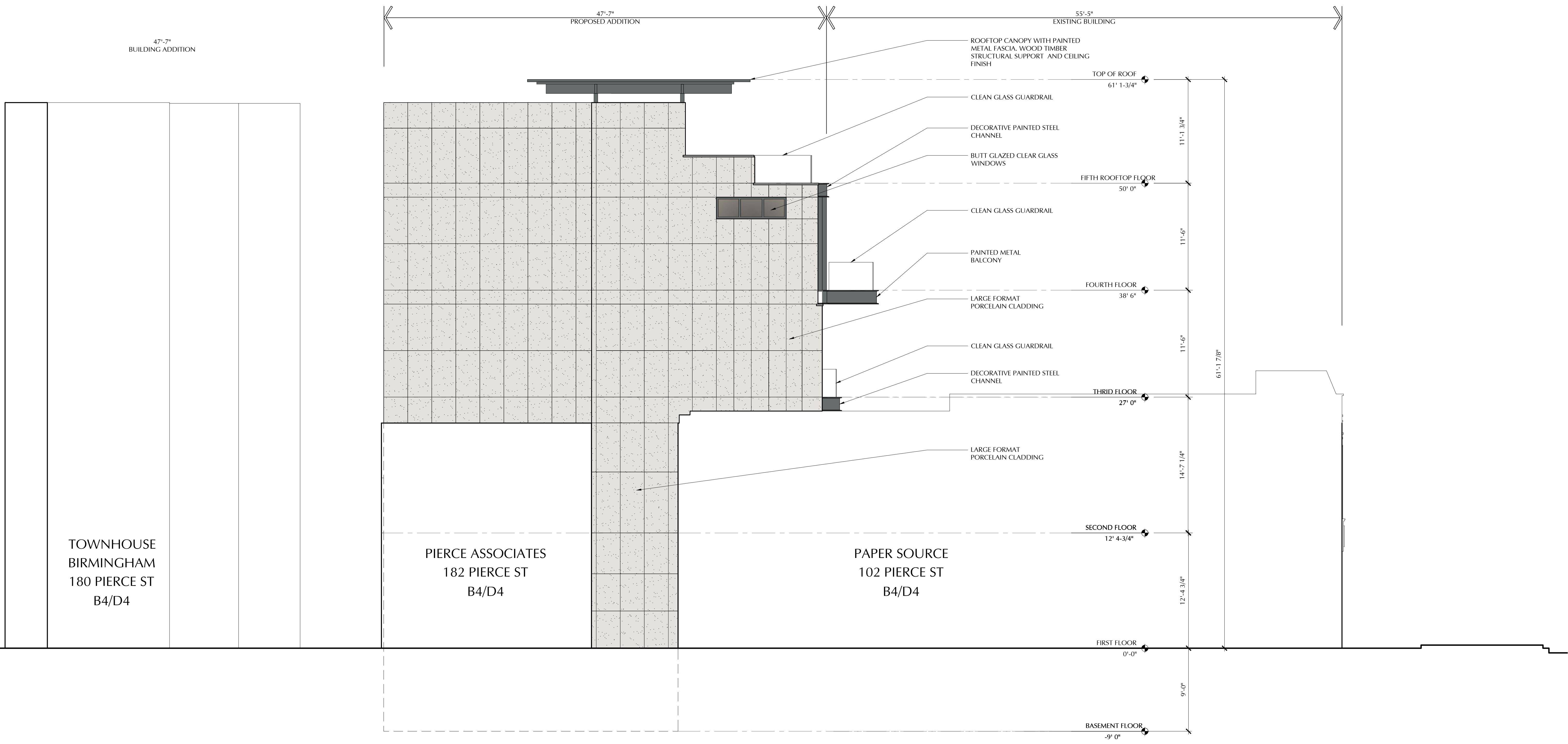
135-141 WEST MAPLE ROAD
BIRMINGHAM, MICHIGAN 48009



