

**AGENDA**  
**BIRMINGHAM HISTORIC DISTRICT COMMISSION**  
**MUNICIPAL BUILDING-COMMISSION ROOM-151 MARTIN STREET**  
**WEDNESDAY – November 2, 2016**  
**\*\*\*\*\*7:00 PM\*\*\*\*\***

- 1) **Roll Call**
- 2) **Approval of the HDC Minutes of October 5, 2016**
- 3) **Historic Design Review**
  - **539 S. Bates. – Alterations to the existing historic home**
  - **159 Pierce – Façade Renovation**
- 4) **Historic Sign Review**
- 5) **Miscellaneous Business and Communication**
  - A. Staff Reports
    - **Administrative Approvals**
    - **Violation Notices**
    - **Demolition Applications**
  - B. Communications
    - **Commissioners Comments**
- 6) **Adjournment**

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

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

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

**BIRMINGHAM HISTORIC DISTRICT COMMISSION  
MINUTES OF OCTOBER 5, 2016**

Municipal Building Commission Room  
151 Martin, Birmingham, Michigan

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Minutes of the regular meeting of the Historic District Commission ("HDC") held Wednesday, October 5, 2016. Board Member Keith Deyer, acting as chairman, called the meeting to order at 7 p.m.

**Present:** Commission Members Keith Deyer, Thomas Trapnell, Vice-Chairperson Shelli Weisberg, Michael Willoughby

**Absent:** Chairman John Henke; Commission Members Mark Coir, Natalia Dukas; Student Representative Loreal Salter-Dodson

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

**10-52-16**

**APPROVAL OF MINUTES  
HDC Minutes of September 7, 2016**

**Motion by Mr. Willoughby**

**Seconded by Ms. Weisberg to approve the HDC Minutes of September 7, 2016 as submitted.**

**Motion carried, 4-0.**

**VOICE VOTE**

Yeas: Willoughby, Weisberg, Deyer, Trapnell

Nays: None

Absent: Coir, Dukas, Henke

**10-53-16**

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

Zoning: R-2 Single-Family Residential



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

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

Mr. Willoughby recommended that the new siding be double the width of the existing siding, so that it is different, but also compatible.

Mr. Ben Heller, Architect, Morgan Heller Assoc., was comfortable with that recommendation. He added they also changed the frieze board where the addition is and changed the windows from last time to allow more light in.

**Motion by Mr. Willoughby**

**Seconded by Mr. Trapnell to approve the Historic Design Review for 300 Warren Ct., Ebenezer Raynale House, subject to the siding on the addition being double the width of the existing siding. Applicant to submit revised drawings showing the 8 in. lap board.**

**Motion carried, 4-0.**

**VOICE VOTE**

Yeas: Willoughby, Trapnell, Deyer, Weisberg

Nays: None

Absent: Coir, Dukas, Henke

**10-54-16**

**HISTORIC SIGN/DESIGN REVIEW**

**126 S. Old Woodward Ave.**

**Polpetta**

**Renovations to existing storefront**

**CBD Historic District**

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Zoning: B-4 Business Residential

Design: Mr. Baka highlighted the request. The applicant is proposing to renovate the storefront facade of the former Subway sandwich shop. The proposed work entails replacing the door, adding tinted window film, a new awning, signage and lighting.

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

Signage: The applicant proposes to print the name of the restaurant, "Polpetta Meatball Café" on the awning. The total linear building frontage is 12 ft. 1 in. permitting 12.083 sq. ft. of sign area. The proposed black letters of the sign spelling out "Polpetta Meatball Cafe" will be 27 in. high by 5 ft. wide, for a total area of 11.25 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 submitted plans indicate a mounting height of 10 ft. for the awning/sign. Article 1.0, Table B of the Birmingham Sign Ordinance states 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 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.

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

Responding to Chairperson Deyer, Mr. Baka indicated he could not find anything in the Ordinance that prohibits advertising on awnings. Also, the tinting is only a small portion of the front window, so the majority of that window would still be clear glass so that people can see into the establishment.

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Mr. Roman Bonaslawski, RonandRoman Architects, noted that at 10 ft. in width they have one of the tiniest storefronts in Downtown Birmingham. Also they are challenged by having a very dynamic storefront to the south, and the elaborate Churchill storefront to the north. They are proposing a new, very important wooden door with a glass window in it that is stained with red analine. Mr. Bonaslawski showed a sample of the tinted glass, and board members agreed it is optically clear and easy to see through. The materials board was passed around. The awning fabric will be clad in metalized silver and it projects out 18 in. A custom light bar above the awning in clear anodized silver and containing five (5) little BK fixtures points back at the awning. The awning will have its own cover on the bottom and that cover continues into the storefront.

Chairman Deyer said his dilemma is that this is not in line with some of the other suggested awning configurations that the commission has been approving. Ms. Weisberg noted it is hard to imagine trying to deal with a sign there. Mr. Willoughby thought the awning is unique in this circumstance. Chairman Deyer agreed there is uniqueness about it because of the width of the storefront.

**Motion by Mr. Willoughby**

**Seconded by Mr. Trapnell to approve the Historic Sign/Design Review for 126 S. Old Woodward Ave., Polpetta, as submitted with the understanding that the signage on the awning is allowed because of this unique situation of limited width and height to the building, and that they very successfully and beautifully presented a great solution to this space.**

**Motion carried, 4-0.**

**VOICE VOTE**

Yeas: Willoughby, Trapnell, Deyer, Weisberg

Nays: None

Absent: Coir, Dukas, Henke

The applicant indicated his intention to open for business by the end of the year.

**10-55-16**

**MISCELLANEOUS BUSINESS AND COMMUNICATIONS**

**A. Staff Reports**

-- Administrative Approvals

➤ 261 E. Maple Rd. -

- Exterior - Cinder block, gutters, downspouts, aluminum soffits (front and side of building), electrical meters, piping, vents, etc. Sherwin

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Williams, SW 7069 Iron Ore-Exterior Latex Lo-Luster Finish (eggshell, no flat finish).

- Faux stone areas - Front facade and side entrances walls Benjamin Moore, 979 Stampede-Exterior Latex Lo-Luster Finish (eggshell, no flat finish).
- Rear metal doors - Benjamin Moore, 979 Stampede-Exterior Alkyd Semi-Gloss finish.
- Optional metal canopy and upper mansard roof - Sherwin Williams, SW2847 Roycroft Bottle Green-Exterior Latex Lo-Luster Finish (eggshell, no flat finish).

➤ 175 W. Maple Rd. - Replace building awning, blade sign, sign over windows.

-- Violation Notices (none)

-- Demolition Applications

- 1412 Bennaville
- 541 Bennaville
- 1511 Bennaville
- 2834 Manchester
- 1492 Bird
- 1808 Hazel
- 604 Hana

## **B. Communications**

-- Commissioners' Comments

With respect to Social's commitment to a green wall, Mr. Baka observed it looks like that can be dealt with when they request a SLUP amendment for a more permanent enclosure for their seasonal dining.

The Middle Eastern restaurant in the former Einstein space is moving slowly with their construction.

The entire Figo Hair Salon storefront glass is an advertisement.

At Maple and Adams there were six sandwich boards laid out along the right-of-way.

**10-56-16**

## **ADJOURNMENT**

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No further business being evident, the commissioners motioned to adjourn the meeting at 7:25 p.m.

Matthew Baka  
Sr. Planner



# MEMORANDUM

Planning Division

**Date:** October 12, 2016  
**To:** Historic District Commission Members  
**From:** Matthew Baka, Senior Planner  
**RE:** Historic Design Review – 539 S. Bates – United Presbyterian Parsonage

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**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. A new prospective home owner appeared before the Commission on August 3, 2016 to request renewed approval of the previous plan, which was granted. At that time the applicant indicated that they would return to the Commission in the near future to request modifications to the original plan once they had finalized the purchase of the home.

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.

In 2012, the Historic District Commission approved a large two story addition on the back of the existing historic structure. The owners at the time never followed through with the approved addition. In August of 2016 a new prospective owner was granted a renewed approval of the previous addition. This was done prior to the formal purchase of the home in order to ensure that the previously approved addition would still be permitted. At that time the new owner, Mr. Michael Horowitz, indicated that he would likely be returning to the board to modify the plans for the addition slightly to better suit their needs. Accordingly, the applicant has now submitted revised plans requesting several changes to the site.

## **Design**

### **Addition**

The footprint of the addition to the house is proposed to be enlarged by 127 sq. ft. from the original approval to accommodate a new elevator and master bedroom suite. Also, the foot print of the garage is proposed to be enlarged 30 sq. ft. and the eave height to be raised 21". These changes are to accommodate a ½ story storage area above the garage and an interior staircase. Along the rear of the new addition the applicant is now proposing to construct an uncovered raised porch made of fendt old world holland tumbled paving brick in a "rustic blend" color.

In addition to the changes to the foot print of the addition, the applicant is also proposing several changes to the design and materials to be used. Shakertown cedar shingles are now proposed to be used on the addition and garage in place of the previously approved stucco finish. Also, the applicant is now proposing a 10" frieze board and simplified window and door casings. The color of the addition is proposed to be "Amherst Gray" on the cedar shake and the trim is proposed to be BM Pale Oak. The foundation of the addition and garage is now proposed to be concrete block parged with cement plaster painted SW 0077 "Classic French Gray". The chimney is now proposed to be Michigan field stone.

### **Historic Resource**

The changes proposed to the historic portion of the home include painting the existing Dolly Vardon Siding SW0077 – Classic French Gary (previously approved), install a new roof on the historic portion and the new addition using CertainTeed Landmark Pro Shingles in "driftwood" color.

The applicant is also proposing to renovate the front porch by replacing the ceiling with tongue and groove, v-groove, painted BM "Amherst Gray". The floor of the porch is proposed to be painted to match natural finish Ipe wood. The railing of the porch is proposed to be clear cedar clear-coated with polyurethane. The balusters are proposed to be painted BM Pale Oak OC-20. The proposal also calls for a new exterior light fixture with bronze finish and pearl mist glass.

The applicants architect has supplied additional details of this proposal in a narrative which is attached to this report.

## **Building Department comments**

The Building Department has supplied their standard comments including that the construction must comply with the 2015 Michigan Residential Code. The Building Department also had the following additional comments;

1. The detached garage must be a minimum of 10' from the principle structure. The survey indicates 9.9' where as the site plan indicates 10', this must be clarified prior to the issuance of a building permit;
2. The detached garage is limited to a maximum 6" overhang when located 3' off the property line;
3. The applicant must provide a clearance letter from DTE indicating that the garage meets required setbacks from utility lines. Nurah Dababneh is the contact person at DTE (248) 427-2946.

## **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 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"**

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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

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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



**BIRMINGHAM HISTORIC DISTRICT COMMISSION**  
**MINUTES OF AUGUST 3, 2016**  
Municipal Building Commission Room  
151 Martin, Birmingham, Michigan

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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.

**08-43-16**

**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



**PROJECT NARRATIVE:** City of Birmingham Historic District Commission  
**539 South Bates** September 30, 2016

Mr. and Mrs. Michael Horowitz are purchasing 539 South Bates, the historic former parsonage for the United Presbyterian Church. In August the Historic District Commission granted an extension of the Certificate of Appropriateness granted in 2012. At that time, Mr. Horowitz informed the Commission he may return to address small changes necessary to adapt the approved design to his family's needs. The proposed changes represented in this application maintain the approved concept which retains the historic resource; demolishes noncontributing additions; and adds new living space while clearly distinguishing the old from the new.

**We wish to address only the changes from the initial approved plan:**

- A.** As illustrated on the attached key plan, the footprint has been slightly increased to accommodate additional needs; an elevator and a small study.
- B.** The overall massing is largely unchanged; the addition remains subordinate to the historic resource. The "hyphen" linking the old and new is a bit less pronounced but remains an effective element.
- C.** Because the elevator is in the link, two windows have been eliminated on the west elevation
- D.** Due to plan changes, single windows replace the double windows in the south bay.
- E.** Shakertown cedar shingle panels have been substituted for the stucco originally called for on the new addition and garage. This is appropriate material choice to distinguish the new addition from the Dolly Vardon siding of the historic resource. The addition will be further distinguished from the main house by mitered corners (no corner boards), a 10" frieze board and simplified window and door casings.
- F.** The garage roof has been raised 21" at the eaves to provide an additional one-half story for storage. The roof pitch and configuration are otherwise unchanged. The garage doors are to be cedar shingle clad to blend with the siding. The garage footprint has been increased 30 SF to compensate for the interior fixed stair.
- G.** Landscaping changes are proposed to: 1). Create a strong identity for the entrance. 2). Establish a sense of privacy. 3). Provide visual interest and 4). Provide a transition of outdoor living space between the house and garage.
  - 1). A broad brick walk lined by flowering shrubs defines the entrance
  - 2). Privacy will be provided by a 6 feet high fence on the south property line from the end of the existing hedge eastward; along the east property line; and on the north property line east of the existing brick wall. Additional screening will be provided by arborvitae lining the fence to the east and by columnar European hornbeam against the north brick wall.
  - 3). The front yard living space provided in the original plan is not needed by the Horowitz family. The area will remain lawn sectioned by the existing hedge. Visual interest will be provided by the placement of two Kousa dogwood trees and an Amelancier. Sunny portions of the perimeter are to be planted with perennials and

ground cover. A woodland garden of ferns, hostas and other shade tolerant plants will be established in the shady portion of the rear yard.

4). The garage slab is 39" lower than the finished first floor level. A brick terrace is proposed to make a comfortable, gradual transition between the two structures. The terrace will provide outdoor living space at a level convenient to the indoor living space and in in close proximity to the rear yard landscaped area.

