



AGENDA
BIRMINGHAM HISTORIC DISTRICT COMMISSION
WEDNESDAY – NOVEMBER 20, 2024
BIRMINGHAM CITY HALL, 151 MARTIN ST., COMMISSION ROOM #205
******* 7:00 PM*******

- 1) Roll Call**
- 2) Approval of the HDC Minutes of [November 6, 2024](#)**
- 3) Courtesy Review**
- 4) Historic Design Review**
 - A. [106 S. Old Woodward – O’Neal Building](#)**
- 5) Sign Review**
- 6) Study Session**
- 7) Miscellaneous Business and Communication**
 - A. Pre-Application Discussions**
 - B. Draft Agenda**
 - 1. [December 4, 2024](#)**
 - C. Staff Reports**
 - 1. [Administrative Sign Approvals](#)**
 - 2. [Administrative Approvals](#)**
 - 3. [Demolitions](#)**
 - 4. [Action List 2024/2025](#)**
 - D. Communications**
- 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: 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.

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**Historic District Commission
Minutes Of November 6, 2024**

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

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

1) Roll Call

Present: Board Members Timothy Collins, Gigi Debbrecht, Natalia Dukas; Alternate Board Members Steven Lemberg, Mary Jaye

Absent: Vice Chair Dustin Kolo; Board Members Keith Deyer, Patricia Lang, Michael Willoughby

Staff: Planning Director Dupuis; City Transcriptionist Eichenhorn

2) Election of Temporary Chair and Vice Chair

11-13-24

Motion by Ms. Debbrecht

Seconded by Ms. Jaye to nominate Natalia Dukas to serve as temporary chair for the evening's meeting.

Motion carried, 5-0.

VOICE VOTE

Yeas: Debbrecht, Dukas, Jaye, Lemberg, Collins

Nays: None

11-14-24

Motion by Chair Dukas

Seconded by Ms. Jaye to nominate Gigi Debbrecht to serve as temporary vice chair for the evening's meeting.

Motion carried, 5-0.

VOICE VOTE

Yeas: Debbrecht, Dukas, Jaye, Lemberg, Collins

Nays: None

3) Approval of the HDC Minutes of June 5, 2024

11-15-24

Motion by Vice Chair Debbrecht

Seconded by Ms. Jaye to approve the HDC Minutes of June 5, 2024.

Motion carried, 4-0.

VOICE VOTE

Yeas: Debbrecht, Dukas, Jaye, Lemberg

Nays: None

Abstain: Collins

4) Courtesy Review

5) Historic Design Review

6) Sign Review

7) Study Session

A. Historic Preservation Master Plan

PD Dupuis provided an update on the item and answered informational questions from the HDC.

8) Miscellaneous Business and Communication

The HDC welcomed new member Timothy Collins.

A. Pre-Application Discussion

B. Draft Agenda

C. Staff Reports

1. Administrative Sign Approvals

2. Administrative Approvals

3. Demolitions

The HDC discussed recent demolitions.

4. Action List

D. Communications

8) Adjournment

No further business being evident, the HDC motioned to adjourn at 7:38 p.m.



Nick Dupuis, Planning Director



Laura Eichenhorn, City Transcriptionist



MEMORANDUM

Planning Department

DATE: November 20, 2024
TO: Historic District Commission
FROM: Nicholas Dupuis, Planning Director
SUBJECT: 106 S. Old Woodward – O’Neal Building – Design Review

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

History

This building was built in 1885 by Edwin O’Neal, a harness maker and bicycle repair man. The façade was extended south to include the O’Neal building with the Johnston-Shaw Building and give the appearance of a single building. A four-foot fire wall separates the two buildings, which is considered the main reason that it survived the 1990 fire which claimed 73% of the Johnston-Shaw Building.

Proposal

A Design Review application has been submitted for the renovation of the first floor storefront of this building, which has been altered significantly over time. Early photographs of the building suggest that the storefront was comprised of predominantly brick, limestone and glass. There was a recessed entryway and transom with some ornate detailing in various places. Today, the existing building has a much more significant recess, and also contains a set of stairs that leads down to a lower level tenant space. Much of the original brick was either covered or replaced with a marble or travertine type material. The proposed renovations would bring the storefront back to the face of the building and re-introduce brick to the façade, fully removing the marble/travertine material.

Planning & Zoning

Due to the minimal nature of this renovation, there are no planning and zoning issues to review.

Signage

The applicant is not proposing any new signs at this time. The signs pictured in the attached site/design plans appear to be for demonstration purposes only. No signs are approved as 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.

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 renovation (as proposed by the applicant) generally meets the Secretary of the Interior Standards for Rehabilitation numbers 1, 2, 5, and 9. 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.*

The proposed alterations to the O'Neal building do not change the current use of the building, which remains consistent with the historic purpose as a retail/commercial use.

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.*

Based on the current condition of the first floor storefront, which could be characterized as heavily altered, the proposed renovations do appear to bring the storefront closer to its original design and disposition, although not exactly the same. The applicant is proposing to reinstate the brick piers flanking the storefront, including the decorative limestone cornice piece, but notably does not include a transom area that is quite the same as the original or historic form would suggest. In addition, the proposed recessed entryway is located a little south of the central location where it was located historically.

Based on the apparent extent of the renovations, the applicant is not proposing to remove any historic materials. However, the design of the current storefront alteration lends itself to suspicions that there could be historic material behind the modern travertine/marble material, likely brick. Should the applicant encounter any brick in good or repairable condition, it would need to be preserved.

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

The most distinct portion of this building is unequivocally the second floor facade, which appears to remain very well intact. The applicant is not proposing to alter this portion of the building. The Planning Department would suggest that the proposed alterations would do a lot to enhance this distinctive feature by removing an inappropriate alteration that is confusing and incompatible.

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 appears to be minimal to no loss of historic materials as a part of the proposed addition project. Due to the changes to the storefront design noted above, it could be viewed favorably as a differentiating factor to ensure that the proposed renovations do not create a false sense of historical development.

As an additional measure of security to protect against any possible loss of historic material, the Planning Department recommends that the Historic District Commission require a Façade Condition Assessment to be performed before the full alteration is complete. The goal of the assessment should be to remove the travertine/marble panels and review what is located behind them and provide a report documenting the status of any historic material, should there be any, and to provide an analysis of the condition of such. Depending on the results of the assessment, and a review by the Planning Department, the applicant may need to adjust the plans to accommodate the rehabilitation of any historic material.

Based on the review above, the Planning Department recommends that the Historic District Commission consider **APPROVAL** of the Design Review application for 106 S. Old Woodward – O’Neal Building. The Planning Department finds [in part due to the inappropriate alteration that currently exists] the proposed alterations to be sensitive to the historic character, it does not remove historic material, and does not provide a false sense of historical development. This recommendation is based on the proposal as designed meeting the Secretary of the Interior Standards for Rehabilitation numbers 1, 2, 5, and 9.

Wording for Motions

I move that the Commission **APPROVE** the Design Review application and issue a Certificate of Appropriateness for 106 S. Old Woodward – O’Neal Building – with the condition listed below. The proposed work will meet the Secretary of the Interior Standards for Rehabilitation numbers _____.

1. The applicant must prepare a Façade Condition Assessment documenting the type and condition of the material beneath the existing façade and furnish the report to the Planning Department for review.

OR

I move that the Commission **POSTPONE** the Design Review application and the issuance of a Certificate of Appropriateness for 106 S. Old Woodward – O’Neal Building – for the following reason(s):

1. _____
2. _____
3. _____

OR

I move that the Commission **DENY** the Design Review application for 106 S. Old Woodward – O’Neal Building. Because of _____ the work does not meet The Secretary of the Interior's Standards for Rehabilitation standard number(s) _____.

OR

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.



ARE
HOUSE

BIRMINGHAM SAVINGS BANK

FREEMAN'S
BEAUTY
SALON
UP STAIRS

SCHETTLER DRUGS
DRUGS

REAL ESTATE
ELMER W. MACH

OAKLAND
REALTY CO

GROCERIES

WILSON'S
DRUGS
Ice Cream

Peck Sons
FLOORING
S WEAR

PECK'S

Philgas

BIRMINGHAM HARDWARE

HANNA

PROPOSED BUILDING RENOVATION FOR:

106 S. OLD WOODWARD AVE.

CONDITIONS OF WORK

CONSTRUCTION COORDINATION:

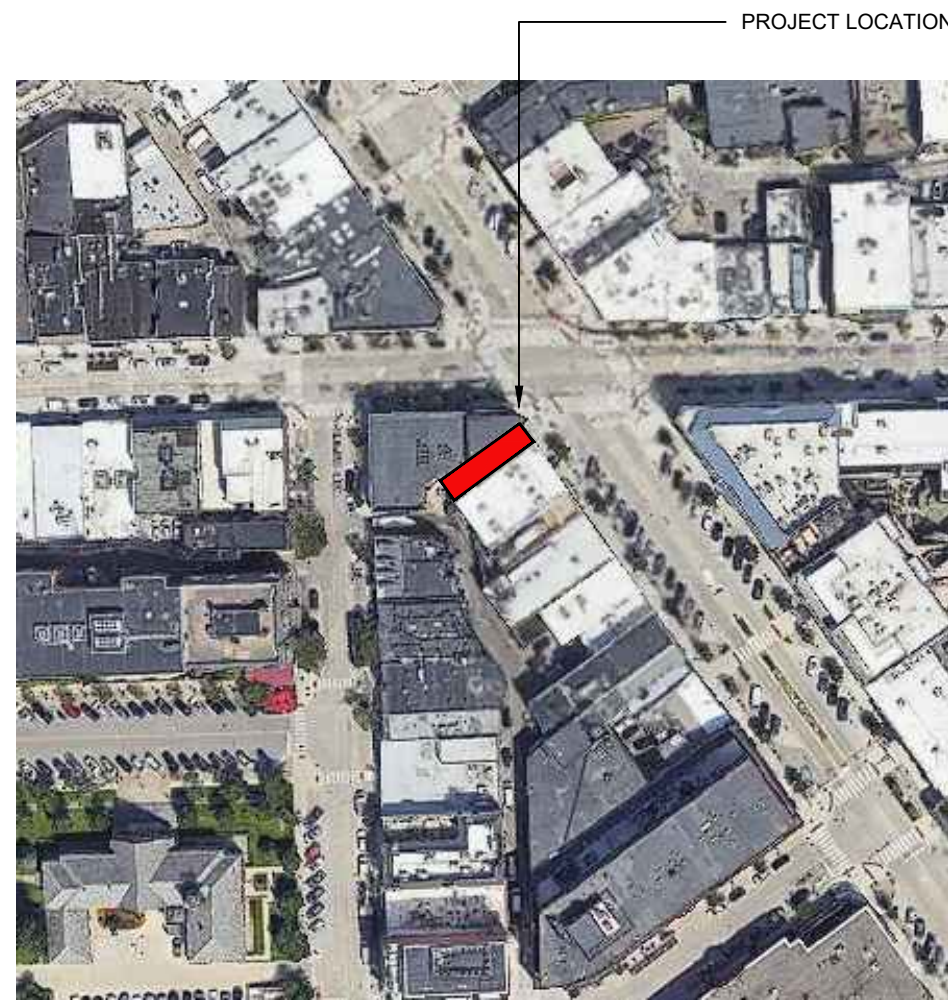
1. ALL CONTRACTORS SHALL REVIEW ALL DRAWINGS & ARE RESPONSIBLE FOR A COMPLETE REVIEW & SITE VISIT. ITEMS AFFECTING ALL TRADES ARE PLACED THROUGHOUT SET & NO "EXTRAS" FOR MISSED ITEMS IN OTHER SECTIONS WILL BE PERMITTED. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY ARCHITECT OF ANY AMBIGUITY, INCONSISTENCY OR ERRORS WHICH THEY DISCOVER UPON EXAMINATION OF DOCUMENTS, THE SITE OR LOCAL CONDITIONS.
2. ANY CONTRACTOR OR SUBCONTRACTOR BY SUBMITTING A BID WARRANTS THAT HE HAS VISITED THE SITE AND IS AWARE OF ANY AND ALL SITE CONDITIONS AFFECTING HIS BID.
3. THE CONTRACTOR BY COMMENCING WORK ACCEPTS THE CONDITIONS OF THE SITE & THE COMPLETENESS OF CONTRACT DOCUMENTS.
4. FIELD VERIFY ALL DIMENSIONS AND REPORT ANY DISCREPANCIES IMMEDIATELY TO THE ARCHITECT. DO NOT SCALE DRAWINGS USE FIGURED DIMENSIONS ONLY.
5. ANY MATERIAL OR LABOR NEITHER SHOWN ON THE DRAWINGS NOR SPECIFIED, BUT WHICH IS OBVIOUSLY NECESSARY TO COMPLETE THE WORK IN A WORKMANLIKE MANNER SHALL BE FURNISHED WITHOUT COST TO THE OWNER.
6. ALL MATERIALS FURNISHED AND INSTALLED BY THE GENERAL CONTRACTOR SHALL BE FREE FROM DEFECTS. ALL WORK SHALL BE GUARANTEED FOR A PERIOD OF (1) YEAR FROM DATE OF ACCEPTANCE OF WORK. DURING THIS PERIOD THE GENERAL CONTRACTOR SHALL CORRECT ANY PROBLEMS DUE TO DEFECTIVE MATERIALS OR FAULTY WORKMANSHIP AT NO COST TO THE OWNER. ANY PROBLEM THAT OCCURS DURING CONSTRUCTION SHALL IMMEDIATELY BE CORRECTED TO THE SATISFACTION OF THE OWNER.
7. NO SUBSTITUTIONS OF SPECIFIED MATERIAL OR EQUIPMENT WILL BE ACCEPTED UNLESS WRITTEN REQUEST FOR APPROVAL HAS BEEN RECEIVED BY THE ARCHITECT AND CONTRACTOR HAS RECEIVED WRITTEN APPROVAL FROM ARCHITECT.
8. DURING AND AT THE COMPLETION OF THE CONTRACTOR'S DAILY WORK, CONTRACTOR IS RESPONSIBLE FOR THE CLEANING UP AND REMOVAL OF ALL RUBBISH AND DEBRIS BEFORE LEAVING THE PROJECT JOB SITE.

PERMITS & SAFETY:

1. GENERAL CONTRACTOR SHALL APPLY & SUBMIT FOR BUILDING PERMIT.
2. GENERAL CONTRACTOR SHALL OBTAIN "ALL RISK" INSURANCE AND ALL CUSTOMARY STATUTORY INSURANCE FOR COMPREHENSIVE GENERAL LIABILITY, ETC. AS REQUIRED BY OWNER/LANDLORD.
3. GENERAL CONTRACTOR SHALL PROVIDE ADEQUATE PROTECTION OF WORK, MATERIALS, FIXTURES, ETC. IN LEASED SPACE FROM LOSS OR DAMAGE FROM FIRE, THEFT OR VANDALISM.
4. ALL WORK SHALL BE DONE IN COMPLIANCE WITH THE OCCUPATIONAL SAFETY AND HEALTH ACT (OSHA). THE FOLLOWING ARE STRICTLY PROHIBITED WORK PRACTICES.
 - A. ANY COMBUSTIBLE MATERIALS ABOVE FINISHED CEILING OR IN ANY NON-SPRINKLED LOCATIONS.
 - B. IMPOSING ANY STRUCTURAL LOAD, TEMPORARY OR PERMANENT ON ANY PART OF THE LANDLORD'S WORK OR STRUCTURE WITHOUT PRIOR WRITTEN APPROVAL.
 - C. CUTTING ANY HOLES IN LANDLORD'S EXISTING FLOOR SLABS, WALLS OR ROOF WITHOUT PROPER APPROVAL'S PROPER APPROVALS FROM LANDLORD. BEFORE STARTING ANY UNDERSLAB WORK CONTRACTORS MUST CHECK WITH THE LANDLORD OR SUPERINTENDENT OF THE LANDLORD'S GENERAL CONTRACTOR TO DETERMINE IF ANY COMMON UTILITY OR OTHER TENANT UTILITY LINES EXIST WITHIN THE SPACE.

CODE COMPLIANCE:

1. WORK INDICATED IS TO BE EXECUTED IN ACCORDANCE WITH THE LATEST EDITIONS OF ALL APPLICABLE CODES.
2. FIRE EXTINGUISHERS SHALL BE PROVIDED BY G.C. AND INSTALLED PER THE FIRE MARSHALL'S INSTRUCTIONS.
3. ALL WALL FINISHES TO MEET CLASS III FLAME SPREAD RATINGS IN ACCORDANCE WITH MBC-2015 CHAPTER 8.
4. INTERIOR FINISHES IN EXIT ACCESS CORRIDORS, OTHER EXIT WAYS, ROOMS, AND ENCLOSED SPACES IN USE GROUPS "B" AND "S" IN SPRINKLED BUILDINGS ARE REQUIRED TO HAVE AT LEAST A CLASS C: FLAME SPREAD 76-200; SMOKE DEVELOPED 0-450; RATING AS LISTED IN THE 2015 MICHIGAN BUILDING CODE.
5. SAFETY GLAZING MUST HAVE PERMANENT IDENTIFICATION IN ACCORDANCE WITH THE 2015 MICHIGAN BUILDING CODE.
6. ALL REQUIREMENTS OF THE MICHIGAN BARRIER FREE ACT & THE AMERICAN'S WITH DISABILITIES ACT SHALL BE MAINTAINED TO COMPLY WITH ICC/A117.1-2009.
7. ALL OFFICE FURNITURE & EQUIPMENT TO BE PROVIDED BY TENANT- SHOWN FOR LAYOUT PURPOSES ONLY. TO COMPLY WITH ADA- ICC/A117.1-2009 (TYP.) REQUIREMENTS, A MINIMUM OF 5%, BUT NOT LESS THAN (1) OF THE LUNCHROOM TABLES AND EMPLOYEE WORKSTATIONS (CUBICLES) SHALL BE ACCESSIBLE. ACCESSIBLE TABLE AND WORKSTATION TOPS SHALL BE 28" MIN. TO 34" MAX. A.F.F. KNEE AND TOE CLEARANCES AS FOLLOWS SHALL ALSO APPLY-TOE: 4" MIN. HIGH, 17" MIN. TO 25" MAX. DEPTH, AND 30" MIN. WIDE. KNEE: 27" MIN. HIGH, 11" DEEP @ 9" HIGH TO 8" DEEP @ 27" HIGH, AND 30" MIN. WIDE.
8. ALL ENTRANCE AND EXIT DOORS SHALL HAVE BARRIER FREE ACCESSIBILITY TO COMPLY WITH ICC/A117.1-2009.
9. TO COMPLY WITH ADA -ICC/A117.1-2009 (TYP.) REQUIREMENTS, CHANGES IN LEVEL GREATER THAN 1/2" SHALL BE RAMPED AND CHANGES IN LEVEL BETWEEN 1/4" AND 1/2" SHALL BE BEVELED A MAXIMUM OF 1:2.
10. ALL LUNCHROOM APPLIANCES TO BE PROVIDED BY TENANT. TO COMPLY WITH ADA-ICC/A117.1-2009 (TYP.) REQUIREMENTS, DISHWASHERS MUST FIT UNDER A 34" HIGH (32 1/4" CLEAR UNDER) COUNTERTOP. THE REFRIGERATOR MUST BE A SIDE-BY-SIDE OR BOTTOM FREEZER UNIT, AND ALL MICROWAVE CONTROLS TO BE NO HIGHER THAN 48" A.F.F. TO MEET OBSTRUCTED HIGH SIDE REACH REQUIREMENTS.
11. SIGNAGE INDICATING ACCESSIBILITY PROVISIONS SHALL BE PROVIDED AT EACH DOOR TO AN EXIT DISCHARGE. A TACTILE SIGN STATING EXIT AND COMPLYING WITH ICC/ANSI A117.1-2009 SHALL BE PLACED ADJACENT TO THE DOOR. PLEASE REFER TO SHEET A. 601 FOR ADDITIONAL INFORMATION AND LOCATION.