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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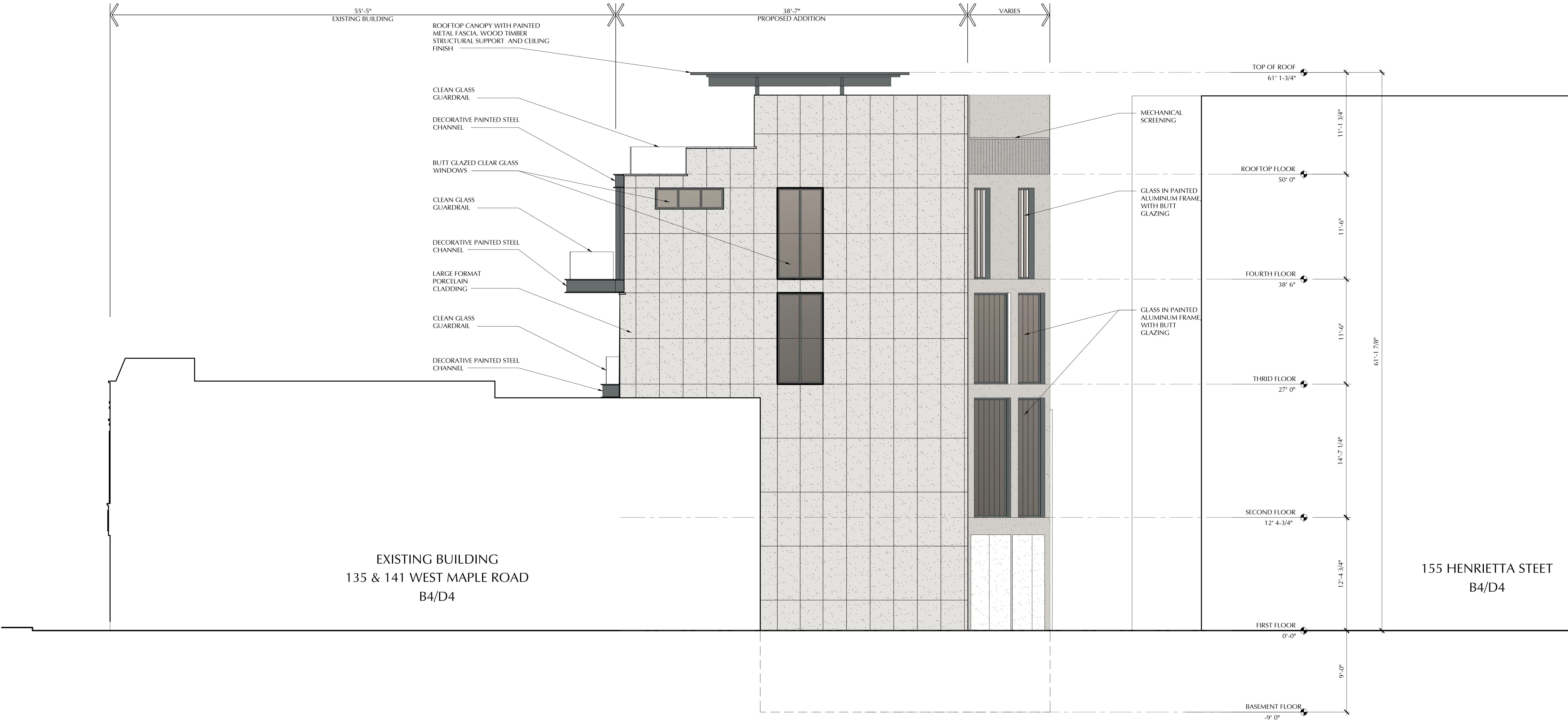
FIELD BUILDING
135-141 WEST MAPLE ROAD
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SOUTH ELEVATION

