



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

- 1) Roll Call**
- 2) Approval of the HDC Minutes of [May 7, 2025](#)**
- 3) Courtesy Review**
- 4) Historic Design Review**
- 5) Sign Review**
- 6) Study Session**
 - A. [National Historic Preservation Month & Wallace Frost Call to Action](#)**
 - B. [1283 Buckingham – Historic Plaque](#)**
- 7) Miscellaneous Business and Communication**
 - A. Pre-Application Discussions**
 - B. Draft Agenda**
 - 1. [June 4, 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 día 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 May 7, 2025**

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

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

1) Roll Call

Present: Vice Chair Keith Deyer; Board Members Timothy Collins, Natalia Dukas, Patricia Lang; Alternate Board Member Steven Lemberg

Absent: Chair Dustin Kolo; Board Members Gigi Debbrecht, Michael Willoughby; Alternate Board Member Mary Jaye

Staff: Planning Director Dupuis; City Transcriptionist Eichenhorn

2) Approval of the HDC Minutes of April 2, 2025

05-04-25

**Motion by Collins
Seconded by Lemberg to approve.**

Motion carried, 5-0.

VOICE VOTE

Yeas: Lang, Deyer, Dukas, Lemberg, Collins

Nays: None

4) Courtesy Review

5) Historic Design Review

6) Sign Review

A. 245 S. Eton – Big Rock Chophouse

PD Dupuis presented the item. Shawn Wagner, Phillips Sign and Lighting, spoke on behalf of the request. Both answered informational questions from the HDC.

HDC members raised the following points during discussion:

- Per the applicant, this is the minimum sign size for the preferred illumination style.
- There was no objection to the sign aesthetically.
- Instead of the recommended motion language, the HDC could create more flexibility for the discussion between the applicant and the BZA by not requiring a 16 foot variance specifically.

05-05-25

Motion by Collins

Seconded by Dukas to 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 subject to 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 up to 16 square feet from the Board of Zoning Appeals.**

Motion carried, 5-0.

VOICE VOTE

Yeas: Lang, Deyer, Dukas, Lemberg, Collins

Nays: None

7) Study Session

A. National Historic Preservation Month & Wallace Frost Proclamation

PD Dupuis noted there were snacks and pins available in honor of National Historic Preservation Month. Vice Chair Deyer delivered the Wallace Frost proclamation.

B. Wallace Frost Program – Paula Draper Presentation

Ms. Draper delivered her presentation on Wallace Frost's life and architectural legacy.

HDC members raised the following points during discussion:

- The HDC/DRB undertook efforts in 1991 and 1992 to begin documenting Wallace Frost's legacy in the City.
- A video and a booklet on Frost resources in the City were made at that time.
- The City aims to generate further enthusiasm for the preservation of historic resources in the City.
- This will allow present and future generations of residents to continue to derive benefit from these resources.

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 8:13 p.m.

Historic District Commission
Minutes of May 7, 2025

A blue ink signature, likely of Nick Dupuis, consisting of a stylized 'N' and 'D'.

Nick Dupuis, Planning Director

A black ink signature, likely of Laura Eichenhorn, consisting of a stylized 'L' and 'E'.

Laura Eichenhorn, City Transcriptionist

DRAFT



AGENDA
BIRMINGHAM HISTORIC DISTRICT COMMISSION
WEDNESDAY – JUNE 4, 2025
BIRMINGHAM CITY HALL, 151 MARTIN STREET, COMMISSION ROOM 205, BIRMINGHAM, MI
******* 7:00 PM*******

- 1) Roll Call
- 2) Approval of the HDC Minutes of [May 21, 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 – Final Thoughts](#)
- 7) Miscellaneous Business and Communication
 - A. Pre-Application Discussions
 - B. Draft Agenda
 1. [June 18, 2025](#)
 - C. Staff Reports
 1. [Administrative Sign Approvals](#)
 2. [Administrative Approvals](#)
 3. [Demolitions](#)
 4. [Action List 2025](#)
- 8) Adjournment

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BIRMINGHAM

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

Inspection Requests: www.bsaonline.com

Applicant:

GREAT LAKES CUSTOM BUILDER
2525 INDUSTRIAL ROW DR
TROY MI 48084-7037

DEMOLITION ONLINE

DEMO SINGLE FAMILY

Status: HOLD (FEE)

Permit Number:

PD25-0033
JDSF24-0056

Applied: 04/22/2025

Issued:

Expires:

Finalized:

