

AGENDA
BIRMINGHAM HISTORIC DISTRICT COMMISSION
MUNICIPAL BUILDING-COMMISSION ROOM-151 MARTIN STREET
WEDNESDAY – August 3, 2016
*******7:00 PM*******

- 1) **Roll Call**
- 2) **Approval of the HDC Minutes of July 6, 2016**
- 3) **Historic Design Review**
 - **277 Pierce – Demolition request**
 - **539 S. Bates – New Addition**
- 4) **Historic Sign Review**
 - **142 W. Maple – Allen Edmonds**
- 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 JULY 6, 2016**

Municipal Building Commission Room
151 Martin, Birmingham, Michigan

Minutes of the regular meeting of the Historic District Commission ("HDC") held Wednesday, July 6, 2016. Chairman John Henke called the meeting to order at 7:05 p.m.

Present: Chairman John Henke; Commission Members Keith Deyer, Natalia Dukas, Thomas Trapnell, Michael Willoughby

Absent: Commission Members Mark Coir, Vice-Chairperson Shelli Weisberg; Student Representative Loreal Salter-Dodson

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

Chairman Henke cautioned the petitioners that there were only five of the seven board members present this evening and four affirmative votes are needed to pass a motion for approval. Additionally for 210 S. Old Woodward Ave., KW Domain, he must recuse himself which will leave only four members present for the vote. He has been contacted by the building owner and he now also represents Rivage. Therefore he offered the option to postpone to the next meeting without penalty in the hope all seven members would be present. The petitioner elected to proceed.

07-30-16

**APPROVAL OF MINUTES
HDC Minutes of June 15, 2016**

Motion by Mr. Trapnell

Seconded by Chairman Henke to approve the HDC Minutes of June 15, 2016 as presented.

Motion carried, 5-0.

VOICE VOTE

Yeas: Trapnell, Henke, Deyer, Dukas, Willoughby

Nays: None

Absent: Coir, Weisberg

07-31-16

HISTORIC SIGN REVIEW

210 S. OLD WOODWARD AVE. (postponed from June 15, 2016)

KW DOMAIN

CBD Historic District

Zoning: B-4 Business Residential

Proposal: On April 20, 2016, the applicant was approved to install a wall sign in the sign band to the right of the main entranceway to the building along with a projecting sign. The applicant is now requesting to mount the sign about 10 to 15 ft. back and recessed onto the front glass facade of the atrium to the building. They reduced the size to be closer to the size of the Rivage sign. The property owner, Mr. Esshaki, has said he has an agreement with Chase Bank that they would not put additional signage above the Chase Bank space and he refused to sign off on the original HDC approval. The tenant space is located in a two-story, multi-tenant non-contributing building in the CBD Historic District.

Existing Signage: There are currently three other tenants with approved signage for the building, and their signage total is 85.2 sq. ft.

Signage: The applicant proposes to revise the previous approval by installing a slightly smaller wall sign and the previously approved projecting sign. The total linear building frontage is 130 ft. 5 in. permitting 130.5 sq. ft. of sign area. The proposed revised wall sign will measure 18 sq. ft. The approved projecting sign measures 15 sq. ft. total. This proposal would bring the total signage for the building to 118.2 sq. ft. which is in 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. for addresses on Woodward Ave.) for each linear foot of principal building frontage.

The wall sign is proposed to be mounted more than 8 ft. 6 in. above grade. The projecting sign is proposed to be mounted 6 in. off the face of the column and 8.5 ft/ above grade as required by the Sign Ordinance. In accordance with Article 1.0, Table B of the Birmingham Sign Ordinance - Wall signs that project 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. The proposal meets this requirement.

The proposed wall sign background will be constructed of 3mm thick aluminum panels, painted black. The letters will be acrylic dimensional letters. The verbiage reading "KW Domain" will be ½ in. thick letters and the verbiage "Luxury Homes International" is proposed to be ¼ in. thick. The entire sign will be mounted to the recessed portion of the front façade, flush with the entry doors.

The proposed projecting sign was approved by the HDC previously and has been installed.

Illumination: The wall sign is proposed to be externally illuminated with an LED light bar that will up light the sign from an aluminum channel mounted at the bottom edge of the sign. No illumination is proposed for the projecting sign.

Mr. Mike Stevens, representing Signorama, said he was not able to get documentation on the agreement with Chase Bank.

Motion by Mr. Willoughby

Seconded by Mr. Trapnell to approve the signage proposal for 210 S. Old Woodward Ave., KW Domain, as submitted tonight.

Motion carried, 4-0.

VOICE VOTE

Yeas: Willoughby, Trapnell, Deyer, Dukas

Nays: None

Absent: Coir, Weisberg

07-32-16

HISTORIC SIGN AND DESIGN REVIEW

166 W. Maple Rd.(postponed from June 15, 2016; request to be postponed to July 20,2016)

Caruso Caruso

CBD Historic District

Motion by Mr. Willoughby

Seconded by Mr. Deyer to postpone the Historic Sign and Design Review for 166 W. Maple Rd., Caruso Caruso, to July 20, 2016.

Motion carried, 4-0.

VOICE VOTE

Yeas: Willoughby, Deyer, Dukas, Trapnell

Nays: None

Absent: Coir, Weisberg

07-33-16

MISCELLANEOUS BUSINESS AND COMMUNICATIONS

A. Staff Reports

-- Administrative Approvals

- 247 W. Maple Rd., Optik - Installation of 1/4 in. thick flat cut brushed aluminum letters. Existing wood will be painted blue PMS 3395 as well as painting existing goose neck lamps. This is a Benjamin Moore exterior paint - Polo Blue.
- Mr. Baka advised that the owners of 487 Willits have asked permission to remove a large pine tree that is getting pretty close to their house and leaning toward the roof. Board members agreed that administrative approval could be granted.

-- Violation Notices (none)

-- Demolition Applications (none)

B. Communications

-- Commissioners' Comments (none)

06-29-16

ADJOURNMENT

No further business being evident, the commissioners motioned to adjourn the meeting at 7:18 p.m.

Matthew Baka
Sr. Planner



MEMORANDUM

Planning Division

DATE: July 14, 2016
TO: Historic District Commission
FROM: Matthew Baka – Senior Planner
SUBJECT: Final Historic Design Review – 277 Pierce –
Former Varsity Shop

Zoning: B4, Business Residential

Existing Use: Vacant

Proposal

The applicant proposes to demolish a non-contributing, two-story, multi-tenant building in the CBD Historic District. The applicant proposes to remove the building and replace it with a new building. According to the applicant the building contain asbestos, has extensive water damage and the cost to rehabilitate it is prohibitive. The applicant did not provide a plan for the proposed redevelopment of the site; however, they have stated that they would not demolish the building until they have received full site plan approval for a new building, which would include approval of the new building by the Historic District Commission.

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

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 relationship between historic buildings, and streetscape and landscape features within a historic district or neighborhood helps to define the historic character and therefore should always be a part of the rehabilitation plans. The building continues to contribute to the CBD historic district, and the removal of the building will radically change the features of the district which are important in defining the overall historic character, so that as a result, the character will be diminished. Additionally, removal of the building will destroy the historic relationship between buildings, features and open space. However, as the building is not a contributing resource, the removal and replacement of the building with a new structure that maintains the current massing and scale would not deteriorate the fabric of the surrounding area.

The Planning Division recommends that the Commission **APPROVE** the application for the demolition of **277 Pierce** with the following condition;

1. The building not be demolished until full site plan approval for the redevelopment of the site is granted.

The work does meets "The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitation of Historic Buildings" standard number 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."

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:

- 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.



MEMORANDUM

Planning Division

Date: July 28, 2016
To: Historic District Commission Members
From: Matthew Baka, Senior Planner
RE: Historic Design Review – 539 S. Bates – United Presbyterian Parsonage

Zoning: R-3, Single-Family Residential
Existing Use: Residential

Proposal

The applicant proposes to construct an addition and a two-story garage on a contributing historic house in the Bates Street Historic District. This application was previously approved at the June 6, 2012 HDC meeting. However, the owners at that time did not follow through with the construction of the addition. There is now a new potential home owner. They would like to construct the addition and are asking for a renewed approval of the previous plan.

The Victorian style, wood frame house was constructed c. 1890, and was used as the parsonage of the United Presbyterian Church. A 222 square foot two-story rear addition was added to the house in 1988, without approval from the HDDRC. In 1995, the former owners of the house applied to the HDDRC for vinyl siding on the north and south sides, and scalloped shingles on the front gable. The application was denied because the work did not meet the SOI Standards. At that time, it was discovered that an existing rear addition already had illegal vinyl siding on it. A small one-story screened aluminum patio addition was attached to the north elevation at some point between 1995 and 2004 without approval from the HDDRC.

In March, 2009, the owner received Administrative Approval to replace the front porch with one that mirrored the porch at 571 S. Bates, a house which is almost a duplicate of 539 S. Bates. In May 2009, the owner received permission to paint the house and in July, 2009, new landscaping was administratively approved.

Design

The existing house is 17.96' wide x 27.97' deep. The applicant proposes to demolish the existing one-story north side screened aluminum addition and the two rear two-story additions. The applicant proposes to build a two-story addition on the rear of the house, a full basement below the addition and a two-story, two-car garage with an interior staircase to attic storage on the northeast corner of the site.

The previous applicant took the HDC's comments into consideration and designed an addition that compliments the historic character of the original building and creates a functional space for the owners. The two non-contributing additions are proposed to be removed, and the new proposed addition has been moved to the rear of the original historic house, and attached with a small "hyphen" to create an "L" and delineate the old from the new. The proposed addition is clearly differentiated from the existing building through materials and design, but at the same time, is compatible with the existing building in scale and massing. The roof height of the proposed addition is lower than the existing roof height.

