

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

- 1) **Roll Call**
- 2) **Approval of the HDC Minutes of August 3, 2016**
- 3) **Historic Design Review**
 - **300 Warren Ct. – Alterations to the existing historic home**
 - **215 N. 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 one 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 AUGUST 3, 2016**

Municipal Building Commission Room
151 Martin, Birmingham, Michigan

Minutes of the regular meeting of the Historic District Commission ("HDC") held Wednesday, August 3, 2016. Chairman John Henke called the meeting to order at 7:05 p.m.

Present: Chairman John Henke; Commission Members Mark Coir, Natalia Dukas, Thomas Trapnell, Michael Willoughby

Absent: Commission Members Keith Deyer, 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. Therefore he offered the option to postpone to the next meeting without penalty in the hope all seven members would be present. The petitioners elected to proceed.

08-41-16

**APPROVAL OF MINUTES
HDC Minutes of July 6, 2016**

Motion by Mr. Coir

Seconded by Ms. Dukas to approve the HDC Minutes of July 6, 2016 as presented.

Motion carried, 5-0.

VOICE VOTE

Yeas: Coir, Dukas, Henke, Trapnell, Willoughby

Nays: None

Absent: Deyer, Weisberg

08-42-16

**HISTORIC DESIGN REVIEW
277 Pierce
Former Varsity Shop**

**Demolition Request
CBD Historic District**

Zoning: B-4 Business Residential

Proposal: Mr. Baka offered background. The applicant proposes to demolish a non-contributing, two-story, multi-tenant building in the CBD Historic District and replace it with a new building. According to the applicant the existing building contains 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 HDC.

Mr. Baka noted 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. 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.

Mr. Baka confirmed the new building must have a minimum of two stories but can be as high as five.

Mr. Tony Antone with the Kajoian Co. indicated that before they start developing their plans they want assurance they can take down the damaged building. They would not tear it down before coming to the City with specific drawings. Mr. Randy Secontine, the present building owner, expressed his full support of the plan.

**Motion by Mr. Willoughby
Seconded by Mr. Coir to approve the demolition of 277 Pierce, former Varsity Shop , conditioned upon receiving approval from the Planning Board and the HDC.**

There was no further comment from the public at 7:10 p.m.

Motion carried, 5-0.

VOICE VOTE

Yeas: Willoughby, Coir, Dukas, Henke, Trapnell

Nays: None

Absent: Deyer, Weisberg

08-43-16

HISTORIC DESIGN REVIEW

539 S. Bates

United Presbyterian Parsonage

New Addition

Bates St. Historic District

Zoning: R-3 Single-Family Residential

Proposal: Mr. Baka highlighted the request. 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 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 which was only good for one year.

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 HDDRC. In 1995, 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 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 a detached one-story, two-car garage directly at the rear of the house, where it will be unobtrusive.

Mr. Michael Horowitz, the prospective purchaser of the property, clarified he wants to get the previous approval reinstated without any changes to the exterior look of the home. However, he anticipates they would have to satisfy this commission before making any modifications.

Chairman Henke disclosed that his wife was one of the two color experts that were consulted in 2009. Secondly, with respect to variances he cautioned that the Board of Zoning Appeals ("BZA") is very reluctant to grant those. Mr. Horowitz assured the changes they are seeking will not require BZA approval. He will come back with some minor changes such as eliminating the fountain, changing the size of the hyphen that delineates the old from the new, and putting the fireplace on the exterior elevation. His new architect, Mr. Bill Finnicum, will address any problems the HDC may have.

Motion by Mr. Willoughby

Seconded by Mr. Coir to approve the plan again as submitted on June 6, 2012. The board looks forward to seeing what the new thoughts are.

There were no comments from members of the public on the motion at 7:26 p.m.

Motion carried, 5-0.

VOICE VOTE

Yeas: Willoughby, Coir, Dukas, Henke, Trapnell

Nays: None

Absent: Deyer, Weisberg

08-44-16

HISTORIC DESIGN REVIEW

142 W. Maple Rd.

Allen Edmonds

CBD Historic District

Zoning: B-4 Business Residential

Design: Mr. Baka explained 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. No changes are proposed for the upper level of the building. Material samples were passed around.

Signage: The applicant proposes to install a name letter sign and projecting sign. The name letter sign is proposed to be constructed of 12 in. 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 ft. 7 in. 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 1.5 sq. ft. per side for a total of 3 sq. ft. The total linear frontage of the storefront space is 19 ft. permitting 19 sq. ft. of sign area. The total area of all the signage proposed is 12.583 sq. ft. This 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 submitted plans indicate a mounting height of at least 8 ft. for all signage. This complies with Article 1.0, Table B of the Birmingham Sign Ordinance that states 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.

Article 1.0, Table B of the Birmingham Sign Ordinance – Projecting Signs, states that 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 in. separation from the wall face and will be mounted 8 ft. above the grade, in accordance with Article 1.0, Section 1.05 (I)(2), that states a projecting sign shall have a minimum 6 in. 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 ft. above grade. The proposal meets this requirement.

Illumination: The applicant is proposing to mount an LED light bar 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.

Curtis from JGA, an architectural design firm, was present for Allen Edmonds.

Motion by Mr. Coir

Seconded by Mr. Willoughby to accept the proposal for 142 W. Maple Rd., Allen Edmonds.

Chairman Henke noted that the City will need the cut sheet for the lighting.

There were no comments from the public at 7:30 p.m.

Motion carried, 5-0.

VOICE VOTE

Yeas: Coir, Dukas, Willoughby, Henke, Trapnell

Nays: None

Absent: Deyer, Weisberg

08-45-16

MISCELLANEOUS BUSINESS AND COMMUNICATIONS

A. Staff Reports

-- Administrative Approvals

- 168 S. Old Woodward Ave. - Installation of a wall sign reading "Found Objects" in raised letters on the front of the building.

-- Violation Notices (none)

-- Demolition Applications

- 1859 Hazel
- 938 Lakeside

B. Communications

-- Commissioners' Comments

The chairman advised that the City has a new part-time enforcement official who works on the week-ends. This is an opportunity to get some of the violations cleaned up.

- Blossoms has not completed their green wall;
- KW Domain has more than 12 sq. ft. of signage in the window;

- Sweet Shop flag sticks out into the street.

08-46-16

ADJOURNMENT

No further business being evident, the commissioners motioned to adjourn the meeting at 7:36 p.m.

Matthew Baka
Sr. Planner



MEMORANDUM

Planning Division

Date: August 30, 2016
To: Historic District Commission Members
From: Matthew Baka, Senior Planner
RE: Historic Design Review – 300 Warren Ct. – Ebenezer Raynale House

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 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.

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.



Interpreting The Secretary of the Interior's Standards for Rehabilitation

Subject: Entrance Treatments

Applicable Standards:

- 2. Retention of Historic Character
- 5. Preservation of Distinctive Features, Finishes and Craftsmanship
- 6. Repair/Replacement of Deteriorated or Missing Features Based on Evidence

Issue: The treatment of entrances as part of a historic rehabilitation project is important in retaining the overall architectural character of the building. The entrance is often the focal point of the façade and is an integral component of a historic building's design. It should accurately reflect the building's style, period of significance and use. The historic entrance including the door, transom or fanlight, sidelights, pilasters and entablature should always be retained and repaired if at all possible. If any of these elements is missing, the *Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings* recommend replacing the missing element to match if physical, pictorial, or photographic evidence exists to document its appearance. The individual components should match the historic entrance in material as well as design. Because the entrance is directly encountered upon entering the building, it is unlikely that a substitute material will adequately duplicate the appearance of a missing element. If no documentation for the historic appearance of the entrance exists, an appropriate design compatible with the building's residential or commercial character must be sought.

Application 1 (*Incompatible treatments later modified to meet the Standards*): This large three-story, frame building was in continued use as a tavern since 1820 and has now been rehabilitated as an assisted living residence. The interior of the building had undergone a great amount of alteration over the years, but the primary elevation retained its historic form and front entrances with transoms and sidelights. Ornamental steel doors with inappropriate leaded glass panels, sidelights and transom were installed. In order to bring the project into conformance with the Standards, remedial work involved replacing the doors with wood six-panel doors and reproducing the historic configuration of the sidelights and transom based on photographic documentation.



Tavern after rehabilitation before appropriate entrance installed.

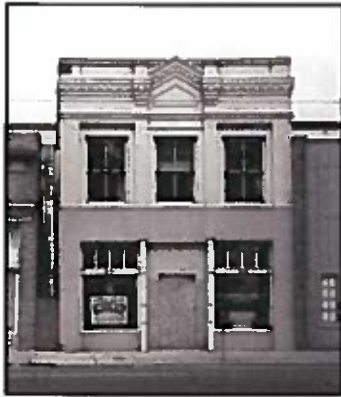


LEFT: Inappropriate replacement entrance.



RIGHT: Entrance after remedial work.

Application 2 (*Incompatible treatment*): This two-story brick commercial building, dating from the 1890s, is being rehabilitated for use as law offices. The first floor level was covered with stucco sometime in the past and a compatible storefront, except for the entrance bay, was constructed during a previous rehabilitation. The proposed treatment for the entrance included double doors flanked by multi-paned sidelights, surmounted by a solid stucco panel covered by an awning. The sidelights are residential in design and not compatible with the commercial character of this building. In order to bring the project into conformance with the Standards, the sidelights will be removed and wider double doors installed to fill the central bay. The stucco panel above the doors will be replaced with a glass transom to match those in the adjacent bays, and the awning, which had been proposed only to conceal the stucco panel, will be eliminated.



Commercial building prior to rehabilitation.



Inappropriate entrance design.

Application 3 (*Incompatible treatment*): This one-story row of vernacular adobe apartments, built and modified prior to 1914, is being rehabilitated to return it to its original residential use. In this case, significant alterations had been made to the front elevations, including filling the arched entrances to create simple rectangular entrance openings. Other than the physical evidence documenting the outline of arched openings, revealed when the stucco coating was removed to repair the adobe structure underneath, no information was available concerning the design of the historic doors and surrounds. The project originally proposed re-establishing the arched entrances, and adding half-glazed doors with ornamental arched surrounds and fanlights. However, this treatment was determined to be too elaborate and, thus, incompatible with the simple character of this adobe building. To meet the Standards, the design for the arched entrances will be simplified and will consist of paneled wood doors surmounted by single light, semi-circular transoms within plain plaster surrounds.



Adobe apartments prior to rehabilitation.



Inappropriate entrance design.



Outline of original arched opening.

JoEllen Hensley, Technical Preservation Services, National Park Service

These bulletins are issued to explain preservation project decisions made by the U.S. Department of the Interior. The resulting determinations, based on the [Secretary of the Interior's Standards for Rehabilitation](#), are not necessarily applicable beyond the unique facts and circumstances of each particular case.

October 2001, ITS Number 26

TRUSTEES' WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: Bruce S. Kahn, whose address is 2000 Town Center, Ste., 1500, Southfield, Michigan 48075, Trustee of the **Susanne F. Kandarian Revocable Trust U/A/D March 19, 1992**, as amended and restated, conveys and warrants to **Catherine B. Frank and Stephen T. Smith, wife and husband**, whose address is 1418 N. Lake Shore Drive, Apt. 27, Chicago, IL, 60610, the following described premises situated in the City of Birmingham, County of Oakland, and State of Michigan, more particularly described as follows:

Lot 5 of Warren's Replat of Lot 45 and part of Lots 46 and 54 of Willits' Northern Addition to Village (now City) of Birmingham, according to the plat thereof as recorded in Liber 47 of Plats; page 22; an undivided one-fifth (1/5th) interest in a private drive, as conveyed by Deed recorded in Liber 2507, page 575, Oakland County Records, said drive being known as "Warren Court"; also an undivided one-fifth (1/5th) interest in Lot 46, except the East five (5) feet thereof, of Willits Plat of Village (now City) of Birmingham, according to the Plat recorded in Liber 5 of Plats, page 10, Oakland County Records.

Commonly known as: 300 Warren Court

Item No.: 19-25-376-034 (as to Lot 5)
Item No.: 19-25-376-046 (as to Lot 46)

SEE EXHIBIT "A" FOR NOTIFICATION OF PRIVATE ROAD

For the sum of: One Dollar (\$1.00) and other valuable consideration, transfer valuation affidavit filed.

together with all tenements, hereditaments, appurtenances, and improvements thereunto belonging or in anyway appertaining thereto and all beneficial easements, subject only to easements, building and use restrictions of record, and such encumbrances as shall have accrued or attached through the acts or omissions of persons other than the Grantor; and Grantor hereby covenants that it has not encumbered the above-referenced property.

Dated this 1st day of August, 2016

THE SUSANNE F. KANDARIAN
REVOCABLE TRUST u/a/d MARCH 19,
1992, AS AMENDED AND RESTATED

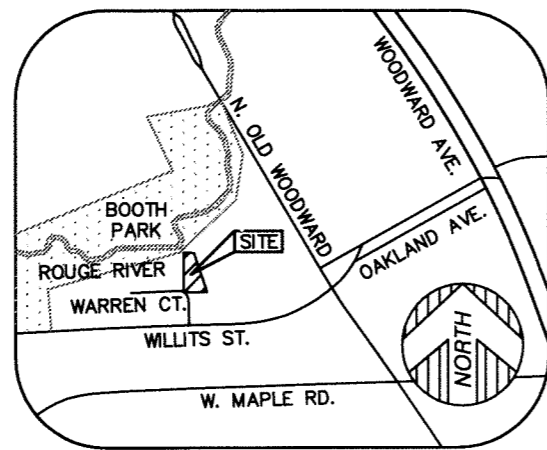
Bruce S. Kahn
Bruce S. Kahn, Trustee

STATE OF MICHIGAN }
COUNTY OF OAKLAND }

The foregoing instrument was acknowledged before me this 1st day of August, 2016, by **Bruce S. Kahn, Trustee of the Susanne F. Kandarian Revocable Trust U/A/D March 19, 1992, as amended and restated**, to me known to be the same persons described in and who executed the foregoing document, and who acknowledged to me that they executed the same as their free act and deed.

