



**AGENDA**  
**BIRMINGHAM HISTORIC DISTRICT COMMISSION**  
**WEDNESDAY – JANUARY 15, 2025**  
**BIRMINGHAM CITY HALL, 151 MARTIN ST., COMMISSION ROOM #205**  
**\*\*\*\*\* 7:00 PM\*\*\*\*\***

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- 1) Roll Call
- 2) Approval of the HDC Minutes of [December 4, 2024](#)
- 3) Courtesy Review
- 4) Historic Design Review
- 5) Sign Review
- 6) Study Session
  - A. [Historic Preservation Master Plan](#)
- 7) Miscellaneous Business and Communication
  - A. Pre-Application Discussions
  - B. Draft Agenda
    1. [February 5, 2025](#)
  - 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 December 4, 2024**

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

Minutes of the regular meeting of the Historic District Commission ("HDC") held December 4, 2024. The meeting was called to order at 7:00 p.m.

**1) Roll Call**

**Present:** Chair Dustin Kolo, Vice Chair Keith Deyer; Board Members Timothy Collins, Gigi Debbrecht; Alternate Board Member Steven Lemberg

**Absent:** Board Members Patricia Lang, Natalia Dukas, Michael Willoughby; Alternate Board Member Mary Jaye

**Staff:** Planning Director Dupuis; City Transcriptionist Eichenhorn

**2) Approval of the HDC Minutes of November 20, 2024**

**12-20-24**

**Motion by Deyer**

**Seconded by Debbrecht to approve the HDC Minutes of November 20, 2024.**

**Motion carried, 6-0.**

VOICE VOTE

Yeas: Lemberg, Debbrecht, Collins, Kolo, Deyer

Nays: None

**4) Courtesy Review**

**5) Historic Design Review**

**6) Sign Review**

**7) Study Session**

**A. Historic Preservation Master Plan**

PD Dupuis explained the process of documenting the City's historic resources and answered informational questions from the HDC.

HDC members raised the following points during discussion:

- The King Argus house was an example of a historic property in excellent condition.
- If useful, information on lot or house size may be available.

**B. Wallace Frost Program**

PD Dupuis presented the letter co-written by him and VC Deyer, asked the HDC to familiarize themselves with the Wallace Frost documentation and answered informational questions from the HDC.

HDC members raised the following points during discussion:

- It would be appropriate to note in the letter that the historic designation of VC Deyer's home was done at the owners' request.
- The second paragraph mentions some available documentation. It would be helpful if that documentation were available on the City's website, and if a link to those documents could be provided in the letter.
- Michigan has documentation on how a homeowner might benefit from designating their historic property. Some of those benefits include appreciation in value, possible grants from the State for completing repair projects, and tax credits.
- The National Parks also has documentation on homeowner benefits of historic preservation.

## **8) Miscellaneous Business and Communication**

### **A. Pre-Application Discussion**

### **B. Draft Agenda**

### **C. Staff Reports**

#### **1. Administrative Sign Approvals**

#### **2. Administrative Approvals**

#### **3. Demolitions**

#### **4. Action List**

### **D. Communications**

## **8) Adjournment**

No further business being evident, the HDC motioned to adjourn at 7:28 p.m.



Nick Dupuis, Planning Director



Laura Eichenhorn, City Transcriptionist



## MEMORANDUM

Planning Department

**DATE:** January 15, 2025

**TO:** Historic District Commission Members

**FROM:** Nicholas Dupuis, Planning Director

**SUBJECT:** Historic Preservation Master Plan - Outline

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On December 4, 2024 ([Agenda](#)), the Historic District Commission held a study session at which HDC members were given assignments to collect data on the existing stock of designated historic resources in the City. This data, along with past and current survey data, Geographic Information (GIS) mapping analyses and historical data will be used to form the backbone of the future Historic Preservation Master Plan.

