



**AGENDA**  
**BIRMINGHAM HISTORIC DISTRICT COMMISSION**  
**WEDNESDAY – AUGUST 20, 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 July 16, 2025**
- 3) Courtesy Review**
- 4) Historic Design Review**
  - A. 214 E. Maple – Design Within Reach**
- 5) Sign Review**
- 6) Study Session**
  - A. Historic Preservation Master Plan**
- 7) Miscellaneous Business and Communication**
  - A. Pre-Application Discussions**
  - B. Draft Agenda**
    - 1. September 3, 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 July 16, 2025**

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

Minutes of the regular meeting of the Historic District Commission ("HDC") held July 16, 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, Natalia Dukas; Alternate Board Member Steven Lemberg

**Absent:** Chair Dustin Kolo; Board Members, Patricia Lang, Michael Willoughby; Alternate Board Member Mary Jaye

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

**2) Approval of the HDC Minutes of June 18, 2025**

**07-08-25**

**Motion by Collins  
Seconded by Debbrecht to approve as submitted.**

**Motion carried, 5-0.**

VOICE VOTE

Yeas: Collins, Deyer, Lemberg, 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.

HDC members made the following comments:

- Despite occasional resident concerns to the contrary, historic designation actually results in relatively few limits for owners. It also increases property value by approximately 15%.
- There is a finite number of old houses. They can be preserved as a part of history while other properties can also evolve.
- A background with the benefits and importance of historic preservation should be provided to the City Commission prior to the submission of the Plan.
- An overlay district could make sense. It would help maintain neighborhood character while allowing for diversity of style. There could also be resistance from some residents.

- Collaborating with Wallace Frost owners towards historic designation would be worthwhile.
- Public education about historic preservation is important.
- Creating citywide financial incentives for preservation would be very useful. Other financial incentives beyond the City could also be available.
- The Heritage Home program also helped increase publicity about historic properties. The program may have only been paused due to the cost of the plaques at the time.
- A list of suppliers, vendors, tradespeople, and professionals who have worked on historic properties would be helpful to owners. Maintaining a list of reviews from Birmingham historic property owners of these individuals or businesses could also be helpful.
- Clarifying some of the common misunderstandings about historic properties would be useful.
- Since demolition fees are tied to the City's costs for their processing, it is unlikely that they could be raised in order to discourage demolition of older homes.
- The HDC should aim to take one action this year in order to build momentum.
- More of these proposals lean towards residential over commercial. It might be reasonable to allow the Plan to only pertain to residential.

## **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**

The Board briefly discussed the email from the Steins that may be found in the evening's agenda packet.

## **8) Adjournment**

No further business being evident, the HDC motioned to adjourn at 7:43 p.m.



Nick Dupuis, Planning Director



Laura Eichenhorn, City Transcriptionist



## MEMORANDUM

Planning Department

**DATE:** August 20, 2025  
**TO:** Historic District Commission  
**FROM:** Nicholas Dupuis, Planning Director  
**SUBJECT:** 214 W. Maple – Design within Reach – Design Review

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**Zoning:** B4 (Business-Residential) & D4 (Downtown Overlay)  
**Existing Use:** One-Story Commercial Building

### History

Important to note at the onset of this review that this property is located within the Central Business Historic District, but a portion of the floor area of the store extends into the historic Wabeek Building. The bulk of the proposed Design Within Reach space is beyond the limits of the Wabeek Building, and is considered a modern building. However, due to the unique disposition of this space, the Planning Department will be considering the proposal as affecting both the Wabeek Building and the broader Central Business Historic District as a non-contributing resource. In addition, it should be emphasized that this renovation will create two new separate spaces where there was formerly one. The second tenant space has no prospective tenant, and does not yet have an address assigned to it. At this time, the Planning Department will treat the renovations as one proposal.

### *Historic Description of the Wabeek Building*

Both the construction materials and architectural style of this building make it one of the City's finest. It was built and owned by the interests of Michigan Senator James Couzens, who had an office there. This association gives the building great historical value. On announcing the building application in April 1928, the construction costs were estimated at \$200,000. In November of 1929, Maple store fronts included (from Bates eastward); a drug store, an antique shop, a men's wear store, the lobby, a meat market, a grocery store and a dress shop. Professional offices were

located on the upper two floors. Extensive renovations to the building’s interior took place from 1985 to 1990 and in 1998. The interior was altered to incorporate modern finishes. The building’s centerpiece is a lobby with marble walls and floors, a central staircase, a hand painted ceiling and bronze elevator doors.

### **Introduction & Proposal**

A Design Review application has been submitted for the renovation of the storefront of the non-historic portion of the building (formerly Anthropologie), which has been altered significantly over time. The renovations will result in a new façade for *two new tenant spaces* on the same property. The area that is subject to this review is the western side of the now split tenant space, which will become a furniture store – Design Within Reach (DWR). The distinction is important due to the unique disposition of this building and the property overall, which has long been combined with the historic Wabeek Building.

The proposed renovations include the removal of the existing wood/metal façade that was related to the previous tenant, the removal of the parapet extension that elevated the Anthropologie entrance, the creation of two new storefront entryways, and the addition of new materials. These renovations are proposed on the modern portion of the building *only*. The plans suggest that minor repair-level work will happen on the Wabeek Buildings window area, but nothing of substance. As a part of the renovations, Design Within Reach will recess its entryway significantly, which will also contain a different material than the broader storefront. A summary of the new materials can be found in the table below.

<b>Material</b>	<b>Location</b>	<b>Color</b>
Granite	DWR storefront	Kota Black
Marble	DWR recessed entrance	Verdi Alpine
Flandre	Adjacent storefront	White Fjord Porcelain
Glass	Both storefronts	Clear

### **Planning & Zoning**

The renovations proposed warrant a review of several planning/zoning issues to ensure that the applicant meets the requirements of the Zoning Ordinance alongside the Secretary of the Interior Standards for Rehabilitation. The following requirements were considered:

1. **Use** – Furniture sales is a permitted use in the B4 (Business-Residential) and D4 (Downtown Overlay) zoning districts. In addition, the use meets the requirements of the retail frontage boundary.
2. **Glazing** – The proposed renovations do not alter the height of the windows, but the relocation of entrances and splitting of the single storefront into two storefronts does change the glazing conditions of the space. At this time, the Planning Department does not have glazing specification to ensure the clarity requirements of Article 4, Section 4.90

are met. In addition, although it does appear to be met, the applicant has not submitted glazing calculations to demonstrate compliance with the 70% minimum glazing requirement of the same section. Thus, **the applicant must submit all required glazing details to ensure that all glazing requirements are met.**

Finally, the Planning Department reviewed the floor plans submitted to ensure that no displays, shelves, or other materials are blocking views into the retail space.