Dated: _____, Notary Public
State of Michigan, County of Wayne
My Commission Expires: 12/18/17

| | | |
|--|--|---|
| When Recorded Return To: Bradley F. Seibel, Esq. Seyburn Kahn, P.C. 2000 Town Center, Suite 1500 Southfield, MI 48075-1195 Tax Parcel ID No. 19-25-376-034 19-25-376-046 | Send Subsequent Tax Bills To: GRANTEE | Drafted By: Bradley F. Seibel, Esq. Seyburn Kahn, P.C. 2000 Town Center, Suite 1500 Southfield, MI 48075-1195 |
|--|--|---|



VICINITY MAP
(NOT TO SCALE)

PARCEL AREA

±17,564 SQUARE FEET = ±0.403 ACRES

BENCHMARK

ARROW ON TOP OF HYDRANT, SOUTH OF SOUTHWEST
PROPERTY CORNER. ELEVATION = 773.40' NAVD 88.

SURVEYOR'S NOTES

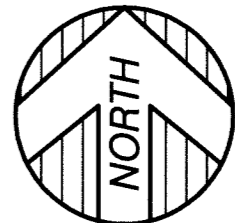
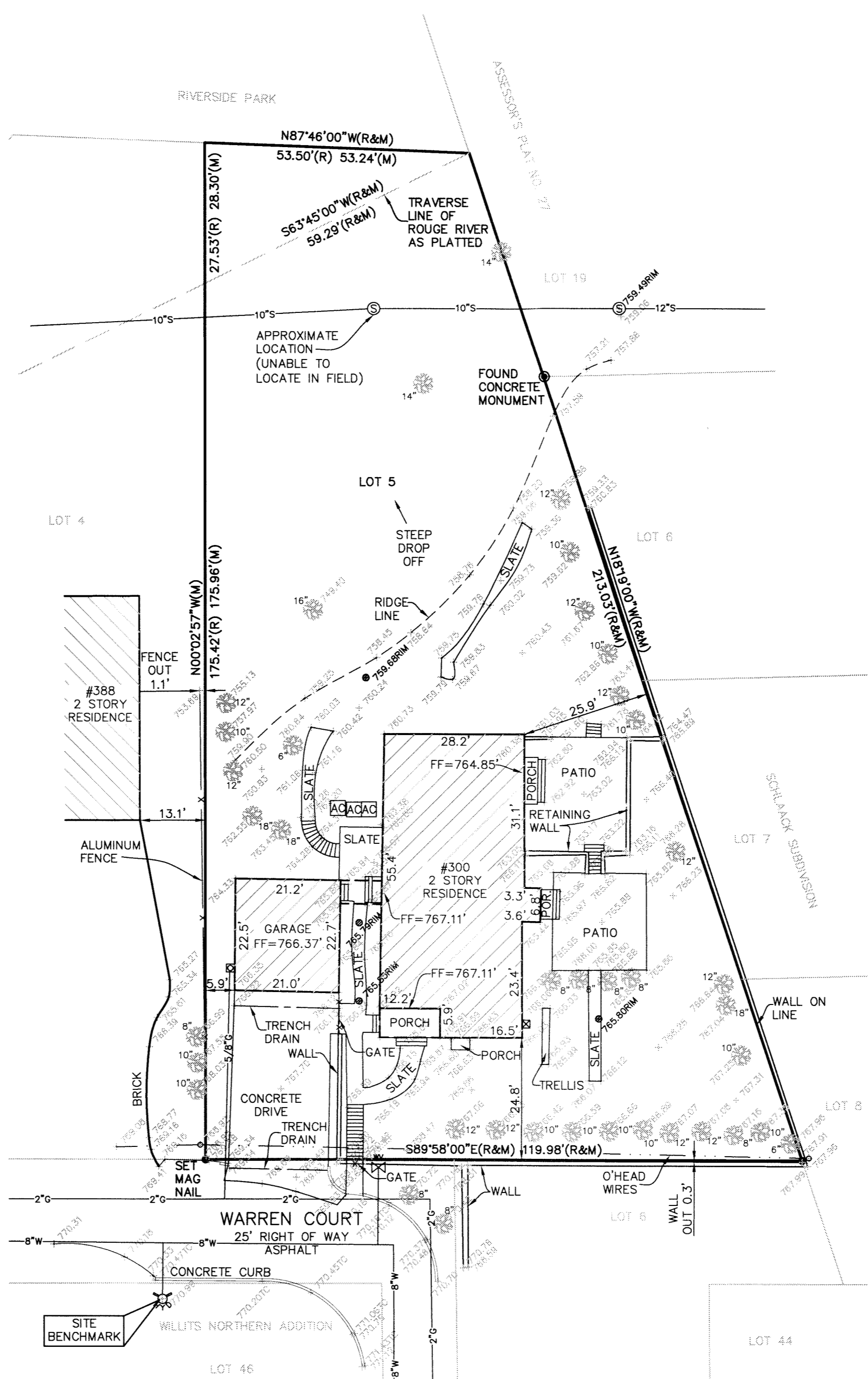
1. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES OTHER THAN THE STRUCTURE INVENTORY SHOWN HEREON.

2. A CURRENT TITLE POLICY HAS NOT BEEN FURNISHED AT TIME OF SURVEY, THEREFORE EASEMENTS AND/OR ENCUMBRANCES AFFECTING SUBJECT PARCEL MAY NOT BE SHOWN.

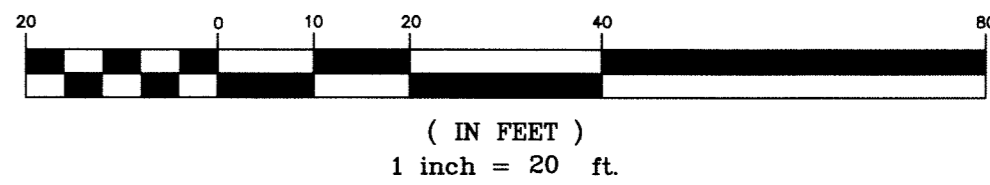
LEGEND

| | |
|---------|------------------------------------|
| ● (R&M) | SET 1/2" REBAR WITH CAP F.S. 47976 |
| (R) | FOUND MONUMENT (AS NOTED) |
| (M) | RECORD AND MEASURED DIMENSION |
| × | RECORD DIMENSION |
| ○ | MEASURED DIMENSION |
| ○ | GROUND POINT |
| ○ | ELECTRIC METER |
| ○ | UTILITY POLE |
| ○ | GAS METER |
| ○ | SANITARY MANHOLE |
| ○ | DRAIN |
| ○ | FIRE HYDRANT |
| ○ | WATER VALVE |
| ○ | AIR CONDITIONING UNIT |
| ○ | TREE |
| — | PARCEL BOUNDARY LINE |
| — | PLATTED LOT LINE |
| — | BUILDING |
| — | BUILDING OVERHANG |
| — | CONCRETE CURB |
| — | EDGE OF CONCRETE (CONC.) |
| — | EDGE OF ASPHALT (ASPH.) |
| — | EDGE OF BRICK |
| x | FENCE (AS NOTED) |
| — | WALL (AS NOTED) |
| — | OVERHEAD UTILITY LINE |
| G | GAS LINE |
| S | SEWER LINE |
| W | WATER LINE |
| — | TOP OF RIDGE |

TOPOGRAPHIC SURVEY



GRAPHIC SCALE



PROPERTY DESCRIPTION

LAND SITUATED IN THE CITY OF BIRMINGHAM, COUNTY OF OAKLAND, STATE OF MICHIGAN, DESCRIBED AS FOLLOWS:

LOT 5 OF WARRENS REPLAT OF PART OF WILLITS NORTHERN ADDITION AS RECORDED IN LIBER 47 PAGE 22 OF OAKLAND COUNTY RECORDS.

FRONT SETBACK TABLE

| HOUSE ADDRESS: | DISTANCE: | MEASURED TO: |
|----------------|-----------|--------------|
| #300 | 24.8' | HOUSE |
| #388 | 26.1' | HOUSE |
| #420 | 30.1' | HOUSE |
| #456 | 30.6' | HOUSE |
| AVERAGE | 27.9' | |

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT I HAVE SURVEYED THE PROPERTY HEREIN DESCRIBED. THE ELEVATIONS SHOWN HEREON ARE BASED ON A FIELD SURVEY AND THE DRAWING HEREON DELINEATED IS A CORRECT REPRESENTATION OF THE SAME.

ANTHONY T. SYKOK, JR., P.S.
PROFESSIONAL SURVEYOR
MICHIGAN LICENSE NO. 47976



CERTIFIED TO: MORGAN HELLER & ASSOCIATES

| | |
|---------------------|-----------------|
| DATE: JUNE 29, 2016 | JOB #: 16-02236 |
| SCALE: 1" = 20' | SHEET: 1 OF 1 |
| DRAWN BY: JL | REV.: |

