AGENDA
BIRMINGHAM HISTORIC DISTRICT COMMISSION
WEDNESDAY – MAY 7, 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 April 2, 2025**
3) **Courtesy Review**
4) **Historic Design Review**
5) **Sign Review**
   A. **245 S. Eton – Big Rock Chophouse**
6) **Study Session**
   A. **National Historic Preservation Month & Wallace Frost Proclamation**
   B. **Wallace Frost Program – Paula Draper Presentation**
7) **Miscellaneous Business and Communication**
   A. **Pre-Application Discussions**
   B. **Draft Agenda**
      1. **May 21, 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.

Las personas con incapacidad que requieren algún tipo de ayuda para la participación en esta sesión pública deben ponerse en contacto con la oficina del escribano de la ciudad en el número (248) 530-1800 o al (248) 644-3405 (para las personas con incapacidad auditiva) por lo menos un dia antes de la reunión para solicitar ayuda a la movilidad, visual, auditiva, o de otras asistencias. (Title VI of the Civil Rights Act of 1964).

Historic District Commission
Minutes Of April 2, 2025
151 Martin Street, City Commission Room 205, Birmingham, MI

Minutes of the regular meeting of the Historic District Commission ("HDC") held April 2, 2025. The meeting was called to order at 7:00 p.m.

1) Roll Call

Present: Chair Dustin Kolo; Board Members Timothy Collins, Gigi Debbrecht, Michael Willoughby; Alternate Board Members Mary Jaye, Steven Lemberg

Absent: Vice Chair Keith Deyer; Board Members Patricia Lang, Natalia Dukas

Staff: Planning Director Dupuis; City Transcriptionist Eichenhorn

2) Approval of the HDC Minutes of February 19, 2025

04-03-25

Motion by Collins
Seconded by Jaye to approve the February 19, 2025 minutes.

Motion carried, 6-0.

VOICE VOTE
Yeas: Kolo, Jaye, Willoughby, Lemberg, Debbrecht, Collins
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:
- The outline looked appropriate and was organized logically.
- Collaboration with the Birmingham Museum on this process would be welcome.
- It would be helpful to include information about the HDC and the HDSC with respect to the role that citizens and citizen government plays in historic preservation.
- The staff report was consistent with the HDC's previous discussion on the topic.
- Photos of historic resources should be completed before tree foliage returns.
- Written HDC member notes regarding historic resource conditions should be submitted along with their photo submissions.

B. Historic Plaques

DRAFT

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

HDC members raised the following points during discussion:

- If the date of construction is unavailable, an estimate can be denoted with a 'c.' for circa before the year.
- The quality of the plaques will help convey the City's respect for its historic resources.
- It would be appropriate to further specify the historic nature of the resource on the plaques, as opposed to only referencing the name of the historic resource, the year built, and the City.
- Keeping the signage simple is appropriate.
- The year may sufficiently convey the time of establishment, without needing the word 'built' on the plaque.
- Not every historic resource will have been built in a single year, since some historic resources have had additions.
- The proposed green background and oval shape of the plaques were well-received by the HDC.

C. Wallace Frost Program

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

HDC members raised the following points during discussion:

- There could be a brochure or online guide indicating each house's address, year of establishment, and historic designation if applicable. If the home is not historically designated, the owners' names should not be provided.
- VC Deyer has a good deal of this information already documented.
- Lawn signs could have a QR code that would bring viewers to the City's Wallace Frost Program webpage.
- It is appropriate to offer some information on each site's significance. Providing an original photo for each resource could also help pique interest.
- Collaboration with the Birmingham Museum on this project would be helpful as well.
- It might be possible to table in Shain Park during the Birmingham Parade to increase awareness about this program.
- Staff provided a good foundation for this process. The present proposal also seemed realistic in terms of capacity.
- Publicizing this program in the local newspapers would be valuable.

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

DRAFT

8) Adjournment

No further business being evident, the HDC motioned to adjourn at 7:30 p.m.

Nick Dupuis, Planning Director

Laura Eichenhorn, City Transcriptionist

DRAFT

MEMORANDUM

Planning Department

DATE: May 7, 2025

TO: Historic District Commission Members

FROM: Nicholas Dupuis, Planning Director

SUBJECT: 245 S. Eton – Birmingham Grand Trunk Western Railroad Depot – Sign Design Review

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Zoning: B2B (General Business)

Existing Use: Two-Story Commercial Building

History

A sixty-float parade and speech by the Governor marked the opening of the Train Station on August 1, 1931. The "new" station was considered modern in every respect. The Eton St. Station was the third built to service the City of Birmingham. The opening of the station symbolized the end of a long struggle over the two basic forms of transportation; rail and the internal combustion engine. The location of the railroad right of way was moved a quarter of a mile to the east to its present location to relieve the continued increasing demands of automobiles. This prompted the construction of the Eton St. Station, the automobile became increasingly popular after World War I and eventually maintenance costs and lack of use led to the closing of the railroad depot in 1978. After the purchase of the depot by Norm Lepage, the Eton Street Station was converted into a restaurant which became the Big Rock Chop and Brew House restaurant.

Introduction

A Design Review application has been submitted for a new sign on the entrance canopy of the Big Rock Italian Chophouse restaurant that is currently under construction. In addition to being a designated historic resource, the building is also listed on the National Register of Historic Places. This project has been before the Historic District Commission on several occasions (as well as other bodies), a few of which contained a version of the proposed signage:

On April 19, 2024 (Agenda – Minutes), the Historic District Commission approved a Design Review application for façade renovations to the existing building that included the removal of awnings on the front façade, paint, new outdoor dining facilities, and other cosmetic changes.

On July 12, 2023 (Agenda – Minutes), the Planning Board moved to recommend approval of a Special Land Use Permit, Final Site Plan and Design Review application to the City Commission. No changes occurred to the building or site during this review.

On August 28, 2023 (Agenda – Minutes), the City Commission moved to approve the Special Land Use Permit, Final Site Plan and Design Review as presented, which again included no changes to the site.