PROJECT LOCATION

PROJECT ADDRESS

106 S. Woodward Ave.
Birmingham, Michigan 48009

APPLICANT INFORMATION

320 Investments
320 Martin St, Suite 100
Birmingham, MI 48009
e. Sam@Surnow.com
p. 248.877.4000



LOCATION PLAN

SHEET INDEX

T.101	TITLE SHEET
SP.101	SITE PLAN AND FLOOR PLAN
A.101	EXTERIOR ELEVATION AND RENDERING

BIDDISON ARCHITECTURE

320 MARTIN ST. LL 10 BIRMINGHAM MI 48009
248.554.9500

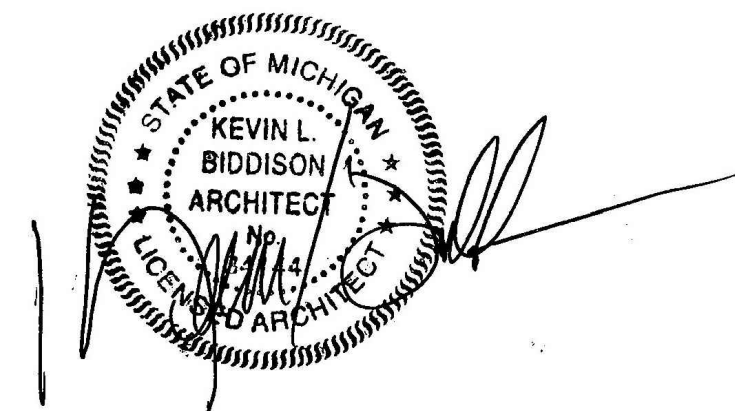
Consultants

Project data

GOVERNING CODES:	2015 MICHIGAN BUILDING CODE 2021 MICHIGAN PLUMBING CODE 2021 MICHIGAN MECHANICAL CODE 2015 MICHIGAN REHABILITATION CODE 2015 INTERNATIONAL FUEL GAS CODE MICHIGAN ELECTRICAL CODE, 2017 N.E.C. W/PART 8 STATE AMENDMENTS ICC/ANSI A117.1-2015 AND MICHIGAN BARRIER FREE DESIGN LAW OF PUBLIC ACT 1 OF 1966 AS AMENDED. MICHIGAN UNIFORM ENERGY CODE RULES PART 10 WITH ANSI/ASHRAE/IESNA STANDARD 90.1-2015 2015 INTERNATIONAL FIRE CODE NFPA 13 - 2010 NFPA 72 - 2010
BUILDING USE GROUP(S):	RETAIL
ZONED:	B-4, BUSINESS RESIDENTIAL
HISTORIC DISTRICT:	CENTRAL BUSINESS DISTRICT

Issued for

DESIGN REVIEW	11.04.24
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Project no.

2124-24

Sheet no.