MORGAN-HELLER ASSOCIATES



STEVE SMITH & CATHY FRANK
300 WARREN COURT, BIRMINGHAM, MI 48009

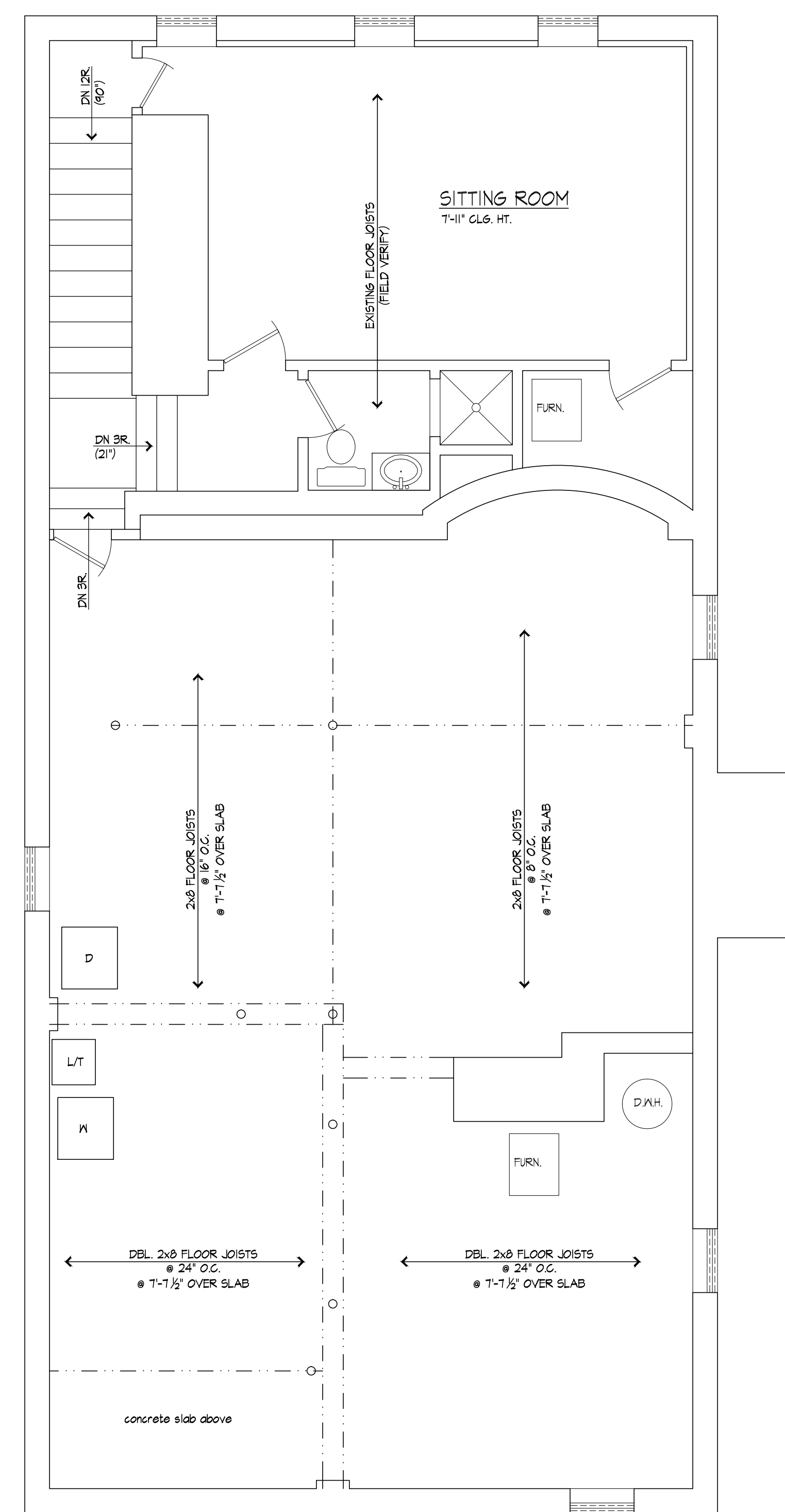
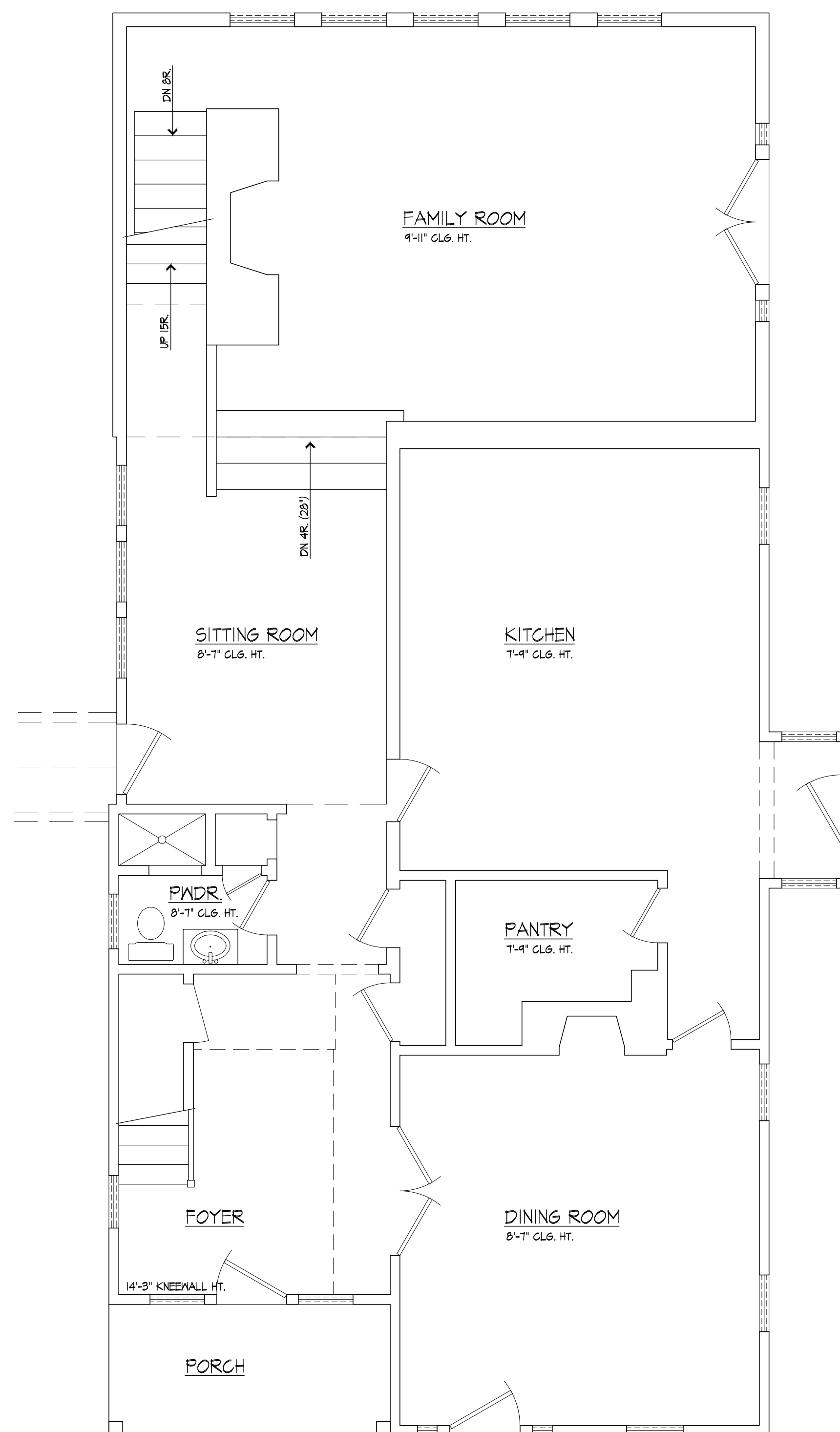
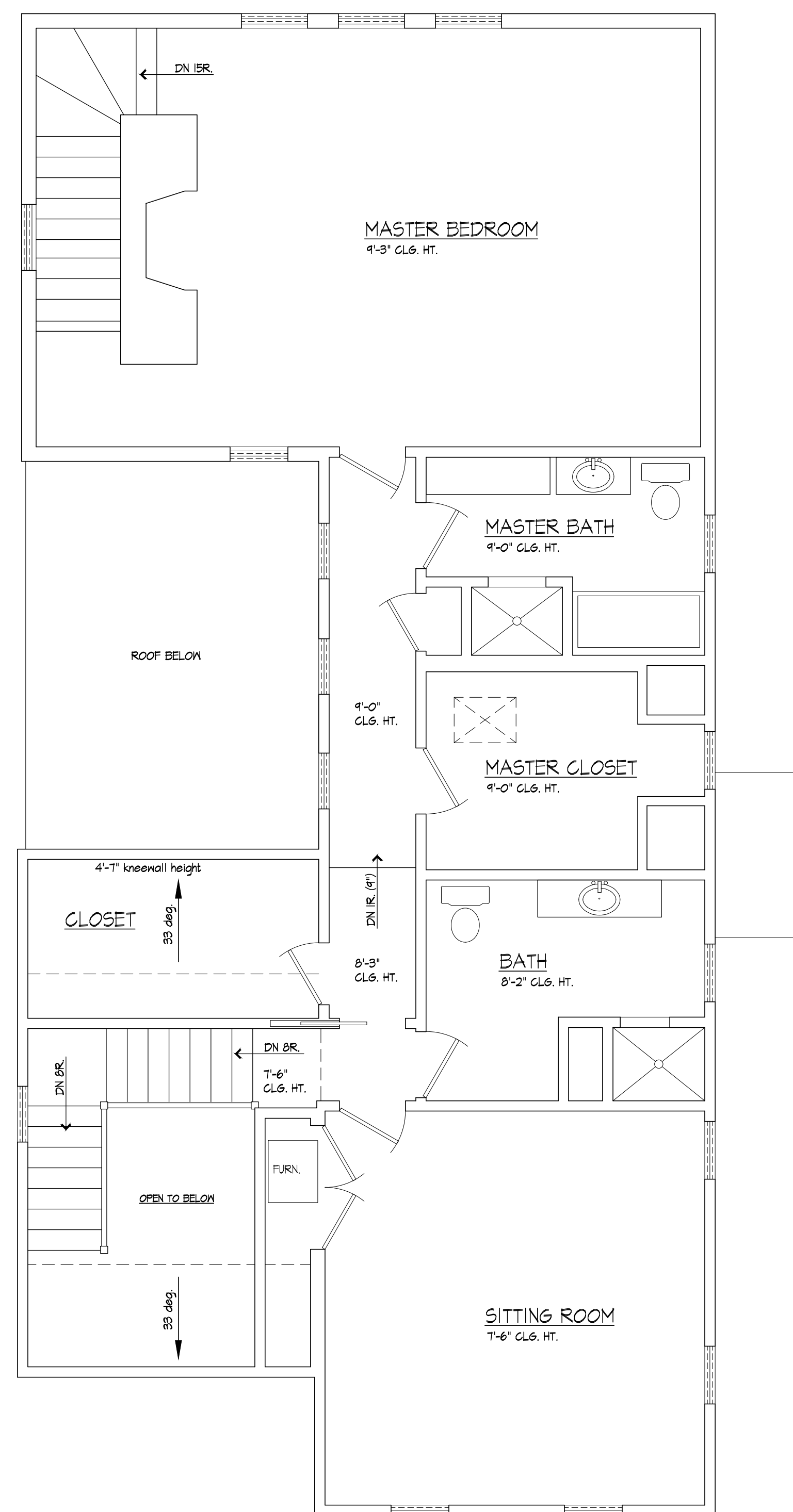
SITE PLAN
COPYRIGHT 2016

DRAWN BY:
B. HELLER
D. ABATE

REVISIONS:

PAGE NO. #

SITE





AS-BUILT LEFT SIDE ELEVATION

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



AS-BUILT REAR ELEVATION

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



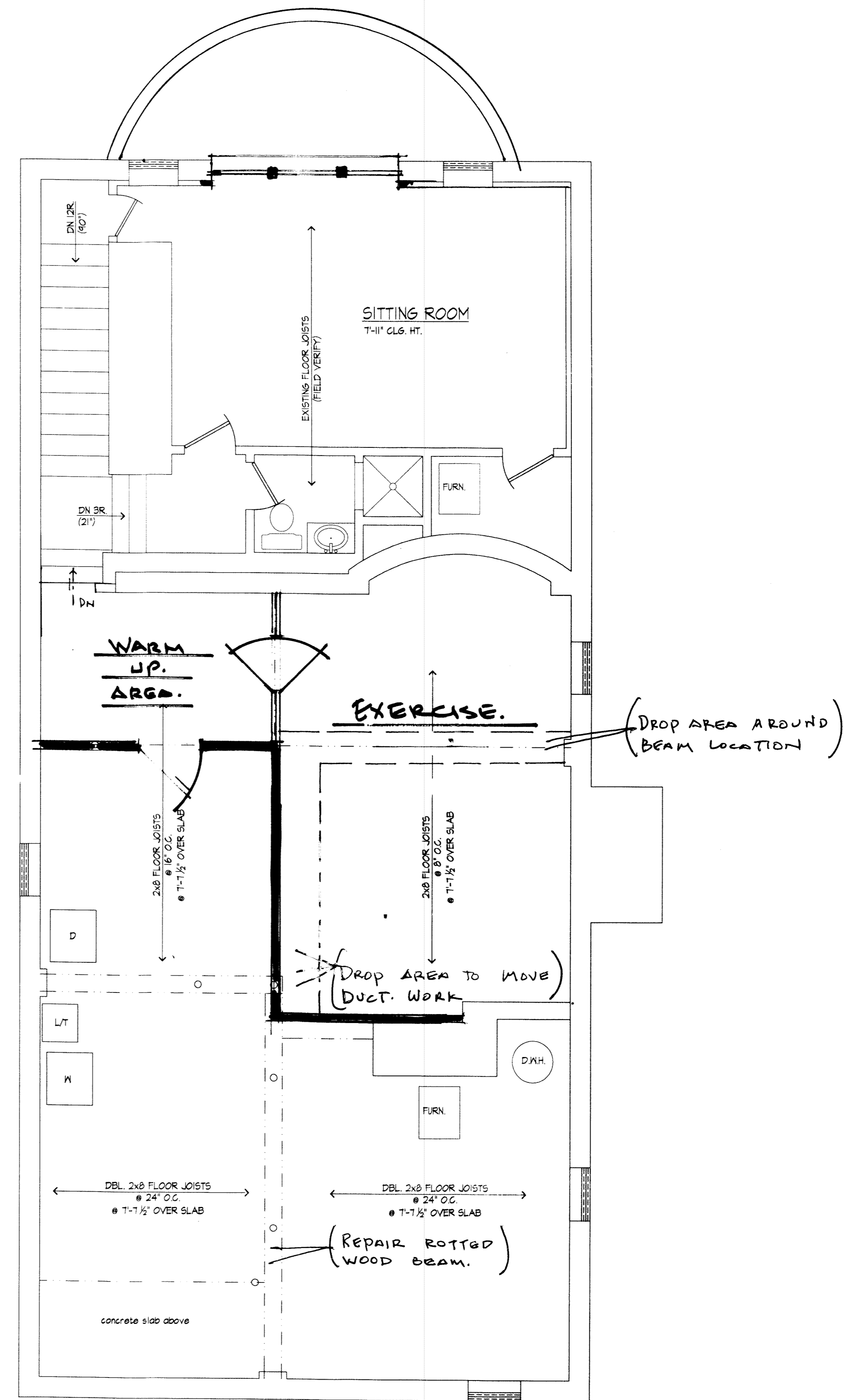
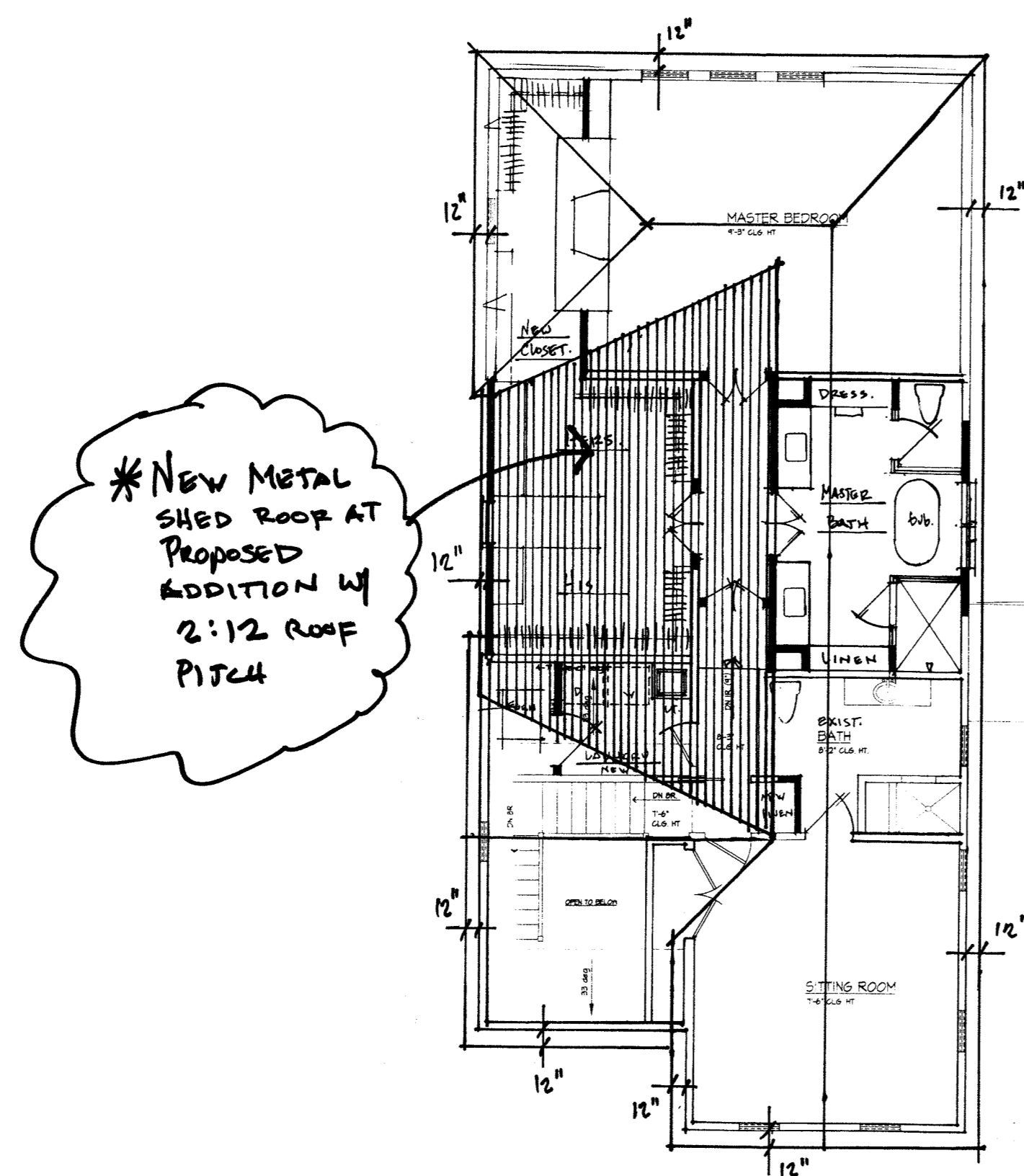
AS-BUILT RIGHT SIDE ELEVATION