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

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



WEST ELEVATION

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

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FIELD BUILDING

135- 141 West Maple Road.
Birmingham, Michigan 48009



Glass



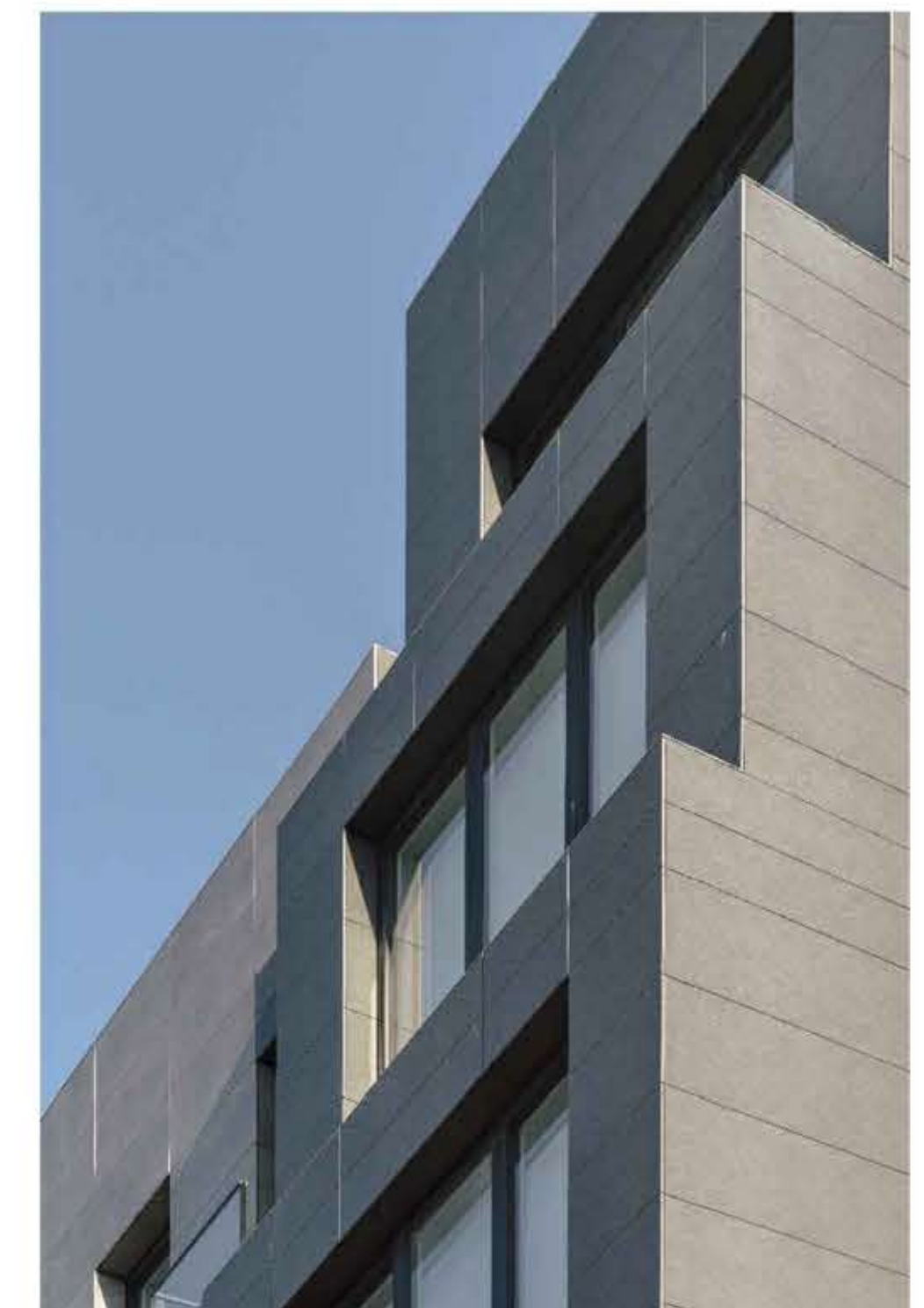
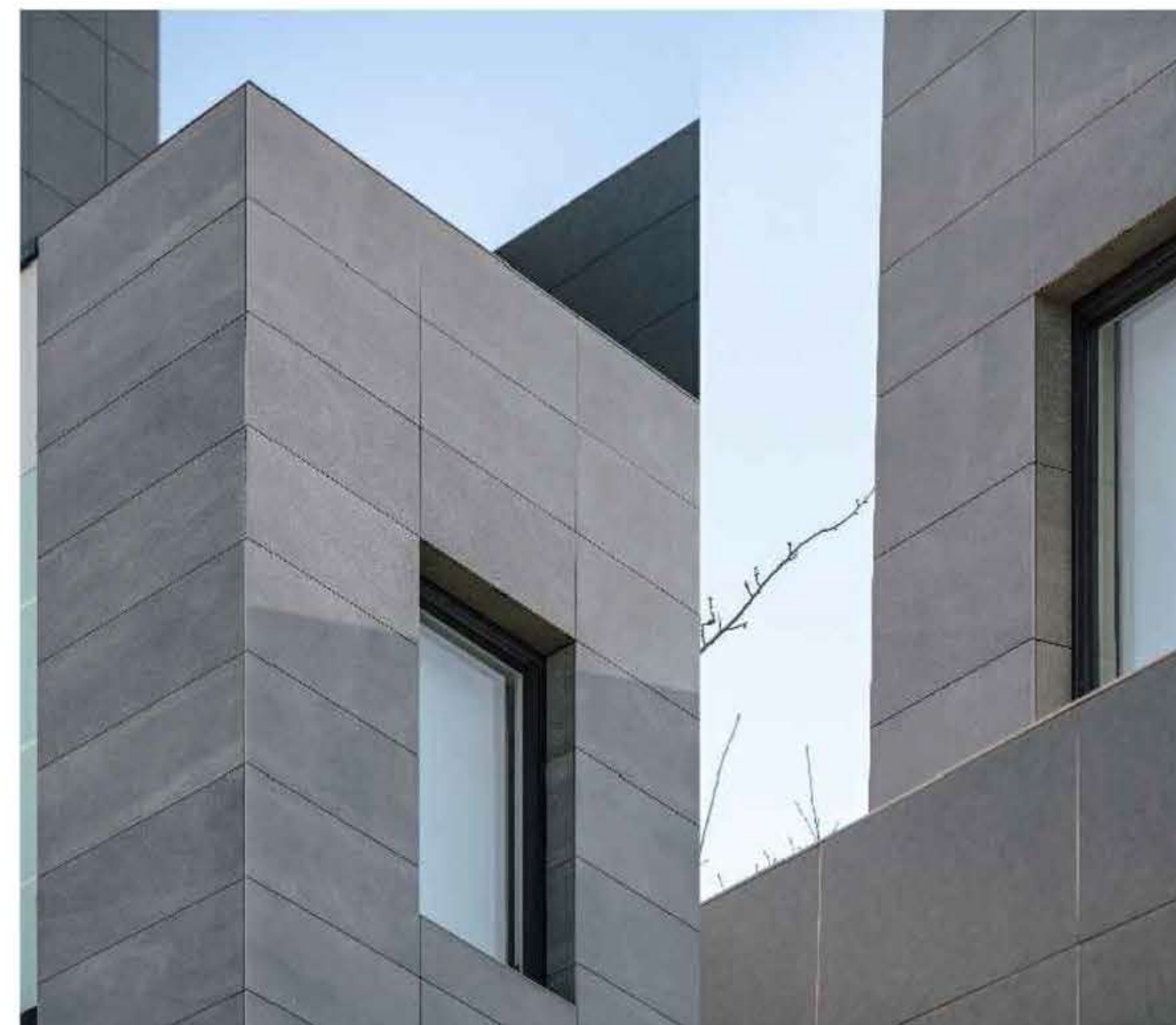
Steel roof with wooden ceiling