The applicant is proposing to construct the detached one-story, two-car garage directly at the rear of the house, where it will be unobtrusive.

The previously supplied narrative of the new proposed design is attached to this report.

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 approve the preliminary historic design review application for 539 S. Bates. 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_____ 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.

**HISTORIC DISTRICT COMMISSION
MINUTES OF MARCH 7, 2012
Municipal Building Commission Room
151 Martin, Birmingham, Michigan**

03-13-12

HISTORIC DESIGN

Preliminary Design Review

539 S. Bates

Historic United Presbyterian Parsonage

Bates St. Historic District

Zoning: R-3 Single-Family Residential

Proposal: The applicant proposes to construct an addition on a contributing historic house in the Bates St, Historic District. The applicant also proposes to construct a two-story garage on the northeast corner of the property. The Victorian style, wood frame house was constructed c.1890, and was used as the parsonage of the United Presbyterian Church. A 222 sq. ft. two-story rear addition was added to the house in 1988, without approval from the Historic District Design Review Commission ("HDDRC"). In 1995, the former owners of the house applied to the HDDRC for vinyl siding on the north and south sides, and scalloped shingles on the front gable. The application was denied because the work did not meet the Secretary of the Interior ("SOI") Standards. At that time, it was discovered that an existing rear addition already had illegal vinyl siding on it. A small one-story screened aluminum patio addition was attached to the north elevation at some point between 1995 and 2004 without approval from the HDDRC. In March 2009, the current owner received Administrative Approval to replace the front porch with one that mirrored the porch at 571 S. Bates, a house which is almost a duplicate of 539 S. Bates. In May 2009, the current owner received permission to paint the house and in July 2009, new landscaping was administratively approved.

Design: The existing house is 17.96 ft. wide x 27.97 ft. deep. The applicant proposes to demolish the existing one-story north side screened aluminum addition and the two rear two-story additions. The applicant proposes to build a two-story addition on the rear of the house, a full basement below the addition and a two-story, two-car garage with an interior staircase to attic storage on the northeast corner of the site. Plans for the two-story garage were not provided.

West Elevation

The applicant proposes to leave the front elevation of the original historic house intact. The applicant proposes to construct a two-story rear addition with wings that extend north 12.4 ft., and south 6 ft. past the existing house. The proposed addition will be clad in natural fieldstone, to distinguish it from the existing historic house. The side-facing roof of the proposed addition will extend the full width between the two wings. A single one-over-one double-hung window is proposed to be installed on each story of the addition.

South Elevation

The applicant proposes to leave the south elevation of the original historic house intact. The applicant proposes to construct a two-story rear addition which will extend 34.21 ft. to the rear of the property. The roofline of the new addition will be approximately 1 ft. lower than the original roofline. The south elevation wing will have a front facing gable with a small arched window.

Each story of the wing will have a pair of double-hung windows. The south elevation of the proposed rear addition will have a side facing roof with a new chimney constructed from reclaimed brick with a limestone cap. The second story will have two double-hung windows, and the first story will have five single pane French doors with transoms.

East Elevation

The east elevation of the new addition will have a single steel door with a transom on the first story of the south wing. The rear of the house will have a front facing gable with a small arched window. The second story of the rear will have two double-hung windows, and the first story will have five single pane French doors with transoms. A bay window is proposed for the second story of the north wing. The first story will have a set of two double hung windows, and a back porch with a two step stoop and a fiberglass 8 in. Tuscan column manufactured by Dixie Pacific. The back porch will lead to a single entry door. A cedar deck will extend across the rear of the south wing and the rear elevation.

North Elevation

The south elevation of the proposed rear addition will have a side facing roof with a new chimney constructed from reclaimed brick, with a limestone cap. On the second story, two double-hung windows are proposed to flank the chimney. On the first story a single steel door with a transom will be located east of the proposed new chimney, and a double-hung window will be located beneath the back porch roof on the west side of the chimney. The proposed back porch will have a low railing on the area between the column and the wall. The proposed rear addition, the back porch and a small landscaped area will sit on a base constructed of reclaimed brick.

The proposed new addition will more than double the size of the house. While the existing addition is proposed to be demolished, the fact is there is no record of the addition being approved in the first place. Based on the Secretary of Interior's Standards, this is inappropriate because the addition will both diminish and overwhelm the historic character of the house. The wings of the addition on the north and south sides will distort the historic character further and give house a completely different appearance. Additionally, the height of the proposed addition takes the focus off the historic portion of the house, and places it on the addition.

The south, north and east elevations of the house are too similar in design to the original house, therefore blurring the distinction between the old and new. The applicant will be required to go to the Board of Zoning Appeals ("BZA") for the side yard setback variance in order to build the addition 6 ft. to the south of the property. A new addition that focuses on the rear would be more appropriate for this house and the lot that it sits on. The overall size needs to be reduced so that it is respectful to historic character of the original house.

Mr. Scott Miner, the homeowner, was present with his wife, Anastasia, along with their architect, Mr. Curt Neiswender from Main Street Designs. They hope to go through the scope of their proposal this evening and answer some questions. Ms. Bashiri noted that everything Mr. Miner has done to various properties in the past has been done very properly. Chairman Henke said that initially footprint and scale will be two things to overcome. He further cautioned the petitioners that going outside the required side yard setback with the southern addition will be an uphill battle once they go before the BZA. Mr. Deyer noted that the commission always tries to make everyone happy when they come in with a historic home.

Mr. Willoughby explained that the non-historic addition should be compatible but not look like the original home, in accordance with Secretary of the Interior's Standards. Mr. Neiswender continued with a slide presentation that showed the existing conditions along with their proposed restoration. Their plan is to create a subdued addition with the necessary materials to

create a backdrop to the historic portion of the house. He showed a short animation that walked along the sidewalk and through the property in order to give a sense of the house in its context.

Chairman Henke suggested they go back and talk to Ms. Bashiri, taking into account Mr. Willoughby's comments. Part of the pushback they are getting is a result of a lot of pushback from the State. Mr. Willoughby explained there are ways to increase the size and it is all about playing with the scale and the details. Mr. Neiswender noted the square footage of the addition does not double the size of the existing house. Chairman Henke said when the design comes back the detail of the garage elevations should be included. The applicant will return to the next HDC meeting on April 4, 2012.

HISTORIC DISTRICT COMMISSION
MINUTES OF JUNE 6, 2012
Municipal Building Commission Room
151 Martin, Birmingham, Michigan

Minutes of the regular meeting of the Historic District Commission ("HDC") held Wednesday, June 6, 2012. Chairman John Henke called the meeting to order at 7:03 p.m.

Present: Chairman John Henke; Commission Members Keith Deyer, Robert Goldman; Michael Willoughby, Vice-Chairperson Shelli Weisberg (arrived at 7:05 p.m.); Alternate Commission Member Janet Lekas (arrived at 7:08 p.m.)

Absent: Commission Member Darlene Gehringer, Student Representative Erin Brown

Administration: Sheila Bashiri, City Planner
Carole Salutes, Recording Secretary

06-36-12

HISTORIC DESIGN
539 S. BATES
United Presbyterian Parsonage
Bates St. Historic District

Zoning: R-3 Single-Family Residential

Proposal: The applicant proposes to construct an addition and a two-story garage on a contributing historic house in the Bates St. Historic District. This application was reviewed at the March 7, 2012 HDC meeting. The HDC postponed the proposal to allow the applicant to work further on the house and garage design.

The Victorian style, wood frame house was constructed c. 1890, and was used as the parsonage of the United Presbyterian Church. A 222 sq. ft. two-story rear addition was added to the house in 1988, without approval from the Historic District Design Review Commission ("HDDRC"). In 1995, the former owners of the house applied to the HDDRC for vinyl siding on the north and south sides, and scalloped shingles on the front gable. The application was denied because the work did not meet the Secretary of the Interior ("SOI") standards. At that time, it was discovered that an existing rear addition already had illegal vinyl siding on it. A small one-story screened aluminum patio addition was attached to the north elevation at some point between 1995 and 2004 without approval from the HDDRC.

In March 2009, the current owner received Administrative Approval to replace the front porch with one that mirrored the porch at 571 S. Bates, a house which is almost a

duplicate of 539 S. Bates. In May 2009, the current owner received permission to paint the house and in July 2009, new landscaping was administratively approved.

Design: The existing house is 17.96 ft. wide x 27.97 ft. deep. The applicant proposes to demolish the existing one-story north side screened aluminum addition and the two rear two-story additions. The applicant proposes to build a two-story addition on the rear of the house, a full basement below the addition, and a two-story, two-car garage with an interior staircase to attic storage on the northeast corner of the site.

The applicant took the HDC's comments into consideration and designed an addition that compliments the historic character of the original building and creates a functional space for the current owners. The new proposed addition has been moved to the rear of the original historic house, and attached with a small "hyphen" to create an "L" and delineate the old from the new. The proposed addition is clearly differentiated from the existing building through materials and design, but at the same time is compatible with the existing building in scale and massing. The roof height of the proposed addition is lower than the existing roof height.

The previous design required a setback variance because it was too close to the south property line. The new proposal addresses that issue and it no longer requires a variance. The applicant is proposing to construct the detached one-story, two-car garage directly at the rear of the house, where it will be unobtrusive.

Mr. Kurt Neiswender, the architect for the project, passed around material samples and close-up views of the Bates St. elevations. He went on to give a presentation showing how they have complied more appropriately with the SOI standards along with responding to the commission's comments at their last presentation. With the new scheme they have also developed a revised landscape plan that enhances the home's historic portion but doesn't put too much attention on the new addition. A set of layers have been created that add depth to the property. A lot of the landscaping re-uses what the client currently has that was already approved.

