



AGENDA
BIRMINGHAM HISTORIC DISTRICT COMMISSION
WEDNESDAY – APRIL 2, 2025
BIRMINGHAM CITY HALL, 151 MARTIN ST., COMMISSION ROOM #205
******* 7:00 PM*******

- 1) Roll Call**
- 2) Approval of the HDC Minutes of [February 19, 2025](#)**
- 3) Courtesy Review**
- 4) Historic Design Review**
- 5) Sign Review**
- 6) Study Session**
 - A. [Historic Preservation Master Plan](#)**
 - B. [Historic Plaques](#)**
 - C. [Wallace Frost Program](#)**
- 7) Miscellaneous Business and Communication**
 - A. Pre-Application Discussions**
 - B. Draft Agenda**
 - 1. [April 16, 2025](#)**
 - C. Staff Reports**
 - 1. [Administrative Sign Approvals](#)**
 - 2. [Administrative Approvals](#)**
 - 3. [Demolitions](#)**
 - 4. [Action List 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.

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

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**Historic District Commission
Minutes Of February 19, 2025**

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

Minutes of the regular meeting of the Historic District Commission ("HDC") held February 19, 2025. The meeting was called to order at 7:00 p.m.

1) Roll Call

Present: Vice Chair Keith Deyer; Board Members Timothy Collins, Gigi Debbrecht, Michael Willoughby; Alternate Board Members Mary Jaye, Steven Lemberg

Absent: Chair Dustin Kolo; Board Members Patricia Lang, Natalia Dukas

Staff: Planning Director Dupuis; City Transcriptionist Eichenhorn

2) Nomination of Temporary Vice Chair

01-01-25

**Motion by Willoughby
Seconded by Debbrecht to nominate Mary Jaye.**

Motion carried, 6-0.

VOICE VOTE

Yeas: Jaye, Willoughby, Lemberg, Debbrecht, Collins, Deyer

Nays: None

3) Approval of the HDC Minutes of December 4, 2024

01-02-25

**Motion by Jaye
Seconded by Debbrecht to approve the December 4, 2024 minutes.**

Motion carried, 6-0.

VOICE VOTE

Yeas: Jaye, Willoughby, Lemberg, Debbrecht, Collins, Deyer

Nays: None

4) Courtesy Review

5) Historic Design Review

6) Sign Review

7) Study Session

A. Historic Preservation Master Plan

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

HDC members raised the following points during discussion:

- It is important to consider the different audiences for each aspect of the plan, and to write each aspect accordingly.
- The City's 2040 Master Plan was written in language accessible to the layperson, and this plan should likely follow that style.
- Including the homeowner requirements for historic designation can help reduce concerns and misinformation about the process.
- Additional information could also be available for homeowners that own houses built by architects of note.
- There is a lack of public understanding around the topic of historic preservation. A historic preservation public education process should occur before public opinions are solicited for the plan.
- A second survey could ask for people's general feelings on historic preservation, whether they personally would designate their home, and what incentives for historic preservation might be appealing.
- The survey should also ask whether the participant lives in a historic home, so responses can be filtered accordingly.
- It would be helpful if there were funds budgeted towards historic preservation signage or other publicity.

B. Historic Plaques

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

HDC members raised the following points during discussion:

- Including a bit more information on the heritage home plaques could be useful, so readers understand the significance.
- Including the year the building was built might be worthwhile.
- Announcing the plaques via the news, social media and/or other City communications would help raise awareness for historic preservation.
- Commercial historic signage could have more information than the signs intended for private homes.
- The plaques could possibly be ordered in bulk with the individual years added after the fact in order to conserve funds.
- Since there is a limited budget, installing the plaques one neighborhood at a time could be appropriate.
- Heritage home signs and designated historic home signs could be different shapes and/or different colors.
- Adding signage to older homes would raise awareness of historic preservation as well.
- This is a way to also recognize homeowners that put effort into preserving their older homes.
- The prior sign for the Bates Street Historic District could be installed, and feedback solicited.
- The historic district signage should be distinct from street signs.
- The house plaques should at least complement the proposed wayfinding signage designs.

- It would be nice to put up signs for the Bates Street Historic District the weekend of the Birmingham Hometown Parade.

8) Miscellaneous Business and Communication

HDC members raised the following points during discussion:

- Incredulity was expressed that residents liked the wayfinding signage.
- The wayfinding package's proposal for historic district signage has neither a historic feel nor any indication that it denotes a historic district.
- The wayfinding sign designs look like fast food chain signs.
- The points on the wayfinding signage do not feel sensitive or appropriate for a historic context.
- It was unfortunate that the overall wayfinding designs were approved.
- The wayfinding signage designs were 'hideous' and 'a tremendous waste of taxpayer dollars'.
- There should be an alternative design for the historic plaques and other signage, because this is an effort to distinguish historic from non-historic properties and areas.

- A. Pre-Application Discussion**
- B. Draft Agenda**
- C. Staff Reports**

It would be appropriate to bring proposed historic district signage to an upcoming meeting that does not resemble the points of the wayfinding designs.

- 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 8:03 p.m.



Nick Dupuis, Planning Director



Laura Eichenhorn, City Transcriptionist



MEMORANDUM

Planning Department

DATE: April 2, 2025

TO: Historic District Commission Members

FROM: Nicholas Dupuis, Planning Director

SUBJECT: Historic Preservation Master Plan – Outline (Final Draft)

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.

On February 19, 2025 ([Agenda](#)), Historic District Commission provided feedback to City Staff on the outline of the Historic Preservation Master Plan. At this time, the City has updated the proposed outline and incorporated the feedback received and is seeking formal 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 final draft outline for review:

(This space intentionally left blank)

HISTORIC PRESERVATION MASTER PLAN – FINAL DRAFT TABLE OF CONTENTS

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



Historic Preservation Master Plan
Project Schedule
DRAFT: 3/28/25

	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								✓										
March 19 - HDC									x									
Community Survey #2 - Open										x								
April 16 - HDC										x								
25% Draft										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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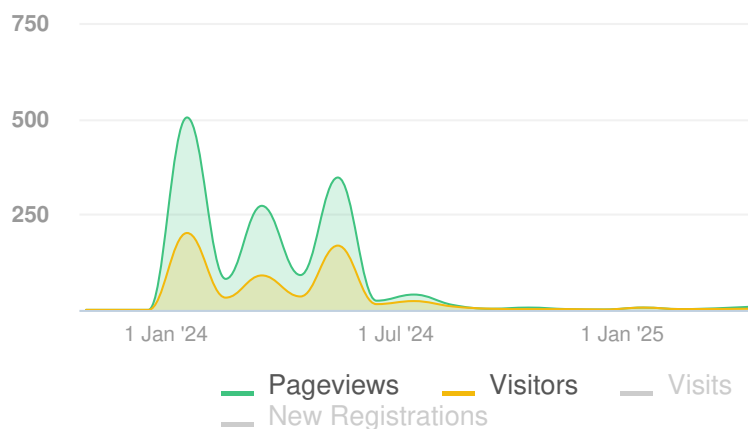
Project Report

29 April 2021 - 27 March 2025

Engage Birmingham Historic Preservation Master Plan



Visitors Summary

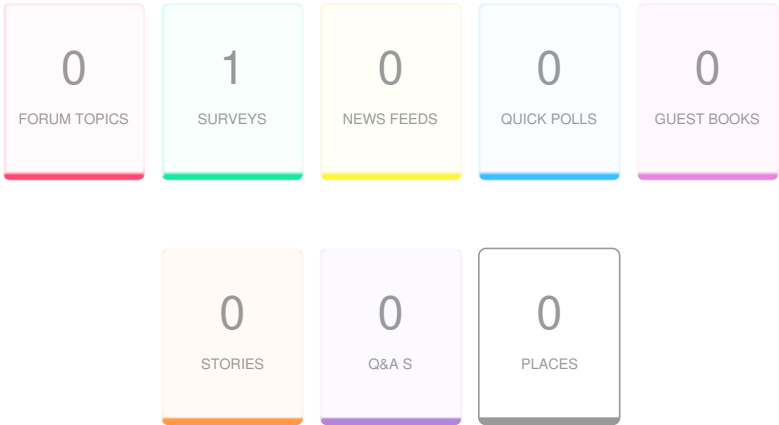


Highlights

TOTAL VISITS	MAX VISITORS PER DAY	
625	105	
NEW REGISTRATIONS		
27		
ENGAGED VISITORS	INFORMED VISITORS	AWARE VISITORS
201	300	540

