

AGENDA
BIRMINGHAM HISTORIC DISTRICT COMMISSION
MUNICIPAL BUILDING-COMMISSION ROOM-151 MARTIN STREET
WEDNESDAY – October 5, 2016
*******7:00 PM*******

- 1) **Roll Call**
- 2) **Approval of the HDC Minutes of September 7, 2016**
- 3) **Historic Design Review**
 - **300 Warren Ct. – Alterations to the existing historic home**
 - **126 S. Old Woodward – Renovations to existing storefront**
- 4) **Historic Sign Review**
- 5) **Miscellaneous Business and Communication**
 - A. **Staff Reports**
 - **Administrative Approvals**
 - **Violation Notices**
 - **Demolition Applications**
 - B. **Communications**
 - **Commissioners Comments**
- 6) **Adjournment**

Notice: Individuals requiring accommodations, such as interpreter services, for effective participation in this meeting should contact the City Clerk's Office at [\(248\) 530-1880](tel:2485301880) at least on day in advance of the public meeting.

Las personas que requieren alojamiento, tales como servicios de interpretación, la participación efectiva en esta reunión deben ponerse en contacto con la Oficina del Secretario Municipal al [\(248\) 530-1880](tel:2485301880) por lo menos el día antes de la reunión pública.
(Title VI of the Civil Rights Act of 1964).

A PERSON DESIGNATED WITH THE AUTHORITY TO MAKE DECISIONS MUST BE PRESENT AT THE MEETING.

**BIRMINGHAM HISTORIC DISTRICT COMMISSION
MINUTES OF SEPTEMBER 7, 2016**
Municipal Building Commission Room
151 Martin, Birmingham, Michigan

Minutes of the regular meeting of the Historic District Commission ("HDC") held Wednesday, September 7, 2016. Chairman John Henke called the meeting to order at 7 p.m.

Present: Chairman John Henke; Commission Members Mark Coir, Natalia Dukas, Thomas Trapnell, Vice-Chairperson Shelli Weisberg, Michael Willoughby

Absent: Commission Member Keith Deyer; Student Representative Loreal Salter-Dodson

Administration: Matthew Baka, Sr. Planner
Carole Salutes, Recording Secretary

08-47-16

**APPROVAL OF MINUTES
HDC Minutes of August 3, 2016**

Chairman Henke made the following change:
Page 2 - Replace "Kajoian" with "Kojaian."

Motion by Mr. Willoughby

Seconded by Ms. Dukas to approve the HDC Minutes of August 3, 2016 with the change.

Motion carried, 6-0.

VOICE VOTE

Yeas: Willoughby, Dukas, Coir, Henke, Trapnell, Weisberg

Nays: None

Absent: Deyer

08-48-16

**HISTORIC DESIGN REVIEW
300 Warren Ct.
Ebenezer Raynale House
Alterations to the existing historic home
Mill Pond Historic District**

Zoning: R-2 Single-Family Residential

Background: Mr. Baka advised the applicant proposes to make modifications and additions to a contributing historic house in the Mill Pond Historic District. The home was recently purchased by new owners who are now seeking to make several changes to the interior and exterior of the home before moving in.

The two-story Greek revival house was constructed c. 1840 by Ebenezer Raynale. The home was originally constructed on the site of the present day Wabeek Building. It was moved to 359 Willits at some point and then later moved to its current location in approximately 1955.

Based on City records, it appears that there have been several extensive alterations to the home over the course of its 176 year history. Most recently, in 1984 the former owners applied to the HDDRC to make several modifications to the home which included restoring the front porch to its original configuration and construction of an addition on the rear of the house. Over the course of several meetings the application was approved with several conditions.

Proposal: The applicant proposes to make several changes to the exterior of the house. The existing asphalt roof is proposed to be removed and replaced with dimensional shingles. They would keep the standing seam metal roof on the porch to match the existing portions of metal roof that currently exist on some other areas of the house.

On the front (south) elevation of the house the applicant is proposing to remove the existing front entrance, sidelight windows and surrounding trim details and to replace them with three (3) 9/6 double hung windows installed side by side with trim details to match the rest of the house.

On the left (west) elevation of the house the applicant is proposing to construct a small in-fill addition on the second floor, lower the first-floor window below and reuse an existing window in the new portion of the second floor. Mr. Baka suggested they consider doing something there that distinguishes it from the rest of the house.

On the back (north) elevation of the house the applicant is proposing to carve out the landscaping area and construct a dry-stack retaining wall and install three (3) new basement windows that would be taller than the existing windows and be trim detailed to match the 1980's addition.

On the right (east) elevation of the house the applicant is proposing to eliminate two individual windows on the second floor and reuse them as side by side double hung windows in a more central location relative to their current location. The applicant is also proposing to eliminate one window on the first floor

towards the rear of the house and replace it with three (3) double hung windows that are proposed to be installed in a box out bay window. Towards the front of the east elevation the applicant is proposing to move an existing window closer to the front façade of the house.

The Planning Division recommends that the Commission POSTPONE the historic design review application for 300 Warren Ct. to allow the applicant time to revise the proposal to be in accordance with the Secretary of the Interior's Standards for Rehabilitation.

At this time Chairman Henke recused himself because of prior dealings with Mr. Heller and his company. Vice-Chairperson Weisberg took over the chair.

Mr. Ben Heller, Architect, Morgan Heller Assoc., answered questions from commission members. He said the entire footprint of the house is existing but it is pretty clear that a substantial part of the house is new.

At the back of the house the ravine drops way down and they propose to excavate and construct an egress in case of a fire as well as create some additional light. On the side they propose to add a small addition over the flat roof but hold it back so that it cannot be seen from the front elevation and so that it doesn't disrupt the original historical gable.

Mr. Heller said his client wants the existing front entrance, sidelight windows and surrounding trim details removed because the door would be in the corner of the dining room. However, commission members told him that they cannot support removing the door and windows because the entrance is original and cannot be altered. Mr. Heller then asked to amend his request to remove the door which would leave the front like it is; remove the windows in the front; amend moving the window in the dining room.

Samples of the asphalt shingles and the stain were passed around.

Motion by Mr. Coir

Seconded by Mr. Willoughby to approve the Historic Design Review for 300 Warren Ct., Ebenezer Raynale House, pending further designs which will be coming forward, a preliminary plan that would preclude the applicant from removing the historic front door and side window, thereby altering those two features. Regarding the rest of the plan, the commission is willing to work with that in general.

Mr. Coir explained he is asking the applicant to come back with new plans that will indicate exactly what they intend to do, not altering those two items. Mr. Baka added the concern is that the new addition must be distinctively recognizable from the rest of the house. Mr. Willoughby added it also needs to be compatible with the rest of the house.

Amended by Mr. Willoughby and accepted, to approve everything except for the exterior sheathing of the second-floor addition.

Amended by Ms. Dukas and accepted, to approve the new asphalt roofing and the stain.

Ms. Dukas explained the items that the commission would be basically approving are the egress window, movement of windows in the kitchen and in the back, the stain, and the new asphalt roofing. Then the applicant needs to come back next month for approval of the exterior treatment of the addition. This will enable them to get started with construction.

There was no discussion from the public.

Motion carried, 5-0.

VOICE VOTE

Yeas: Coir, Willoughby, Dukas, Trapnell, Weisberg

Nays: None

Recused: Henke

Absent: Deyer

08-49-16

HISTORIC SIGN/DESIGN REVIEW

215 N. Old Woodward Ave.

Bateel

CBD Historic District

Zoning: B-4 Business Residential

Design: Mr. Baka highlighted the request. The Historic Resource located at the above address is made up of two buildings, the Schlaak Building and the Huston 1916 Building. The applicant is proposing to renovate the facade of the south tenant space of the Huston Building that was most recently occupied by Sweet Thing. They propose to remove the existing storefront windows, headers, leaded transom windows and trim base below the windows, as well as the existing door.

The proposal calls for larger windows on the front of the space and side elevation where the recess is for the entrance. The windows would extend from the course of bricks at ground level up through the area where the transom window currently exists. The current wood door is proposed to be replaced with an all glass and bronze door. The leaded glass transom window above the door is proposed to be replaced with a single-pane clear glass window.

Signage: The applicant proposes to install a wall sign in the existing sign band. The wall sign is proposed to be constructed of bronze and will measure 1 ft. 8 in. x 4 ft. 4 in. The lettering is proposed to be routed out of the bronze panel and backed with white glass. The total linear frontage of the storefront space is 16 ft. 3.5 in. permitting 16.33 sq. ft. of sign area. The total area of all the signage proposed is 7.22 sq. ft. which is accordance with Article 1.0, section 1.04 (B) of the Birmingham Sign Ordinance, Combined Sign Area that states for all buildings, including multi-tenant office or retail buildings, the combined area of all types of signs shall not exceed 1 sq. ft. (1.5 sq. ft. feet for addresses on Woodward Ave.) for each linear foot of principal building frontage.

The submitted plans indicate a mounting height of at least 11 ft. for the wall sign, which is In accordance with Article 1.0, Table B of the Birmingham Sign Ordinance that states wall signs projecting more than 3 in. from the building facade shall not be attached to the outer wall at a height of less than 8 ft. above a public sidewalk and at a height of less than 15 ft. above public driveways, alleys and thoroughfares.

Illumination: The applicant is proposing to internally illuminate the wall sign. The type of light source is not indicated on the plans. However, internally illuminated signs are not permitted in the Historic District. All illumination in the Historic District must be halo type backlighting or architecturally compatible exterior light fixtures.

Based on the plans submitted, the Planning Division does not feel that this proposal is in accordance with the Secretary of the interior's standards for rehabilitation and guidelines for rehabilitating historic buildings. The proposal to remove the header and transom windows is incongruent with the rest of the building. Also, based on the recommendations contained in ITS #26 Entrance Treatments, the elements of an entranceway such as doors, transoms, or sidelights should always be preserved whenever possible. The proposal to eliminate the header and transom windows would fundamentally alter the character of the storefront.

Chairman Henke and commission members agreed the applicant cannot take out leaded glass transom windows, moldings and brick that were there since the building was erected.

Ms. Nicole Kammo, Nicole Kammo Design, received confirmation that she could upgrade the front window to clear storefront tempered glass as long it achieves the same look as original. The facade can be re-painted. Ms. Kammo explained their overall intent was to create more of an open feel for the pedestrian. She noted that Bateel sells a variety of gourmet dates.

Motion by Mr. Coir

Seconded by Ms. Weisberg to deny the Historic Sign/Design Review for 215 N. Old Woodward Ave., Bateel.

Motion carried, 6-0.

VOICE VOTE

Yeas: Coir, Weisberg, Dukas, Henke, Trapnell, Willoughby

Nays: None

Absent: Deyer

08-50-16

MISCELLANEOUS BUSINESS AND COMMUNICATIONS

A. Staff Reports

-- Administrative Approvals (none)

-- Violation Notices (none)

-- Demolition Applications

- 1298 Brookwood
- 787 Greenwood
- 2259 W. Lincoln
- 1367 Cole
- 1797 Shipman
- 1803 S. Bates
- 454 Hawthorne
- 821 Henrietta
- 1228 Webster
- 1316 Puritan

B. Communications

-- Commissioners' Comments (none)

08-51-16

ADJOURNMENT

No further business being evident, the commissioners motioned to adjourn the meeting at 7:57 p.m.

Matthew Baka
Sr. Planner



MEMORANDUM

Planning Division

Date: September 27, 2016
To: Historic District Commission Members
From: Matthew Baka, Senior Planner
RE: Historic Design Review – 300 Warren Ct. – Ebenezer Raynale House
(Changes in Blue type)

Zoning: R-2, Single-Family Residential
Existing Use: Residential

Background

The applicant proposes to make modifications and additions to a contributing historic house in the Mill Pond Historic District. The home was recently purchased by new owners who are now seeking to make several changes to the interior and exterior of the home before moving in.

The two-story Greek revival house was constructed c. 1840 by Ebenezer Raynale. The home was originally constructed on the site of the present day Wabeek Building. It was moved to 359 Willits at some point and then later moved to its current location in approximately 1955. Based on City records, it appears that there have been several extensive alterations to the home over the course of its 176 year history. Most recently, in 1984 the former owners applied to the HDDRC to make several modifications to the home which included restoring the front porch to its original configuration and construction of an addition on the rear of the house. Over the course of several meetings the application was approved with several conditions. The minutes from some of the those meetings are attached, although not all minutes and plans were readily available in the City's archives.

Proposal

The applicant appeared at the September 7, 2016 HDC meeting. At that time the Commission approved the proposal with several conditions. The Commission required that the front door remain in its current configuration, that the southernmost first floor window on the east side of the home remains in its current location and, that the exterior of the second floor addition be clad with a material that differentiates it from the rest of the home. The applicant has revised the plans to indicate that the previously proposed changes to the front entrance and the window have now been removed. In addition, the exterior cladding has now been changed. The applicant is now proposing to install 6 ½" cedar siding in the area of the addition, which is a larger profile then the existing portion of the home, thus clearly differentiated as required.

The applicant proposes to make several changes to the exterior of the house. The existing asphalt roof is proposed to be removed and replaced with a standing seam metal roof to match the existing portions of metal roof that currently exist on some other areas of the house. On the front (south) elevation of the house the applicant is proposing to remove the existing front entrance, sidelight windows and surrounding trim details and replacing it with three (3) 9/6 double hung windows installed side by side with trim details to match the rest of the house. On

the left (west) elevation of the house the applicant is proposing to construct a small in-fill addition on the second floor of the house, lower the first floor window below and reuse an existing window in the new portion of the second floor. On the back (north) elevation of the house the applicant is proposing to carve out the landscaping area and construct a dry-stack retaining wall and install three (3) new basement windows that would be taller than the existing windows and be trim detailed to match the 1980's addition. On the right (east) elevation of the house the applicant is proposing to eliminate two individual windows on the second floor and reuse them as side by side double hung windows in a more central location relative to their current location. The applicant is also proposing to eliminate one window on the first floor towards the rear of the house and replace it with three (3) double hung windows that are proposed to be installed in a box out bay window. Towards the front of the east elevation the applicant is proposing to move an existing window closer to the front façade of the house.

Sec. 127-11. Design review standards and guidelines.

(a) 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.

(b) 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.

RECOMMENDATION

The Planning Division recommends that the Commission POSTPONE the historic design review application for 300 Warren Ct to allow the applicant time to revise the proposal to be in accordance with the Secretary of the Interiors Standards for Rehabilitation. The work as proposed does not meet The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings. Applicable standards that are not complied with would include numbers 2, 5, 6 and 9 as listed below. The proposed changes to the building, specifically the elimination of the front entrance, do destroy distinctive historic material that characterizes the building. In addition, the changes that are proposed to the structure as a whole do not differentiate from the existing features of the house and are therefore indistinguishable from the historic portions that currently exist.

Based on the revisions made to the plans since the previous Historic District Commission the Planning Division now recommends that the Commission APPROVE the historic design review application for 300 Warren Ct. The proposal is in accordance with the Secretary of the Interiors Standards for Rehabilitation. The work as proposed does meet The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings. Applicable standards that are complied with would include numbers 2, 5, and 9 as listed below.

WORDING FOR MOTIONS

I move that the Commission issue a Certificate of Appropriateness for _____. The work as proposed meets "The Secretary of the Interior's Standards for Rehabilitation" standard number_____.

I move that the Commission issue a Certificate of Appropriateness for _____, provided the following conditions are met: (List Conditions). "The Secretary of the Interior's Standards for Rehabilitation" standard number_____ will be met upon fulfillment of condition(s).