## **H. Materials and Colors**

\* Denotes change

### **Roofing:**

Proposed:

CertainTeed Landmark Pro Shingles, Color - Driftwood

Previously Approved:

CertainTeed Independence Line, Premium Designer Shingles, Color – Driftwood

### **Wall Siding:**

Historic Resource:

Proposed as previously approved:

Existing Dolly Vardon siding, Painted, Color – Sherwin Williams SW 0077 – Classic French Gray

Addition and Garage:

Proposed:

\* Shakertown Cedar shingle panels – 7" exposure, even butts, mitered corners, stained with Benjamin Moore, Arborcoat, semi-transparent stain, Color – Amherst Gray

Previously Approved:

Stucco, Painted, Color - Sherwin Williams SW 0077 Classic French Gray

### **Foundation and Chimney:**

Historic Resource:

Michigan fieldstone foundation

Addition and Garage:

Proposed:

\* Foundation: Concrete block parged with cement plaster, Painted, Color - Sherwin Williams SW 0077 Classic French Gray

Chimney: Michigan fieldstone

Previously approved Foundation and Chimney:

Fon-du-lac limestone

### **Windows:**

Proposed:

JeldWen, double-hung aluminum clad wood windows, Color – Chestnut Brown, Low-E with argon glass

Previously Approved:

Marvin, double-hung aluminum clad wood windows, Color – Dark Brown, Low-E with argon glass

**Doors:**

Historic Resource:

Front door – Existing – Painted Black

Addition and Garage:

Proposed

\* All pedestrian doors Painted – Color – Benjamin Moore Pale Oak OC-20

Garage Doors:

\* Overhead doors clad with cedar shingles, Stained, Benjamin Moore Arborcoat semi-transparent, Color – Amherst Gray

Previously approved pedestrian and garage doors:

Pratt & Lambert Historic color Chowning's Tavern Brown

**Soffits:**

Historic Resource:

Proposed:

\* Tongue and groove, v-groove, Painted, Color - Benjamin Moore Pale Oak OC-20

Previously Approved:

Pratt & Lambert Historic color Chowning's Tavern Brown CW-121

Addition and Garage:

Proposed:

\* Tongue and groove, v-groove fir, Painted, Color - Benjamin Moore Pale Oak OC-20

Previously Approved:

Pratt & Lambert Historic color Chowning's Tavern Brown CW-121

**Porch Ceiling:**

Historic Resource:

\* Tongue and groove, v-groove fir, Stained, Benjamin Moore Arborcoat semi-solid, Color – Amherst Gray

Previously Approved:

Pratt & Lambert Historic color Chowning's Tavern Brown CW-121

**Trim:**

Historic Resource, Addition, Garage:

Proposed:

\* All trim, sizes per elevation sheets A-5, A-6 painted pine, Color - Benjamin Moore Pale Oak OC-20

Previously Approved:

Pratt & Lambert Historic color Chowning's Tavern Brown CW-121

**Porch Surfaces and Treads:**

Historic Resource:

Paint to match natural finish Ipe wood (similar to existing color)

Proposed:

Screened porch and step treads: Natural finish Ipe wood

Rear terrace and front sidewalk: Paving brick – Fendt Old World Holland Tumbled – Rustic Blend

Previously Approved (existing porch):

Pratt & Lambert Historic color Chowning's Tavern Brown CW-121

**Guardrail / Handrail:**

Historic Resource:

Proposed:

Balusters painted. Color - Benjamin Moore Pale Oak OC-20

Rails: Clear cedar clear-coated with polyurethane

Previously Approved:

Balusters and rails: Pratt & Lambert Historic color Chowning's Tavern Brown CW-121

**Exterior Lighting:**

All Fixtures are from the Andrita Collection of the Great Outdoors by Minka – Lavery. Aluminum with #179 Bronze Finish / Pearl Mist Glass

Historic Resource:

**Fixture A:** Front Porch Ceiling:

(2) 72029 – A179 – PL Flush Mount, 11.5" dia. X 4.75" H (1) -13W GU24 Spiral CFL

Addition:

**Fixture B:** Screened porch posts:

(4) 72023 – A179 PL Wall Mount, 7.5" x 17.5" x 10.75 ext, (1) -13W GU24 Spiral CFL

**Fixture C:** at rear doors

(3) 72022 – A179 PL Wall Mount, 6.25" x 12.5" x 8.75 ext, (1) -13W GU24 Spiral CFL

Garage:

**Fixture C:** (2) over garage doors, (1) at west side door and (1) at north double doors

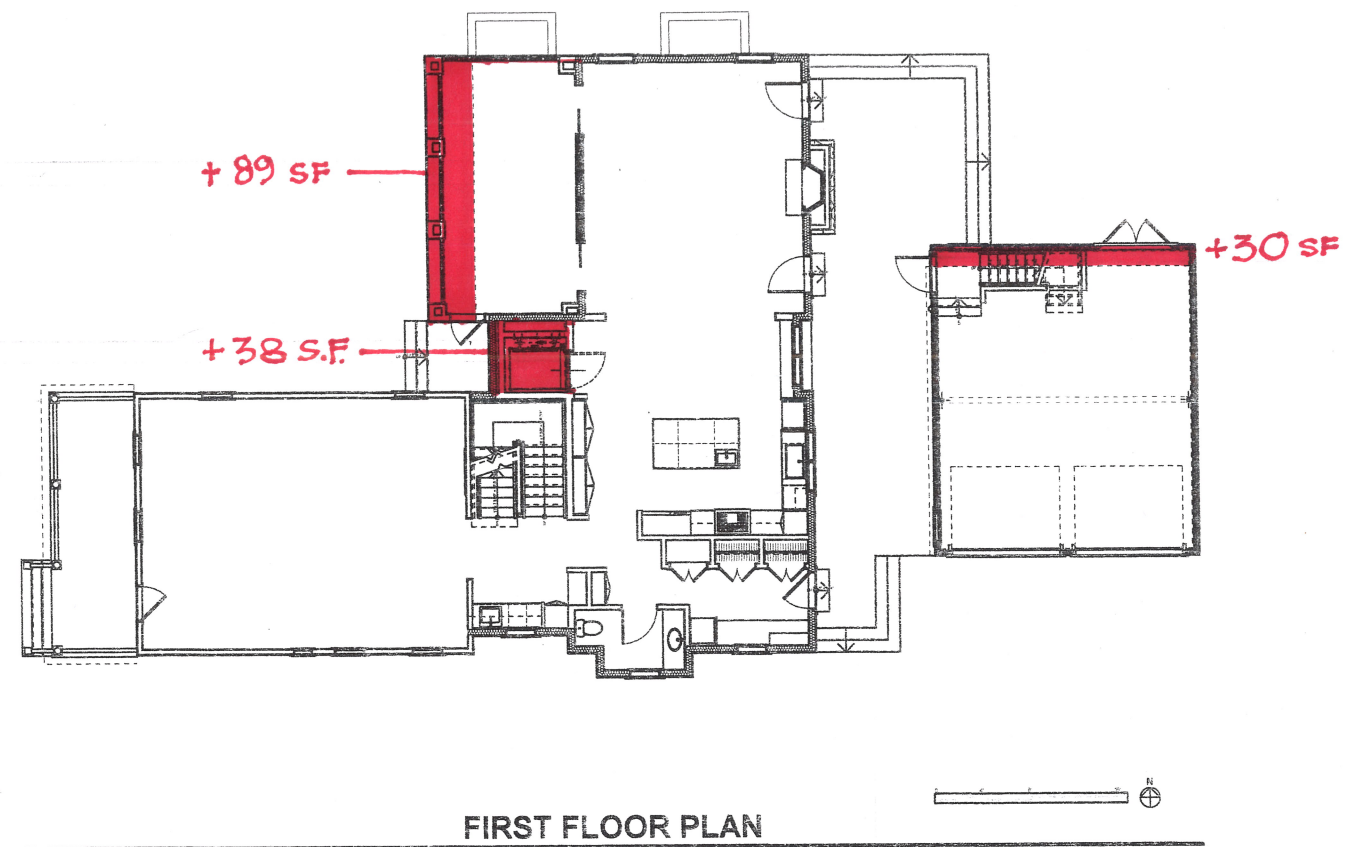
(4) 72022 – A179 PL Wall Mount, 6.25" x 12.5" x 8.75 ext, (1) -13W GU24 Spiral CFL

We respectfully request Historic District Commission approval of all requested changes. We believe they are proposed within the spirit of the approved Certificate of Appropriateness, in full compliance with the Historic District Design Review Standards and Guidelines.

Thank you,

Finnicum Brownlie Architects

William L. Finnicum AIA NCARB  
President



KEY:



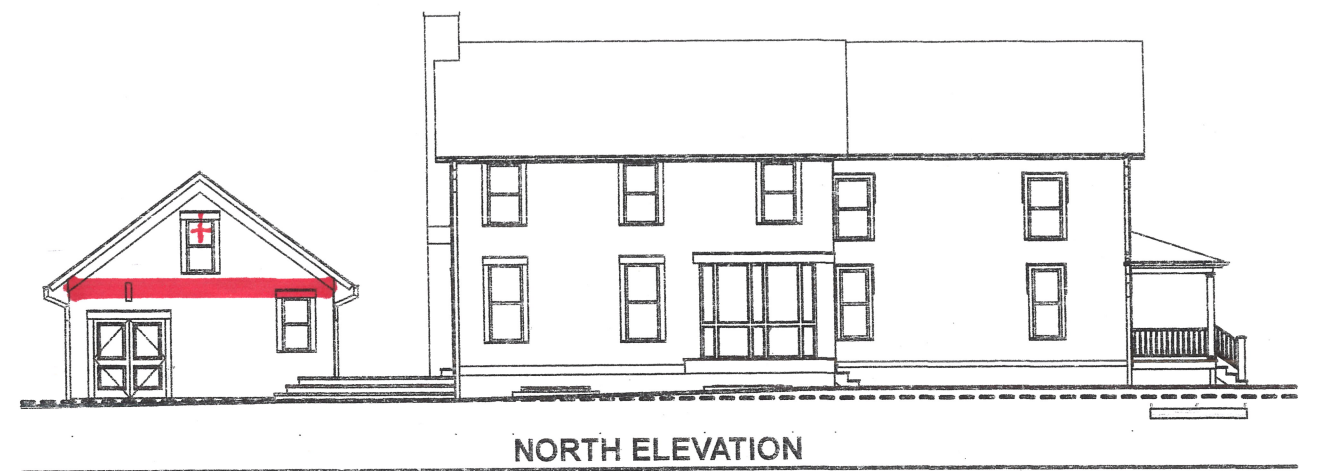
ADD TO FOOTPRINT



ADD WINDOW



REMOVE WINDOW







539























SOUTH ELEVATION, COLORED



WEST ELEVATION, COLORED





NORTH ELEVATION, COLORED



EAST ELEVATION, COLORED





PERSPECTIVE FROM NORTH WEST

**539 S. BATES STREET**  
BIRMINGHAM, MI





PERSPECTIVE FROM SOUTH WEST

**539 S. BATES STREET**  
BIRMINGHAM, MI

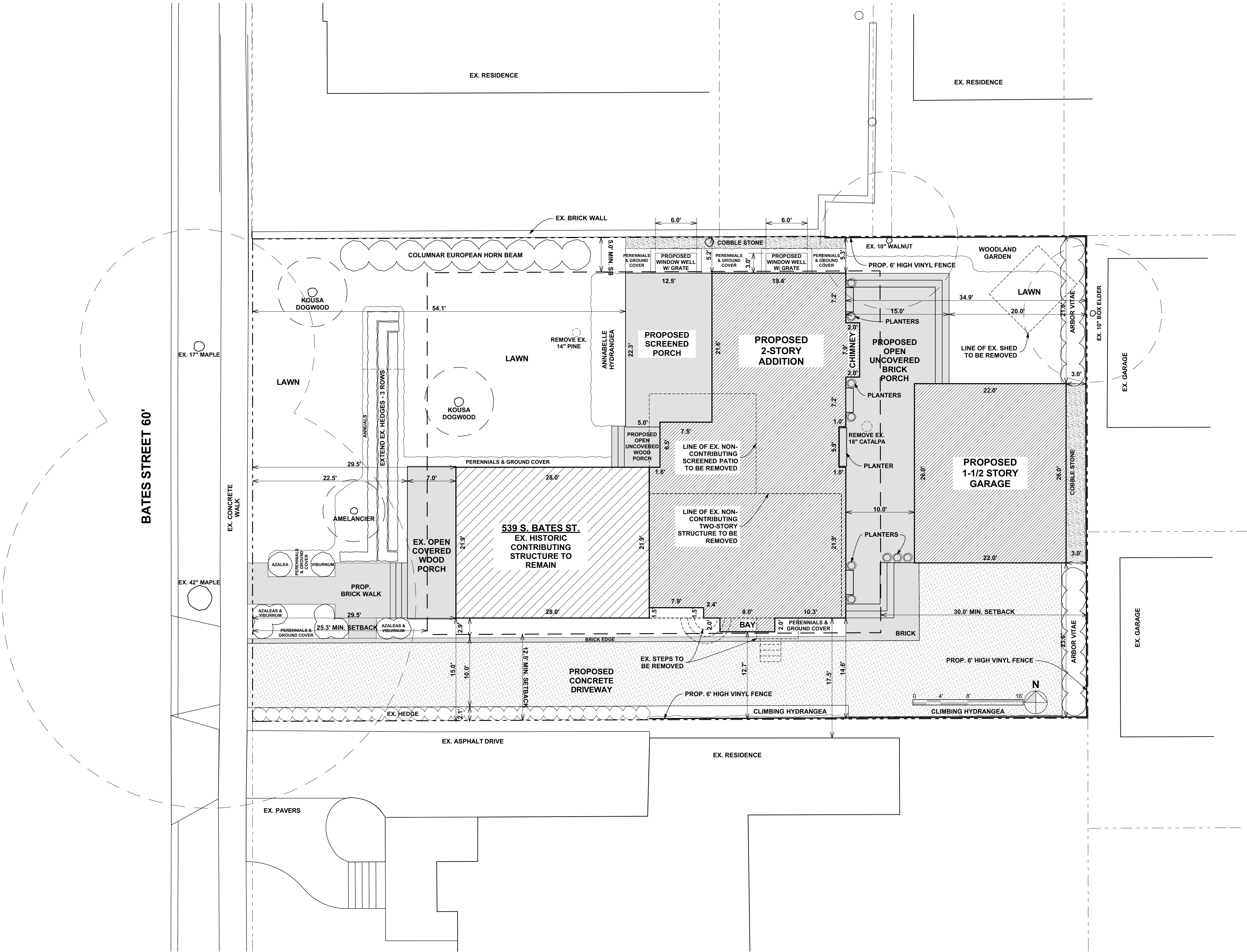


# 539 S. BATES STREET

## BIRMINGHAM, MICHIGAN

SHEET INDEX	
ID	Name
A-0	SITE PLAN WITH LANDSCAPING
1 of 1	PROPOSED GRADING PLAN
A-1	ROOF PLAN, DEMOLITION PLANS
A-2	LOWER LEVEL FLOOR PLAN
A-3	FIRST FLOOR PLAN
A-4	SECOND FLOOR PLAN
A-5	ELEVATIONS
A-6	ELEVATIONS

SCHEDULE OF REGULATIONS (ZONING CLASS R-3)			
RPRIMARY STRUCTURE	REQUIRED:		PROPOSED:
MINIMUM LOT AREA (S.F.):	4,500 S.F.		8475.25 S.F.
MINIMUM OPEN SPACE (S.F.):	40%	3390.1	51%
MAXIMUM LOT COVERAGE (S.F.):	30%	2542.6	28%
MIN. FLOOR AREA (S.F.):	1,000 S.F.		1815.75 S.F.
MAXIMUM BUILDING HEIGHT:	28.0'	25.2'	
MAX. EAVE HEIGHT:	24.0'	20.4'	
MIN. FRONT SETBACK: (AVERAGE WITHIN 200.0'):	25.2'	29.5'	
MIN. REAR SETBACK:	30.0'	34.9'	
COMBINED FRONT & REAR SETBACKS:	55.0'	64.4'	
MIN. SIDE, AT LEAST ONE: (GREATER OF 10% OR 9.0' MIN.):	9.0'	12.7'	
MIN. SIDE, COMBINED: (25% OF LOT WIDTH):	17.5'	12.7' + 5.2' = 17.9'	
DISTANCE TO ADJOINING STRUCTURE (SOUTH):	17.5'	3.0' X 6.0'	
WINDOW WELL:	3'X6', COVERED W/ GRATE	3'X6', COVERED W/ GRATE	
MAX. PORCH INTO REAR YARD:	15.0'	15.0'	
MAX. PORCH INTO FRONT YARD:	10.0'	7.0'	
ACCESSORY STRUCTURE	REQUIRED:		PROPOSED:
REAR SETBACK:	3.0'		3.0'
SIDE SETBACK:	3.0'		21.0'
DISTANCE TO ADJOINING STRUCTURE (EAST):	6.0'		6.0'
MAXIMUM FLOOR AREA:	500 S.F.		SEE BELOW
INCLUDING INTERIOR STAIR, BONUS:	+75.0 S.F.		572.0 S.F.
MAXIMUM BUILDING HEIGHT:	14.5'		14.5'
MAX. EAVE HEIGHT:	12.0'		9.75'
WINDOWS ADJOINING SIDE YARD:	8 S.F.		NONE
DORMERS:	50% WIDTH		NONE

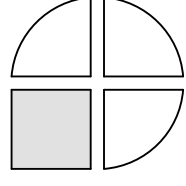


PROPOSED SITE PLAN WITH LANDSCAPING

SCALE: 1/8" = 1'-0"

1  
A-0

HDC: 09-30-2016



**FINNICUM  
BROWNLIE  
ARCHITECTS**

25885 German Mill Rd.  
FRANKLIN, MI 48025  
248 851 5022

PROJECT:

539 S. BATES STREET  
BIRMINGHAM, MI

TITLE:

SITE PLAN WITH LANDSCAPING

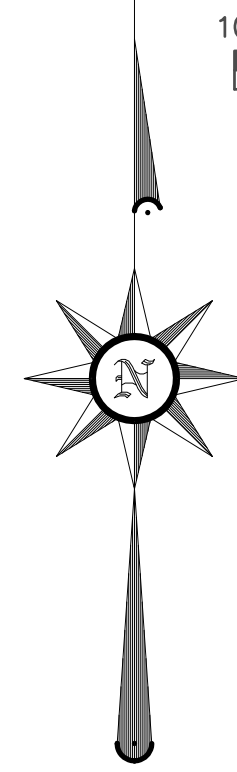
SHEET NO.