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



AS-BUILT FRONT ELEVATION

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



AS-BUILT BASEMENT

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

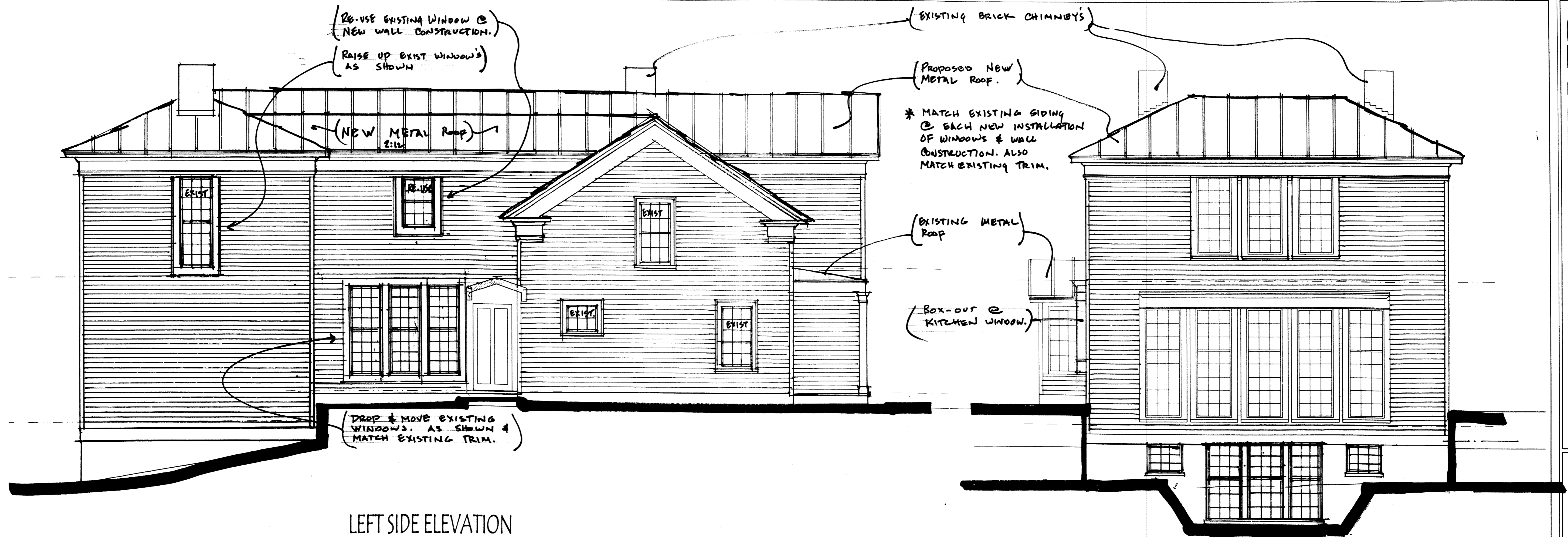
MORGAN-HELLER ASSOCIATES
7 SOUTH PERRY STREET - PONTIAC, MICHIGAN 48342 - OFFICE: (248) 322-6777/FAX: (248) 322-6222 - www.morgan-heller.com

STEVE SMITH & CATHY FRANK
300 WARREN COURT, BIRMINGHAM, MI 48009

Lower Level
DESIGN PLANS
COPYRIGHT 2016

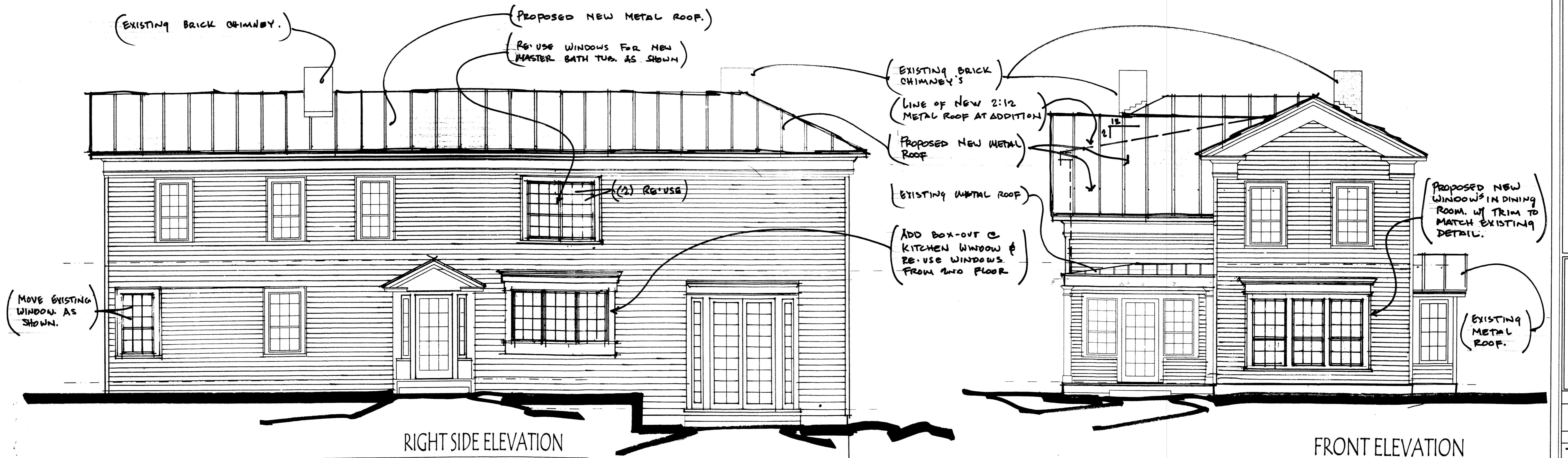
DRAWN BY:
B. HELLER
D. ABATE
REVISIONS:
7.25.16

PAGE NO. #
A-1.