Decorative C steel chanel



Porcelain tiles



MATERIAL SAMPLES



FRONT VIEW

SCALE : N/A



SOUTHWEST VIEW

SCALE : N/A



SOUTHEAST VIEW

SCALE : N/A



AGENDA
BIRMINGHAM HISTORIC DISTRICT COMMISSION
WEDNESDAY – JULY 3, 2024
BIRMINGHAM CITY HALL, 151 MARTIN STREET, COMMISSION ROOM 205, BIRMINGHAM, MI
******* 7:00 PM*******

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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: Due to Building security, public entrance during non-business hours is through the Police Department — Pierce St. Entrance only. Individuals with disabilities requiring assistance to enter the building should request aid via the intercom system at the parking lot entrance gate on Henrietta St.

Persons with disabilities that may require assistance for effective participation in this public meeting should contact the City Clerk's Office at the number (248) 530-1880, or 248-644-3405 (TDD) at least one day before the meeting to request help in mobility, visual, hearing, or other assistance.

Las personas con incapacidad que requieren algún tipo de ayuda para la participación en esta sesión pública deben ponerse en contacto con la oficina del escribano de la ciudad en el número (248) 530-1800 o al (248) 644-5115 (para las personas con incapacidad auditiva) por lo menos un día antes de la reunión para solicitar ayuda a la movilidad, visual, auditiva, o de otras asistencias. (Title VI of the Civil Rights Act of 1964).



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

Inspection Requests: www.bsaonline.com

Applicant:

Invision Group LLC
11795 Bannister Ct
SHELBY TWP MI 48315

Status: HOLD (FEE)

DEMOLITION ONLINE

DEMO SINGLE FAMILY

Permit Number:

PD24-0031
JDSF24-0010

Applied: 04/08/2024

Issued:

Expires:

Finalized:

LOCATION	OWNER	CONTRACTOR
0 907 ANN ST 08-19-36-278-007 Zoning District: Special District:	ANN ST PROPERTIES LLC 5000 E GRAND RIVER AVE HOWELL MI 48843-9101 Phone: Fax:	Invision Group LLC 11795 Bannister Ct SHELBY TWP MI 48315 Phone: (586) 703 7918 Email: jim@invgl.com

Work Description: Demolition of single family home and detached garage. New foundation to start immediately after.