3. **Facade Materials** – Article 3, Section 3.04 (E) requires that at least 90% of the exterior finish material on all facades that face a street shall be limited to the following: glass, brick, cut stone, cast stone, coarsely textured stucco, or wood. The proposed stone and glass storefront located at the DWR space meets this requirement. However, the porcelain tile on the adjacent storefront may not be considered a material that fits into these requirements. The Planning Department has requested a sample to examine with the Historic District Commission. Ultimately, **the Historic District Commission will need to determine whether or not this material meets the requirements of the Downtown Overlay architectural standards.** In addition, the same ordinance section requires that the primary colors of building exteriors shall be compatible with the colors of adjacent buildings and in character with the surrounding area. This standard appears to be met.

## **Signage**

The design plans submitted demonstrate two new signs for the new tenant, DWR, and a note for future signage for the future tenant of the adjacent space. **Please be advised that no signage is approved for the adjacent tenant space and that the design, placement and area of that future sign must be reviewed and approved by the Planning Department.**

As far as the DWR signage, the applicant appears to be proposing what would be considered two projecting signs, both containing the letters "DWR." The first projecting sign is located on the eastern end of the storefront, while the second is proposed at the entrance. The Planning Department is lacking the following information, or requires the following revisions:

1. The width of each storefront is required to be labeled on the plans to review the combined sign area requirements for both storefronts.
2. Projecting signs are required to have a minimum 6 in. gap between the sign and the wall face. Only one sign has such a gap.
3. The sign detail sheet does not appear to match up with the elevation drawing/rendering, as the detail sheet notes one sign as "DWR I" and the others read only "DWR."
4. The Sign Ordinance states that projecting signs may not be located within 20 ft. of any other projecting sign. The plans provided to not show the dimension between the two proposed signs.

5. The plans are required to show a minimum dimension from grade to the bottom of each sign of 8 ft.

Overall, although there are several needs related to the sign design plans, the general placement and design of the signage appears to be tenable. Ultimately, **the applicant must submit all requested details regarding signage on the design plans.**

### **Lighting**

The design plans submitted show two new, small light sconces located within the recessed entrance of the DWR space. The number and placement of light fixtures does not appear to significantly alter the light distribution or illuminance on the site, thus a photometric plan will not be sought at this time. The Historic District Commission may wish to discuss this determination. However, to support this determination, **the applicant must submit detailed lighting specifications for all new light fixtures.**

In addition, based on the information provided, it does not appear that the lights are full cutoff or cutoff. Unless specifically permitted within this ordinance, all luminaries are required to be full cutoff or cutoff and positioned in a manner that does not unreasonably invade abutting or adjacent properties. Exception to cutoff luminaries can be made at the discretion of the Historic District commission under any of the following conditions:

1. The distribution of upward light is controlled by means of refractors or shielding to the effect that it be used solely for the purpose of decorative enhancement of the luminaire itself and does not expel undue ambient light into the nighttime environment.
2. The luminaire is neither obtrusive nor distracting, nor will it create a traffic hazard or otherwise adversely impact public safety, with appropriate methods used to eliminate undesirable glare and/or reflections.
3. The luminaire is consistent with the intent of the Master Plan, Urban Design Plan(s), Triangle district plan, Rail District plan and/or Downtown Birmingham 2016 Report, as applicable.
4. The scale, color, design or material of the luminaire will enhance the site on which it is located, as well as be compatible with the surrounding buildings or neighborhood.
5. Lighting designed for architectural enhancement of building features (i.e. architectural enhancement lighting). Appropriate methods shall be used to minimize reflection and glare.
6. The site lighting meets all requirements set forth in this ordinance including, but not limited to, light trespass and nuisance violations.

Due to the placement of the fixtures within the recessed entrance, the Planning Department suggests the granting of a waiver for non-cutoff light fixtures pursuant to Article 4, Section 4.21 (D)(1) of the Zoning Ordinance.

## **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, the proposed renovation (as proposed by the applicant) generally meets the Secretary of the Interior Standards for Rehabilitation numbers 1, 2, and 9. 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.*

The proposed renovations do not change the use of the site, which was most recently a commercial/retail use. The minimal portion of this tenant space that extends into the Wabeek Building is a commercial/retail use, which was present historically.

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.*

As noted above, the majority of this tenant space is within what is considered a non-contributing resource in the Central Business Historic District. Thus, the majority of the character considerations of the proposed renovation are based on how they fit into the district. Due to the spaces extension into the Wabeek Building, this standard must also be reviewed for the historic portion of the building.

Overall, the proposed renovations do not appear to detract from the Central Business Historic District, nor does it affect the character or features of the Wabeek Building. The proposed design of the DWR storefront does appear dark and/or heavy in relation to the buildings to the east, but the renovations at the first floor of the Wabeek Building that resulted in a dark granite and squared windows (which is a departure from the original arched windows and limestone façade) complement each other in aesthetic and proportion.

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.*

Because the proposed exterior renovations terminate at the Wabeek Building, there are no major concerns about the loss of historic materials. It is worth stating though that significant care should be taken while working next to the Wabeek Building to ensure that no material is damaged during construction.

Based on the review above, the Planning Department recommends that the Historic District Commission consider **APPROVAL** of the Design Review application for 214 W. Maple – Design Within Reach. The Planning Department finds [in part due to the alteration of the Wabeek Building that currently exists] the proposed alterations to not be disruptive to the Central Business Historic District, nor does the proposal remove historic material or provide a false sense of historical development. This recommendation is based on the proposal as designed meeting the Secretary of the interior Standards for Rehabilitation numbers 1, 2, and 9. The approval should be conditioned on the following:

1. The applicant must utilize caution when working in the area of the Wabeek Building to protect the historic limestone.
2. The applicant must submit all required glazing details to ensure that all glazing requirements are met.

