

AGENDA
BIRMINGHAM HISTORIC DISTRICT COMMISSION
MUNICIPAL BUILDING-COMMISSION ROOM-151 MARTIN STREET
WEDNESDAY –April 4, 2018
*******7:00 PM*******

- 1) **Roll Call**
- 2) **Approval of the HDC Minutes of January 17, 2018**
- 3) **Historic Design Review**
 - **607 Bates – Major Jones House**
- 4) **Historic designation review**
 - **556 W. Maple – Allen House (Birmingham Historic Museum)**
- 5) **Study Session**
 - **Overlay signage standards**
- 6) **Miscellaneous Business and Communication**
 - A. Staff Reports
 - **Administrative Approvals**
 - **Violation Notices**
 - **Demolition Applications**
 - B. Communications
 - **Commissioners Comments**
- 7) **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 JANUARY 17, 2018
Municipal Building Commission Room
151 Martin, Birmingham, Michigan

Minutes of the regular meeting of the Historic District Commission ("HDC") held Wednesday, January 17, 2018. Vice-Chairman Keith Deyer took over as chairman and called the meeting to order at 7 p.m.

Present: Vice-Chairman Keith Deyer; Board Members Doug Burley, Adam Charles, Thomas Trapnell; Michael Willoughby

Absent: Chairman John Henke; Board Member Natalia Dukas; Alternate Board Member Dulce Fuller; Student Representatives Josh Chapnick, Griffin Pfaff

Administration: Matthew Baka, Sr. Planner
Leslie Pielack, Museum Director
Carole Salutes, Recording Secretary

01-01-18

APPROVAL OF MINUTES
HDC Minutes of November 15, 2017

Motion by Mr. Willoughby

Seconded by Mr. Charles to approve the HDC Minutes of November 15, 2017 as presented.

Motion carried, 5-0.

VOICE VOTE

Yeas: Willoughby, Charles, Burley, Deyer, Trapnell

Nays: None

Absent: Dukas, Henke

01-02-18

HISTORIC DESIGNATION ELIMINATION REVIEW
361 E. Maple Rd.
Hawthorne Building
CBD Historic District

Proposal: Mr. Baka explained the owner of the property located at 361 E. Maple Rd. has requested that the City Commission consider removing the historic

designation of their building as a Contributing Historic Resource within the City of Birmingham. The property owner has submitted an application to the Planning Board requesting to demolish the building as part of a redevelopment proposal.

As required by Section 127-5, Establishing additional, modifying, or eliminating historic districts, the City Commission issued a resolution on July 24, 2017 directing the Historic District Study Committee ("HDSC") to prepare a preliminary study committee report on the subject property in accordance with the Code and execute the additional steps outlined in that section in order to make a recommendation to the City Commission.

The preliminary study committee report has now been completed by the HDSC and has been forwarded to the State Historic Preservation Office ("SHPO") for comment. The City Code also requires the report be presented to the Planning Board and Historic District Commission ("HDC") for comment.

Accordingly, Planning staff requests that the HDC take this opportunity to provide their comments on the requested elimination of the historic designation of the Contributing Historic Resource at 361 E. Maple Rd.

Findings of the HDSC

The HDSC is required to follow the procedures as set forth in Section 127-4 of the City of Birmingham Historic Districts Ordinance, as amended. The procedure requires the issuance of a preliminary report, holding a public hearing, and issuing a final report with the intent of showing one or more of the following in order to justify the de-listing of a designated property:

1. The Historic District has lost those physical characteristics that enabled the establishment of the district.
2. The Historic District was not significant in the way previously defined.
3. The Historic District was established pursuant to defective procedures.

HDSC members do not feel the district has lost its physical characteristics. This building which is part of the district is virtually unchanged from its appearance in the '80s when it was initially designated. Additionally, the characteristics that established the district in the first place still remain. The HDSC feels the district is significant in the way it was defined as an important commercial area and key to the history of Birmingham. Lastly, Public Act 169 of 1970 which is codified in the City Code was followed in establishing the historic district. Therefore the HDSC is recommending that the request for de-listing be denied.

Mr. Willoughby asked about the qualifications of members of the HDSC. Mr. Deyer said the members have been willing to do research work. It is not how they feel, but what kind of research can they do. Mr. Baka added they all have background in real estate or historic preservation.

The Chairman called for public comments at 7:10 p.m.

Mr. Rick Rattner, Attorney, 380 N. Old Woodward Ave., represented the owner of 361 E. Maple Rd. Mr. Rattner presented a PowerPoint advocating this is the type of de-listing that should go on to make the Historic District area of Birmingham cohesive and meaningful. They believe that 361 is not a significant building. It is 20 ft. wide and 15 ft. high and has minimal architectural features. He noted that Mr. William Finnicum, historical architect who authored their report, was present in the audience as well as the building owner, Mr. Victor Simon.

The 1983 Inventory card completed by Mr. Max Horton, Chairman of the HDC at that time, shows the building's architectural significance is that it was constructed in 1927. Also, the historical significance is listed as none. So they believe that 361 has lost its physical character that enabled its establishment as a landmark building. Further, it is important for the district to maintain the scale and scope of the adjacent buildings, and that has changed dramatically, Also that whole side of the street is likely to change even further.

Gradually over 20 years the principles of the 2016 Plan and the Overlay District have changed the Downtown Birmingham character from a small town to a more urban small city. All of the areas with stand alone landmark buildings have been kept intact. However they believe this outlying building has lost its significance and is not fulfilling its purpose as a landmark building in the Historic District as it was originally intended.

Mr. William Finnicum, Finnicum Brownlee Architects, pointed out that his report was written with the utmost respect for historic preservation and for the Historic District in the City of Birmingham. Also, with a great deal of respect for the 2016 Plan which he thinks has accomplished a great deal for the City.

361 E. Maple Rd. was protected by being listed as historical because it was considered a visual anchor for the east end of E. Maple Rd. However, now it is not a strong visual anchor because of how that street is developing. Therefore they feel the best route would be to de-list this building and replace it using the same criteria that is being applied to the infill structures. That would make the Overlay District stronger and would have no effect on the Historic District.

This building does not have the benefit of historic buildings that have critical mass. They can stand on their own. Anything can be built adjacent to them and they will remain unharmed and likely stand out from the new construction. The Briggs Building was expanded vertically, but design wise that is not an option in this case.

If the building is removed, a record of what happened there should be made of it with drawings and photographs.

In response to Chairman Deyer, Mr. Victor Simon, 335 E. Maple Rd. and 159 Pierce, said he purchased this building in 2016. At that time he never heard it was historic.

Mr. Baka stated that there have been extensive steps through the Overlay Ordinance and through the responsibility of this board to make sure that these buildings are compatible with the historic buildings in regards to the materials that are allowed to be used and the composition of the facade. The 2016 plan specifically states that these steps have been taken to maintain the character of the City.

Chairman Deyer added that as he listens to Mr. Finnicum's and Mr. Rattner's rationale he could start arguing that at least three other buildings in town could be destroyed and torn down because someone wants to put in a five story and the rest of that block is going to be five stories; so tear it all down and move on. To him that flies in the face of the intent of historical preservation and the image of the City they are trying to maintain.

Mr. Finnicum said they do not feel the Historic District should be eliminated, but they feel this is a special case.

Mr. Willoughby said from an architectural perspective of what would be best for the City, he would say let's de-list this building. He thought it could be an interesting challenge to design the new building leaving the front facade. That might keep the historic significance as well as allow the building to expand. He feels they should have the flexibility to allow their town to grow and allow the beauty to come forward. But his personal opinion is that it would be helpful to have some reference to the building facade the way it is now.

Mr. Trapnell agreed with preserving buildings that can stand on their own. However, buildings that are just old can be redeveloped into structures that are more in keeping with what the character of the district has become without diminishing the overall historic nature of the Historic District. He feels the existing historic building is no longer a contributing element to its environment.

Mr. Burley commented that he does not think there is anything remarkable about the front of this building and he did not have an issue with de-listing it. There is no historical significance as far as the architecture is concerned.

Mr. Charles did not find there is anything exclusively significant about this building. As far as increasing the height of so many buildings for mixed use, parking space is not being accommodated. Also he is nervous that de-listing a property from historical classification will become routine. As far as this building, he feels it is one that can be let go. The driving point for him is that the report from 1984 says there is no significant historical significance. Also, he too would

be in favor of keeping the first level facade in homage to what the building once was.

Chairman Deyer added to the discussion. The City has only listed one building in the last 20 years at the owner's request. So to start de-listing buildings is a concern for him.

Mr. Baka indicated he has spoken to several Downtown historic property owners who have told him if this is successful they would also like to de-list.

01-03-18

HISTORIC DESIGN REVIEW
556 W. Maple Rd.
Birmingham Historic Museum

Zoning: PP Public Property

Proposal: Mr. Baka offered background. The City of Birmingham is proposing to reconstruct the previously existing pool behind the Allen House and install an ADA compliant path system to create an accessible outdoor experience available to all users. This project is being proposed in conjunction with the implementation of a wetland restoration project in the pond area. The Historical Park and Museum is a historically designated property and is required to obtain City approvals for exterior changes. The Birmingham Museum Director, Ms. Leslie Pielack, has provided a report outlining the motivation and analysis involved in the consideration of this proposal. The report contains details on the current proposal as well as historic photos. HRC Engineering has also provided an analysis of the pond area which includes many physical characteristics of the pool. In addition, the landscape and accessibility plans for the property have been included.