A-0

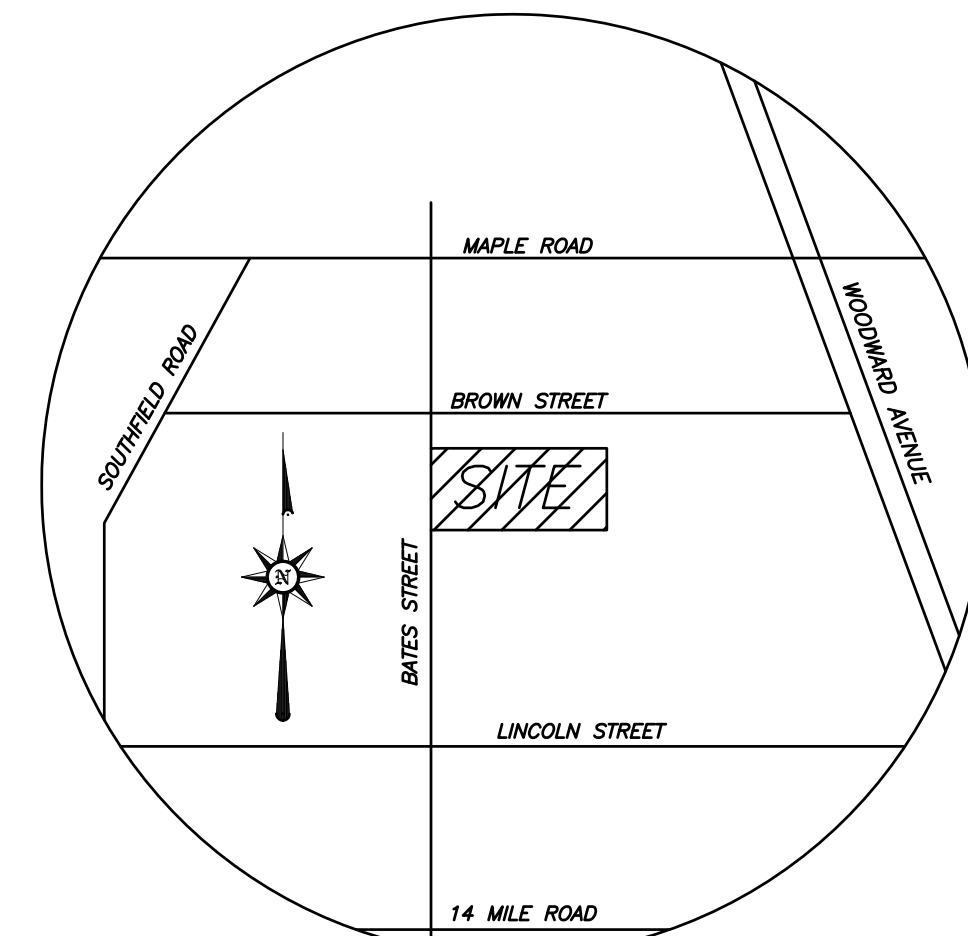


S. LINE OF BROWN STREET

10 20 30 R  
SCALE 1"=10'



NOTE:  
IT IS THE CLIENT'S RESPONSIBILITY TO REVIEW THIS DRAWING FOR ALL HOUSE PLAN DATA, INCLUDING (BUT NOT LIMITED TO), ELEVATION, HOUSE AND BASEMENT SIZES, CANTILEVERS, ETC., AND, THE HOUSE LOCATION AND ORIENTATION ON THE PARCEL. ANY DISCREPANCIES NOT BROUGHT TO OUR ATTENTION, SHALL BE THE SOLE RESPONSIBILITY OF THE CLIENT.



LOCATION MAP  
NO SCALE

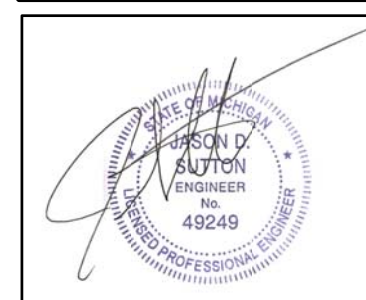
**TDU**  
CONSULTING INC.  
1299 LAMPLIGHTER LANE  
ROCHESTER HILLS, MI 48306  
(248) 765-0897  
TDUCONSULTING.COM

CLIENT  
**FINNICUM BROWNIE  
ARCHITECTS**  
26885 GERMAN MILL RD.  
FRANKLIN, MI 48025  
(248) 551-5022

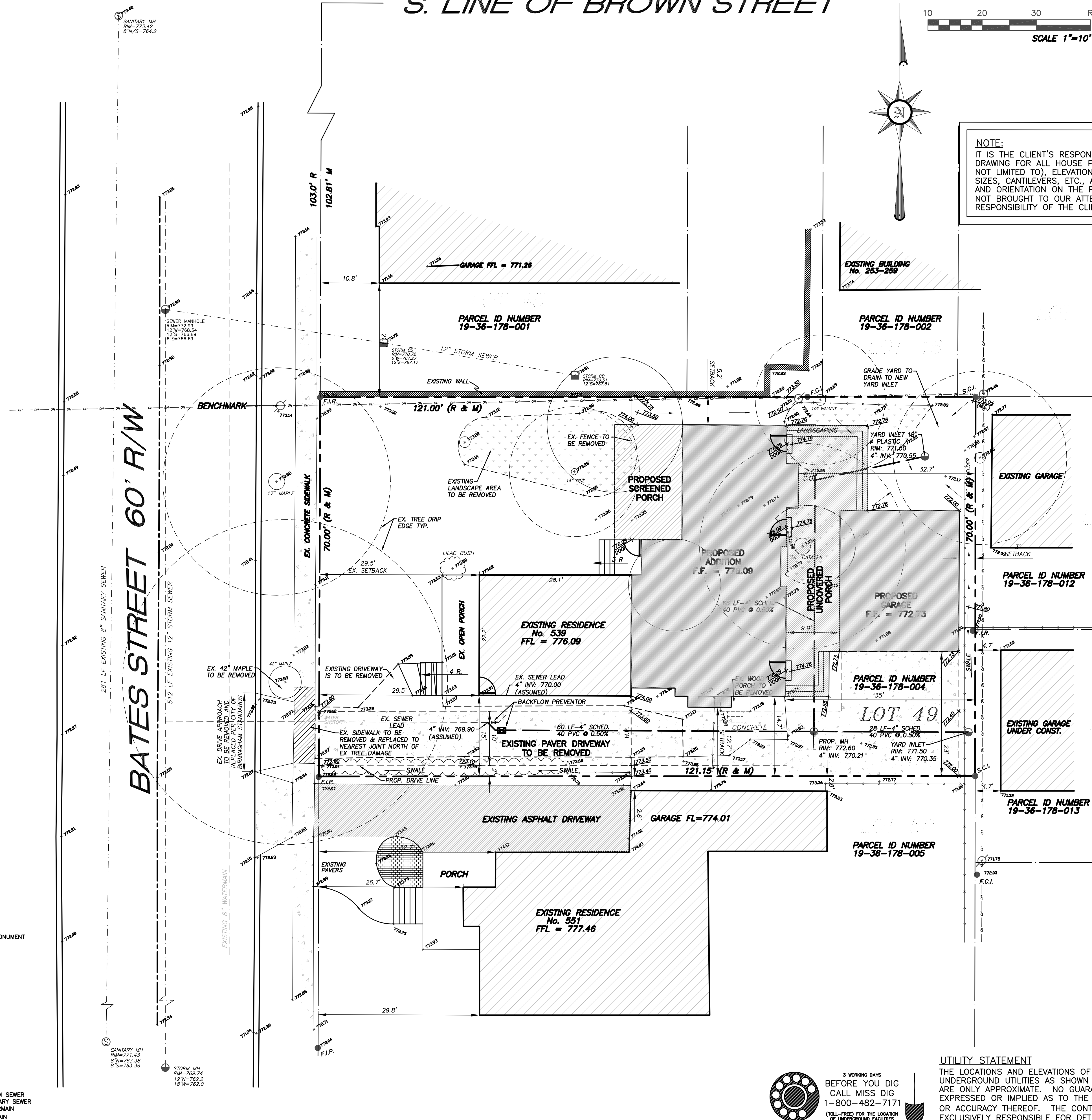
PROJECT TITLE  
**HOROWITZ RESIDENCE**  
530 S. BATES  
BIRMINGHAM, MI 48009

SHEET TITLE  
**PROPOSED  
GRADING PLAN**

DATE  
7-24-2012  
9-28-2016  
10-05



SHEET NO.  
**1 of 1**  
PROJECT NO.  
12-549



PROPERTY DESCRIPTION

LOT 49 OF "ASSESSOR'S REPLAT OF PART OF TORREY'S, HOOD'S & SMITH ADDITIONS SUBDIVISION", PART OF THE N.W. 1/4 OF SECTION 36, T.2N., R.11E., CITY OF BIRMINGHAM, OAKLAND COUNTY, MICHIGAN. SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.

NOTE: NO TITLEWORK WAS SUPPLIED BY CLIENT. THEREFORE NO EASEMENTS OF RECORD COULD BE SHOWN, UNLESS THEY ARE SHOWN ON THE SUBDIVISION PLAT.

BENCHMARK

NAIL IN POWER POLE LOCATED NEAR THE N.W. CORNER OF PROPERTY. ELEVATION = 775.19 BASED ON CITY OF BIRMINGHAM DATUM

AVERAGE FRONT SETBACK

HOMES TO SOUTH

No. 551 26.7'  
No. 563 29.7'  
No. 571 29.8'  
No. 595 30.0'

HOMES TO NORTH:  
GARAGE 10.8'

AVERAGE FRONT SETBACK = 25.4'

AVERAGE LOT GRADE:

N.W. LOT CORNER = 773.0  
N.E. LOT CORNER = 773.5  
S.E. LOT CORNER = 771.8  
S.W. LOT CORNER = 772.8

AVERAGE LOT GRADE: 772.78

LOT INFORMATION  
TOTAL LOT = 8475.2 SQ. FT.

LEGEND

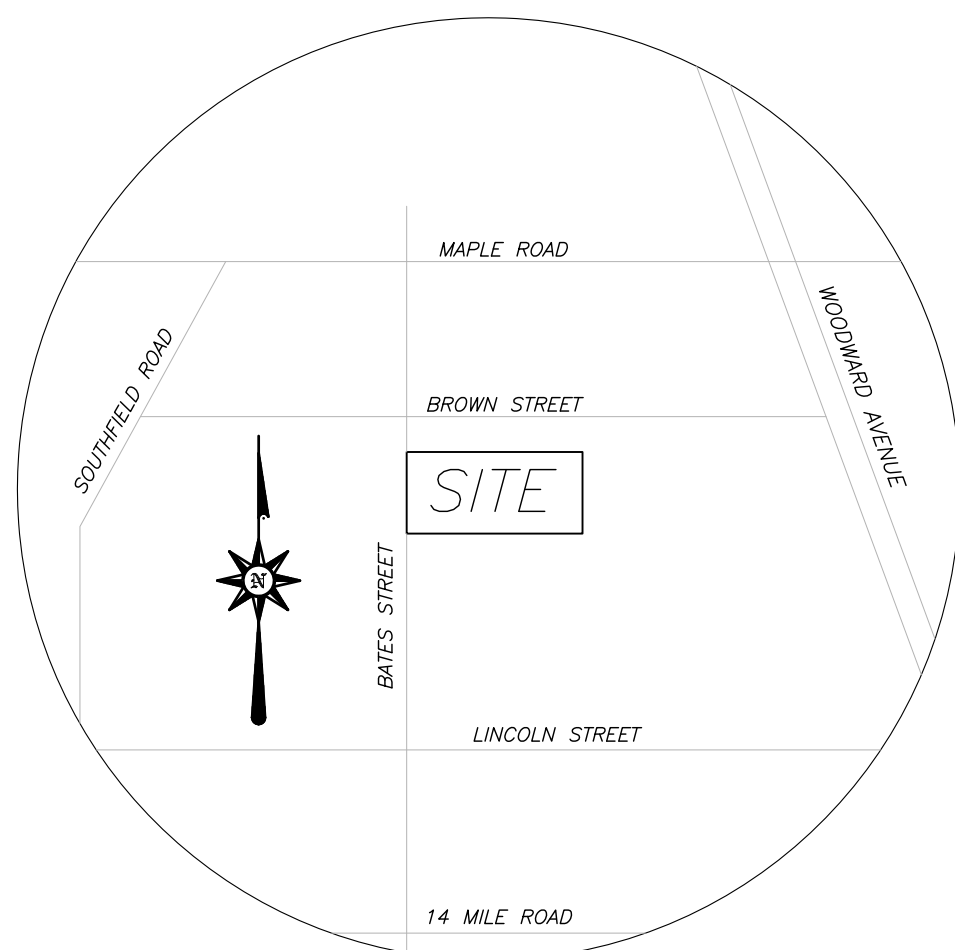
- FOUND IRON ROD
- FOUND IRON PIPE
- FOUND CONCRETE MONUMENT
- SET CAPPED IRON
- RECORDED
- MEASURED
- STORM CATCH BASIN
- STORM MANHOLE
- SAN MANHOLE
- SANITARY CLEANOUT
- WATER GATEWELL
- WATER HYDRANT
- POWER POLE
- LIGHT POLE
- TRAFFIC SIGN
- EXISTING TREE LOCATION
- CORRESPONDING TREE NUMBER
- PROPOSED ELEVATION
- OVERHEAD WIRES
- FENCE LINE
- UNDERGROUND STORM SEWER
- UNDERGROUND SANITARY SEWER
- UNDERGROUND WATERMAIN
- GAS
- UNDERGROUND GASMAIN

UTILITY STATEMENT

THE LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS DRAWING ARE ONLY APPROXIMATE. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR DETERMINING THE EXACT UTILITY LOCATIONS AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.

