



**AGENDA**  
**BIRMINGHAM HISTORIC DISTRICT COMMISSION**  
**WEDNESDAY – JULY 16, 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 [June 18, 2025](#)
- 3) Courtesy Review
- 4) Historic Design Review
- 5) Sign Review
- 6) Study Session
  - A. [Historic Preservation Master Plan](#)
- 7) Miscellaneous Business and Communication
  - A. Pre-Application Discussions
  - B. Draft Agenda
    1. [August 6, 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.

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**Historic District Commission  
Minutes Of June 18, 2025**

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

Minutes of the regular meeting of the Historic District Commission ("HDC") held June 18, 2025. The meeting was called to order at 7:00 p.m.

**1) Roll Call**

**Present:** Chair Dustin Kolo; Board Members Gigi Debbrecht, Natalia Dukas; Alternate Board Member Steven Lemberg

**Absent:** Vice Chair Keith Deyer; Board Members Timothy Collins, Patricia Lang, Michael Willoughby; Alternate Board Member Mary Jaye

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

**2) Approval of the HDC Minutes of May 21, 2025**

**06-07-25**

**Motion by Dukas  
Seconded by Debbrecht that we approve.**

**Motion carried, 4-0.**

VOICE VOTE

Yeas: Lemberg, Kolo, Debbrecht, Dukas

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 questions from the HDC.

Minor edits to the vision statement and goals were recommended by consensus during HDC discussion.

Beyond edits, HDC members made the following comments:

- The starting language provided a useful framework from which to work. This draft would be appropriate to bring to roundtable meetings with the public.
- HDC members could individually email staff with further ideas for modifications between meetings.
- It would be helpful to create a summary document for prospective owners and realtors to explain what may and may not be done with a historic property.

- Some HDC members might be interested in contributing by writing or editing portions of the plan.

**8) Miscellaneous Business and Communication**

**A. Pre-Application Discussion**

**B. Draft Agenda**

**C. Staff Reports**

**1. Administrative Sign Approvals**

**2. Administrative Approvals**

**3. Demolitions**

**4. Action List**

**D. Communications**

**8) Adjournment**

No further business being evident, the HDC motioned to adjourn at 7:37 p.m.



Nick Dupuis, Planning Director



Laura Eichenhorn, City Transcriptionist



## **MEMORANDUM**

Planning Department

**DATE:** July 16, 2025

**TO:** Historic District Commission Members

**FROM:** Nicholas Dupuis, Planning Director

**SUBJECT:** Historic Preservation Master Plan – Progress Report

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On June 18, 2025 ([Agenda](#)), the Historic District Commission provided feedback to City Staff on the vision statement and goals of the plan. The Planning Department has made the suggested changes and has expanded on each goal to begin to provide action items related to the goals of the City in relation to historic preservation. In addition, the Planning Department has held two historic property owner round table sessions, the results of which will be reported to the HDC at a future meeting. At this time, the Planning Department has provided the following updated information for feedback.

*(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**
  - Get Back to the Basics
  - Embrace Proactivity
  - Inform and Engage
- **Conclusion**
- **Glossary**
- **Appendix**
  - Condition Assessments
  - Survey Results

## **Vision Statement**

The Birmingham community will support, strengthen and expand its connections to a vibrant history by committing to preserving historic buildings and places. Through historic preservation, Birmingham will retain its unique character and welcoming sense of community, will bolster sustainability efforts, and will preserve an authenticity that, once gone, cannot be recreated.

### **Action Plan**

#### **Goal #1: Get Back to the Basics**

*To support existing historic resources and create an environment that is conducive to historic preservation.*

The Historic Preservation Master Plan recognizes the valuable stock of historic resources that are currently designated within the City. As time marches forward, these resources will need to be maintained and treated consistently against the City's Historic Design Guidelines. In addition, opportunities for monetary support should be prioritized.