LOCATION	OWNER	CONTRACTOR
0 236 SUFFIELD AVE 08-19-26-453-010 Zoning District: Special District:	GREAT LAKES CUSTOM BUILDER LLC 2525 INDUSTRIAL ROW DR TROY MI 48084-7037 Phone: (248) 839 4771 Fax: glr@glroofinginc.com	GREAT LAKES CUSTOM BUILD 2525 INDUSTRIAL ROW DR TROY MI 48084-7037 Phone: (248) 268 1914 Email: glr@glroofinginc.com

Work Description: Demolition of house and all structures for new house re build

Stipulations:

Primary Constructions Type:

Primary Zoning District:

Primary Use Group:

Project: JDSF24-0056

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: 04/22/2025









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

PD25-0031
Permit #

JDSF25-0004
Project #

APPLICATION FOR DEMOLITION PERMIT

I. Project Type / Location			
☒ HOUSE ☐ HOUSE AND ATTACHED GARAGE ☐ HOUSE AND DETACHED GARAGE ☐ DETACHED GARAGE ☐ COMMERCIAL BUILDING ☐ EXTERIOR ☐ INTERIOR NON-LOAD BEARING ☐ SHED ☐ OTHER			
ADDRESS 2497 WINDERMERE		PROPERTY IDENTIFICATION NUMBER (SIDWELL NO.) 20-30-405-027	LOT NUMBER
II. Applicant / Project Contact Information			
A. Applicant			
NAME Dimitry Vulman		ADDRESS 5366 Wright Way West	
CITY West Bloomfield	STATE MI	ZIP CODE 48322	TELEPHONE NUMBER (Include Area Code) 248-716-0655
CELL PHONE NUMBER (Include Area Code)	FAX NUMBER (Include Area Code)	EMAIL ADDRESS	
B. Owner or Lessee			
NAME SAME		ADDRESS	
CITY	STATE	ZIP CODE	TELEPHONE NUMBER (Include Area Code)
CELL PHONE NUMBER (Include Area Code)	FAX NUMBER (Include Area Code)	EMAIL ADDRESS*	
C. Architect or Engineer			
NAME ZACK OSTROFF		ADDRESS 2640 WATER OAKS DR	
CITY West Bloomfield	STATE MI	ZIP CODE 48324	TELEPHONE NUMBER (Include Area Code) 248-425-4190
CELL PHONE NUMBER (Include Area Code) 248-425-4190	FAX NUMBER (Include Area Code)	EMAIL ADDRESS ZACK@Z0ARCHITECTURE.COM	
LICENSE NUMBER		EXPIRATION DATE	
D. Contractor			
NAME Anthony Vulman		ADDRESS 5366 Wright Way West	
CITY West Bloomfield	STATE MI	ZIP CODE 48322	TELEPHONE NUMBER (Include Area Code) 248-716-0655
CELL PHONE NUMBER (Include Area Code) 248-202-6660	FAX NUMBER (Include Area Code)	EMAIL ADDRESS EXCLUSIVE Custom Homes@gmail.com	
INDIVIDUAL BUILDERS LICENSE NUMBER 2101086258		EXPIRATION DATE 5/31/26	
COMPANY BUILDERS LICENSE NUMBER		EXPIRATION DATE	
FEDERAL EMPLOYER ID NUMBER (or reason for exemption)			
WORKERS COMP INSURANCE CARRIER (or reason for exemption)			
UNEMPLOYMENT INSURANCE AGENCY EMPLOYER ACCOUNT NUMBER (or reason for exemption)			

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APR 15 2025

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APR 15 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
Inspection Request & Online Application Site: www.bsaonline.com
Fax: 248-530-1290 / www.bhamgov.org