On February 7, 2024 (Agenda – Minutes), the Historic District Commission reviewed a Design Review application for an addition to the south side of the building. The addition was designed to mimic the historic building with brick, slate roof, and eave details. Overall, the Historic District Commission felt as though the addition was not differentiated enough from the historic buildings and moved to postpone consideration to the next meeting, and encouraged the applicant to be creative and provide options.

On February 21, 2024, (Agenda – Minutes), the Historic District Commission reviewed an amended design plan that proposed a board and batten façade and standing seam copper roof. The Historic District Commission moved to postpone again citing concerns with the proposed façade materials and creating a better composition between the original building and new addition.

On February 28, 2024 (Agenda – Minutes) , the Planning Board reviewed a Special Land Use Permit Amendment, Final Site Plan and Design Review application for the proposal and moved to recommend approval to the City Commission with the condition that the applicant gain Design Review approval from the Historic District Commission prior to the public hearing at the City Commission.

On March 6, 2024 (Agenda – Minutes), the Historic District Commission moved to approved to approve the addition to the south side of the building after the applicant submitted revised plans that met the Secretary of the Interior Standards for Rehabilitation numbers 1, 2, 5, 9 and 10.

On April 15, 2024 (Agenda – Minutes), the City Commission the City Commission moved to approve the Special Land Use Permit Amendment, Final Site Plan and Design Review as presented.

Proposal

As noted above, this proposal is a request for one canopy sign above the main entrance to what will be the Big Rock Italian Chophouse. There are no other changes proposed to the building or

site. The proposed new canopy sign will be channel letter style mounted to the top of the canopy, and will be illuminated with bulbs.

Planning & Zoning
At this time, the Planning Division has reviewed the proposal and has no major concerns with any applicable planning/zoning issues, as the building footprint and site are not changing as a part of this proposal.

Signage
The new proposed sign, which reads "Big Rock," is considered a canopy sign. The Sign Ordinance requires that canopy signs be placed on the canopy valence or on the top of the canopy only, but not both. Canopy signs placed on the top of the canopy shall conform to the same height and area requirements as signs placed on the canopy valence.

In terms of maximum area, canopy signs may not exceed 0.33 square feet for each linear foot of canopy length of the canopy upon which the sign will be placed. The linear footage of the canopy upon which the proposed sign will be placed measures 25 feet 6 inches. Thus, the maximum permitted area of a canopy sign placed on the subject canopy is 8.4 square feet. The proposed canopy sign measures 24.4 square feet in area – an excess of 16 square feet. **Thus, the applicant must submit revised plans containing a canopy sign that does not exceed 8.4 square feet, or obtain a variance of 16 square feet from the Board of Zoning Appeals.**

In addition to area restrictions, the height of canopy signs may not extend beyond the height of the canopy valence. Canopy valence height is limited to 18 inches. In this proposal, the canopy valence measures 18 inches, as does the height of the sign. Thus, the proposed canopy sign meets the height requirements.

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 and the minimal overall impact this sign presents, the proposed new sign, as proposed by the applicant, generally meets the Secretary of the Interior Standards for Rehabilitation numbers 1, 2, 5, 9 and 10. The following analysis breaks down the proposal through the lens of each standard above:

1. *A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.*

   Due to the unique circumstance, this standard does not necessarily apply. As stated, and as indicated on the plans, the existing historic building will remain as-is and relatively unchanged in terms of its use as a commercial space/restaurant. Of course, the historic use as a railroad depot no longer remains, but the applicant is not proposing any changes to the existing building that risk altering any defining use-based characteristics of the site.

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.*

This sign will not alter the character of the property in any significant way or remove/alter any historic materials.

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

   The entrance of the building where this sign is located is certainly a distinctive feature, but the sign will not cause this feature to be obstructed or altered in such a wy that would remove the distinction.

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.*

   The new sign will not destroy historic materials and is compatible with the building.

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.*

    This sign can be removed at any time without causing damage to the building.

Based on the review above, the Planning Division recommends that the Historic District Commission consider **APPROVAL** of the Design Review application for 245 S. Eton - Birmingham Grand Trunk Western Railroad Depot. The Planning Division feels as though the proposal meets the Secretary of the Interior's Standards for Rehabilitation numbers 1, 2, 5, 9 and 10. The Planning Department recommends the following condition:

1. The applicant must submit revised plans containing a canopy sign that does not exceed 8.4 square feet, or obtain a variance of 16 square feet from the Board of Zoning Appeals.

Wording for Motions
I move that the Commission **APPROVE** the Design Review application and issue a Certificate of Appropriateness for 245 S. Eton - Birmingham Grand Trunk Western Railroad Depot. The proposed work will meet the Secretary of the Interior Standards for Rehabilitation numbers 1, 2, 5, 9 and 10. This approval is conditioned upon the following:

1. The applicant must submit revised plans containing a canopy sign that does not exceed 8.4 square feet, or obtain a variance of 16 square feet from the Board of Zoning Appeals.

OR

I move that the Commission **POSTPONE** the Design Review application and the issuance of a Certificate of Appropriateness for 245 S. Eton - Birmingham Grand Trunk Western Railroad Depot – for the following reason(s):

1. _____
2. _____
3. _____

OR

I move that the Commission **DENY** the Design Review application for 245 S. Eton - Birmingham Grand Trunk Western Railroad Depot. Because of _____ the work does not meet The Secretary of the Interior's Standards for Rehabilitation standard number(s) _____.

Notice to Proceed

I move the Commission issue a Notice to Proceed for number _____. The work is not appropriate, however the following condition prevails: _____and the proposed application will materially correct the condition.

Choose from one of these conditions:

a) The resource constitutes hazard to the safety of the public or the structure's occupants.

b) The resource is a deterrent to a major improvement program that will be of substantial benefit to the community and the applicant proposing the work has obtained all necessary planning and zoning approvals, financing, and environmental clearances.

c) Retaining the resource will cause undue financial hardship to the owner when a governmental action, an act of God, or other events beyond the owner’s control created the hardship, and all feasible alternatives to eliminate the financial hardship, which may include offering the resource for sale at its fair market value or moving the resource to a vacant site within the historic district. have been attempted and exhausted by the owner.