The construction of the crushed stone pathways is part of an ongoing effort by the City of Birmingham to make the parks and other public facilities accessible to all users.

Mr. Brian Devlin, Landscape Architect, reported on his proposal to:

- Emulate the original pool behind the Allen House;
 - A boardwalk along the eastern edge to complete that edge,
 - A staging area to form the southern edge,
 - Handicap parking with signage along Willits that will allow someone with a disability to get all the way around the pond to a proposed overlook to the river,
 - A sidewalk on the south side of Willits.
- Replace wooden steps with stone steps to widen the stairway and improve the accessibility from top to bottom of the slope;

-
- Include a hand rail at the steps with wooden supports, and a metal rail with cables;
 - Complete the boulder retaining walls around the path;
 - Plant new elm trees that are resistant to Dutch Elm disease in the transition zone and in the front yard;
 - Add Bell Plaza in the front yard, which is already in place;
 - Add a Heritage Garden in the front yard and a Children's Garden at the Hunter House;
 - Include trails on the west side of the woodland area as suggested in the Rouge River Corridor Trail Study.

The idea is to limit their footprint on the site in terms of keeping it open and planting elms as it was in early days.

Responding to Mr. Willoughby, Mr. Devlin thought the pond that is presently filled with vegetation could be excavated partially in order to form a water garden. Also they are trying to conform with the principles of the four Bs: the birds. bats. butterflies, and bees. The idea behind the restoration is to create areas that everyone can benefit from in terms of enjoying nature.

Discussion turned to fencing around the pool. Mr. Devlin said right now they show a wood fence with cable railing along the east and south portions of the pool. The addition of a planting plan would provide some plant material that would prevent someone from slipping into the pool.

Chairman Deyer thought in this case there is a logical argument for trying to emulate the original stone wall rather than differentiate from it with the new construction as put forth in the Secretary of the Interior Standards. Mr. Devlin said they could vary the uniform stones a little and still compliment the wall, but still know that it is different.

Chairman Deyer noted that he thinks the renovation is a nice plan and the new construction will be a nice plan also. He thought there might be grant money from the State and some of the other historic groups that could be used for some of the renovations.

Ms. Pielack said because of the focus on special needs access the Museum Board already is very excited about the idea of finding people who want to donate funds to help make the renovation happen.

Motion by Mr. Willoughby

Seconded by Mr. Trapnell to approve in concept the Historic Design Review for 556 W. Maple Rd.

Chairman Deyer pointed out that four quadrants have been identified. As funds become available, each quadrant could come back before this board for approval. Mr. Devlin added that a ballpark cost to complete the whole plan is \$250 thousand.

Ms. Pielack reported that the Museum Board's take on the pool and pond area is heavily influenced by the desire to make it accessible first, and secondly to explain or interpret what happened there. Restoring it is probably not the highest priority in terms of returning the pool to exact depth, etc. If the water surface and the treatment around it suggest what it was, and they can explain more about it, that is more in line with what they were going for.

Motion carried, 5-0.

VOICE VOTE

Yeas: Willoughby, Trapnell, Burley, Charles, Deyer

Nays: None

Absent: Henke

01-04-18

MISCELLANEOUS BUSINESS AND COMMUNICATIONS

A. Staff Reports

-- Administrative Approvals

- 1158 Maple Rd. - Side yard generator install.
- 188 N. Old Woodward Ave., Comerica Bank - Replace concrete vestibule entrances.
- 412 Willits - Replace current A/C unit with new A/C unit.
- 303 E. Maple Rd., Supernatural Lingerie - Replace storefront signage.
- 185 W. Maple Rd., Union Barber - Requesting approval to re-cover existing awning with new fabric and add new business name "Union Barber" to valance portion only. No structural framing nor fastening changes whatsoever.
- 389 S. Old Woodward Ave., Adachi - Switching a door to a window and a window to a door on north facade.

-- Violation Notices (none)

-- Demolition Applications

- 1027 Suffield
- 1825 Maryland
- 271 Fairfax
- 1231 Cedar
- 1735 Henrietta
- 912 Ann
- 708 E. Lincoln
- 1963 Holland
- 2229 Manchester
- 815 Puritan
- 452 Suffield
- 407 Greenwood

B. Communications

-- Commissioners' Comments

Chairman Deyer encouraged holding a study session in order to reconcile the existing Sign Ordinance and the Overlay Sign Ordinance so they are more compatible, Mr. Baka thought the sooner that conversation is started, the better.

01-05-18

ADJOURNMENT

No further business being evident, the Chairman motioned to adjourn the meeting at 8:30 p.m.

Matthew Baka
Sr. Planner



MEMORANDUM

Planning Division

DATE: March 26, 2018
TO: Historic District Commission
FROM: Matthew Baka – Senior Planner
SUBJECT: Final Historic Design Review – 607 Bates – Major Jones House

Zoning: R-3 Single-Family Residential

Existing Use: Vacant Residential

History

The Historic Major Jones House is located on the north half of a large lot at 607 S. Bates. The south half of the lot is vacant. The Historic Major Jones House was constructed in 1865 and is believed to be one of the oldest homes in the Bates Street Historic District. The house is considered to be Queen Anne style as can be seen in several details which includes the window ornamentation and the fish-scales on the gables. A 120 sq. ft. rear addition was constructed in 1961. The date of the south elevation side lean-to addition is not known. The property had a barn that was believed to have been built in 1865 with the house. The barn was demolished in 1946, and a garage was constructed in 1954 (now demolished). The house was designated historic in 1978 and the Bates Street Historic District designation came into effect in January of 1998.

The house served as a two-unit rental property for several years, and since that time, it has been vacant for many years. In 2003, the owner was cited for maintenance violations, and in 2006, after making several requests to demolish the property, the owner was cited for Demolition – by- Neglect (DXN). The owner was required to make several repairs to upgrade the condition of the house. The house has been sold several times and reviewed by the HDC for potential renovations. However, none of those approved plans were executed, and the current owner was approved to renovate the property with a new proposal.

Approval History

On June 21, 2017, the applicant appeared before the Historic District Commission seeking approval of an addition to the Major Jones House. The application was approved with the exception of the front porch. The Commission requested that the applicant consider altering the design in a way that accentuates the original portion of the home and its detail features. Accordingly, the applicant submitted revised plans in August of 2017. The new plans altered the ceiling of the wrap around roof so that it projects upward at an angle in order to reveal the angled window at the southwest corner of the original structure. The applicant was approved on August 16, 2017 to expose the window and restore the decorative wood details shown in the historic photos available for the house.

In addition, the applicant was granted the required variances at the July 11, 2017 Board of Zoning Appeals meeting to construct the copula and the gabled ends that had previously identified as dormers.

Proposed changes the approved plan

The applicant is now returning to the Commission to request additional modifications to the approved plan. The following changes are proposed as outlined in the attached letter;

- **Change of window color** from Sherwin Williams SW 6993 Black of Night to Marvin Ebony. This is a source change, not a color change, we found that the window manufacturer could match our desired color;
- **Change of roofing color** from Hynar 5000 Mocha 507 to Hynar 5000 Matte Black. Mocha 507 has been discontinued;
- **Add glass block windows** - Natural light was requested for the SE corner of the basement, so a row of obscure glass blocks 60" X 12" has been added to the east end of the south elevation;
- **Replace masonry apron on porch with lattice for ventilation** - On the west elevation, there is a 12" apron between the grade and the wood porch fascia. It is currently approved as concrete masonry parged with cement plaster and painted Sherwin Williams SW 7068 – Grizzle Gray. It has been determined that the wood porch requires ventilation to remain dry and protect the floor from rotting. Therefore, we propose to replace the parged concrete masonry apron with a site-fabricated lattice as detailed on the revised drawings, sheet A-6.
- **Combine two kitchen windows into one** - As approved, the west wall of the kitchen has two windows. Due to a change in the kitchen layout, we wish to change it to one window centered on the kitchen wall
- **Replace stone wall with wood fence and 10' arborvitae** - We wish to substitute a row of 10' Emerald Green Arborvitae and a 6' wooden fence for the climbing hydrangea and a 6' stone wall that are currently approved along the south property line. The need is for sound control and screening of the neighbor's swimming pool and garage. At 6' high, the stone wall would be below eye-level when viewed from inside the house and would be ineffective for screening or sound deadening. The arborvitae will be far more effective.
- **Replace original windows** - The existing windows that were originally intended to remain are deteriorating, are painted shut and are not energy efficient. To achieve energy efficiency and minimize the exposure to lead-based paint, we now wish to replace the existing windows. The proposed windows will be Marvin wood double-hung and cottage style, single-glazed reusing the stained glass from the existing windows. They will be painted Marvin Ebony to match the windows of the addition. Marvin narrow stile aluminum storm windows will be installed to increase energy efficiency. The existing window trim will be carefully removed, then reinstalled after the windows are installed. All architectural detail will be retained.
- **Replace original wood siding** - The existing siding is showing signs of deterioration, it is coated with lead-based paint and there is no vapor barrier in the walls. Therefore, it

is advisable that we replace the siding. We propose to replace the siding with clear cedar siding milled to the exact dimensions as the existing siding, prime it on all sides and edges for durability, and apply it over Tyvek building wrap to inhibit moisture infiltration. Replacing the siding allows the lead paint to be safely mitigated and avoids the hazard of removing lead paint by sanding or chemical means. We also propose to add one inch of rigid insulation between the siding and the Tyvek, to further increase the home's energy efficiency. The existing corner boards and window trim will be removed, refurbished and reinstalled to compensate for the extra one inch of wall thickness. The look of the house will be unchanged but the integrity of the walls will be greatly improved.