At this time, and while data is continuously being gathered, the Planning Department is seeking approval of a general outline for the HPMP so that work may commence on certain portions of the plan before the bulk of public engagement and interaction commences in the spring/summer of 2025. Please see the following draft outline for review:

*(This space intentionally left blank)*

## **Historic Preservation Master Plan – Draft Table of Contents**

- Executive Summary
  - Vision & Goals
  - Summary of Actions
- Introduction
  - Birmingham Context
  - History of Preservation
  - Preservation Organizations (SHPO/CLG, NPS, DOI, MHPN)
  - Historic Design Guidelines
  - Relationship of HPMP to Birmingham Plan 2040, Birmingham Green
- Data and Inventory
  - Mapping
  - High-Level Descriptions of Districts/Resources
  - Public Engagement Summary
- Historical Designation
  - Process of Designation & Standards
  - National Register of Historic Places
- Action Plan
  - Education
  - Designation
  - Sustainability
  - Policy
  - Benefits
- Conclusion
- Glossary
- Appendix
  - Condition Assessments
  - Survey Results



Historic Preservation Master Plan  
Project Schedule  
DRAFT: 1/15/25

|                                         | 2024 |     |     |     |     |     | 2025 |     |     |     |     |     |     |     |     |     |     |     |
|-----------------------------------------|------|-----|-----|-----|-----|-----|------|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|
| Meeting/Event                           | JUL  | AUG | SEP | OCT | NOV | DEC | JAN  | FEB | MAR | APR | MAY | JUN | JUL | AUG | SEP | OCT | NOV | DEC |
| Presentation @ NEXT - July 30           | ✓    |     |     |     |     |     |      |     |     |     |     |     |     |     |     |     |     |     |
| Community Survey #1 - Close             |      | ✓   |     |     |     |     |      |     |     |     |     |     |     |     |     |     |     |     |
| September 18 – HDC                      |      |     | ✓   |     |     |     |      |     |     |     |     |     |     |     |     |     |     |     |
| -                                       |      |     |     | -   |     |     |      |     |     |     |     |     |     |     |     |     |     |     |
| November 6 - HDC                        |      |     |     |     | ✓   |     |      |     |     |     |     |     |     |     |     |     |     |     |
| December 4 - HDC                        |      |     |     |     |     | ✓   |      |     |     |     |     |     |     |     |     |     |     |     |
| January 15 - HDC                        |      |     |     |     |     |     | ✓    |     |     |     |     |     |     |     |     |     |     |     |
| February 19 - HDC                       |      |     |     |     |     |     |      | x   |     |     |     |     |     |     |     |     |     |     |
| Community Survey #2 - Open              |      |     |     |     |     |     |      | x   |     |     |     |     |     |     |     |     |     |     |
| March 19 - HDC                          |      |     |     |     |     |     |      |     | x   |     |     |     |     |     |     |     |     |     |
| 25% Draft                               |      |     |     |     |     |     |      |     |     | x   |     |     |     |     |     |     |     |     |
| April 16 - HDC                          |      |     |     |     |     |     |      |     |     | x   |     |     |     |     |     |     |     |     |
| DPS Open House                          |      |     |     |     |     |     |      |     |     |     | x   |     |     |     |     |     |     |     |
| May 21 - HDC                            |      |     |     |     |     |     |      |     |     |     | x   |     |     |     |     |     |     |     |
| Community Survey #2 - Close             |      |     |     |     |     |     |      |     |     |     |     | x   |     |     |     |     |     |     |
| June 18 - HDC                           |      |     |     |     |     |     |      |     |     |     |     | x   |     |     |     |     |     |     |
| 50 % Draft                              |      |     |     |     |     |     |      |     |     |     |     | x   |     |     |     |     |     |     |
| Historic Property Owner Round Tables    |      |     |     |     |     |     |      |     |     |     |     | x   | x   |     |     |     |     |     |
| July 16 - HDC                           |      |     |     |     |     |     |      |     |     |     |     |     | x   |     |     |     |     |     |
| July 23 – Joint HDC & Planning Board    |      |     |     |     |     |     |      |     |     |     |     |     | x   |     |     |     |     |     |
| August 20 - HDC                         |      |     |     |     |     |     |      |     |     |     |     |     |     | x   |     |     |     |     |
| September 17 - HDC                      |      |     |     |     |     |     |      |     |     |     |     |     |     |     | x   |     |     |     |
| 75% Draft                               |      |     |     |     |     |     |      |     |     |     |     |     |     |     |     |     |     |     |
| October 15 - HDC                        |      |     |     |     |     |     |      |     |     |     |     |     |     |     |     | x   |     |     |
| November 19 - HDC (Recommendation)      |      |     |     |     |     |     |      |     |     |     |     |     |     |     |     |     | x   |     |
| December 9 – City Commission (Adoption) |      |     |     |     |     |     |      |     |     |     |     |     |     |     |     |     |     | x   |