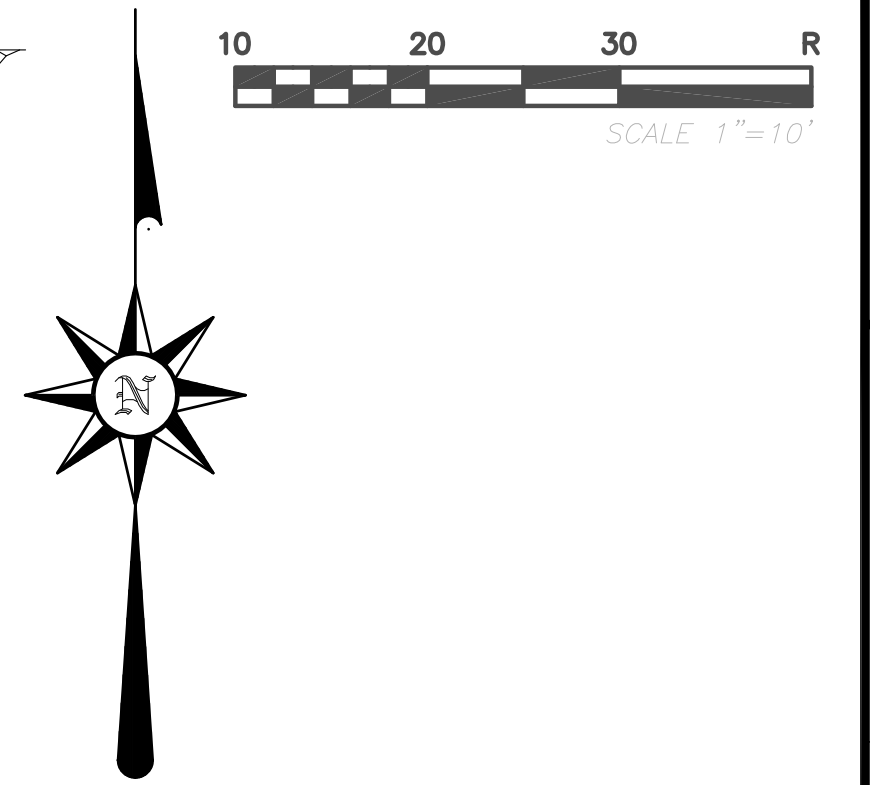


LOCATION MAP  
NOT TO SCALE



BOUNDARY & TOPOGRAPHICAL SURVEY

S. LINE OF BROWN STREET



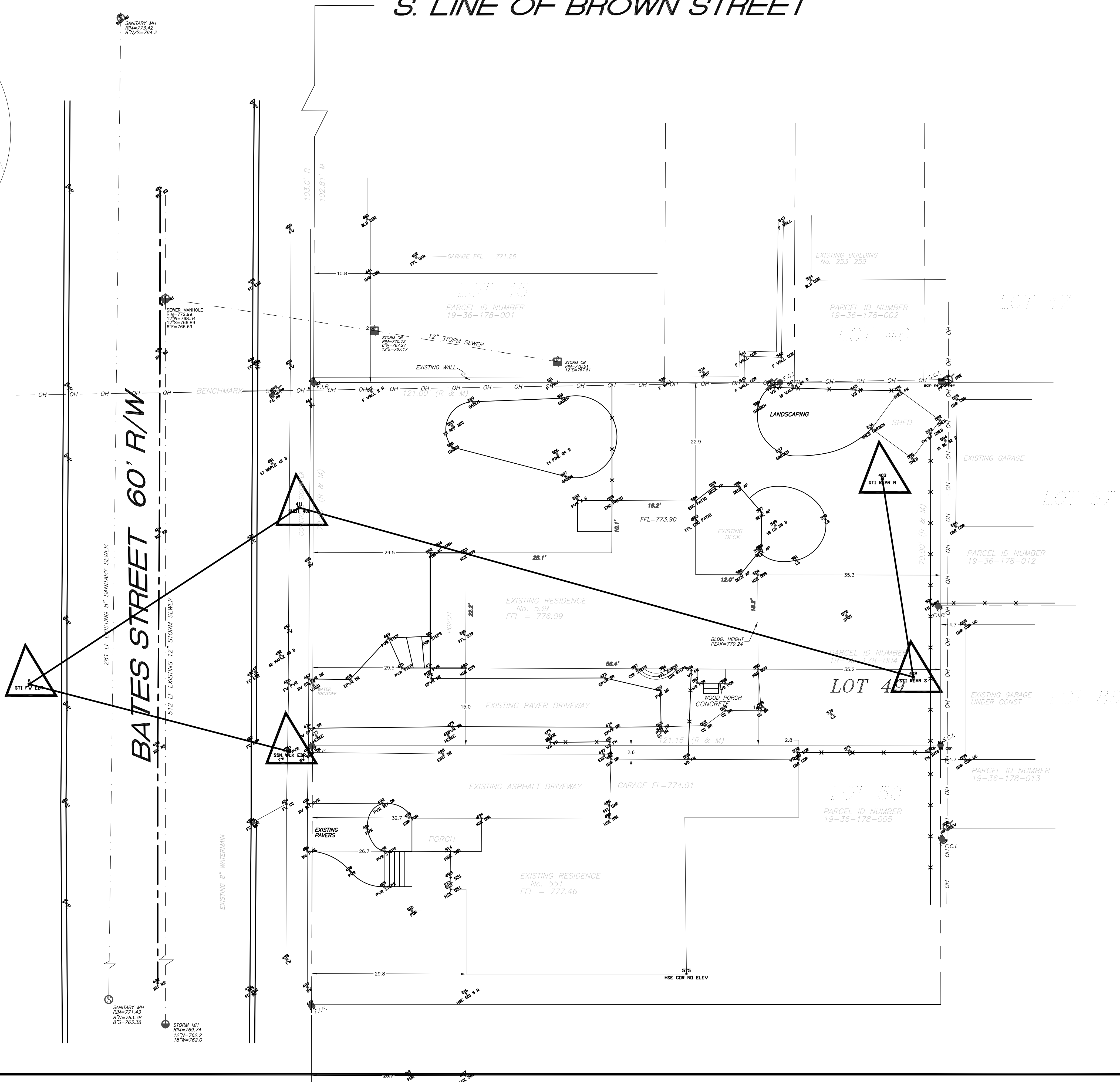
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LEGEND

- F.I.R. FOUND IRON ROD
- F.I.P. FOUND IRON PIPE
- F.C.M. FOUND CONCRETE MONUMENT
- S.C.I. SET CAPPED IRON
- (R) RECORDED
- (M) MEASURED
- CB STORM CATCH BASIN
- STM MH STORM MANHOLE
- SN MH SANITARY MANHOLE
- CO SANITARY CLEANOUT
- GW WATER GATEWELL
- HYD WATER HYDRANT
- PP POWER POLE
- LP LIGHT POLE
- TS TRAFFIC SIGN
- EXISTING TREE LOCATION
- CORRESPONDING TREE NUMBER
- PROPOSED ELEVATION
- OVERHEAD WIRES
- FENCE LINE
- UNDERGROUND STORM SEWER
- UNDERGROUND SANITARY SEWER
- UNDERGROUND WATERMAIN
- GAS
- UNDERGROUND GASMAIN



PROPERTY DESCRIPTION

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BENCHMARK

NAIL IN POWER POLE LOCATED NEAR THE N.W. CORNER OF PROPERTY. ELEVATION = 775.19 BASED ON CITY OF BIRMINGHAM DATUM

AVERAGE FRONT SETBACK

HOMES TO SOUTH

No. 551 26.7'

No. 563 29.7'

No. 571 29.8'

No. 595 30.0'

HOMES TO NORTH:

GARAGE 10.8'

AVERAGE FRONT SETBACK = 25.4'

AVERAGE LOT GRADE:

N.W. LOT CORNER = 773.0

N.E. LOT CORNER = 773.5

S.E. LOT CORNER = 771.8

S.W. LOT CORNER = 772.8

AVERAGE LOT GRADE: 772.78

LOT INFORMATION

TOTAL LOT = 8475.2 SQ. FT.

EXISTING HOUSE = 1369 SQ. FT.

CERTIFICATION

I HEREBY CERTIFY THAT I HAVE SURVEYED THE PROPERTY DESCRIBED HEREON, THAT THE PROPERTY LINES ARE AS SHOWN, AND THAT ENCROACHMENTS, IF ANY, ARE AS NOTED.

JOSEPH L. BISHOP R.L.S., P.C.  
BY JOSEPH L. BISHOP P.S.-PRESIDENT

JOSEPH L. BISHOP P.S.  
PROFESSIONAL SURVEYOR NO. 25829

DRAIN	R.P.P.
FIELD BK	
CHECKED	J.L.B.
REVISIONS	
BOUNDARY & TOPOGRAPHICAL SURVEY FOR	JOSEPH L. BISHOP R.L.S., P.C.
539 S. BATES	31 OTTAWA DRIVE
BIRMINGHAM, MICHIGAN	PONTIAC, MICHIGAN 48341-1631
	(248) 534-2192
CLIENT: SCOTT MINOR	
539 S. BATES	
BIRMINGHAM, MI 48009-1422	
(248) 645-6468	
DATE	6-18-06
SCALE	1"=10'
SHEET NO.	1 OF 1
JOB NO.	06-053



SCALE: 1/8" = 1'-0"

5

A-1



SCALE: 1/8" = 1'-0"

4

A-1



SCALE: 1/8" = 1'-0"

3

A-1



SCALE: 1/8" = 1'-0"

2

A-1

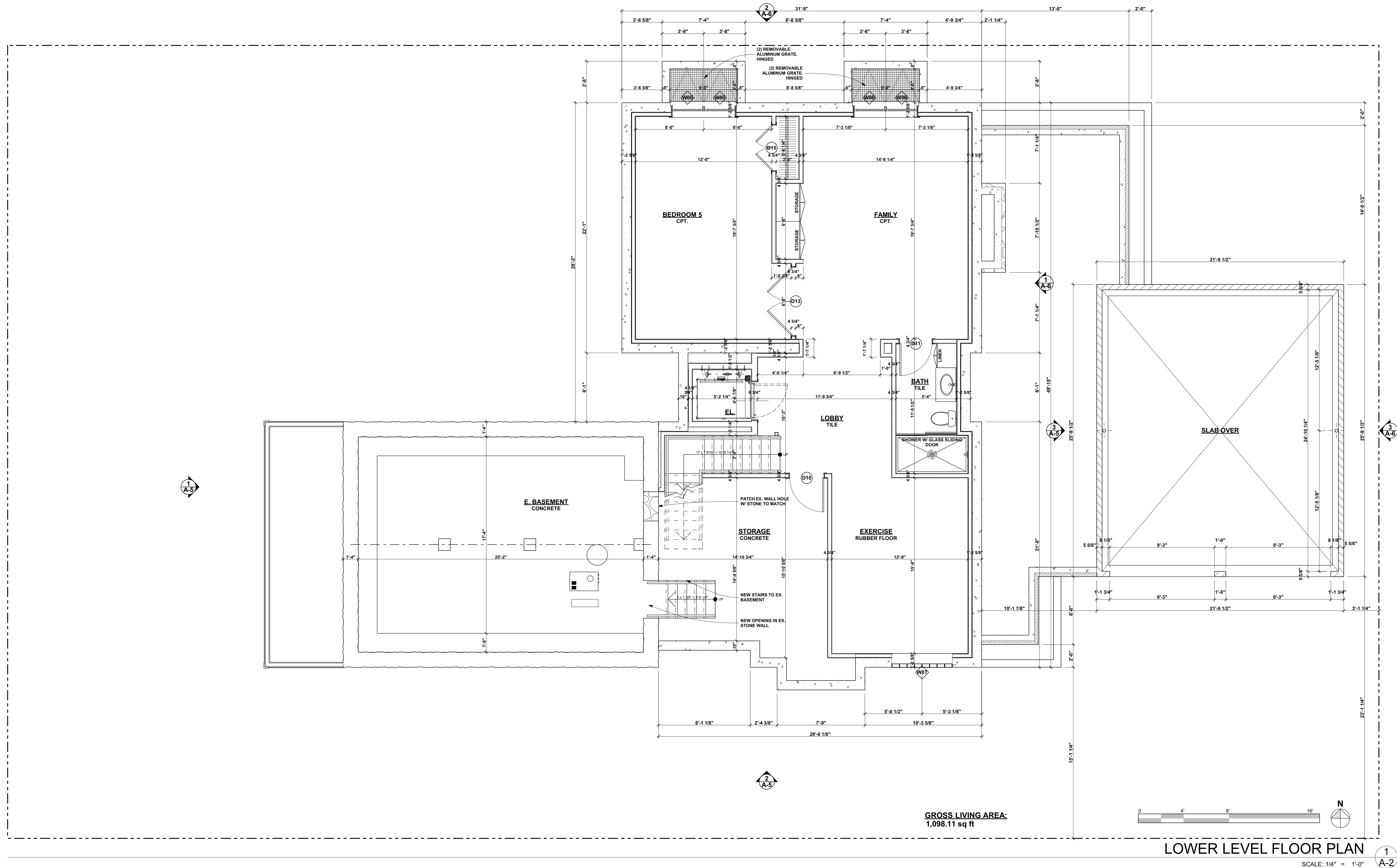


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A-1

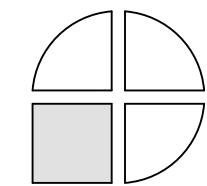
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LOWER LEVEL FLOOR PLAN

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

HDC: 09-30-2016



**FINNICUM  
BROWNIE  
ARCHITECTS**

25885 German Mill Rd.  
FRANKLIN, MI 48025  
248 851 5022

PROJECT:

**539 S. BATES STREET**  
BIRMINGHAM, MI

TITLE:

**LOWER LEVEL FLOOR PLAN**

SHEET NO.

**A-2**





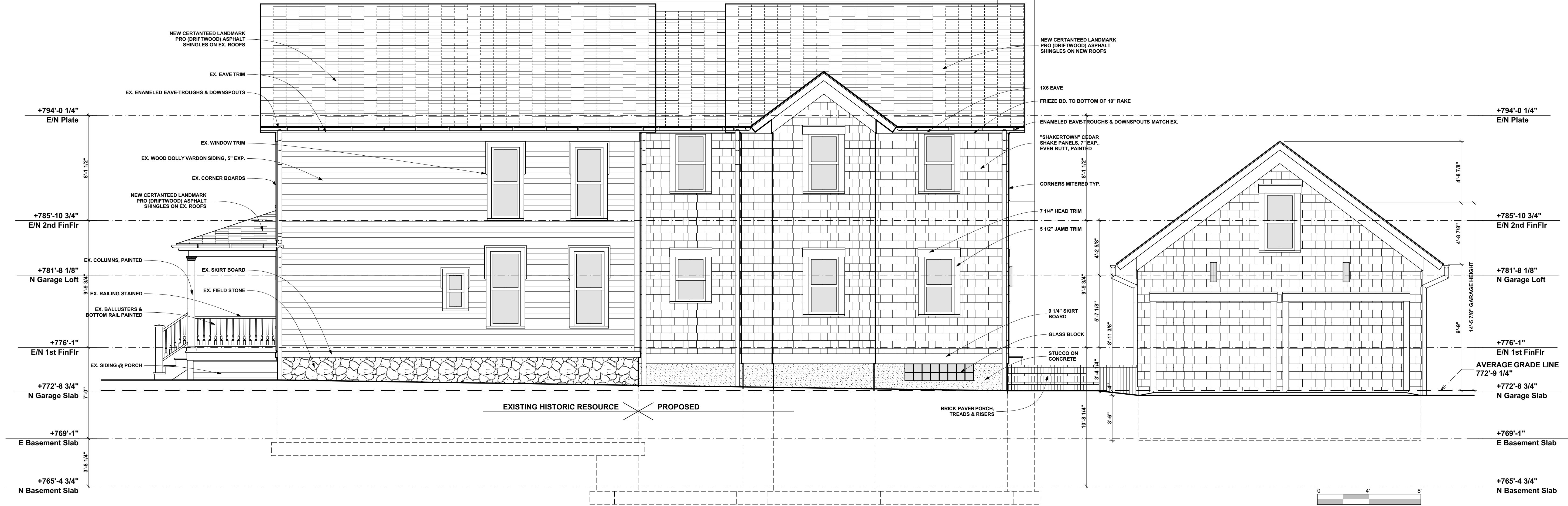
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## SECOND FLOOR PLAN