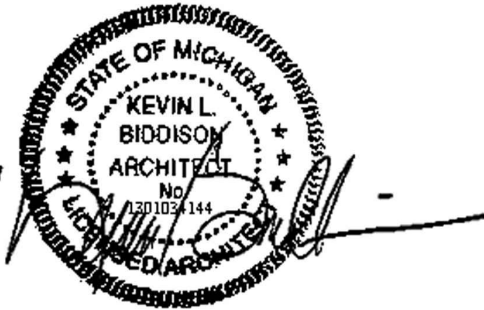
T.101

PROPOSED RENOVATION FOR:
106 S. Old Woodward

106 S. OLD WOODWARD
BIRMINGHAM, MI

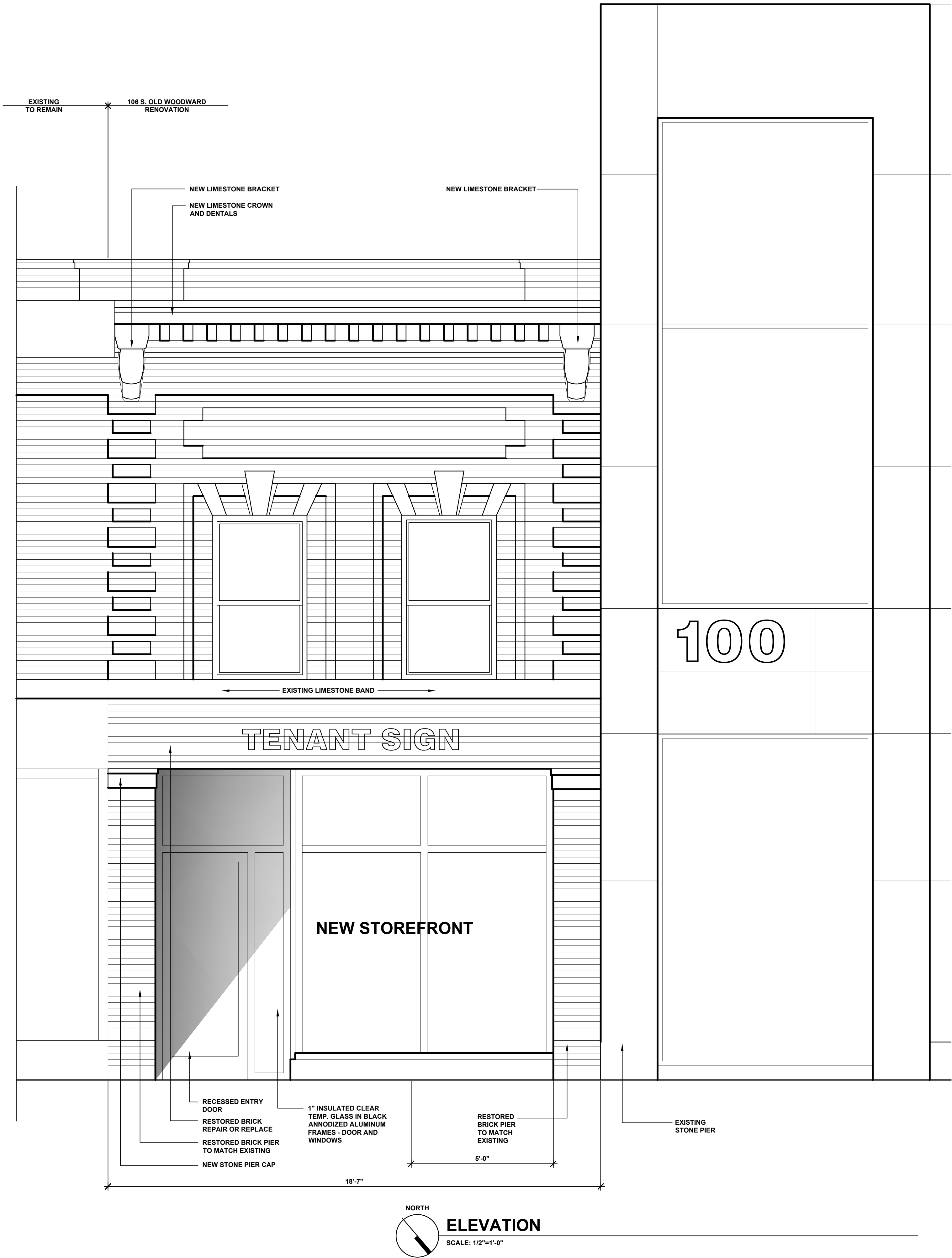
DESIGN REVIEW 11.04.24

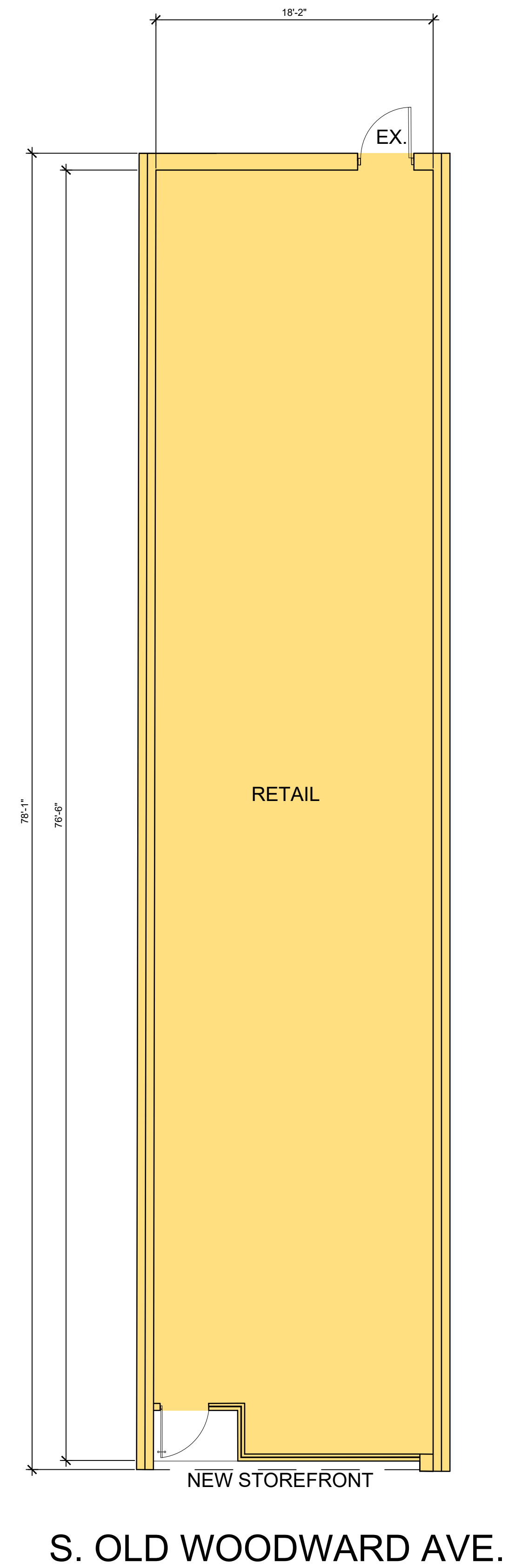
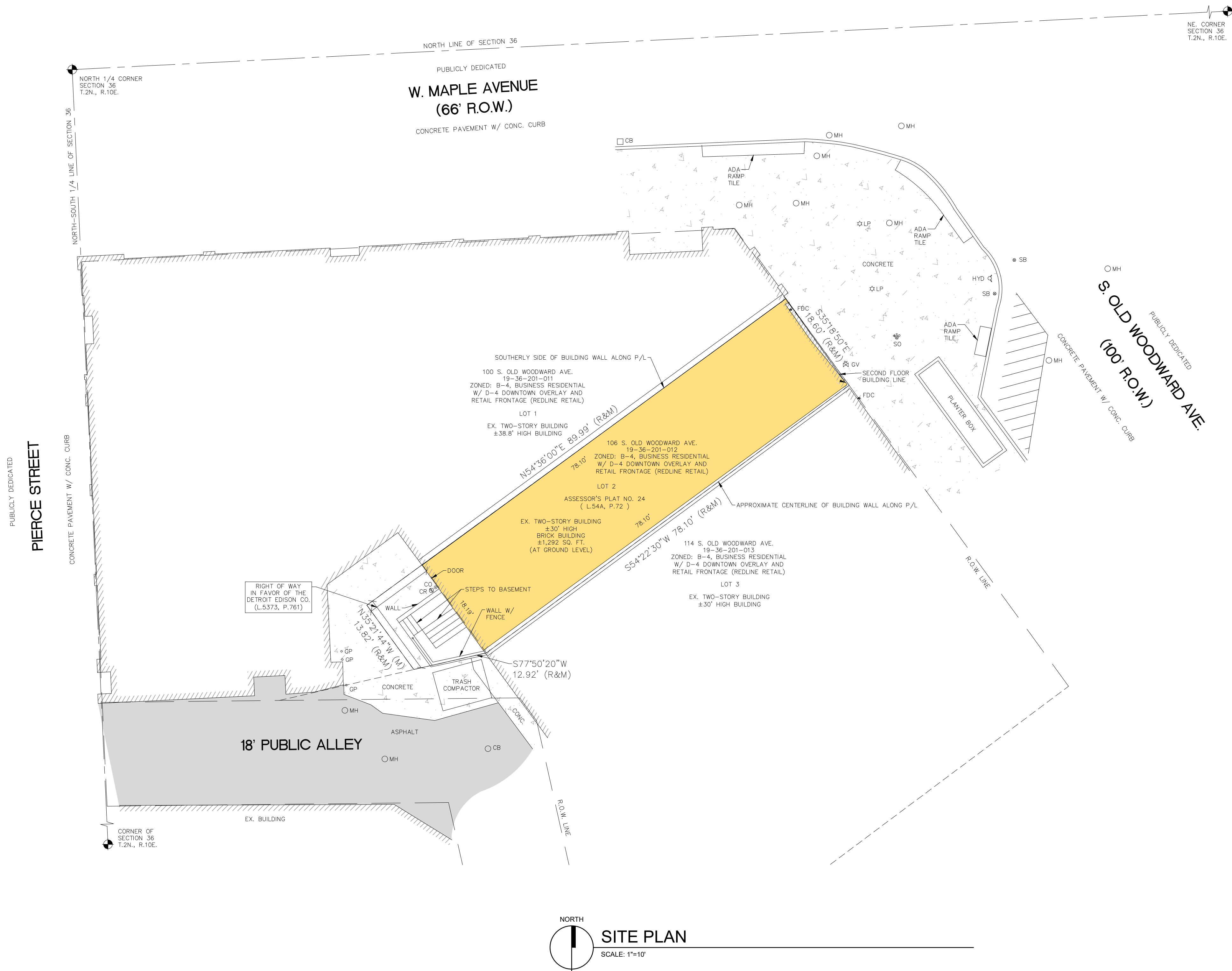
**EXTERIOR
ELEVATION &
RENDERING**



2124-24

A.101







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BIRMINGHAM HISTORIC DISTRICT COMMISSION
WEDNESDAY – DECEMBER 4, 2024
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******* 7:00 PM*******

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CITY OF BIRMINGHAM
Community Development - Building Department
 151 Martin Street, Birmingham, MI 48009
 Community Development: 248-530-1850
 Inspection Request & Online Application Site: www.bsaonline.com
 Fax: 248-530-1290 / www.bhamgov.org