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

1. (a) In reviewing plans, the commission shall follow the U.S. secretary of the interior's standards for rehabilitation and guidelines for rehabilitating historic buildings as set forth in 36 C.F.R. part 67. Design review standards and guidelines that address special design characteristics of historic districts administered by the commission may be followed if they are equivalent in guidance to the secretary of interior's standards and guidelines and are established or approved by the state historic preservation office of the Michigan Historical Center.
- (b) In reviewing plans, the commission shall also consider all of the following:
 - (1) The historic or architectural value and significance of the resource and its relationship to the historic value of the surrounding area.
 - (2) The relationship of any architectural features of the resource to the rest of the resource and to the surrounding area.
 - (3) The general compatibility of the design, arrangement, texture, and materials proposed to be used.
 - (4) Other factors, such as aesthetic value, that the commission finds relevant.

RECOMMENDATION

The Planning Division recommends that the Commission POSTPONE the design review application for 607 S. Bates.

Guideline #6 of the Secretary of the Interior's Standards state that the deteriorated historic features should be repaired rather than replaced. At this time, the applicant has not provided evidence that the historic materials that are proposed to be replaced cannot be repaired.

The work does **not** meet The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings, standard number 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." As the applicant has not provided evidence illustrating that the materials cannot be repaired.

"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.

BIRMINGHAM HISTORIC DISTRICT COMMISSION

MINUTES OF JUNE 21, 2017

Municipal Building Commission Room
151 Martin, Birmingham, Michigan

Minutes of the regular meeting of the Historic District Commission ("HDC") held Wednesday, June 21, 2017. Chairman John Henke called the meeting to order at 7 p.m.

Present: Chairman John Henke, Board Members Keith Deyer, Natalia Dukas, Vice Chairperson Shelli Weisberg, Michael Willoughby; Alternate Board Member Dulce Fuller

Absent: Board Members Mark Coir, Thomas Trapnell; Alternate Board Member Adam Charles; Student Representatives Josh Chapnick, Griffin Pfaff

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

06-23-17

HISTORIC DESIGN REVIEW

607 Bates

Major Jones House

Bates St. Historic District

Zoning: R-3 Single-Family Residential

History: The house was designated historic in 1978 and the Bates St. Historic District designation came into effect in January of 1998. The house has been sold several times and reviewed by the HDC for potential renovations. However, none of those approved plans were executed, and the current owner is seeking to renovate the property with a new proposal.

Proposal: The existing two-story portion of the 1865 structure is proposed to be fully restored, with all architectural detail retained and preserved. The single-story 691 sq. ft. non-contributing rear portion of the house is proposed to be removed. A large wing addition is planned for the rear and the south elevations. Also, a recently constructed, non-contributing canopy over an existing basement door on the north side is proposed to be removed.

West (Front) Elevation

The applicant proposes to retain the historic house on the west elevation. The existing enclosed front porch will be removed to allow for a wraparound porch that will connect the historic structure with the proposed addition. The proposed addition will extend out towards the south property line and feature two gable ends side by side and a cupola.

The cupola exceeds the maximum height permitted. ***Accordingly, the applicant must obtain approval from the Board of Zoning Appeals for the construction of the cupola. Also they will have to go before the City Commission to combine the lots again.***

South-West (Side) Elevation

Moving west to east, the south elevation will feature a row of eight 1/1 double hung windows with single transom windows above. There will then be a chimney constructed of Michigan fieldstone. To the east of the chimney is proposed another bank of windows which include two single-pane windows at ground level with two additional double-hung windows and transoms above that will match the eight windows to the west of the chimney. On the second floor of the south elevation the applicant is proposing four single-pane windows to the west of the chimney and two double windows to the east of the chimney.

East (Rear) Elevation

The applicant proposes to renovate the existing one-story rear addition into a two-story addition. The east (rear) elevation is proposed to feature extensive glazing with two sets of sliding glass doors opening out to a first floor deck. At the second story the applicant is proposing to construct a balcony space accessible from glass doors located on the second story. At the north end of the east elevation are two windows and a single man door to access the two-car attached garage.

North (Side) Elevation

The north elevation of the proposed addition will consist predominately of the entrance to the two-car garage. Above the western most garage door is a single gable end dormer. Between the garage and the historic portion of the house are two double-hung windows.

Differentiation

The new addition is proposed to be located fully behind the house, recessed 26 ft. farther away from the street. This has been done with the intent of respecting the historic resource and establishing its prominence over the addition. The eave height of the addition matches the existing house, the roof pitches match and the same roof height has been maintained. The use of cross gables attempts to further break down the scale and relates it directly to the existing house. The new construction will be compatible with the old house in size, scale and architectural features but the new and the old will be clearly distinguished one from the other. The existing house is sided with wood clapboard lap-siding with a 3 ft. exposure and 3 1/2+ in. corner boards. The addition is proposed to have Hardiplank cement board clapboard lap-siding with a 5 in. exposure and mitered corners.

The details of the original portion of the house, such as the eaves and window headers, will be restored. The addition will have trim that matches the original in scale but without the ornamentation. The windows will be rectangular and vertically oriented but will vary in size (due to egress window requirements). The existing windows will retain their decorative sash and colored glass, the new windows will be clear glass, without mullions. The wrap-around porch unifies the old and new by defining the entrance, and it also distinguishes the addition from the old house by breaking down the scale of the

addition. The porch roof is a horizontal element that contrasts with the historic facade's verticality.

The Building Dept. had the comment that the dormers on the north and south elevations are too wide. ***The applicant may have to apply to the Board of Zoning Appeals ("BZA") for a variance on the width of the dormers.*** Mr. Willoughby maintained that a dormer sits on the base of the roof and these do not, so they are gable ends.

Mr. Deyer commented that at least from the drawings the original house almost disappears. There is so much going on that he would not recognize it as a historic home and he thinks the wrap-around porch adds to the confusion.. They are adding almost two-thirds of a house to the remaining one-third. The addition seems out of scale with the historic home.

Mr. Bill Finnicum, Finnicum Brownlee Architects, the project architect, provided a three dimensional view and stated the historic resource is only 23 ft. and the new addition is 23 ft. behind it. It actually decreases the density that is allowable on that property. If they put in the roof that is allowed, it would be 38 ft. high and they are only under 26 ft. high for the entire building. The wrap-around porch doesn't enlarge the scale of the building; it cuts it down because it is a horizontal element interrupting the verticality, allowing the historic resource to come from the ground up to the ridge and dominating the composition of the building. The idea for the cupola is because his clients asked for a quiet and contemplative space.

Ms. Weisberg observed this is one of the best plans the HDC has seen for this house. However, she hates the cupola and wouldn't mind if it went away. Mr. Deyer said the view from the southwest doesn't recognize the historic home. Chairman Henke added that the concern is the new wraparound porch. The last section disguises what was the original portion of the historic house. Mr. Finnicum noted another way to put it is that it pulls and old and the new together.

Mr. Willoughby didn't know of anything that says an addition to a historic home cannot be larger than the original home. He thinks the simplicity of the detail is quite appropriate. To him the cupola on the addition isn't a problem. It is clearly more contemporary, plus he doesn't think the height is an issue. The only thing that bothers him is not restoring the front porch.

Ms. Dukas liked the design. However she is not a big fan of the cupola and would not have a problem if the roofline of the addition was higher. To her the cupola seems to take away from the roofline of the original house. Further, she is concerned that the southeast corner of original house gets lost because of the wraparound porch element.

Ms. Fuller stated this is not a beautiful historic house and she feels the new addition is appropriate.

Motion by Mr. Willoughby

Seconded by Ms. Weisberg to approve the Historic Design Review for 607 Bates, Major Jones House, except that the porch is postponed for further study. The dormers (which are really not dormers but gable ends) are approved Further, the

foundation on the west facade should be stucco to distinguish it from the original stone.

There were no comments from the public on the motion at 8 p.m.

Motion carried, 6-0.

VOICE VOTE

Yeas: Willoughby, Weisberg, Deyer, Dukas, Fuller, Henke

Nays: None

Absent: Coir, Trapnell

Mr. Steve Lemberg, 648 S. Bates, said he and his wife are very pleased with the plans for such a nice house. They are not opposed to the cupola.

Ms. Lee Zak, 630 Henrietta, said she and her husband also welcome the project because it looks absolutely beautiful and they don't have a problem with the cupola.

In response to Mr. Willoughby, Mr. Baka explained the cupola must go to the BZA because mid-point is above 28 ft. measuring from the eave of the cupola to the top. Mr. Finnicum added the cupola is scaled properly in relationship to the ground and the front face of it is 53 ft. back from the street. It is a contemporary element of Queen Anne homes which is appropriate.

Mr. Willoughby noted the cupola sits on the addition and because of its contemporary nature it really does distinguish from the historical portion. He thinks it reinforces the standards. The fact that it pops up above the roof is irrelevant. That is why he is in favor of it and feels this commission shouldn't impede the process with the BZA.

Mr. Deyer observed that just because something meets the Ordinance doesn't necessarily mean it would be approved by this commission. Also, if it exceeds the Ordinance, then the commission can't approve it.

Mr. Joseph Angileri, the property owner, said they are trying to maintain the integrity of the neighborhood that says a home similar to this is needed in order to fit into the context of the area. They came up with the cupola idea to separate the old from the new. It doesn't impact the scale of the neighborhood and if they had raised the roof it would literally be a dormer.