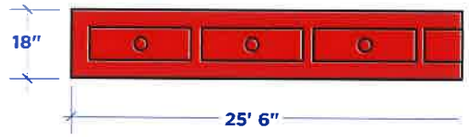
d) Retaining the resource is not in the best of the majority of the community.

THE SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION AND GUIDELINES FOR REHABILITATING HISTORIC BUILDINGS

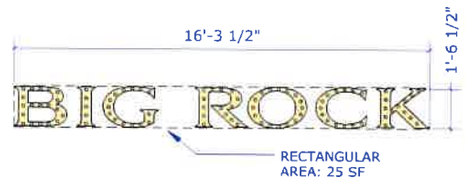
1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

NAME LETTER SIGN

1 PARTIAL SW ELEVATION
SCALE: N/A



FLATTENED CANOPY DIMENSIONS



2 "FLATTENED" SIGN DIMENSIONS
SCALE: N/A

01/15/2025

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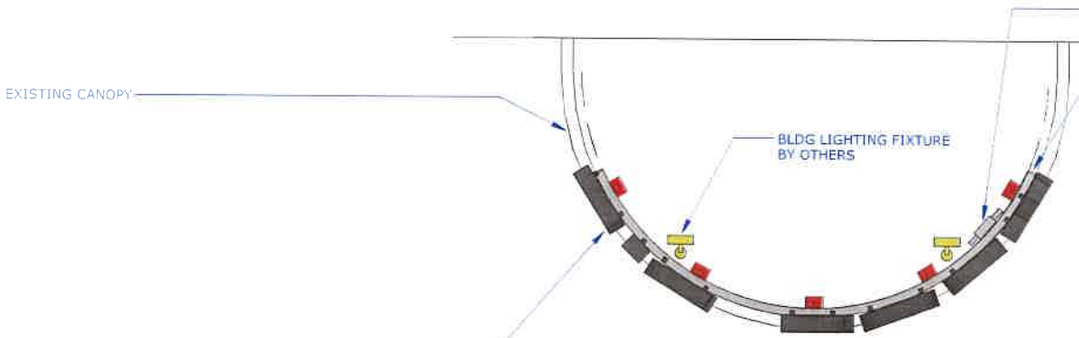
BIG ROCK ITALIAN CHOPHOUSE
245 S ETON ST
BIRMINGHAM, MI 48009

PROJECT LAYOUT
☐ APPROVED
☐ APPROVED AS NOTED
APPROVAL SIGNATURE

Sales: EH
Design: BAY
Dwg: 23_090

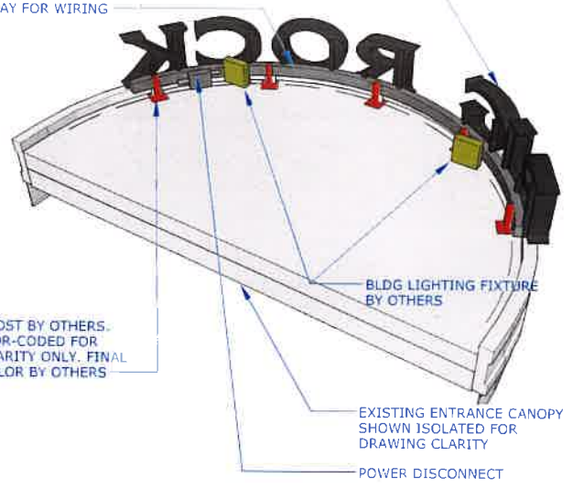
UL:
■ YES ☐ NO
INSTALL PER NEC 600
-GROUNDING
-BONDING

2

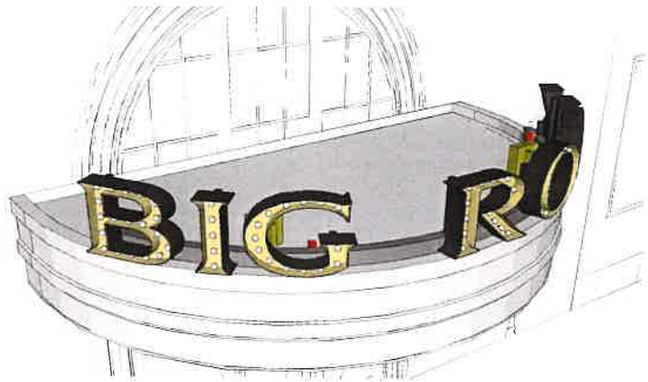


2 TOP VIEW
SCALE: N/A

3 ISOLATED VIEW OF SIGN ASSEMBLY
SCALE: N/A



BACK PERSPECTIVE VIEW



CHANNEL LETTERS TO BE PAINTED ALUM. RETURNS AND BACK TO BE PAINTED BLACK WITH SATIN FINISH. INSIDE FACE AND RETURNS PAINT COLOR PER BELOW
INTENSITY: </= 0.08 FOOTCANDLES

COLOR: GOLD LEAF
SELECTION PER CMR 12/04/2023

PAINT EQUIVALENT: MATTHEWS PAINT MP20509
"FORTY-NINER GOLD METALLIC"