PD24-0083

JDSF24-0047

Permit # _____

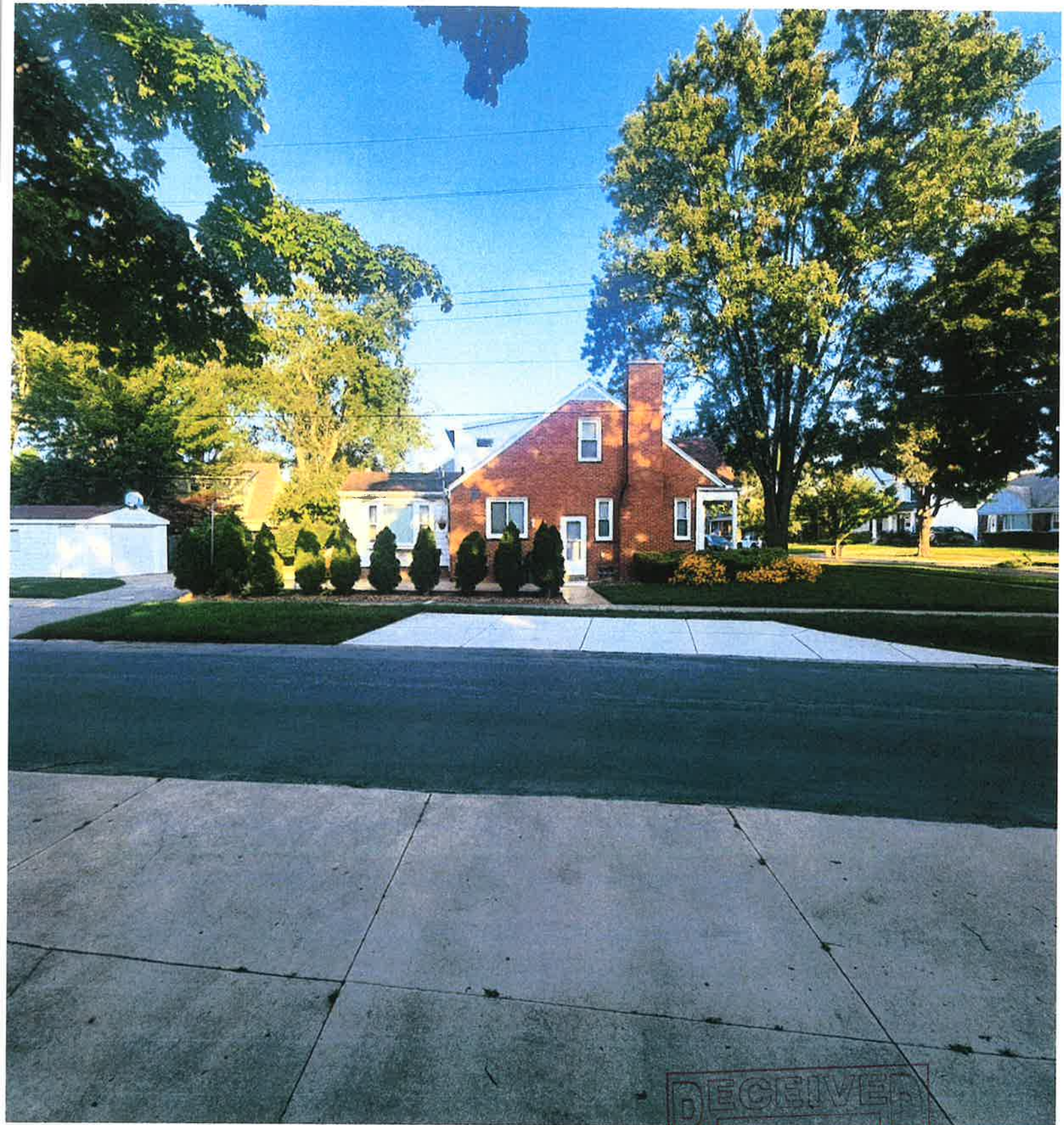
Project # _____

APPLICATION FOR DEMOLITION PERMIT

I. Project Type / Location			
☐ HOUSE	☐ HOUSE AND ATTACHED GARAGE	☒ HOUSE AND DETACHED GARAGE	☐ DETACHED GARAGE
☐ EXTERIOR	☐ INTERIOR NON-LOAD BEARING	☐ SHED	☐ OTHER
ADDRESS 1792 Barbours Street, Birmingham, MI 48009		PROPERTY IDENTIFICATION NUMBER (SOWELL NO.) 08-20-31-332-01D	LOT NUMBER
II. Applicant / Project Contact Information			
A. Applicant			
NAME IRA NEWBLE		ADDRESS 40559 Kingsley LN	
CITY NOVI	STATE MI	ZIP CODE 48377	TELEPHONE NUMBER (Include Area Code) 248-885-9959
CELL PHONE NUMBER (Include Area Code)	FAX NUMBER (Include Area Code)	EMAIL ADDRESS INNEWBLE@LEADHEADCONSTRUCTION.COM	
B. Owner or Lessee			
NAME Terral & Willie Green		ADDRESS 1792 Barbours Street	
CITY	STATE	ZIP CODE 48009	TELEPHONE NUMBER (Include Area Code) 734-558-8806
CELL PHONE NUMBER (Include Area Code)	FAX NUMBER (Include Area Code)	EMAIL ADDRESS greentwig14@gmail.com	
C. Architect or Engineer			
NAME Michael Gordon - MGA		ADDRESS 4351 Delaware Court	
CITY Royal Oak	STATE MI	ZIP CODE 48073	TELEPHONE NUMBER (Include Area Code) 248-549-4500
CELL PHONE NUMBER (Include Area Code)	FAX NUMBER (Include Area Code)	EMAIL ADDRESS info@mga-architects.net	
LICENSE NUMBER		EXPIRATION DATE	
D. Contractor			
NAME Leadhead Construction LLC		ADDRESS 8205 Lyndon	
CITY Detroit	STATE MI	ZIP CODE 4823	TELEPHONE NUMBER (Include Area Code) 313-729-0056
CELL PHONE NUMBER (Include Area Code)	FAX NUMBER (Include Area Code)	EMAIL ADDRESS cnewble@leadheadconstruction.com	
INDIVIDUAL BUILDERS LICENSE NUMBER 2101058572		EXPIRATION DATE	
COMPANY BUILDERS LICENSE NUMBER 2102185596		EXPIRATION DATE	
FEDERAL EMPLOYER ID NUMBER (or reason for exemption) 20-1047656			
WORKERS COMP INSURANCE CARRIER (or reason for exemption) St. Paul Travelers			
UNEMPLOYMENT INSURANCE AGENCY EMPLOYER ACCOUNT NUMBER (or reason for exemption) 2145958-000			

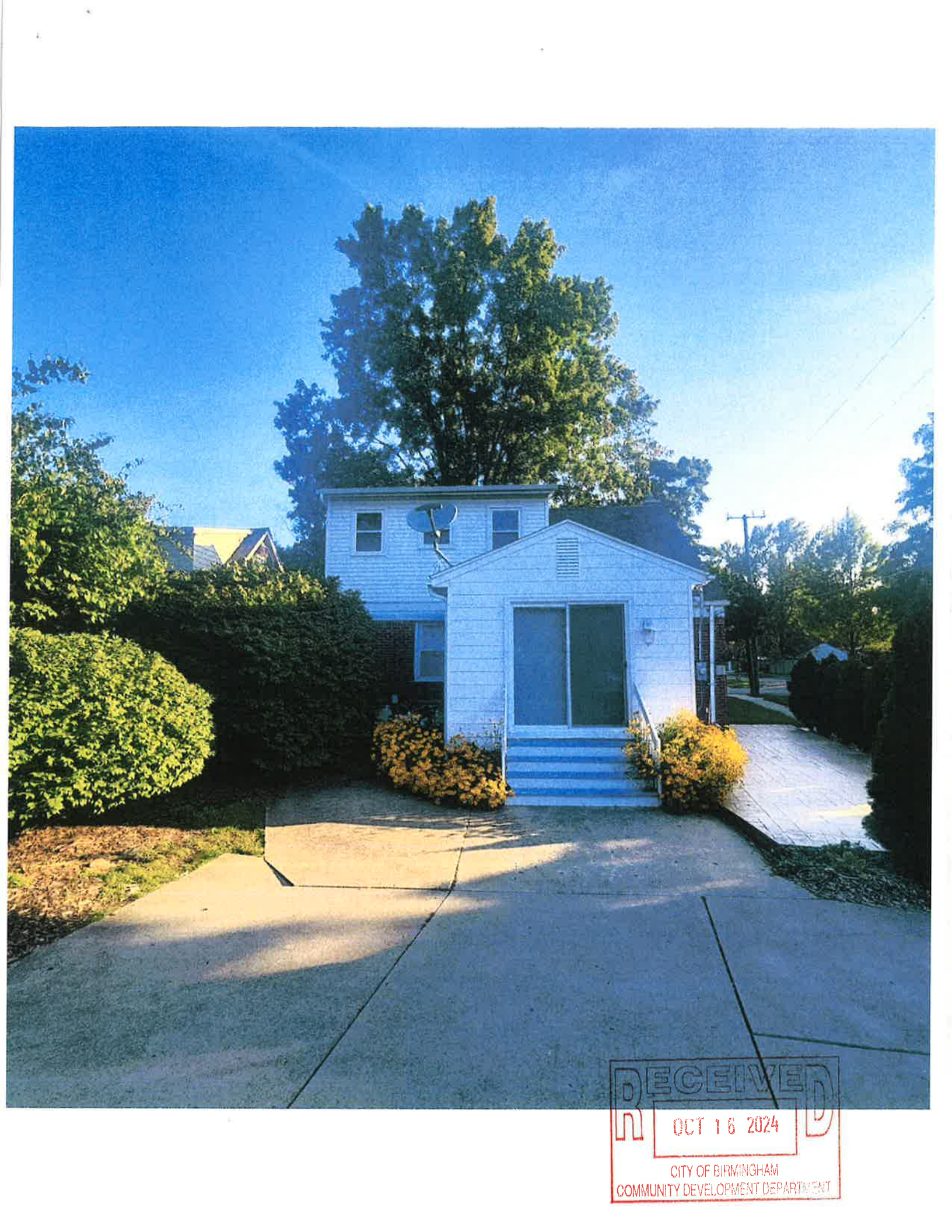








COMMUNITY DEVELOPMENT DEPARTMENT
CITY OF BIRMINGHAM
OCT 16 2024



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OCT 16 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
Inspection Request & Online Application Site: www.bsaonline.com
Fax: 248-530-1290 / www.bhamgov.org

PD24-0079
Permit #

JDSE24-0049
Project #

APPLICATION FOR DEMOLITION PERMIT

I. Project Type / Location			
☐ HOUSE	☒ HOUSE AND ATTACHED GARAGE	☐ HOUSE AND DETACHED GARAGE	☐ DETACHED GARAGE
☐ EXTERIOR	☐ INTERIOR NON-LOAD BEARING	☐ SHED	☐ COMMERCIAL BUILDING
ADDRESS <u>160 Baldwin</u>		PROPERTY IDENTIFICATION NUMBER (SIDWELL NO.) <u>0819-36-102-002</u>	LOT NUMBER
II. Applicant / Project Contact Information			
A. Applicant			
NAME <u>Zayna & Nawaf Masri</u>		ADDRESS <u>160 Baldwin RD</u>	
CITY <u>Birmingham</u>	STATE <u>MI</u>	ZIP CODE <u>48009</u>	TELEPHONE NUMBER (Include Area Code) <u>248 722 6780</u>
CELL PHONE NUMBER (Include Area Code)	FAX NUMBER (Include Area Code)	EMAIL ADDRESS <u>masriads@hotmail.com</u>	
B. Owner or Lessee			
NAME <u>Rayna & Nawaf Masri</u>		ADDRESS <u>4575 CHAUNCEY CRES</u>	
CITY <u>B. Hills</u>	STATE <u>MI</u>	ZIP CODE <u>48304</u>	TELEPHONE NUMBER (Include Area Code) <u>248 722 6780</u>
CELL PHONE NUMBER (Include Area Code)	FAX NUMBER (Include Area Code)	EMAIL ADDRESS	
C. Architect or Engineer			
NAME <u>Alex Boegats</u>		ADDRESS <u>2445 Franklin RD</u>	
CITY <u>B. Hills</u>	STATE <u>MI</u>	ZIP CODE <u>48302</u>	TELEPHONE NUMBER (Include Area Code) <u>248 334 5000</u>
CELL PHONE NUMBER (Include Area Code)	FAX NUMBER (Include Area Code)	EMAIL ADDRESS	
LICENSE NUMBER		EXPIRATION DATE	
D. Contractor			
NAME <u>Not Selected yet</u>		ADDRESS	
CITY	STATE	ZIP CODE	TELEPHONE NUMBER (Include Area Code)
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)			





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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

