



AGENDA
BIRMINGHAM HISTORIC DISTRICT COMMISSION
WEDNESDAY – FEBRUARY 19, 2025
BIRMINGHAM CITY HALL, 151 MARTIN ST., COMMISSION ROOM #205
******* 7:00 PM*******

- 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](#)**
 - B. [Historic Plaques](#)**
- 7) Miscellaneous Business and Communication**
 - A. Pre-Application Discussions**
 - B. Draft Agenda**
 - 1. [March 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

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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: February 19, 2025

TO: Historic District Commission Members

FROM: Nicholas Dupuis, Planning Director

SUBJECT: Historic Preservation Master Plan - Outline

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



	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



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 - B. **Historic Plaques**
 - C. **Wallace Frost Program**
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Community Development Department
151 Martin Street
Birmingham, MI 48012-3001
(248) 530-1850

Inspection Requests: www.bsaonline.com

Applicant:

C.R. ENTERPRISES LLC
3125 TRUMBALL ST
Detroit MI 48216

Status: HOLD (FEE)

Demolition

DEMO SINGLE FAMILY

Permit Number:

PD25-0002
JDSF24-0060

Applied: 01/10/2025

Issued:

Expires:

Finalized:

LOCATION	OWNER	CONTRACTOR
0 1840 HOLLAND AVE 08-20-31-178-020 Zoning District: Special District:	C.R. ENTERPRISES LLC 3125 TRUMBALL ST Detroit MI 48216 Phone: (248) 376 4615 Fax: Chadrivait@gmail.com	Phone: (248) 376 4615 Email:

Work Description: Demo existing single-family home and build new

Stipulations:

Primary Constructions Type:

Primary Zoning District:

Primary Use Group:

Project: JDSF24-0060

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: 01/10/2025







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

Inspection Requests: www.bsaonline.com

Applicant:

ARMANDO GIUSEPPE INC
3675 W. Tienken Rd.
Rochester MI 48306

Status: HOLD (FEE)

Demolition

DEMO SINGLE FAMILY

Permit Number:

PD25-0001
JDSF24-0057

Applied: 01/08/2025

Issued:

Expires:

Finalized:

LOCATION	OWNER	CONTRACTOR
0 1500 VILLA RD 08-20-31-103-021 Zoning District: Special District:	ROESER, WILLIAM TODD 6801 PARK LAKE DR CLARKSTON MI 48346-1544 Phone: (313) 319 5768 Fax: toddroeser@yahoo.com	ARMANDO GIUSEPPE INC 3675 W. Tienken Rd. Rochester MI 48306 Phone: (248) 830 6679 Email: agdesignbuildinc@gmail.

Work Description: Demolition of existing home with detached garage

Stipulations:

Primary Construction Type:

Primary Zoning District:

Primary Use Group:

Project: JDSF24-0057

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: 01/08/2025









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 # PD25-0006

RECEIVED

JAN 22 2025

City of Birmingham
 Project # JDSE 24-0005
 Community Development Department

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>611 WATKINS</u>		PROPERTY IDENTIFICATION NUMBER (SIDWELL NO.) <u>19-36-152-032</u>	LOT NUMBER <u>32</u>
II. Applicant / Project Contact Information			
A. Applicant			
NAME <u>FORCE Building Co.</u>		ADDRESS <u>557 Henrietta St.</u>	
CITY <u>Birmingham</u>	STATE <u>MI</u>	ZIP CODE <u>48009</u>	TELEPHONE NUMBER (Include Area Code) Cell <u>248-420-9968</u>
CELL PHONE NUMBER (Include Area Code) <u>248-420-9968</u>	FAX NUMBER (Include Area Code) <u>248-644-1812</u>	EMAIL ADDRESS <u>forcebuildingco@gmail.com</u>	
B. Owner or Lessee			
NAME <u>Heather Case</u>		ADDRESS <u>611 WATKINS</u>	
CITY <u>Birmingham</u>	STATE <u>MI</u>	ZIP CODE <u>48009</u>	TELEPHONE NUMBER (Include Area Code) Cell <u>248-379-1420</u>
CELL PHONE NUMBER (Include Area Code) <u>248-379-1420</u>	FAX NUMBER (Include Area Code)	EMAIL ADDRESS <u>heathercase04@gmail.com</u>	
C. Architect or Engineer			
NAME <u>MARTINI-SAMARTINO DESIGN GROUP</u>		ADDRESS <u>920 E. LONG LAKE RD</u>	
CITY <u>Troy</u>	STATE <u>MI</u>	ZIP CODE <u>48065</u>	TELEPHONE NUMBER (Include Area Code)
CELL PHONE NUMBER (Include Area Code) <u>248-524-0445</u>	FAX NUMBER (Include Area Code)	EMAIL ADDRESS <u>ddemartinis@martinisamartino.com</u>	
LICENSE NUMBER <u>2102219708</u>		EXPIRATION DATE <u>5/31/2027</u>	
D. Contractor			
NAME <u>FORCE Building Company</u>		ADDRESS <u>557 Henrietta St</u>	
CITY <u>Birmingham</u>	STATE <u>MI</u>	ZIP CODE <u>48009</u>	TELEPHONE NUMBER (Include Area Code) Cell <u>248-420-9968</u>
CELL PHONE NUMBER (Include Area Code) <u>248-420-9968</u>	FAX NUMBER (Include Area Code) <u>248-644-1812</u>	EMAIL ADDRESS <u>forcebuildingco@gmail.com</u>	
INDIVIDUAL BUILDERS LICENSE NUMBER		EXPIRATION DATE <u>5/31/2027</u>	
COMPANY BUILDERS LICENSE NUMBER <u>2102219708</u>		EXPIRATION DATE <u>5/31/2027</u>	
FEDERAL EMPLOYER ID NUMBER (or reason for exemption) <u>38-2540352</u>			
WORKERS COMP INSURANCE CARRIER (or reason for exemption) <u>None - No Employees</u>			
UNEMPLOYMENT INSURANCE AGENCY EMPLOYER ACCOUNT NUMBER (or reason for exemption) <u>10</u>			





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)	☒	☐