Aware Participants	540	Engaged Participants	201		
Aware Actions Performed	Participants	Engaged Actions Performed	Registered	Unverified	Anonymous
Visited a Project or Tool Page	540				
Informed Participants	300	Contributed on Forums	0	0	0
Informed Actions Performed	Participants	Participated in Surveys	201	0	0
Viewed a video	0	Contributed to Newsfeeds	0	0	0
Viewed a photo	0	Participated in Quick Polls	0	0	0
Downloaded a document	0	Posted on Guestbooks	0	0	0
Visited the Key Dates page	0	Contributed to Stories	0	0	0
Visited an FAQ list Page	0	Asked Questions	0	0	0
Visited Instagram Page	0	Placed Pins on Places	0	0	0
Visited Multiple Project Pages	106	Contributed to Ideas	0	0	0
Contributed to a tool (engaged)	201				

ENGAGEMENT TOOLS SUMMARY



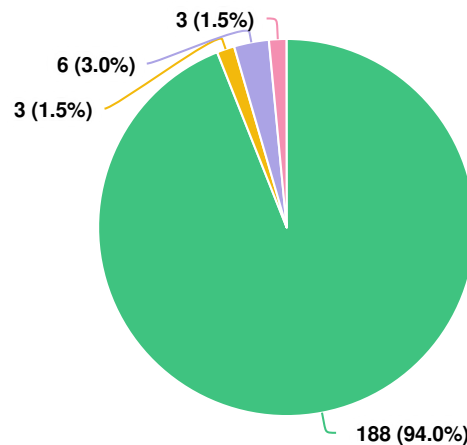
Tool Type	Engagement Tool Name	Tool Status	Visitors	Contributors		
				Registered	Unverified	Anonymous
Survey Tool	Historic Preservation Master Plan	Published	406	201	0	0

ENGAGEMENT TOOL: SURVEY TOOL

Historic Preservation Master Plan

Visitors	406	Contributors	201	CONTRIBUTIONS	201
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Do you believe historic preservation is a worthwhile goal?



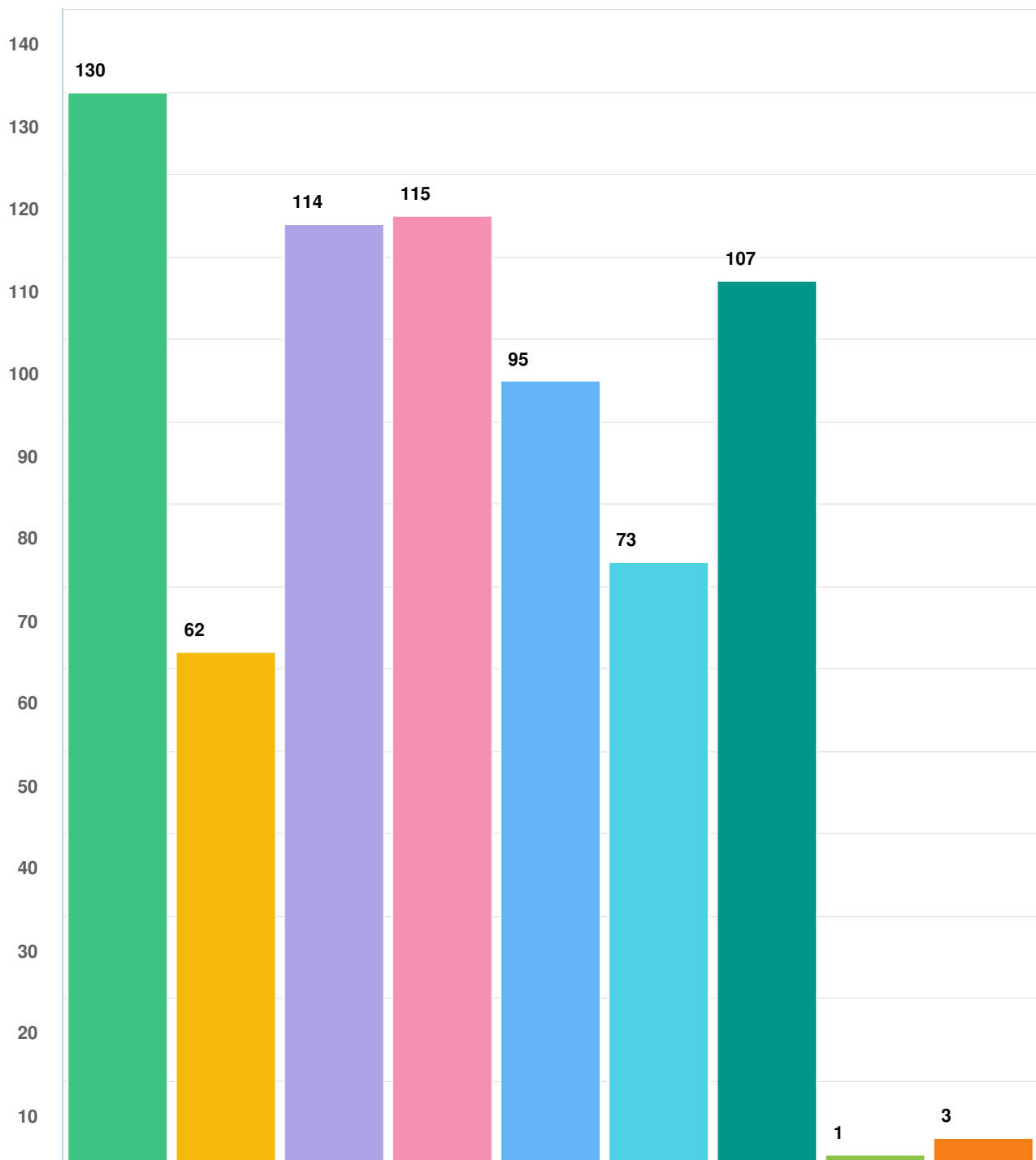
Question options

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

Optional question (200 response(s), 1 skipped)