I move that the Commission deny the historic _____application for _____. Because of _____ the work does not meet 'The Secretary of the Interior's Standards for Rehabilitation" standard number_____.

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

The U. S. secretary of the interior standards for rehabilitation are as follows:

(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.

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.

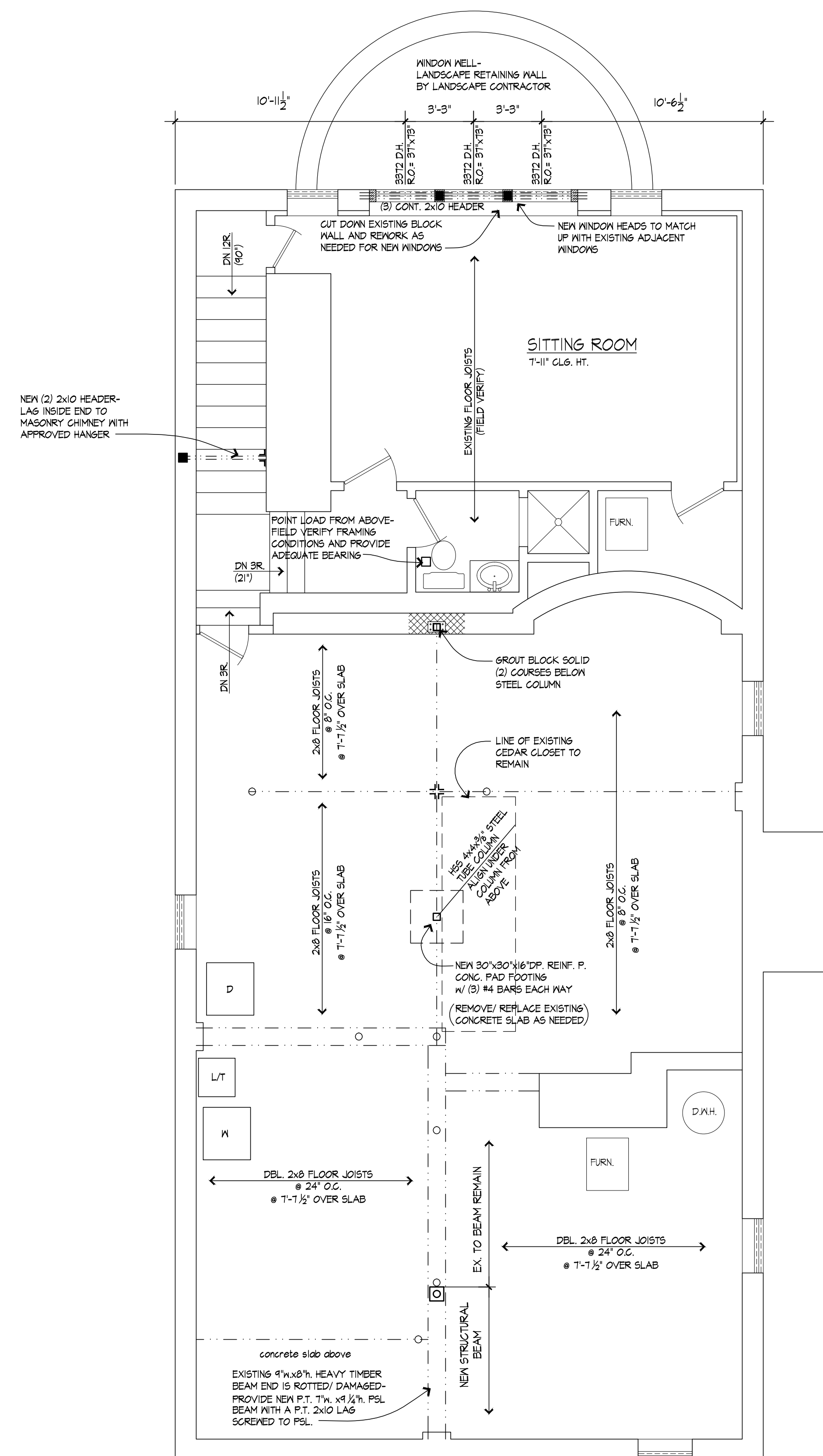
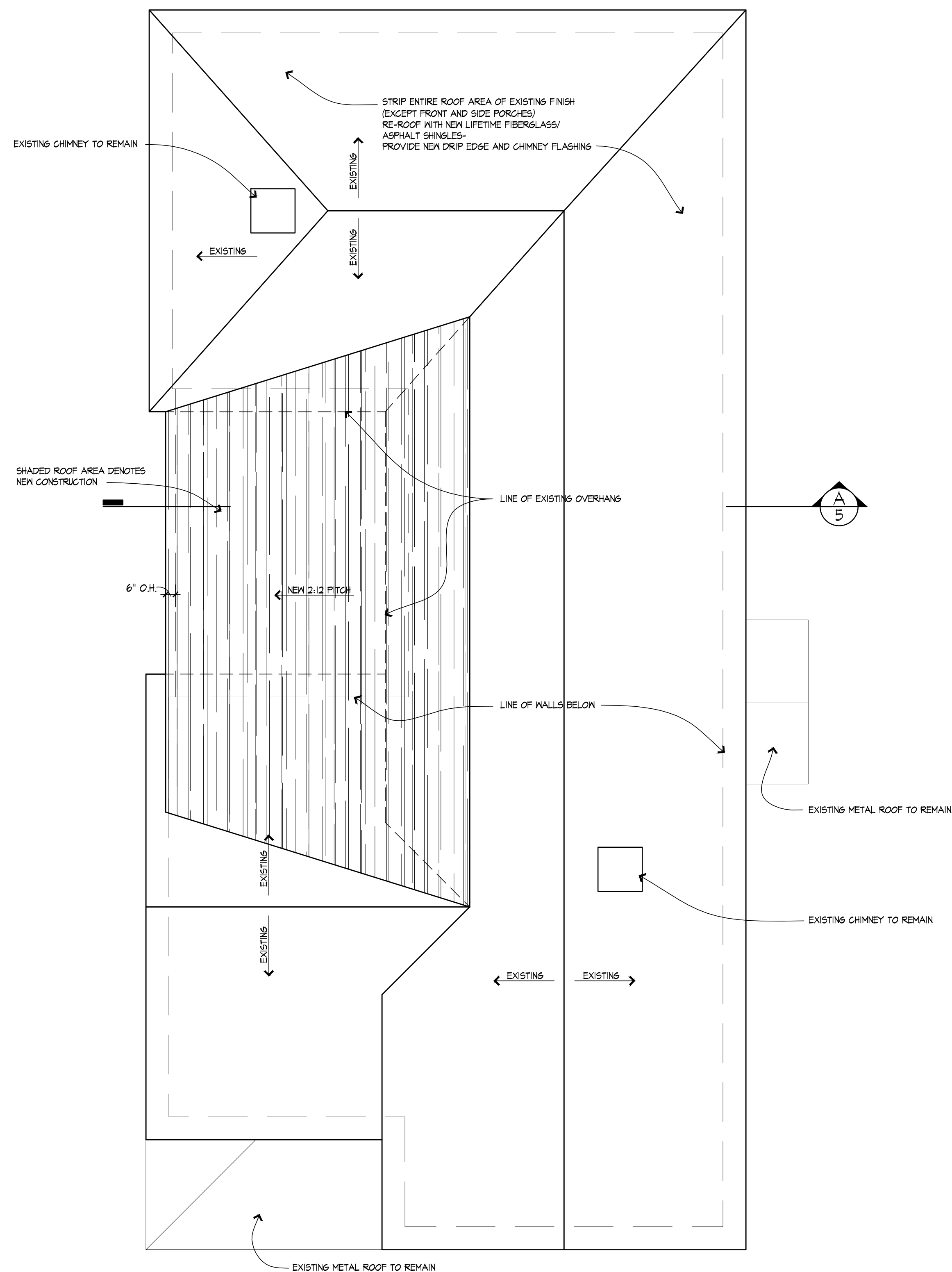
Choose from one of these conditions:

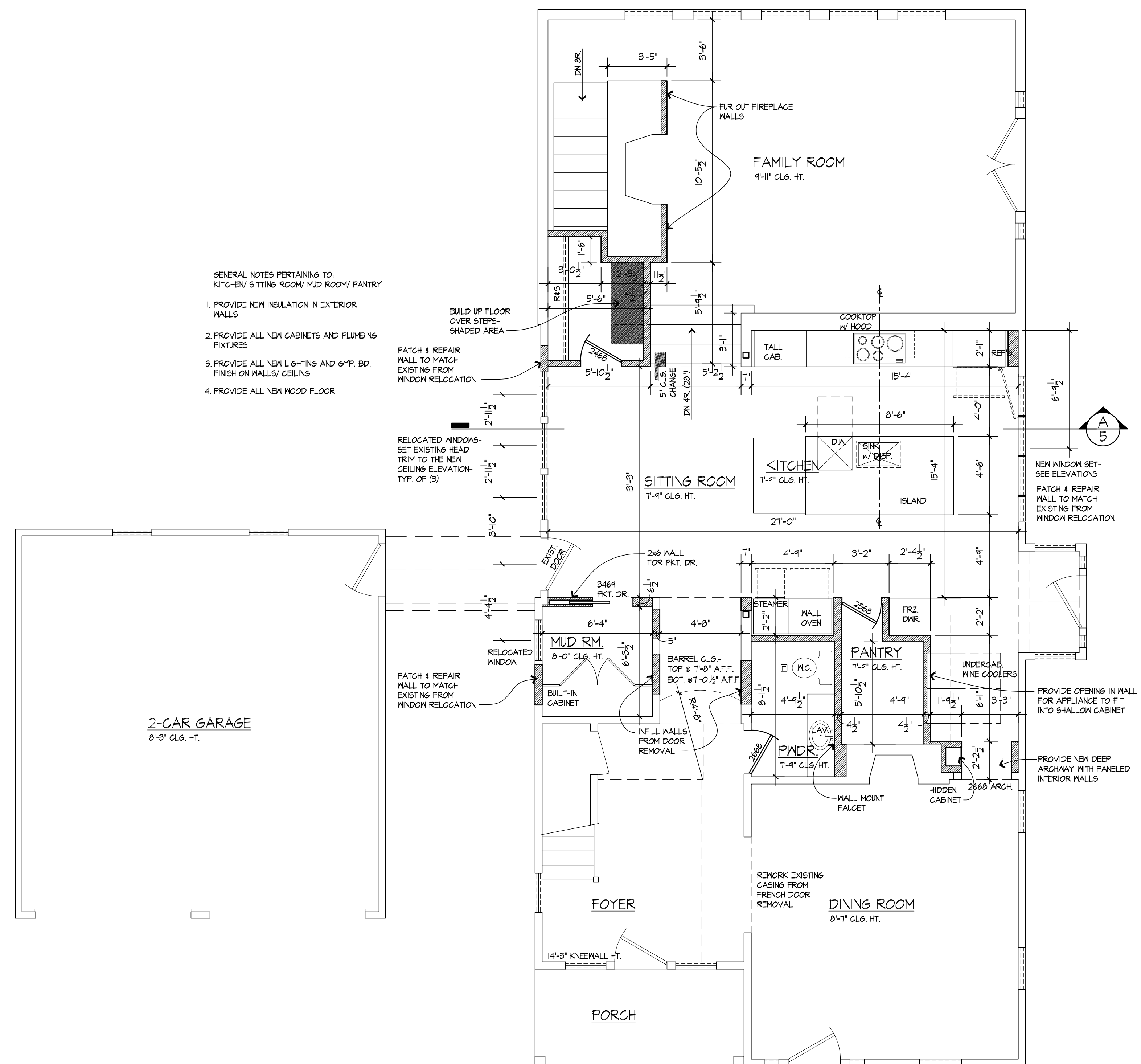
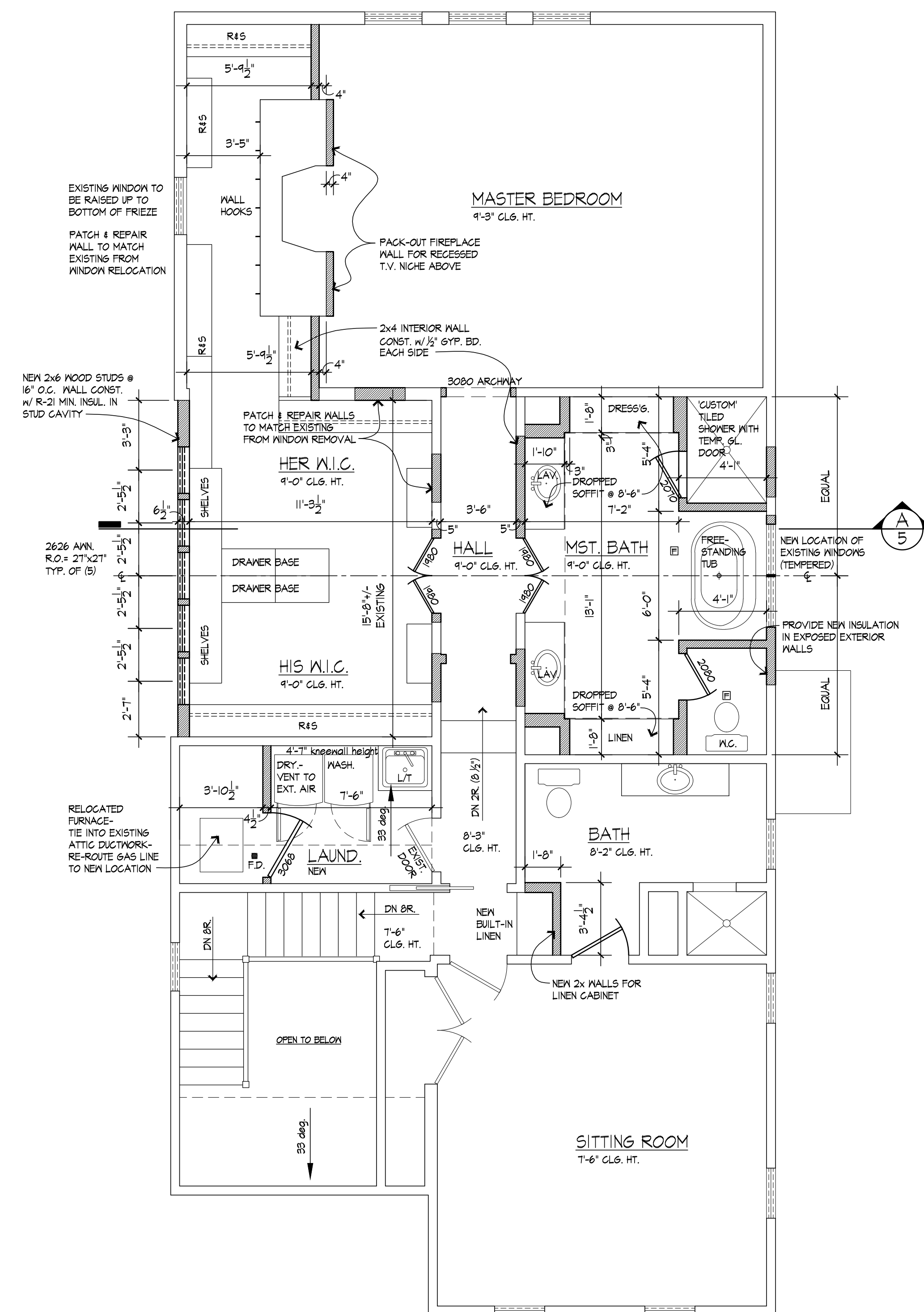
The resource constitutes hazard to the safety of the public or the structure's occupants.