LEFT FRONT PERSPECTIVE VIEW

RIGHT FRONT PERSPECTIVE VIEW

1 ISOLATED VIEWS
SCALE: N/A

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☐ APPROVED AS NOTED

APPROVAL SIGNATURE

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UL:
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INSTALL PER NEC 600
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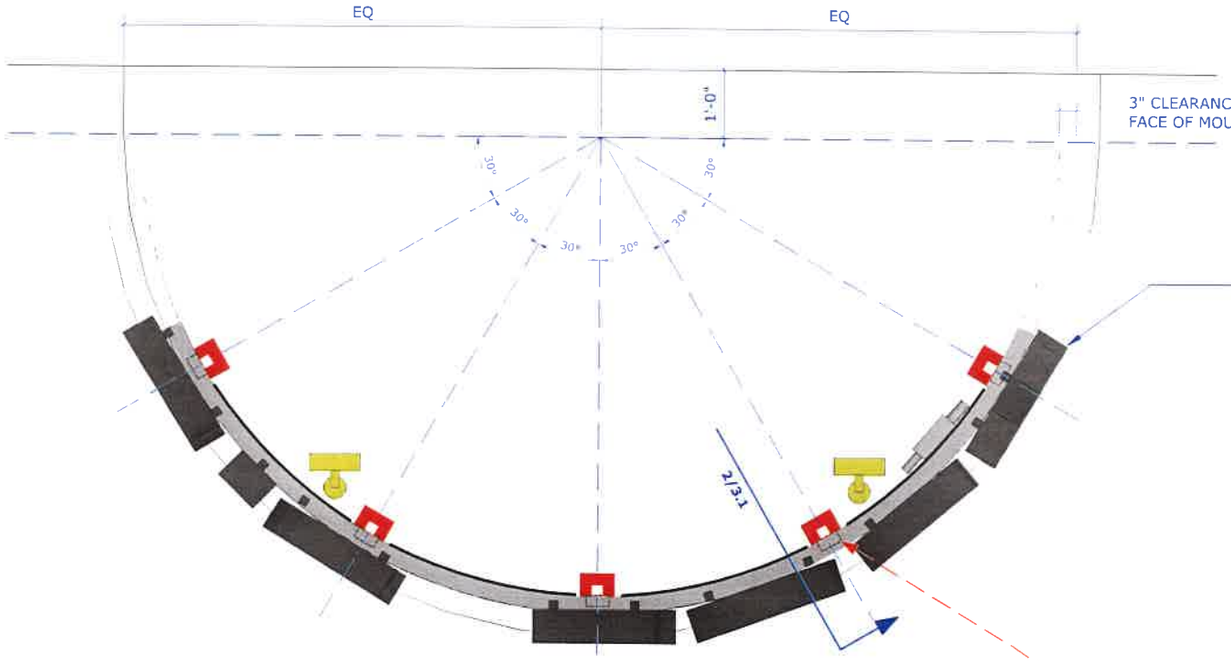
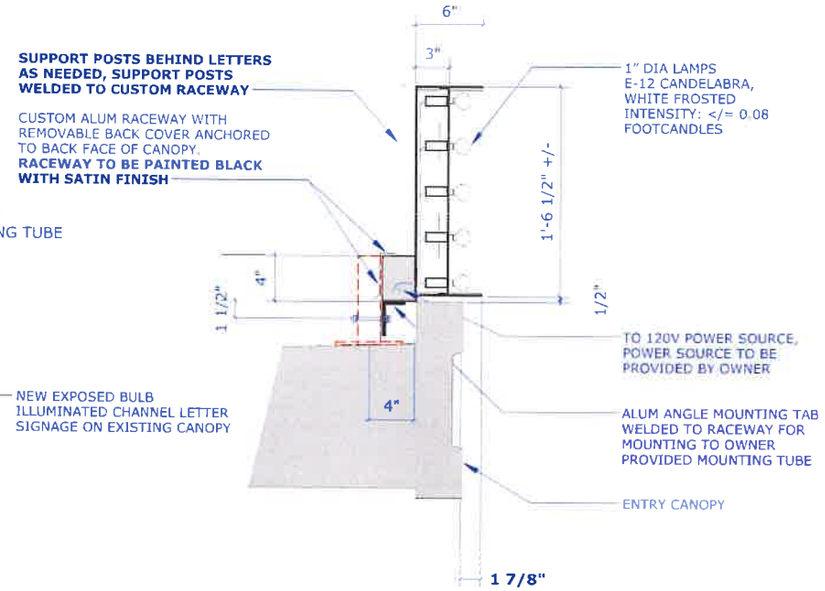
3



1 TOP PLAN VIEW: MOUNTING POST LOCATIONS
SCALE: N/A



2 SECTION DETAIL
SCALE: N/A

3 ALUM MOUNTING TAB DETAIL
SCALE: N/A

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APPROVAL SIGNATURE

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UL:
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INSTALL PER
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-BONDING

3.1

EXISTING **SIGN ESTIMATED** TO BE 5' H X 6' W

REPLACE SIGN WITH
UPDATED BRAND MARK
IN FRONT OF EXISTING
LANDMARK / BIG ROCK

EXISTING SIGN ESTIMATED TO BE 4' H X 4' W

UPDATE EXISTING
MONUMENT SIGN
WITH NEW COPY

GENERAL NOTES

1. ALL SIGN MESSAGING/BRANDING TO BE PER OWNER-PROVIDED CONTENT

2. SIGN MOUNTING STRUCTURE DESIGN PER CURRENT EDITION OF COSA

3. WHERE REQUIRED, OWNER TO PROVIDE POWER TO SIGNAGE

ALL ELECTRICAL COMPONENTS ARE TO BE UL APPROVED

MECHANICAL INSTALLATION NOTE:
Installer is required to verify actual field conditions & provide necessary mounting hardware & method of attachment to ensure safe installation. Installation to meet N.E.C., UL & Local Codes.

ELECTRIC NOTE:
It is the customers responsibility to provide 120 volt primary electric service with dedicated circuits(s), including ground wiring directly from panel box within (6) feet of signage. Installation to meet N.E.C., UL & Local Codes.

ELECTRICAL INSTALLATION NOTE:
This sign is intended to be installed in accordance with the requirements of article 600 of the N.E.C. and/or other applicable local codes. This includes proper grounding and bonding of the sign.