Chairman Henke said it sounds to him the cupola portion may be a scale and massing issue. Therefore he suggested the applicant do an elevation drawing that shows the relationship to the other two homes on the block. It may give the commission a better sense that this isn't as intrusive as it appears to be on a two-dimensional drawing.

Motion by Mr. Willoughby

Seconded by Ms. Weisberg to recommend to the BZA that they accept the design of the cupola because it reinforces what the Secretary of Interior Standards asks to be done to historic homes when an addition is put on.

Comments from the public on the motion were taken at 8:23 p.m.

Ms. Barbara Connolly, 648 S. Bates, said she is very much in favor of going forward with the plans for this beautiful house.

Mr. Bruce Zak, 630 Henrietta, indicated he and his wife, Lee, are totally in favor of the plans for this wonderful addition to their neighborhood.

Mr. Steve Lemberg, neighbor across the street, added he hopes the commission would have a holistic view of this because the applicant is taking something that is a mess and making it something wonderful. It will be a blessing to have that kind of house on the street.

Ms. Barbara Connolly observed it is notable that the neighbors are here pleading with the commission to support this requested design review.

Motion carried, 4-2.

VOICE VOTE

Yeas: Willoughby, Weisberg, Dukas, Fuller

Nays: Deyer, Henke

Absent: Coir, Trapnell.

**BIRMINGHAM BOARD OF ZONING APPEALS PROCEEDINGS
TUESDAY, JULY 11, 2017
City Commission Room
151 Martin Street, Birmingham,
Michigan**

Minutes of the regular meeting of the City of Birmingham Board of Zoning Appeals ("BZA") held on Tuesday, July 11, 2017. Chairman Charles Lillie convened the meeting at 7:30 p.m.

Present: Chairman Charles Lillie; Board Members Kevin Hart, Jeffery Jones, Randolph Judd, Vice-Chairman Peter Lyon, Erik Morganroth; Alternate Board Member Jason Canvasser

Absent: Board Member John Miller; Alternate Board Member Kristen Baiardi

Administration: Matthew Baka, Sr. Planner
Bruce Johnson, Building Official
Carole Salutes, Recording Secretary
Scott Worthington, Asst. Building Official

T# 07-48-17

**607 S. BATES
Appeal 17-17**

The owners of the property known as 607 S. Bates are requesting the following variances to allow for the construction of a two-story addition:

A. Chapter 126, Article 2, Section 2.10 requires the maximum building height to be 28 ft. to the midpoint. The proposed midpoint for the room referred to as a cupola is 32.81ft.; therefore a variance of 4.81 ft. is requested.

B. Chapter 126, Article 2, Section 2.10 requires the maximum eave height of 24 ft. The proposed cupola's eave height is 28.94 ft.; therefore a variance of 4.94 ft. is requested.

C. Chapter 126, Article 4, Section 4.75 SS-02 B.3 requires a dormer on the side yard to be set back a minimum of 8 in. from the face of the second floor below. The dormer on the south elevation is flush with the second floor below and doesn't meet the 8 in. minimum setback; therefore a variance of 8 in. is required because it is not set back and is flush with the floor below.

D. Chapter 126, Article 4, Section 4.75 SS-02 B.3 requires a dormer on the side yard to be set back a minimum of 8 in. from the face of the second floor below. The dormer on the north elevation is cantilevered out 3.06 ft. from the second floor below; therefore a variance of 3.73 ft. (3.06 ft. + .67 in.) is required.

This property is zoned R-3.

Mr. Worthington observed the house was constructed in 1901 and is designated historical. The applicant appeared before the Historic District Commission ("HDC") on 6/21/17 for review and comments.

The Chairman observed if the appellant was building a brand new house it could go higher. But because they are adding onto a historic house there are limitations.

In response to Mr. Judd, Mr. Worthington stated this cupola could be looked at as a habitable attic per the Ordinance. It is more like a room.

It was verified that this application came in after the new ordinance for dormers took effect.

Mr. William Finnicum, Architect with Finnicum Brownlee Architects, spoke for the homeowners, Mr. and Mrs. Joseph Angileri who were present. This project is unique from the standpoint that every decision was driven by the fact that it is a historic resource. The height of the house is kept down to a scale that is in keeping with the historic resource.

The Dept. of the Interior Guidelines for Rehabilitation of Buildings mandates that the new addition be done in a way that is distinguishable from the old historic resource, but is compatible in size, scale and proportion. One thing that they did to help distinguish the new from the old was to place the cupola squarely on the new addition.

He feels their practical difficulty is in following these Guidelines and responding to the historic resource in such a way that they can be true to the house and be true to the Guidelines. The BZA is permitted by the Zoning Ordinance to modify the height restriction of a cupola provided such height modifications do not violate the spirit and intent of the Zoning Ordinance. They feel this is a cupola and that the height extension is warranted.

They are allowed to have an eave height of 24 ft. and their eave height is 18 ft. That means they could go all the way up to 28 ft. at the ridge. However, their average height is 6 ft. 3 in. lower than what they are permitted if they were starting new with 24 ft. eaves and maxed the ridge height out to the ultimate 28 ft. That is why they do not feel the height is harmful to the historic resource. Also, he was not sure if it is customary to judge the average roof height for a structure from a secondary roof line. The cupola is only a tiny fraction of the entire roof form.

They considered the dormers as cross gables when they were designing the house. After two meetings with staff they were never told these were dormers until the Friday before going before the HDC. Now variances were required because the gables are called dormers. However, they do not match the description of a dormer that is in the Definition Section of the Ordinance. Personally he doesn't believe these are dormers. On the north side there are no walls that interrupt the roofline. On the other side setting back the dormers would change the style of the roof and be detrimental to the historic resource because it would not be in the Queen Anne style. The existing

building is a Queen Anne and the new addition has been designed to be very respectful of that style.

Mr. Finnicum respectfully requested the board to grant the requested variances to enable the Angileris to move forward with their project.

Discussion concluded that if these were not defined as dormers there would not be an issue. Mr. Worthington said if a projection from the house comes out 2 ft. on a foundation it is a secondary roofline. Then the second floor roofline is going to be looked at as a dormer unless it meets that.

Mr. Finnicum noted the two lots that his client owns are going to be rejoined into one lot. He added that his client has received a number of letters from neighbors, all positive, in support. In addition, the heights of every historic house in the Bates St. Historic District with the exception of one are much taller than this house. The Chairman replied it is nice to have input from the neighbors, but whether they are for or against the project doesn't establish practical difficulty.

Responding to Mr. Morganroth, Mr. Finnicum said the cupola is in scale with the historic resource and it was carefully thought out to be the right element to distinguish the historic house from the new addition.

Mr. Hart received information that there is one issue still outstanding with the HDC on this project. It has to do with the corner of the porch roof that is concealing some of the existing historic detail. They asked them to look into that. Therefore they will be back before the HDC next week with ideas for that. There was strong support for the cupola and its relationship to the historic resource by committee members because the cupola is located on the new construction.

Mr. Judd pointed out that anything this board does is contingent upon the two lots being rejoined as one. He added that after reading three quotes from the Minutes he thought there was somewhat of an ambivalent feeling about this plan by members of the HDC.

An answer to the Chairman, Mr. Finnicum reported the historic house occupies approximately 25% of the entire structure.

At 9:08 the Chairman took public comments on this appeal.

Mr. Steve Lemberg, 648 S. Bates, directly across the street from the subject property, spoke in favor of the proposed construction. He passed around a handout showing the view from his window of the existing house and lot. They will be looking right at the cupola and will see it more than anyone.

Ms. Lee Sack said she lives at 630 Henrietta, directly behind. She thought that keeping the historic home as it is rather than moving it and constructing two new houses as the previous owners wanted to do lends itself to the City's intent. Just adding on keeps the flavor of the historic home and the District. She hopes for approval.

Ms. Barbara Connolly, 648 S. Bates, said this appears like it will be one of the nicest historic homes in the area. The height seems to be very much on the same plain as the Taubman house next door, so the rooflines will be consistent and fit in well with the street.

Motion by Mr. Lyon

Seconded by Mr. Judd in regard to Appeal 17-19, 607 S. Bates, to approve the variances as advertised. He believes the appellant has shown that strict compliance with the Ordinance would be unduly burdensome. Due to the unique nature of this house being in a Historic District and the requirements that any improvements have to comply with the Secretary of the Interior Guidelines for Historic Buildings and the HDC review requirements also, he believes that strict compliance would be unduly burdensome.

Mr. Lyon believes the variances do substantial justice to the appellant and the other property owners in the District, especially given this is a historic building. He believes through the extensive testimony tonight that the architect has done an admirable job following all of those guidelines incorporating the elements required to both make it similar to, but not exact as the existing historic resource.

He believes this is due to the unique circumstances of the property. It is a unique historic home in the Queen Anne style. He does not believe the situation is self- created. To the contrary, this house has been there for a long time. It is a historic building in a Historic District and therefore the compliance with the historic guidelines is something that has to be followed and not necessarily self-created by the owner.

The motion is contingent on two lots being combined as one parcel.

He tied the motion to the plans as presented subject to any minor modification by the boards and the Building Official to comply with the needs of the Historic District.

Mr. Jones was concerned that the first time the new ordinance for dormers comes up a variance is needed. He was surprised the appellant stated that staff surprised the architect. Therefore he is concerned about complying with the ordinance that specifically deals with dormers.