3. The applicant must submit all requested details regarding signage on the design plans.
4. The applicant must submit detailed lighting specifications for all new light fixtures.
5. The Historic District Commission grants a waiver for non-cutoff light fixtures pursuant to Article 4, Section 4.21 (D)(1) of the Zoning Ordinance.
6. The applicant must comply with the request of all City Departments.

**Wording for Motions**

I move that the Commission **APPROVE** the Design Review application and issue a Certificate of Appropriateness for 214 W. Maple – Design Within Reach – with the condition listed below. The proposed work will meet the Secretary of the Interior Standards for Rehabilitation numbers \_\_\_\_\_ . The approval is conditioned on the following:

1. The applicant must utilize caution when working in the area of the Wabeek Building to protect the historic limestone.
2. The applicant must submit all required glazing details to ensure that all glazing requirements are met.
3. The applicant must submit all requested details regarding signage on the design plans.
4. The applicant must submit detailed lighting specifications for all new light fixtures.
5. The Historic District Commission grants a waiver for non-cutoff light fixtures pursuant to Article 4, Section 4.21 (D)(1) of the Zoning Ordinance.
6. The applicant must comply with the request of all City Departments.

**OR**

I move that the Commission **POSTPONE** the Design Review application and the issuance of a Certificate of Appropriateness for 214 W. Maple – Design Within Reach – for the following reason(s):

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_

**OR**

I move that the Commission **DENY** the Design Review application for 214 W. Maple – Design Within Reach. Because of \_\_\_\_\_ the work does not meet The Secretary of the Interior's Standards for Rehabilitation standard number(s) \_\_\_\_\_.