PD24-0078
Permit # _____

JDSF24-0046
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 1465 Washington		PROPERTY IDENTIFICATION NUMBER (SIDWELL NO.) 08-19-36-331-004	LOT NUMBER
II. Applicant / Project Contact Information			
A. Applicant			
NAME KBJ Group LLC		ADDRESS 3321 Hilton Rd	
CITY Ferndale	STATE MI	ZIP CODE 48220	TELEPHONE NUMBER (Include Area Code) 586-817-3909
CELL PHONE NUMBER (Include Area Code) 586-817-3909	FAX NUMBER (Include Area Code)	EMAIL ADDRESS kevin@4thd2.com	
B. Owner or Lessee			
NAME KBJ Group LLC		ADDRESS	
CITY Ferndale	STATE MI	ZIP CODE 48220	TELEPHONE NUMBER (Include Area Code) 586-817-3909
CELL PHONE NUMBER (Include Area Code) 586-817-3909	FAX NUMBER (Include Area Code)	EMAIL ADDRESS* kevin@4thd2.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 KBJ Group LLC		ADDRESS 3321 Hilton Rd	
CITY Ferndale	STATE MI	ZIP CODE 48220	TELEPHONE NUMBER (Include Area Code) 586-817-3909
CELL PHONE NUMBER (Include Area Code) 586-817-3909	FAX NUMBER (Include Area Code)	EMAIL ADDRESS kevin@4thd2.com	
INDIVIDUAL BUILDERS LICENSE NUMBER 2101212419			EXPIRATION DATE 05/31/2025
COMPANY BUILDERS LICENSE NUMBER 2102212992			EXPIRATION DATE 05/31/2025
FEDERAL EMPLOYER ID NUMBER (or reason for exemption) 81-1853775			
WORKERS COMP INSURANCE CARRIER (or reason for exemption) Whims Insurance			
UNEMPLOYMENT INSURANCE AGENCY EMPLOYER ACCOUNT NUMBER (or reason for exemption) 0022346			



1465 Washington Site Photos for Demo Permit

1 message

Kevin Gitter <kevin@4thd2.com>
To: Suzanne Pedigo <spedigo@bhamgov.org>

Tue, Oct 8, 2024 at 11:38 AM













CITY OF BIRMINGHAM
Community Development - Building Department
151 Martin Street, Birmingham, MI 48009

Community Development: 248-530-1850
AMG Inspection Request Site: <https://www.accessmygov.com>
Fax: 248-530-1290 / www.bhamgov.org

Permit # 24-0077

Project # JD3F24-0042

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 827 LARCHLEA		PROPERTY IDENTIFICATION NUMBER (SIDWELL NO.) 02-19-35-180-008	LOT NUMBER
II. Applicant / Project Contact Information			
A. Applicant			
NAME HM HOMES LLC		ADDRESS 4426 FERNLEE	
CITY ROYAL OAK	STATE MI	ZIP CODE 48073	TELEPHONE NUMBER (Include Area Code) 248.302.1099
CELL PHONE NUMBER (Include Area Code)		FAX NUMBER (Include Area Code)	
		EMAIL ADDRESS MARCIE@HMBUILT.COM	
B. Owner or Lessee			
NAME HM HOMES LLC		ADDRESS 4426 FERNLEE	
CITY ROYAL OAK	STATE MI	ZIP CODE 48073	TELEPHONE NUMBER (Include Area Code)
CELL PHONE NUMBER (Include Area Code) 248.302.1099		FAX NUMBER (Include Area Code)	
		EMAIL ADDRESS*	
C. Architect or Engineer			
NAME BRIAN NEEPER		ADDRESS 259 FRANK ST	
CITY BIRMINGHAM	STATE MI	ZIP CODE 48009	TELEPHONE NUMBER (Include Area Code) 248.259.1784
CELL PHONE NUMBER (Include Area Code)		FAX NUMBER (Include Area Code)	
		EMAIL ADDRESS BRIAN@BRIANNEEPER.COM	
LICENSE NUMBER		EXPIRATION DATE	
D. Contractor			
NAME HM HOMES LLC		ADDRESS 4426 FERNLEE	
CITY BIRMINGHAM	STATE MI	ZIP CODE 48073	TELEPHONE NUMBER (Include Area Code) 248.302.1099
CELL PHONE NUMBER (Include Area Code)		FAX NUMBER (Include Area Code)	
		EMAIL ADDRESS	
INDIVIDUAL BUILDERS LICENSE NUMBER 2101190089		EXPIRATION DATE 5.31.26	
COMPANY BUILDERS LICENSE NUMBER 2102199975		EXPIRATION DATE 5.31.26	
FEDERAL EMPLOYER ID NUMBER (or reason for exemption) 82-4623995			
WORKERS COMP INSURANCE CARRIER (or reason for exemption) KIG INSURANCE			
UNEMPLOYMENT INSURANCE AGENCY EMPLOYER ACCOUNT NUMBER (or reason for exemption)			



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OCT 02 2024
CITY OF BIRMINGHAM
COMMUNITY DEVELOPMENT DEPARTMENT









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

Inspection Requests: www.bsaonline.com

Applicant:

HRH CONSTRUCTION LLC
1233 MARYLAND BLVD
BIRMINGHAM MI 48009

Status: HOLD (FEE)

DEMOLITION ONLINE

DEMO SINGLE FAMILY

Permit Number:

PD24-0076
JDSF24-0040

Applied: 10/02/2024

Issued:

Expires:

Finalized:

LOCATION	OWNER	CONTRACTOR
0 572 STANLEY BLVD 08-19-36-152-018 Zoning District: Special District:	COLLINS, MICHAEL A 1295 CHESTERFIELD AVE BIRMINGHAM MI 48009-1072 Phone: Fax:	HRH CONSTRUCTION LLC 1233 MARYLAND BLVD BIRMINGHAM MI 48009 Phone: (248) 644 4910 Email: jill@hunterrobertshomes .

Work Description: Demolition of residential home with attached garage.

Stipulations:

Primary Construction Type:

Primary Zoning District:

Primary Use Group:

Project: JDSF24-0040

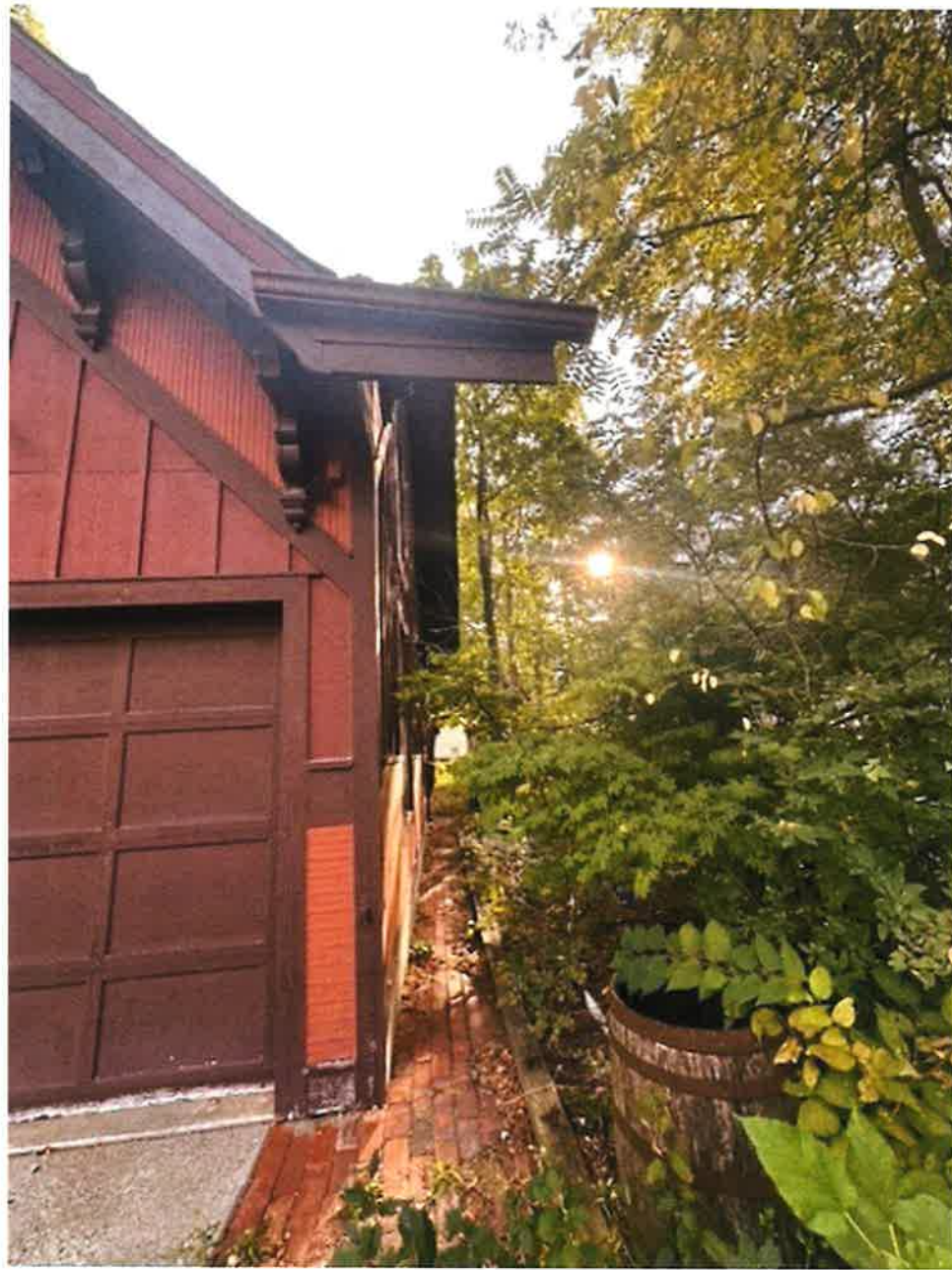
Permit Item	Work Type	Fee Basis	Item Total
ONLINE APPLICATION FEE	BUILDING PERMITS	1.00	\$2.00
DEMO - 3,000 TO 5,000 CUBIC FEET	BUILDING PERMITS	1.00	\$200.00
Fee Total:			202.00
Amount Paid:			0.00
Balance Due:			202.00