Ongoing Activities

|                      |  |  |  |  |  |   |  |   |  |   |   |   |  |  |   |  |  |  |
|----------------------|--|--|--|--|--|---|--|---|--|---|---|---|--|--|---|--|--|--|
| Around Town E-News   |  |  |  |  |  | x |  | x |  | x | x | x |  |  | x |  |  |  |
| Birmingham Beat News |  |  |  |  |  |   |  |   |  |   | x |   |  |  |   |  |  |  |
| Social Media         |  |  |  |  |  |   |  |   |  |   |   |   |  |  |   |  |  |  |
| Misc. Publications   |  |  |  |  |  |   |  |   |  |   |   |   |  |  |   |  |  |  |

Key

|                    |              |                |                                    |
|--------------------|--------------|----------------|------------------------------------|
| Public Engagements | ✓ (Complete) | x (Incomplete) | HDC – Historic District Commission |
|--------------------|--------------|----------------|------------------------------------|



**AGENDA**  
**BIRMINGHAM HISTORIC DISTRICT COMMISSION**  
**WEDNESDAY – FEBRUARY 5, 2025**  
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Community Development Department  
151 Martin Street  
Birmingham, MI 48012-3001  
(248) 530-1850

Inspection Requests: [www.bsaonline.com](http://www.bsaonline.com)

**Applicant:**

LYNCH CUSTOM HOMES  
24395 NANTUCKET  
NOVI MI 48374

**Status:** HOLD (FEE)

**DEMOLITION ONLINE**

**DEMO SINGLE FAMILY**

Permit Number:

**PD24-0098**  
JDSF24-0023

Applied: 12/09/2024

Issued:

Expires:

Finalized:

| LOCATION                                                                          | OWNER                                                                                                          | CONTRACTOR                                                                                                      |
|-----------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------|
| 0 1626 MARYLAND BLVD<br>08-19-36-307-026<br>Zoning District:<br>Special District: | DJL3 LLC<br>24395 NANTUCKET DR<br>NOVI MI 48374-2841<br>Phone: (248) 361 8226<br>Fax: dan@lynchcustomhomes.com | LYNCH CUSTOM HOMES<br>24395 NANTUCKET<br>NOVI MI 48374<br>Phone: (248) 361 8226<br>Email: dan@lynchcustomhomes. |

**Work Description:** Demolish Single Family Home and Detached Garage

**Stipulations:**

Primary Constructions Type:

Primary Zoning District:

Primary Use Group:

Project: JDSF24-0023

| 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:** 12/09/2024











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

Inspection Requests: [www.bsaonline.com](http://www.bsaonline.com)

**Applicant:**

LYNCH CUSTOM HOMES  
24395 NANTUCKET  
NOVI MI 48374

**Status:** HOLD (FEE)

**DEMOLITION ONLINE**

**DEMO SINGLE FAMILY**

Permit Number:

PD24-0097  
JDSF24-0014

Applied: 12/09/2024

Issued:

Expires:

Finalled:

| LOCATION                                                                         | OWNER                                                                  | CONTRACTOR                                                                                                      |
|----------------------------------------------------------------------------------|------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------|
| 0 1932 SHIPMAN BLVD<br>08-19-36-351-027<br>Zoning District:<br>Special District: | DJL3 LLC<br>24395 NANTUCKET DR<br>NOVI MI 48374-2841<br>Phone:<br>Fax: | LYNCH CUSTOM HOMES<br>24395 NANTUCKET<br>NOVI MI 48374<br>Phone: (248) 361 8226<br>Email: dan@lynchcustomhomes. |

**Work Description:** Demolish Single Family Home and Detached Garage

**Stipulations:**

Primary Constructions Type:

Primary Zoning District:

Primary Use Group:

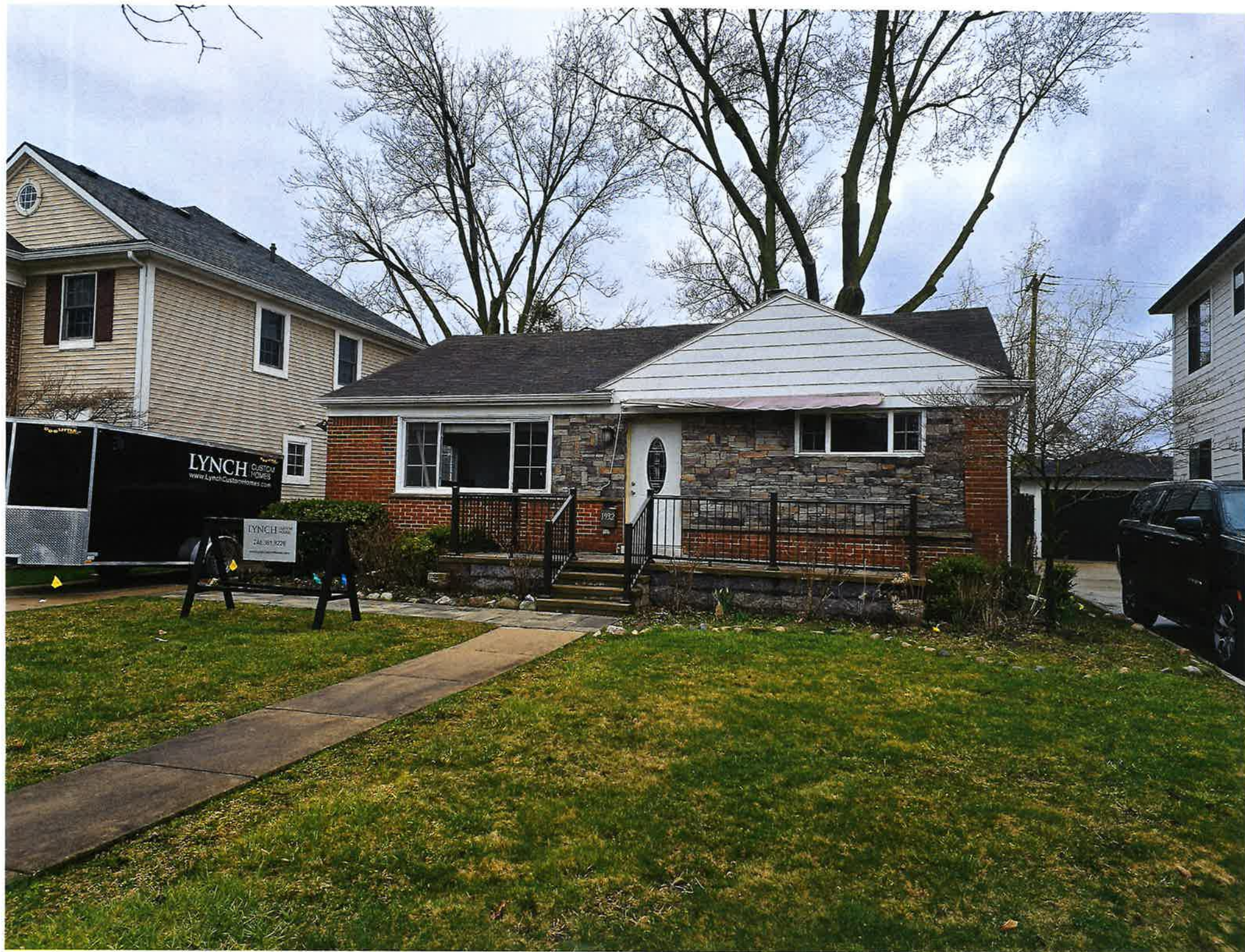
Project: JDSF24-0014

| 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:** 12/09/2024









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

Inspection Requests: [www.bsaonline.com](http://www.bsaonline.com)

**Applicant:**

IDEAL CUSTOM BUILDERS INC  
344 TILLBURY  
Bloomfield Hills MI 48301

**Status:** HOLD FOR

**DEMOLITION ONLINE**

**DEMO SINGLE FAMILY**

Permit Number:

**PD24-0101**  
JDSF24-0059

Applied: 12/20/2024

Issued:

Expires:

Finalized:

| LOCATION                                                                     | OWNER                                                                              | CONTRACTOR                                                                                                                   |
|------------------------------------------------------------------------------|------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------|
| 0 908 SMITH AVE<br>08-19-36-480-017<br>Zoning District:<br>Special District: | BR CUSTOM HOMES INC<br>908 SMITH AVE<br>BIRMINGHAM MI 48009-4709<br>Phone:<br>Fax: | IDEAL CUSTOM BUILDERS INC<br>344 TILLBURY<br>Bloomfield Hills MI 48301<br>Phone: (248) 425 0321<br>Email: potashbr@gmail.com |