LEFT SIDE ELEVATION

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

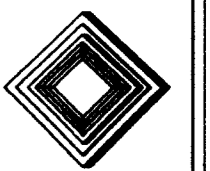


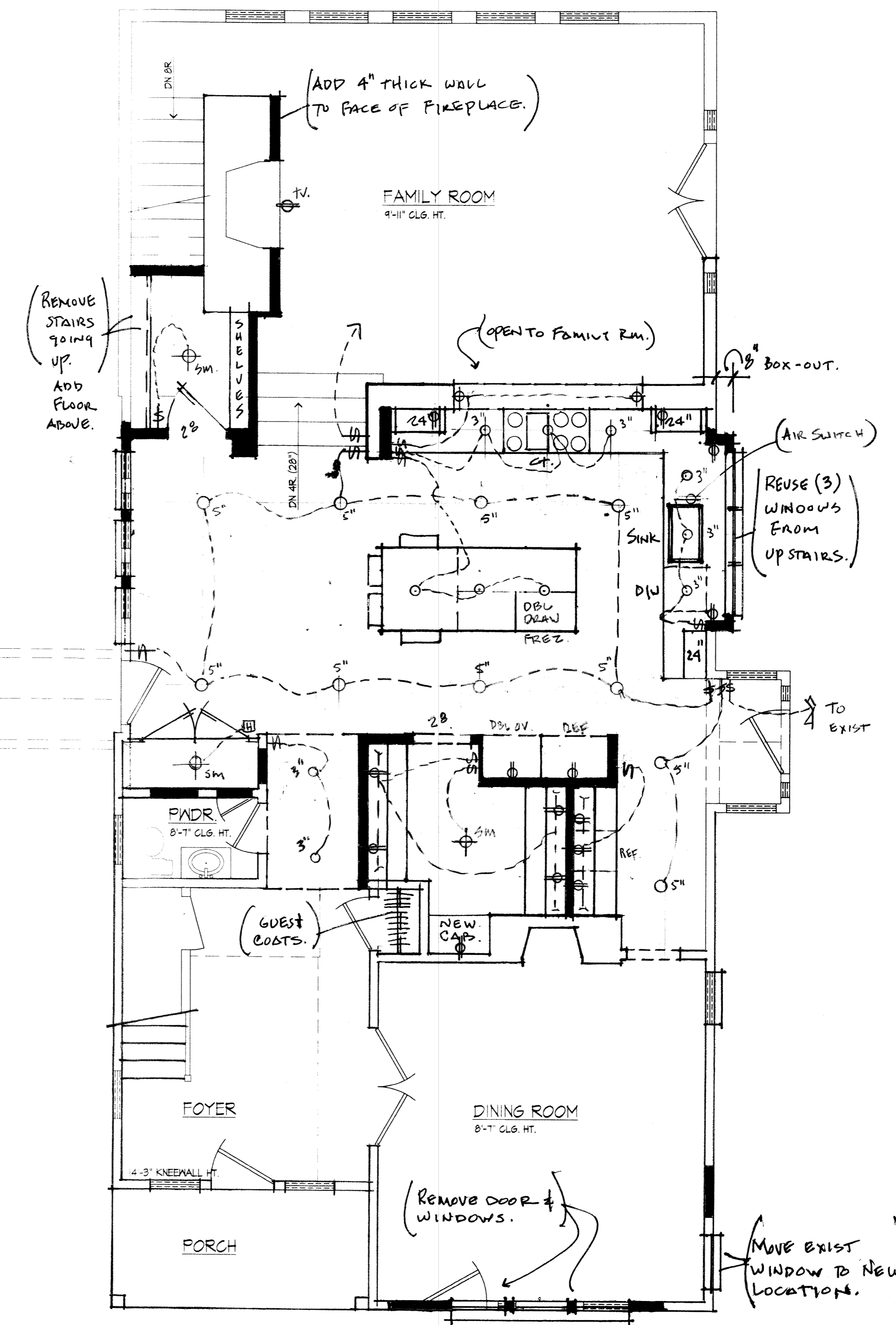
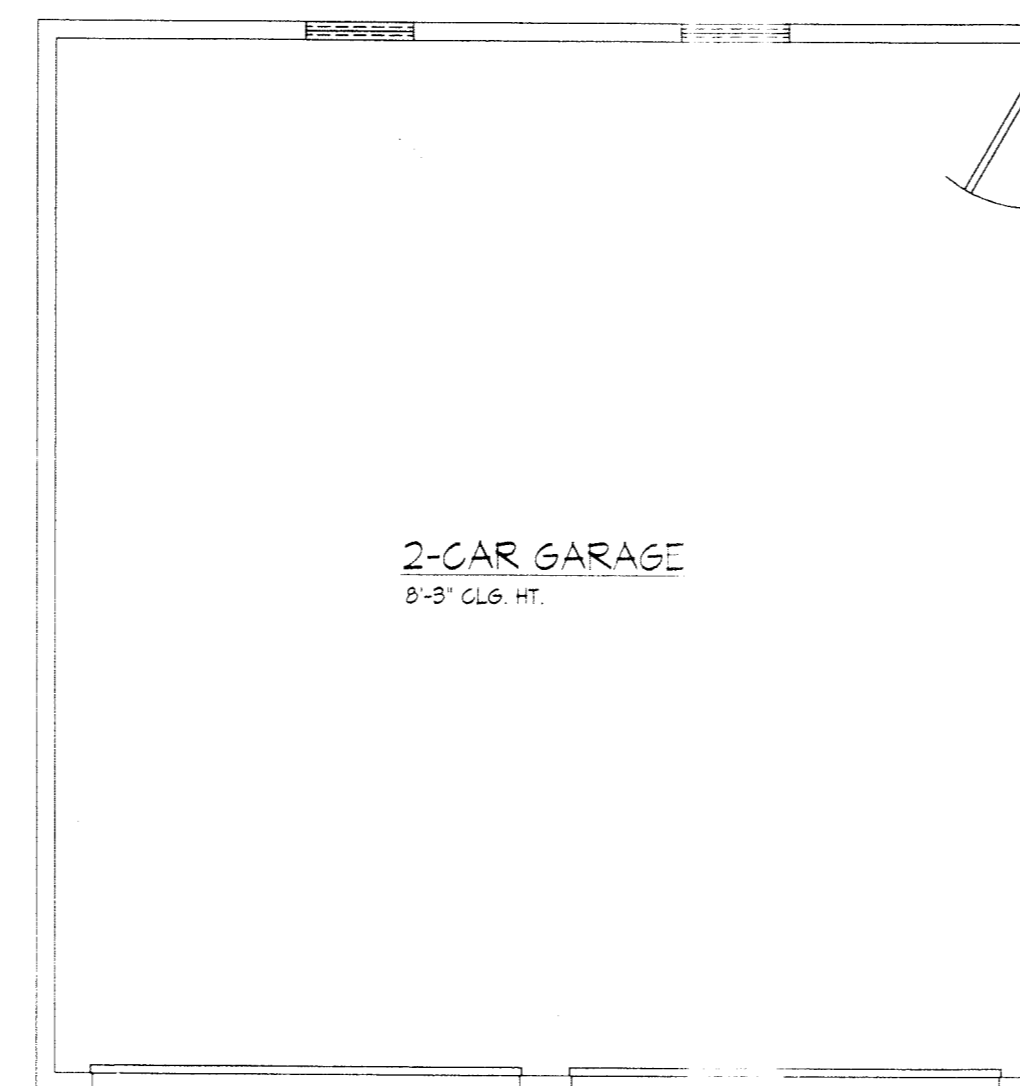
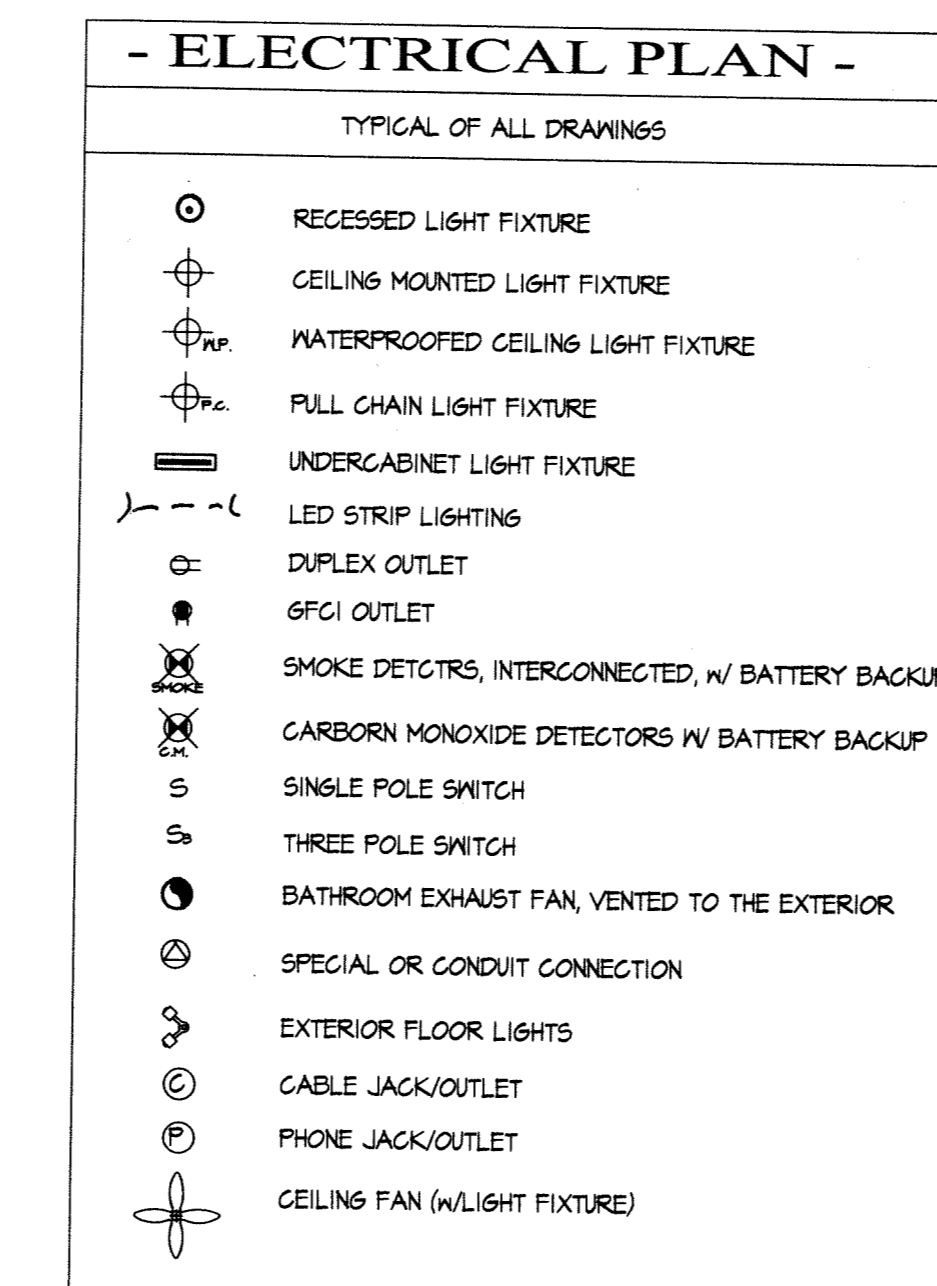
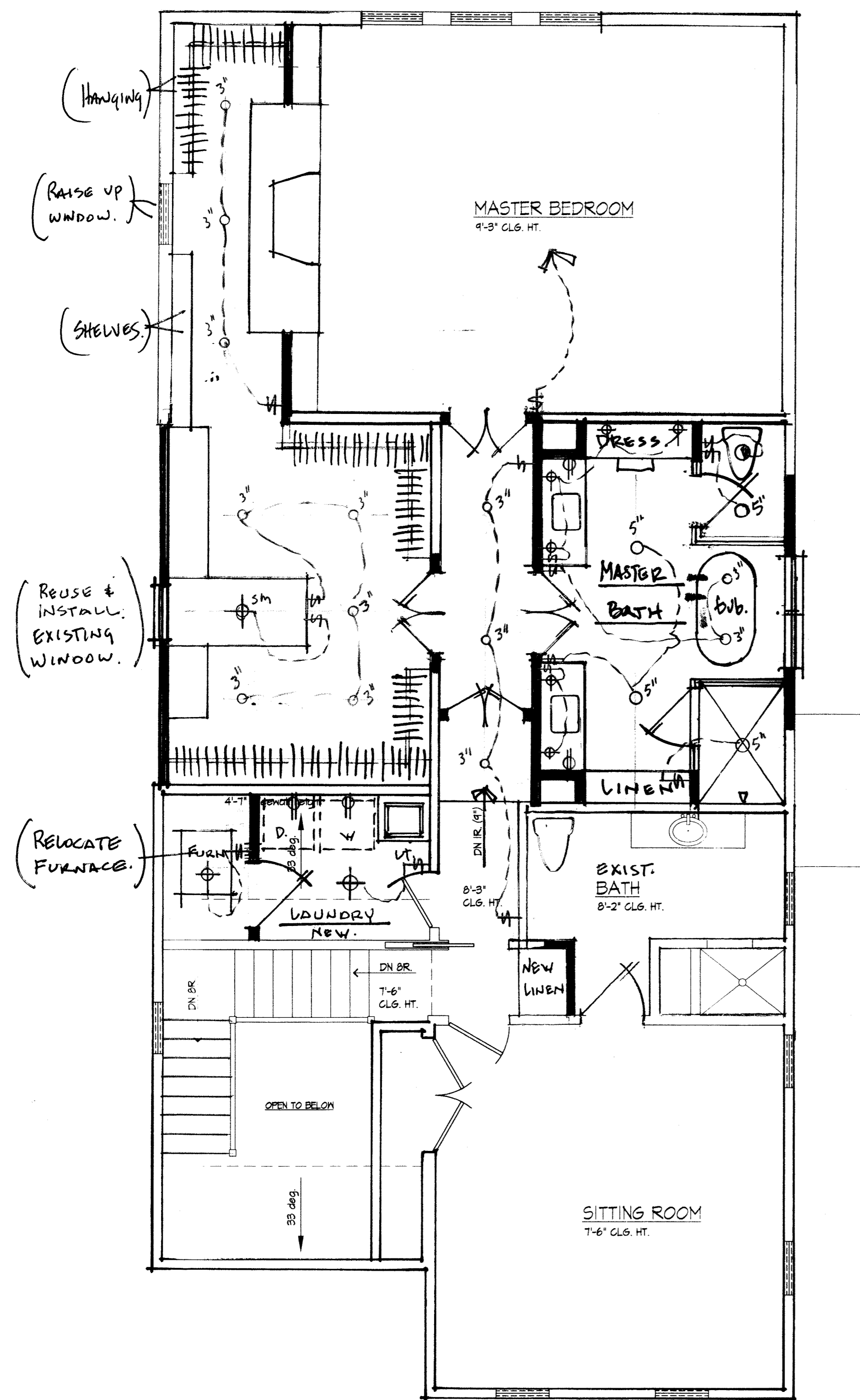
RIGHT SIDE ELEVATION

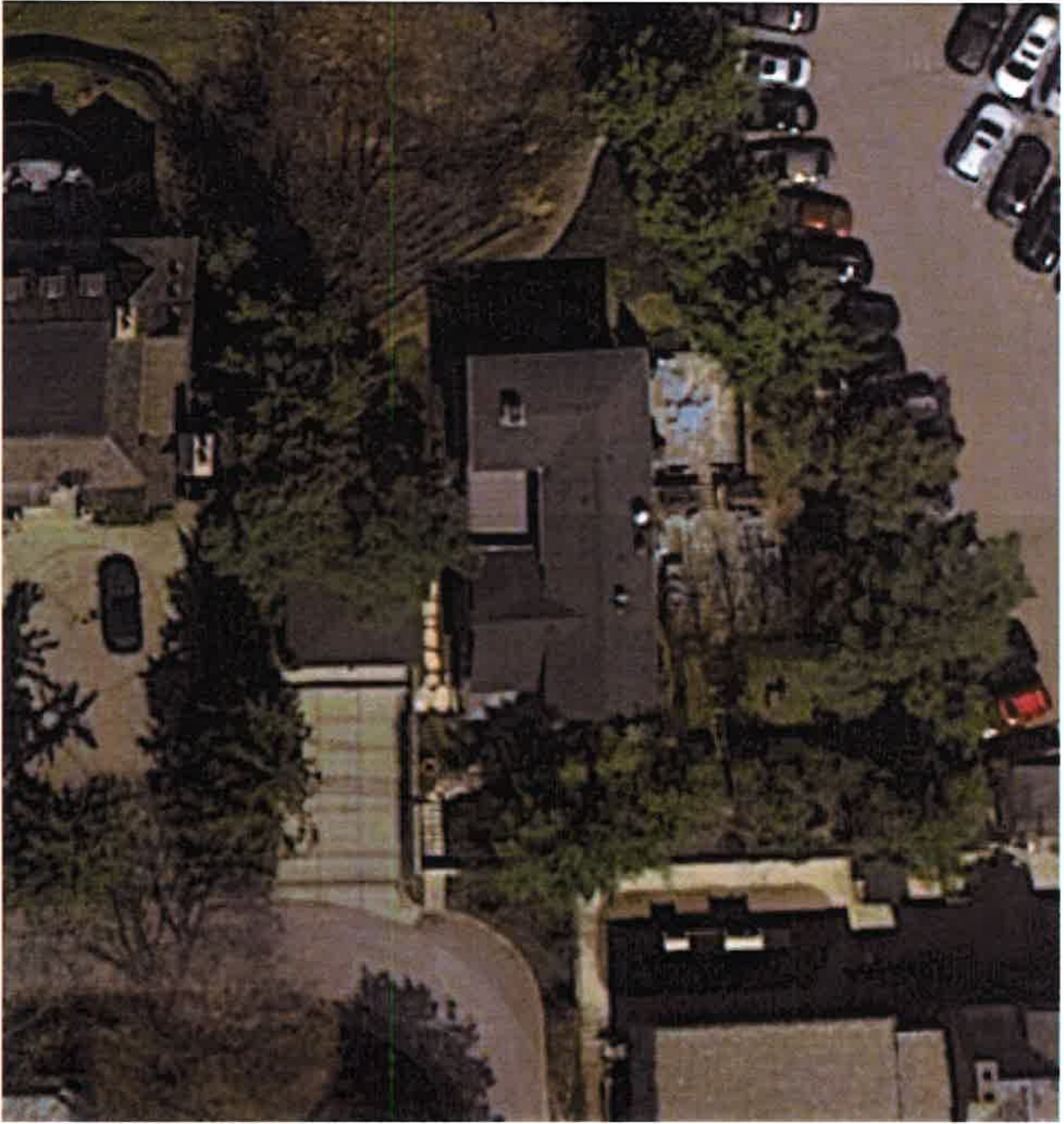
SCALE: 1/4" = 1'-0"

FRONT ELEVATION

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





















MEMORANDUM

Planning Division

DATE: September 1, 2016

TO: Historic District Commission

FROM: Matthew Baka – Senior Planner

SUBJECT: Historic Sign/Design Review – 215 N. Old Woodward - Bateel

Zoning: B4, Business Residential

Existing Use: Vacant

Design

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. The applicant proposes 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' 8" x 4' 4". 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' 3.5" permitting 16.33 square feet of sign area. The total area of all the sign proposed is 7.22 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 11' for the wall 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 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. **The proposal does not meet this requirement.**

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

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* (attached), the elements of an entrance way 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.