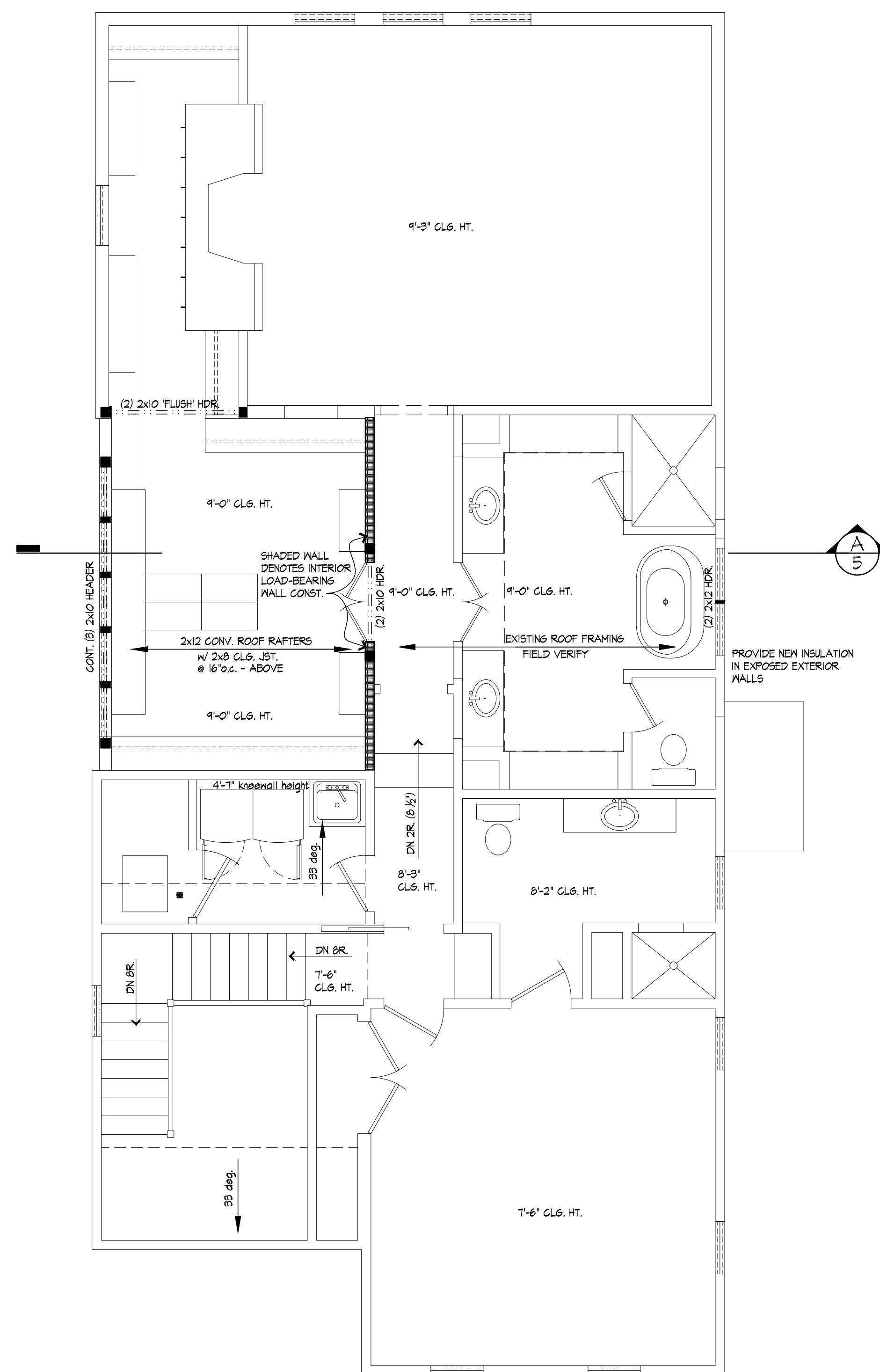
The resource is a deterrent to a major improvement program that will be of substantial benefit to the community and the applicant proposing the work has obtained all necessary planning and zoning approvals, financing, and environmental clearances.

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.

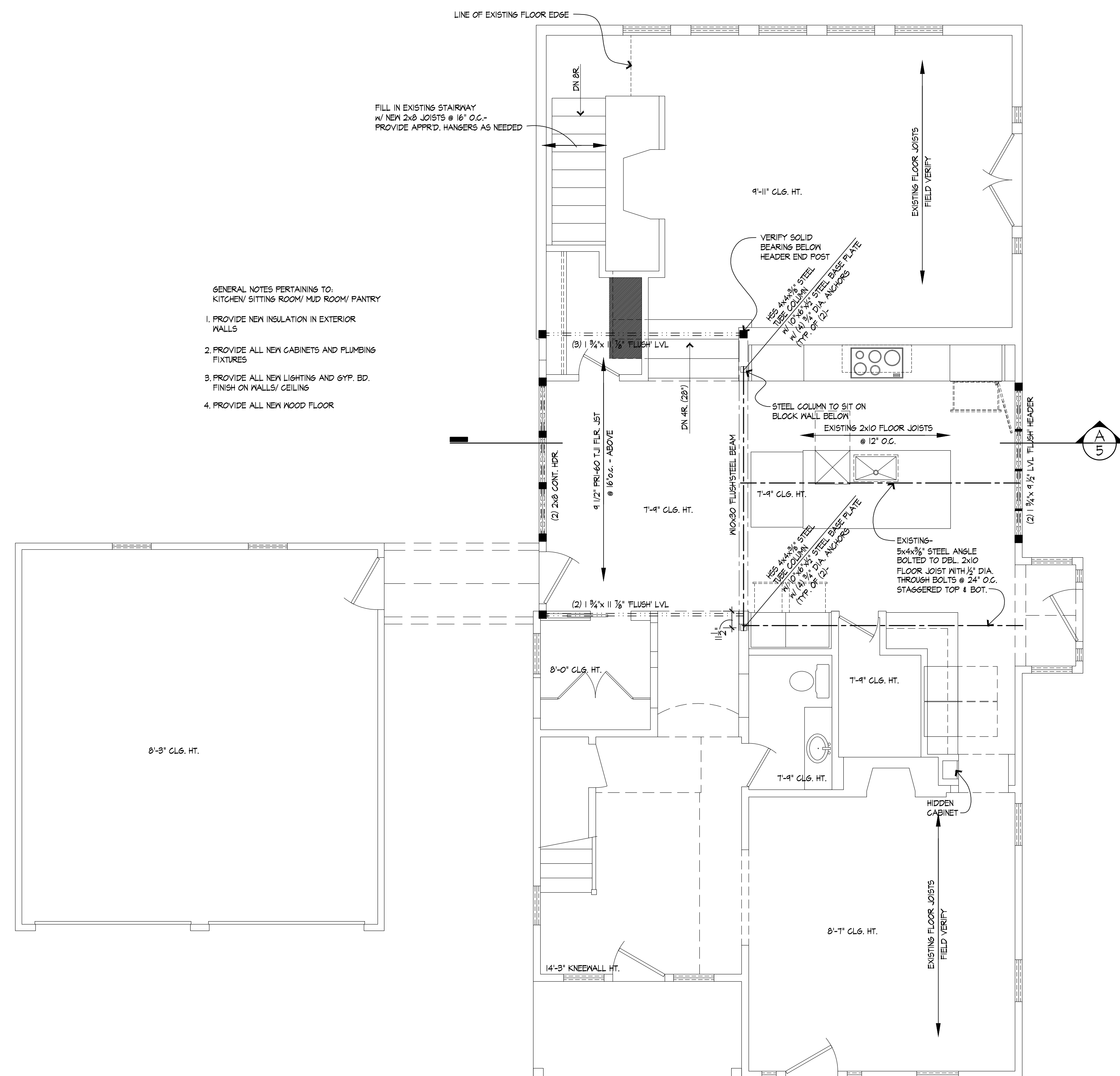
d) Retaining the resource is not in the best of the majority of the community.

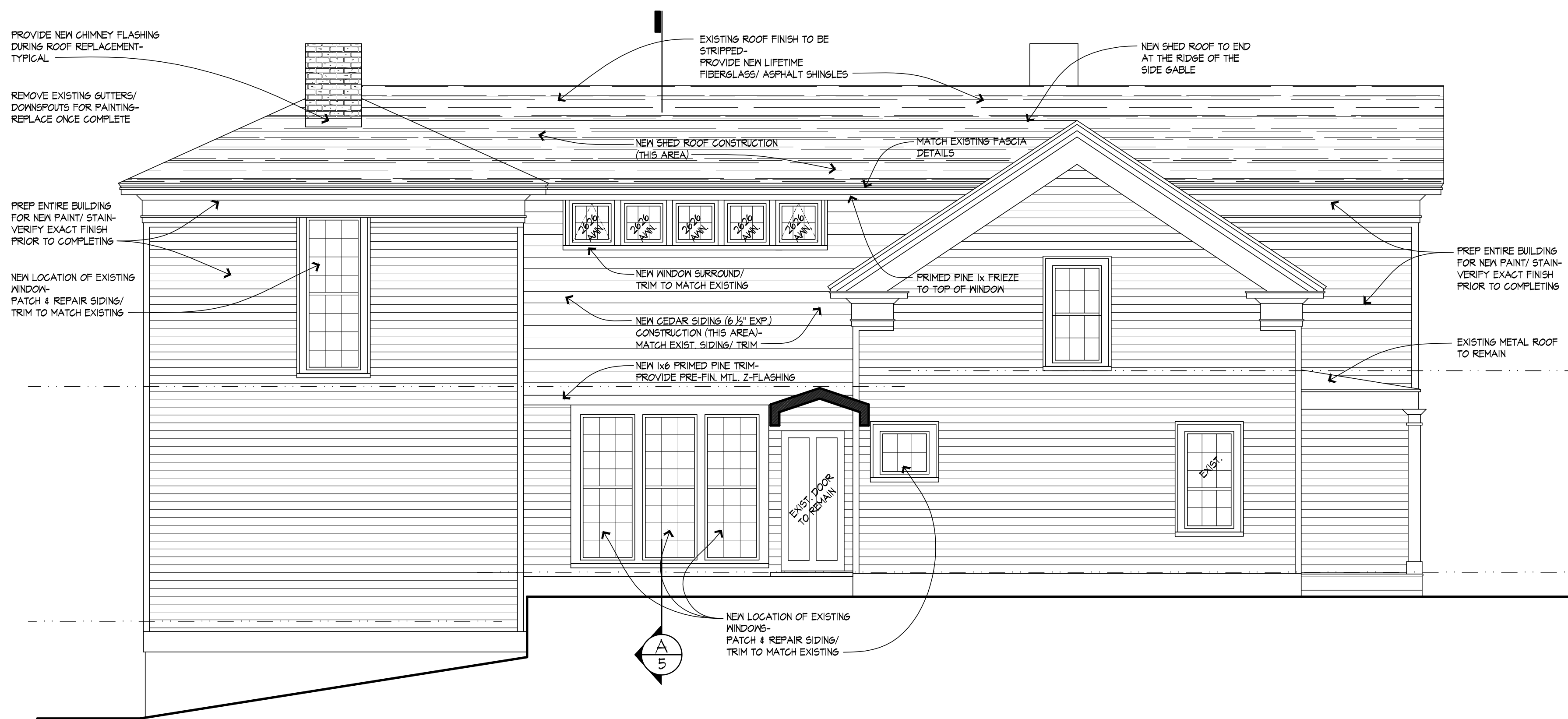






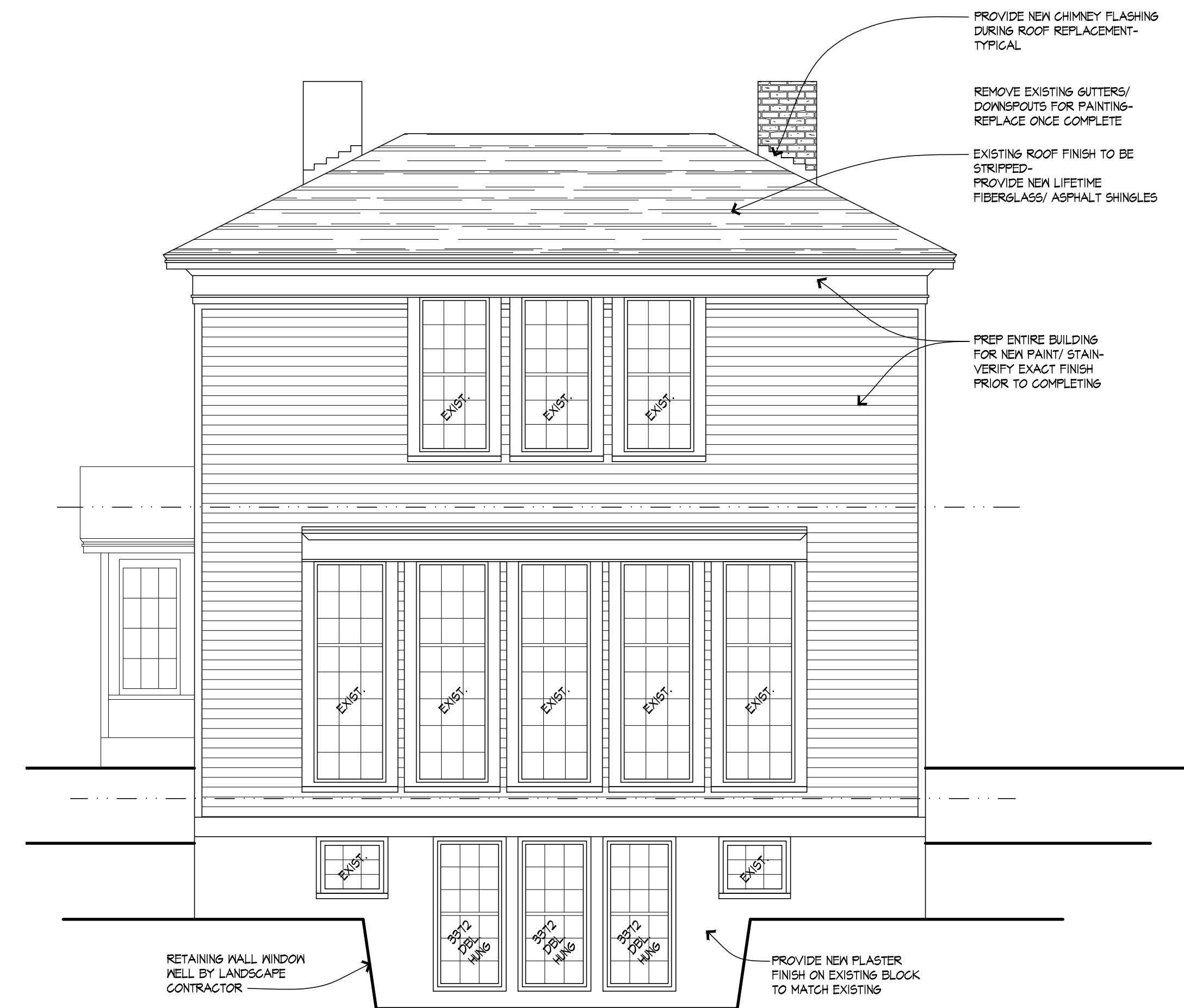
- GENERAL NOTES PERTAINING TO:
KITCHEN/ SITTING ROOM/ MUD ROOM/ PANTRY
1. PROVIDE NEW INSULATION IN EXTERIOR WALLS
 2. PROVIDE ALL NEW CABINETS AND PLUMBING FIXTURES
 3. PROVIDE ALL NEW LIGHTING AND GYP. BD. FINISH ON WALLS/ CEILING
 4. PROVIDE ALL NEW WOOD FLOOR