- Provide annual training for Historic District Commission and Historic District Study Committee members.
- Perform biennial reviews of all historic district boundaries and resources.
- Update the city's historic preservation webpage with current information and resources.
- Create simple, high quality resources for commonly requested information including (but not limited to) the process for historic designation, what it means to be a designated historic resource, and the "do's and don'ts" of preservation.
- Pursue a nomination of City Hall and the Baldwin Public Library to the National Register of Historic Places.
- Review and update historic preservation ordinances to meet current needs.
- Develop policy and procedures for the review of work performed on noncontributing resources/properties within historic districts.
- Increase and regularize enforcement of maintenance requirements to ensure that historic materials are not lost to neglect.

#### **Goal #2: Embrace Proactivity**

*To transition the City from a reactive approach to historic preservation to a proactive one and meet people where they are.*

The City has access to a multitude of resources from data to social networks to several useful tools that can be leveraged to ensure that irreplaceable resources are not lost to neglect, and that new pockets of history in Birmingham can continually be discovered. At times, the community may not know what it has until it is brought to them.

- Engage with realtors, brokers, and other persons engaged in the sale of land and buildings towards the preservation of historic buildings.
- Petition for historic designation of all remaining Wallace Frost designed homes in the City.
- Perform a full reconnaissance level survey of the Little San Francisco neighborhood.
- Study the feasibility of preservation overlay zoning districts in the City.
- Generate a list of ready-made historic preservation projects eligible for Certified Local Government grant funding.

- Develop a network of historic preservation advocates to support historic preservation efforts in the City.
- Coordinate with the Planning Board and City Commission in the implementation of the Birmingham Plan 2040 to ensure that the historic preservation goals of the City are reflected in broader planning.
- Incorporate historic preservation values, principles, and processes into municipal policy, planning, and programs at all levels of municipal activity.
- Create a financial incentive program in Birmingham to support historic property owners in the maintenance and upkeep of their historic buildings.

### **Goal #3: Inform and Engage**

*To boost the profile of historic preservation in Birmingham to a level that unifies public opinion towards historic preservation in the City.*

To build continued support for historic preservation in Birmingham, the City must provide the community with the information it needs to understand what it means to preserve and why it is important. Emphasis can be added to robust data and accessibility of information.

- Work with the Birmingham Museum to provide current, accurate descriptions of designated historic resources within the City.
- Provide programming during National Historic Preservation Month every year.
- Develop and install historic district signage that is consistent with the wayfinding program for the City.
- Produce historic plaques for all designated historic buildings in the Central Business Historic District.
- Create more opportunities for the City to interact with property owners of historic resources.
- Seek training
- Establish an annual Preservation/Conservation Awards Program to highlight and celebrate preservation and conservation initiatives and achievements by residents and entities in Birmingham
- Develop historic tours as a part of the Birmingham Shopping Districts tourism initiatives.
- Through city staff, provide technical support to the owners of historic properties on the Michigan State Historic Tax Credit program.
- Provide regular historic preservation related content in the City's newsletters.



Nicholas Dupuis &lt;ndupuis@bhamgov.org&gt;

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## Submission for the Historic Preservation Roundtable

1 message

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Lauren <[REDACTED]>  
To: Nicholas Dupuis <ndupuis@bhamgov.org>

Thu, Jun 26, 2025 at 11:45 PM

Dear Members of the Birmingham Historic District Commission,

Hello! Our names are Jon and Lauren Stein, and we live at 412 Willits Street. Thank you for allowing us the opportunity to submit feedback to your roundtable, as we are regrettably not able to attend in-person. We appreciate the invitation to be included in this discussion and will follow along as plans develop.

Birmingham's history and historic preservation are near and dear to our hearts. For almost 15 years we have lived in and cared for our home, which was built in 1861 by one of the Willits children. When we purchased our house, it had been a rental for years, sat vacant for 18 months, and was in disrepair. We are grateful that it was given historic designation decades ago, so that no one before us was able to simply tear it down.

I (Lauren) grew up in Birmingham and have lived here for almost my entire life. I've watched Birmingham slowly lose its charming older homes and friendly tree-lined streets in favor of massive new builds that have changed the character of our neighborhoods.