Question type: Radio Button Question

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



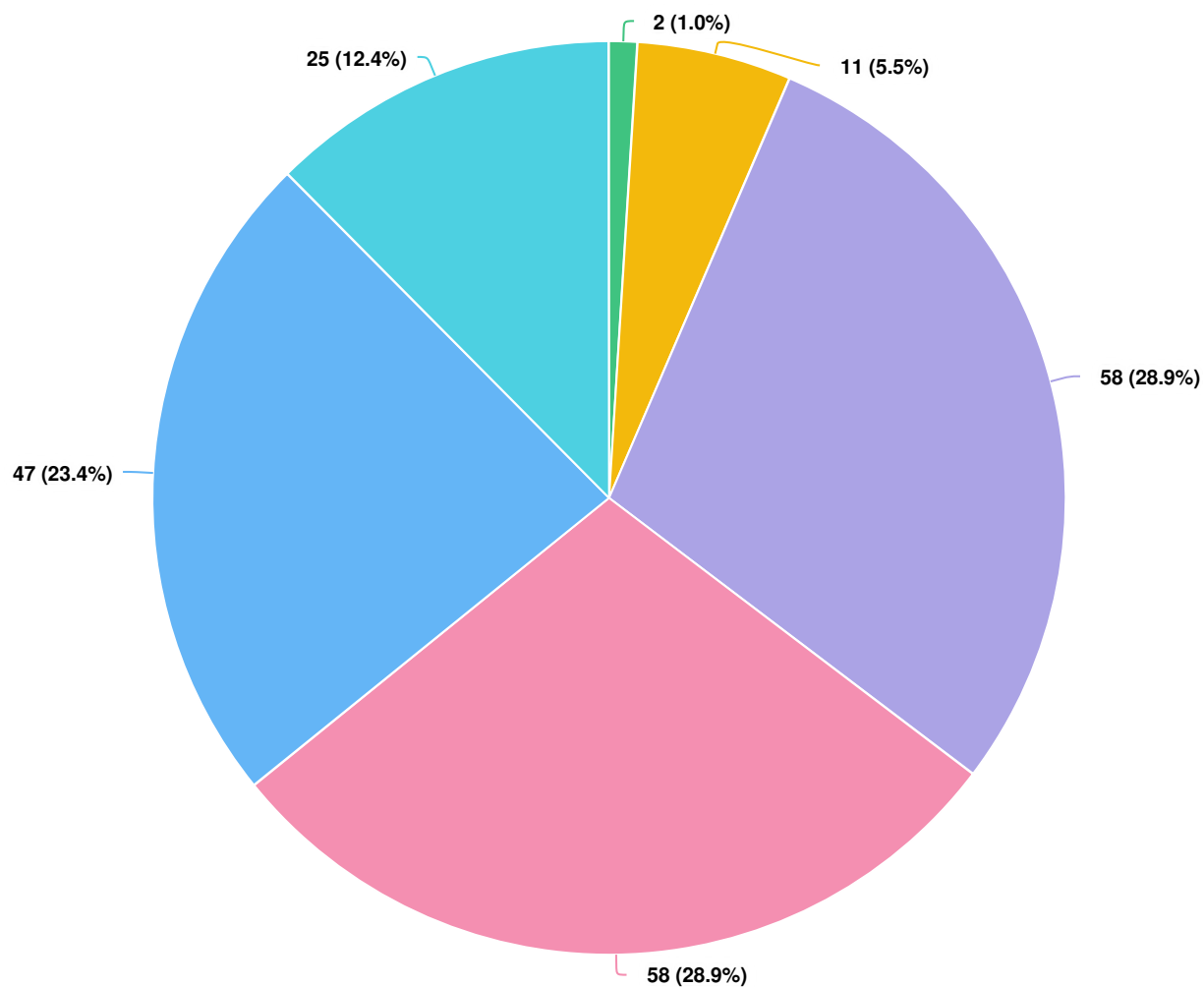
Question options

- Architecture/Engineering
 ● Location
 ● Age
 ● Historical Event
 ● Association with a Person
- Association with a Movement (Social, Political, etc.)
 ● All of the Above
 ● None of the Above
 ● Other (please specify)

Optional question (201 response(s), 0 skipped)

Question type: Checkbox Question

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



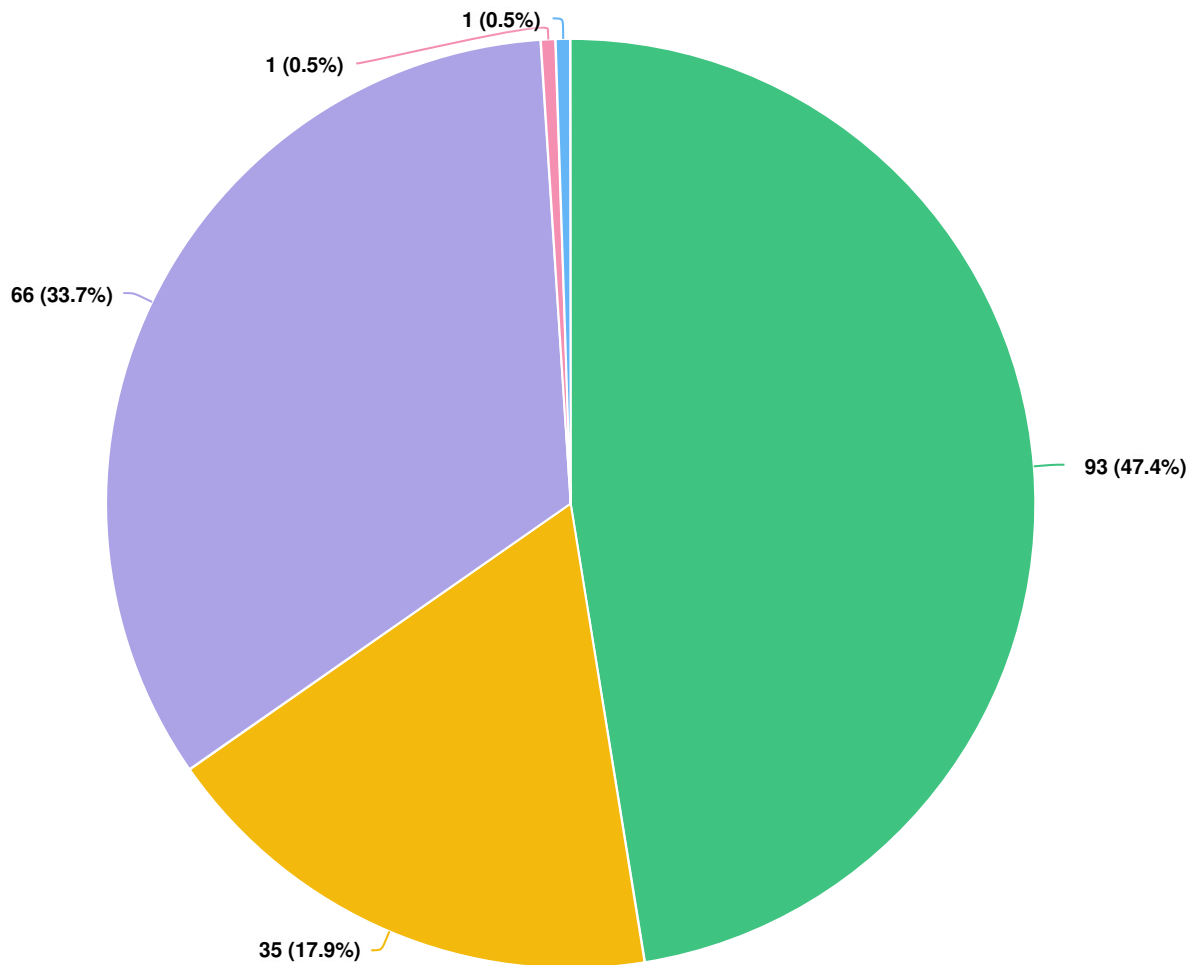
Question options

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

Optional question (201 response(s), 0 skipped)

Question type: Radio Button Question

The City of Birmingham has 82 historically designated buildings and/or sites within both contiguous and non-contiguous districts. Were you aware that Birmingham has historic districts and/or sites?