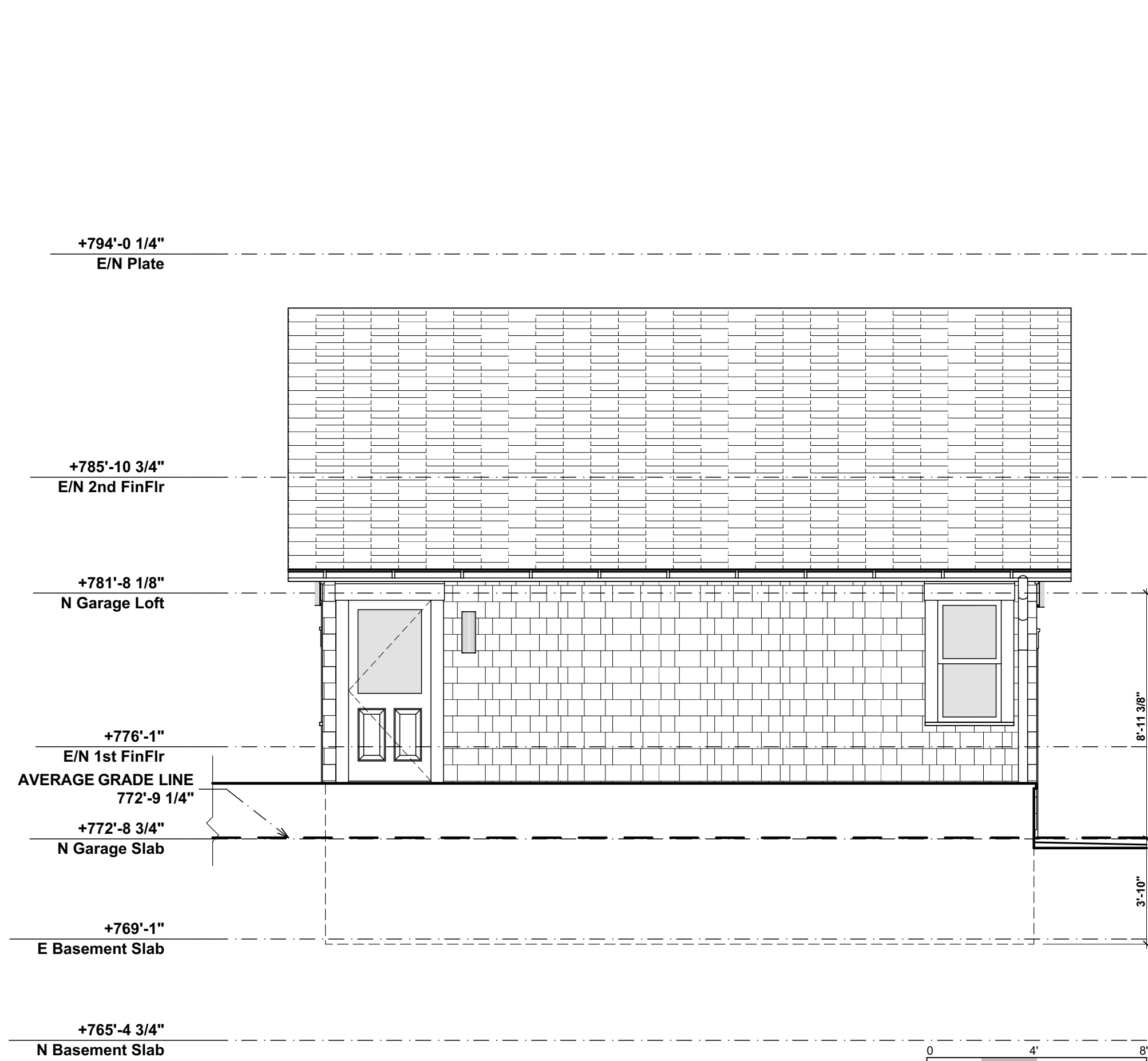
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**SOUTH ELEVATION** 2  
SCALE: 1/4" = 1'-0" A-5



**WEST GARAGE ELEVATION** 3  
SCALE: 1/4" = 1'-0" A-5



**WEST ELEVATION** 1  
SCALE: 1/4" = 1'-0" A-5

HDC: 09-30-2016

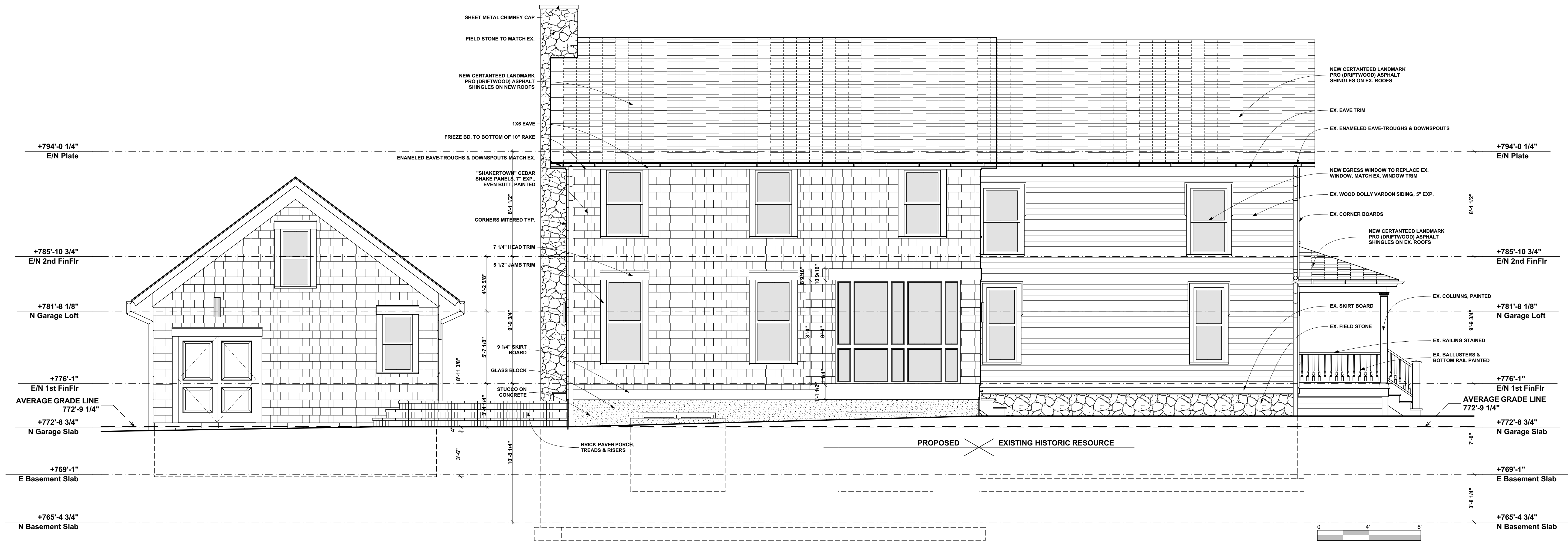
**FINNICUM  
BROWNIE  
ARCHITECTS**  
25885 German Mill Rd.  
FRANKLIN, MI 48025  
248 851 5022

PROJECT:  
**539 S. BATES STREET**  
BIRMINGHAM, MI  
TITLE:  
**ELEVATIONS**

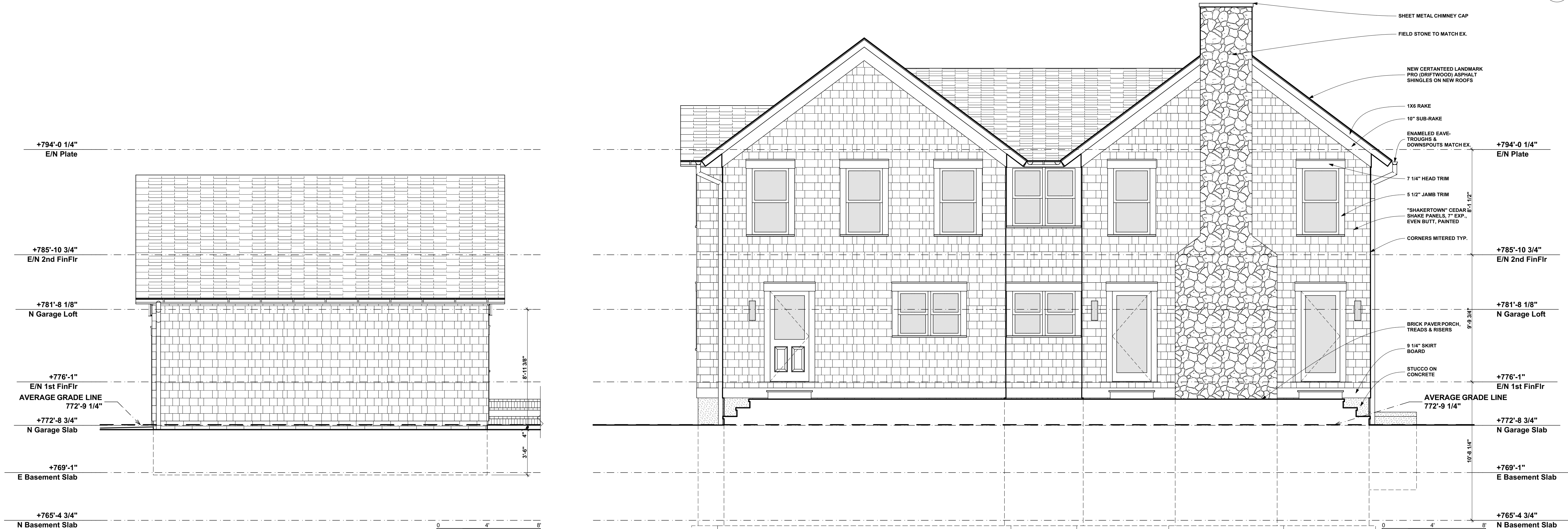
SHEET NO.  
**A-5**



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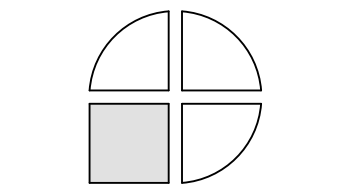
NORTH ELEVATION 2  
SCALE: 1/4" = 1'-0" A-6



EAST ELEVATION 1  
SCALE: 1/4" = 1'-0" A-6

EAST GARAGE ELEVATION 3  
SCALE: 1/4" = 1'-0" A-6

HDC: 09-30-2016



FINNICUM  
BROWNIE  
ARCHITECTS

25885 German Mill Rd.  
FRANKLIN, MI 48025  
248 851 5022

PROJECT:

539 S. BATES STREET  
BIRMINGHAM, MI

TITLE:  
ELEVATIONS

SHEET NO.

A-6



# MEMORANDUM

Planning Division

**DATE:** October 14, 2016

**TO:** Historic District Commission

**FROM:** Matthew Baka, Senior Planner

**SUBJECT:** Historic Design Review – 159 Pierce – Historic St. Clair Edison Building - CBD Historic District

---

**Zoning:** B-4, Business Residential

**Existing Use:** Commercial

## Background

The building is a two-story, multi-tenant contributing historic resource in the CBD Historic District. The building was designed by Birmingham Architect John H. Buckberrough in the Federal style in 1909. The construction was performed by Birmingham contractor, G. Wm Cary. Originally, the building was the Edison Electric Company substation. The block of buildings was built with Colonial style stores based on Historic Williamsburg. The second-story of the building was added in 1950 when the building was cut in half laterally and raised to remove a large generator from the basement. At that time 6 ½' were added to the height of the building. Several historic newspaper articles and information has been attached to this report to provide additional background.

## Proposal

The applicant proposes to renovate the façade of the historic St. Clair Edison Building located at 159 Pierce St., a contributing resource in the Central Business District Historic District and make some minimal site changes on the North, East and West elevations. The applicant has provided a written narrative and plans that detail the proposed work as provided.

The work as stated in the written narrative is as follows. The applicant proposes to restore and paint all existing trim, restore and paint the main entrance door, sidelights and transom all in BM 1629, which is a light blue. The existing awning is proposed to be removed and replaced with three (3) new striped awnings in "sapphire blue" and "parchment" and the existing railing is proposed to be replaced with new brass cap iron railing. Also on the west elevation, the applicant proposes to replace existing steps and landings with a similar limestone material. A visual inspection of the limestone does show significant deterioration and does appear to justify replacement. The applicant proposes to restore and stain the red brick to its original color. The applicant has stated that the brick stain is being proposed due to the mismatched bricks that have been used over the years. The application of the stain will be to color the brick only, the mortar will be cleaned and remain white. The applicant also proposes to replace all remaining doors on the west elevation with custom mahogany doors, the application states they will be similar to existing doors (exact specifications not provided). **More details are needed on this portion of the proposal.** In addition, the applicant also proposes to remove the existing display cases at the basement entry and replace the basement windows, however it is not clear which basement windows are being replaced.

On the north elevation the applicant proposes to restore and stain brick to original color. The glass block windows are proposed to be replaced custom double pane windows and limestone sills. The existing downspouts and gutters are proposed to be replaced with new copper downspouts and gutters.

On the east elevation the applicant proposes to paint CMU; option to replace existing windows and sills with new windows and limestone sills; replace existing downspouts and gutters with new copper downspouts and gutters\*.

#### Signage

The applicant proposes to remove the existing building signage at right side of West Elevation and add a Historic Designation Sign on left side of West Elevation.

#### Lighting

The applicant is proposes to install three (3) pendant lights on the west elevation and two (2) wall sconces, both made by Modern Forms lighting company. (see attached specification sheets)

#### Landscaping

On the west elevation the applicant is proposes to replace the existing landscaping curb with a new Belgium Block Granite curb and new landscape beds with 12" high boxwood hedges and seasonal flowers.

### **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

This proposal is much more considerate of the Secretary of the Interior's Standards than the previous two proposals brought before the Commission for this property. However, it is indicated that the existing doors and transom will be replaced with new doors similar to the existing ones. Guideline number 6 indicates the following *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.* No evidence has been presented that substantiates that the doors are deteriorated beyond repair. If such condition is verified then the new doors should match the existing as closely as possible.

**Based on these outstanding questions the Planning Division recommends that the Commission POSTPONE the historic design review application for 159 Pierce to allow the applicant to provide more details.**

## 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.

ST. CLAIR EDISON BUILDING

135-147-159 Pierce

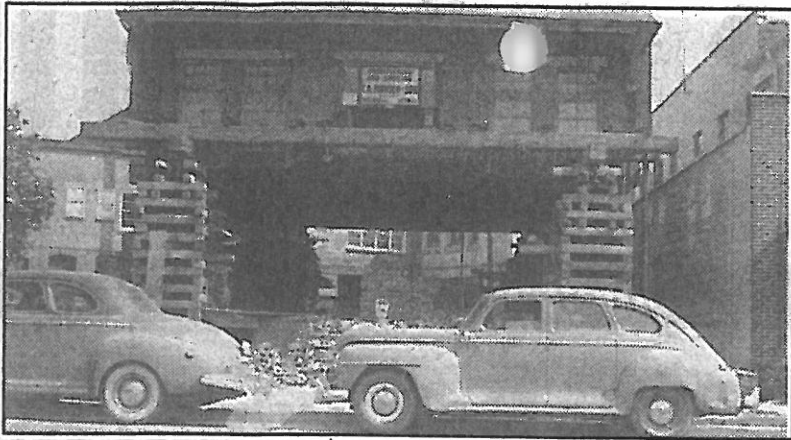


The St. Clair Edison building was constructed by G. Wm. Crary, Birmingham's cement block man and contractor. John H. Buckberrough, also of Birmingham, was the architect. The Birmingham Eccentric, dated January 29, 1909, carried a front page story, "Electric light and power furnished by the St. Clair Edison Co. through their pretty little sub-station on Pierce Street. Our Birmingham business houses furnished most of the materials entering into its construction."