**Work Description:** demo house and detached garage

**Stipulations:**

Primary Constructions Type:

Primary Zoning District:

Primary Use Group:

Project: JDSF24-0059

| 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:                     |                  |           | 202.00     |
| Balance Due:                     |                  |           | 0.00       |



**Building Official Approval:** \_\_\_\_\_

**Date:** 01/07/2025









**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](http://www.bhamgov.org)

**JDS#23-0044**  
Project # \_\_\_\_\_

Permit # \_\_\_\_\_

**PD24-0089**

**APPLICATION FOR DEMOLITION PERMIT**

|                                                                                                                                                                                                                                       |                                |                                                 |                                                             |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------|-------------------------------------------------|-------------------------------------------------------------|
| <b>I. Project Type / Location</b>                                                                                                                                                                                                     |                                |                                                 |                                                             |
| <input type="checkbox"/> HOUSE <input type="checkbox"/> HOUSE AND ATTACHED GARAGE <input checked="" type="checkbox"/> HOUSE AND DETACHED GARAGE <input type="checkbox"/> DETACHED GARAGE <input type="checkbox"/> COMMERCIAL BUILDING |                                |                                                 |                                                             |
| <input type="checkbox"/> EXTERIOR <input type="checkbox"/> INTERIOR NON-LOAD BEARING <input type="checkbox"/> SHED <input type="checkbox"/> OTHER _____                                                                               |                                |                                                 |                                                             |
| ADDRESS<br><b>1594 Villa</b>                                                                                                                                                                                                          |                                | PROPERTY IDENTIFICATION NUMBER (SIDWELL NO.)    | LOT NUMBER                                                  |
| <b>II. Applicant / Project Contact Information</b>                                                                                                                                                                                    |                                |                                                 |                                                             |
| <b>A. Applicant</b>                                                                                                                                                                                                                   |                                |                                                 |                                                             |
| NAME<br><b>Alimoff Building</b>                                                                                                                                                                                                       |                                | ADDRESS<br><b>P.O. Box 281</b>                  |                                                             |
| CITY<br><b>Birmingham</b>                                                                                                                                                                                                             | STATE<br><b>MI</b>             | ZIP CODE<br><b>48012</b>                        | TELEPHONE NUMBER (Include Area Code)<br><b>248-775 1111</b> |
| CELL PHONE NUMBER (Include Area Code)                                                                                                                                                                                                 | FAX NUMBER (Include Area Code) | EMAIL ADDRESS<br><b>-alimoffhomes@gmail.com</b> |                                                             |
| <b>B. Owner or Lessee</b>                                                                                                                                                                                                             |                                |                                                 |                                                             |
| NAME<br><b>AB Homes LLC</b>                                                                                                                                                                                                           |                                | ADDRESS<br><b>Same - 11 -</b>                   |                                                             |
| CITY                                                                                                                                                                                                                                  | STATE                          | ZIP CODE                                        | TELEPHONE NUMBER (Include Area Code)                        |
| CELL PHONE NUMBER (Include Area Code)                                                                                                                                                                                                 | FAX NUMBER (Include Area Code) | EMAIL ADDRESS*                                  |                                                             |
| <b>Architect or Engineer</b>                                                                                                                                                                                                          |                                |                                                 |                                                             |
| 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                                 |                                                             |
| <b>D. Contractor</b>                                                                                                                                                                                                                  |                                |                                                 |                                                             |
| NAME<br><b>Alimoff Building</b>                                                                                                                                                                                                       |                                | ADDRESS<br><b>Same - 11 -</b>                   |                                                             |
| 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)                                                                                                                                                       |                                |                                                 |                                                             |







**Historic District Commission Action List – 2024**

| <b>Historic District Commission</b>     | <b>Quarter Goals</b>               | <b>In Progress</b>                  | <b>Complete</b>          |
|-----------------------------------------|------------------------------------|-------------------------------------|--------------------------|
| Historic District Ordinance Enforcement | 1 <sup>st</sup> (January-March)    | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Historic Plaques & Bates St. Signage    | 2 <sup>nd</sup> (April-June)       | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| HDC Training                            | 3 <sup>rd</sup> (July-September)   | <input type="checkbox"/>            | <input type="checkbox"/> |
| Historic Preservation Master Plan       | 4 <sup>th</sup> (October-December) | <input checked="" type="checkbox"/> | <input type="checkbox"/> |