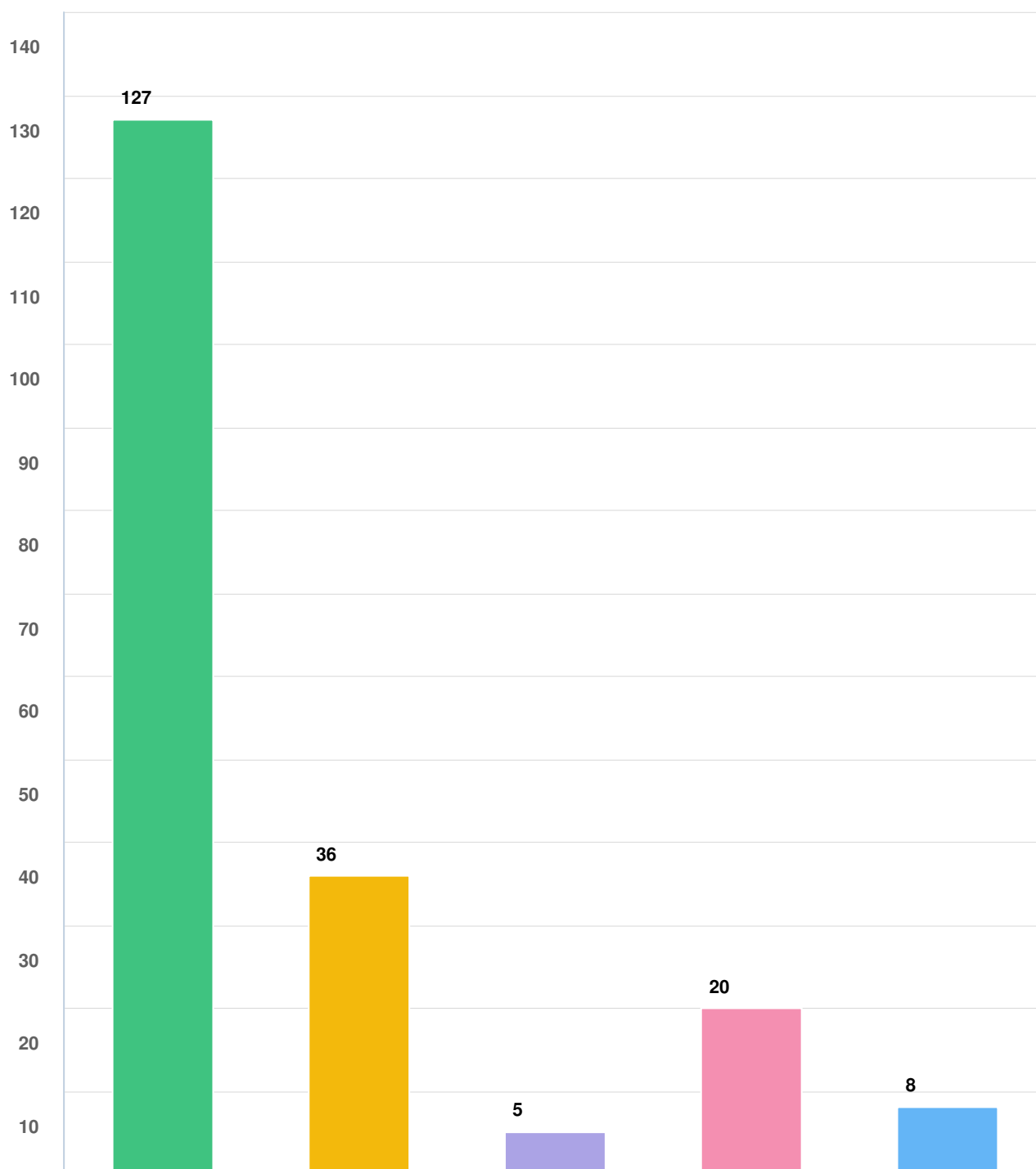
Question options

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

Optional question (196 response(s), 5 skipped)

Question type: Radio Button Question

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



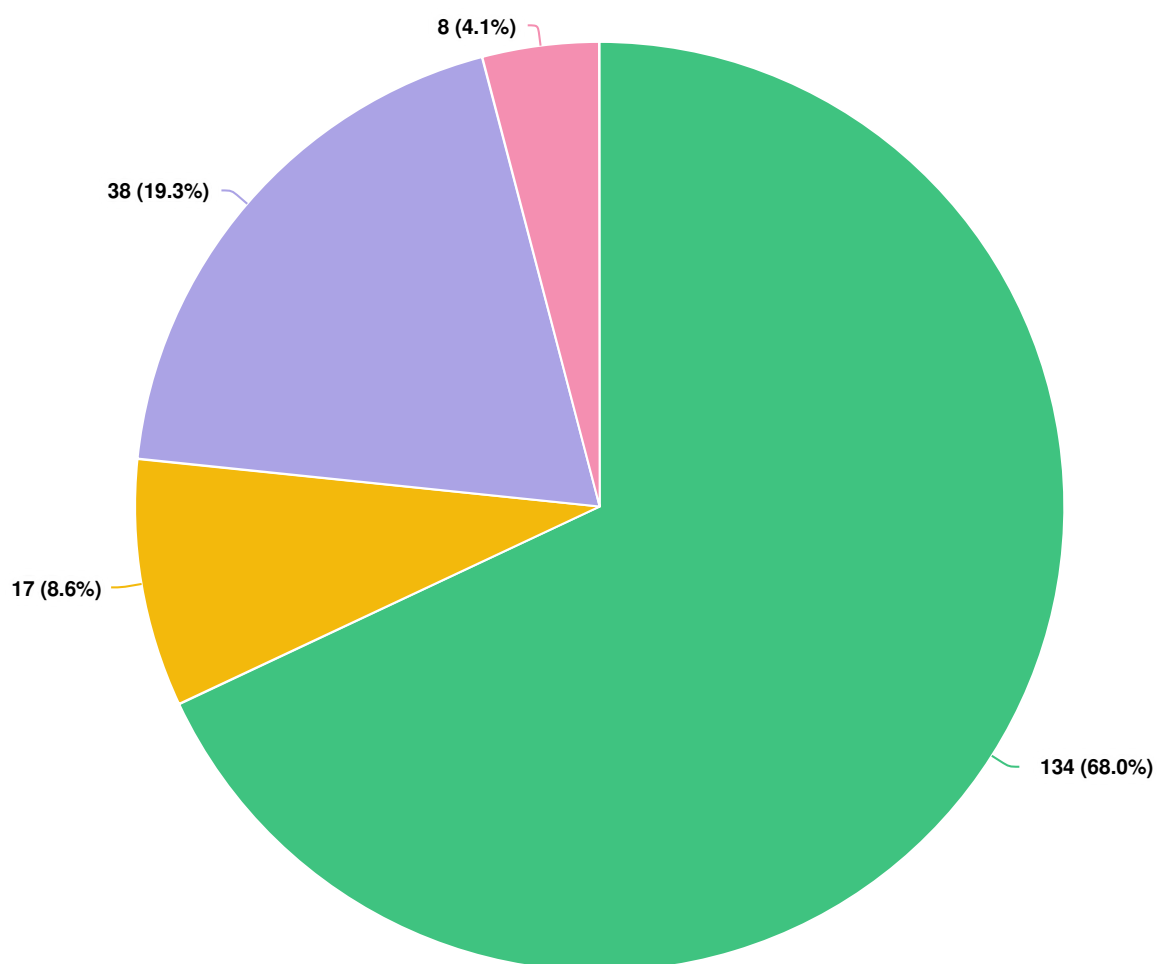
Question options

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

Optional question (196 response(s), 5 skipped)

Question type: Checkbox Question

In your opinion, are there other things besides buildings that the city should protect from a historic preservation standpoint such as sites, landscapes, or other objects?