**OR**

**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.

# **DWR BIRMINGHAM, MI**

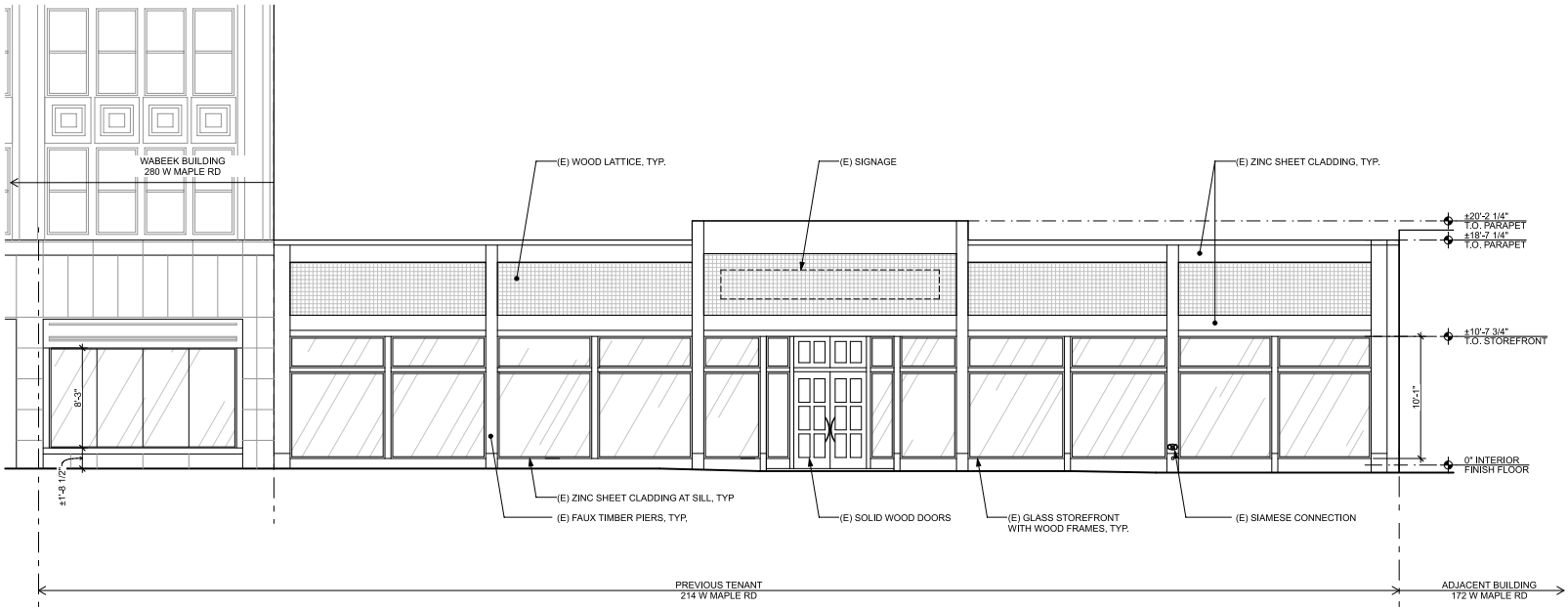
Store Design



## SURROUNDING CONTEXT

### DWR - Store Design

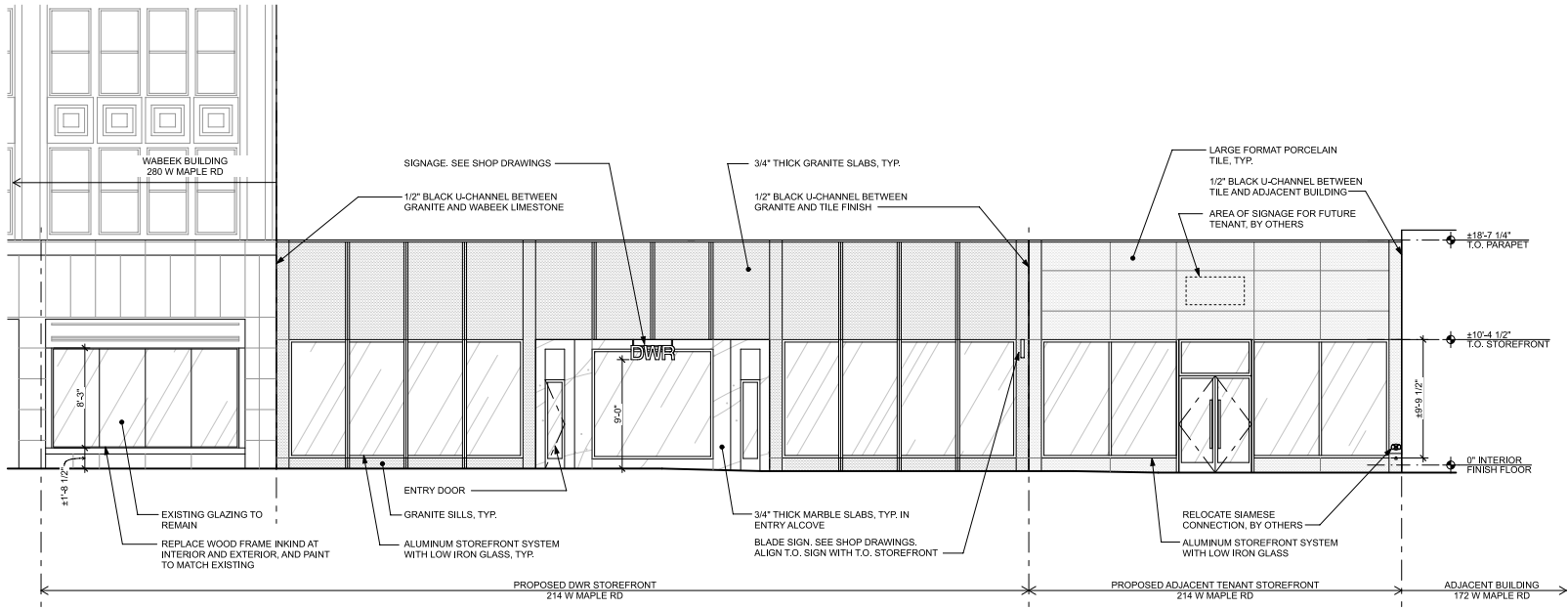
214 W Maple Road Birmingham, MI.



## EXISTING ELEVATION

### DWR - Store Design

214 W Maple Road Birmingham, MI.



## PROPOSED ELEVATION

### DWR - Store Design

214 W Maple Road Birmingham, MI.



**EXISTING ELEVATION**



**PROPOSED ELEVATION**

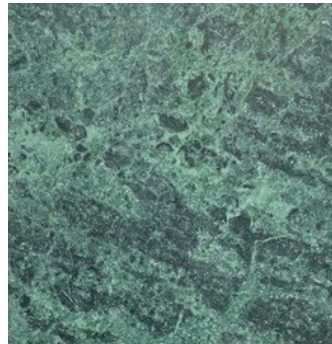
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**DWR - Store Design**

214 W Maple Road Birmingham, MI.



**A Grey Granite**  
Kota Black



**B Green Marble**  
Verdi Alpine

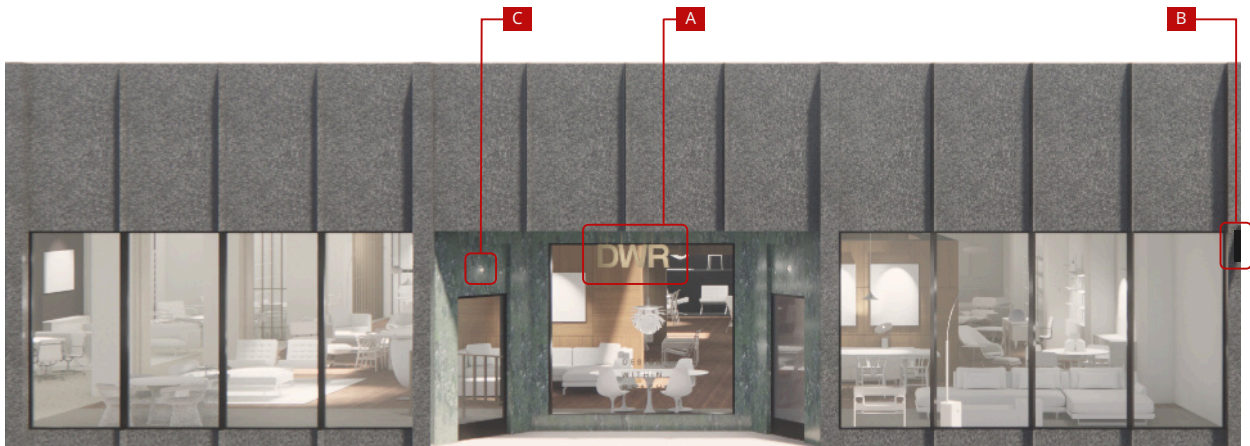


**C Flandre**  
White Fjord Porcelain

## FINISHES

### DWR - Store Design

214 W Maple Road Birmingham, MI.

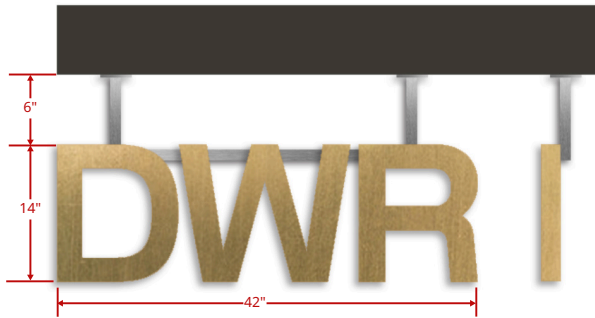


## SIGNAGE & LIGHTING

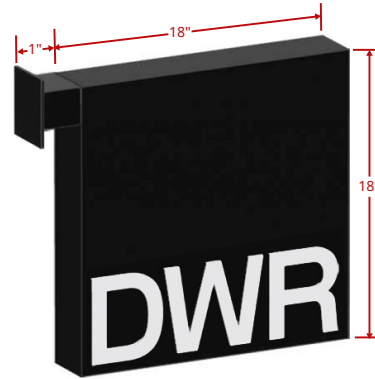
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### DWR - Store Design

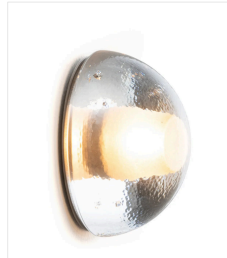
214 W Maple Road Birmingham, MI.