The Planning Division recommends that the Commission DENY the application for the sign and design review application for 215 N. Old Woodward. The work does not meet The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings, standard numbers 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." and 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.



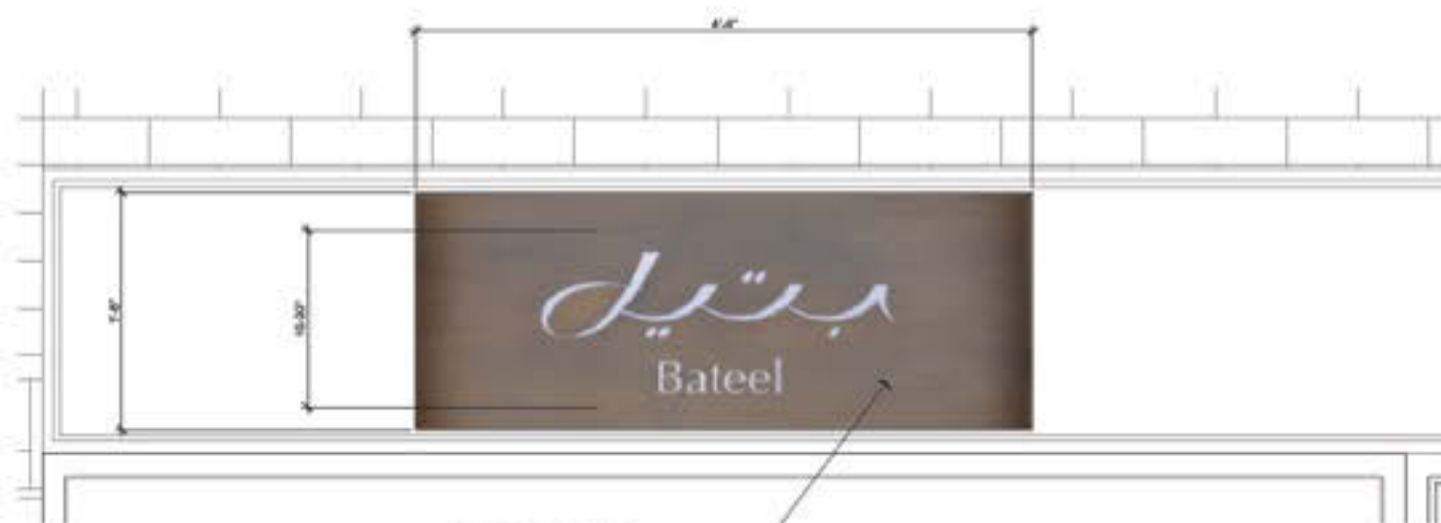
FRONT ELEVATION



BRONZE FINISH



NEW FRONT ELEVATION
SCALE: 1/2" = 1'-0"



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

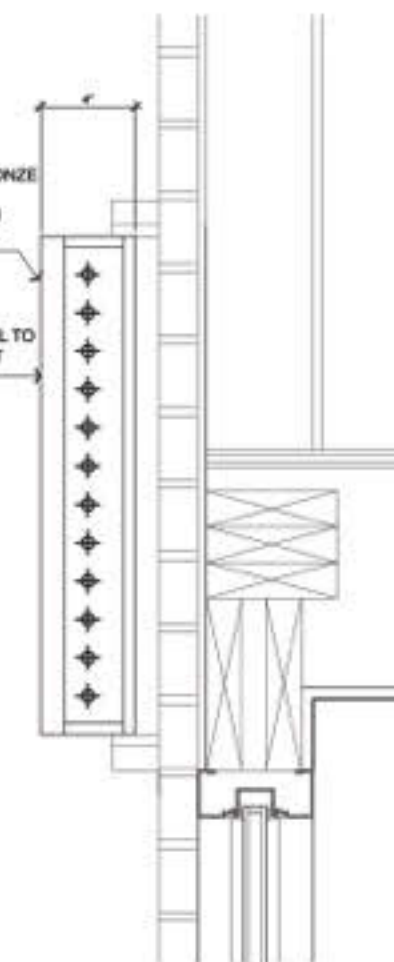
BRONZE FASCIA PANEL,
FRET-CUT/LIT LOGO WITH
BACK ILLUMINATED OPAL
WHITE GLASS

PMS COLOR OF BRONZE
#462



NEW SIGNAGE TO BE BRONZE
(MTL-1) FASCIA PANEL,
FRET-CUT LIT LOGO WITH
BACK ILLUMINATED OPAL
WHITE GLASS

REMOVABLE METAL PANEL TO
ALLOW ACCESS TO LIGHT
SOURCES



SIGNAGE SECTION DETAIL
SCALE: 3" = 1'-0"

WALL LEGEND:

- A**
1/2" GYPSUM BOARD ON BOTH SIDES OF 3 5/8", 20 GA. METAL STUD CONSTRUCTION WITH SOUND BATTS. EXTEND STUDS & GYPSUM BD TO CEILING. **IF WALL IS EXISTING, CONTRACTOR TO FILL W/ SOUND BATT INSULATION & EXTEND EXISTING WALL TO DECK.
- B**
1/2" GYPSUM BOARD ON ONE SIDE OF 3 5/8", 20 GA. METAL STUD CONSTRUCTION. EXTEND STUDS & GYPSUM BD TO DECK.
- C**
EXISTING WALL CONSTRUCTION

EQUIPMENT SCHEDULE

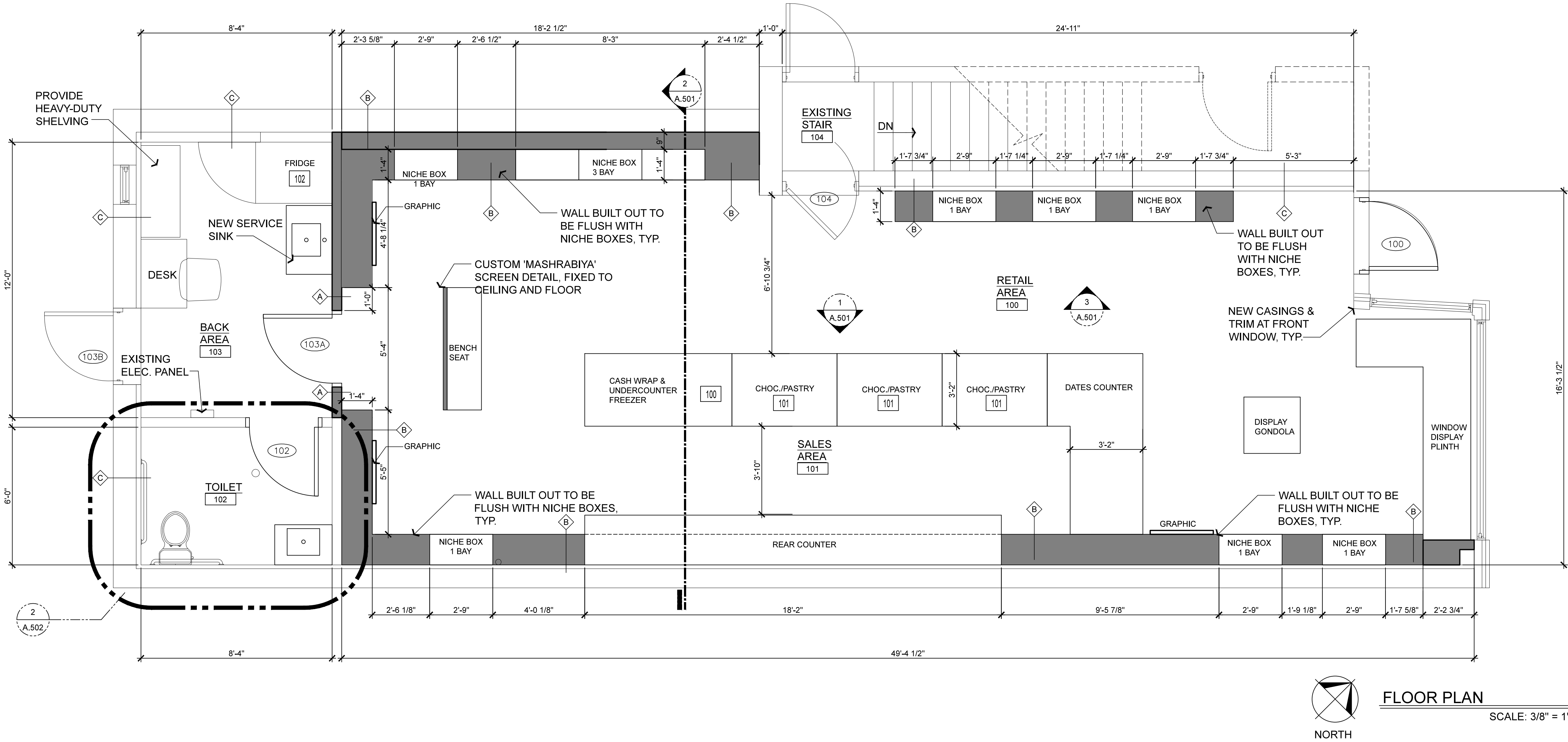
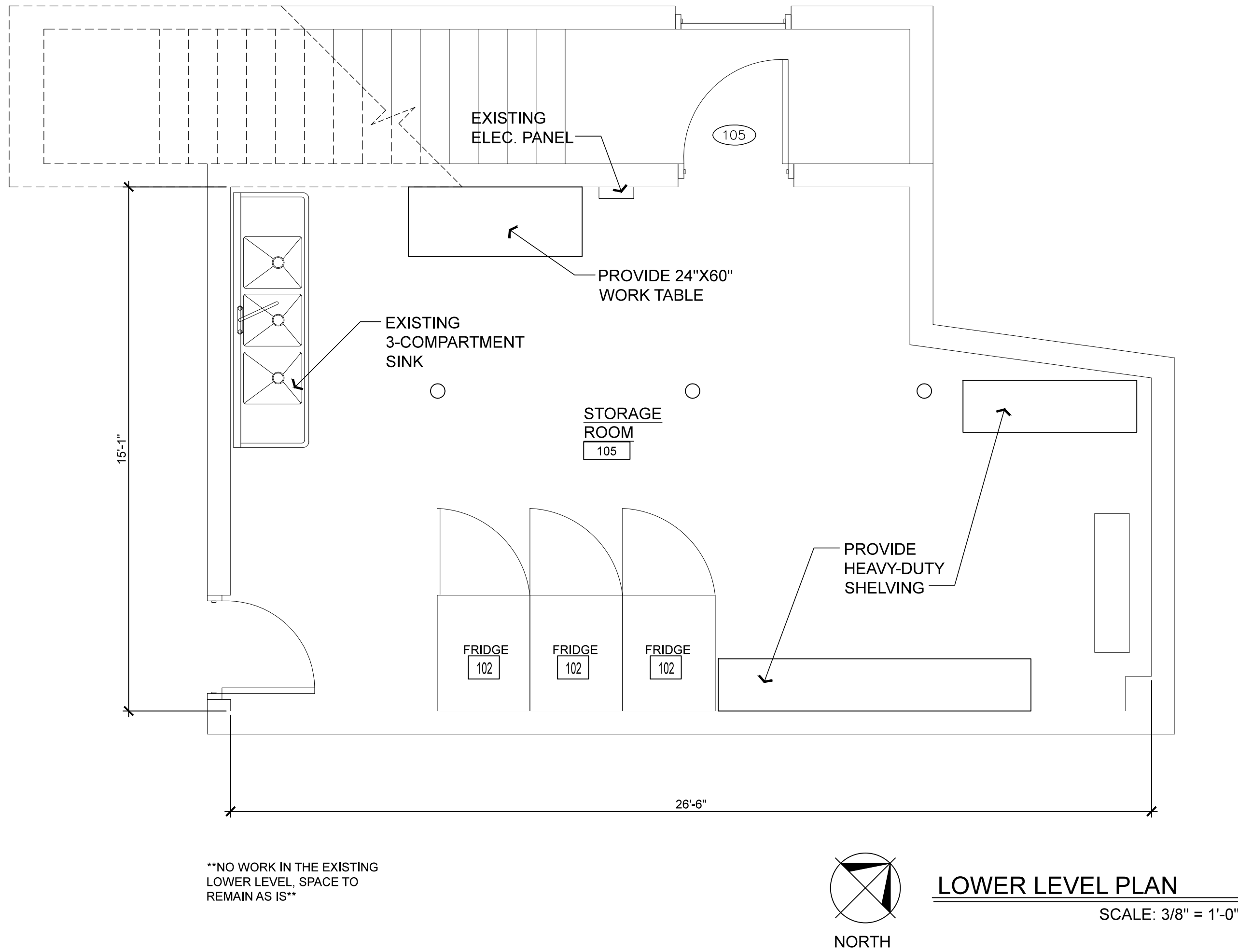
| NO. | QTY. | EQUIPMENT NAME | MAKE / MODEL NUMBER |
|-----|------|--------------------------|--|
| 100 | 1 | UNDERCOUNTER FREEZER | TURBO AIR CMUF-28-D2 (OR EQUAL) |
| 101 | 3 | CHOCOLATE/PASTRY COUNTER | ALAN NUTTALL/ INTERGRAL CHOCOLATE COUNTER (OR EQUAL) |
| 102 | 4 | FRIDGE | EVERLASTING/CHOCOLATE 101 CABINET (OR EQUAL) |

GENERAL EQUIPMENT NOTES:

- ALL EQUIPMENT IS BEING SUPPLIED BY THE TENANT. GENERAL CONTRACTORS ARE TO VERIFY MECHANICAL, PLUMBING AND ELECTRICAL REQUIREMENTS AND HOOK UPS.
- ALL EQUIPMENT MUST BE COORDINATED WITH MILLWORK CONTRACTOR FOR PROPER INSTALLATION. GENERAL CONTRACTOR AND ALL SUB CONTRACTORS ARE RESPONSIBLE FOR VERIFYING AND COORDINATE ALL EQUIPMENT WITH OWNER/TENANT AND ASSOCIATED SUB CONTRACTORS PRIOR TO ORDERING OR INSTALLING ANY EQUIPMENT OR PROVIDING UTILITIES TO SUCH EQUIPMENT. IF ANY DISCREPANCIES OCCUR, OWNER / DESIGNER/GENERAL CONTRACTOR SHALL BE NOTIFIED.