The only alteration they are doing to the historic parsonage, aside from taking off the non-contributing portions, is to change the white trim to dark brown, resulting in a light body with dark trim which was very common in the Victorian era.

Mr. Willoughby questioned why limestone is going two stories between old and new on both the west and south sides. Mr. Neiswender replied they tried to break up the massing by using the stone to create more separation so that the building wasn't entirely stucco. Mr. Willoughby expressed his personal point of view that the stone detracts from the whole composition. Aside from that, he really likes the scale and the way the building is stepped back.

Mr. Deyer thought the proposal meets the intent of the SOI standards and commended the applicant for that. He supported Mr. Willoughby's opinion that the vertical limestone portion could be eliminated.

Mr. Goldman agreed that the limestone is not needed. He would like to see an eyebrow placed above the center window. Chairman Henke liked the design the way it is.

Ms. Bashiri noted that any changes to the design could be administratively approved.

Motion by Mr. Deyer

Seconded by Ms. Weisberg to approve the historic design application for 539 S. Bates, United Presbyterian Parsonage as proposed.

There were no comments from the public at 7:28 p.m.

Motion carried, 6-0.

VOICE VOTE

Yeas: Deyer, Weisberg, Goldman, Henke, Lekas, Willoughby

Nays: None

Absent: Gehringer

5/31/2012

Scott and Anastasia Minor Residence Addition
539 South Bates Street
Historic District Commission Review

PROJECT NARRATIVE

Proposed Design

Located at 539 South Bates Street is the former historic parsonage for the United Presbyterian Church. Our proposed design entails demolishing non-contributing additions that detract from the character of the house, the addition of new living spaces that suit our clients' needs, and the construction of a detached two-car garage on the southeast corner of the property. No physical alterations will be made to the existing historic portion of the house.

Since our initial presentation three months ago, we have worked diligently to respond to the Board's concerns as well as meet our clients' needs. By consulting with Sheila Bashiri, members of the Board, color experts and architectural historians, we believe we have developed a design that addresses all prior issues. We at MainStreet Design Build would like to sincerely thank everyone who has collaborated and encouraged us in this project.

The concept for our redesign is to create a new addition that pays homage to the subtle massing and scale of the historic parsonage while using simplified details and materials in a twenty-first century take on Victorian Era residential architecture. Being that the historic parsonage is plainly detailed, our revised addition was challenged to remain subordinate to the historically significant structure. With careful material and color selections and understated trim and molding details, our addition achieves the Secretary of the Interior's (SOI) Standards for Rehabilitation and responds directly to the Board's previous comments.

In response to the Historic District Commission Board's comments from the initial design presentation on March 15th, 2012, and continuing to use the Secretary of the Interior's Guidelines for Rehabilitation of Historic Structures, we have isolated six points and have addressed them in the following changes to the addition at 539 S. Bates Street:

Non-Contributing Conditions



FIGURE 1-3: EXTERIOR NON-CONTRIBUTING ADDITIONS FROM PREVIOUS OWNER

1. While there is no record of permits approved for the two non-contributing additions made to the property (north screened porch, east master bedroom and bathroom) these elements should not be held against the current owner. These prior additions and alterations to the property were not executed to a level in-keeping with the SOI standards, and were made by a previous owner. To address this point, we have carefully redesigned the addition and detached garage elements to be clearly differentiated from the old parsonage and also be compatible with regards to scale massing and details.



FIGURE 4: VIEW OF BATES STREET ELEVATION

Hyphen used to Delineate and Subordinate New Addition

2. In our previous design which had two wings, one each to the north and south, directly extending from the rear of the historic parsonage, we were critiqued for permanently changing the character and appearance of the house. Responding to this, our new design employs the use of a "hyphen" structure that connects the new addition to the historic parsonage in a subdued and subordinate manner. The use of the "hyphen" allows us to reveal the two rear corners of the contributing historic structure. This exposes the maximum surface area and creates the most delicate connection between old and new and is a technique recommended in the Dept of Interior's Preservation Brief 14: New Exterior Additions to Historic Buildings to physically separate the old and new volumes and to set the addition back from the wall plane of the historic building.



FIGURE 5-6: "HYPHEN" CONNECTION AT HISTORIC STRUCTURE

Roof Height Used to Delineate and Subordinate New Addition

3. An additional benefit to the use of the "hyphen" is that it creates an obvious change in the roof height from the historic parsonage to the new addition. From this point the entire addition is lower than the historic parsonage and subordinate to the contributing structure.



FIGURE 7: LOWER ROOF CONNECTION AT HISTORIC STRUCTURE

This clear delineation between the old and new separates the roof lines and provides a distinction that reflects the intent of the Secretary of Interior's (SOI) Guidelines that states: "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". While our clients wish is to add more livable space for their growing family, their primary goal is to pay respect to the historic parsonage.

Historically Authentic Color Palette

4. With this new design we have addressed many of the concerns regarding the separation of the new with the old. Our new design's material and color palette was developed with consultation from color expert, Leslie Craigie. Working collaboratively with the clients' and Ms. Craigie, we have chosen to clad the body of the new addition primarily in stucco with small accents of complementary stone.



FIGURE 8-9: COMPARISON FROM EXISTING TO PROPOSED COLORS

These material choices utilize modern construction technology that differentiates the addition from the historic parsonage, and use a color palette that reflects the authenticity of the Folk Victorian architecture style that the historic parsonage represents. Going one step further, we have consulted with Roger Moss, PhD, Principal of Winkler and Moss, who developed the Historic Style and Color Guide¹ for the City of Detroit, as well as the Heritage Colors for Sherwin-Williams. With the aid of Mr. Moss we discovered that

¹ Moss, Roger, and Gail C. Winkler. *Detroit Historic District Style and Color Guide*. Publication. Detroit: City of Detroit. Print.

Victorian Era architecture would never use white paint to address the trim. Therefore we have decided to repaint the entire house including the historic parsonage in a color palette that is more representative of the time period and style this house was built in. According to Mr. Moss, earth tones and a maximum of three colors are appropriate for this style of house. We have decided to maintain the lighter color body of the house, but replace the white trim with a darker "grayish brown" that is part of the historic color samples from Mr. Moss' report.



FIGURE 10-11: PROPOSED ADDITION'S WINDOW DETAILS AND PROPORTIONS

Responding to the comments made about the previous design appearing to mimic the historic parsonage, we have made adjustments to the new design accordingly. The design approach for the new addition was to create a complementary structure that draws inspiration from distinct Victorian components of the existing house. The street facing gable, the symmetrical set of three windows and horizontal porch roof are all used in the new addition, but are executed with different materials and methods than the parsonage. Because the new addition's roofline is lower than the parsonage, we have scaled down the windows and eave details appropriately. The new addition's windows are recessed in a 2x6 framed wall to create deep shadow lines without the use of large trim found on the historic parsonage. The overhangs also are much more simplified from the historic parsonage. Instead of a porch roof like the parsonage, the new addition simply has a darker colored stucco band that breaks up the facade of the addition and complements the historic parsonage neatly.

No Variance Required

5. Another point of concern that was brought up at the last presentation was the need for the previous design to pursue a variance from the Board of Zoning Appeals (BZA). Our redesigned addition no longer encroaches on the south setback that was in question, and therefore no longer needs to apply for a variance.



FIGURE 12: NEW ADDITION DOES NOT NEED A VARIANCE

Satisfaction of Secretary of Interior's Guidelines for Additions

6. Our new design is a greater example of an addition to historic structures according to the SOI's standards. We have done our utmost to respond to each of the Board's concerns, our new design has a massing that reflects the Victorian Era character of the historic

parsonage while using modern construction techniques to develop an addition that is suitable for a growing family of five. By placing the bulk of the new construction behind the existing historic parsonage, the new design minimizes the amount of new construction that is visible from the street. This includes the placement of the detached garage directly behind the historic parsonage. This completely obscures this accessory structure's visibility from the street.



FIGURE 13: NEW ADDITION SET BACK FROM HISTORICALLY SIGNIFICANT STRUCTURE

The new construction that is visible from the street is set far back from the historic parsonage. The proposed design presents itself as a subdued interpretation of Folk Victorian architecture, and maintaining the importance of the contributing historic asset within the Bates Street Historic District.

Landscape Design

Going beyond the building envelope, we have created a landscape plan that evokes a sense of connectivity to the greater urban context of downtown Birmingham by developing a patio area adjacent to the historic asset that incorporates a water fountain, hedge buffers, concrete steps, pea gravel walk paths and pervious paving that soften the outdoor space.



FIGURE 14: LANDSCAPE PLAN OF FRONT PATIO AREA

Reusing many of the ornamental trees, hedges and groundcover that the clients' received approval administratively in 2009, our new landscape plan maintains the existing curb appeal, but adds some symmetry and new elements to complement the historic parsonage and the new addition. The development of the site as a whole has led to richly layered indoor and outdoor spaces that work together to improve the property's value, as well as the neighborhood's historic character adding to the entire Historic Bates Street District.



MEMORANDUM

Planning Division

DATE: July 14, 2016

TO: Historic District Commission

FROM: Matthew Baka – Senior Planner

SUBJECT: Final Historic Sign/Design Review – 142 W. Maple – Allen Edmonds

Zoning: B4, Business Residential

Existing Use: Retail

Design

The applicant is proposing to renovate the facade of the Quarton Building, a contributing resource in the Central Business District Historic District, by replacing the storefront window system and door, adding new signage and cladding a portion of the brick façade above the existing door and storefront window to install a large white glass transom panel with metal cladding and wood trim. The existing brick base below the store front and between the door and window is also proposed to be clad with metal cladding and wood trim. The applicant has indicated that all fasteners used for the cladding of the brick façade will be done through the mortar joints to allow for the removal and restoration of the brick in the future.