**A** Dimensional Bronze Letters



**B** Black Flag Mount Sign

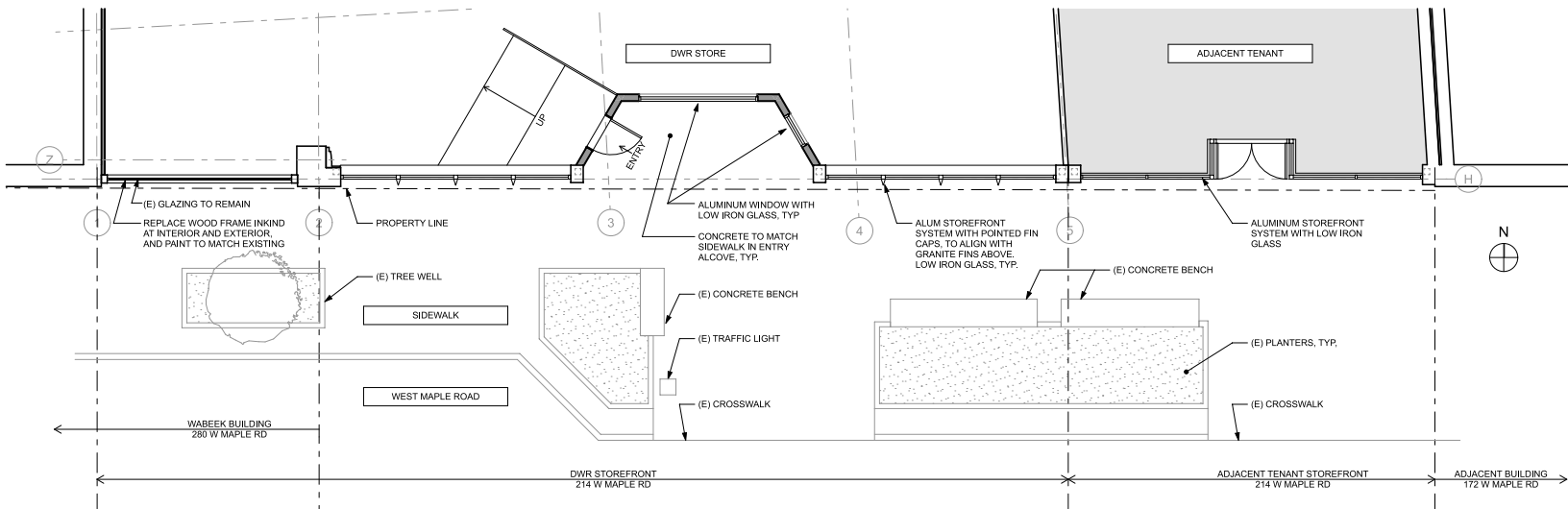


**C** Exterior Wall Sconce

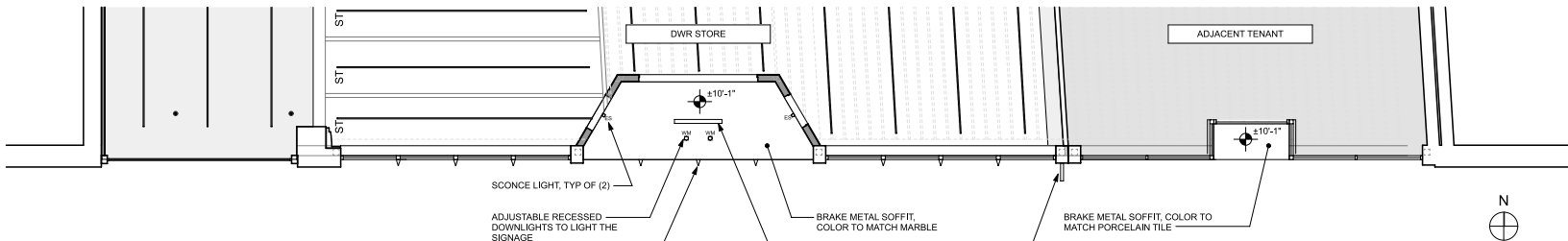
## SIGNAGE & LIGHTING

### DWR - Store Design

214 W Maple Road Birmingham, MI.



1 STOREFRONT PLAN - PROPOSED  
SCALE: 1/8" = 1'-0"



## PROPOSED STOREFRONT PLANS

### DWR - Store Design

214 W Maple Road Birmingham, MI.



**PROPOSED FIXTURES PLAN**

**DWR - Store Design**


214 W Maple Road Birmingham, MI.



Architect Disclaimer and Terms of Use: This drawing is a preliminary design for a specific project. It is not to be used for construction without the written approval of the architect. The architect is not responsible for any errors or omissions in this drawing. The user of these drawings assumes all responsibility for their use. The architect's liability is limited to the professional services rendered.



**1** FIXTURE PLAN  
 SCALE: 3/16" = 1'-0"

DATE: 8/1/25  
 JOB NO: 25058  
 DRAWN: STAFF  
 CHECKED: CM  
  
 CORTLAND  
 MORGAN  
 ARCHITECT  
 711 N. FIELDER RD.  
 ARLINGTON, TX 76012  
 PH: (817) 635-5696  
 FAX: (817) 635-5699