Mr. Lyon asked that Planning Staff have a look at this Ordinance to determine if there are conflicts. To him a gable end is not a dormer. If they are forced to interpret this as a dormer given the Ordinance, then the City probably needs to look at the Ordinance.

Mr. Judd pointed out that what the board is doing here doesn't set any precedent. So, he doesn't feel they are undercutting the Building Dept. or the commission in this situation.

Mr. Hart agreed. He feels the Ordinance still has merit in other applications. The Dormer Ordinance was instituted to respond to the dilemma of new construction

inside of roofs. The second floor of this historic home is essentially up inside the roof itself. He thinks the spirit of the law is met with these variances. Therefore he will support the motion.

Motion carried, 7-0.

ROLLCALL VOTE

Yeas: Lyon, Judd, Canvasser, Hart, Jones, Lillie,
Morganroth

Nays: None

Absent: Miller



Request for Amendment to Design Approval:

607 South Bates

City of Birmingham Historic District Commission

March 15, 2018

Construction of 607 S. Bates has begun in earnest and several items requiring reconsideration have arisen. **We request that the Historic District Commission amends the August 16, 2017 approval to include the following:**

- A. Change of **window color** from Sherwin Williams SW 6993 Black of Night to **Marvin Ebony**. This is a source change, not a color change, we found that the window manufacturer could match our desired color
- B. Change of **roofing color** from Hynar 5000 Mocha 507 to Hynar 5000 **Matte Black**. Mocha 507 has been discontinued
- C. Natural light was requested for the SE corner of the basement, so a row of obscure **glass blocks** 60" X 12" has been added to the east end of the south elevation
- D. On the west elevation, there is a 12" apron between the grade and the wood porch fascia. It is currently approved as concrete masonry parged with cement plaster and painted Sherwin Williams SW 7068 – Grizzle Gray. It has been determined that the wood porch requires ventilation to remain dry and protect the floor from rotting. Therefore, we propose to **replace the parged concrete masonry apron with a site-fabricated lattice** as detailed on the revised drawings, sheet A-6.
- E. As approved, the west wall of the kitchen has two windows. Due to a change in the kitchen layout, we wish to change it to **one window centered on the kitchen wall**
- F. We wish to substitute a row of 10' **Emerald Green Arborvitae** and a **6' wooden fence** for the climbing hydrangea and a 6' stone wall that are currently approved along the south property line. The need is for sound control and screening of the neighbor's swimming pool and garage. At 6' high, the stone wall would be below eye-level when viewed from inside the house and would be ineffective for screening or sound deadening. The arborvitae will be far more effective.
- G. The **existing windows** that were originally intended to remain are deteriorating, are painted shut



and are not energy efficient. To achieve energy efficiency and minimize the exposure to lead-based paint, we now wish to **replace the existing windows**. The proposed windows will be Marvin wood double-hung and cottage style, single-glazed reusing the stained glass from the existing windows. They will be painted **Marvin Ebony** to match the windows of the addition. Marvin narrow stile aluminum storm windows will be installed to increase energy efficiency. The existing window trim will be carefully removed, then reinstalled after the windows are installed. All architectural detail will be retained.

- H. The existing siding is showing signs of deterioration, it is coated with lead-based paint and there is no vapor barrier in the walls. Therefore, it is advisable that we replace the siding. We propose **to replace the siding** with clear cedar siding milled to the exact dimensions as the existing siding, prime it on all sides and edges for durability, and apply it over Tyvek building wrap to inhibit moisture infiltration. Replacing the siding allows the lead paint to be safely mitigated and avoids the hazard of removing lead paint by sanding or chemical means. We also propose to add one inch of rigid insulation between the siding and the Tyvek, to further increase the home's energy efficiency. The existing corner boards and window trim will be removed, refurbished and reinstalled to compensate for the extra one inch of wall thickness. The look of the house will be unchanged but the integrity of the walls will be greatly improved.

We respectfully request Historic District Commission approval of all requested changes. We believe they are proposed within the spirit of the City of Birmingham Historic District Ordinance Design Review Standards and Guidelines.

Thank you,

Finnicum Brownlie Architects



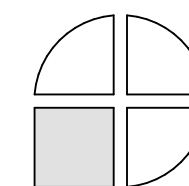
William L. Finnicum AIA NCARB
President

607 S. BATES STREET
BIRMINGHAM, MICHIGAN

SHEET INDEX	
ID	Name
A-1	PROPOSED SITE PLAN
A-1.1	LANDSCAPE PLAN
A-2	BASEMENT FLOOR PLAN
A-3	FIRST FLOOR PLAN
A-4	SECOND FLOOR PLAN
A-5	ROOF PLAN
A-6	WEST EXTERIOR ELEVATION
A-6.5	SOUTH EXTERIOR ELEVATION
A-7	EAST EXTERIOR ELEVATION
A-7.5	NORTH EXTERIOR ELEVATION

SCHEDULE OF REGULATIONS (BIRMINGHAM ZONING CLASS R-3)					
PRIMARY STRUCTURE		REQUIRED:		PROPOSED:	
MINIMUM LOT AREA (S.F.):		4,500 S.F.		10548.75 S.F. EX.	
MINIMUM OPEN SPACE (S.F.):		40.0%	4219.5	52.8%	5,573.0
MAXIMUM LOT COVERAGE (S.F.):		30.0%	3164.6	27.7%	2,921.0
MIN. FLOOR AREA (S.F.):		1,000 S.F.		2,136'	
MAXIMUM BUILDING HEIGHT (MID PT.):		28.0'		21.75'	
MAX. EAVE HEIGHT:		24.0'		17.875'	
LOT WIDTH:		86.66'		86.66'	
MIN. FRONT SETBACK: (AVERAGE WITHIN 200.0')		31.06 TO HOUSE (AVERAGE)		22.44' LEGAL NON-CONFORMITY	
		23.67 TO PORCH (AVERAGE)			
MIN. REAR SETBACK:		32.56'		32.56'	
MIN. COMBINED FRONT & REAR SETBACKS:		55.0'		55'	
MIN. SIDE, AT LEAST ONE: (GREATER OF 10% OR 9.0'):		9.0'		16.61' TO EX. HOUSE	
MIN. SIDE, COMBINED: (25% OF LOT WIDTH):		21.67' (9+12.67)		25.61'	
WINDOW WELL:		3'X6", COVERED W/ GRATE		3'X6", COVERED W/ GRATE	