Stipulations:

Primary Construction Type:

Primary Zoning District:

Primary Use Group:

Project: JDSF24-0010

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: 04/08/2024











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

Inspection Requests: www.bsaonline.com

Applicant:

ROBERT GREGORY HOMES
936 W 11 MILE
Royal Oak MI 48067

Status: HOLD (FEE)

DEMOLITION ONLINE

DEMO SINGLE FAMILY

Permit Number:

PD24-0036
JDSF24-0019

Applied: 04/17/2024

Issued:

Expires:

Finalized:

LOCATION	OWNER	CONTRACTOR
0 1643 MARYLAND BLVD 08-19-36-308-015 Zoning District: Special District:	MOONEY HOFFMAN ASSOCIATES LLC 1643 MARYLAND BLVD BIRMINGHAM MI 48009-4122 Phone: Fax:	ROBERT GREGORY HOMES 936 W 11 MILE Royal Oak MI 48067 Phone: (734) 740 6504 Email: RGHOFFMAN@ROBER

Work Description: Demolish and remove existing residential structure to prepare for new construction home to be erected.

Stipulations:

Primary Construction Type:

Primary Zoning District:

Primary Use Group:

Project: JDSF24-0019

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



Building Official Approval: _____

Date: 04/17/2024









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

Inspection Requests: www.bsaonline.com

Applicant:

Invision Group LLC
11795 Bannister Ct
SHELBY TWP MI 48315

Status: HOLD (FEE)

Demolition

DEMO SINGLE FAMILY

Permit Number:

PD24-0035
JDSF24-0017

Applied: 04/15/2024

Issued:

Expires:

Finalized:

LOCATION	OWNER	CONTRACTOR
0 1094 LINCOLN CT 08-19-36-255-018 Zoning District: Special District:	LINCOLN COURT LLC 5000 E GRAND RIVER AVE HOWELL MI 48843-9101 Phone: Fax:	Invision Group LLC 11795 Bannister Ct SHELBY TWP MI 48315 Phone: (586) 703 7918 Email: jim@invgl.com

Work Description: Demolition of house and attached garage with new home foundation to start immediately.

Stipulations:

Primary Constructions Type:

Primary Zoning District:

Primary Use Group:

Project: JDSF24-0017

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



Building Official Approval: _____

Date: 04/15/2024











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

Inspection Requests: www.bsaonline.com

Applicant:

LYNCH CUSTOM HOMES
24395 NANTUCKET
NOVI MI 48374

DEMOLITION ONLINE

DEMO SINGLE FAMILY

Permit Number:

PD24-0034
JDSF24-0008

Applied: 04/12/2024

Issued:

Expires:

Finalized:

Status: HOLD (FEE)

LOCATION	OWNER	CONTRACTOR
0 345 KIMBERLEY RD 08-19-26-378-022 Zoning District: Special District:	LAVAN GROUP LLC 5480 LANCASTER LN COMMERCE TWP MI 48382-2886 Phone: Fax:	LYNCH CUSTOM HOMES 24395 NANTUCKET NOVI MI 48374 Phone: (248) 361 8226 Email: dustin@lynchcustomhom

Work Description: Demolish Existing home with single car attached garage

Stipulations:

Primary Constructions Type:

Primary Zoning District:

Primary Use Group:

Project: JDSF24-0008

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



Building Official Approval: _____

Date: 04/12/2024









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

Inspection Requests: www.bsaonline.com

Applicant:

BELMONT HOME BUILDERS LLC
52755 NINA DR
New Baltimore MI 48047

Status: HOLD FOR

Demolition

DEMO SINGLE FAMILY

Permit Number:

PD24-0033
JDSF24-0016

Applied: 04/10/2024

Issued:

Expires:

Finalized:

LOCATION	OWNER	CONTRACTOR
0 1541 SHIPMAN BLVD 08-19-36-306-006 Zoning District: Special District:	RALPH L BIANCHI TRUST 1541 SHIPMAN BLVD BIRMINGHAM MI 48009-4135 Phone: (586) 405 3623 Fax: Ralph@bianchis.com	BELMONT HOME BUILDERS LL 52755 NINA DR New Baltimore MI 48047 Phone: (586) 524 8157 Email: zerilli1@yahoo.com