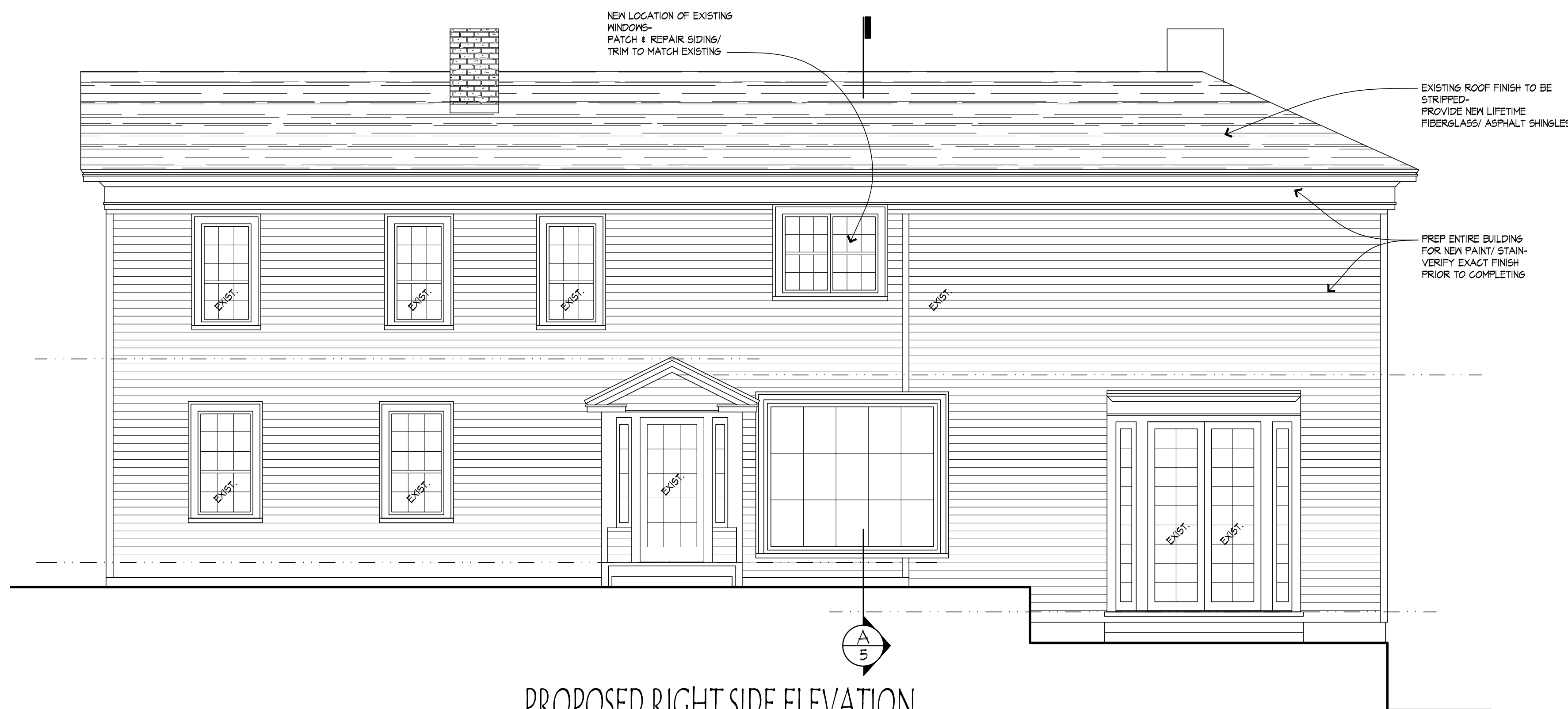
PROPOSED LEFT SIDE ELEVATION

SCALE: 1/4" = 1'-0"



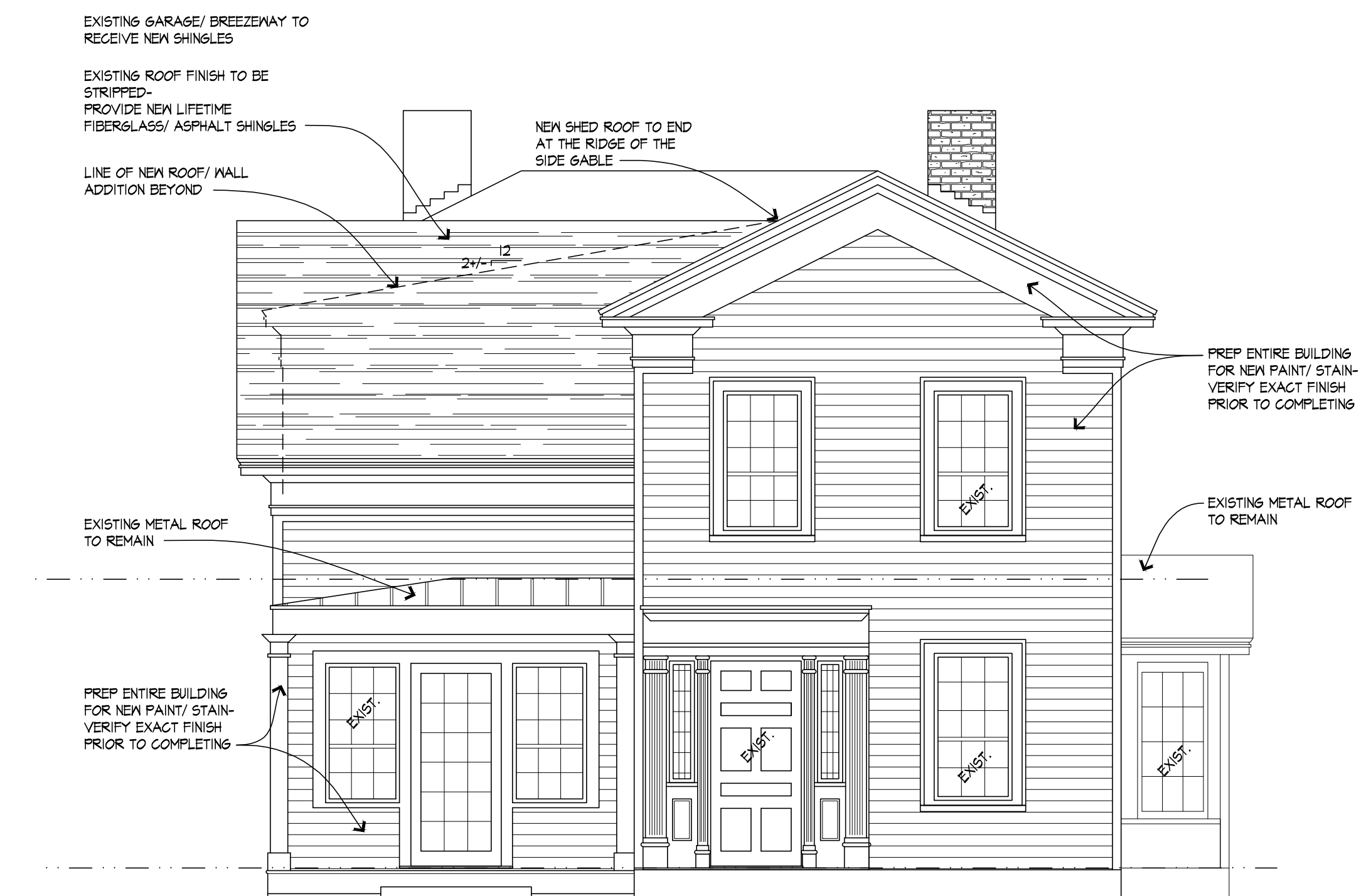
PROPOSED REAR ELEVATION

SCALE: 1/4" = 1'-0"



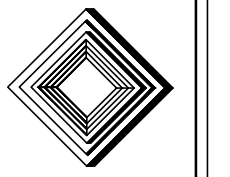
PROPOSED RIGHT SIDE ELEVATION

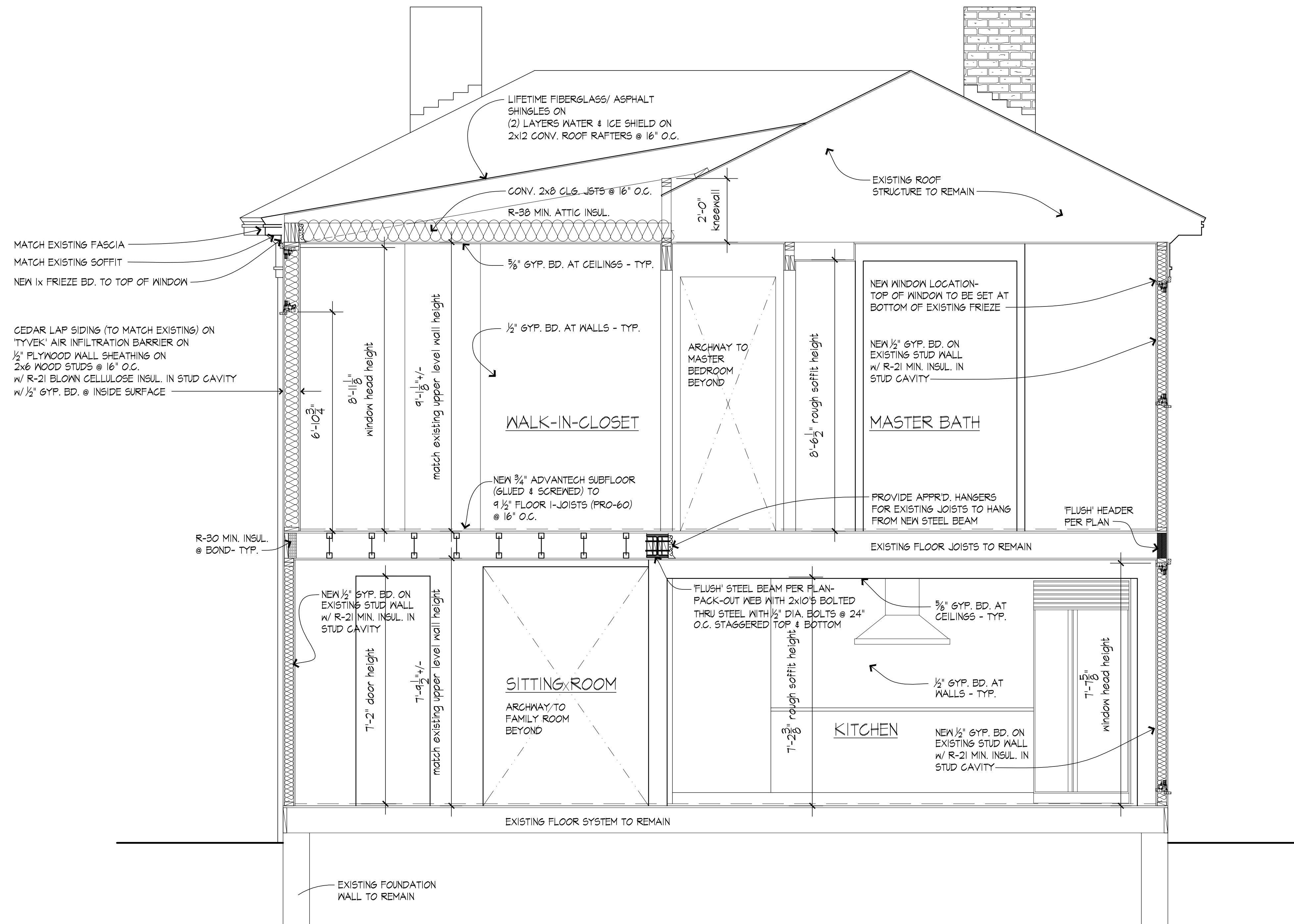
SCALE: 1/4" = 1'-0"



PROPOSED FRONT ELEVATION

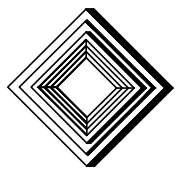
SCALE: 1/4" = 1'-0"





PROPOSED BUILDING SECTION 'A'

SCALE: 1/2" = 1'-0"





MEMORANDUM

Planning Division

DATE: September 30, 2016

TO: Historic District Commission

FROM: Matthew Baka – Senior Planner

SUBJECT: Final Historic Sign/Design Review – 126 S. Old Woodward – Polpetta

Zoning: B4, Business Residential

Existing Use: Vacant

Proposal

The applicant is proposing to renovate the storefront façade of the of the former Subway sandwich shop. The proposed work entails replacing the door, adding tinted window film, a new awning, signage and lighting.

Storefront windows and Façade

The applicant is proposing to renovate the facade of the storefront by replacing the existing door with a new wood door with glass lite stained with red analine stain and a custom chrome door pull. A new awning is proposed to be mounted 10' above the public right of way clad in Ferrari preconstraint - "aluminum" fabric. In addition to the awning and new door, the applicant is proposing to apply a "tomato sauce red" transparent film on the side lite window next to the door and on a thin vertical portion of the front window. The Birmingham Downtown Overlay ordinance permits light tinting on first floor storefront windows. The applicant has provided a sample of the window film so that the Commission can determine if the level of tinting is compatible with the downtown and meets the spirit on the ordinance.

Signage

The applicant proposes to print the name of the restaurant, "Polpetta Meatball Café" on the awning. The total linear building frontage is 12' 1" permitting 12.083 square feet of sign area. The proposed black letters of the sign spelling out "Polpetta Meatball Cafe" will be 27" high by 5' wide, for a total area of 11.25 square feet. *In accordance with Article 1.0, section 1.04 (B) of the Birmingham Sign Ordinance, Combined Sign Area - For all buildings, including multi-tenant office or retail buildings, the combined area of all types of signs shall not exceed 1 square foot (1.5 square feet for addresses on Woodward Avenue) for each linear foot of principal building frontage. The proposal meets this requirement.* The submitted plans indicate a mounting height of 10' for the awning/sign. *In accordance with Article 1.0, Table B of the Birmingham Sign Ordinance - Wall signs that project more than 3 inches from the building facade shall not be attached to the outer wall at a height of less than 8 feet above a public sidewalk and at a height of less than 15 feet above public driveways, alleys and thoroughfares. The proposal meets this requirement.*

Illumination

The applicant is proposing to install five (5) sign star style C lights made by BK lighting along the top of the awning. The five lights will be evenly spaced across the storefront and enclosed in a continuous clear aluminum box. The fixtures are proposed to also be an aluminum finish.

1. (a) 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.
- (b) 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.

RECOMMENDATION

The Planning Division recommends that the Commission issue a Certificate of Approval for the sign review application for 126 S. Old Woodward;

The work meets The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings, standard number 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, scale, and architectural features to protect the historic integrity of the property and its environment."

WORDING FOR MOTIONS

I move that the Commission issue a Certificate of Appropriateness for _____. The work as proposed meets "The Secretary of the Interior's Standards for Rehabilitation" standard number_____.

I move that the Commission issue a Certificate of Appropriateness for _____, provided *the* following conditions are met: (List Conditions). "The Secretary of the Interior's Standards for Rehabilitation" standard number_____.

I move that the Commission deny application number _____. Because of _____ the work does not meet "The Secretary of the Interior's Standards for Rehabilitation" standard number_____.