Signage

The applicant proposes to install a name letter sign and projecting sign. The name letter sign is proposed to be constructed of 12" high black dimensional letters pinned off of the "sign beam" which is proposed to be mounted directly above the storefront window. The total width of the name letter sign is proposed to be 9' 7" for a total of 9.583 sq. ft. In addition, the applicant is proposing to install a projecting sign at the east end of the storefront. The lettering on the blade sign is proposed to read "Allen Edmonds". The blade sign is proposed to be 9" x 24" or 1.5 sq. ft. per side for a total of 3 sq. ft. The total linear frontage of the storefront space is 19' permitting 19 square feet of sign area. The total area of all the sign proposed is 12.583 sq. ft. *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 at least 8' for all signage. *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.* *In accordance with Article 1.0, Table B of the Birmingham Sign Ordinance - Projecting Signs, projecting signs (wall mounted) shall have a maximum area of 7.5 square feet per side, 15 square feet total. The proposal meets this requirement.* The proposed sign will have a 6" separation from the wall face and will be mounted 8' above the grade. *In accordance with Article 1.0, Section 1.05 (1)(2), a projecting sign shall have a minimum 6-inch separation between the sign and the wall. Additionally: In accordance with*

Article 1.0, Table B of the Birmingham Sign Ordinance – Projecting Signs, projecting signs (wall mounted) shall be mounted at the sign band and no less than 8 feet above grade. The proposal meets these requirements.

Illumination

The applicant is proposing to install an LED light bar to be mounted along the top of the “sign beam”. The light bar will extend the length of the beam which will wash the new white glass panel and cladding with light. No spec sheets have been provided for the lights but the applicant has indicated that they will provide examples of the concept in similar applications at the meeting.

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

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 142 W. Maple with the following conditions;

1. Provide specification sheets on the concealed lighting.

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.



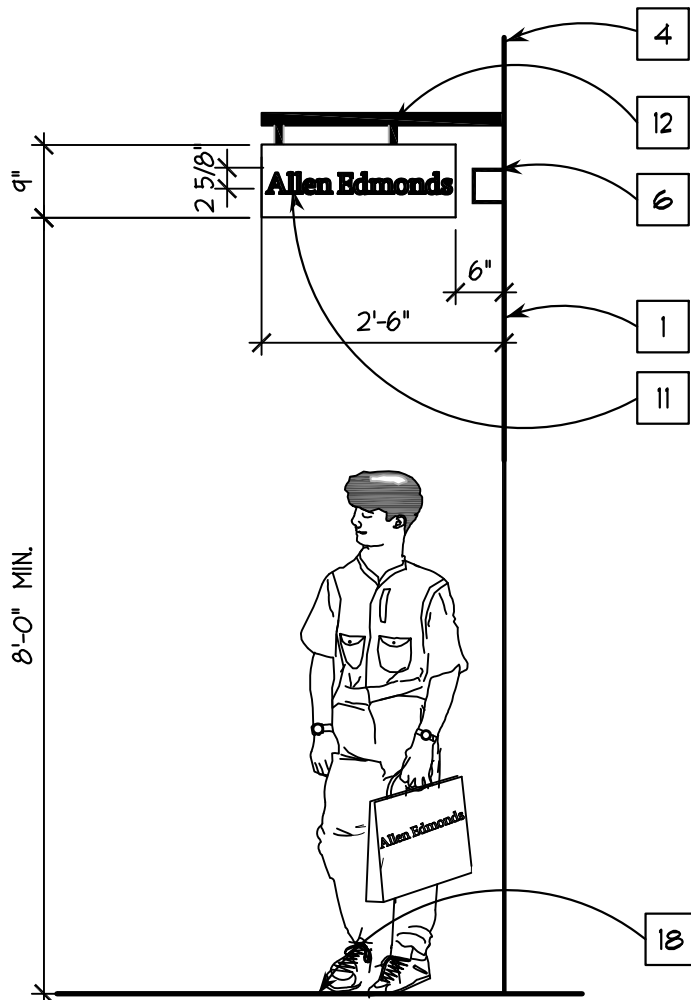
Allen Edmonds

2 STOREFRONT ELEVATION
 A-1.1 SCALE: 1/2" = 1'-0" 6033_Elevation_STOREFRONT xl

3 BLADE SIGN ELEV.
 A-1.1 SCALE: 1/2" = 1'-0"

STOREFRONT KEY NOTES:

- 1 INDICATES FACE OF EXISTING EXTERIOR BRICK WALL & LEASE LINE, VERIFY IN FIELD.
- 2 NEW 2'-10" x 7'-4 3/4" x 1 3/4" (VERIFY DIMENSIONS IN THE FIELD) WOOD/GLASS ENTRY DOOR WITH 2'-8" WIDE x 1'-0" HIGH KICK PLATE. CYLINDER - BEST - IE-74-C4-RP3, INTERIOR THUMBTURN - U515 SATIN NICKEL. PROVIDE BEST CYLINDER, INTERCHANGEABLE CORES, AND SEVEN PIN TUMBLERS AT ENTRY DOOR. PROVIDE KEY OUTSIDE AND THUMB TURN INSIDE IN SATIN NICKEL FINISH. DOOR TO HAVE CONSTRUCTION CORE WITH REMOVABLE CORES AT STORE TURNOVER. ALL PARTS SHOULD BE WATERPROOF. NEW ENTRY WOOD/GLASS DOOR FINISH "WD-4". G.C. TO MATCH "QUARTERED MAHOGANY". SUBMIT SAMPLE FOR WRITTEN APPROVAL BY ARCHITECT. ALL BY G.C.
- 3 13" HIGH x 9'-1 1/4" WIDE "ALLEN EDMONDS" BLACK DIMENSIONAL (PINNED OFF 1" FROM SIGN BEAM) SIGN LETTERS (NOT INTERNALLY ILLUMINATED). SIGN AND INSTALLATION BY OWNER'S SIGN CONTRACTOR. ALL REQUIRED BLOCKING AND INSTALLATION COORDINATION BY OWNER'S G.C. VERIFY DIMENSIONS WITH SHOP DRAWINGS.
- 4 INDICATES FACE OF PROJECT LANDLORD'S EXISTING BRICK VENEER STOREFRONT/WALL TO REMAIN AS IS. G.C. SHALL PROTECT SAME DURING CONSTRUCTION. G.C. TO PATCH/REPAIR ANY DAMAGE UPON COMPLETION OF CONSTRUCTION AS REQUIRED & AS PER PROJECT LANDLORD'S CRITERIA/SPECIFICATIONS.
- 5 METAL GLADDING PANEL, FINISH "ACP-1".
- 6 NEW HORIZONTAL METAL CADDIED SIGN BEAM WITH FINISH "M-2" ON TOP PORTION AND FINISH "ACP-1" ON BOTTOM PORTION. SEE ENLARGED DETAIL NO. 3 ON SHEET A-4.4 AND ASSOCIATED STOREFRONT SECTIONS FOR ADDITIONAL INFORMATION.
- 7 G.C. TO REMOVE EXISTING 4" WIDE STOREFRONT PAINTED WOOD GLAZING/DOOR TRIM AND REPLACE WITH NEW 4" WIDE X 2" DEPTH CALLED OUT FOR IN ASSOCIATED SECTION/DETAIL, EXTERIOR GRADE, F.R.T., STAINED WOOD TRIM, FINISH "WDS-1" AS SPECIFIED. SEE DEMO PLAN ON SHEET 2.2.2 AND ASSOCIATED STOREFRONT SECTION AND DETAIL ETC. FOR ADDITIONAL INFO.
- 8 INDICATES 1/2" FROSTED/WHITE TEMPERED GLASS BACKGROUND, FINISH "GL-1", MOUNTED IN RECESSED TOP & BOTTOM CHANNELS AND 1" QUARTER ROUND STAINED, FINISH "WDS-1" WOOD SIDE TRIM/GLAZING PANELS. SEE ASSOCIATED SECTIONS AND DETAILS FOR ADDITIONAL INFORMATION.
- 9 G.C. TO REMOVE EXISTING STOREFRONT GLAZING AND ASSOCIATED PAINTED WOOD TRIM AND REPLACE WITH ONE (1) NEW 1" THICK (11"-11 1/2" WIDE X 6'-0" HIGH, V.I.F.), CLEAR, TEMP., LOW-E, INSULATED GLASS PANEL MOUNTED IN NEW STAINED WOOD FRAME AND TRIM, FINISH "WDS-1". SEE ENLARGED STOREFRONT PLAN NO. 2 ON THIS SHEET AND ASSOCIATED SECTIONS, DETAILS, AND SPECIFICATIONS FOR ADDITIONAL INFORMATION.
- 10 INDICATES EXISTING ADJACENT TENANT'S/PROJECT LANDLORD'S FINISHES/MATERIALS TO REMAIN AS IS (N.I.C.).
- 11 NEW ALLEN EDMONDS BLADE SIGN: BLACK LETTERS OVER WHITE GLASS IN BROWN FRAME. SEE ELEVATION NO. 3 ON THIS SHEET. SIGN TO BE PROVIDED & INSTALLED BY SIGN CONTRACTOR. ALL REQUIRED INSTALL. COORDINATION AND BLOCKING BY G.C. SEE ASSOCIATED SPECIFICATIONS & SIGN CONTRACTOR'S SHOP DRAWINGS FOR ADDITIONAL INFORMATION.
- 12 SIGN BRACKET IN BROWN METAL, FINISH "7.7", PROVIDED & INSTALLED BY SIGN CONTRACTOR. SEE ELEVATION NO. 3 ON THIS SHEET, SIGN CONTRACTOR'S SHOP DRAWINGS, AND STOREFRONT KEY NOTE NO. 11 (ON THIS SHEET) FOR ADDITIONAL INFORMATION.
- 13 INDICATES EXISTING ADJACENT TENANT'S BLADE SIGN, IN FOREGROUND, AND ASSOCIATED MOUNTING BRACKETS TO REMAIN AS IS (N.I.C.).
- 14 INDICATES CENTERLINE OF EXISTING BRICK PIER & LEASELINE, V.I.F.
- 15 INDICATES FACE OF PROJECT LANDLORD'S EXISTING BRICK VENEER STOREFRONT/WALL TO REMAIN AS IS (N.I.C.). G.C. SHALL PROTECT SAME DURING CONSTRUCTION AS REQUIRED.
- 16 INDICATES NEW 4" WIDE, X DEPTH CALLED OUT FOR IN ASSOCIATED SECTION/DETAIL, EXTERIOR GRADE, F.R.T., STAINED WOOD TRIM, FINISH "WDS-1" AS SPECIFIED. ATTACH WOOD TRIM THROUGH EXISTING BRICK VENEER, AT MORTAR JOINTS ONLY, TO SUBSTRATE BEHIND AS REQUIRED, V.I.F. SEE ASSOCIATED STOREFRONT SECTION AND DETAIL ETC. FOR ADDITIONAL INFO.
- 17 INDICATES NEW 3/4" THICK, EXTERIOR GRADE, F.R.T., STAINED FINISH "WDS-1", WOOD OR WOOD VENEER PANEL BORDERED WITH NEW 1" QUARTER ROUND (PROFILE TO MATCH THAT OF OTHER TRIM USED IN SIMILAR STOREFRONT CONSTRUCTION) EXTERIOR GRADE, F.R.T., STAINED WOOD TRIM, ALSO TO BE FINISH "WDS-1", TYPICAL AROUND WOOD PANELS. SECURE PANELS THRU EXISTING BRICK VENEER, AT MORTAR JOINTS, TO EXISTING SUBSTRATE BEHIND, V.I.F. SEE MATERIAL SPECIFICATIONS ON SHEET A-0.4 AND ASSOCIATED SECTIONS AND DETAILS ETC. FOR ADDITIONAL INFORMATION.
- 18 INDICATES TOP OF EXISTING EXTERIOR CONCRETE WALK/STRUCTURE, TO REMAIN AS IS, AT STOREFRONT LEASE LINE, V.I.F. G.C. TO PROTECT SAME DURING CONSTRUCTION AS REQUIRED & PATCH/REPAIR ANY DAMAGE INCURRED TO SAME UPON COMPLETION OF CONSTRUCTION.
- 19 G.C. TO PROVIDE & INSTALL BACKER ROD, & 3/8" CAULK JOINT AS REQUIRED & AS CALLED OUT FOR ON ASSOCIATED DETAILS AND SECTIONS ETC.
- 20 NEW 1" QUARTER ROUND (PROFILE TO MATCH THAT OF EXISTING TO BE REMOVED) EXTERIOR GRADE, F.R.T., STAINED WOOD GLAZING TRIM, TYPICAL AROUND PERIMETER OF NEW STOREFRONT DISPLAY WINDOW GLASS/GLAZING (TYPICAL ON BOTH SIDES OF GLASS) AND WOOD PANELS, FINISH "WDS-1". SEE MATERIAL SPECIFICATIONS ON SHEET A-0.4 AND OTHER ASSOCIATED DETAILS AND SECTIONS ETC. FOR ADDITIONAL INFORMATION.
- 21 INDICATES EXISTING ADJ. TENANT'S STOREFRONT OPENING/WOOD TRIM/FINISHES/MATERIALS TO REMAIN AS IS (N.I.C.), V.I.F.
- 22 INDICATES EXISTING CONCRETE DOOR/OPENING SILL TO REMAIN AS IS OR TO BE REMOVED AS REQUIRED DUE TO THE REMOVAL OF THE EXISTING DOOR AND THRESHOLD AND THE INSTALLATION OF NEW. G.C. TO VERIFY ALL EXISTING CONDITIONS IN THE FIELD.
- 23 INDICATES EXISTING ADJACENT TENANT'S STOREFRONT BRICK/CONSTRUCTION MATERIALS TO REMAIN AS IS (N.I.C.), V.I.F.
- 24 INDICATES EXISTING ADJACENT TENANT'S STOREFRONT AWNING/MATERIALS TO REMAIN AS IS (N.I.C.), V.I.F.
- 25 INDICATES EXISTING HORIZONTAL CROWN MOULDING TO REMAIN AS IS (N.I.C.), V.I.F. G.C. SHALL PROTECT SAME DURING CONSTRUCTION & REPAIR SAME AS/IF REQUIRED @ END OF CONSTRUCTION & AS PER PROJECT L.L.'S CRITERIA/SPECIFICATIONS.
- 26 INDICATES LINE OF METAL GLADDEN HORIZONTAL SIGN SUPPORT BEAM ABOVE. SEE STOREFRONT ELEVATION NO. 1 ON THIS SHEET AND OTHER ASSOCIATED SECTIONS AND DETAILS FOR ADDITIONAL INFORMATION.
- 27 INDICATES NEW ALLEN EDMONDS BLADE SIGN & ASSOCIATED BRACKET ABOVE. SEE STOREFRONT ELEVATION NO. 1, BLADE SIGN ELEVATION NO. 3, AND STOREFRONT KEY NOTES NO. 11 AND 12 ON THIS SHEET FOR ADDITIONAL INFORMATION.
- 28 INDICATES EXISTING ADJACENT TENANT'S BLADE SIGN AND ASSOCIATED MOUNTING BRACKETS ABOVE TO REMAIN AS IS (N.I.C.).
- 29 INDICATES FRONT FACE OF EXISTING HORIZONTAL CROWN MOULDING ABOVE TO REMAIN AS IS (N.I.C.), V.I.F. SEE STOREFRONT ELEVATION NO. 1 ON THIS SHEET AND ASSOCIATED SECTIONS AND DETAILS FOR ADDITIONAL INFORMATION.
- 30 INDICATES NEW SLOTTED RECESSED WALL, STANDARD AS MANUFACTURED BY REVEE STORE EQUIPMENT CO. STANDARD TO BE 8" HIGH, REEVE NO. 500-LX8, BRILLANTONE (ZINC) FINISH (OR APPROVED EQUAL BY ARCHITECT). STANDARDS ARE TO BE SPACED @ 24" O.C. AND FASTENED TO STUDS WITH #10 SCREWS (OR AS REQUIRED AND AS PER MANUFACTURER'S SPECIFICATIONS). REFER TO SHEET A-1.1 FOR LOCATIONS OF WALL STANDARDS, SHEET A-3.1 FOR MOUNTING HEIGHTS, AND ASSOCIATED DETAILS FOR ADDITIONAL INFORMATION.
- 31 DASHED LINE INDICATES LINE/FACE OF EXISTING SOFFIT/DROP CURTAIN WALL ABOVE AT 8'-1 1/2" A.F.F. (V.I.F.). REFER TO REFLECTED CEILING/LIGHTING PLAN ON SHEET A-2.1 FOR ADDITIONAL INFORMATION.
- 32 DASHED LINE INDICATES LINE/FACE OF NEW SOFFIT/DROP CURTAIN WALL ABOVE AT 8'-1 1/2" A.F.F. (V.I.F.). BOTTOM OF NEW SOFFIT/DROP CURTAIN WALL TO MATCH UP WITH THAT OF EXISTING ADJACENT ONE. REFER TO REFLECTED CEILING/LIGHTING PLAN ON SHEET A-2.1 FOR ADDITIONAL INFORMATION.
- 33 INDICATES NEW 1" THICK, CLEAR, TEMPERED, LOW-E, INSULATED STOREFRONT/DISPLAY WINDOW GLASS MOUNTED IN NEW STAINED WOOD FRAME & TRIM, FINISH "WDS-1". SEE STOREFRONT ELEVATION NO. 1 ON THIS SHEET, ASSOCIATED INTERIOR ELEVATION ON SHEET A-3.1, ASSOCIATED STOREFRONT SECTIONS AND DETAILS, AND ASSOC. SPECS. FOR ADDITIONAL INFO.
- 34 NEW 1/2" THICK, CLEAR, TEMPERED GLASS WALL LOCATED BETWEEN MAIN ENTRY AND STOREFRONT DISPLAY WINDOW. GLASS TO BE INSTALLED IN BETWEEN TOP & BOTTOM ANODIZED ALUMINUM GLAZING SYSTEM, FINISH "ACP-1". SEE SECTION NO. 4 ON SHEET A-4.4, AND OTHER ASSOCIATED SECTIONS, DETAILS, AND SPECIFICATIONS FOR ADDITIONAL INFORMATION.
- 35 INDICATES EXISTING GYP. BD. DEMISING WALL TO REMAIN. G.C. TO PATCH SAME AS REQUIRED READY TO RECEIVE SPECIFIED FINISHES.
- 36 INDICATES EXISTING GYP. BD. WALL TO REMAIN. G.C. TO PATCH, CORNER BEAD ALL OUTSIDE CORNERS, TAPE, SPACKLE, & SAND ETC. AS REQUIRED READY TO RECEIVE SPECIFIED FINISHES. SEE FLOOR COVERING & DECOR PLAN ON SHEET A-1.2, APPROPRIATE INTERIOR ELEVATION ON SHEET A-3.1, & MATERIAL SPECS. ON SHEET A-0.4 FOR ADDITIONAL INFO.
- 37 NEW 2 1/2" METAL STUD WALL, BUILT IN FRONT OF EXISTING WALL, WITH 5/8" GYP. BD. OVER 3/4" F.R.T. PLYWOOD ON ENTRY SIDE TO 6" ABOVE FINISH CEILING HEIGHT OR AS REQUIRED. G.C. TO PATCH, CORNER BEAD ALL OUTSIDE CORNERS, TAPE, SPACKLE, & SAND ETC. AS REQUIRED READY TO RECEIVE SPECIFIED FINISHES. SEE FLOOR COVERING & DECOR PLAN ON SHEET A-1.2, APPROPRIATE INTERIOR ELEVATION ON SHEET A-3.1, & MATERIAL SPECS. ON SHEET A-0.4 FOR ADDITIONAL INFO.