In October 1950, the roof of the former Edison Co. power house was raised. The brick and stone structure was cut in half laterally and the upper portion was raised 6½ feet to make a two story building.

6-1-83





# Scrapbook

**F**or our inaugural "Scrapbook," a feature we hope to run regularly, former long-time Birmingham resident Margaret Spicer, now of Beverly Hills, submitted these old photos taken in the late 1940s on the east side of Pierce Street just south of Maple in downtown Birmingham.

The photo above, Spicer said, is of the old Edison Co. building, which was cut in half and raised up to remove a huge generator. Below is the same site after Spicer's father, hardware store owner J. Harry McBride, had the block rebuilt with colonial-style stores based on designs from historic Williamsburg, Va.

To the right is one of the shops, a very prominent beauty salon and perfume shop, Leon, with McBride, who was mayor of the village of Birmingham in 1923, standing on the porch. Upstairs were offices of Storer Broadcasting Co. Other stores on the block included Campbell's Village Store, which became Dick Young Men's Store, and the

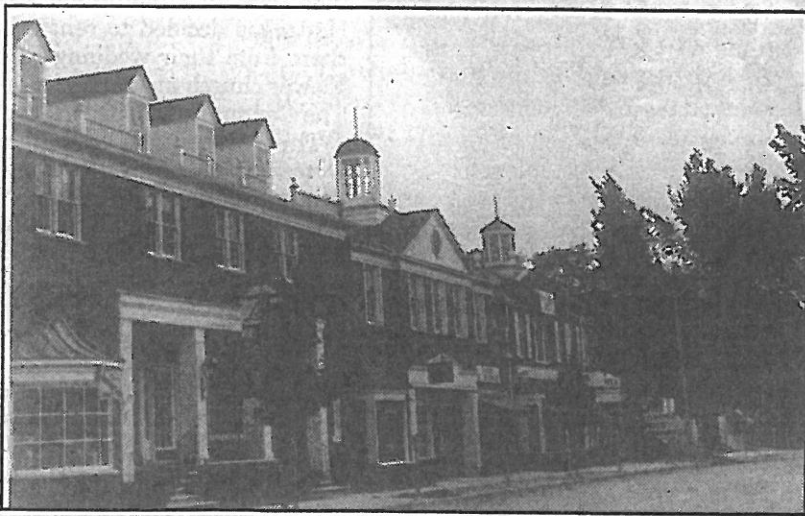
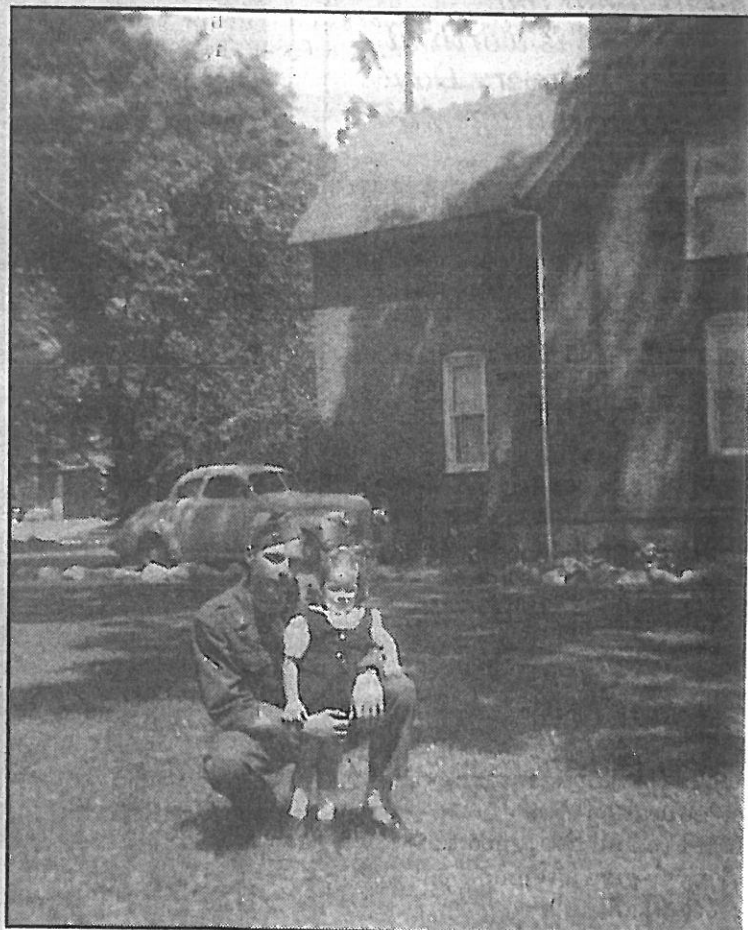
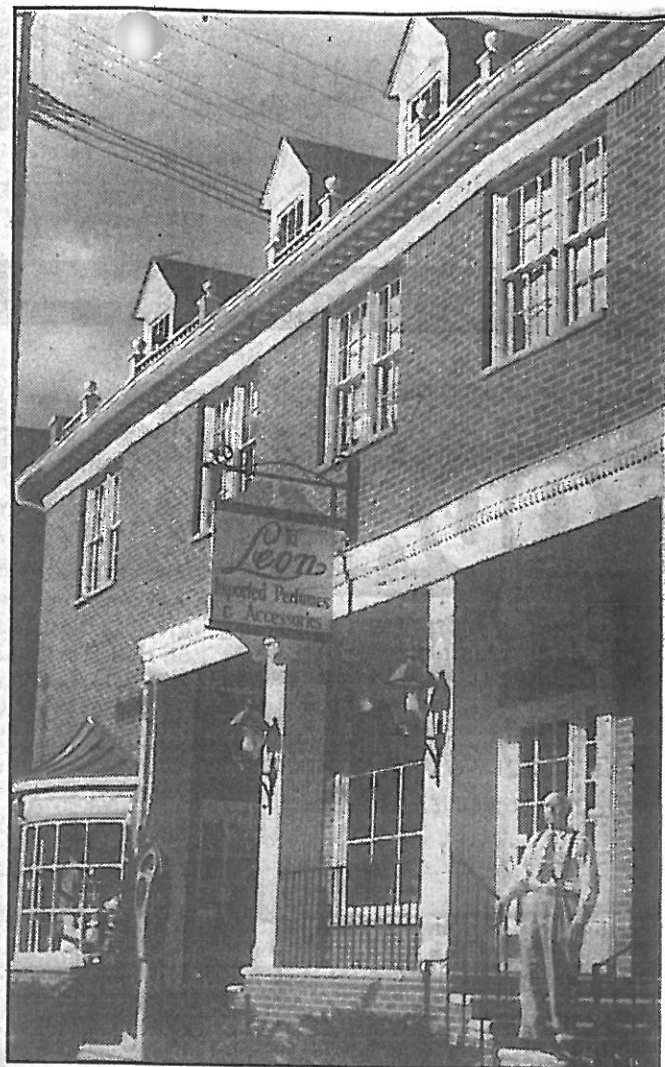
Glassford Shop, which sold women's foundation garments.

Below right is a house on the site of what is now the Pierce Street parking structure at Pierce and Merrill. In front of it, Spicer said, are Neil Spicer, the brother of her husband, Edward, and her daughter, Peggelynn Spicer.

"Birmingham isn't Birmingham to me and my family anymore," Margaret Spicer said. "In those days, the stores stayed open at night and everybody knew everybody. Change is inevitable, but look what it's changed to."

*If you have a old photo (the older the better) from the Birmingham-Bloomfield area and you want to submit it for "Scrapbook," mail it to us at The Eccentric, attn: Scrapbook, 805 E. Maple, Birmingham 48009. Or drop it off at our office, which is on the north side of Maple next to the Kroger store. We will return photos as soon as possible.*

— Larry Paladino





# Birmingham Background

## • Local History in Story and Picture •

As Compiled and Written by RUTH ANNE SILBAR  
NOV 4 1954

### Residents See Light In 1908

"Electric light or some kind of dependable light is needed in the village," declared The Birmingham Eccentric in Feb. 1908.

The acetylene gas plant, which in 1904 had gotten a five-year franchise for lighting streets and homes in Birmingham, was a complete bust.

At the Ladies of the Maccabees pedro party, gas lights went out, (the company being out of carbide) and the girls had to send out for lamps and candles. They were mad for a week.

The village was without street lights, and those people depending upon the acetylene plant were in the dark.

The gas company, located on the north side of Willets near the Chester street intersection, was a big losing investment. The plant, said to have cost promoters \$8,500, was reported for sale for \$1,000.

The time was ripe for electric lights.

THREE FRANCHISES for electric lighting were considered by the village board and in July 1908, they made their choice.

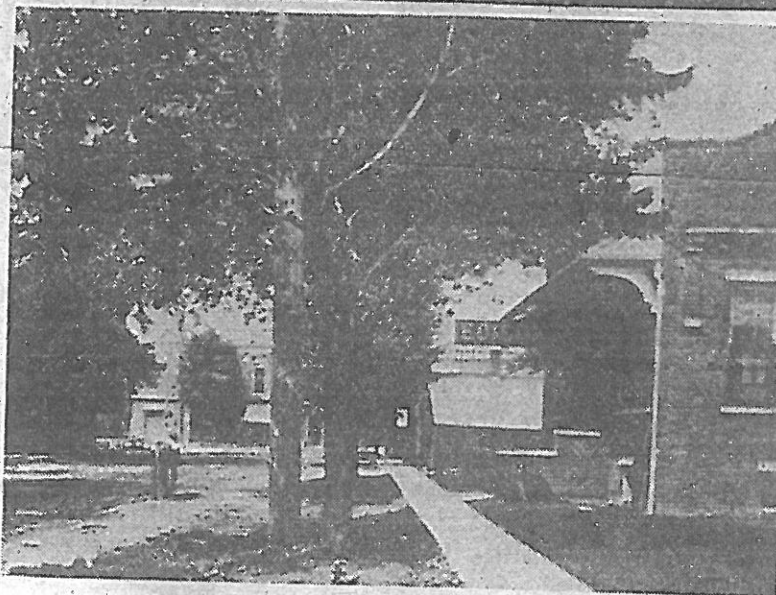
Lee Truax, board member and local hardware dealer moved, supported by T. B. Smith, that the lighting franchise be granted to the St. Clair Edison company. The motion carried.

The franchise, and ordinance which accompanied it, was to remain in force for 30 years.

The St. Clair Edison sub-station, built within a few months after the franchise, was a product of Birmingham. John H. Buckberrough, local architect, drew up the plans and G. William Cray, local cement block man, was the contractor.

"OUR BIRMINGHAM business houses furnished most of the materials entering into its construction," said The Eccentric in Dec. 1908.

Now remodeled, the old sub-station in lost in the handsome building on the east side of Pierce street, immediately south of the alley below W. Maple.



TWO VIEWS OF THE OLD EDISON PLANT  
(Photos from the Birmingham Eccentric)

## EDISON ENDS OIL LAMP AGE

# B'ham 'In the Dark' 'til 1908

The incandescent lamp was invented in 1879, one year after The Eccentric started, but it was the coal-oil lamp that supplied Birmingham with light until the 1900's.

The difficulty in developing systems to carry electricity to outlying areas held up Birmingham's franchise until 1908 when the St. Clair Edison Co. set about bringing Birmingham out of the dark.

The first franchise ordinance in July of 1908 furnished current and lamps to the Village council-room, the jail, the public library, the water-works and the hose-house of the fire station.

**ACTION TO** extend service to the community began immediately. A substation was built on the east side of Pierce street, south of Maple and current from the Detroit Edison Delray plant began to flow in 1909.

1910 was a big year for Birmingham's electrical progress. Eastern Michigan Edison, a branch of Detroit Edison, took over the assets of the St. Clair firm and gave Birmingham its first lighted street.

At least 15 arc-type lights appeared in Birmingham that year. Several stores began using electrical signs. The Edison office and Shain's Drugs were two of the first.

In 1914, Detroit Edison bought out Eastern Michigan and, when the sub-station was knocked out of commission by lightning, the sales offices were moved to North Woodward.

IN 1916, Edison moved to 240 S. Woodward and Woodward avenue was lighted from Pontiac to Birmingham. Electricity had finally come to the area.

Edison moved into its present home on Merrill street in the spring of 1932. The new building cost approximately \$100,000. Following the company's policy of de-

signing offices to conform with those of the community, an English design was approved for the building.

The amazing progress of electricity in Birmingham can be illustrated in figures. In 1910, 54 years ago today, electrical customers numbered but 184.

At the same time, only 15 street lights were in use. The average Birmingham resident used only 366 kilowatt hours of current. Today, the typical resident uses dozens of times that amount at approximately one-fifth the cost per unit.



**EARLY GASOLINE-DRIVEN EDISON TRUCK**  
Edison trouble-shooters looked more like cowboys.

102  
Edison  
truck  
gone  
at

1710  
22  
1954  
goshore  
Try to get  
this photo  
from  
The  
Eccentric

### **Details of the Nature of Work Proposed**

We, Saroki Architecture, are proposing a façade renovation and minimal site changes to the North, East and West elevations of the historic St. Clair Edison Building located at 159 Pierce St., Birmingham, Michigan. The proposed improvements do not alter the overall dimensions of the building and therefore do not trigger any changes in the parking requirements. The materials used are specifically chosen to restore the existing and blend with the surrounding buildings.

This renovation includes the following site & building improvements:

1. **West Elevation:**  
Replace existing steps and landings with a similar limestone material\*; restore and stain brick to original color; restore and paint existing trim\*; restore and paint knitting studio entrance door, sidelights and transom; replace all remaining doors with custom mahogany doors (similar to existing doors); Remove existing display cases at basement entry; replace basement windows; replace existing awning with (3) new awnings\*; replace existing railing with new brass cap iron railing\*.
2. **North Elevation:**  
Restore and stain brick to original color; replace all existing windows and sills with custom windows and limestone sills; replace existing downspouts and gutters with new copper downspouts and gutters\*.
3. **East Elevation:**  
Paint CMU; option to replace existing windows and sills with new windows and limestone sills; replace existing downspouts and gutters with new copper downspouts and gutters\*.
4. **Signage:**  
Remove existing building signage at right side of West Elevation; add Historic Designation Sign on left side of West Elevation.
5. **New proposed lighting\*:** (3) pendant lights at West Elevation; (2) wall sconces at West Elevation.
6. **Landscaping on West Elevation:**  
Replace existing landscaping curb with new Belgium Block Granite curb; new landscape beds with 12" high boxwood hedges and seasonal flowers.