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

The U. S. secretary of the interior standards for rehabilitation are as follows:

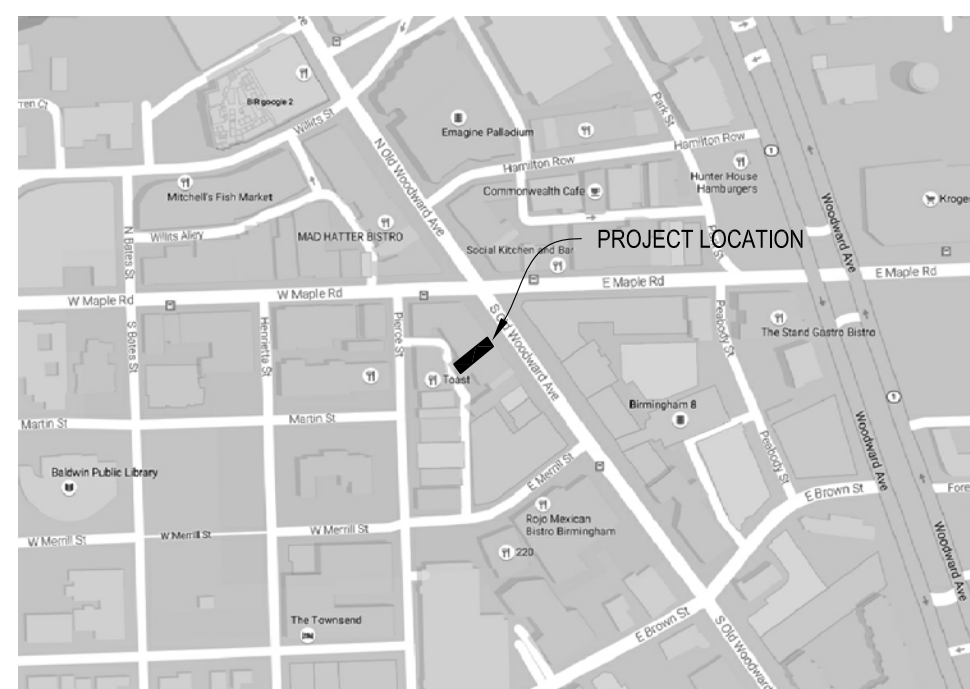
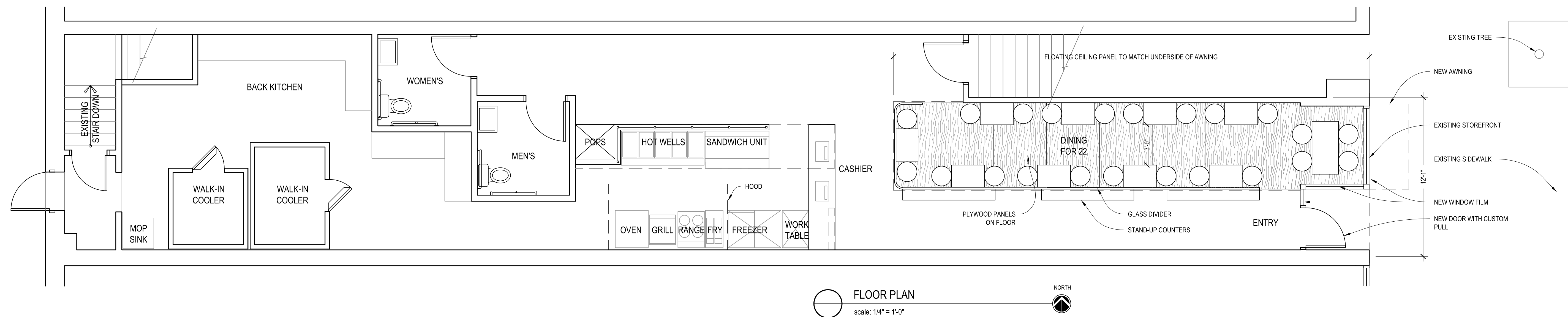
- (1) A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
- (2) The historic character of a property shall be retained and preserved. The removal of historic materials or 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.

Notice to Proceed

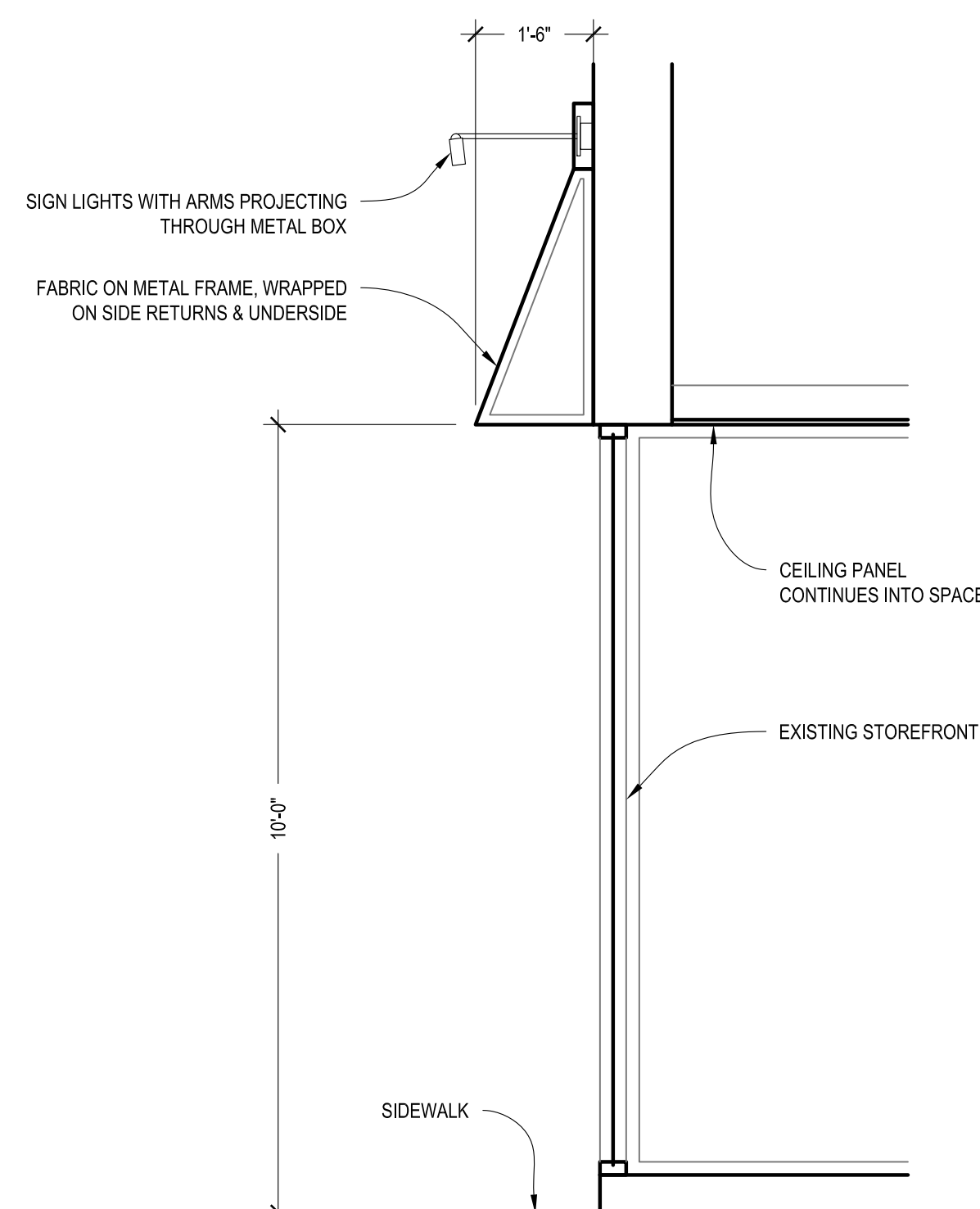
I move the Commission issue a Notice to Proceed for application number _____. The work is not appropriate, however the following condition prevails: _____ and the proposed application will materially correct the condition.

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.




LOCATION MAP
N.T.S.



SECTION

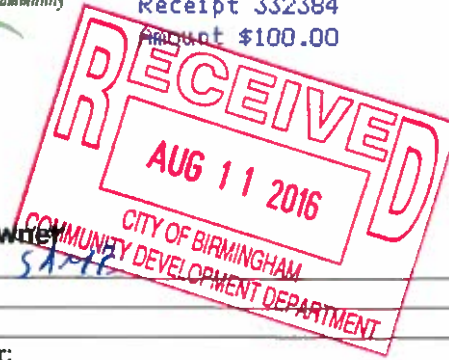
scale: 1/2" = 1'-0"




 EXTERIOR ELEVATION
 scale: 1/2" = 1'-0"



CITY OF BIRMINGHAM
Date 09/06/2016 11:04:32 AM
Ref 00131468
Receipt 332384
Amount \$100.00



Administrative Approval Application Planning Division

Form will not be processed until it is completely filled out

1. Applicant

Name: TRP POWER PROPERTIES
Address: 261 E. MAPLE
BIRMINGHAM
Phone Number: 248-705-2626
Fax Number: _____
Email: _____

Property Owner

Name: SAFIR
Address: _____
Phone Number: _____
Fax Number: _____
Email: _____

2. Applicant's Attorney/Contact Person

Name: _____
Address: _____
Phone Number: _____
Fax Number: _____
Email: _____

Project Designer

Name: _____
Address: _____
Phone Number: _____
Fax Number: _____
Email: _____

3. Project Information

Address/Location of Property: 261 E. Maple
Name of Development: _____
Parcel ID #: _____
Current Use: _____
Area in Acres: _____
Current Zoning: _____

Name of Historic District site is in, if any: _____
Date of HDC Approval, if any: _____
Date of Application for Preliminary Site Plan: _____
Date of Preliminary Site Plan Approval: _____
Date of Application for Final Site Plan: _____
Date of Final Site Plan Approval: _____
Date of Revised Final Site Plan Approval: _____

4. Attachments

- Warranty Deed with legal description of property
- Authorization from Owner(s) (if applicant is not owner)
- Completed Checklist
- Six (6) folded copies of plans including an itemized list of all changes for which administrative approval is requested, with the changes marked in color on all elevations

5. Details of the Request for Administrative Approval

SEE ATTACHED

The undersigned states the above information is true and correct, and understands that it is the responsibility of the applicant to advise the Planning Division and / or Building Division of any additional changes to the approved site plan.

Signature of Applicant: [Signature] Date: AUG. 11, 2016

Application #: <u>16-103</u>	Office Use Only Date Received: <u>8/11/16</u>	Fee: <u>\$100</u>
Date of Approval: <u>9/6/16</u>	Date of Denial: _____	Reviewed by: <u>m.B./L</u>

APPROVED

Eye For Color
Birmingham, MI 48009
312-513-4959
313-820-6307

Exterior Consultation Invoice

Client: Bedros Avedian
261-275 E. Maple Road
Birmingham, MI 48009

Job: 261-175 Maple Road building exterior

Exterior –

Cinder Block, Gutters, downspouts, aluminum soffits (front and side of building)- Electrical Meters, piping, vents, (etc..)- Sherwin Williams, SW 7069 Iron Ore –Exterior Latex Lo-Luster Finish (eggshell, no flat finish)

Faux stone areas-Front facade and side entrances walls- Benj. Moore, 979 Stampede, Exterior Latex Lo-Luster Finish (eggshell, no flat finish)

Rear Metal doors- Benj. Moore, 979 Stampede Exterior Alkyd, Semi-Gloss Finish

*****Optional-Metal Canopy and upper mansard roof –**Sherwin Williams, SW 2847 Roycroft Bottle Green, Exterior Latex, Lo-Luster Finish, (or eggshell, no flat finish)

Amount due upon receipt: \$400.00

Check payable to: Eye for Color

PAINT COLORS

P-1 SHERWIN WILLIAMS - ~~SW7123~~ *SW7669*
~~COLONY BUFF~~
Iron Ore

P-2 SHERWIN WILLIAMS - ~~SW7454~~
~~STAMP ROCK~~
stamped

~~P-3 SHERWIN WILLIAMS - SW7556~~
~~CRANE~~

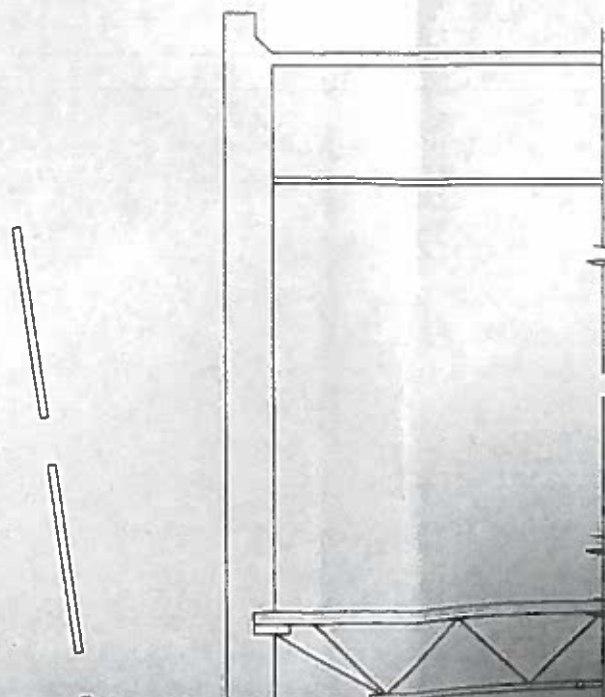


PAINT MASONRY
(P-1)

EXISTING VINYL
CANOPY

EXISTING FIRST
FLOOR ACCESS

APPROVED
The By-L 4/4/16
16-85 HDC



REPLACE EXISTING
WINDOWS (12 THUS)
BRZ. ALUM. & GLASS

REPLACE EXISTING
WINDOWS (6 THUS)
BRZ. ALUM. & GLASS

PAINT EXIST'G WOOD
(P-3)

EXIST'G PATINA
COPPER (LT. GREEN)

PAINT MASONRY
(P-1)

PAINT EXIST'G
CANOPY
(P-2)



SOUTH ELEVATION

SCALE 1/8" = 1'-0"

PAINT MASONRY
(P-1)