Building Official Approval: _____

Date: 10/02/2024







CITY OF BIRMINGHAM
Community Development - Building Department

151 Martin Street, Birmingham, MI 48009

Community Development: 248-530-1850

Inspection Request & Online Application Site: www.bsaonline.com

Fax: 248-530-1290 / www.bhamgov.org

Permit # PD24-0080

CITY OF BIRMINGHAM
COMMUNITY DEVELOPMENT
Project # PD24-0080

APPLICATION FOR DEMOLITION PERMIT

Project Type: LOCATION			
☐ HOUSE ☐ HOUSE AND ATTACHED GARAGE ☒ HOUSE AND DETACHED GARAGE ☐ DETACHED GARAGE ☐ COMMERCIAL BUILDING			
☐ EXTERIOR ☐ INTERIOR NON-LOAD BEARING ☐ SHED ☐ OTHER			
ADDRESS <u>1467 COLE STREET</u>		PROPERTY IDENTIFICATION NUMBER (SIDWELL NO.) <u>RE</u>	LOT NUMBER
4. Applicant Contact Information			
A. Applicant			
NAME <u>EMILIO CONSTRUCTION LLC</u>		ADDRESS <u>1524 COLE STREET</u>	
CITY <u>BIRMINGHAM</u>	STATE <u>MI</u>	ZIP CODE <u>48009</u>	TELEPHONE NUMBER (Include Area Code) <u>810 343 0234</u>
CELL PHONE NUMBER (Include Area Code) <u>810 343 0234</u>	FAX NUMBER (Include Area Code) <u>---</u>	EMAIL ADDRESS <u>ANTHONYZACCAGNINI@GMAIL.COM</u>	
B. Owner or Lessee			
NAME <u>ANTHONY ZACCAGNINI</u>		ADDRESS <u>1524 COLE STREET</u>	
CITY <u>BIRMINGHAM</u>	STATE <u>MI</u>	ZIP CODE <u>48009</u>	TELEPHONE NUMBER (Include Area Code) <u>810 343 0234</u>
CELL PHONE NUMBER (Include Area Code) <u>810 343 0234</u>	FAX NUMBER (Include Area Code) <u>---</u>	EMAIL ADDRESS <u>ANTHONYZACCAGNINI@GMAIL.COM</u>	
C. Architect or Engineer			
NAME <u>HORIZON ENGINEERING LLC</u>		ADDRESS <u>P.O. BOX 182158</u>	
CITY <u>SHELBY TWP</u>	STATE <u>MI</u>	ZIP CODE <u>48318</u>	TELEPHONE NUMBER (Include Area Code) <u>586-453-8097</u>
CELL PHONE NUMBER (Include Area Code) <u>586-453-8097</u>	FAX NUMBER (Include Area Code) <u>---</u>	EMAIL ADDRESS <u>NROBINSON@HORIZONENG.NET</u>	
LICENSE NUMBER <u>6201047489</u>	EXPIRATION DATE		
D. Contractor			
NAME <u>EMILIO CONSTRUCTION LLC</u>		ADDRESS <u>1524 COLE STREET</u>	
CITY <u>BIRMINGHAM</u>	STATE <u>MI</u>	ZIP CODE <u>48009</u>	TELEPHONE NUMBER (Include Area Code)
CELL PHONE NUMBER (Include Area Code) <u>810 343 0234</u>	FAX NUMBER (Include Area Code)	EMAIL ADDRESS <u>ANTHONYZACCAGNINI@GMAIL.COM</u>	
INDIVIDUAL BUILDERS LICENSE NUMBER <u>2101193744</u>	EXPIRATION DATE <u>5/31/2026</u>		
COMPANY BUILDERS LICENSE NUMBER		EXPIRATION DATE	
FEDERAL EMPLOYER ID NUMBER (or reason for exemption) <u>27-0764189</u>			
WORKERS COMP INSURANCE CARRIER (or reason for exemption) <u>ACCIDENT FUND INSURANCE COMPANY OF AMERICA</u>			
UNEMPLOYMENT INSURANCE AGENCY EMPLOYER ACCOUNT NUMBER (or reason for exemption) <u>2313045 000</u>			

III. Construction Documents Required

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

Construction Documents Required:

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

IV. Project Description

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

Work Description:

DEMOLING EXISTING HOUSE TO BUILD
A NEW HOME.

V. Signature

I hereby certify that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his/her authorized agent, and we agree to conform to all applicable laws of the state of Michigan. All information submitted on this application is accurate to the best of my knowledge.

By providing your email to the city, you agree to receive news and notifications from the city. If you do not wish to receive these messages, you may unsubscribe at any time.

All permit and bond fees are due upon submission. We will not process or review your project until all fees are paid.

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

SIGNATURE OF APPLICANT

TYPE OR PRINT

ANTHONY ZACCAGNINI

DATE

10-4-2024

SIGNATURE OF OWNER (Required)

TYPE OR PRINT

ANTHONY ZACCAGNINI

DATE

10-4-2024

SIGNATURE OF OWNER'S AGENT (Permit holder)

TYPE OR PRINT

ANTHONY ZACCAGNINI

DATE

10-4-2024

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

VI. Department Use Only

FEE DESCRIPTION	AMOUNT		TOTAL
DEMOLITION PERMIT FEE HOUSE	\$ 200		
DEMOLITION PERMIT FEE GARAGE	\$ 200		200-
DEMOLITION PERMIT BOND HOUSE	\$ 2,000		200-
DEMOLITION PERMIT BOND GARAGE	\$ 500		
COMMERCIAL PERMIT FEE	\$		
COMMERCIAL PERMIT BOND	\$		
		TOTAL	\$
CONTRACTOR REGISTRATION FEE	\$ 25		\$
		PERMIT FEE TOTAL	\$

VII. Department Use Only

APPROVAL SIGNATURE

TITLE

DATE







CITY OF BIRMINGHAM
Community Development - Building Department

151 Martin Street, Birmingham, MI 48009

Community Development: 248-530-1850

Inspection Request & Online Application Site: www.bsaonline.com

Fax: 248-530-1290 / www.bhamgov.org

PD24-0082
Permit #

JDSF24-0033
Project #

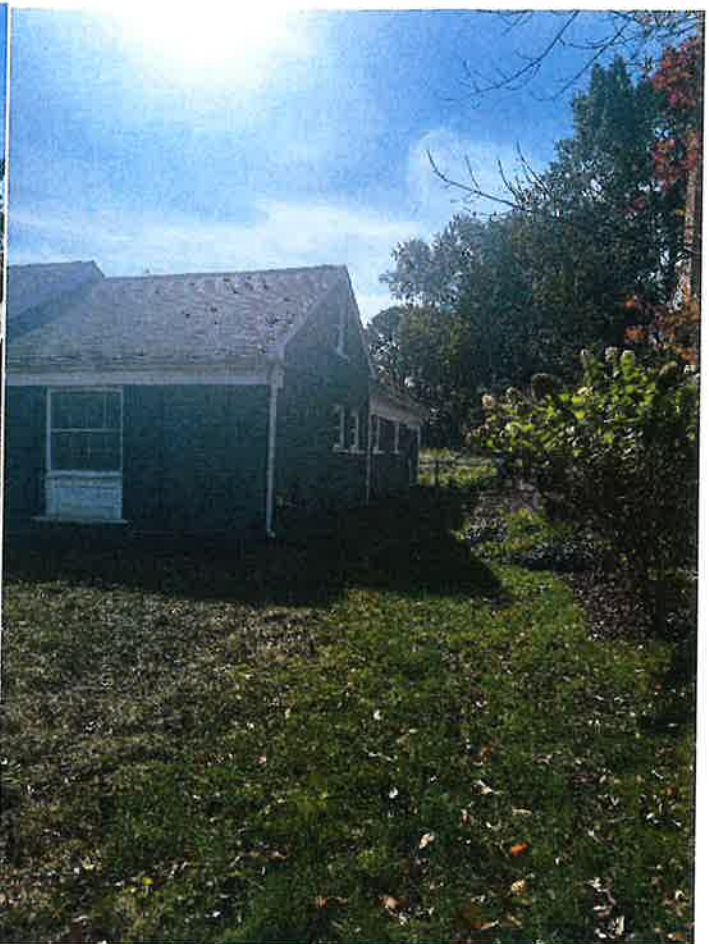
APPLICATION FOR DEMOLITION PERMIT

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 1633 QUARTON ROAD		PROPERTY IDENTIFICATION NUMBER (SIDWELL NO) 19-26-201-003	LOT NUMBER 169
II. Applicant / Project Contact Information			
A. Applicant			
NAME CREATIVE BRICK PAVING & LANDSCAPE		ADDRESS 3195 ORCHARD LAKE RD	
CITY Keeeto Harbor	STATE MI	ZIP CODE 48320	TELEPHONE NUMBER (Include Area Code) 248 320 5626
CELL PHONE NUMBER (Include Area Code)	FAX NUMBER (Include Area Code)	EMAIL ADDRESS SBONAMY@CREATIVEBRICKPAVING.COM	
B. Owner or Lessee			
NAME JOHN KETTY		ADDRESS 503 LEWIS	
CITY BIRMINGHAM	STATE MI	ZIP CODE 48009	TELEPHONE NUMBER (Include Area Code) 248 808 3300
CELL PHONE NUMBER (Include Area Code)	FAX NUMBER (Include Area Code)	EMAIL ADDRESS*	
C. Architect or Engineer			
NAME ALPINE ENG INC.		ADDRESS 46892 WEST RD. SUITE 109	
CITY NOVI	STATE MI	ZIP CODE 48377	TELEPHONE NUMBER (Include Area Code) 248 926 3701
CELL PHONE NUMBER (Include Area Code)	FAX NUMBER (Include Area Code)	EMAIL ADDRESS	
LICENSE NUMBER		EXPIRATION DATE	
D. Contractor			
NAME CREATIVE BRICK PAVING & LANDSCAPE		ADDRESS 3195 ORCHARD LAKE RD.	
CITY Keeeto Harbor	STATE MI	ZIP CODE 48320	TELEPHONE NUMBER (Include Area Code) 248 320 5626
CELL PHONE NUMBER (Include Area Code)	FAX NUMBER (Include Area Code)	EMAIL ADDRESS SBONAMY@CREATIVEBRICKPAVING.COM	
INDIVIDUAL BUILDERS LICENSE NUMBER		EXPIRATION DATE	
COMPANY BUILDERS LICENSE NUMBER 2102209305		EXPIRATION DATE 5/31/2027	
FEDERAL EMPLOYER ID NUMBER (or reason for exemption) 383394453			
WORKERS COMP INSURANCE CARRIER (or reason for exemption) NA			
UNEMPLOYMENT INSURANCE AGENCY EMPLOYER ACCOUNT NUMBER (or reason for exemption) 141 3481000			

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CITY OF BIRMINGHAM
COMMUNITY DEVELOPMENT DEPT.