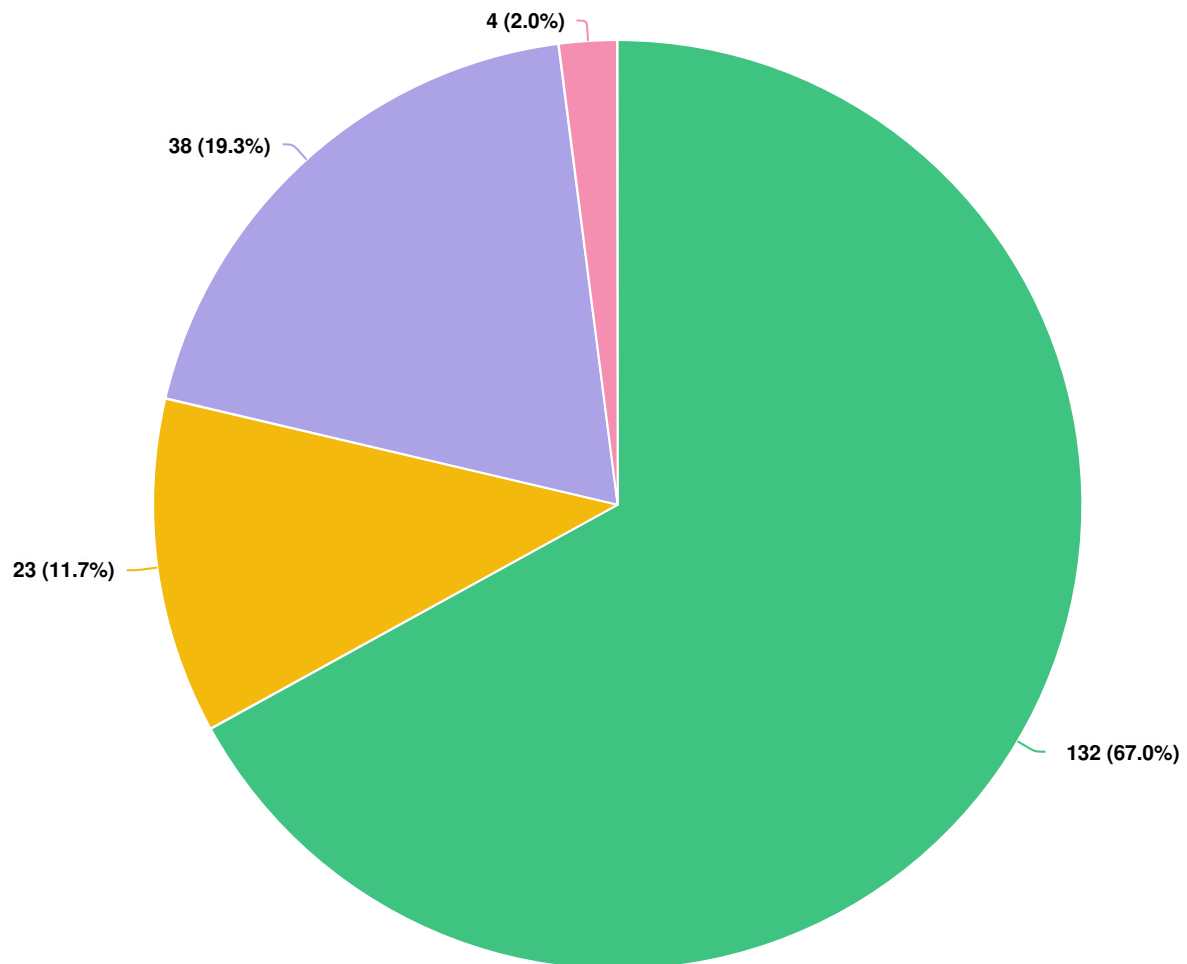
Question options

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

Optional question (197 response(s), 4 skipped)

Question type: Radio Button Question

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



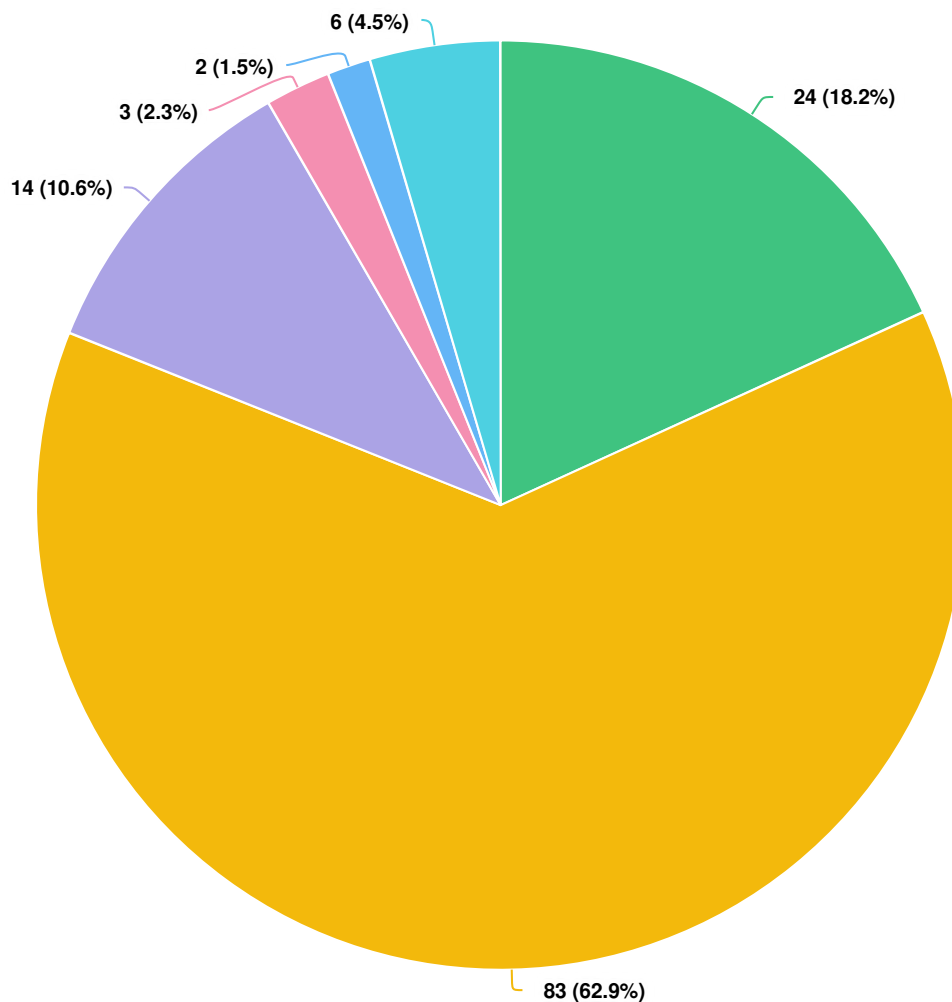
Question options

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

Optional question (197 response(s), 4 skipped)

Question type: Radio Button Question

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



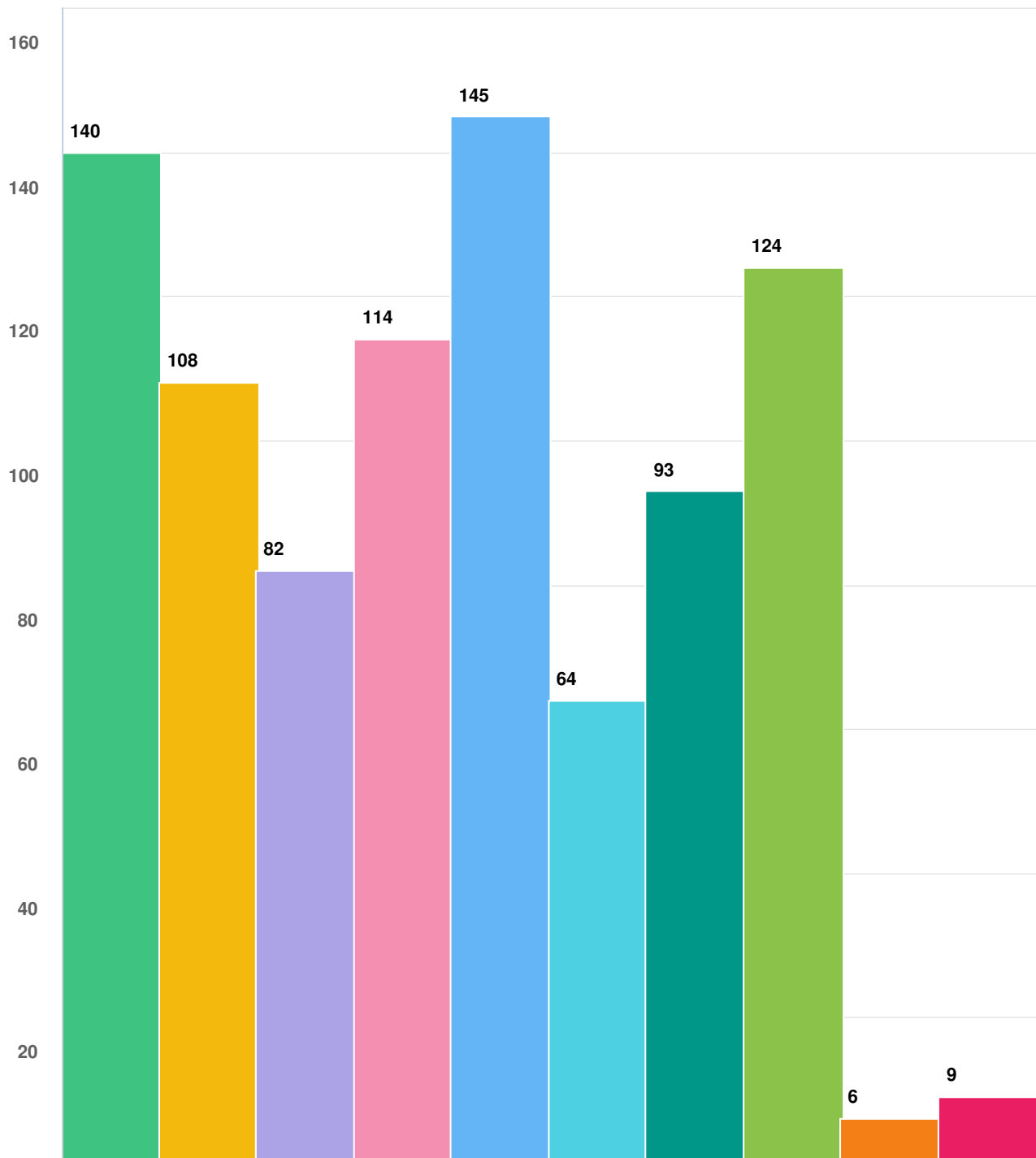
Question options

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

Optional question (132 response(s), 69 skipped)