EXISTING VINYL
CANOPY

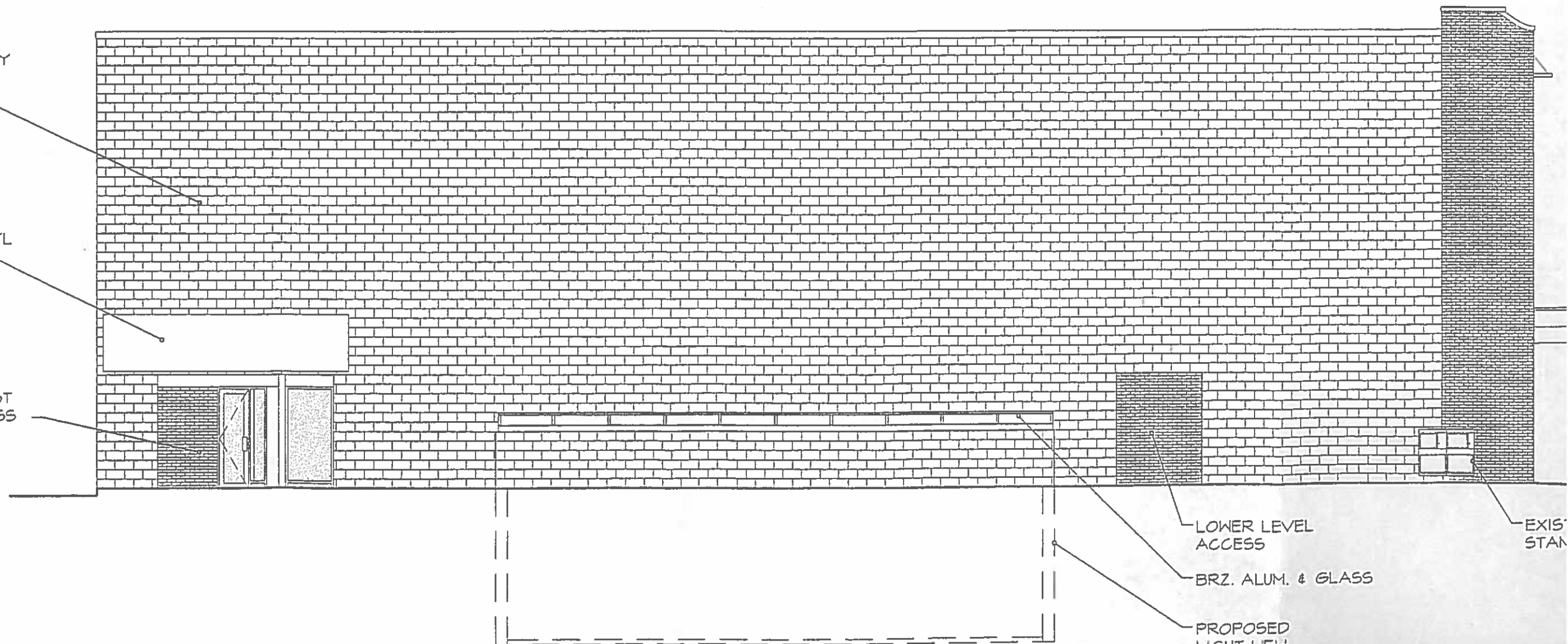
EXISTING FIRST
FLOOR ACCESS

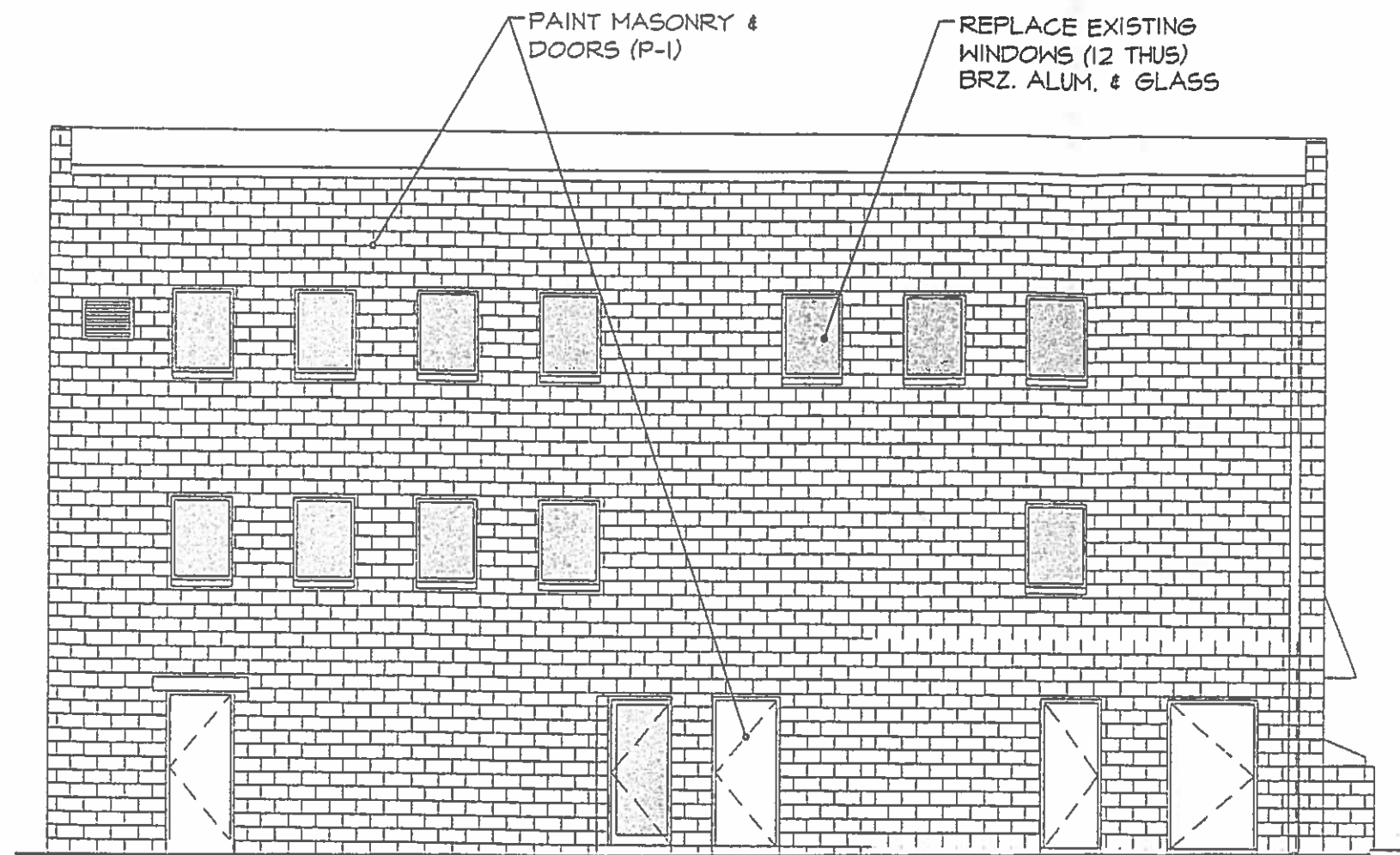
LOWER LEVEL
ACCESS

BRZ. ALUM. & GLASS

PROPOSED
LIGHT UP

EXIS-
STAN





NORTH ELEVATION

SCALE 1/8" = 1'-0"



SOUTH ELEVATION

SCALE 1/8" = 1'-0"



Administrative Sign Approval Application

Planning Division

Form will not be processed until it is completely filled out

1. Applicant

Name: HOMAGE
Address: 4480 Bridgeway Ave.
Suite A Columbus OH 43219
Phone Number: 614-445-4016
Fax Number: N/A
Email: Rob@Homage.com

Property Owner

Name: Richard Sharer
Address: 1431 West Lincoln
Birmingham MI 48009
Phone Number: 248-321-7755
Fax Number: 248-566-3887
Email: Serenafmarshman@yahoo.com

2. Applicant's Attorney/Contact Person

Name: Brian Kooperman
Address: 100 S. Fourth Street, Suite 100
Columbus OH 43215
Phone Number: 614-344-4800
Fax Number: 614-344-4801
Email: BKooperman@kmflylaw.com

Project Designer

Name: Mary Dietsch
Address: 330 W Spring St Suite 205
Columbus OH 43215
Phone Number: 614-228-2122
Fax Number: 614-228-5122
Email: dietsch@grad.cc

3. Project Information

Address/Location of Property: 175 W Maple Road
Birmingham MI 48009
Name of Development: _____
Parcel ID #: _____
Current Use: _____
Area in Acres: _____
Current Zoning: _____

Name of Historic District site is in, if any: _____
Date of HDC Approval, if any: _____
Date of Application for Preliminary Site Plan: _____
Date of Preliminary Site Plan Approval: _____
Date of Application for Final Site Plan: _____
Date of Final Site Plan Approval: _____
Date of Revised Final Site Plan Approval: _____

4. Attachments

- Two (2) folded paper copies of plans
- Authorization from Owner(s) (if applicant is not owner)
- Material Samples/Specification Sheets
- Digital Copy of plans

5. Details of the Request for Administrative Approval

Replace existing awning, Blade sign, Sign over windows

6. Location of Proposed Signs

Blade sign east side of building, Storefront sign over windows

7. Type of Sign(s)

Wall: Vinyl Heat applied
Ground: _____
Projecting: Freestanding Blade Sign

Canopy: _____
Building Name: _____
Post-mounted Projecting: _____



CONSENT OF PROPERTY OWNER

I, RICHARD SHAPER, OF THE STATE OF MICHIGAN AND COUNTY OF
(Name of property owner)

CALHOUN STATE THE FOLLOWING:

1. That I am the owner of real estate located at 175 West Maple Rd;
(Address of affected property)
2. That I have read and examined the Application for Administrative Approval made to the City of Birmingham by:
HOMAGE;
(Name of applicant)
3. That I have no objections to, and consent to the request(s) described in the Application made to the City of Birmingham.

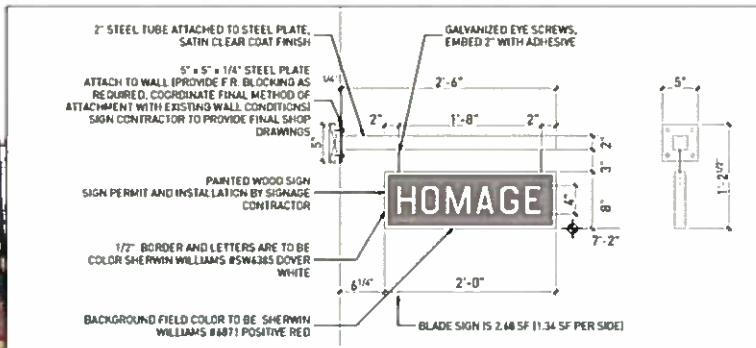
Dated: 8/31/16

RICHARD SHAPER
Owner's Name (Please Print)

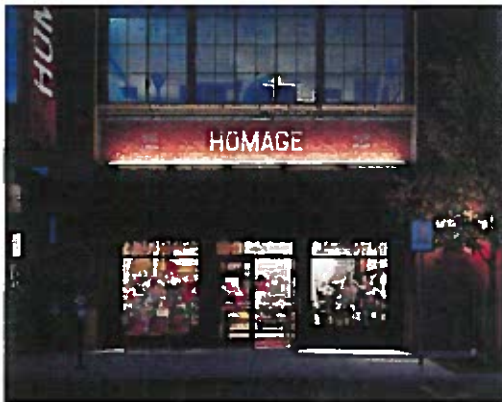
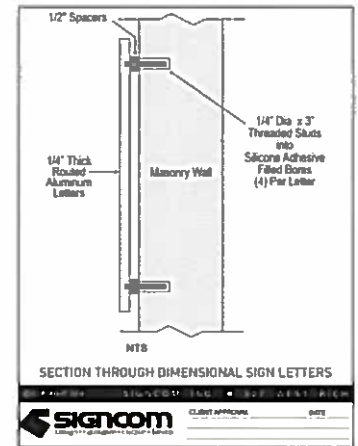
[Signature]
Owner's Signature



TYPICAL HOMAGE BLADE SIGN



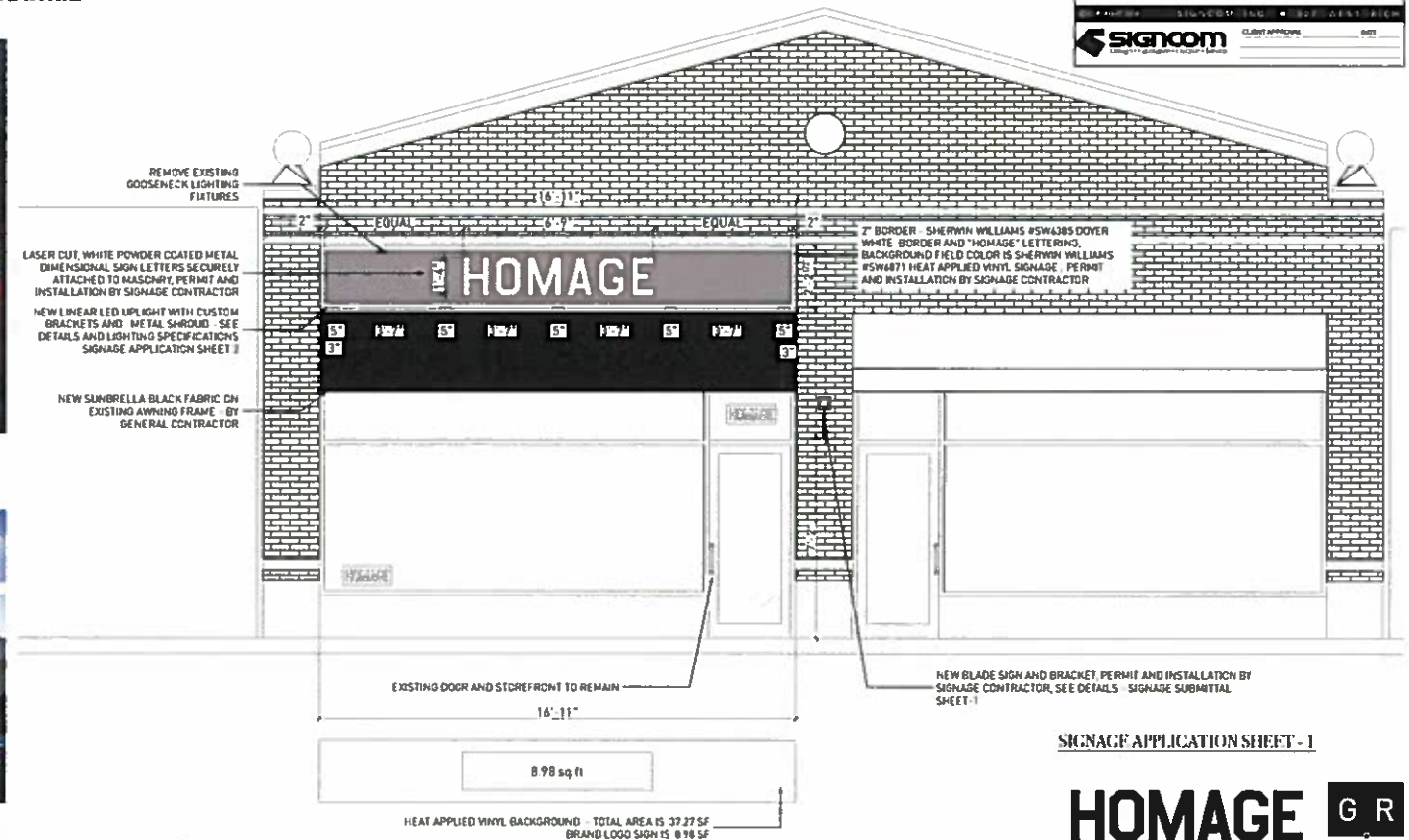
BLADE SIGNAGE DETAIL
Scale: 3/4" = 1'-0"



HOMAGE - EXTERIOR CONCEPT



EXISTING EXTERIOR



1 EXTERIOR ELEVATION
SCALE: 1/4" = 1'-0"

SIGNAGE APPLICATION SHEET - 1

HOMAGE GR
175 W Maple Rd.
Birmingham, MI 48009
A D
architects

APPROVED
m.B/L 9/13/16
16-0099 HDC

Back to Agenda

CITY OF BIRMINGHAM
Community Development - Building Department
151 Martin Street, Birmingham, MI 48009
Community Development: 248-530-1850 / Inspection Line: 248-530-1860
Fax: 248-530-1290 / www.bhamgov.org