JDSF-24-0053
Project # _____

PD 25, 0032
Permit # _____

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 2756 BUCKINGHAM		PROPERTY IDENTIFICATION NUMBER (SIDWELL NO.) 20-30-476-008	LOT NUMBER
II. Applicant / Project Contact Information			
A. Applicant			
NAME Dimitry Vulman		ADDRESS 5366 WRIGHT WAY WEST	
CITY West Bloomfield	STATE MI	ZIP CODE 48322	TELEPHONE NUMBER (Include Area Code) 248 931 5660
CELL PHONE NUMBER (Include Area Code) 248 931 5660	FAX NUMBER (Include Area Code)	EMAIL ADDRESS EXCLUSIVE Custom HOMES @ gmail. com	
B. Owner or Lessee			
NAME SAME		ADDRESS	
CITY	STATE	ZIP CODE	TELEPHONE NUMBER (Include Area Code)
CELL PHONE NUMBER (Include Area Code)	FAX NUMBER (Include Area Code)	EMAIL ADDRESS*	
C. Architect or Engineer			
NAME ZACK OSTROFF		ADDRESS 2640 WATER OAKS DR	
CITY West Bloomfield	STATE MI	ZIP CODE 48324	TELEPHONE NUMBER (Include Area Code) 248-425-4190
CELL PHONE NUMBER (Include Area Code) 248-425-4190	FAX NUMBER (Include Area Code)	EMAIL ADDRESS ZACK @ ZOBARCHITECTURE. COM	
LICENSE NUMBER			EXPIRATION DATE
D. Contractor			
NAME Anthony Vulman		ADDRESS 5366 WRIGHT WAY WEST	
CITY West Bloomfield	STATE MI	ZIP CODE 48322	TELEPHONE NUMBER (Include Area Code) 248-202-6660
CELL PHONE NUMBER (Include Area Code) 248 202 6660	FAX NUMBER (Include Area Code)	EMAIL ADDRESS EXCLUSIVE Custom HOMES @ gmail. com	
INDIVIDUAL BUILDERS LICENSE NUMBER 2101086258			EXPIRATION DATE 5/31/26
COMPANY BUILDERS LICENSE NUMBER			EXPIRATION DATE
FEDERAL EMPLOYER ID NUMBER (or reason for exemption)			
WORKERS COMP INSURANCE CARRIER (or reason for exemption)			
UNEMPLOYMENT INSURANCE AGENCY EMPLOYER ACCOUNT NUMBER (or reason for exemption)			

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APR 15 2025

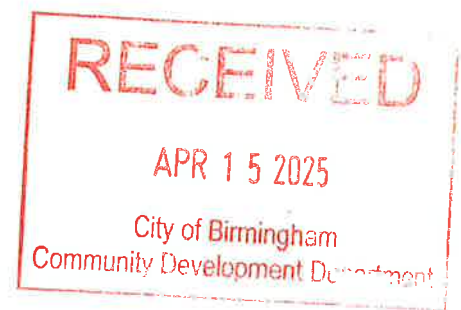
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Community Development - Building Department
151 Martin Street, Birmingham, MI 48009
Community Development: 248-530-1850
AMG Inspection Request Site: <https://www.accessmygov.com>
Fax: 248-530-1290 / www.bhamgov.org

JDSE 25 0005
Project # _____

P025-0034
Permit # _____

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 _____			
1570 Northlawn		PROPERTY IDENTIFICATION NUMBER (SIDWELL NO.) 08 19-35 402-014	LOT NUMBER
II. Applicant / Project Contact Information			
A. Applicant			
NAME KBJ Group LLC		ADDRESS 3321 Hilton Rd	
CITY Ferndale	STATE MI	ZIP CODE 48220	TELEPHONE NUMBER (Include Area Code) 586-817-3909
CELL PHONE NUMBER (Include Area Code) 586-817-3909	FAX NUMBER (Include Area Code)	EMAIL ADDRESS kevin@4thd2.com	
B. Owner or Lessee			
NAME KBJ Group LLC		ADDRESS	
CITY Ferndale	STATE MI	ZIP CODE 48220	TELEPHONE NUMBER (Include Area Code) 586-817-3909
CELL PHONE NUMBER (Include Area Code) 586-817-3909	FAX NUMBER (Include Area Code)	EMAIL ADDRESS* kevin@4thd2.com	
C. Architect or Engineer			
NAME		ADDRESS	
CITY	STATE	ZIP CODE	TELEPHONE NUMBER (Include Area Code)
CELL PHONE NUMBER (Include Area Code)	FAX NUMBER (Include Area Code)	EMAIL ADDRESS	
LICENSE NUMBER		EXPIRATION DATE	
D. Contractor			
NAME KBJ Group LLC		ADDRESS 3321 Hilton Rd	
CITY Ferndale	STATE MI	ZIP CODE 48220	TELEPHONE NUMBER (Include Area Code) 586-817-3909
CELL PHONE NUMBER (Include Area Code) 586-817-3909	FAX NUMBER (Include Area Code)	EMAIL ADDRESS kevin@4thd2.com	
INDIVIDUAL BUILDERS LICENSE NUMBER 2101212419		EXPIRATION DATE 05/31/2025	
COMPANY BUILDERS LICENSE NUMBER 2102212992		EXPIRATION DATE 05/31/2025	
FEDERAL EMPLOYER ID NUMBER (or reason for exemption) 81-1853775			
WORKERS COMP INSURANCE CARRIER (or reason for exemption) Whims Insurance			
UNEMPLOYMENT INSURANCE AGENCY EMPLOYER ACCOUNT NUMBER (or reason for exemption) 0022346			









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)	☒	☐