**Design Within Reach**  
 214 W. Maple Rd., Ground Floor,  
 Suite TBD  
 Birmingham, MI 48009

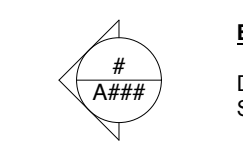
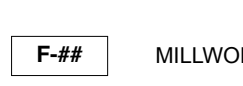
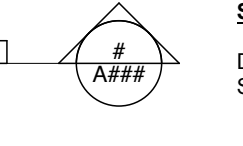
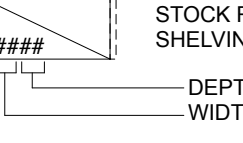
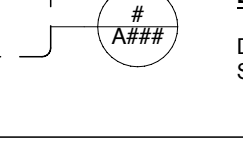
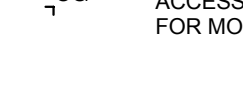
PRELIMINARY  
 NOT FOR  
 CONSTRUCTION

xx.xx.2025 Issue for XXXXX

FIXTURE PLAN

SHEET NUMBER

A-120

FIXTURE LEGEND:		FIXTURE NOTES:	
	<b>ELEVATION MARKER</b> DRAWING NUMBER SHEET NUMBER		<b>MILLWORK FIXTURE</b>
	<b>SECTION MARKER</b> DRAWING NUMBER SHEET NUMBER		<b>STOCK ROOM STORAGE SHELVING</b> DEPTH WIDTH
	<b>DETAIL MARKER</b> DRAWING NUMBER SHEET NUMBER		<b>CORNER GUARD. SEE ACCESSORIES SCHEDULE FOR MORE INFORMATION.</b>
SEE MILLWORK COORDINATION DETAILS FOR MORE INFORMATION.			
1. PROVIDE SHOP DRAWINGS FOR ALL MILLWORK FOR ARCHITECT AND OWNER REVIEW.			



**AGENDA**  
**BIRMINGHAM HISTORIC DISTRICT COMMISSION**  
**WEDNESDAY – SEPTEMBER 3, 2025**  
**BIRMINGHAM CITY HALL, 151 MARTIN STREET, COMMISSION ROOM 205, BIRMINGHAM, MI**  
**\*\*\*\*\* 7:00 PM\*\*\*\*\***

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- 1) Roll Call
- 2) Approval of the HDC Minutes of [August 20, 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. [September 17, 2025](#)
  - C. Staff Reports
    1. [Administrative Sign Approvals](#)
    2. [Administrative Approvals](#)
    3. [Demolitions](#)
    4. [Action List 2025](#)
- 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) 644-5115 (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).



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

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

**Applicant:**

LLL BUILDERS  
 P.O. Box 183504  
 SHELBY TOWNSHIP MI 48317

**DEMOLITION ONLINE**

**DEMO SINGLE FAMILY**

Permit Number:

**PD25-0063**  
 JDSF25-0027

Applied: 07/30/2025

Issued:

Expires:

Finalized:

**Status:** HOLD (FEE)

LOCATION	OWNER	CONTRACTOR
0 1998 HAZEL AVE 08-20-31-130-014 Zoning District: Special District:	LLL INVESTMENTS LLC PO BOX 183504 SHELBY TWP MI 48318-3504 Phone: (586) 306 3535 Fax:	LLL BUILDERS P.O. Box 183504 SHELBY TOWNSHIP MI 48317 Phone: (586) 306 3535 Email: Info@lllbuilders.com

**Work Description:** Demolition for new construction

**Stipulations:**

Primary Constructions Type:

Primary Zoning District:

Primary Use Group:

Project: JDSF25-0027

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
DETACHED GARAGE	BUILDING PERMITS	1.00	\$200.00
Fee Total:			402.00
Amount Paid:			0.00
Balance Due:			402.00



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

**Date:** 07/30/2025



VARIANCE REQUEST  
BOARD OF ZONING APPEALS  
Quincy (213) 533-1353  
zhamp@city.org/publicworks

1998



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

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

**Applicant:**  
 HRH CONSTRUCTION LLC  
 1233 MARYLAND BLVD  
 BIRMINGHAM MI 48009

**DEMOLITION ONLINE**

Permit Number:  
**PD25-0059**  
 JDSF25-0011

Applied: 07/14/2025

Issued:

Expires:

Finalled:

**Status:** HOLD (FEE)

**DEMO SINGLE FAMILY**

LOCATION	OWNER	CONTRACTOR
0 1424 PIERCE ST 08-19-36-333-021 Zoning District: Special District:	WILDERN, KYLE 962 HUMPHREY AVE BIRMINGHAM MI 48009-3643 Phone: Fax:	HRH CONSTRUCTION LLC 1233 MARYLAND BLVD BIRMINGHAM MI 48009 Phone: (248) 644 4910 Email: jill@hunterrobertshomes.

**Work Description:** Demolition of home and detached garage for new home build.

**Stipulations:**

Primary Constructions Type:

Primary Zoning District:

Primary Use Group:

Project: JDSF25-0011

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
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:** 07/14/2025



  
**HUNTER ROBERTS**  
248-660-1476  
[HunterRobertsHomes.com](http://HunterRobertsHomes.com)









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

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

Permit Number:

PD25-0057  
 JDSF24-0043

Applied: 07/09/2025

Issued:

Expires:

Finalled:

**Applicant:**

BABI CONSTRUCTION INC  
 PO BOX 974  
 BIRMINGHAM MI 48009

**DEMOLITION ONLINE**

**DEMO SINGLE FAMILY**

**Status:** HOLD FOR

LOCATION	OWNER	CONTRACTOR
0 1250 VILLA RD 08-20-31-103-008 <b>Zoning District:</b> <b>Special District:</b>	BABI CONSTRUCTION INC PO BOX 974 BIRMINGHAM MI 48009 <b>Phone:</b> (248) 217 2224 <b>Fax:</b> Babibuilders@yahoo.com	BABI CONSTRUCTION INC PO BOX 974 BIRMINGHAM MI 48009 <b>Phone:</b> (248) 217 2224 <b>Email:</b> Babibuilders@yahoo.com

**Work Description:** Demolition of single family home with 2 car detached garage for new construction

**Stipulations:**

Primary Constructions Type:

Primary Zoning District:

Primary Use Group:

Project: JDSF24-0043

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
<b>Fee Total:</b>			402.00
<b>Amount Paid:</b>			402.00
<b>Balance Due:</b>			0.00



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

**Date:** 07/09/2025





**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](http://www.bsaonline.com)

Fax: 248-530-1290 / [www.bhamgov.org](http://www.bhamgov.org)