Question type: Radio Button Question

What types of strategies do you think would better inform and/or educate the public about preservation projects and programs? (Please check all that apply)



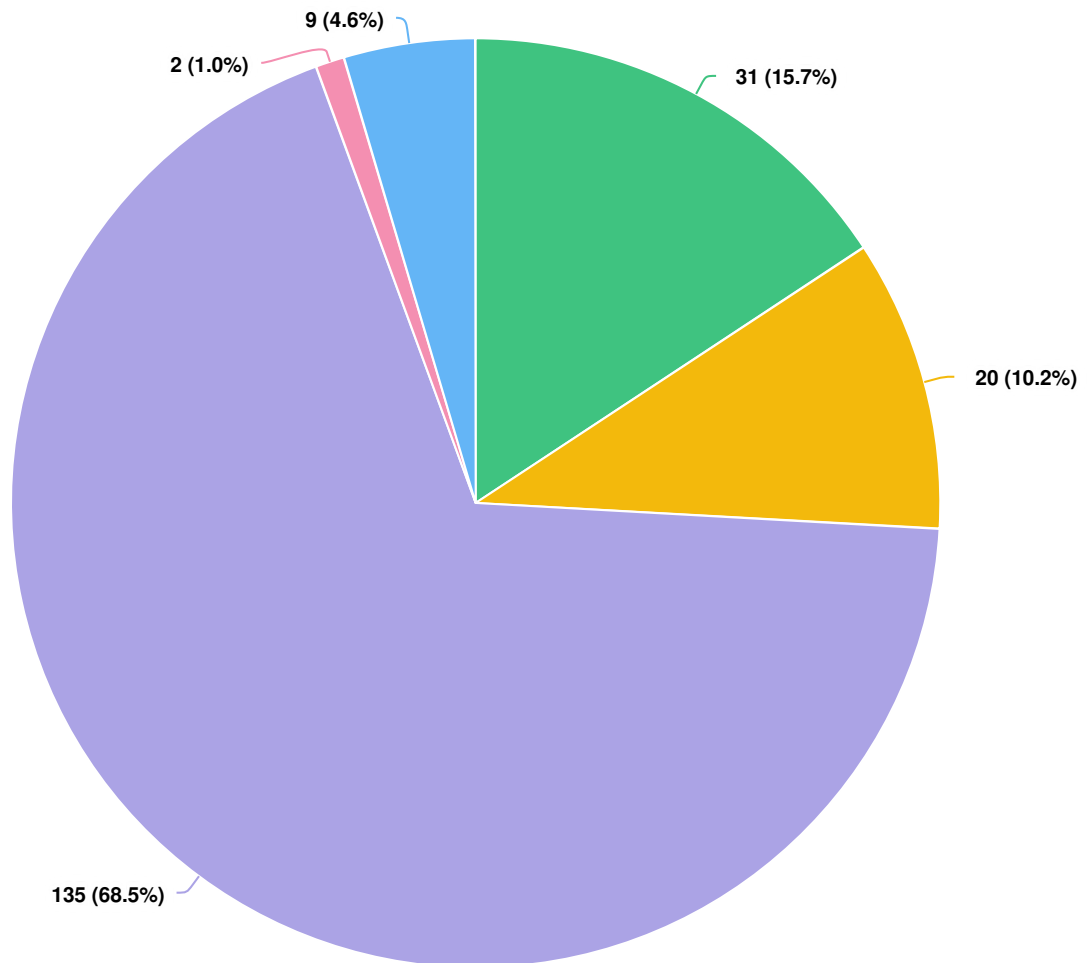
Question options

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

Optional question (195 response(s), 6 skipped)

Question type: Checkbox Question

The approach to historic preservation can be simplified in to regulatory (i.e. ordinances and policy) and non-regulatory (i.e. incentive programs and education) approaches. Which approach do you feel better suits the City of Birmingham?



Question options

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

Optional question (197 response(s), 4 skipped)

Question type: Radio Button Question



MEMORANDUM

Planning Department

DATE: April 2, 2025

TO: Historic District Commission Members

FROM: Nicholas Dupuis, Planning Director

SUBJECT: Historic Preservation Master Plan - Outline

On February 19, 2025 ([Agenda](#)), the Historic District Commission discussed historic plaques and explored new designs in comparison to existing historic plaques within the City. At this time, the City utilizes four different plaques for various historic preservation purposes:

- Commercial Historic Resource Plaques – These plaques exist on roughly half of the designated historic resources downtown. The original design was a porcelain coated enamel, which has started to rust and degrade. The new design is constructed of an acrylic panel on standoffs with an applied vinyl. The new design follows the same form in that there is a photograph and description of the resource, but the new design offers more area to the photograph in an attempt to draw more people into the content.
- Residential Historic Resource Plaques – The history of design of these plaques and how they were issued is a little unclear, but it appears from inspection of several resources that there exists a small oval plaque with a date built and the name of the resource. Based on the discussion at the last meeting of the Historic District Commission, a new design has been obtained to be considered for adoption as the new plaque standard for residential historically designated resources. Please see attached for design details.
- Wallace Frost Plaques – Although not all Wallace Frost designed buildings are historically designated resources in the City, many received a plaque from the City celebrating their heritage as a Wallace Frost as a part of a recognition program in XXXX. These plaques are cast bronze with raised lettering and contain general Wallace Frost text that is the same for all plaques issued.
- Certified Heritage Home Plaques – In the early 2010's, the City developed a recognition program to honor homes/buildings that were 100 years or older as a "Certified Heritage Home." With the program, a brass plaque with a green background was issued to each recipient. Several certified heritage homes and the associated plaques have been lost to

demolition over time. The Historic District Study Committee and City Staff is currently working to try and revive the program.

At this time, the Planning Department is seeking approval of the new design for historically designated residential resources and to set the design as the standard moving forward.

10 in



Frederick E. Good House

BUILT

1925

City of Birmingham



PARKS BUILDING

100 N. OLD WOODWARD

The first building on this site was small, wood framed Presbyterian Church that became a meat market when it was moved here in the mid-19th century. By 1885, Alex Parks and John Hanna owned the site until their partnership dissolved. In 1889, Parks moved the wood building to the back of the property and constructed a new 2-story brick and limestone building. In the early 1960s, the building was clad in a flat brick, and then in 1969, with a marble paneled façade. In 2021, the façade was reconstructed to mimic the original building's detail and features.



Huston Building - 1923

Elmer Huston had this building constructed with two stores on the ground level and apartments above in 1923. It housed the post office and a variety store from 1924 to 1928. In 1929, the Mulholland Dry Goods Company moved into both spaces. The original building had a decorative transom with prismatic glass panes above the display windows, which was typical of the early 20th century storefronts. The building has retained its steep side gable roof and the original configuration of the symmetrical second floor windows.

WALLACE FROST

ARCHITECT

HISTORIC DISTRICT & DESIGN
REVIEW COMMISSION

BIRMINGHAM, MICHIGAN



CERTIFIED
HERITAGE HOME
CITY OF BIRMINGHAM



MEMORANDUM

Planning Department

DATE: April 2, 2025

TO: Historic District Commission Members

FROM: Nicholas Dupuis, Planning Director

SUBJECT: Wallace Frost Program – National Historic Preservation Month

On November 18, 2024 ([Agenda](#) – [Minutes](#)), the City Commission moved to adopt the final draft of the Historic District Study Committee Report for 1283 Buckingham which establishes the Frederick E. Good House as a new, single-resource historic district in the City of Birmingham. The Frederick E. Good House was built in 1925 and designed by Wallace Frost. The Historic District Commission has long felt as though the 44 (+/-) Frost-designed houses in the City should be protected and designated as historic resources to prevent their demolition and preserve the immense history and character contained in these buildings. To help boost awareness and pride in owning a Frost house, or a “Wally,” the City previously provided plaques to place on the houses.

Ultimately, the Historic District Commission determined that with the recent designation of 1283 Buckingham, the City should attempt to build on that momentum and provide some programming to try and boost the profile of these houses again in the hopes that more Frost owners come forward seeking historic designation.