HDC:	03-16-2018
PERMIT / BIDS:	10-17-2017

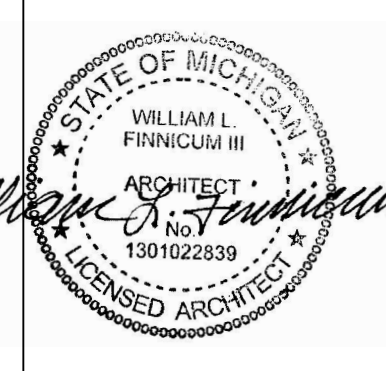


**FINNICUM
BROWNLIE
ARCHITECTS**

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

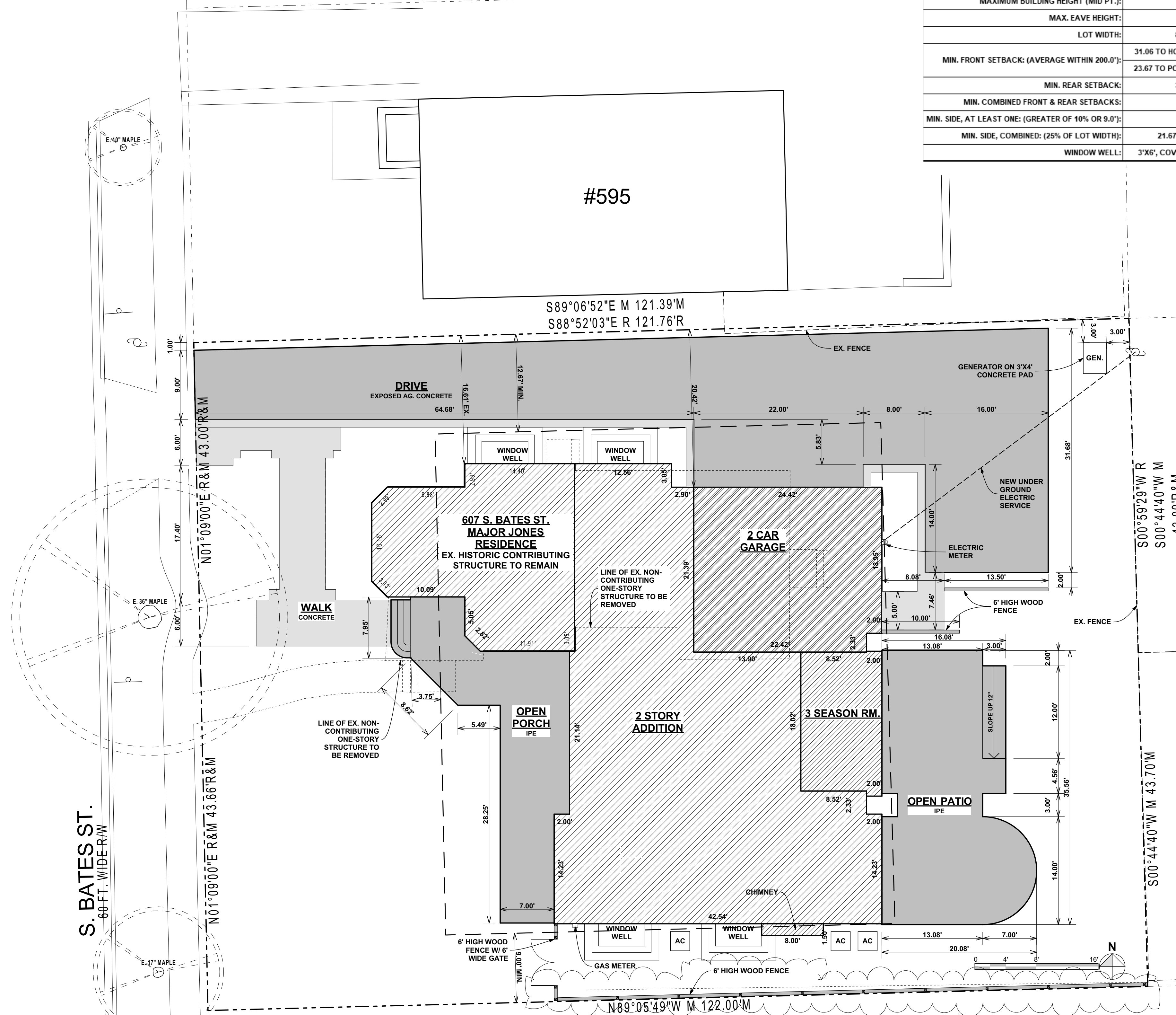
PROJECT: **ANGILERI RESIDENCE**
607 S. BATES STREET
BIRMINGHAM, MI

TITLE: **PROPOSED SITE PLAN**



SHEET NO.

A-1

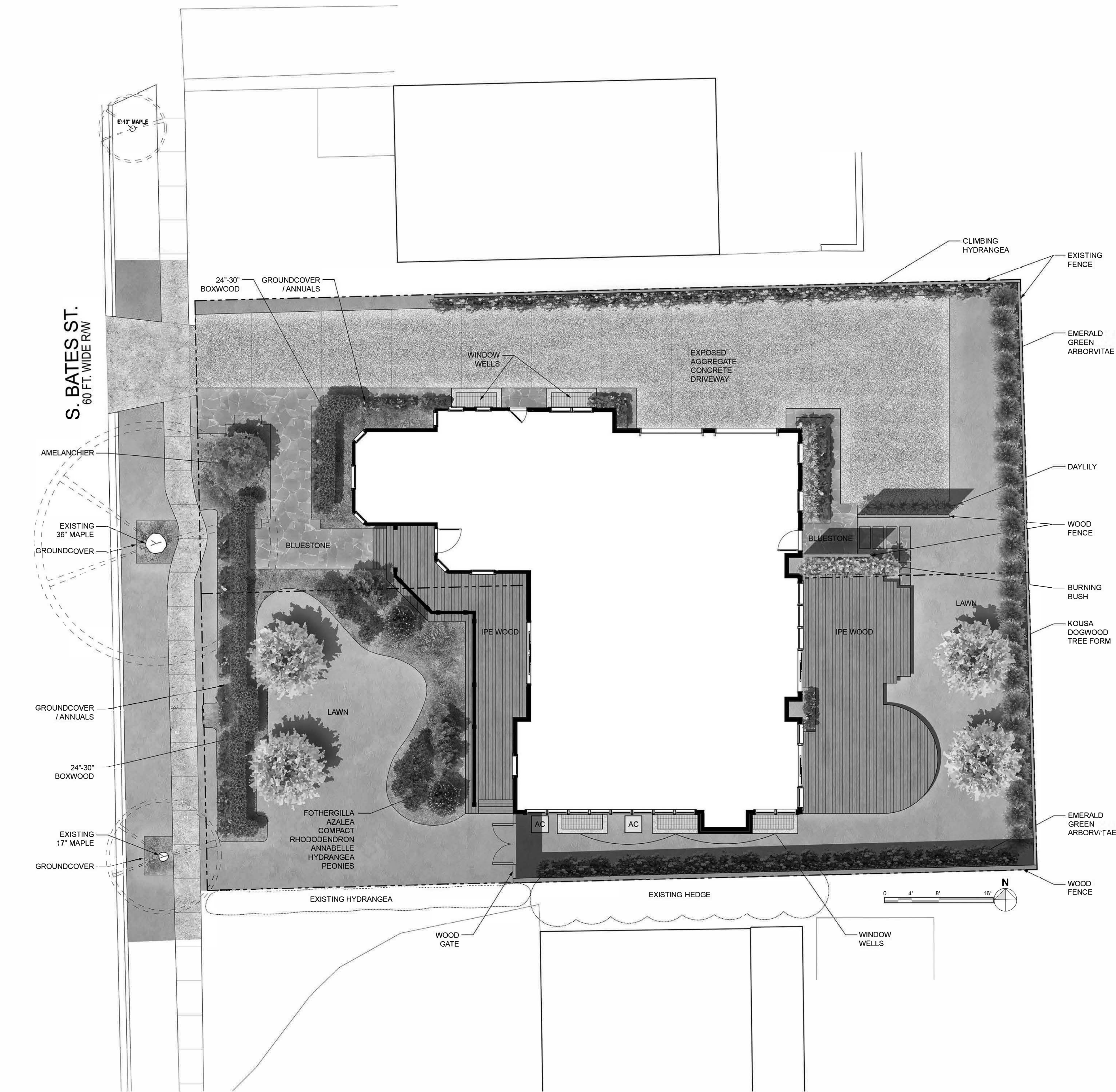


SITE PLAN

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

1
A-1

© COPYRIGHT 2018 FINNICUM BROWNIE ARCHITECTS. I:\Users\finnicum\OneDrive\AnglerResidence\ANG-DDT-0512017-1AKS.dwg



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

HDC: 03-16-2018

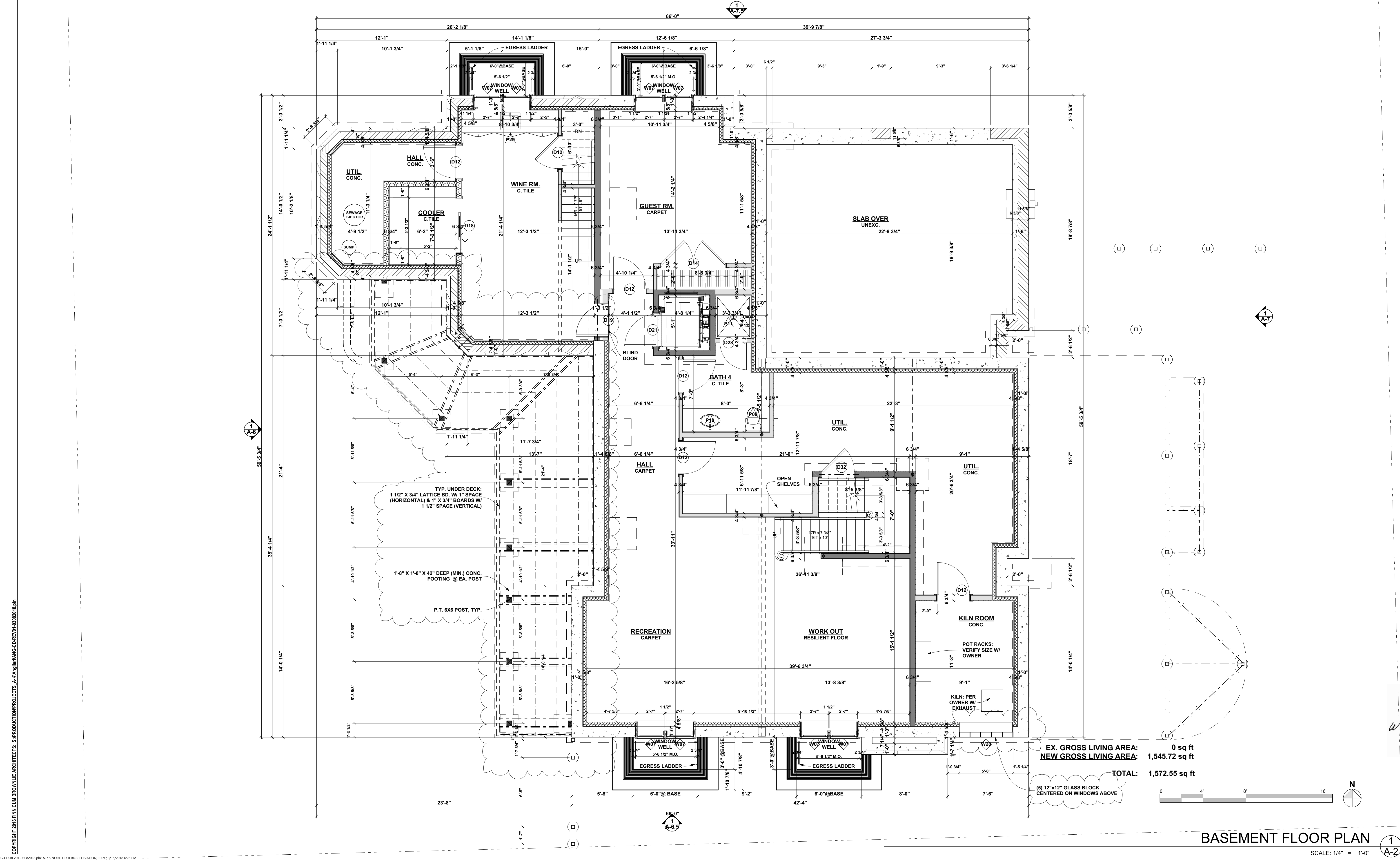
**FINNICUM
BROWNIE
ARCHITECTS**

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

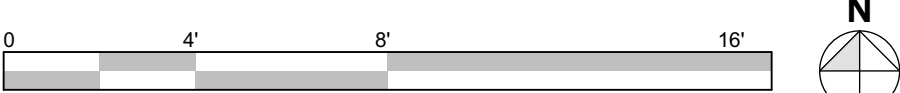
PROJECT:
ANGLERI RESIDENCE
607 S. BATES STREET
BIRMINGHAM, MI