1 **SITE PLAN**
SCALE: NONE

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CS

AGENDA
BIRMINGHAM HISTORIC DISTRICT COMMISSION
WEDNESDAY – MAY 21, 2025
BIRMINGHAM CITY HALL, 151 MARTIN STREET, COMMISSION ROOM 205, BIRMINGHAM, MI
********** 7:00 PM**********

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Telephone Meeting Access: 877 853 5247 US Toll-free
Meeting ID Code: 912 8247 9817

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

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

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

DRAFT

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

RECEIVED
MAR 12 2025
City of Birmingham
Community Development Department

Permit # PD25-0018

Project # 1358-250059

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	PROPERTY IDENTIFICATION NUMBER (SIDWELL NO.)	LOT NUMBER
1375 Ruffner Ave, Birmingham	20-31-301-044	361

II. Applicant / Project Contact Information

A. Applicant

NAME	ADDRESS	
VALI FARAHANI	6685 FULTON CT	
CITY: TROY	STATE: MI	ZIP CODE: 48098	TELEPHONE NUMBER (Include Area Code): (248) 515-5206
CELL PHONE NUMBER (Include Area Code): (248) 515-5206	FAX NUMBER (Include Area Code): —	EMAIL ADDRESS: VALIFARAHANI@AOL.COM

B. Owner or Lessee

NAME	ADDRESS	
AFV PARDIS LLC	1375 RUFFNER AVE.	
CITY: BIRMINGHAM	STATE: MI	ZIP CODE: 48009	TELEPHONE NUMBER (Include Area Code):
CELL PHONE NUMBER (Include Area Code): (248) 515-5206	FAX NUMBER (Include Area Code): —	EMAIL ADDRESS*: VALIFARAHANI@AOL.COM

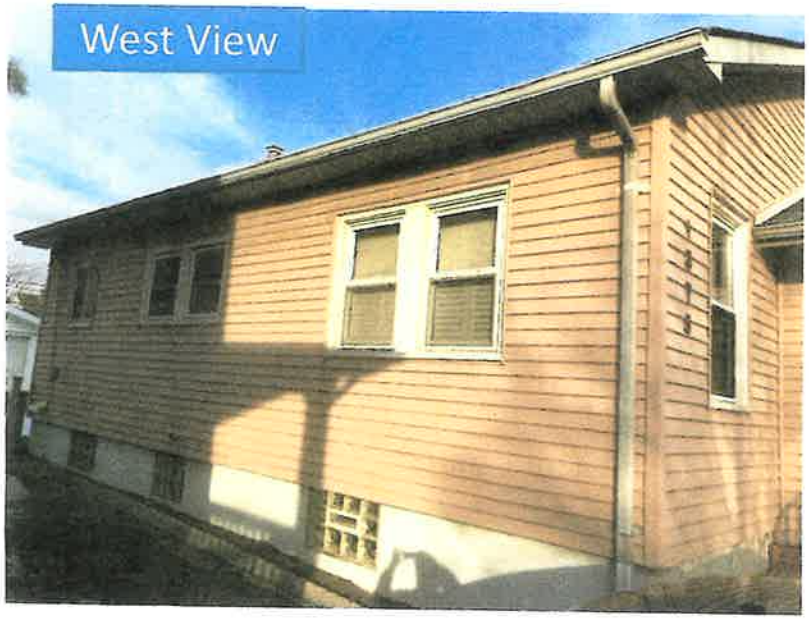
C. Architect or Engineer

NAME	ADDRESS	
ROBERT KOZLOSKI & ASSOCIATES	1009 W MAPLE RD	
CITY: CLAWSON	STATE: Michigan	ZIP CODE: 48017	TELEPHONE NUMBER (Include Area Code): (970) 471-6089
CELL PHONE NUMBER (Include Area Code): (970) 471-6089	FAX NUMBER (Include Area Code):	EMAIL ADDRESS: Robert.KozLoski@Yahoo.Com
LICENSE NUMBER		EXPIRATION DATE

D. Contractor

NAME	ADDRESS	
TBD		
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)		

1375 Ruffner Ave, Birmingham MI, 48009



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

RECEIVED
MAR 14 2025
City of Birmingham
Community Development Department

Permit # BP25-0020

Project # 3DSF25-0002

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	PROPERTY IDENTIFICATION NUMBER (SIDWELL NO.)	LOT NUMBER
1971 Holland St.	20-31-177-054	361

II. Applicant / Project Contact Information

A. Applicant

NAME	ADDRESS
Peter Wyatt	2125 Benstein Road
CITY: Commerce Township / STATE: MI	ZIP CODE: 48390 / TELEPHONE NUMBER (Include Area Code): 616.719.7021
CELL PHONE NUMBER (Include Area Code):	FAX NUMBER (Include Area Code): / EMAIL ADDRESS: peterwyatt99@gmail.com

B. Owner or Lessee

NAME	ADDRESS
Peter Wyatt	2125 Benstein Road
CITY: Commerce Township / STATE: MI	ZIP CODE: 48390 / TELEPHONE NUMBER (Include Area Code): 616.719.7021
CELL PHONE NUMBER (Include Area Code):	FAX NUMBER (Include Area Code): / EMAIL ADDRESS: peter.wyatt99@gmail.com

C. Architect or Engineer

NAME	ADDRESS
Land Development Services of MI - Giovanni B. Mavro	57200 Silver Maple
CITY: Washington / STATE: MI	ZIP CODE: 48094 / TELEPHONE NUMBER (Include Area Code): 586.854.7310
CELL PHONE NUMBER (Include Area Code):	FAX NUMBER (Include Area Code): / EMAIL ADDRESS: david@LDSofMichigan.com
LICENSE NUMBER: 58276	EXPIRATION DATE:

D. Contractor

NAME	ADDRESS
Peter Wyatt	2125 Benstein Road
CITY: Commerce Township / STATE: MI	ZIP CODE: 48390 / TELEPHONE NUMBER (Include Area Code): 616.719.7021
CELL PHONE NUMBER (Include Area Code):	FAX NUMBER (Include Area Code): / EMAIL ADDRESS: peter.wyatt99@gmail.com
INDIVIDUAL BUILDERS LICENSE NUMBER: 2422006614	EXPIRATION DATE: 05/31/25
COMPANY BUILDERS LICENSE NUMBER:	EXPIRATION DATE:

FEDERAL EMPLOYER ID NUMBER (or reason for exemption): Sole Proprietor
WORKERS COMP INSURANCE CARRIER (or reason for exemption): Sole Proprietor
UNEMPLOYMENT INSURANCE AGENCY EMPLOYER ACCOUNT NUMBER (or reason for exemption): Sole Proprietor