Permit # _____

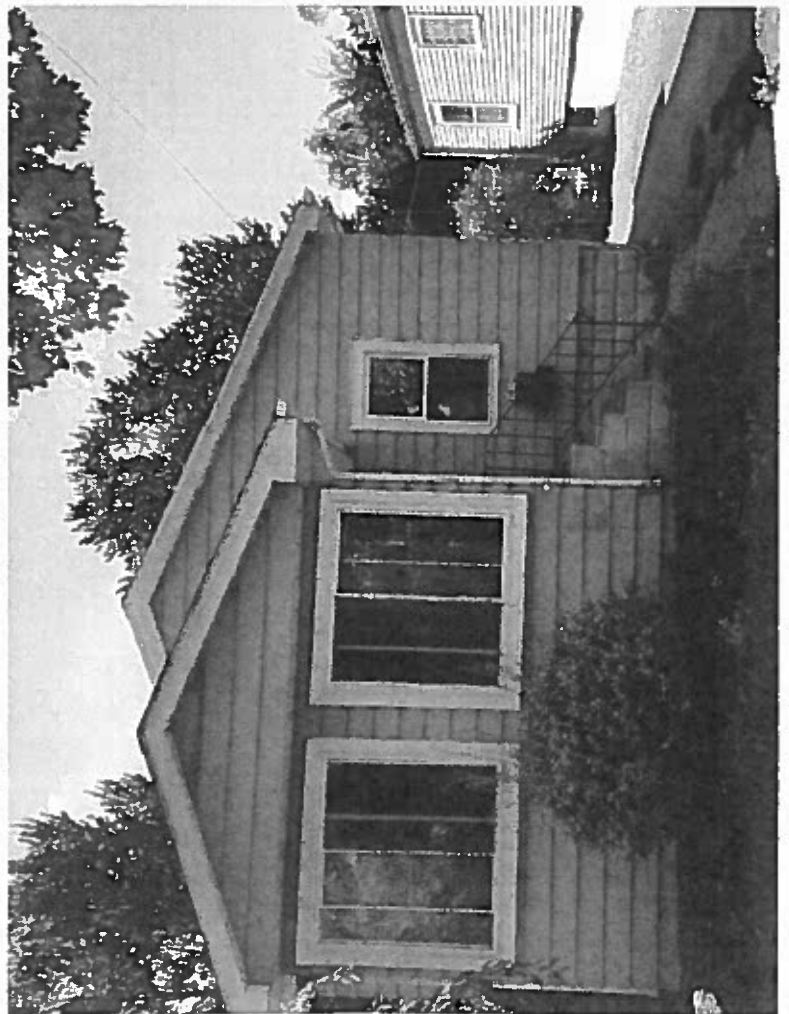
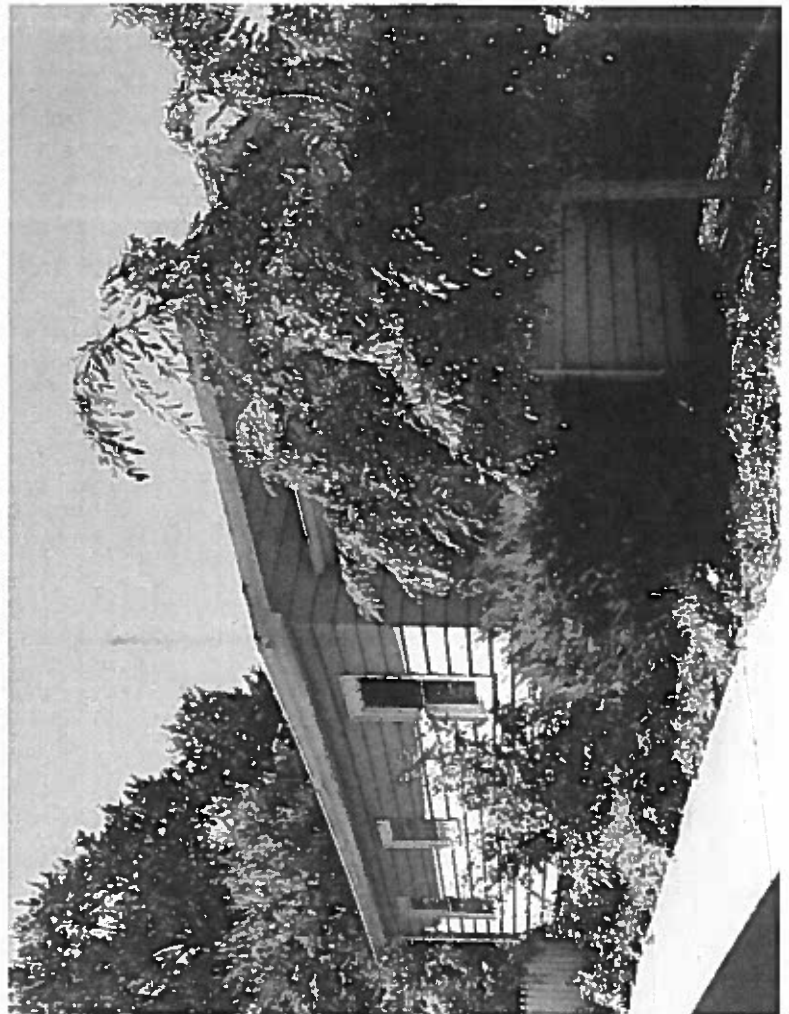
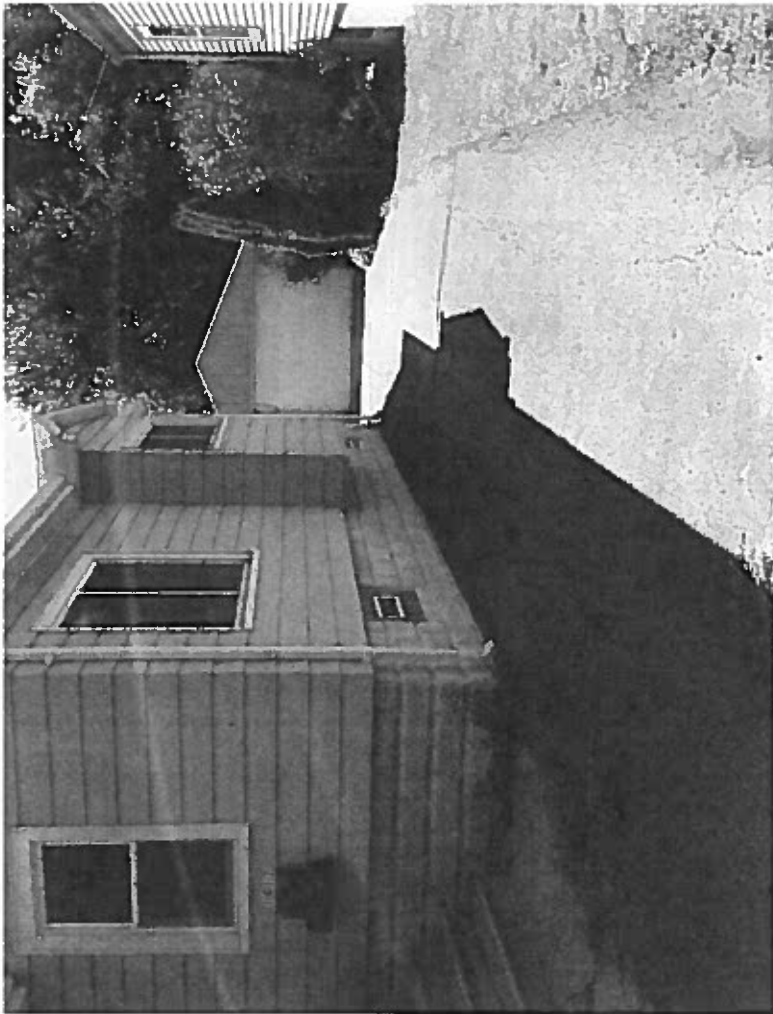
Project # DSF16-0046

APPLICATION FOR DEMOLITION PERMIT

I. Project Type / Location			
<input checked="" type="checkbox"/> HOUSE		<input type="checkbox"/> HOUSE AND ATTACHED GARAGE	
<input type="checkbox"/> EXTERIOR		<input type="checkbox"/> INTERIOR NON-LOAD BEARING	
<input type="checkbox"/> HOUSE AND DETACHED GARAGE		<input type="checkbox"/> SHED	
<input checked="" type="checkbox"/> DETACHED GARAGE		<input type="checkbox"/> OTHER _____	
<input type="checkbox"/> COMMERCIAL BUILDING			
ADDRESS <u>1412 Bennaville</u>		PROPERTY IDENTIFICATION NUMBER (SIDWELL NO.) <u>2031306016</u>	LOT NUMBER
II. Applicant / Project Contact Information			
A. Applicant			
NAME <u>Milford Salvage Iron & Metal</u>		ADDRESS <u>2823 E. Burno Rd</u>	
CITY <u>Milford</u>	STATE <u>MI</u>	ZIP CODE <u>48381</u>	TELEPHONE NUMBER (Include Area Code) <u>248 360 2425</u>
CELL PHONE NUMBER (Include Area Code)		FAX NUMBER (Include Area Code) <u>248 684 2938</u>	EMAIL ADDRESS <u>Salvageable @ Comcast.net</u>
B. Owner or Lessee			
NAME <u>MARTIN CAMAJ</u>		ADDRESS <u>2557 CHARWOOD DR</u>	
CITY <u>Troy</u>	STATE <u>MI</u>	ZIP CODE <u>48098-2110</u>	TELEPHONE NUMBER (Include Area Code) <u>248-755-8787</u>
CELL PHONE NUMBER (Include Area Code)		FAX NUMBER (Include Area Code)	EMAIL ADDRESS <u>mcamaj01@att.net</u>
C. Architect or Engineer			
NAME		ADDRESS	
CITY	STATE	ZIP CODE	TELEPHONE NUMBER (Include Area Code)
CELL PHONE NUMBER (Include Area Code)		FAX NUMBER (Include Area Code)	EMAIL ADDRESS
LICENSE NUMBER		EXPIRATION DATE	
D. Contractor			
NAME <u>Milford Salvage Iron & Metal</u>		ADDRESS <u>2823 E. Burno</u>	
CITY <u>Milford</u>	STATE <u>MI</u>	ZIP CODE <u>48381</u>	TELEPHONE NUMBER (Include Area Code) <u>248 360 2425</u>
CELL PHONE NUMBER (Include Area Code)		FAX NUMBER (Include Area Code) <u>248 684 2938</u>	EMAIL ADDRESS <u>Salvageable @ Comcast.net</u>
INDIVIDUAL BUILDERS LICENSE NUMBER <u>2102145293</u>		EXPIRATION DATE <u>5/31/2017</u>	
COMPANY BUILDERS LICENSE NUMBER <u>2102151884</u>		EXPIRATION DATE <u>5/31/2017</u>	
FEDERAL EMPLOYER ID NUMBER (or reason for exemption) <u>38-2469850</u>			
WORKERS COMP INSURANCE CARRIER (or reason for exemption) <u>LM Insurance Corp - VTC Insurance Group</u>			
UNEMPLOYMENT INSURANCE AGENCY EMPLOYER ACCOUNT NUMBER (or reason for exemption)			

Need 4 sides Pic
Survey.

2,900



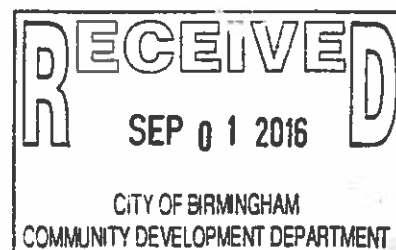
CITY OF BIRMINGHAM
Community Development - Building Department
151 Martin Street, Birmingham, MI 48009
Community Development: 248-530-1850 / Inspection Line: 248-530-1860
Fax: 248-530-1290 / www.bhamgov.org

Permit # _____

Project # _____

APPLICATION FOR DEMOLITION PERMIT

I. Project Type / Location					
<input checked="" type="checkbox"/> HOUSE		<input type="checkbox"/> HOUSE AND ATTACHED GARAGE		<input type="checkbox"/> HOUSE AND DETACHED GARAGE	
<input type="checkbox"/> EXTERIOR		<input type="checkbox"/> INTERIOR NON-LOAD BEARING		<input type="checkbox"/> SHED	
<input type="checkbox"/> DETACHED GARAGE		<input type="checkbox"/> COMMERCIAL BUILDING		<input type="checkbox"/> OTHER _____	
ADDRESS 541 Bennaville		PROPERTY IDENTIFICATION NUMBER (SIDWELL NO.) 1936403025		LOT NUMBER 9 Parkside	
II. Applicant / Project Contact Information					
A. Applicant					
NAME Gilbert Homes, Inc.		ADDRESS 5645 Silver Pond Dr			
CITY West Bloomfield	STATE MI	ZIP CODE 48322	TELEPHONE NUMBER (Include Area Code) 248-661-6022		
CELL PHONE NUMBER (Include Area Code) 248-613-0936		FAX NUMBER (Include Area Code) 248-661-6022	EMAIL ADDRESS gilberthomes@gmail.com		
B. Owner or Lessee					
NAME Edmund Aronowitz and Elise Gilbert		ADDRESS			
CITY	STATE	ZIP CODE	TELEPHONE NUMBER (Include Area Code) 607-279-0542		
CELL PHONE NUMBER (Include Area Code) 607-279-0542		FAX NUMBER (Include Area Code)	EMAIL ADDRESS edmund.aronowitz@gmail.com		
C. Architect or Engineer					
NAME Dimensional Design		ADDRESS 30489 Munger			
CITY Livonia	STATE MI	ZIP CODE 48154	TELEPHONE NUMBER (Include Area Code) 734-427-0050		
CELL PHONE NUMBER (Include Area Code)		FAX NUMBER (Include Area Code)	EMAIL ADDRESS dimdesign@att.net		
LICENSE NUMBER			EXPIRATION DATE		
D. Contractor					
NAME Gilbert Homes, Inc.		ADDRESS 5645 Silver Pond Drive			
CITY West Bloomfield	STATE MI	ZIP CODE 48322	TELEPHONE NUMBER (Include Area Code) 248-661-6022		
CELL PHONE NUMBER (Include Area Code) 248-613-0936		FAX NUMBER (Include Area Code) 248-661-6022	EMAIL ADDRESS gilberthomes@gmail.com		
INDIVIDUAL BUILDERS LICENSE NUMBER 2101047810			EXPIRATION DATE 5/31/17		
COMPANY BUILDERS LICENSE NUMBER 2102116240			EXPIRATION DATE 5/31/17		
FEDERAL EMPLOYER ID NUMBER (or reason for exemption) 38-3131821					
WORKERS COMP INSURANCE CARRIER (or reason for exemption) Liberty Mutual					
UNEMPLOYMENT INSURANCE AGENCY EMPLOYER ACCOUNT NUMBER (or reason for exemption) 38-3131821					



541 Bennaville



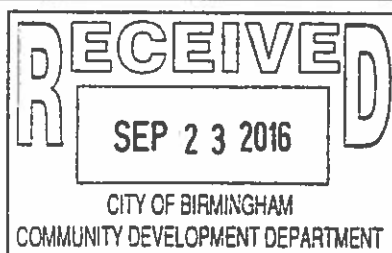
CITY OF BIRMINGHAM
Community Development - Building Department
151 Martin Street, Birmingham, MI 48009
Community Development: 248-530-1850 / Inspection Line: 248-530-1860
Fax: 248-530-1290 / www.bhamgov.org