TITLE:
LANDSCAPE PLAN

SHEET NO.
A-1.1



EX. GROSS LIVING AREA: 0 sq ft
NEW GROSS LIVING AREA: 1,545.72 sq ft
TOTAL: 1,572.55 sq ft



BASEMENT FLOOR PLAN

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

HDC: 03-16-2018
PERMIT / BIDS: 10-17-2017

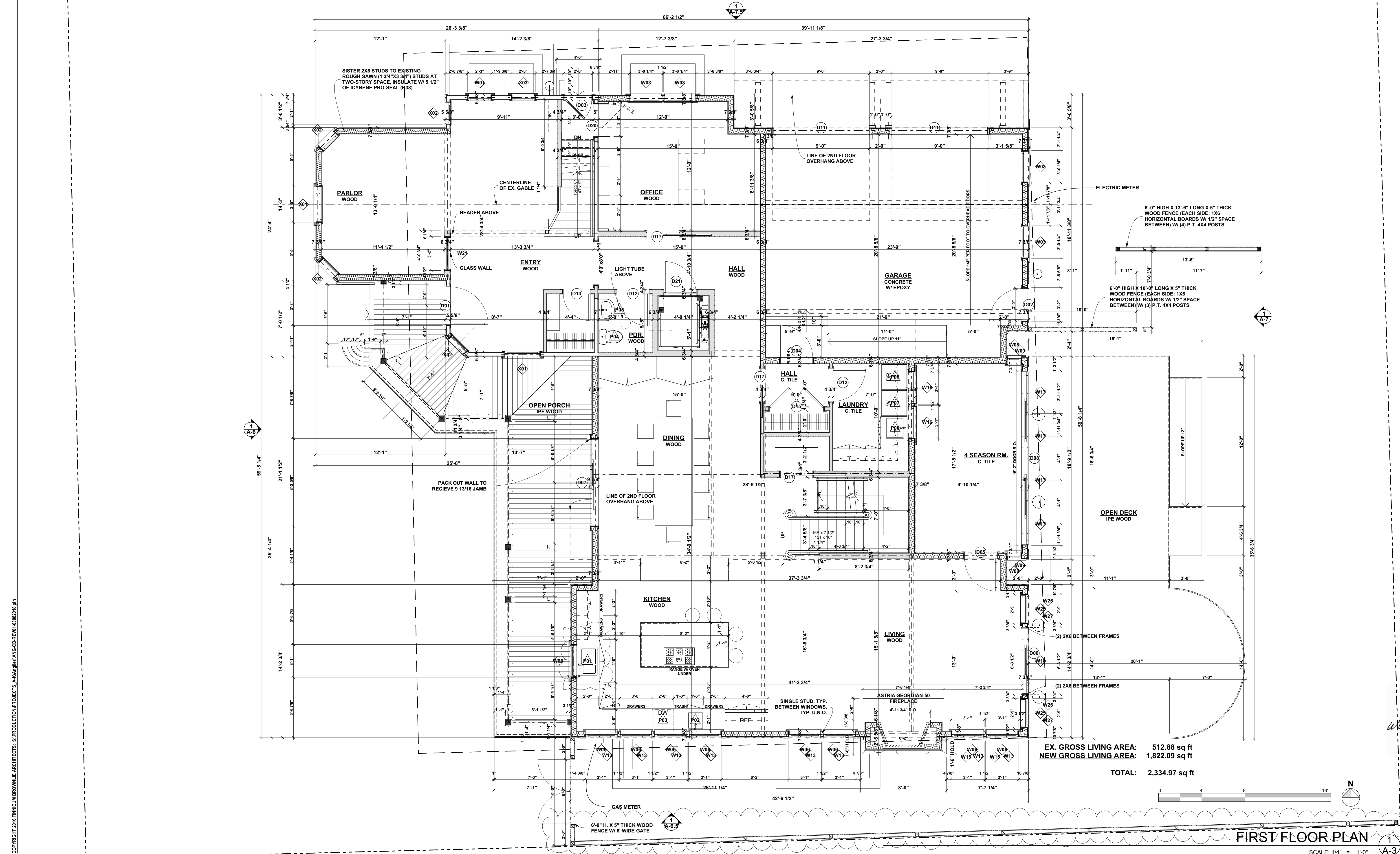
FINNICUM BROWNLIE ARCHITECTS
25885 German Mill Rd.
FRANKLIN, MI 48025
248 851 5022

PROJECT: **ANGLERI RESIDENCE**
607 S. BATES STREET
BIRMINGHAM, MI

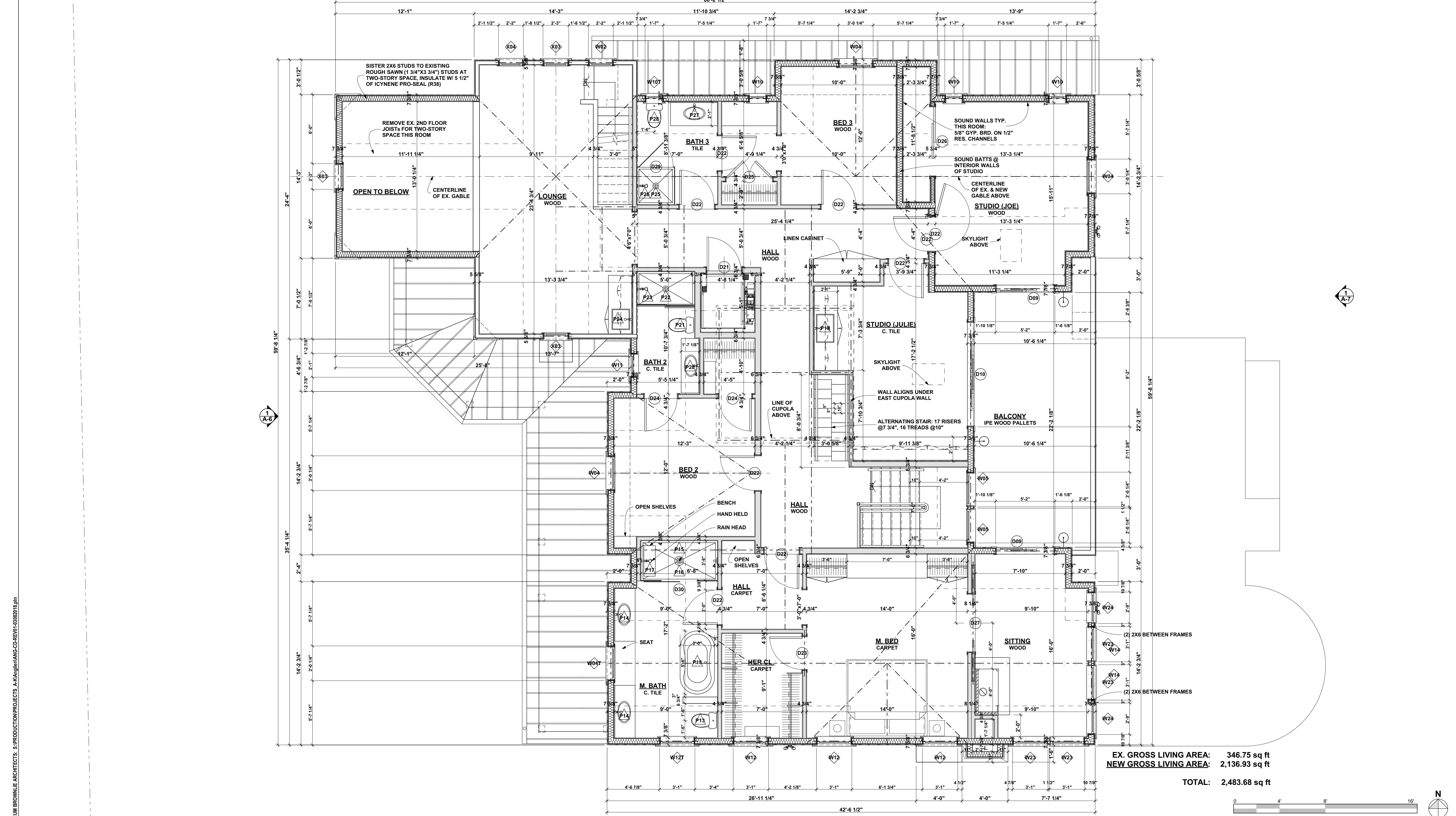
TITLE: **BASEMENT FLOOR PLAN**



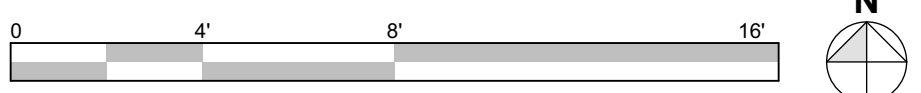
SHEET NO.
A-2



ANG-CD-REV01-03082018.plt A-7.5 NORTH EXTERIOR ELEVATION: 100%; 3/15/2018 6:26 PM



EX. GROSS LIVING AREA: 346.75 sq ft
NEW GROSS LIVING AREA: 2,136.93 sq ft
TOTAL: 2,483.68 sq ft