At this time, the Planning Department has put together a program for [National Historic Preservation Month](#) in May 2025 that includes social media, presentations, interviews and other media geared towards Wallace Frost. The Planning Department is seeking feedback and approval of the general program. The designation report for 1283 Buckingham and the 1992 document “Wallace Frost – His Architecture in Birmingham” are linked below:

[1283 BUCKINGHAM – HISTORIC DISTRICT STUDY COMMITTEE REPORT](#)

[WALLACE FROST – HIS ARCHITECTURE IN BIRMINGHAM](#)

May

NATIONAL HISTORIC PRESERVATION MONTH

WALLACE FROST (WF): HIS ARCHITECTURE IN BIRMINGHAM

2025



Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
				1 • May Around Town E-Newsletter – WF Kickoff • Social Media Kickoff	2 • WF Walking Tour Posted (Lawn Stakes?) to Website • WF Trivia on Engage	3
4	5 • WF Houses Group 1 – Social Media Post	6	7 • HDC Meeting – WF Proclamation OR • WF Presentation?	8	9 • WF Owner Spotlight #1 – Social Media Post	10
11	12 • WF Houses Group 2 – Social Media Post	13	14	15	16	17 • DPS Open House – Wally Table
18	19 • WF Houses Group 3 – Social Media Post	20	21 • HDC Meeting – WF Call to Action • Issue Plaque – 1283 Buckingham	22	23 • WF Owner Spotlight #2 – Social Media Post	24
25	26 • WF Houses Group 4 – Social Media Post	27	28	29	30 • WF Trivia Data announced – Social Media Post	31



Posts



bhamgov



WALLACE FROST

HIS ARCHITECTURE IN BIRMINGHAM

Celebrate National
Historic Preservation
Month with us by
recognizing renowned
architect Wallace Frost
and elevate the Power
of Place!



bhamgov May is National Historic Preservation Month – Join us in celebrating the Power of Place with stories and studies of renowned local architect Wallace Frost! For more information, visit www.bhamgov.org/hdc





April XX, 2024

Wallace Frost Owner

Address, Street

Birmingham, MI 48009

RE: Wallace Frost Architecture & History

Dear Wallace Frost Homeowner,

My name is Keith Deyer and I live at 1283 Buckingham Avenue. I am pleased to let you know that on November 18, 2024, the Birmingham City Commission officially designated my home, the Frederick E. Good House, as a single-resource historic district. The City's Historic District Study Committee (HDSC) wrote a detailed report about Wallace Frost, my house and it's first occupant – Frederick E. Good. The report was also reviewed by the State Historical Preservation Office and the Michigan Historical Commission prior to City Commission approval.

As you know, Wallace Frost was a very well-known local architect who worked with Albert Kahn. Mr. Frost designed around 45 houses in Birmingham. In 1992 the Historic District and Design Review Committee created a booklet and video that identified each Frost home, including pictures and date built. In addition, a plaque and official document were designed and distributed to each Frost homeowner. Of these 45 homes, only 3 now have local historical designation in the City. By the way, Frost also designed the Governor's house in Lansing and Gate House at the GM Proving Grounds in Milford.

In May 2025, the City will be celebrating National Historic Preservation Month by celebrating the Power of Place with stories and studies of Wallace Frost.

If you are interested in any of the above documents or would like more information about our National Historic Preservation Month plans, please contact our City Planning Director Nick Dupuis. Additionally, I would be happy to discuss my home and the process we went through to get the designation.

Sincerely,

Keith and Carole Deyer
1283 Buckingham Avenue
Phone Number
Email Address

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



AGENDA
BIRMINGHAM HISTORIC DISTRICT COMMISSION
WEDNESDAY – APRIL 16, 2025
BIRMINGHAM CITY HALL, 151 MARTIN STREET, COMMISSION ROOM 205, BIRMINGHAM, MI
******* 7:00 PM*******

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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:

PD25-0013

JDSF24-0055

Applied: 02/19/2025

Issued:

Expires:

Finalled:

LOCATION	OWNER	CONTRACTOR
0 1043 CHESTERFIELD AVE 08-19-26-179-041 Zoning District: Special District:	WURN, KEITH 1233 MARYLAND BLVD BIRMINGHAM MI 48009-4126 Phone: (248) 766 2275 Fax: KWURN@SERTARESTO.COM	HRH CONSTRUCTION LLC 1233 MARYLAND BLVD BIRMINGHAM MI 48009 Phone: (248) 644 4910 Email: jill@hunterrobertshomes.

Work Description: Demolition of existing house with attached garage to build new.

Stipulations:

Primary Constructions Type:

Primary Zoning District:

Primary Use Group:

Project: JDSF24-0055

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



Building Official Approval: _____

Date: 02/19/2025









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

Inspection Requests: www.bsaonline.com

Applicant:

ANGELS REALTY LLC
1759 HOLLAND
BIRMINGHAM MI 48009

Status: HOLD (FEE)

DEMOLITION ONLINE

DEMO SINGLE FAMILY

Permit Number:

PD25-0009
JDSF24-0005

Applied: 02/04/2025

Issued:

Expires:

Finalized:

LOCATION	OWNER	CONTRACTOR
0 1759 HOLLAND AVE 08-20-31-177-039 Zoning District: Special District:	ANGELS REALTY LLC 1759 HOLLAND BIRMINGHAM MI 48009 Phone: (248) 249 1998 Fax: renodetroit99@gmail.com	Phone: (248) 249 1998 Email:

Work Description: Demolition the house with no garage

Stipulations:

Primary Constructions Type:

Primary Zoning District:

Primary Use Group:

Project: JDSF24-0005

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: 02/04/2025





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 # PD25-0010



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>1607 Cole St</u>		PROPERTY IDENTIFICATION NUMBER (SIDWELL NO.)	LOT NUMBER
II. Applicant / Project Contact Information			
A. Applicant			
NAME <u>Belous Y Golani</u>		ADDRESS <u>200 S WING ST</u>	
CITY <u>Northville</u>	STATE <u>MI</u>	ZIP CODE <u>48167</u>	TELEPHONE NUMBER (Include Area Code) <u>248-972-7871</u>
CELL PHONE NUMBER (Include Area Code) <u>248-972-7871</u>	FAX NUMBER (Include Area Code)	EMAIL ADDRESS	
B. Owner or Lessee			
NAME <u>HPS Investment LLC</u>		ADDRESS <u>1658 Webster Street</u>	
CITY <u>Birmingham</u>	STATE <u>MI</u>	ZIP CODE <u>48009</u>	TELEPHONE NUMBER (Include Area Code) <u>248-828-6454</u>
CELL PHONE NUMBER (Include Area Code) <u>248-828-6454</u>	FAX NUMBER (Include Area Code)	EMAIL ADDRESS <u>Payal12980@gmail.com</u>	
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 <u>Belous Y. Golani</u>		ADDRESS <u>200 S. Wing St</u>	
CITY <u>Northville</u>	STATE <u>MI</u>	ZIP CODE <u>48167</u>	TELEPHONE NUMBER (Include Area Code)
CELL PHONE NUMBER (Include Area Code) <u>248-972-7871</u>	FAX NUMBER (Include Area Code)	EMAIL ADDRESS	
INDIVIDUAL BUILDERS LICENSE NUMBER <u>2101173592</u>		EXPIRATION DATE <u>05/31/2026</u>	
COMPANY BUILDERS LICENSE NUMBER <u>2101173592</u>		EXPIRATION DATE <u>05/31/2020</u>	
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)			

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: _____

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

DATE

Payal

HPS Investment LLC

11/14/25

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.