**PD25-0053**

Permit # \_\_\_\_\_

**JDSF25-0006**

Project # \_\_\_\_\_

**APPLICATION FOR DEMOLITION PERMIT**

<b>I. Project Type / Location</b>			
<input type="checkbox"/> HOUSE	<input type="checkbox"/> HOUSE AND ATTACHED GARAGE	<input checked="" type="checkbox"/> HOUSE AND DETACHED GARAGE	<input type="checkbox"/> DETACHED GARAGE
<input type="checkbox"/> EXTERIOR	<input type="checkbox"/> INTERIOR NON-LOAD BEARING	<input type="checkbox"/> SHED	<input type="checkbox"/> OTHER _____
ADDRESS <b>611 RUFFNER AVE</b>		PROPERTY IDENTIFICATION NUMBER (SIDWELL NO) <b>08-19-36-426-017</b>	LOT NUMBER <b>1337</b>
<b>II. Applicant / Project Contact Information</b>			
<b>A. Applicant</b>			
NAME <b>MKO DEVELOPMENT, INC.</b>		ADDRESS <b>31313 NORTHWESTERN HWY, SUITE 201</b>	
CITY <b>FARMINGTON HILLS</b>	STATE <b>MI</b>	ZIP CODE <b>48334</b>	TELEPHONE NUMBER (Include Area Code) <b>(248) 461-3636</b>
CELL PHONE NUMBER (Include Area Code) <b>(248) 824-3636</b>	FAX NUMBER (Include Area Code) _____	EMAIL ADDRESS <b>MOSES@FRAMMANAGEMENT.COM</b>	
<b>B. Owner or Lessee</b>			
NAME <b>FRAM HOLDINGS, LLC</b>		ADDRESS <b>(SAME AS ABOVE)</b>	
CITY	STATE	ZIP CODE	TELEPHONE NUMBER (Include Area Code)
CELL PHONE NUMBER (Include Area Code)	FAX NUMBER (Include Area Code)	EMAIL ADDRESS*	
<b>C. Architect or Engineer</b>			
NAME <b>MARTINI-SAMARTINO DESIGN GROUP</b>		ADDRESS <b>920 E. WOOD LAKE RD, #200B</b>	
CITY <b>TROY</b>	STATE <b>MI</b>	ZIP CODE <b>48065</b>	TELEPHONE NUMBER (Include Area Code) <b>(248) 524-0445</b>
CELL PHONE NUMBER (Include Area Code)	FAX NUMBER (Include Area Code)	EMAIL ADDRESS <b>PSAMARTINO@MARTINISAMARTINO.COM</b>	
LICENSE NUMBER			EXPIRATION DATE
<b>D. Contractor</b>			
NAME <b>MKO DEVELOPMENT, INC.</b>		ADDRESS <b>31313 NORTHWESTERN HWY, STE 201</b>	
CITY <b>FARMINGTON HILLS</b>	STATE <b>MI</b>	ZIP CODE <b>48334</b>	TELEPHONE NUMBER (Include Area Code) <b>248-461-3636</b>
CELL PHONE NUMBER (Include Area Code) <b>248-824-3636</b>	FAX NUMBER (Include Area Code) _____	EMAIL ADDRESS <b>MOSES@FRAMMANAGEMENT.COM</b>	
INDIVIDUAL BUILDERS LICENSE NUMBER			EXPIRATION DATE
COMPANY BUILDERS LICENSE NUMBER <b>2102215265</b>			EXPIRATION DATE <b>MAY 31, 2026</b>
FEDERAL EMPLOYER ID NUMBER (or reason for exemption) <b>82-1286910</b>			
WORKERS COMP INSURANCE CARRIER (or reason for exemption) <b>ACCIDENT FUND INSURANCE CO. OF AMERICA</b>			
UNEMPLOYMENT INSURANCE AGENCY EMPLOYER ACCOUNT NUMBER (or reason for exemption) <b>NO DIRECT EMPLOYEES -&gt; SUBCONTRACTORS ONLY</b>			

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 City of Birmingham  
 Community Development Department





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 Community Development - Building Department  
 151 Martin Street, Birmingham, MI 48009  
 Community Development: 248-530-1850  
 Information Request & Online Application Site: www.bhamgov.org  
 Fax: 248-530-1290 / www.bhamgov.org