Work Description: Demo single family residence w/ attached garage

Stipulations:

Primary Constructions Type:

Primary Zoning District:

Primary Use Group:

Project: JDSF24-0016

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



Building Official Approval: _____

Date: 05/03/2024



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)	☒	☐



MICHIGAN HISTORIC PRESERVATION NETWORK

May 15, 2024

Nick Dupuis, Planning Director
City of Birmingham
151 Martin Street, P.O. Box 3001
Birmingham, MI 48012
ndupuis@bhamgov.org

Good Morning,

The Michigan Historic Preservation Network (MHPN) is working to expand the Historic Preservation Tax Credit (HTC) that was passed in 2020.

The first Michigan Historic Preservation Tax Credit proved its worth.

Gov. John Engler signed the first Michigan Historic Preservation Tax Credit (HTC) into law in 1999 after years of advocacy by the Michigan Historic Preservation Network (MHPN). The 25% credit was integral to restoration projects from Detroit to Menominee. Phased out in 2011 by Gov. Rick Snyder, the program had leveraged \$71 M in credits to generate \$1.46 B of investment in Michigan projects. The tax credit was reinstated in 2020. However, it had a cap of \$5M, limiting the potential impact on our local communities.

Proposed Expansion of State Tax Credits

Earlier this year, Rep. Joey Andrews introduced House Bill 5430 to expand the cap for the HTC to \$100M. The HTC can impact every community, large and small, across our state. We are working to educate our legislators on the need for this expansion. Resolutions in support of the historic tax credits played a key role in reinstating the credit in 2020, so the MHPN is asking local governments and Historic District Commissions to consider passing a resolution of support for HB 5430. We have provided a sample resolution for your use.

If you would like to review HB 5430 or a fact sheet about the proposed expansion, please go to www.mhpn.org/state/

Sincerely,

A handwritten signature in black ink that reads "Brenda Rigdon". The signature is fluid and cursive.

BRENDA RIGDON
Executive Director

Date _____

The Honorable _____
Michigan Senate
Post Office Box 30036
Lansing, MI 48909-7536

OR

The Honorable _____
Michigan House of Representatives
Post Office Box 30014
Lansing, MI 48909-7514

RE: A request for your support of HB 5430 to expand the Michigan Historic Preservation Tax Credit

Dear Senator _____:

OR

Dear Representative _____:

Owners of historic buildings in Michigan greatly benefitted from the state historic preservation tax credit available from 1999-2011 when they completed restoration work on income-producing and residential properties. It was a highly successful program with each \$1.00 of credit leveraging \$10.56 in direct economic impact. Public Act 343 of 2020 reinstated the credit but with a \$5M annual cap making the program so small as to be inconsequential. House Bill 5430 will correct this by raising the cap to \$100M and making other changes to reach a wider constituency. I am writing to ask your support of HB 5430.

(Add here a brief paragraph about why you're supporting this bill – i.e. something about your own preservation project, how preservation has positively affected your community, or something similar. Try to keep to one page.)

My interest in an expanded historic preservation tax credit program extends beyond my community. Preservation projects help meet Gov. Whitmer's goal of building *or rehabilitating* 10,000 housing units. Preservation work provides housing at all price-points, sustainably recycling all types of historic buildings – from schools to mills to factories. Preservation incentives can help revitalize rural areas, small towns, and mid-sized communities, but also be folded into large economic development programs in the aging cores of big cities. A preservation project's return on investment provides enormous local benefits because it can use professionals, tradespeople, and suppliers who spend locally and pay local taxes.

Furthermore, preservation projects keep demolition waste out of landfills. They curb sprawl by utilizing existing infrastructure. They eliminate carbon released during both demolition and new construction. They conserve the embodied energy invested during initial construction and, with retro-fitting, can make any building energy efficient. The success of preservation includes keeping traditional downtowns and neighborhoods vital. In addition to attracting both young professionals and retirees – and everyone in between – these authentic, walkable places are cultural centers for their regions and heritage tourism destinations. In every case, valuable real estate is back on local and state tax rolls.

Please tell me if you will be supporting HB 5430. I would be happy to talk further with you about it.