STOREFRONT KEY NOTES (CONTINUED):

- 38 INDICATES LINE OF SURFACE MOUNTED ALUMINUM/METAL GLADDEN BASE BELOW. SEE FLOOR COVERING & DECOR PLAN ON SHEET A-1.2, ASSOCIATED INTERIOR ELEVATION ON SHEET A-3.1, AND OTHER DETAILS FOR ADDITIONAL INFORMATION.
- 39 NEW 5/8" GYP. BD. FROM 1" A.F.F. TO +/-8'-1 1/2" A.F.F. (V.I.F.), OR AS REQUIRED, ON SALES AREA SIDE OVER 2 1/2" METAL STUD WALL FRAMING @ 16" O.C. FROM FLOOR TO 9'-1 1/2" A.F.F. OR AS REQUIRED. METAL STUDS ARE ALSO REQUIRED ON EACH SIDE OF ALL RECESSED STANDARDS. HOLD BACK OF METAL STUDS TIGHT TO FACE OF EXISTING GYP. BD. WALL AT STOREFRONT, V.I.F. SECURE TO FLOOR & BRACE AS REQUIRED BACK TO EXISTING DEMISING/GYP. BD. WALL AS PER PROJECT LANDLORD'S CRITERIA & ALL APPLICABLE CODE REQUIREMENTS. CORNER BEAD ALL OUTSIDE CORNERS, TAPE, SPACKLE, & SAND READY TO RECEIVE SPECIFIED FINISHES. ALL BY G.C. SEE FLOOR COVERING & DECOR PLAN ON SHEET A-1.2, MATERIAL SPECIFICATIONS ON SHEET A-0.4, AND OTHER ASSOCIATED DETAILS AND SECTIONS FOR ADDITIONAL INFORMATION.
- 40 NOTE: WALL CONSTRUCTION & BASE TYPE ON THIS SIDE OF CONSTRUCTION IN SALES AREA VARY WITH LOCATION. REFER TO ARCHITECTURAL FLOOR PLAN ON SHEET A-1.1 AND ASSOCIATED SECTIONS.
- 41 NOTE: THE LOCATION OF THE END OF THIS WALL IS DETERMINED BY THE LOCATION OF THE CASHWRAP/BACKBAR LOCATED FURTHER DOWN THIS WALL IN THE SALES AREA, AND ITS ADJACENT WALLS, WHO'S LENGTHS ARE DETERMINED BY ASSOCIATED RECESSED STANDARD LOCATIONS AND BLOCKING/FRAMING. SEE ARCHITECTURAL FLOOR PLAN ON SHEET A-1.1 AND OTHER ASSOCIATED DETAILS AND WALL SECTIONS ETC. FOR ADDITIONAL INFORMATION.
- 42 INDICATES AREA OF EXISTING MAIN ENTRY RAMP TO REMAIN (V.I.F.) AND RECEIVE NEW FLOOR COVERING. SEE FLOOR COVERING & DECOR PLAN ON SHEET A-1.2 AND ASSOCIATED SPECIFICATIONS FOR ADDITIONAL INFORMATION.
- 43 INDICATES LINE/FACE OF EXIST. BASE/CURB BELOW, V.I.F., TO BE PTD. FINISH "7.7".
- 44 INDICATES LINE OF NEW STAINED WOOD SILL/WINDOW TRIM ABOVE AND BELOW.
- 45 INDICATES LINE/EDGE OF NEW STAINED WOOD SILL/WINDOW TRIM/JAMB AND GYP. BD. WALL ABOVE AND BELOW. SEE ASSOCIATED STOREFRONT SECTION AND OTHER DETAILS ETC. FOR ADDITIONAL INFORMATION.
- 46 INDICATES LINE OF NEW STAINED WOOD DOOR HEADER/JAMB/STOP ABOVE.
- 47 G.C. TO REMOVE EXISTING DOOR THRESHOLD AND PROVIDE AND INSTALL A NEW ONE AS SPECIFIED AND AS TO WORK WITH NEW MAIN ENTRY DOOR. SEE DOOR SCHEDULE AND SPECIFICATIONS ON SHEET A-0.4 FOR ADDITIONAL INFORMATION.

NOTE:
G.C. TO VERIFY IN THE FIELD THE EXTENT & LOCATIONS OF ALL EXISTING STOREFRONT & LEASE SPACE CONSTRUCTION MATERIALS, INCLUDING ANY SPRINKLER HEADS/SYSTEM, H.V.A.C. GRILLES & ASSOCIATED DUCTWORK, PLUMBING, BEAMS AND COLUMNS, & ANY OTHER ITEMS THAT ARE TO REMAIN & HOW THEY INTERACT WITH ANY NEW STOREFRONT AND/OR LEASE SPACE CONSTRUCTION. G.C. SHALL REMARK, AND/OR REMOVE SUCH ITEMS AS REQUIRED, AND WITH PROJECT ARCHITECT'S WRITTEN APPROVAL & AS PER/WITH PROJECT LANDLORD'S WRITTEN APPROVAL, SPECIFICATIONS, AND REQUIREMENTS. ALSO SEE DEMO PLAN ON SHEET 2.2.2.

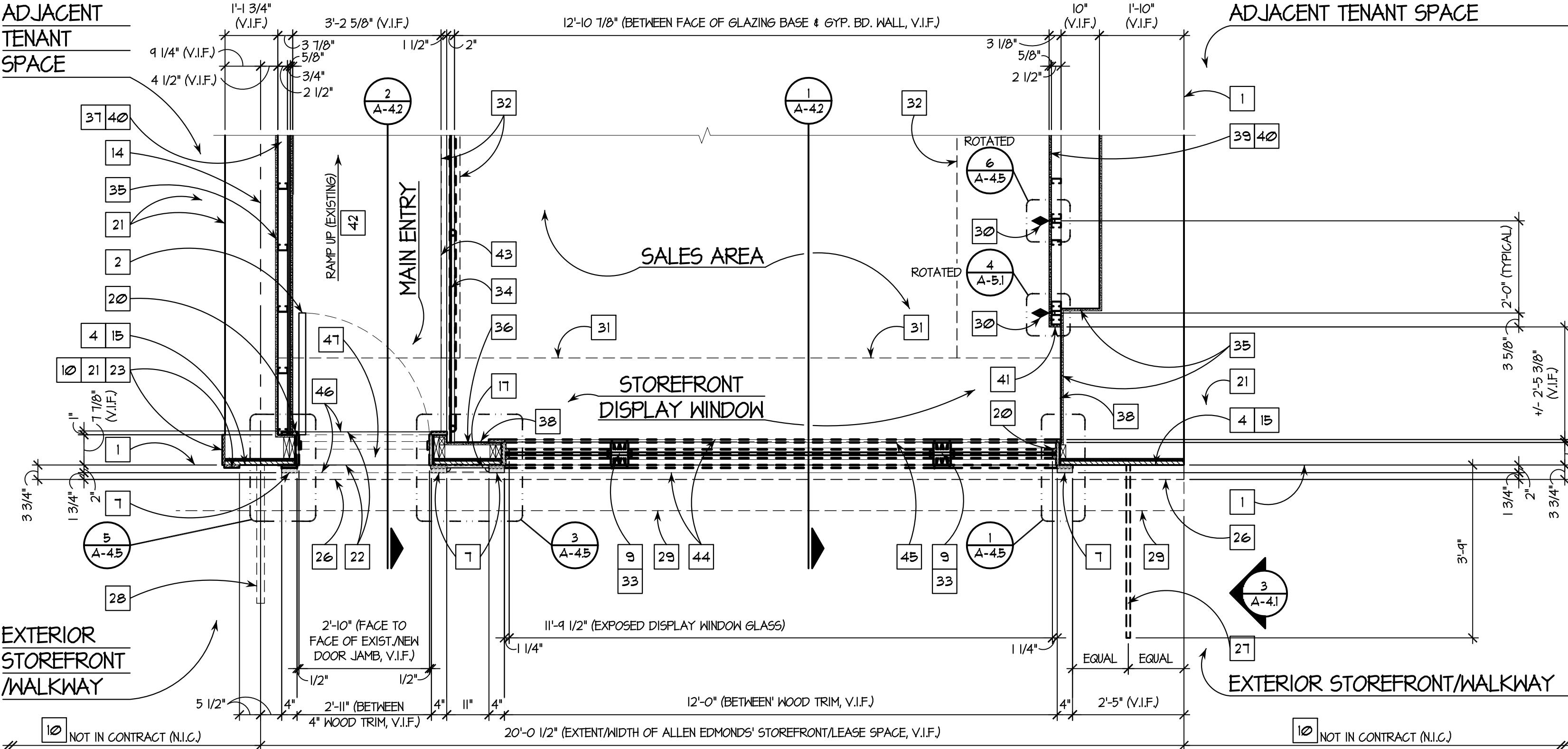
NOTE:
G.C. TO WATERPROOF ENTIRE NEW STOREFRONT/CONSTRUCTION IN ACCORDANCE WITH PROJECT LANDLORD'S SPECIFICATIONS, INCLUDING REQUIRED WATER-STOPS.

NOTE:
REFER TO SHEET A-0.2 THROUGH A-0.4 FOR FINISH/MATERIAL SPECS. ALSO SEE ALL OTHER PROJECT PLANS, SECTIONS, & DETAILS ETC. FOR ADDITIONAL INFORMATION.