We feel that the city of Birmingham has not done enough over the past several decades to encourage the preservation of historic homes. There has been nothing that I am aware of to discourage developers or new home buyers from tearing down perfectly viable, lovely older homes instead of renovating them. I see this as incredibly sad, and while I applaud the Historic District Commission and hope that your work creates change, an enormous number of historic properties have already been destroyed.

A perfect example of historic Birmingham structures not being proactively protected exists on our own street. When we moved to Willits Hill in 2011, of the eleven homes on our small block, seven dated from the 1800's through early 1900's, with a 1920's church at the top of the hill. The Birmingham Historical Museum and Park backs up to our street as well. This was a tiny sliver of remaining Birmingham past - a lovely, delightful stretch with sweet homes, trees and gardens that visitors to the city passed as they emerged from the Booth Park trail. Today three, and possibly four of the seven historic homes have been or are in danger of being razed, and the landmark 1920's church had been converted to a modern glass and steel box.

It has been incredibly painful in the past months to watch two well-maintained historic homes slated for demolition, while enormous, very contemporary home plans were approved for their lots. The charm of our block is gone.

My main input is that if there is any way to educate, encourage and incentivize developers and home buyers to renovate and rehab instead of demolish, this would be advantageous to the city as a whole. Renovating an old home can feel overwhelming - tax incentives, renovation grants, and a recommended list of historic-friendly contractors and tradespeople would all help, because often new owners of historic homes don't know where to start, or even what they can change about the home.

Second, encourage historic designation. Perhaps you are already focusing on this effort, but identifying potential properties and reaching out to homeowners regarding the importance of applying for state and local historic designation is of utmost importance. Education, assistance and incentives to historically designate their homes could sway some people to care.

This concludes my thoughts, but below you will find some notes from my husband Jon.

- Master Plan - In 2025 two 100-year old houses on our block will be gone, a third will likely be sold and demolished, and a fourth could go if the owner decides to sell in the next few years. The front of the historic church across the street was demolished to build a modern office building. Our next door neighbor has one of the first modern houses in Birmingham...and it replaced a very old house. Our home will be the last one standing if the city does not put concrete steps in place to save the few remaining structures that are historically significant, but not protected.

- Tax incentives - Having owned first a 20th-century brick home and now a 19th-century wooden one, the historic house is significantly more costly and time-consuming to maintain. A lot of people don't want to deal with the compromises

inherent in older homes, but if Birmingham wants to have a visible history, effort has to go into preserving these structures. The city should consider creating a historic preservation property tax abatement or credit to incentivize joining historic districts to prevent teardowns.

- Variance process - A few years ago we were turned down for a variance to build a very small, unobtrusive addition at the back of our home, yet both of the new builds going in down the street from us received significant, streetscape-altering height variances this year. Many historic homes have pre-code, non-conforming property layouts that create actual hardships. I would suggest a process that enables the historic district commission to approve modifications to historic homes that would normally require a variance, because they have the most solid understanding of the needs of these properties and their occupants.

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Thank you very much for your time and consideration of our thoughts. We don't want to sound negative about the homes lost, but we do believe that there can be a cultural shift in how we look at Birmingham's oldest homes. We appreciate all of the hard work that you are putting into the commission, and thank you for what you are doing.

Sincerely,

Lauren and Jon Stein



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

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

**Applicant:**  
 LIVE WELL CUSTOM HOMES LLC  
 626 E 4TH ST STE 101B  
 ROYAL OAK MI 48067-2833

**DEMOLITION ONLINE**

Permit Number:  
**PD25-0051**  
 JDSF25-0016

Applied: 06/27/2025

Issued:

Expires:

Finalled:

**DEMO SINGLE FAMILY**

**Status:** HOLD (FEE)

LOCATION	OWNER	CONTRACTOR
0 1336 HAYNES AVE 08-20-31-151-006 Zoning District: Special District:	LIVE WELL CUSTOM HOMES LLC 626 E 4TH ST STE 101B ROYAL OAK MI 48067-2833 Phone: (248) 677 8484 Fax: jodi@livewellcustomhomes.com	LIVE WELL CUSTOM HOMES LL 626 E 4TH ST STE 101B ROYAL OAK MI 48067-2833 Phone: (248) 677 8484 Email: jodi@livewellcustomhom

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

**Stipulations:**

Primary Constructions Type:

Primary Zoning District:

Primary Use Group:

Project: JDSF25-0016

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:** 06/27/2025











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

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

**Applicant:**  
 FAN HENRIETTA LLC  
 5819 WINDRIFT CT  
 WEST BLOOMFIELD MI 48324-314

**DEMOLITION ONLINE**

Permit Number:  
**PD25-0046**  
 JDSF25-0017  
 Applied: 06/03/2025  
 Issued:  
 Expires:  
 Finalized:

**DEMO SINGLE FAMILY**

**Status:** HOLD (FEE)

LOCATION	OWNER	CONTRACTOR
0 571 HENRIETTA ST 08-19-36-179-008 Zoning District: Special District:	FAN HENRIETTA LLC 5819 WINDRIFT CT WEST BLOOMFIELD MI 48324-3142 Phone: Fax:	Phone: Email:

**Work Description:** complete demolition of house and garage. filling the existing basement void with dirt and seed

**Stipulations:**

Primary Constructions Type:

Primary Zoning District:

Primary Use Group:

Project: JDSF25-0017

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:** 06/03/2025











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

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

**Applicant:**  
 ARMANDO GIUSEPPE INC  
 3675 W. Tienken Rd.  
 Rochester MI 48306

**DEMOLITION ONLINE**

Permit Number:  
**PD25-0047**  
 JDSF25-0018

Applied: 06/11/2025  
 Issued:  
 Expires:  
 Finaled:

**DEMO SINGLE FAMILY**

**Status:** HOLD (FEE)

LOCATION	OWNER	CONTRACTOR
0 1221 DAVIS AVE 08-20-31-353-015 Zoning District: Special District:	ADELSON, HOWARD 1918 RAYMOND PL BLOOMFIELD HILLS MI 48302-2264 Phone: Fax:	ARMANDO GIUSEPPE INC 3675 W. Tienken Rd. Rochester MI 48306 Phone: (248) 830 6679 Email: <a href="mailto:agdesignbuildinc@gmail.com">agdesignbuildinc@gmail.com</a> .

**Work Description:** Demolition of existing house and garage in preparation of new construction

**Stipulations:**

Primary Constructions Type: Primary Zoning District:  
 Primary Use Group: Project: JDSF25-0018