NOTES:

- PROVIDE BRACING/BLOCKING AT ALL WALL MOUNTED FIXTURES & ACCESSORIES.
- PATCH & REPAIR ANY EXISTING WALLS AS NEEDED. EXISTING WALL TRIM THAT HAS BEEN REPEATEDLY PAINTED FROM PREVIOUS TENANTS, WILL BE RECONSTRUCTED TO MATCH EXISTING.
- ALL NEW GYP. BOARD WALLS/SOFFITS TO BE FLUSH WITH NICHE BOXES.
- FURNITURE & WORKSTATIONS PROVIDED BY TENANT AND INSTALLED BY CONTRACTOR.
- ALL SELECTIONS MUST BE APPROVED AND SIGNED OFF BY TENANT & DESIGNER PRIOR TO PURCHASING AND INSTALLATION.



ISSUED FOR:

| | | |
|---|----------|--------------|
| 1 | 07-08-16 | REVIEW |
| 2 | 07-09-16 | PRELIM. BIDS |
| 3 | 07-21-16 | PERMITS/BIDS |
| 4 | 08-19-16 | HDC REVIEW |

Project Name:

BATEEL-INTERIOR BUILDOUT

215 N. OLD WOODWARD
BIRMINGHAM, MICHIGAN
48009

SHEET TITLE:

FLOOR PLAN

Scale:

AS NOTED

Sheet Number:

A.101

Date:

16018

Drawn By:

NK

Approved By:

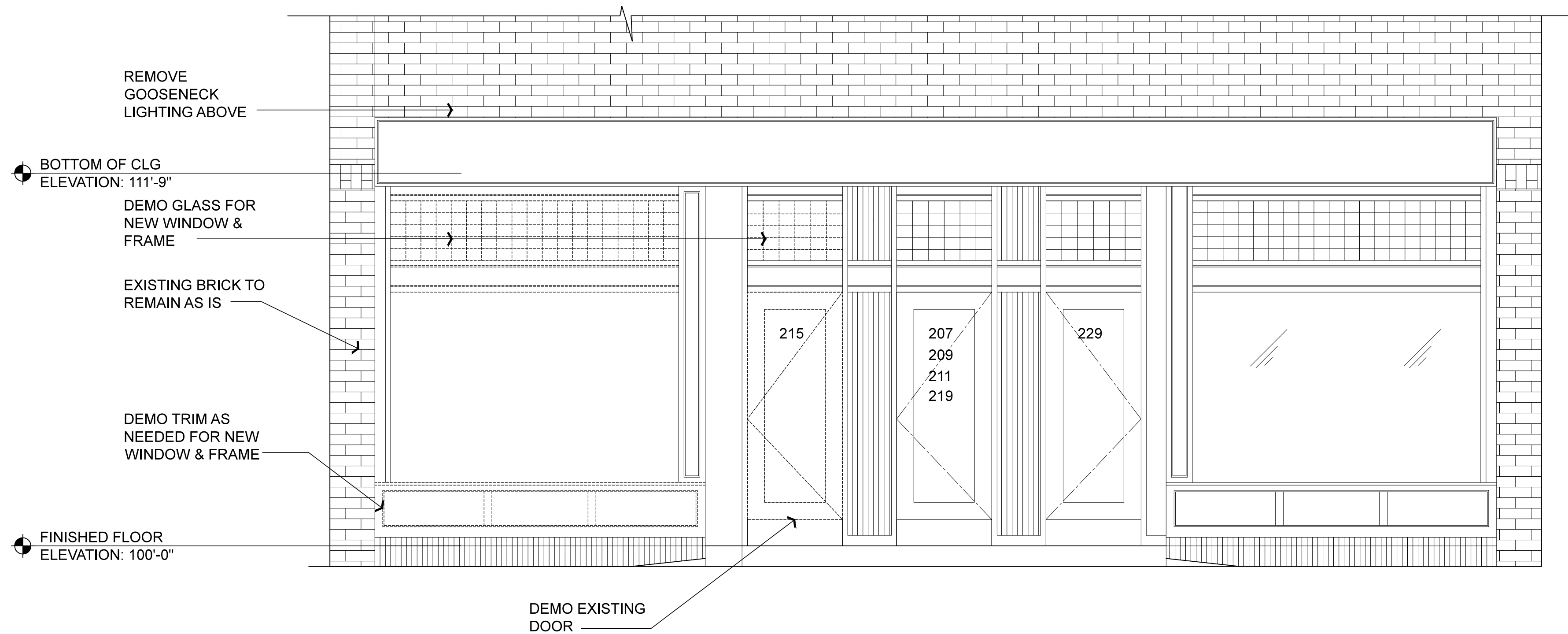
NKD
Nicole Kammo Design

NICOLE
KAMMO
DESIGN

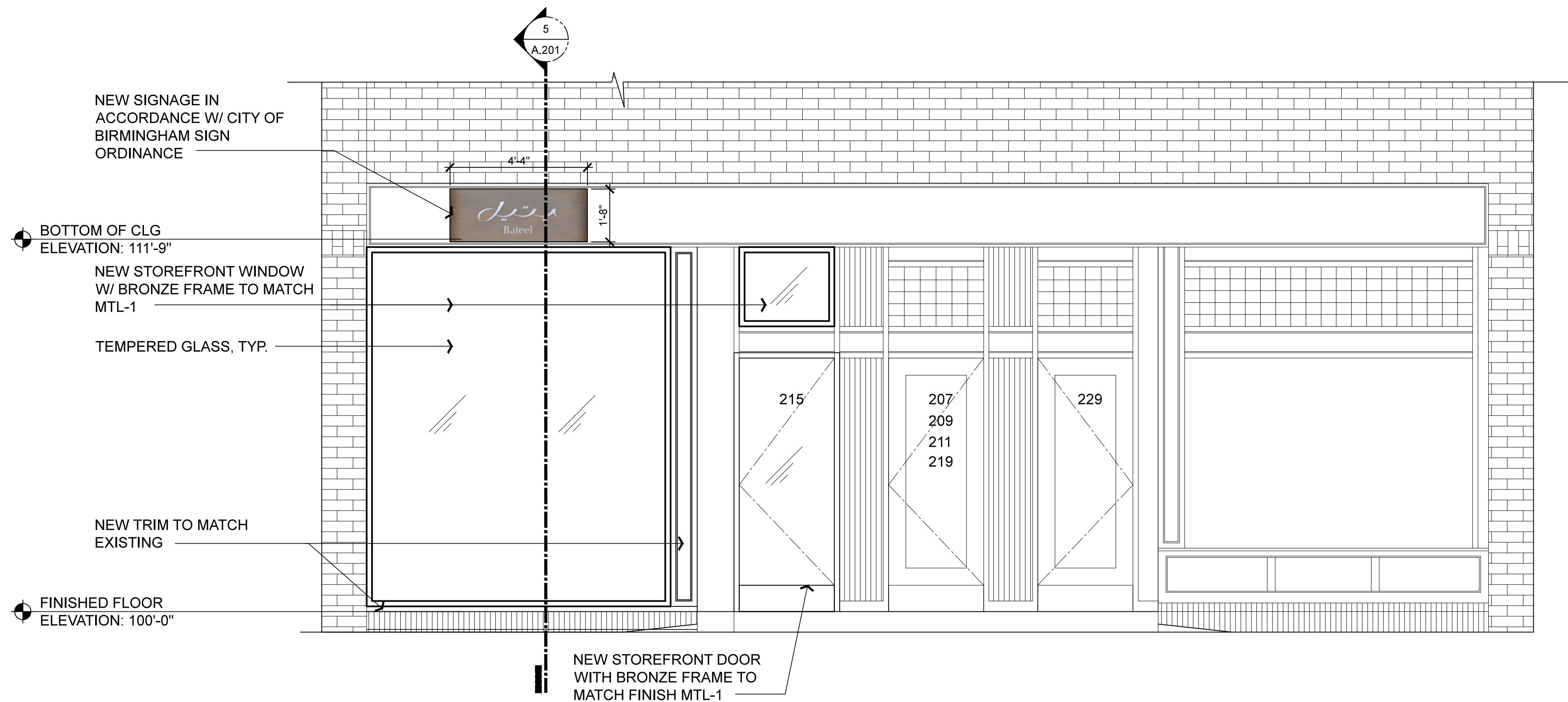
P.O. Box 250164
tel. 248.789.4561
www.nicolekammodesign.com

Franklin, MI. 48025
info@nicolekammodesign.com

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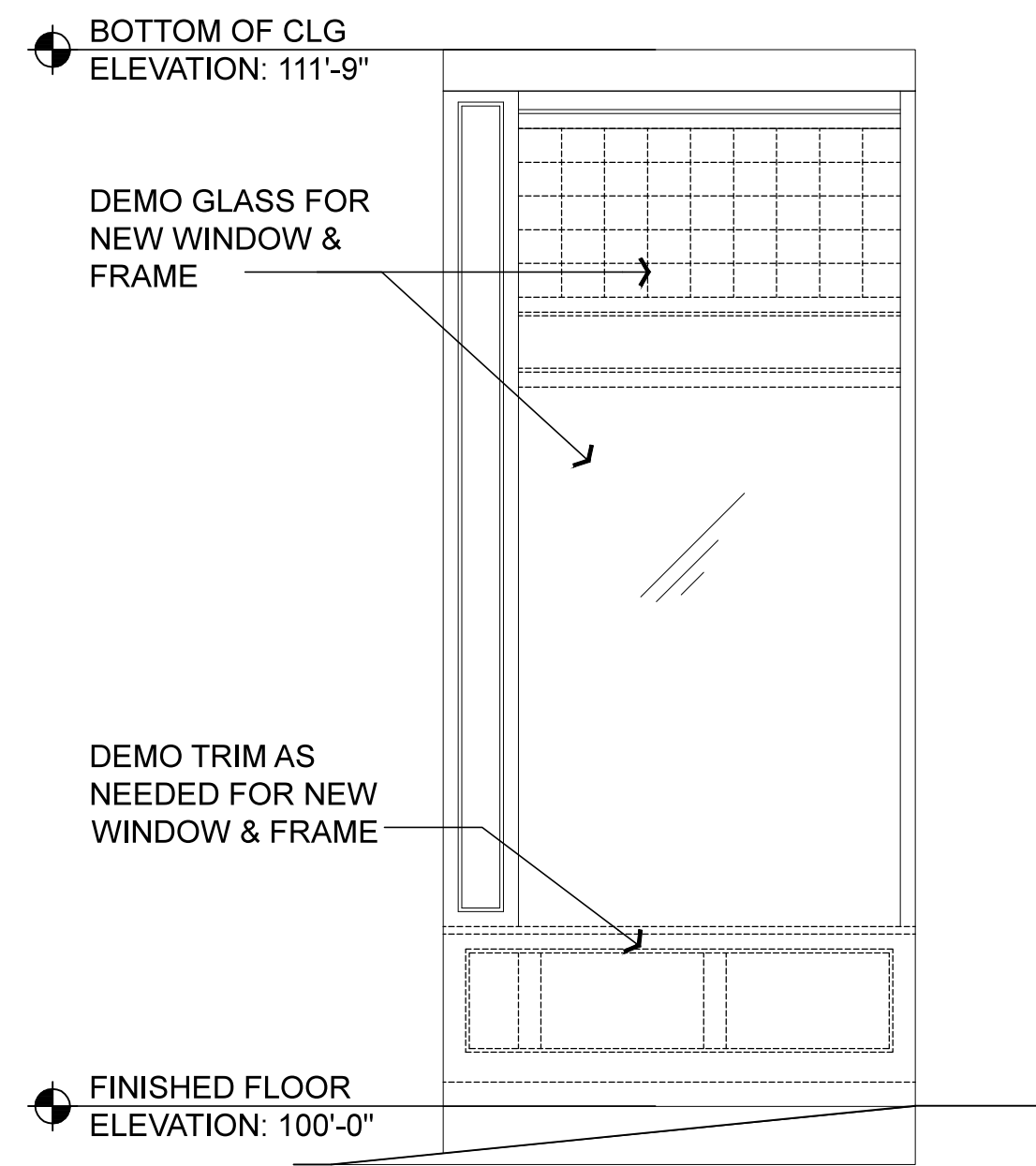
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A.201
EXISTING FRONT ELEVATION
SCALE: 3/8" = 1'-0"