3 BLADE SIGN ELEVATION

SCALE: 1/2" = 1'-0" 6142-Elevation-Storefront XI

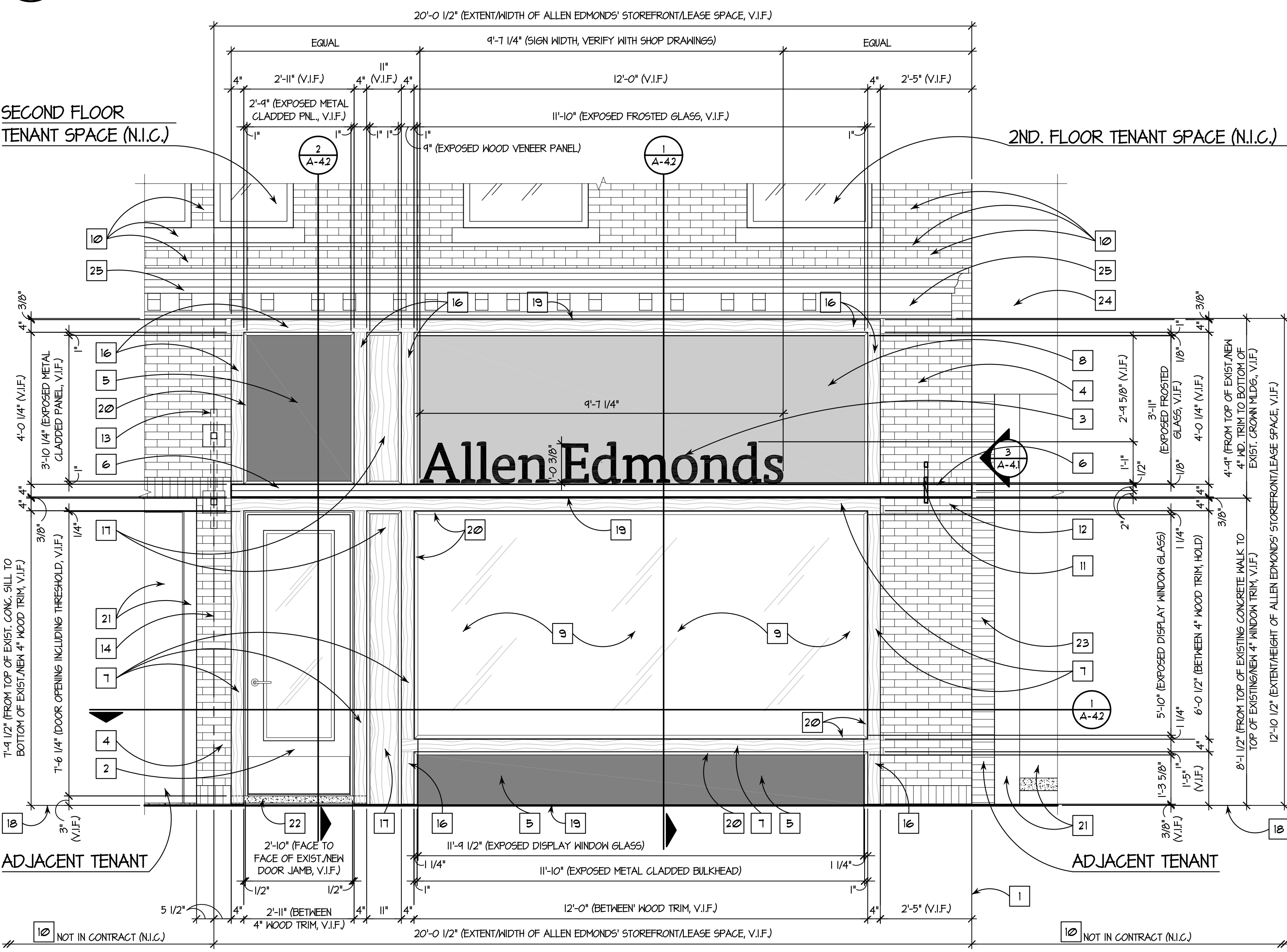
ADJACENT
TENANT
SPACE



2 ENLARGED STOREFRONT PLAN

SCALE: 1/2" = 1'-0" 6142BASE

SECOND FLOOR
TENANT SPACE (N.I.C.)



1 STOREFRONT ELEVATION

SCALE: 1/2" = 1'-0" 6142-Elevation-Storefront XI

JGA INC

29110 Inkster Road
Suite 200
Southfield, MI 48034 USA
248 355 0890
248 355 0895 Fax
www.jga.com

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Certification:

Consultants:

JGA INC
29110 INKSTER ROAD
Suite 200
Southfield, MI 48034 USA
248 355 0890
248 355 0895 Fax

JGA Prj #: 1-216-142

Project Location:
Allen Edmonds
142 WEST MAPLE ROAD
BIRMINGHAM, MI 48009

DRAWINGS ISSUED FOR:
☐ programming
☐ schematic des.
☐ design dev.
☐ bidding
☐ permits
☐ construction
☒ historical commission 06/24/16
REVISIONS:

Prj. no. 216-142
Drawn JNG, PB
Checked GV
Approved KN

Do not scale this print. Use
figured dimensions only.

Drawing title:
**EXTERIOR ELEVATIONS
& ENLARGED
STOREFRONT PLAN**

Sheet no.

A-4.1



PHAB-0027

JS GC 16-0035

Administrative Sign Approval Application

Planning Division

Form will not be processed until it is completely filled out

1. Applicant

Name: Found Objects LLC
Address: 168 S. Old Woodward Ave
Birmingham MT 48009
Phone Number: 248-220-4999
Fax Number: 248-792-3089
Email: lk@shopfoundobjects.com

Property Owner

Name: Paul H. Johnson
Address: 225 E. Merrill St.

Phone Number: (248) 646-7500
Fax Number: (248) 646-7599
Email: rick.merrillwood@gmail.com

2. Applicant's Attorney/Contact Person

Name: None
Address: _____
Phone Number: _____
Fax Number: _____
Email: _____

Project Designer

Name: Signs-N-Designs Inc
Address: 30414 Woodward Ave
Royal Oak Mt 48073
Phone Number: 248-549-4850
Fax Number: 248-549-4875
Email: Contact@Signs-N-designs.com

3. Project Information

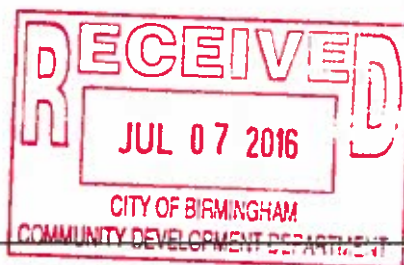
Address/Location of Property: 168 S. Old Woodward Ave
Birmingham MT 48009
Name of Development: 1
Parcel ID #: _____
Current Use: retail
Area in Acres: _____
Current Zoning: _____

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



6. Location of Proposed Signs

168 S. Old Woodward Ave
Birmingham

7. Type of Sign(s)

Wall: X
Ground: _____
Projecting: raised letters

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

8. If a wall sign, indicate wall to be used:

Front: X
Left side: _____

Rear: _____
Right side: _____

9. Size of Sign

Width: 66"
Depth: 1 1/2"
Height of lettering: 11.5" f 2.75"

Height: 24"
Total square feet: 11 sq ft

10. Existing signs currently located on property

Number: _____
Square feet per sign: _____

Type(s): _____
Total square feet: _____

11. Materials/Style

Metal: _____
Plastic: plexi 1/2" thick 3d letters
Color 1 (including PMS color #): white
Additional colors (including PMS color #): _____

Wood: _____
Glass: _____
Color 2 (including PMS color #): _____

12. Sign(s) Read(s): FOUND Objects

13. Sign Lighting

Type of lighting proposed: N/A - Existing
Size of light fixtures (LxWxH): _____

Number proposed: _____
Height from grade: _____

Maximum wattage per fixture: _____
Location: _____

Proposed wattage per fixture: _____
Style (include specifications): _____

14. Landscaping (Ground signs only)

Location of landscape areas: _____

Proposed landscape material: _____

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: Laurie Key

Date: 7-1-2016 **APPROVED**

Application #: <u>16-0077</u>	Office Use Only Date Received: <u>7/2/16</u>	Fee: <u>\$100</u>
Date of Approval: <u>7/13/16</u>	Date of Denial: _____	Reviewed by: <u>M. B.</u>



CONSENT OF PROPERTY OWNER

I, Paul H. Johnson, OF THE STATE OF MS AND COUNTY OF
(Name of property owner)

Oakland STATE THE FOLLOWING:

1. That I am the ~~owner~~ manager of real estate located at 225 E. in 168 S. OLD WOODWARD
(Address of affected property)
2. That I have read and examined the Application for Administrative Approval made to the City of Birmingham by:
Laurie Kay
(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: 7/1/16

Richard Wengert
Owner's Name (Please Print)