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
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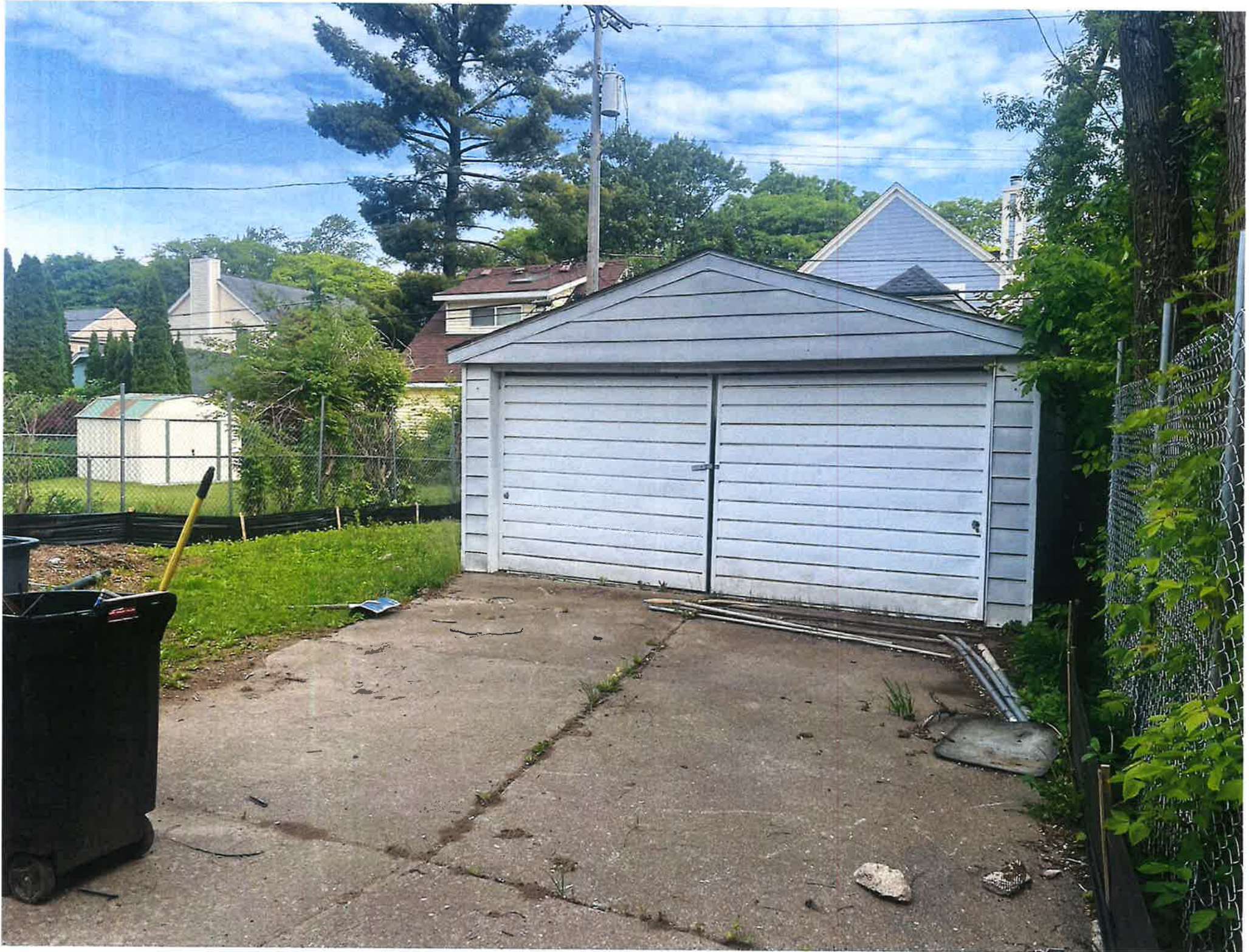


**Building Official Approval:** \_\_\_\_\_

**Date:** 06/11/2025



NEW CONSTRUCTION  
ENDING SOON  
**AG**  
248.830.6679





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

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

**Applicant:**  
 BLOOMINGDALE HOMES INC  
 1393 wheaton drive  
 Troy MI 48083

Permit Number:  
**PD25-0048**  
 JDSF25-0022

Applied: 06/23/2025  
 Issued:  
 Expires:  
 Finaled:

**DEMOLITION ONLINE**

**DEMO SINGLE FAMILY**

**Status:** HOLD (FEE)

LOCATION	OWNER	CONTRACTOR
0 1287 SHIPMAN BLVD 08-19-36-302-005 Zoning District: Special District:	WYNNE, MICHAEL R 808 BIRD AVE BIRMINGHAM MI 48009-2063 Phone: Fax: michael.r.wynne@gmail.com	BLOOMINGDALE HOMES INC 1393 wheaton drive Troy MI 48083 Phone: (248) 651 6701 Email: john@builtbybh.com

**Work Description:** Demo and rebuild home with garage and new city sidewalk and driveway approach.

**Stipulations:**

Primary Constructions Type:  
 Primary Use Group:

Primary Zoning District:

Project: JDSF25-0022

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:** 06/23/2025







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**WEDNESDAY – AUGUST 6, 2025**  
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