\* See enclosed cut sheets and material sheet for product information\*



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## C

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**G**

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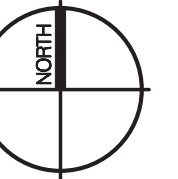
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Sheet Index:		04-26-2016 HDG APPLICATION SET			
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○	ISSUED FOR REFERENCE ONLY				
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A000	COVER SHEET / BUILDING CODE INFORMATION	●			
SP01	SITE PLAN	●			
ARCHITECTURAL					
A100	FLOOR PLAN	●			
A101	ENLARGED FLOOR PLAN	●			
A200	EXTERIOR ELEVATION WEST	●			
A201	ENLARGED EXTERIOR ELEVATION WEST	●			
A202	EXTERIOR ELEVATION NORTH & SOUTH	●			
A300	BUILDING SECTION	●			



Sheet No.:  
A000  
COVER SHEET



Sheet No.:  
SP01  
SITE PLAN



A

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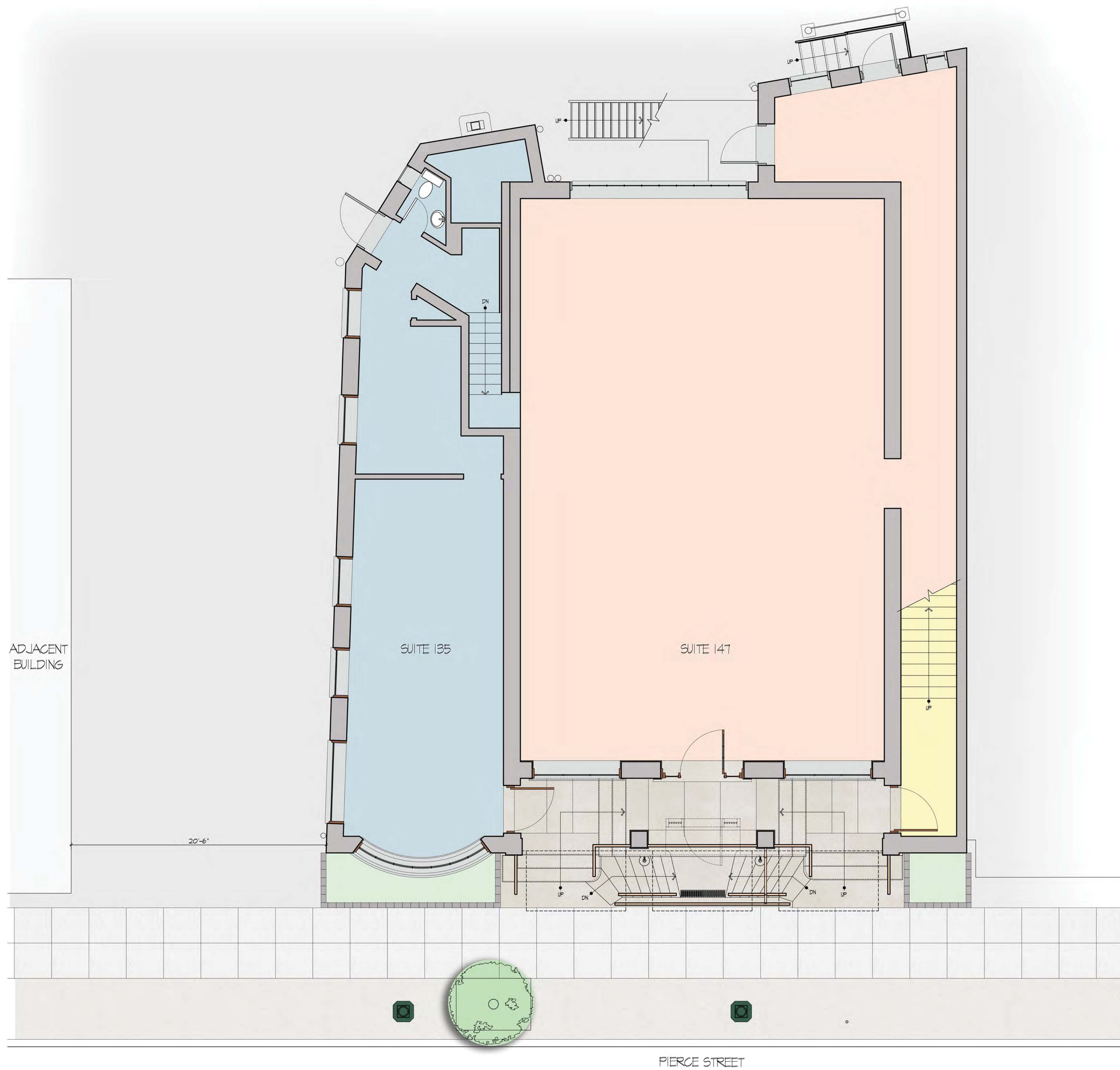
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**SAROKI**  
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430 N. OLD WOODWARD  
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P. 248.258.5707  
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SarokiArchitecture.com

**Project:**  
159 Pierce Street  
159 Pierce Street  
Birmingham, MI 48009

Date:	Issued For:
09-15-2016	CLIENT MEETING
10-07-2016	HDC APPLICATION REVIEW

**Sheet No.:**  
**A100**  
FIRST LEVEL FLOOR PLAN



A

B

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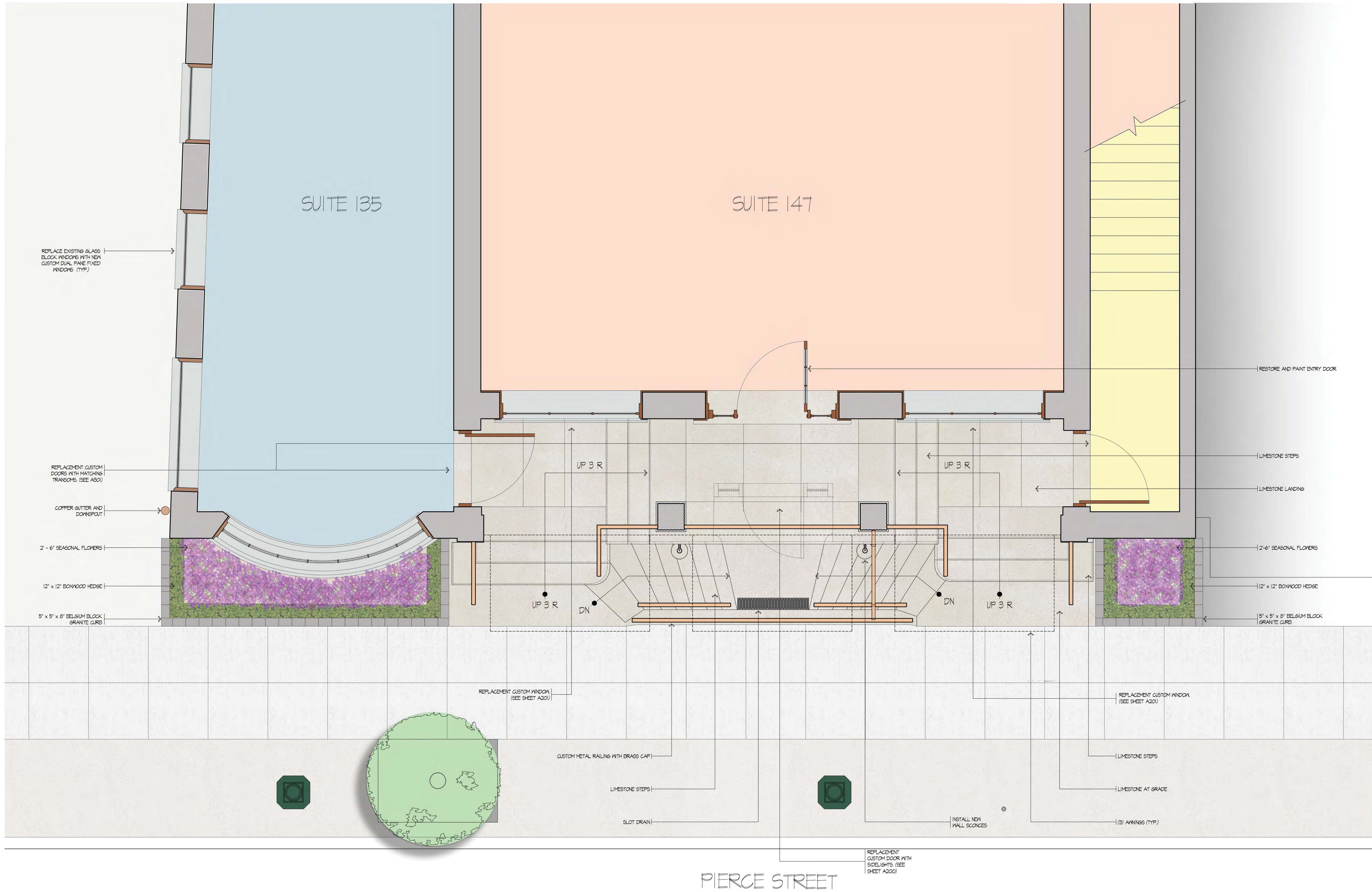
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159 Pierce Street  
Birmingham, MI 48009

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10-07-2016 HDC APPLICATION REVIEW

**Sheet No.:**  
**A101**  
ENLARGED FLOOR PLAN



HT  
A101

First Level Enlarged Floor Plan - Proposed  
SCALE: 1/2" = 1'-0"



A

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DB  
A200  
West Elevation - Existing  
SCALE: 1/4" = 1'-0"



HB  
A200  
West Elevation - Proposed  
SCALE: 1/4" = 1'-0"

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**Project:**  
159 Pierce Street  
159 Pierce Street  
Birmingham, MI 48009

Date:	Issued For:
09-12-2016	CLIENT MEETING
10-07-2016	HDC APPLICATION REVIEW

Sheet No.:  
**A200**  
WEST ELEVATION

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DB  
A201  
Enlarged West Elevation - Existing  
SCALE: 1/2" = 1'-0"



- THREE SEPARATE NEW AWNINGS
- RESTORE MAIN DOOR AND PAINT SAME COLOR AS TRIM
- PROPOSED HISTORIC DESIGNATION PLAQUE
- CUSTOM METAL RAILINGS WITH BRASS CAP
- REPLACE EXISTING STEPS AND LANDINGS WITH LIMESTONE
- BOXWOOD PLANTER AND SEASONAL FLOWERS
- BELGIUM BLOCK GRANITE CURB FOR LANDSCAPING

HB  
A201  
Enlarged West Elevation - Proposed  
SCALE: 1/2" = 1'-0"

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**Project:**  
159 Pierce Street  
159 Pierce Street  
Birmingham, MI 48009

Date:	Issued For:
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10-07-2016	HDC APPLICATION REVIEW

Sheet No.:  
**A201**  
ENLARGED WEST ELEVATION



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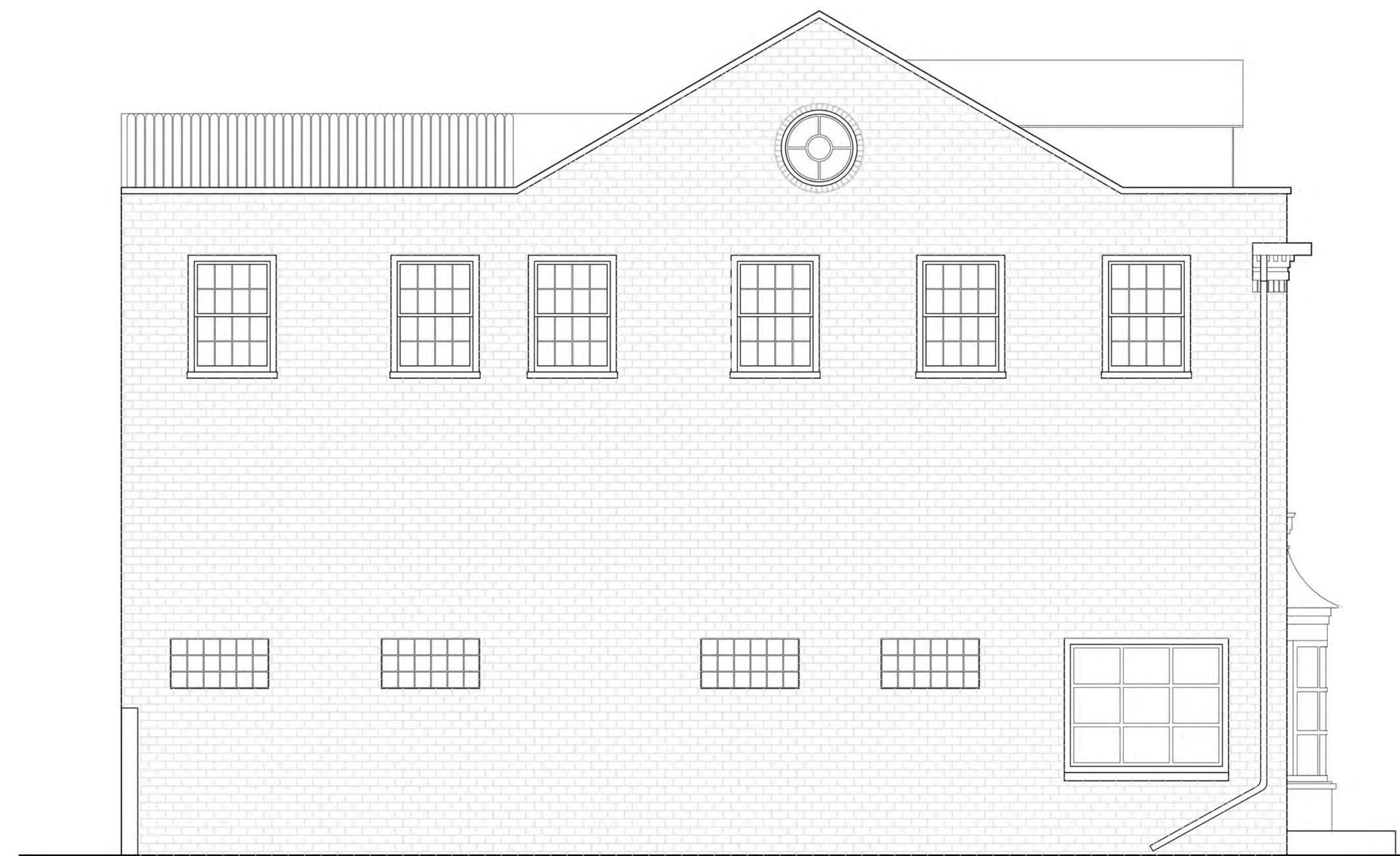
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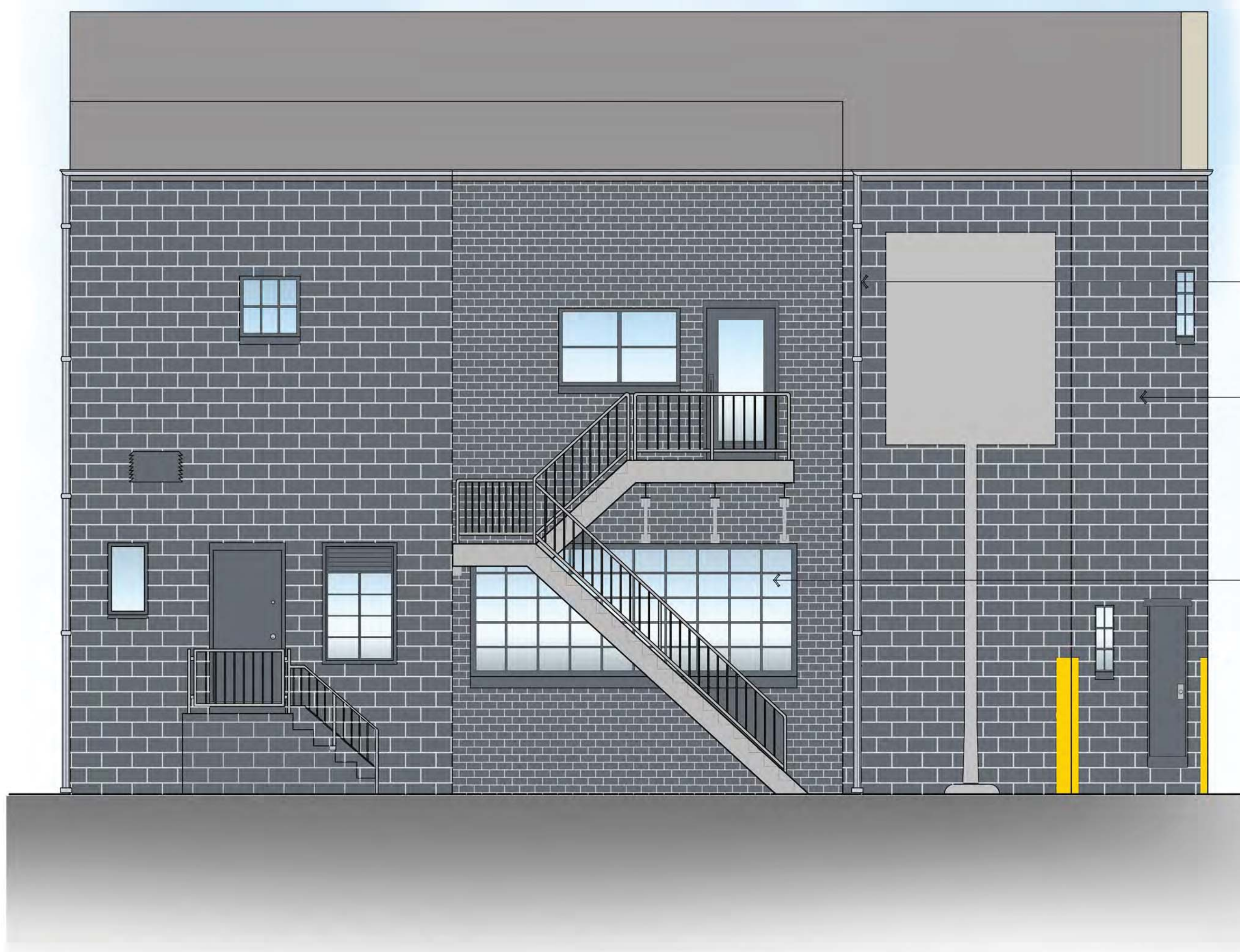
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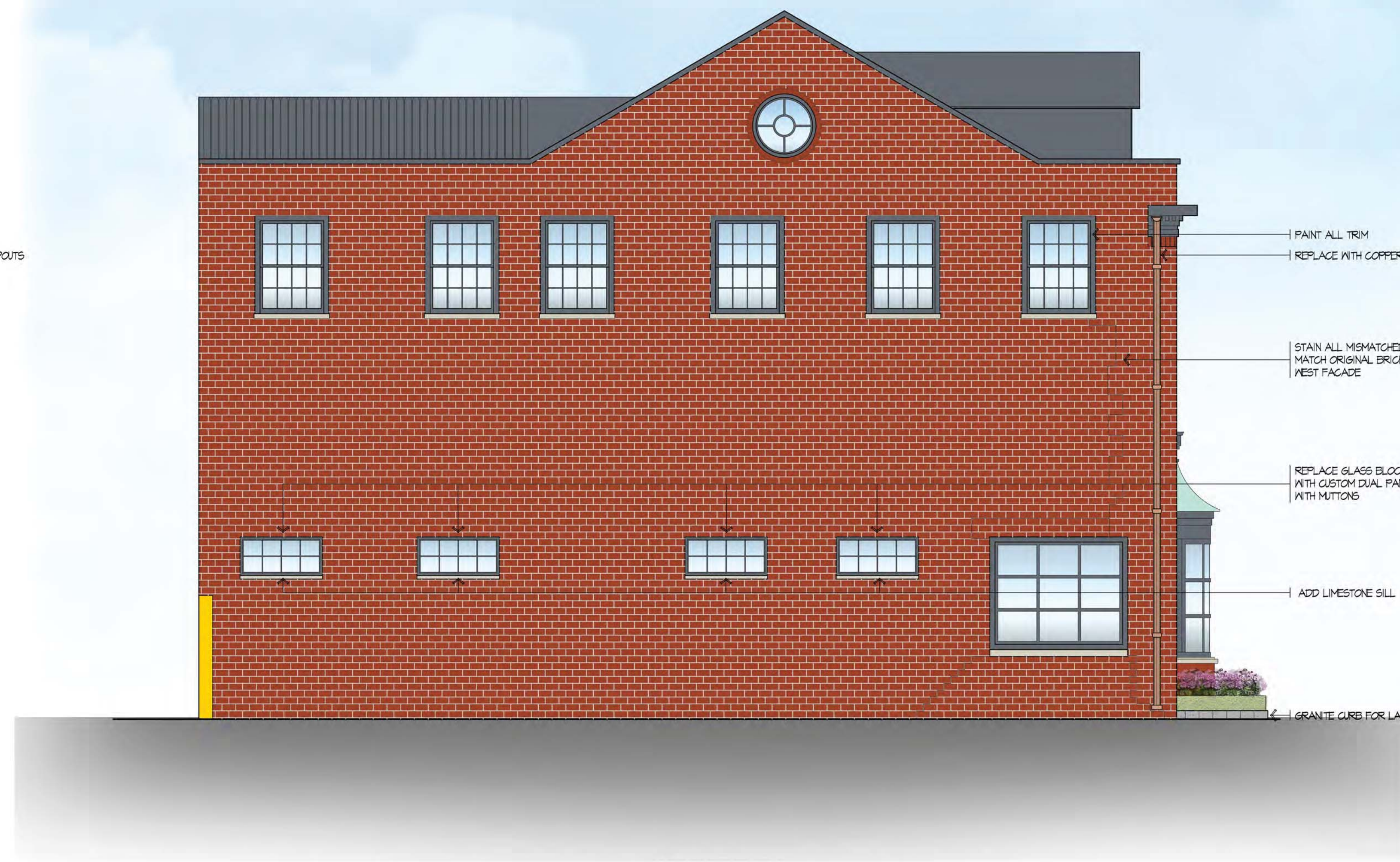
DB East Elevation - Existing  
A202 SCALE: 1/4"= 1'-0"