Manager
Richard Wengert
Owner's Signature

SIGN AREA: 11 Sq Ft



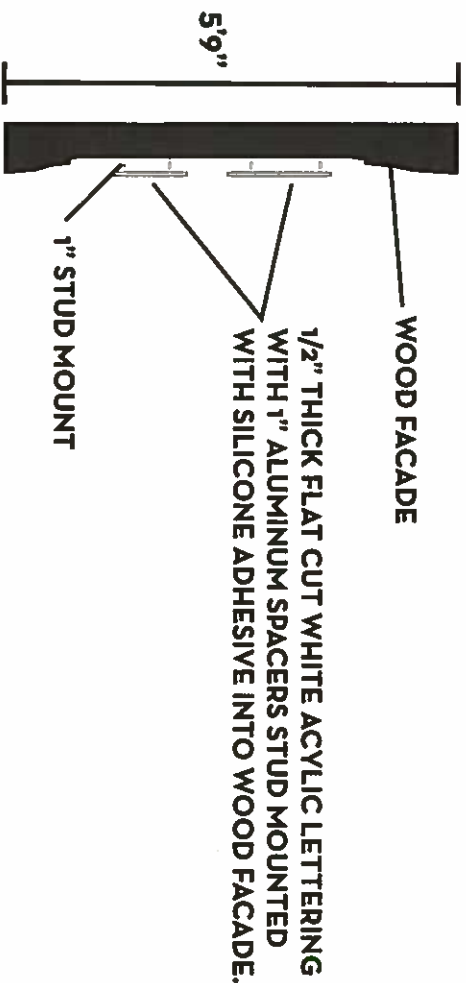
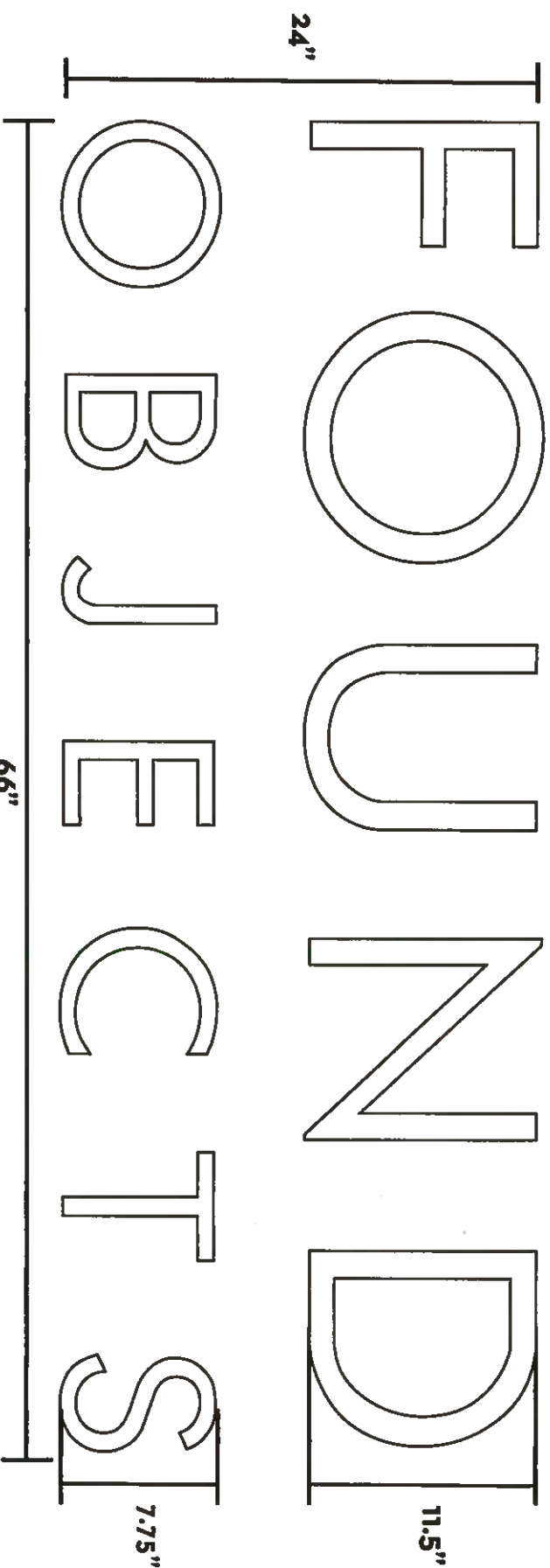
Sigra

-N-designs, inc.

Date: 7/6/2016

1/2" FLAT CUT ACRYLIC LETTERING

SIGN AREA: 11 Sq Ft



SAMPLE OF LETTER



30414 WOODWARD AVE.
ROYAL OAK, MI 48073
248-549-4850 P.
248-549-4875 f.
contact@signs-n-designs.com

Designs, details and plans represented herein, are the sole property of Signs-n-Designs, Inc. All or any part of these designs (except registered trademarks) are protected. Attempts to duplicate designs without written consent may result in legal repercussions.

Project: FOUND OBJECTS

Address: 168 S. OLD WOODWARD
BIRMINGHAM MI 48009

Date: 7/6/2016

BUILDING CURRENTLY



30414 WOODWARD AVE.
ROYAL OAK, MI 48073
248-549-4850 P.
248-549-4875 F.
contact@signs-n-designs.com

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Project: FOUND OBJECTS

**Address: 168 S. OLD WOODWARD
BIRMINGHAM MI 48009**

Date: 7/6/2016

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"/> 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>1859 Hazel</u>		PROPERTY IDENTIFICATION NUMBER (SIDWELL NO.)	LOT NUMBER
II. Applicant / Project Contact Information			
A. Applicant			
NAME <u>Michael Birach</u>		ADDRESS <u>1859 Hazel</u>	
CITY <u>Birmingham</u>	STATE <u>MI</u>	ZIP CODE <u>48009</u>	TELEPHONE NUMBER (Include Area Code) <u>248 842 2803</u>
CELL PHONE NUMBER (Include Area Code) <u>748 842 2803</u>	FAX NUMBER (Include Area Code)	EMAIL ADDRESS <u>Birach1mu@gmail.com</u>	
B. Owner or Lessee			
NAME		ADDRESS	
CITY	STATE	ZIP CODE	TELEPHONE NUMBER (Include Area Code)
CELL PHONE NUMBER (Include Area Code)	FAX NUMBER (Include Area Code)	EMAIL ADDRESS	
<div style="border: 2px solid black; padding: 5px; display: inline-block;"> RECEIVED MAY 12 2016 </div>			
C. Architect or Engineer			
NAME <u>Scott Wright</u>		ADDRESS <u>CITY OF BIRMINGHAM</u>	
CITY <u>Plymouth</u>	STATE <u>MI</u>	ZIP CODE <u>48170</u>	TELEPHONE NUMBER (Include Area Code) <u>734 377 4637</u>
CELL PHONE NUMBER (Include Area Code)	FAX NUMBER (Include Area Code)	EMAIL ADDRESS	
LICENSE NUMBER		EXPIRATION DATE	
D. Contractor			
NAME <u>Michael Birach</u>		ADDRESS <u>1859 Hazel</u>	
CITY <u>Birmingham</u>	STATE <u>MI</u>	ZIP CODE <u>48009</u>	TELEPHONE NUMBER (Include Area Code) <u>248 842 2803</u>
CELL PHONE NUMBER (Include Area Code)	FAX NUMBER (Include Area Code)	EMAIL ADDRESS <u>Birach1mu@gmail.com</u>	
INDIVIDUAL BUILDERS LICENSE NUMBER <u>2101208940</u>		EXPIRATION DATE <u>05/31/2019</u>	
COMPANY BUILDERS LICENSE NUMBER		EXPIRATION DATE	
FEDERAL EMPLOYER ID NUMBER (or reason for exemption)			
WORKERS COMP INSURANCE CARRIER (or reason for exemption)			
UNEMPLOYMENT INSURANCE AGENCY EMPLOYER ACCOUNT NUMBER (or reason for exemption)			



1859 Hazel

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 checked="" 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 938 LAKESIDE		PROPERTY IDENTIFICATION NUMBER (SIDWELL NO) 19-26-279-022		LOT NUMBER 71 + 72	
II. Applicant / Project Contact Information					
A. Applicant					
NAME GEORGETOWN BUILDING CO		ADDRESS 41115 JO DRIVE #100			
CITY NOVI	STATE MI	ZIP CODE 48375	TELEPHONE NUMBER (Include Area Code) 248-722-4747		
CELL PHONE NUMBER (Include Area Code) SAME		FAX NUMBER (Include Area Code) 248-478-9250	EMAIL ADDRESS PVINCENT@TCWALL.COM		
B. Owner or Lessee					
NAME SAME AS ABOVE		ADDRESS			
CITY	STATE	ZIP CODE	TELEPHONE NUMBER (Include Area Code)		
CELL PHONE NUMBER (Include Area Code)		FAX NUMBER (Include Area Code)	EMAIL ADDRESS		
C. Architect or Engineer					
NAME ALPINE ENGINEERING		ADDRESS 46892 WEST ROAD #109			
CITY NOVI	STATE MI	ZIP CODE 48377	TELEPHONE NUMBER (Include Area Code) 248-926-3701		
CELL PHONE NUMBER (Include Area Code) N/A		FAX NUMBER (Include Area Code) 248-926-3765	EMAIL ADDRESS Tedd@ALPINE-INC.NET		
LICENSE NUMBER 47964		EXPIRATION DATE			
D. Contractor					
NAME GEORGETOWN BLDG CO.		ADDRESS 41115 JO DR #100			
CITY NOVI	STATE MI	ZIP CODE 48375	TELEPHONE NUMBER (Include Area Code) 248-722-4747		
CELL PHONE NUMBER (Include Area Code) SAME		FAX NUMBER (Include Area Code) 248-478-3303	EMAIL ADDRESS PVINCENT@TCWALL.COM		
INDIVIDUAL BUILDERS LICENSE NUMBER 2101188613		EXPIRATION DATE 5-31-2019			
COMPANY BUILDERS LICENSE NUMBER 2102182850		EXPIRATION DATE 5-31-2019			
FEDERAL EMPLOYER ID NUMBER (or reason for exemption) 56-2620575					
WORKERS COMP INSURANCE CARRIER (or reason for exemption) NO EMPLOYEES					
UNEMPLOYMENT INSURANCE AGENCY EMPLOYER ACCOUNT NUMBER (or reason for exemption) NO EMPLOYEES					

2,200.-
1610
3,810