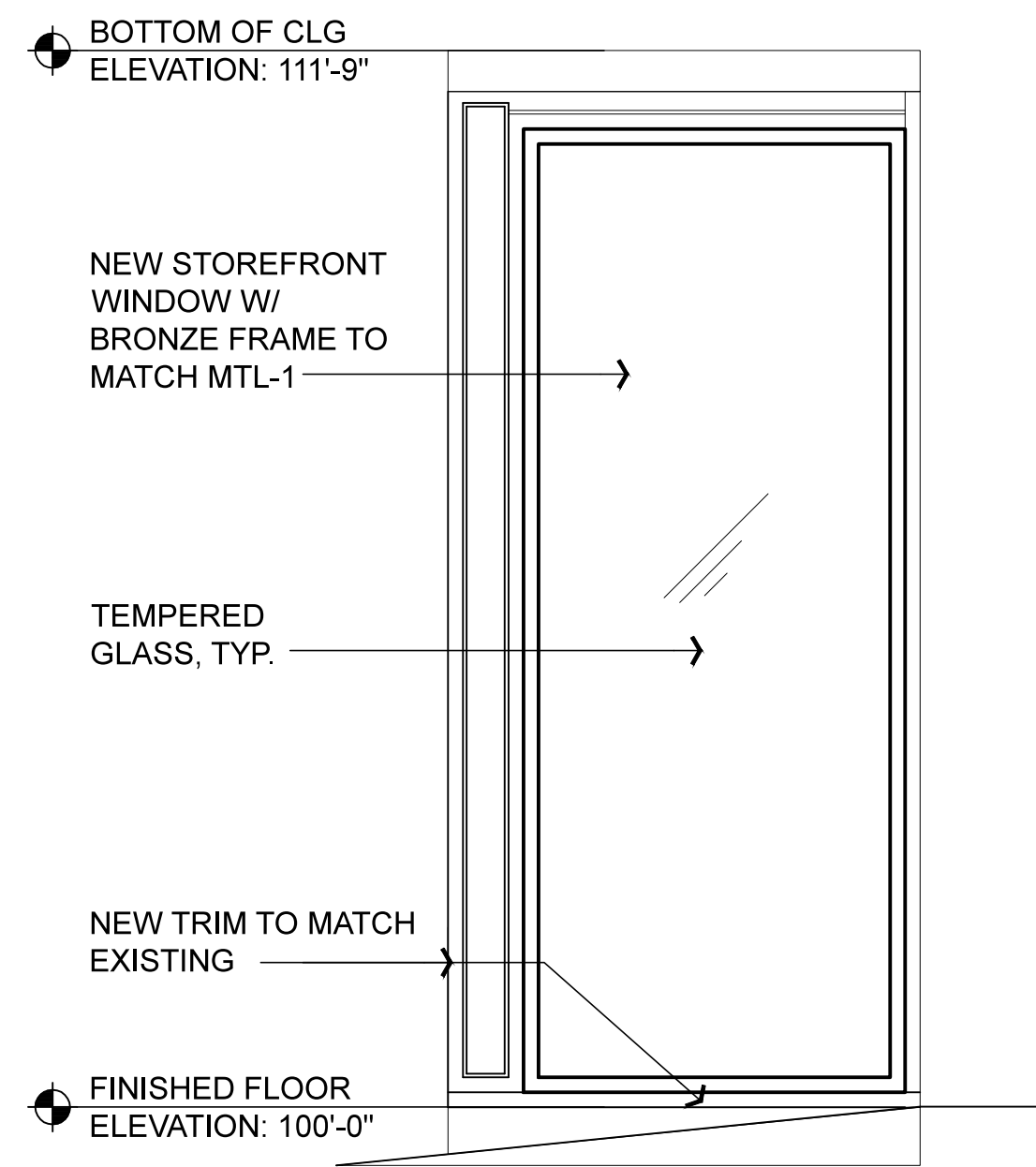
3
A.201
NEW FRONT ELEVATION
SCALE: 3/8" = 1'-0"

NOTES & MATERIALS:

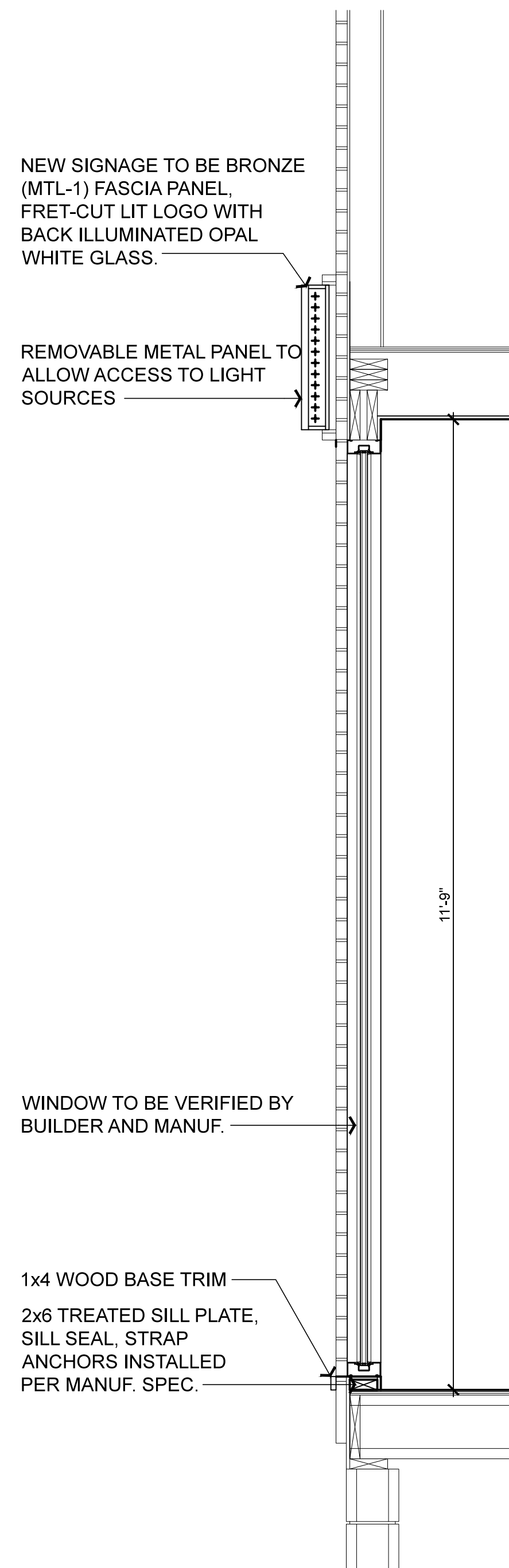
- ALL EXISTING TRIM TO BE SANDED AND STAINED AT 215 LOCATION ONLY, CONTRACTOR TO MATCH EXISTING STAIN COLOR
- EXISTING BRICK TO REMAIN, CONTRACTOR TO PATCH AND REPAIR EXISTING BRICK AS NEEDED.
- ALL GLASS USED AT STOREFRONT AND AT DOORS TO BE TEMPERED.
- BRONZE FRAMING TO MATCH FINISH MTL-1, CONTRACTOR TO PROVIDE CUSTOM FINISH IF NEEDED.
- SIGNAGE IN ACCORDANCE WITH CITY OF BIRMINGHAM SIGN ORDINANCE, THE CONTRACTOR AND OR TENANT WILL SECURE A SEPARATE PERMIT FOR SIGNAGE AT A LATER DATE.



2
A.201
EXISTING SIDE ELEVATION
SCALE: 3/8" = 1'-0"



4
A.201
NEW SIDE ELEVATION
SCALE: 3/8" = 1'-0"



5
A.201
SECTION
SCALE: 3/4" = 1'-0"

ISSUED FOR:

| | | |
|---|----------|--------------|
| 1 | 07-08-16 | REVIEW |
| 2 | 07-09-16 | PRELIM. BIDS |
| 3 | 07-21-16 | PERMITS/BIDS |
| 4 | 08-19-16 | HDC REVIEW |
| | | |
| | | |

Project Name:
BATEEL-INTERIOR BUILDOUT

215 N. OLD WOODWARD
BIRMINGHAM, MICHIGAN
48009

SHEET TITLE:
EXTERIOR ELEVATIONS

| | |
|--------------------|-------------------------------|
| Scale: AS NOTED | Sheet Number: A.201 |
| Date: 16018 | |
| Drawn By: NK | Approved By: |

| | |
|---|---|
| NKD Nicole Kammo Design | NICOLE KAMMO DESIGN |
| P.O. Box 250164 tel. 248.789.4561 www.nicolekammodesign.com | Franklin, MI. 48025 usa info@nicolekammodesign.com |

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NKD

Nicole Kammo Design

215 N. Old Woodward - Design Review Application Existing Exterior Photographs



NKD

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248.789.4561

info@nicolekammodesign.com

www.nicolekammodesign.com

NKD

Nicole Kammo Design



248.789.4561

info@nicolekammodesign.com

www.nicolekammodesign.com

NKD

Nicole Kammo Design



248.789.4561

info@nicolekammodesign.com

www.nicolekammodesign.com

NKD

Nicole Kammo Design



248.789.4561

info@nicolekammodesign.com

www.nicolekammodesign.com

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Nicole Kammo Design



248.789.4561

info@nicolekammodesign.com

www.nicolekammodesign.com

NKD
Nicole Kammo Design

215 N. Old Woodward - Sign Review Application
Existing Exterior Photograph



NKD

Nicole Kammo Design



248.789.4561

info@nicolekammodesign.com

www.nicolekammodesign.com

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 checked="" 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"/> DETACHED GARAGE | |
| <input type="checkbox"/> SHED | | <input type="checkbox"/> COMMERCIAL BUILDING | |
| <input type="checkbox"/> OTHER _____ | | | |
| ADDRESS 1298 BROOKWOOD | | PROPERTY IDENTIFICATION NUMBER (SIDWELL NO.) 19-26-131-003 | LOT NUMBER 169/70 |
| II. Applicant / Project Contact Information | | | |
| A. Applicant | | | |
| NAME PETERSON WAND BOES + CO | | ADDRESS 36800 WOODWARD SUITE 115 | |
| CITY BLOOMFIELD HILLS | STATE MI | ZIP CODE 48304 | TELEPHONE NUMBER (Include Area Code) 248-644-4910 |
| CELL PHONE NUMBER (Include Area Code) 734-905-16601 | FAX NUMBER (Include Area Code) 248-594-9797 | EMAIL ADDRESS 2biq2il@hunterrobertshomes.com | |
| B. Owner or Lessee | | | |
| NAME TOM SOWDEN | | ADDRESS 36800 WOODWARD SUITE 115 | |
| CITY BLOOMFIELD HILLS | STATE MI | ZIP CODE 48304 | TELEPHONE NUMBER (Include Area Code) 248-644-4910 |
| CELL PHONE NUMBER (Include Area Code) 248-594-9797 | FAX NUMBER (Include Area Code) 248-594-9797 | EMAIL ADDRESS SOWDENTOM@gmail.com | |
| C. Architect or Engineer | | | |
| NAME DTW + ASSOCIATES | | ADDRESS 3282 LOCUST AVE | |
| CITY COMMERCE | STATE MI | ZIP CODE 48382 | TELEPHONE NUMBER (Include Area Code) 248-926-1250 |
| CELL PHONE NUMBER (Include Area Code) 248-937-1834 | FAX NUMBER (Include Area Code) 248-937-1834 | EMAIL ADDRESS djwhomedesigner@gmail.com | |
| LICENSE NUMBER _____ | | | |
| D. Contractor | | | |
| NAME PETERSON WAND + BOES + CO | | ADDRESS 36800 WOODWARD SUITE 115 | |
| CITY BLOOMFIELD HILLS | STATE MI | ZIP CODE 48304 | TELEPHONE NUMBER (Include Area Code) 248-644-4910 |
| CELL PHONE NUMBER (Include Area Code) 734-905-16601 | FAX NUMBER (Include Area Code) 248-594-9797 | EMAIL ADDRESS 2biq2il@hunterrobertshomes.com | |
| INDIVIDUAL BUILDERS LICENSE NUMBER _____ | | EXPIRATION DATE _____ | |
| COMPANY BUILDERS LICENSE NUMBER 2102192231 | | EXPIRATION DATE _____ | |
| FEDERAL EMPLOYER ID NUMBER (or reason for exemption) 32-0221972 | | | |
| WORKERS COMP INSURANCE CARRIER (or reason for exemption) FRANKENMUTH INSURANCE | | | |
| UNEMPLOYMENT INSURANCE AGENCY EMPLOYER ACCOUNT NUMBER (or reason for exemption) 1559084 | | | |

pictures - 2 side rear of house
fence up.
less needed.



787 Greenwood



2259 W. Lincoln



1367 Cole



1797 Shipman







454 HAWTHORNE ST
BIRMINGHAM, MI

821 Hamilton





1228 Webster
Demo

1316 Austin