DB North Elevation - Existing  
A202 SCALE: 1/4"= 1'-0"



H3 East Elevation - Proposed  
A202 SCALE: 1/4"= 1'-0"



H3 North Elevation - Proposed  
A202 SCALE: 1/4"= 1'-0"

**SAROKI**  
ARCHITECTURE

430 N. OLD WOODWARD  
BIRMINGHAM, MI 48009  
P. 248.258.5707  
F. 248.258.5515

SarokiArchitecture.com

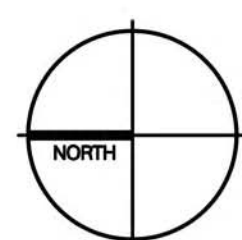
**Project:**  
159 Pierce Street  
159 Pierce Street  
Birmingham, MI 48009

**Date:** 09-15-2016 **Issued For:** CLIENT MEETING  
10-07-2016 HDC APPLICATION REVIEW

**Sheet No.:**  
A202  
NORTH ELEVATION  
EAST ELEVATION



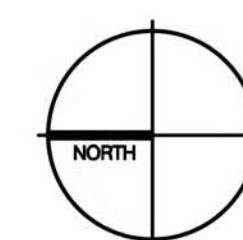
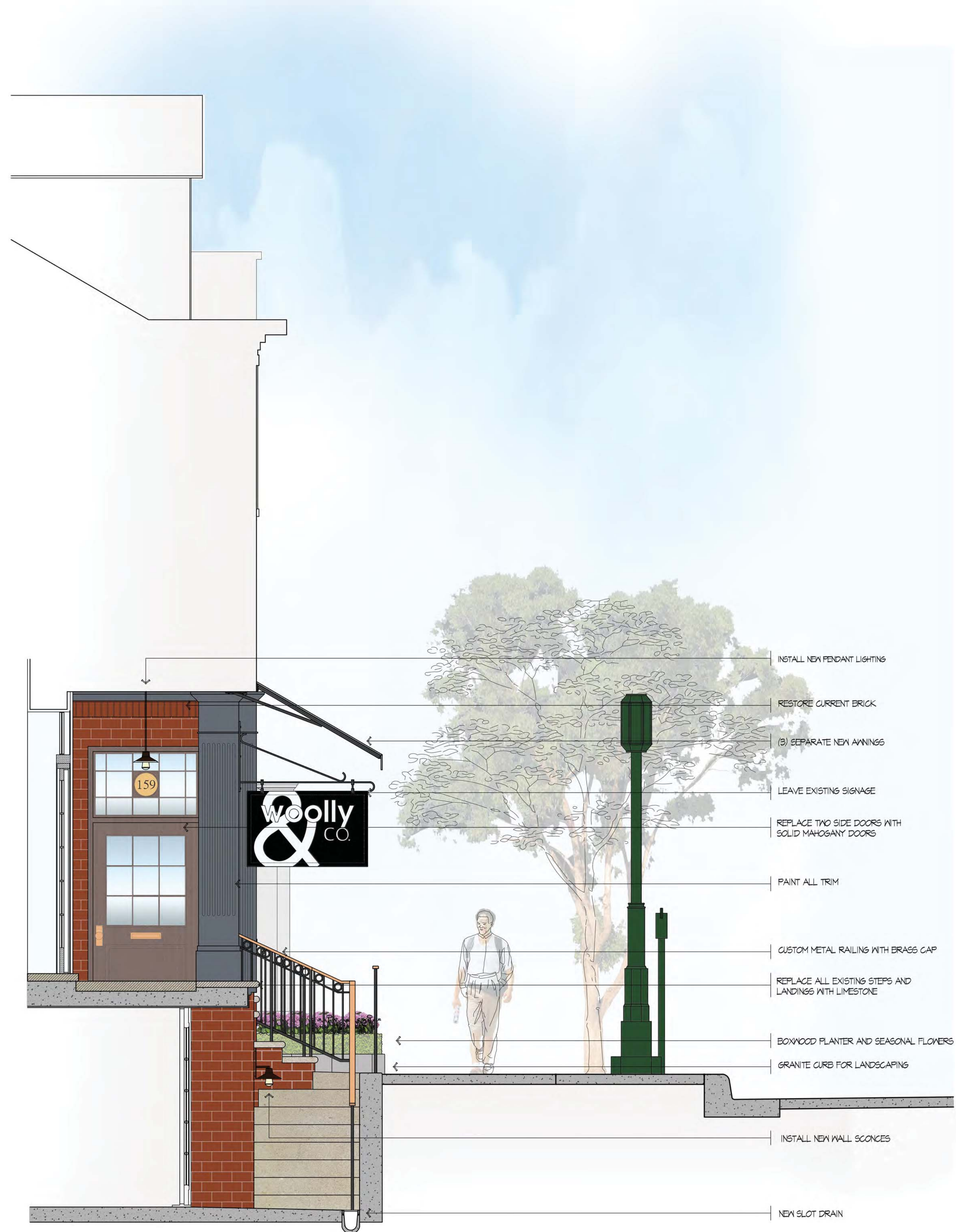
A  
B  
C  
D  
E  
F  
G  
H



H3  
A301

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

1 2 3 4 5 6 7 8 9 10



H3  
A301

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

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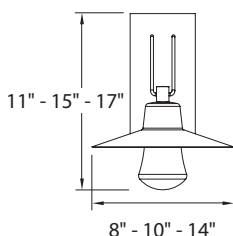
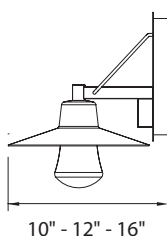
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**Sheet No.:**  
**A301**  
SECTION



# SUSPENSE – model: WS-W19

## LED Outdoor



Fixture Type:

Wall Sconce

Catalog Number:

WS-W1915-BZ

Project: 159 Pierce St,

Location: Birmingham, MI 48009

### PRODUCT DESCRIPTION

Giving the proverbial nod to tradition, it takes a powerful LED to pull off this look in a dark sky design. This contemporary lantern showcases a mouth blown clear glass element and is equipped with state of the art LEDs for a filament-free design. Couple your passion for living with our passion for lighting.

### FEATURES

- ETL & cETL listed for wet locations
- Dark sky friendly
- Universal driver (120V, 220V, 277V) for WS-W1917
- Twist lock glass for minimal hardware
- Integral transformer in canopy
- Replaceable LED module
- **70,000 hour potential life**
- **Color Temp: 3000K**
- **CRI: 90**

### SPECIFICATIONS

**Construction:** Aluminum with a thick, mouth blown clear glass element.

**Light Source:** High output LED.

**Dimming:** Dims to 10% with an electronic low voltage (ELV) dimmer.

**Mounting:** Mounts directly to junction box.

**Finish:** Brushed Aluminum (AL), Bronze (BZ).

### ORDER NUMBER

Model	Height	Width	Watt	Voltage	LED Lumens	Delivered Lumens	Finish
WS-W19	11	11"	8"	11W	120V	860	590
	15	15"	10"	11W	120V	860	625
	17	17"	14"	11W	Universal*	1050	835

AL Brushed Aluminum  
BZ Bronze

### REPLACEMENT GLASS

Inner glass	Fixture
RPL-GLA-1911	WS-W1911
RPL-GLA-1915	WS-W1915
RPL-GLA-1917	WS-W1917

### Back Plate Dimensions:

Model	Dimension
WS-W1911	8L x 4½W x 1¾H
WS-W1915	9¼L x 4¾W x 1¾H
WS-W1917	11½L x 5½W x 1¾H

WS-W19 15 - BZ

Example: WS-W1915-AL

wacighting.com  
Phone (800) 526.2588  
Fax (800) 526.2585

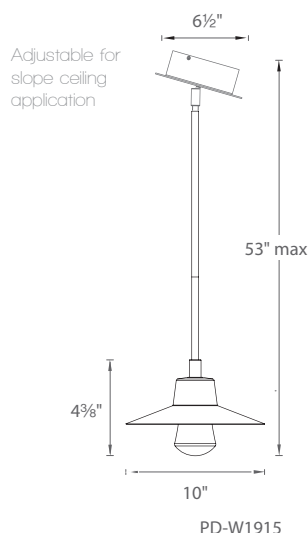
Headquarters/Eastern Distribution Center  
44 Harbor Park Drive  
Port Washington, NY 11050

Central Distribution Center  
1600 Distribution Ct  
Lithia Springs, GA 30122

Western Distribution Center  
1750 Archibald Avenue  
Ontario, CA 91760

# SUSPENSE – model: PD-W19

## LED Pendant



Fixture Type:

Pendant

Catalog Number:

PD-W1915-BZ

Project: 159 Pierce St,

Location: Birmingham, MI 48009

### PRODUCT DESCRIPTION

Giving the proverbial nod to tradition, it takes a powerful LED to pull off this look in a dark sky design. This contemporary lantern showcases a mouth blown clear glass element and is equipped with state of the art LEDs for a filament-free design. Couple your passion for living with our passion for lighting.

### FEATURES

- Wet location listed, IP65 rated
- CEC Title 24 compliant
- 10' of wire included to extend pendant up to a total of 120", three 12" and one 6" downrods included (additional downrods available).
- Dark Sky friendly
- Twist lock glass for minimal hardware
- Aluminum construction with a thick, mouth blown clear glass element
- Integral transformer in canopy
- Universal driver (120V-220V-277V)
- Dimming with electronic low voltage (ELV) dimmer
- Replaceable LED module
- 50,000 hour potential life
- Color Temp: 3000K
- CRI: 90

### SPECIFICATIONS

**Construction:** Aluminum with a thick, mouth blown clear glass element.

**Light Source:** High output LED.

**Dimming:** Dims to 10% with an electronic low voltage (ELV) dimmer.

**Mounting:** Mounts directly to junction box.

**Finish:** Brushed Aluminum (AL), Bronze (BZ).

Model	Watt	LED Lumens	Photometric Lumens	Finish
<b>PD-W1915</b>	<b>12W</b>	<b>722</b>	<b>677</b>	<b>AL</b> Brushed Aluminum
				<b>BZ</b> Bronze

**PD-W19** **15** - **BZ**

Example: **PD-W1915-AL**

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Fax (800) 526.2585

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