JUL 17 2025

City of Birmingham  
 Community Development Department

Permit #: **PD25-0062**

Project #: **JOSF25-0019**

APPLICATION FOR DEMOLITION PERMIT

<b>I. Project Type / Location</b>			
<input type="checkbox"/> HOUSE	<input checked="" type="checkbox"/> HOUSE AND ATTACHED GARAGE	<input type="checkbox"/> HOUSE AND DETACHED GARAGE	<input type="checkbox"/> DETACHED GARAGE
<input type="checkbox"/> EXTERIOR	<input type="checkbox"/> INTERIOR FLOORLOAD BEARING	<input type="checkbox"/> SHED	<input type="checkbox"/> OTHER
ADDRESS: <b>2330 Fairway Dr</b>	PROPERTY IDENTIFICATION NUMBER, SOWELL NO: <b>19-35-303-016</b>	LOT NUMBER: <b>45</b>	
<b>II Applicant / Project Contact Information</b>			
<b>A Applicant</b>			
NAME: <b>Diamond Building</b>	ADDRESS: <b>39555 Orchard Hill Place suite 600</b>	CITY: <b>Novi</b>	STATE: <b>MI</b>
CELL PHONE NUMBER (Include Area Code): <b>734 812 3091</b>	FAX NUMBER (Include Area Code):	ZIP CODE: <b>48375</b>	TELEPHONE NUMBER (Include Area Code): <b>734 564 5550</b>
B. Owner or Lessee		EMAIL ADDRESS: <b>Sales@diamondbuildingmi.com</b>	
NAME: <b>MARK &amp; JOANNE HARWOOD</b>	ADDRESS: <b>2330 FAIRWAY</b>	CITY: <b>BIRMINGHAM</b>	STATE: <b>MI</b>
CELL PHONE NUMBER (Include Area Code):	FAX NUMBER (Include Area Code):	ZIP CODE: <b>48009</b>	TELEPHONE NUMBER (Include Area Code): <b>248-217-8623</b>
C. Architect or Engineer		EMAIL ADDRESS: <b>JodyHarwood@comcast.net</b>	
NAME: <b>ALPINE ENGINEERING</b>	ADDRESS: <b>2330 FAIRWAY</b>	CITY: <b>NOVI</b>	STATE: <b>MI</b>
CELL PHONE NUMBER (Include Area Code): <b>248 921-4049</b>	FAX NUMBER (Include Area Code): <b>NA</b>	ZIP CODE: <b>48375</b>	TELEPHONE NUMBER (Include Area Code): <b>(248) 926-3701</b>
LICENSE NUMBER: <b>6201062240</b>	EMAIL ADDRESS: <b>GINGER@ALPINE-INC.NET</b>		
EXPIRATION DATE:			
<b>D. Contractor</b>			
NAME: <b>Diamond Building</b>	ADDRESS: <b>39555 Orchard Hill Place Suite 600</b>	CITY: <b>Novi</b>	STATE: <b>MI</b>
CELL PHONE NUMBER (Include Area Code): <b>734 812 3091</b>	FAX NUMBER (Include Area Code):	ZIP CODE: <b>48375</b>	TELEPHONE NUMBER (Include Area Code): <b>734 564 5550</b>
INDIVIDUAL BUILDERS LICENSE NUMBER: <b>2101200822</b>		EMAIL ADDRESS: <b>Sales@diamondbuildingmi.com</b>	
COMPANY BUILDERS LICENSE NUMBER: <b>262100218</b>		EXPIRATION DATE: <b>05/31/2026</b>	
FEDERAL EMPLOYER ID NUMBER (or reason for exemption): <b>46-4136752</b>		EXPIRATION DATE: <b>05/31/2027</b>	
WORKERS COMPENSATION CARRIER (or reason for exemption): <b>Frankenmuth Insurance</b>		NAIC # <b>13986</b>	
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

2,037 SQ FT SINGLE FAMILY HOME  
 4 BATH w/ 2 CAR ATTACHED 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.

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

*[Signature]*

CHRIS SENTOWSKI

4/17/25

SIGNATURE OF OWNER Required

Signed by:

TYPE OR PRINT

*[Signature]*

JOMONE MAEUELO, MARK MAEUELO

04/10/25

SIGNATURE OF OWNER'S AGENT (P. 204)

E807381BFDF458...

TYPE OR PRINT

*[Signature]*

CHRIS SENTOWSKI

4/17/25

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

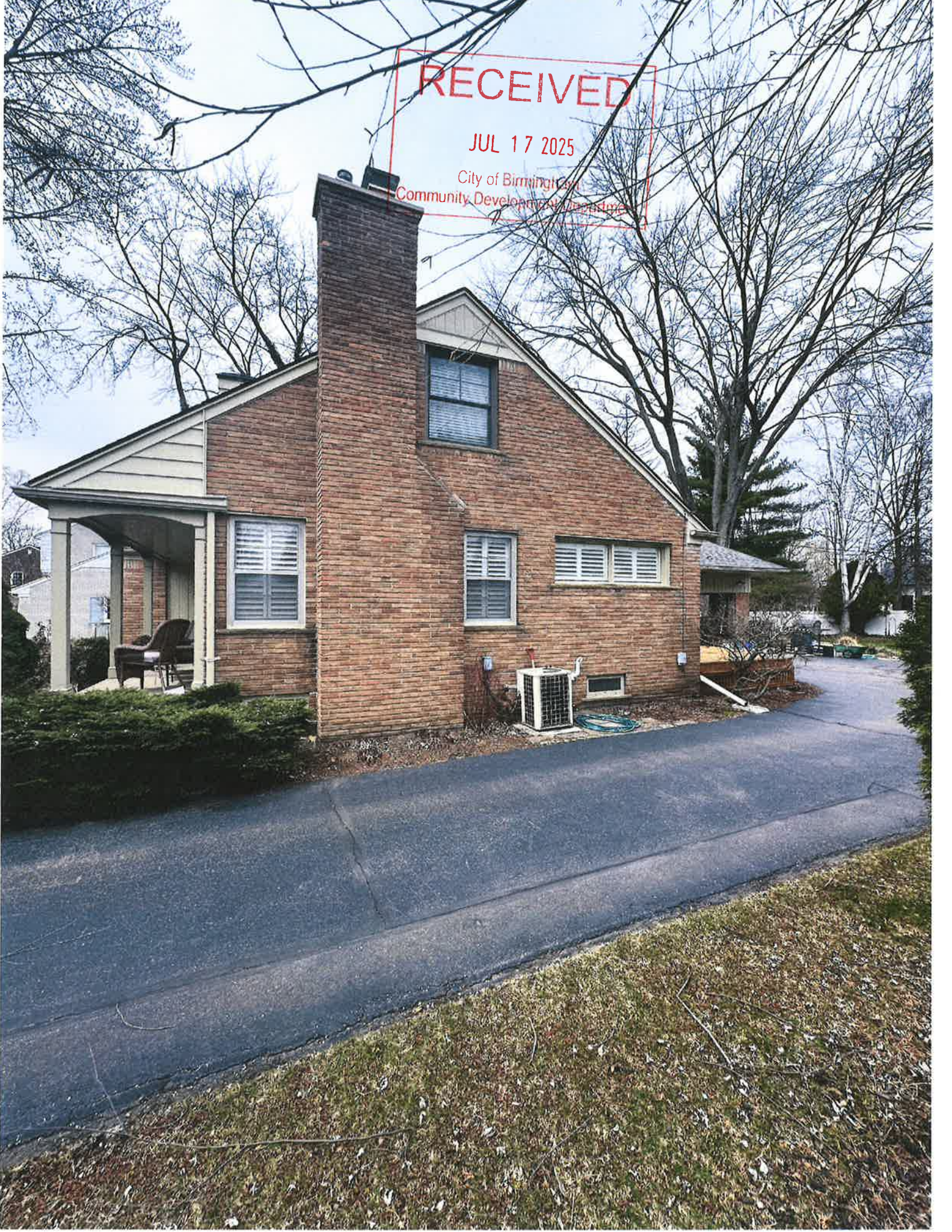
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