Permit # _____

Project # _____

APPLICATION FOR DEMOLITION PERMIT

I. Project Type / Location			
<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"/> COMMERCIAL BUILDING			
<input type="checkbox"/> EXTERIOR <input type="checkbox"/> INTERIOR NON-LOAD BEARING <input type="checkbox"/> SHED <input type="checkbox"/> OTHER _____			
ADDRESS 1511 Bennaville Ave		PROPERTY IDENTIFICATION NUMBER (SIDWELL NO.) 08-20-31-304-043	LOT NUMBER
II. Applicant / Project Contact Information			
A. Applicant			
NAME KRH, Inc		ADDRESS 717 Lawson St	
CITY Royal Oak	STATE MI	ZIP CODE 48067	TELEPHONE NUMBER (Include Area Code)
CELL PHONE NUMBER (Include Area Code) 248 808 2999	FAX NUMBER (Include Area Code) 248 283-2472	EMAIL ADDRESS Klorinda@andyk homes.com	
B. Owner or Lessee			
NAME Andy Konopada		ADDRESS 2728 Roundtree Dr	
CITY Troy	STATE MI	ZIP CODE 48083	TELEPHONE NUMBER (Include Area Code) 248 646 5000
CELL PHONE NUMBER (Include Area Code) 586 306-1906	FAX NUMBER (Include Area Code) 248 283-2472	EMAIL ADDRESS andy@andyk homes.com	
C. Architect or Engineer			
NAME Greg Stafford and Associates		ADDRESS 10 West Square Lk Rd	
CITY Bloomfield Hills	STATE MI	ZIP CODE 48302	TELEPHONE NUMBER (Include Area Code) 248 334-3999
CELL PHONE NUMBER (Include Area Code) 248 318 4811	FAX NUMBER (Include Area Code) N/A	EMAIL ADDRESS gsassociates@att.net	
LICENSE NUMBER		EXPIRATION DATE	
D. Contractor			
NAME KRH, Inc		ADDRESS 717 Lawson	
CITY Royal Oak	STATE MI	ZIP CODE 48067	TELEPHONE NUMBER (Include Area Code)
CELL PHONE NUMBER (Include Area Code) 248 808-2999	FAX NUMBER (Include Area Code) 248 233-2472	EMAIL ADDRESS Klorinda@andyk homes.com	
INDIVIDUAL BUILDERS LICENSE NUMBER 2101208421		EXPIRATION DATE 5/31/2018	
COMPANY BUILDERS LICENSE NUMBER 2102210493		EXPIRATION DATE 5/31/2018	
FEDERAL EMPLOYER ID NUMBER (or reason for exemption) 474563700			
WORKERS COMP INSURANCE CARRIER (or reason for exemption) no employees			
UNEMPLOYMENT INSURANCE AGENCY EMPLOYER ACCOUNT NUMBER (or reason for exemption) no employees			



1511 Benn Ave



CITY OF BIRMINGHAM
Community Development - Building Department
151 Martin Street, Birmingham, MI 48009
Community Development: 248-530-1850 / Inspection Line: 248-530-1860
Fax: 248-530-1290 / www.bhamgov.org

Permit # _____

Project # _____

APPLICATION FOR DEMOLITION PERMIT

I. Project Type / Location			
<input checked="" 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"/> COMMERCIAL BUILDING <input type="checkbox"/> EXTERIOR <input type="checkbox"/> INTERIOR NON-LOAD BEARING <input type="checkbox"/> SHED <input type="checkbox"/> OTHER			
ADDRESS 2834 MANCHESTER		PROPERTY IDENTIFICATION NUMBER (S.D.W.E.L. #) _____ LOT NUMBER 305	
II. Applicant / Project Contact Information			
A. Applicant			
NAME DAN		Lynch	
CITY	STATE	23849 Forest Park Dr Novi, MI 48374	
CELL PHONE NUMBER (Include Area Code) 248 361 8220	FAX NUMBER (Include Area Code)	EMAIL ADDRESS dan@lynchcustomhomes.com	
B. Owner or Lessee			
NAME DK		Lynch	
CITY	STATE	23849 Forest Park Dr Novi, MI 48374	
CELL PHONE NUMBER (Include Area Code)	FAX NUMBER (Include Area Code)	EMAIL ADDRESS	
C. Architect or Engineer			
NAME N/A		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 Lynch			
CITY	STATE	23849 Forest Park Dr Novi, MI 48374	
CELL PHONE NUMBER (Include Area Code) 248 361 8220	FAX NUMBER (Include Area Code)	EMAIL ADDRESS dan@lynchcustomhomes.com	
INDIVIDUAL BUILDERS LICENSE NUMBER 2101133097		EXPIRATION DATE	
COMPANY BUILDERS LICENSE NUMBER 2102227312		EXPIRATION DATE	
FEDERAL EMPLOYER ID NUMBER (or reason for exemption)		Contact: Dustin Geisler	
WORKERS COMP INSURANCE CARRIER (or reason for exemption) Kentline Insurance		(81) 980-7757	
UNEMPLOYMENT INSURANCE AGENCY EMPLOYER ACCOUNT NUMBER (or reason for exemption)			

*Need wtr clearance
11
~~gas~~*

2834 Manchester



Front elevation



Rear elevation

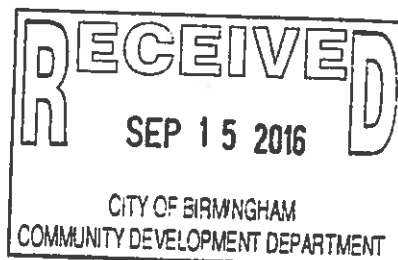
CITY OF BIRMINGHAM
Community Development - Building Department
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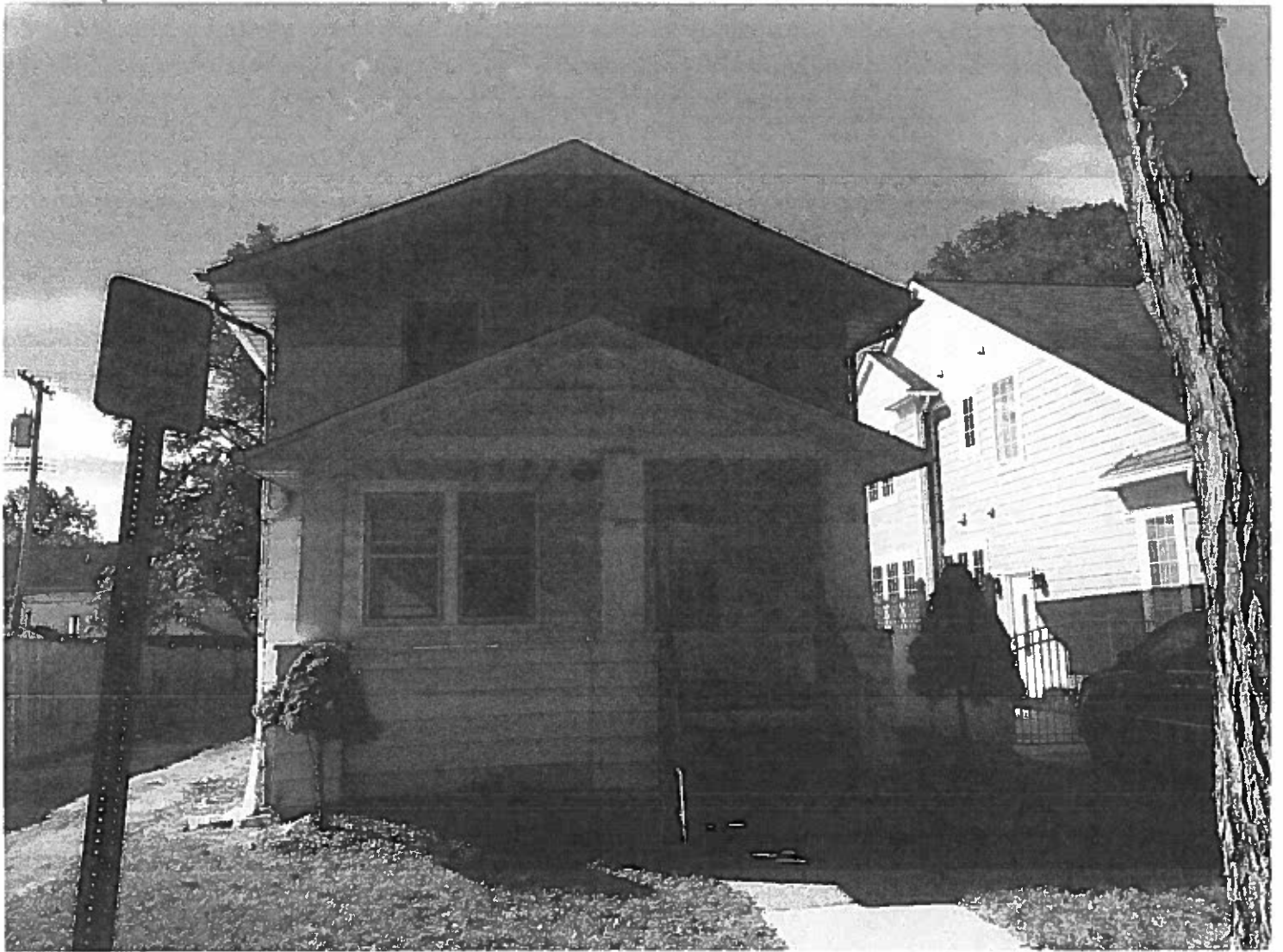
Permit # _____

Project # _____

APPLICATION FOR DEMOLITION PERMIT

I. Project Type / Location			
<input checked="" type="checkbox"/> HOUSE <input type="checkbox"/> HOUSE AND ATTACHED GARAGE <input type="checkbox"/> HOUSE AND DETACHED GARAGE <input type="checkbox"/> DETACHED GARAGE <input type="checkbox"/> COMMERCIAL BUILDING <input type="checkbox"/> EXTERIOR <input type="checkbox"/> INTERIOR NON-LOAD BEARING <input type="checkbox"/> SHED <input type="checkbox"/> OTHER _____			
ADDRESS 1492 BIRD		PROPERTY IDENTIFICATION NUMBER (SIDWELL NO) 2031358023	LOT NUMBER 723
II. Applicant / Project Contact Information			
A. Applicant			
NAME Tony Mcbuckin		ADDRESS 1949 Rochester Industrial Dr	
CITY Rochester H.	STATE MI	ZIP CODE 48309	TELEPHONE NUMBER (Include Area Code) 248 941 5178
CELL PHONE NUMBER (Include Area Code) same	FAX NUMBER (Include Area Code) 248 923 2349	EMAIL ADDRESS mcg.prps@gmail.com	
B. Owner or Lessee			
NAME MI Property Superstore		ADDRESS 22225 St Joan	
CITY SCS	STATE MI	ZIP CODE 48080	TELEPHONE NUMBER (Include Area Code) 586 933 3089
CELL PHONE NUMBER (Include Area Code) same	FAX NUMBER (Include Area Code) N/A	EMAIL ADDRESS michimilise@gmail.com	
C. Architect or Engineer			
NAME		ADDRESS	
CITY N	STATE MI	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 TRADE MARK Building Co		ADDRESS 1949 Rochester Industrial Dr	
CITY Rochester MI	STATE MI	ZIP CODE 48309	TELEPHONE NUMBER (Include Area Code) 248 941 5178
CELL PHONE NUMBER (Include Area Code) 248 941 5178	FAX NUMBER (Include Area Code) 248 923 2349	EMAIL ADDRESS mcg.prps@gmail.com	
INDIVIDUAL BUILDERS LICENSE NUMBER 2101205141		EXPIRATION DATE 5/31/19	
COMPANY BUILDERS LICENSE NUMBER 2102205613		EXPIRATION DATE 5/31/19	
FEDERAL EMPLOYER ID NUMBER (or reason for exemption) 46-3143470			
WORKERS COMP INSURANCE CARRIER (or reason for exemption) Liberty Mutual Denpaxe			
UNEMPLOYMENT INSURANCE AGENCY EMPLOYER ACCOUNT NUMBER (or reason for exemption) Denpaxe			





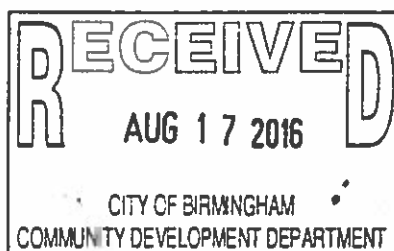
CITY OF BIRMINGHAM
Community Development - Building Department
151 Martin Street, Birmingham, MI 48009
Community Development: 248-530-1850 / Inspection Line: 248-530-1860
Fax: 248-530-1290 / www.bhamgov.org

Permit # PD16-0061

Project # JDSF/16-0027

APPLICATION FOR DEMOLITION PERMIT

I. Project Type / Location			
<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"/> COMMERCIAL BUILDING			
<input type="checkbox"/> EXTERIOR <input type="checkbox"/> INTERIOR NON-LOAD BEARING <input type="checkbox"/> SHED <input type="checkbox"/> OTHER _____			
ADDRESS <u>1808 Hazel St</u>		PROPERTY IDENTIFICATION NUMBER (SIDWELL NO)	LOT NUMBER
II. Applicant / Project Contact Information			
A. Applicant			
NAME <u>Lynch</u>			
CITY	STATE <u>DAN</u>	23849 Forest Park Dr Novi, MI 48374	
CELL PHONE NUMBER (Include Area Code) <u>248 361 8226</u>	FAX NUMBER (Include Area Code)	TELEPHONE NUMBER (Include Area Code)	
EMAIL ADDRESS <u>dan@lynchcustomhomes.com</u>			
B. Owner or Lessee			
NAME <u>Lynch</u>			
CITY	STATE	23849 Forest Park Dr Novi, MI 48374	
CELL PHONE NUMBER (Include Area Code)	FAX NUMBER (Include Area Code)	TELEPHONE NUMBER (Include Area Code)	
EMAIL ADDRESS			
C. Architect or Engineer			
NAME <u>N/A</u>		ADDRESS	
CITY	STATE	ZIP CODE	TELEPHONE NUMBER (Include Area Code)
CELL PHONE NUMBER (Include Area Code)	FAX NUMBER (Include Area Code)	EMAIL ADDRESS	
LICENSE NUMBER		EXPIRATION DATE	
D. Contractor			
NAME <u>Lynch</u>			
CITY	STATE	23849 Forest Park Dr Novi, MI 48374	
CELL PHONE NUMBER (Include Area Code) <u>248 361 8226</u>	FAX NUMBER (Include Area Code)	TELEPHONE NUMBER (Include Area Code)	
INDIVIDUAL BUILDERS LICENSE NUMBER <u>2101193697</u>		EMAIL ADDRESS <u>dan@lynchcustomhomes.com</u>	
COMPANY BUILDERS LICENSE NUMBER <u>2102207912</u>		EXPIRATION DATE	
FEDERAL EMPLOYER ID NUMBER (or reason for exemption)			
WORKERS COMP INSURANCE CARRIER (or reason for exemption) <u>Korck Insurance</u>			
UNEMPLOYMENT INSURANCE AGENCY EMPLOYER ACCOUNT NUMBER (or reason for exemption)			



CITY OF BIRMINGHAM
Date 08/17/2016 3:13:45 PM
Ref 00131089
Receipt 327868
Amount \$500.00





SINGH

SINGH HOMES LLC

DEAN A. FRANCHI CGB, CR, CAPS, CGP, GMB
PURCHASING MANAGER

7125 Orchard Lake Road, Suite 200
West Bloomfield, MI 48122
www.SinghWeb.com

Direct: (248) 865-1027
Cell: (248) 761-5716
Fax: (248) 865-1610

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