VI. Department Use Only

FEE DESCRIPTION	AMOUNT		TOTAL
DEMOLITION PERMIT FEE HOUSE	\$ 200		
DEMOLITION PERMIT FEE GARAGE	\$ 200		
DEMOLITION PERMIT BOND HOUSE	\$ 2,000		
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

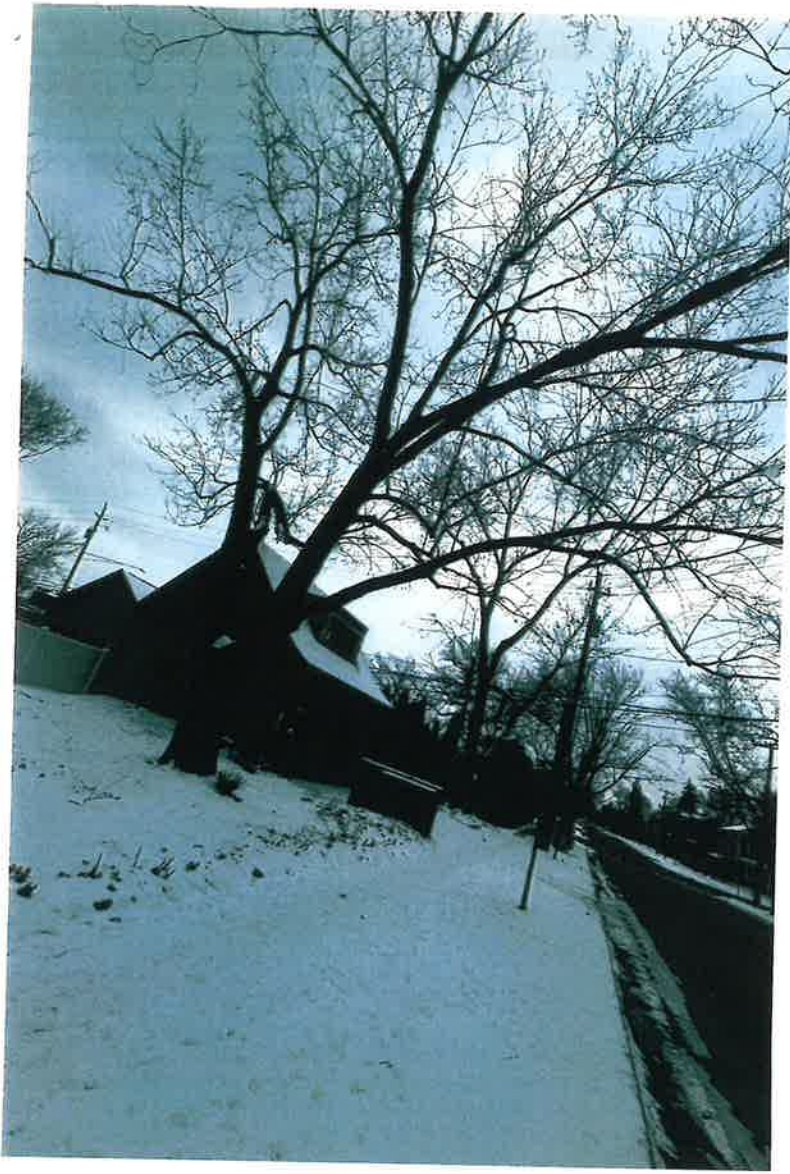
DATE











RECEIVED

FEB 19 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

City of Birmingham
Community Development Department

Permit # PD25-0014

Project # JDSF24-0034

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
☐ OTHER			
ADDRESS 1850 Shipman		PROPERTY IDENTIFICATION NUMBER (SIDWELL NO.)	LOT NUMBER
II. Applicant / Project Contact Information			
A. Applicant			
NAME Live Well Custom Homes		ADDRESS 626 E 4th Street	
CITY Royal Oak	STATE MI	ZIP CODE 48067	TELEPHONE NUMBER (Include Area Code) 248 677-8484
CELL PHONE NUMBER (Include Area Code)	FAX NUMBER (Include Area Code)	EMAIL ADDRESS rick@cmgroups.com	
B. Owner or Lessee			
NAME Live Well Custom Homes		ADDRESS 626 E 4th Street	
CITY Royal Oak	STATE MI	ZIP CODE 48067	TELEPHONE NUMBER (Include Area Code) 248 677 8484
CELL PHONE NUMBER (Include Area Code)	FAX NUMBER (Include Area Code)	EMAIL ADDRESS rick@cmgroups.com	
C. Architect or Engineer			
NAME DAS		ADDRESS 7341 Triangle Dr	
CITY Sterling Heights	STATE MI	ZIP CODE 48314	TELEPHONE NUMBER (Include Area Code) 586 803 1410
CELL PHONE NUMBER (Include Area Code)	FAX NUMBER (Include Area Code)	EMAIL ADDRESS	
LICENSE NUMBER		EXPIRATION DATE	
D. Contractor			
NAME Live Well Custom Homes		ADDRESS 626 E 4th Street	
CITY Royal Oak	STATE MI	ZIP CODE 48067	TELEPHONE NUMBER (Include Area Code) 248 677 8484
CELL PHONE NUMBER (Include Area Code)	FAX NUMBER (Include Area Code)	EMAIL ADDRESS rick@cmgroups.com	
INDIVIDUAL BUILDERS LICENSE NUMBER		EXPIRATION DATE	
COMPANY BUILDERS LICENSE NUMBER 2102198565		EXPIRATION DATE 5/31/2025	
FEDERAL EMPLOYER ID NUMBER (or reason for exemption) 27-2803385			
WORKERS COMP INSURANCE CARRIER (or reason for exemption) Frankenmuth			
UNEMPLOYMENT INSURANCE AGENCY EMPLOYER ACCOUNT NUMBER (or reason for exemption) 1639014			

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 & 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

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	\$

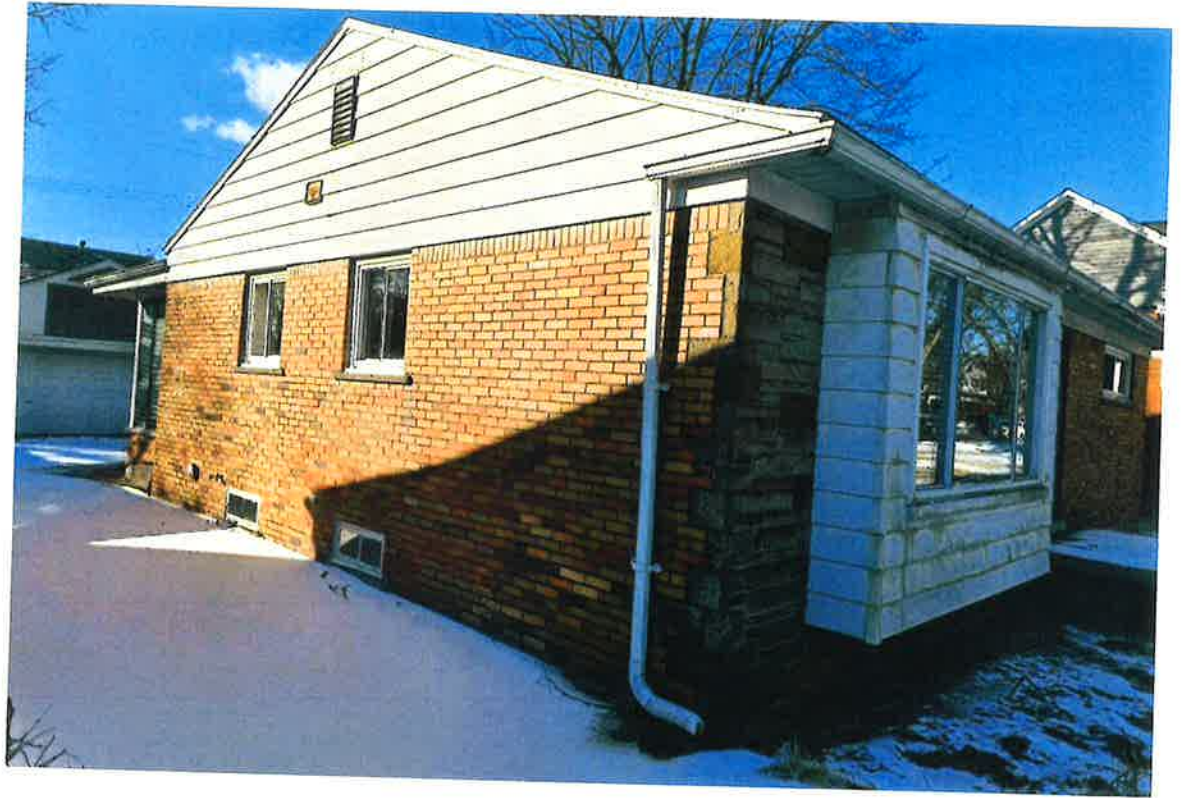
VII. Department Use Only**APPROVAL SIGNATURE**

TITLE

DATE









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)	☒	☐