CITY OF BIRMINGHAM
Community Development - Building Department
151 Martin Street, Birmingham, MI 48009
Community Development: 248-530-1850
AMG Inspection Request Site: <https://www.accessmygov.com>
Fax: 248-530-1290 / www.bhamgov.org

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CITY OF BIRMINGHAM
COMMUNITY DEVELOPMENT DEPT.

Permit # PD24-0084

Project # JD524-0018

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 _____			
1748 Banbury		PROPERTY IDENTIFICATION NUMBER (SIDWELL NO.)	LOT NUMBER
II. Applicant / Project Contact Information			
A. Applicant			
NAME KBJ Group LLC		ADDRESS 3321 Hilton Rd	
CITY Ferndale	STATE MI	ZIP CODE 48220	TELEPHONE NUMBER (Include Area Code) 586-817-3909
CELL PHONE NUMBER (Include Area Code) 586-817-3909	FAX NUMBER (Include Area Code)	EMAIL ADDRESS kevin@4thd2.com	
B. Owner or Lessee			
NAME KBJ Group LLC		ADDRESS	
CITY Ferndale	STATE MI	ZIP CODE 48220	TELEPHONE NUMBER (Include Area Code) 586-817-3909
CELL PHONE NUMBER (Include Area Code) 586-817-3909	FAX NUMBER (Include Area Code)	EMAIL ADDRESS* kevin@4thd2.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 KBJ Group LLC		ADDRESS 3321 Hilton Rd	
CITY Ferndale	STATE MI	ZIP CODE 48220	TELEPHONE NUMBER (Include Area Code) 586-817-3909
CELL PHONE NUMBER (Include Area Code) 586-817-3909	FAX NUMBER (Include Area Code)	EMAIL ADDRESS kevin@4thd2.com	
INDIVIDUAL BUILDERS LICENSE NUMBER 2101212419			EXPIRATION DATE 05/31/2025
COMPANY BUILDERS LICENSE NUMBER 2102212992			EXPIRATION DATE 05/31/2025
FEDERAL EMPLOYER ID NUMBER (or reason for exemption) 81-1853775			
WORKERS COMP INSURANCE CARRIER (or reason for exemption) Whims Insurance			
UNEMPLOYMENT INSURANCE AGENCY EMPLOYER ACCOUNT NUMBER (or reason for exemption) 0022346			

III. Construction Documents Required

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

Construction Documents Required:

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

IV. Project Description

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

Work Description: Demolishing 1100 sqft single family home and detached garage.

V. Signature

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

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

SIGNATURE OF APPLICANT 	TYPE OR PRINT Kevin Gitter on behalf of KBJ Group LLC	DATE 10/18/24
SIGNATURE OF OWNER (Required) 	TYPE OR PRINT Kevin Gitter on behalf of KBJ Group LLC	DATE 10/18/24
SIGNATURE OF OWNER'S AGENT (Permit holder)	TYPE OR PRINT	DATE

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

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

VI. Department Use Only

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

VII. Department Use Only**APPROVAL SIGNATURE**

TITLE	DATE
-------	------







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OCT 23 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>

CITY OF BIRMINGHAM
COMMUNITY DEVELOPMENT DEPT.

Permit # P024-0086Fax: 248-530-1290 / www.bhamgov.orgProject # JDSF24-0045**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 <u>11673 Hazel</u>		PROPERTY IDENTIFICATION NUMBER (SIDWELL NO.)	
		LOT NUMBER	
II. Applicant / Project Contact Information			
A. Applicant			
NAME <u>Live Well Custom Homes</u>		ADDRESS <u>626 E 4th Street</u>	
CITY <u>Royal Oak</u>	STATE <u>MI</u>	ZIP CODE <u>48067</u>	TELEPHONE NUMBER (Include Area Code) <u>248 677-8484</u>
CELL PHONE NUMBER (Include Area Code)	FAX NUMBER (Include Area Code)	EMAIL ADDRESS <u>rick@rcmgroups.com</u>	
B. Owner or Lessee			
NAME <u>Smk673 LLC</u>		ADDRESS <u>626 E 4th Street</u>	
CITY <u>Royal Oak</u>	STATE <u>MI</u>	ZIP CODE <u>48067</u>	TELEPHONE NUMBER (Include Area Code) <u>248 677 8484</u>
CELL PHONE NUMBER (Include Area Code)	FAX NUMBER (Include Area Code)	EMAIL ADDRESS <u>rick@rcmgroups.com</u>	
C. Architect or Engineer			
NAME <u>DAS</u>		ADDRESS <u>7341 Triangle Dr</u>	
CITY <u>Sterling Heights</u>	STATE <u>MI</u>	ZIP CODE <u>48314</u>	TELEPHONE NUMBER (Include Area Code) <u>586 803 1410</u>
CELL PHONE NUMBER (Include Area Code)	FAX NUMBER (Include Area Code)	EMAIL ADDRESS	
LICENSE NUMBER		EXPIRATION DATE	
D. Contractor			
NAME <u>Live Well Custom Homes</u>		ADDRESS <u>626 E 4th Street</u>	
CITY <u>Royal Oak</u>	STATE <u>MI</u>	ZIP CODE <u>48067</u>	TELEPHONE NUMBER (Include Area Code) <u>248 677 8484</u>
CELL PHONE NUMBER (Include Area Code)	FAX NUMBER (Include Area Code)	EMAIL ADDRESS <u>rick@rcmgroups.com</u>	
INDIVIDUAL BUILDER'S LICENSE NUMBER		EXPIRATION DATE	
COMPANY BUILDER'S LICENSE NUMBER <u>210219 8565</u>		EXPIRATION DATE <u>5/31/2025</u>	
FEDERAL EMPLOYER ID NUMBER (or reason for exemption) <u>27-2803385</u>			
WORKERS COMP INSURANCE CARRIER (or reason for exemption) <u>Frankenmuth</u>			
UNEMPLOYMENT INSURANCE AGENCY EMPLOYER ACCOUNT NUMBER (or reason for exemption) <u>1639014</u>			

III. Construction Documents Required

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

Construction Documents Required:

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

IV. Project Description

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

Work Description:

demo house

V. Signature

I HEREBY CERTIFY THAT THE PROPOSED WORK IS AUTHORIZED BY THE OWNER OF RECORD AND THAT I HAVE BEEN AUTHORIZED BY THE OWNER TO MAKE THIS APPLICATION AS HIS/HER AUTHORIZED AGENT, AND WE AGREE TO CONFORM TO ALL APPLICABLE LAWS OF THE STATE OF MICHIGAN. ALL INFORMATION SUBMITTED ON THIS APPLICATION IS ACCURATE TO THE BEST OF MY KNOWLEDGE.

**BY PROVIDING YOUR EMAIL TO THE CITY, YOU AGREE TO RECEIVE NEWS AND NOTIFICATIONS FROM THE CITY. IF YOU DO NOT WISH TO RECEIVE THESE MESSAGES, YOU MAY UNSUBSCRIBE AT ANY TIME.

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

SIGNATURE OF APPLICANT

TYPE OR PRINT

DATE

SIGNATURE OF OWNER (Required)

TYPE OR PRINT

DATE

SIGNATURE OF OWNER'S AGENT (Permit holder)

TYPE OR PRINT

DATE

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

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

VI. Department Use Only

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

VII. Department Use Only**APPROVAL SIGNATURE**

TITLE

DATE











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

Inspection Requests: www.bsaonline.com

Applicant:

MILFORD CONTRACTING
12805 ELK RUN PARKWAY
HOLLY MI 48442

Status: HOLD (FEE)

DEMOLITION ONLINE

DEMO SINGLE FAMILY

Permit Number:

PD24-0088
JDSF24-0044

Applied: 11/06/2024

Issued:

Expires:

Finalized:

LOCATION	OWNER	CONTRACTOR
0 252 LINDEN RD 08-19-35-227-039 Zoning District: Special District:	CHADDSFORD ACQUISITIONS LLC 490 LAKESIDE DR BIRMINGHAM MI 48009-3825 Phone: Fax: brandywineconstruction@gmail.com	MILFORD CONTRACTING 12805 ELK RUN PARKWAY HOLLY MI 48442 Phone: (517) 610 4893 Email: NATALIE@MILFORDC

Work Description: Demolish existing home and garage

Stipulations:

Primary Constructions Type:

Primary Zoning District:

Primary Use Group:

Project: JDSF24-0044

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: 11/06/2024







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)	☒	☐