RECEIVED
MAR 14 2025
City of Birmingham
Community Development Department

RECEIVED
MAR 14 2025
City of Birmingham
Community Development Department

RECEIVED
MAR 18 2025
City of Birmingham
Community Development Department

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 # PDBS-0034

Project # JDBS25-0010

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	PROPERTY IDENTIFICATION NUMBER (SIDWELL NO.)	LOT NUMBER
1335 Willow Ln Birmingham, MI 48009	08-19-26-229-012	

II. Applicant / Project Contact Information

A. Applicant

NAME	ADDRESS	
Orchard Development & Construction, Inc.	7031 Orchard Lake Road, Suite 105	
CITY: West Bloomfield / STATE: MI	ZIP CODE: 48322	TELEPHONE NUMBER (Include Area Code): (248) 757-1981
CELL PHONE NUMBER (Include Area Code): N/A / FAX NUMBER (Include Area Code): N/A	EMAIL ADDRESS: info@orchardbuilding.com	

B. Owner or Lessee

NAME	ADDRESS	
Thomas Shaffou	7031 Orchard Lake Road, Suite 105	
CITY: West Bloomfield / STATE: MI	ZIP CODE: 48322	TELEPHONE NUMBER (Include Area Code): (248) 757-1981
CELL PHONE NUMBER (Include Area Code): N/A / FAX NUMBER (Include Area Code): N/A	EMAIL ADDRESS*: info@orchardbuilding.com	

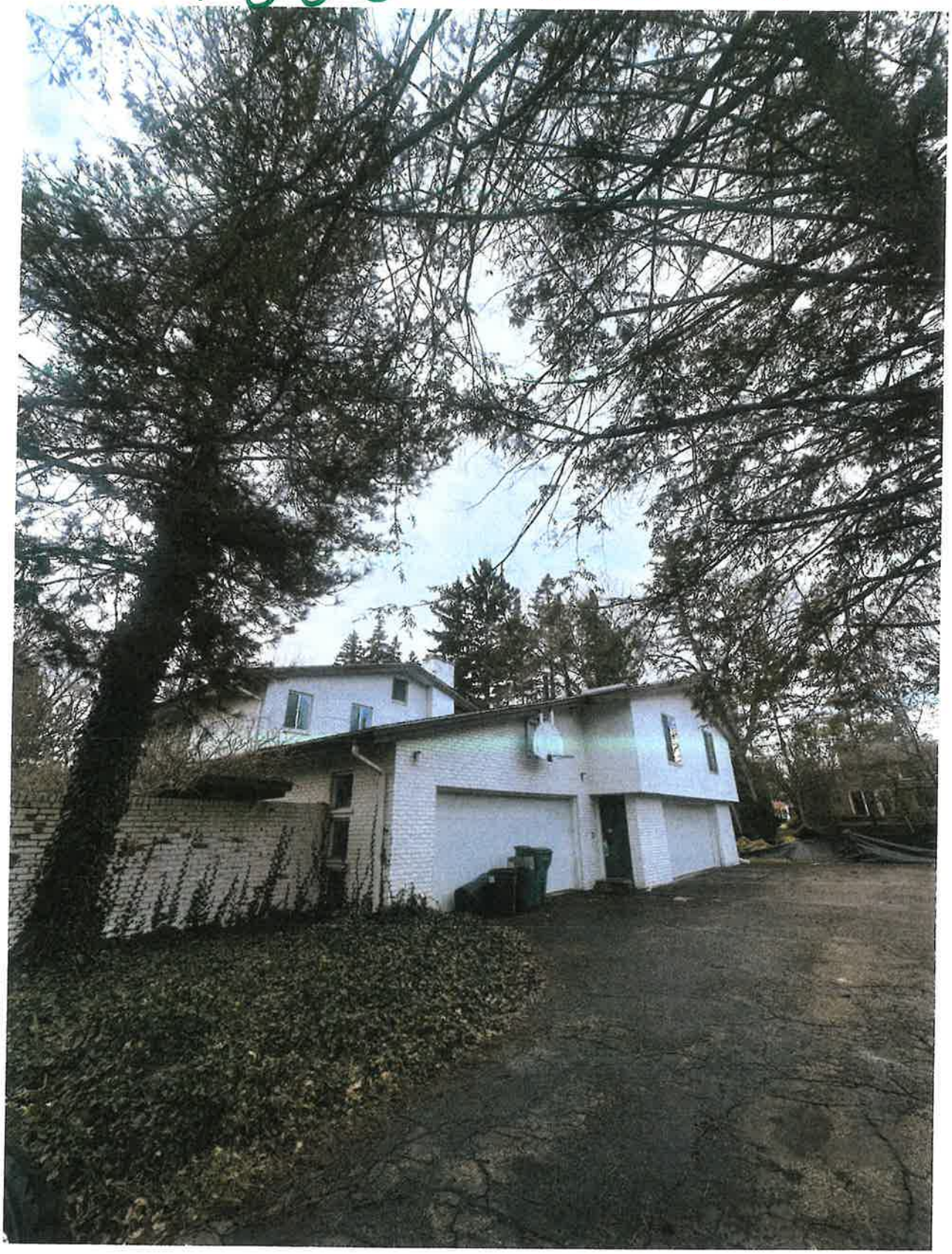
C. Architect or Engineer

NAME	ADDRESS	
Sujak Engineering, PLC	4031 Coolidge Highway	
CITY: Troy / STATE: MI	ZIP CODE: 48098	TELEPHONE NUMBER (Include Area Code): (248) 885-8431
CELL PHONE NUMBER (Include Area Code): Same As Telephone / FAX NUMBER (Include Area Code): (248) 885-8432	EMAIL ADDRESS: SujakEngineering@Comcast.net	
LICENSE NUMBER: 6201046896		EXPIRATION DATE:

D. Contractor

NAME	ADDRESS	
Orchard Development & Construction, Inc.	7031 Orchard Lake Road, Suite 105	
CITY: West Bloomfield / STATE: MI	ZIP CODE: 48322	TELEPHONE NUMBER (Include Area Code): (248) 757-1981
CELL PHONE NUMBER (Include Area Code): Same As Telephone Number / FAX NUMBER (Include Area Code): N/A	EMAIL ADDRESS: info@orchardbuilding.com	
INDIVIDUAL BUILDERS LICENSE NUMBER: 2101082455		EXPIRATION DATE: 5/31/2026
COMPANY BUILDERS LICENSE NUMBER: 2102192960		EXPIRATION DATE: 5/31/2026
FEDERAL EMPLOYER ID NUMBER (or reason for exemption): 41-2171783		
WORKERS COMP INSURANCE CARRIER (or reason for exemption): Wolf Pack Insurance Agency, LLC		
UNEMPLOYMENT INSURANCE AGENCY EMPLOYER ACCOUNT NUMBER (or reason for exemption): 2070504		

1335 Willow Ln



BIRMINGHAM

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 FOR

DEMOLITION ONLINE

DEMO SINGLE FAMILY

Permit Number:
PD25-0025
JDSF24-0051

Applied: 03/19/2025
Issued:
Expires:
Finaled:

LOCATION	OWNER	CONTRACTOR
0 468 WILLITS ST 08-19-25-376-041 **Zoning District:** **Special District:**	468 WILLITS LLC 36800 WOODWARD AVE STE 330 BLOOMFIELD HILLS MI 48304-0917 **Phone:** **Fax:**	HRH CONSTRUCTION LLC 1233 MARYLAND BLVD BIRMINGHAM MI 48009 **Phone:** (248) 644 4910 **Email:** jill@hunterrobertshomes.

Work Description: Demolition of home with detached garage to rebuild.

Stipulations:

Primary Constructions Type:

Primary Zoning District:

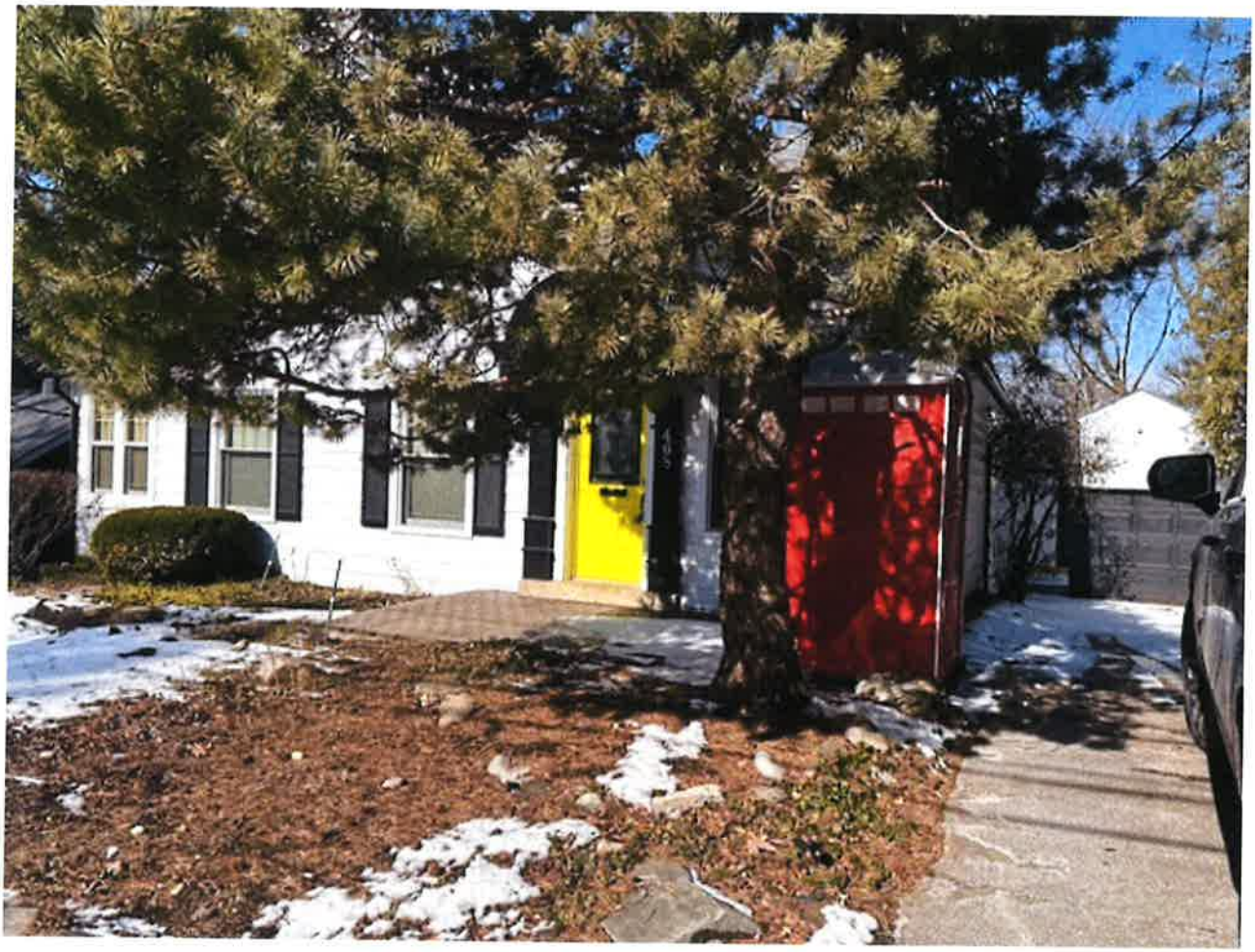
Primary Use Group:

Project: JDSF24-0051

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:	402.00
Balance Due:	0.00

Building Official Approval: _____ **Date:** 04/01/2025



BIRMINGHAM

Community Development Department
151 Martin Street
Birmingham, MI 48012-3001
(248) 530-1850
Inspection Requests: www.bsaonline.com

Applicant:
GRAF, PATRICK ANTHONY
732 WESTCHESTER WAY
BIRMINGHAM MI 48009-2956

Status: HOLD (FEE)

DEMOLITION ONLINE

DEMO SINGLE FAMILY

Permit Number:
PD25-0026
JDSF25-0008

Applied: 03/26/2025
Issued:
Expires:
Finaled:

LOCATION	OWNER	CONTRACTOR
0 732 WESTCHESTER WAY 08-19-35-178-021 **Zoning District:** **Special District:**	GRAF, PATRICK ANTHONY 732 WESTCHESTER WAY BIRMINGHAM MI 48009-2956 **Phone:** (248) 895 6388 **Fax:** Valentinovalerie1@gmail.com	**Phone:** (248) 895 6388 **Email:**

Work Description: The house is being taken apart all the way to the first floor decking. There are walls that are staying and those have been specified in the demo drawings.