Sincerely,

Your full name
Your full address
Your phone and/or email

CITY OF _____

Michigan Historic Preservation Network

RESOLUTION No. _____

A Resolution in Support of House Bill 5430 for the Expansion of the Michigan State Historic Preservation Tax Credits Established under Public Act 343 of 2020.

WHEREAS, the historic buildings, residential neighborhoods, traditional downtowns, and older manufacturing facilities in Michigan's cities, towns, villages, and rural areas distinguish each community and provide character, beauty, and a sense of place that contribute to the quality of life enjoyed by each community and its residents and visitors; and

WHEREAS, the preservation and rehabilitation of these historic buildings, residential neighborhoods, traditional downtowns, and older manufacturing facilities contribute to the economic vitality of Michigan's cities, towns, villages, and rural areas; and

WHEREAS, Michigan greatly benefitted from the state historic preservation tax credit program available from 1999-2011 that leveraged \$71 M in credits to generate \$1.46 B of investment in rehabilitation projects, leveraged \$251 M in federal tax credits that brought back federal dollars that would not otherwise have returned to the state, created 36,000 jobs, and resulted in each \$1.00 of credit leveraging \$10.56 in direct economic impact; and

WHEREAS, preservation projects help meet Gov. Gretchen Whitmer's housing goal of building *or rehabilitating* 10,000 housing units, providing options at all price-points of affordable and market-rate housing, accommodating all age-groups, and sustainably recycling all types of historic buildings – from schools to mills to factories; and

WHEREAS, there is an understandable need for big economic development programs in Michigan's large and largest cities, it is preservation projects that often are the best fit for rural areas, small towns, and mid-sized cities where funding gaps are left unaddressed; and

WHEREAS, a preservation project's return on investment provides local benefits because smaller projects tap local suppliers for construction materials, employ professionals and skilled tradespeople who spend locally and pay local taxes, and have greater economic impact than equivalent new construction because rehabilitation is more labor-intensive; and

WHEREAS, preservation projects are recognized for advancing sustainability by keeping demolition waste out of landfills, curbing urban sprawl by utilizing existing infrastructure, eliminating the carbon released during both demolition and new construction, conserving the embodied energy invested during initial construction, retro-fitting older buildings to make them energy efficient, and recycling all kinds of historic buildings for new uses; and

WHEREAS, preservationists have succeeded in keeping traditional downtowns and neighborhoods vibrant, returning valuable real estate to local and state tax rolls, attracting both young professionals and retirees – and everyone in between – to authentic, walkable places that become cultural centers for their regions and heritage tourism destinations; and

WHEREAS, the historic preservation tax credit is the only program singularly focused on the state's oldest real estate that often exhibits the most intractable problems deemed too risky for traditional financing, providing a program underpinned by the simple provision of tax credits made available only after the owner has incurred all the risk, covered all the costs, and returned their property to use; and

WHEREAS, the current historic preservation tax credit program under Public Act 343 of 2020 did reinstate the 25% credit for both historic income-producing and residential projects, it did so with a \$5 M annual credit cap that, within hours of its on-line portal opening, had applications representing \$368 M in qualified work translating into \$92 M of credit requests – over 18 times what was available; and

WHEREAS, the Michigan Legislature presently is considering House Bill 5430 that will increase the annual credits from \$5 M to \$100 M made available to owners of both historic income-producing and residential properties who complete their work in keeping with the U.S. Secretary of the Interior's *Standards for Rehabilitation*; and

WHEREAS, House Bill 5430 proposes additional improvements to the current tax credit program such as sorting applicants into four groups so their applications are compared with projects of similar size, increasing the 25% credit to 30% for residential and small income-producing projects, expanding eligibility so that projects from the smallest towns and unincorporated, often rural, areas of the state have access to the program, and more;

NOW, THEREFORE, BE IT RESOLVED that the City of _____ supports House Bill 5430 and calls upon the Michigan Legislature to vote approval of this important legislation and Gov. Whitmer to sign it, to stimulate economic development while also protecting irreplaceable historic buildings and enhancing the quality-of-life in Michigan; and

BE IT FURTHER RESOLVED that the City Clerk is authorized to forward a copy of this Resolution to the Michigan Historic Preservation Network.

_____, Mayor _____ DATE

I, _____, City Clerk for the City of _____, Michigan, do hereby certify that the above resolution was adopted at a Regular meeting of the _____ City Council held on _____, 2024.

_____, City Clerk _____ DATE