Stipulations:

Primary Constructions Type:
Primary Use Group:
Primary Zoning District:
Project: JDSF25-0008

Permit Item	Work Type	Fee Basis	Item Total
ONLINE APPLICATION FEE	BUILDING PERMITS	1.00	$2.00
DEMO - 3,000 TO 5,000 CUBIC FEET	BUILDING PERMITS	1.00	$200.00

Fee Total:	202.00
Amount Paid:	0.00
Balance Due:	202.00

Building Official Approval: _____ **Date:** 03/26/2025

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ate Left

IMG_3471.jpeg

creenshot 2025-...

Screenshot 2025-...

BIRMINGHAM

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 ONLINE

DEMO SINGLE FAMILY

Permit Number:
PD25-0028
JDSF25-0001
Applied: 03/28/2025
Issued:
Expires:
Finaled:

LOCATION	OWNER	CONTRACTOR
0 927 CHESTNUT ST 08-19-36-229-017 **Zoning District:** **Special District:**	ADLER, MATTHEW STEPHEN 1090 LAKE PARK DR BIRMINGHAM MI 48009-1204 **Phone:** **Fax:**	ARMANDO GIUSEPPE INC 3675 W. Tienken Rd. Rochester MI 48306 **Phone:** (248) 830 6679 **Email:** agdesignbuildinc@gmail.

Work Description: We will be demoing the existing home and garage to prepare for a new construction home

Stipulations:

Primary Constructions Type:
Primary Use Group:
Primary Zoning District:
Project: JDSF25-0001

Permit Item	Work Type	Fee Basis	Item Total
ONLINE APPLICATION FEE	BUILDING PERMITS	1.00	$2.00
DEMO - 3,000 TO 5,000 CUBIC FEET	BUILDING PERMITS	1.00	$200.00
DEMO - 3,000 TO 5,000 CUBIC FEET	BUILDING PERMITS	1.00	$200.00

Fee Total: 402.00
Amount Paid: 0.00
Balance Due: 402.00

Building Official Approval: _____ **Date:** 04/01/2025

927

BIRMINGHAM

Community Development Department
151 Martin Street
Birmingham, MI 48012-3001
(248) 530-1850
Inspection Requests: www.bsaonline.com

Applicant:
Thomas Edmund Wooderson
432 S Washington Ave
Royal Oak MI 48067

Status: HOLD (FEE)

DEMOLITION ONLINE

DEMO SINGLE FAMILY

Permit Number:
PD25-0029
JDSF25-0012

Applied: 03/31/2025
Issued:
Expires:
Finaled:

LOCATION	OWNER	CONTRACTOR
0 1845 HUMPHREY AVE 08-20-31-329-013 **Zoning District:** **Special District:**	HALPERT INVESTMENTS LLC 5836 APPLEWOOD APT 1208 WEST BLOOMFIELD MI 48322-3484 **Phone:** **Fax:**	Thomas Edmund Wooderson 432 S Washington Ave Royal Oak MI 48067 **Phone:** (248) 733 5048 **Email:** twholdingsllc@outlook.c

Work Description: Home demolition of 950 sqft existing ranch and basement in preparation of new construction home.

Stipulations:

Primary Constructions Type:

Primary Zoning District:

Primary Use Group:

Project: JDSF25-0012

Permit Item	Work Type	Fee Basis	Item Total
ONLINE APPLICATION FEE	BUILDING PERMITS	1.00	$2.00
DEMO - LESS THAN 3,000 CUBIC FEET	BUILDING PERMITS	1.00	$125.00
BUILDING CONTRACTOR REG FEE	REGISTRATION FEE	1.00	$25.00

Fee Total: 152.00
Amount Paid: 0.00
Balance Due: 152.00

Building Official Approval: _____ **Date:** 03/31/2025

BIRMINGHAM

Community Development Department
151 Martin Street
Birmingham, MI 48012-3001
(248) 530-1850
Inspection Requests: www.bsaonline.com

Applicant:
NOSAN VENTURES LLC
30600 NORTHWESTERN HWY STE
FARMINGTON HILLS MI 48334

Status: HOLD (FEE)

DEMOLITION ONLINE

DEMO SINGLE FAMILY

Permit Number:
PD25-0019
JDSF24-0052

Applied: 03/12/2025
Issued:
Expires:
Finaled:

LOCATION	OWNER	CONTRACTOR
0 2266 NORTHLAWN BLVD 08-19-35-307-010 **Zoning District:** **Special District:**	CHAPNICK, GARY A 2266 NORTHLAWN BLVD BIRMINGHAM MI 48009-1888 **Phone:** **Fax:** gary.chapnick@gmail.com	NOSAN VENTURES LLC 30600 NORTHWESTERN HWY S FARMINGTON HILLS MI 48334 **Phone:** (248) 932 5444 **Email:** mdaniels@nosan.net

Work Description: Demolition of house and attached garage

Stipulations:

Primary Constructions Type:

Primary Zoning District:

Primary Use Group:

Project: JDSF24-0052

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:** 03/12/2025

Updated 4/8/24

Historic District Commission Action List – 2024

Historic District Commission	Quarter Goals	In Progress	Complete
Historic District Ordinance Enforcement	1st (January-March)	☒	☐
Historic Plaques & Bates St. Signage	2nd (April-June)	☒	☐
HDC Training	3rd (July-September)	☐	☐
Historic Preservation Master Plan	4th (October-December)	☒	☐

APPROVED