SECOND FLOOR PLAN

1
A-4

HDC: 03-16-2018
PERMIT / BIDS: 10-17-2017

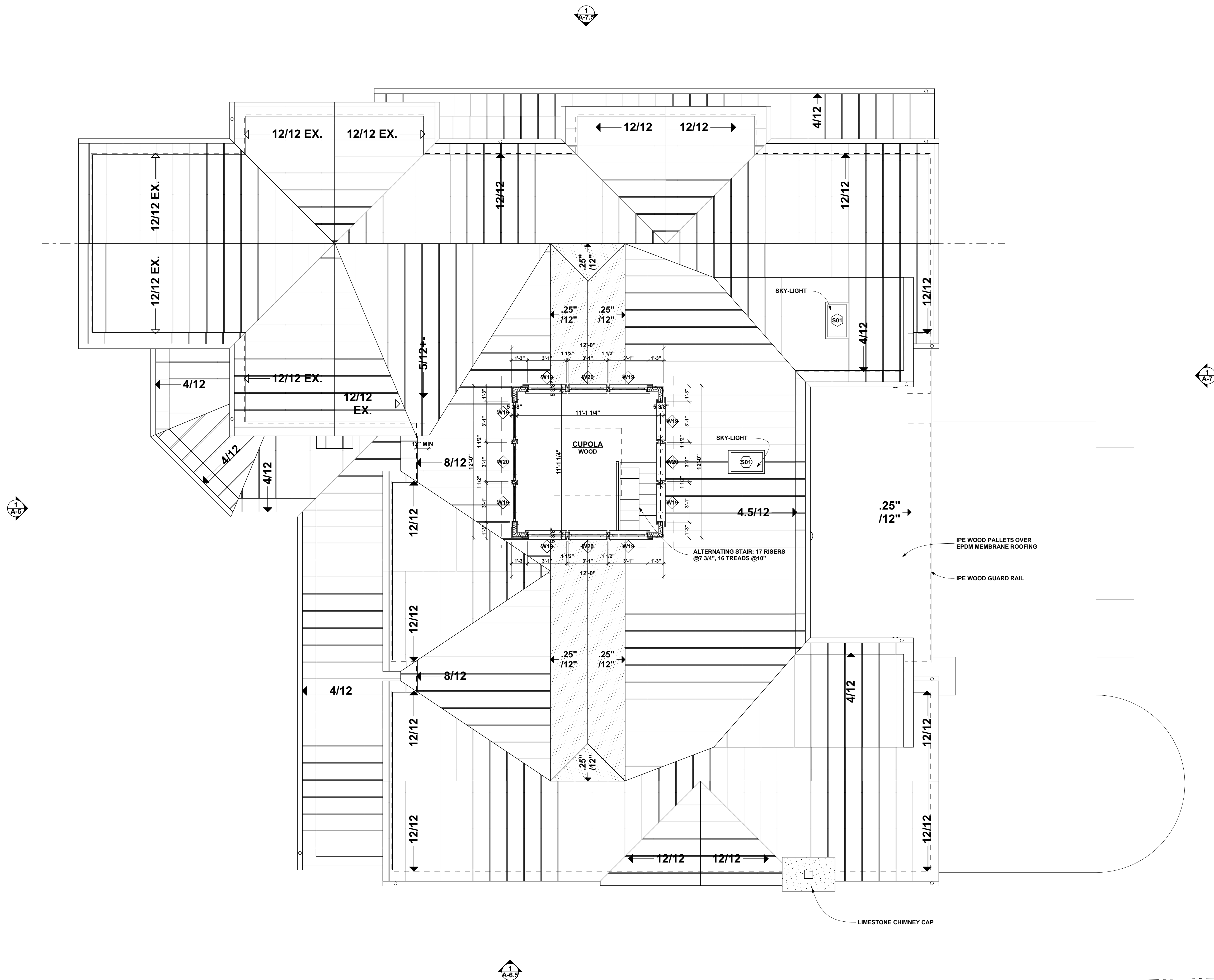
FINNICUM BROWNLIE ARCHITECTS
25885 German Mill Rd.
FRANKLIN, MI 48025
248 851 5022

PROJECT: **ANGLERI RESIDENCE**
607 S. BATES STREET
BIRMINGHAM, MI
TITLE: **SECOND FLOOR PLAN**



SHEET NO.
A-4

ANG-CD-REV01-03082018.plt A-7.5 NORTH EXTERIOR ELEVATION: 100% 3/15/2018 6:26 PM
COPYRIGHT 2018 FINNICUM BROWNIE ARCHITECTS. S-PRODUCTIONPROJECTS A-KAngleriANG-CD-REV01-03082018.plt



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

HDC: 03-16-2018
PERMIT / BIDS: 10-17-2017



**FINNICUM
BROWNIE
ARCHITECTS**

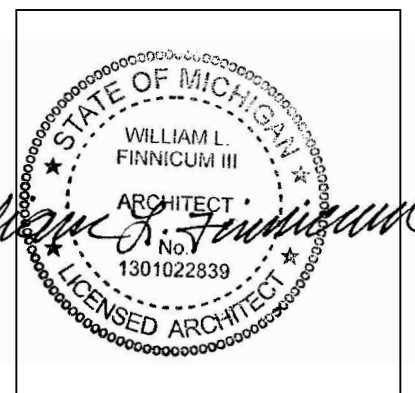
25885 German Mill Rd.
FRANKLIN, MI 48025
248 851 5022

PROJECT:

ANGLERI RESIDENCE
607 S. BATES STREET
BIRMINGHAM, MI

TITLE:

ROOF PLAN



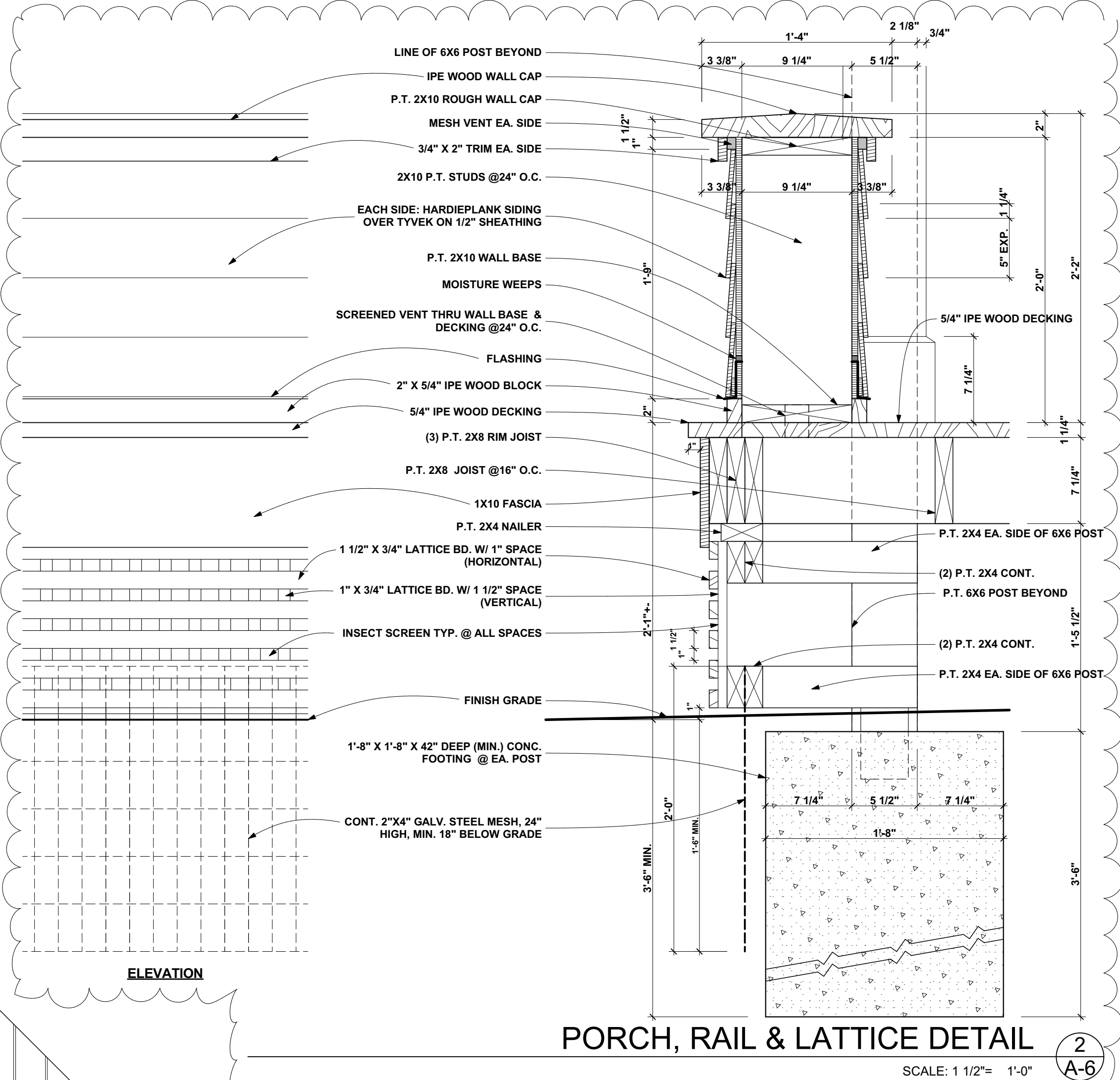
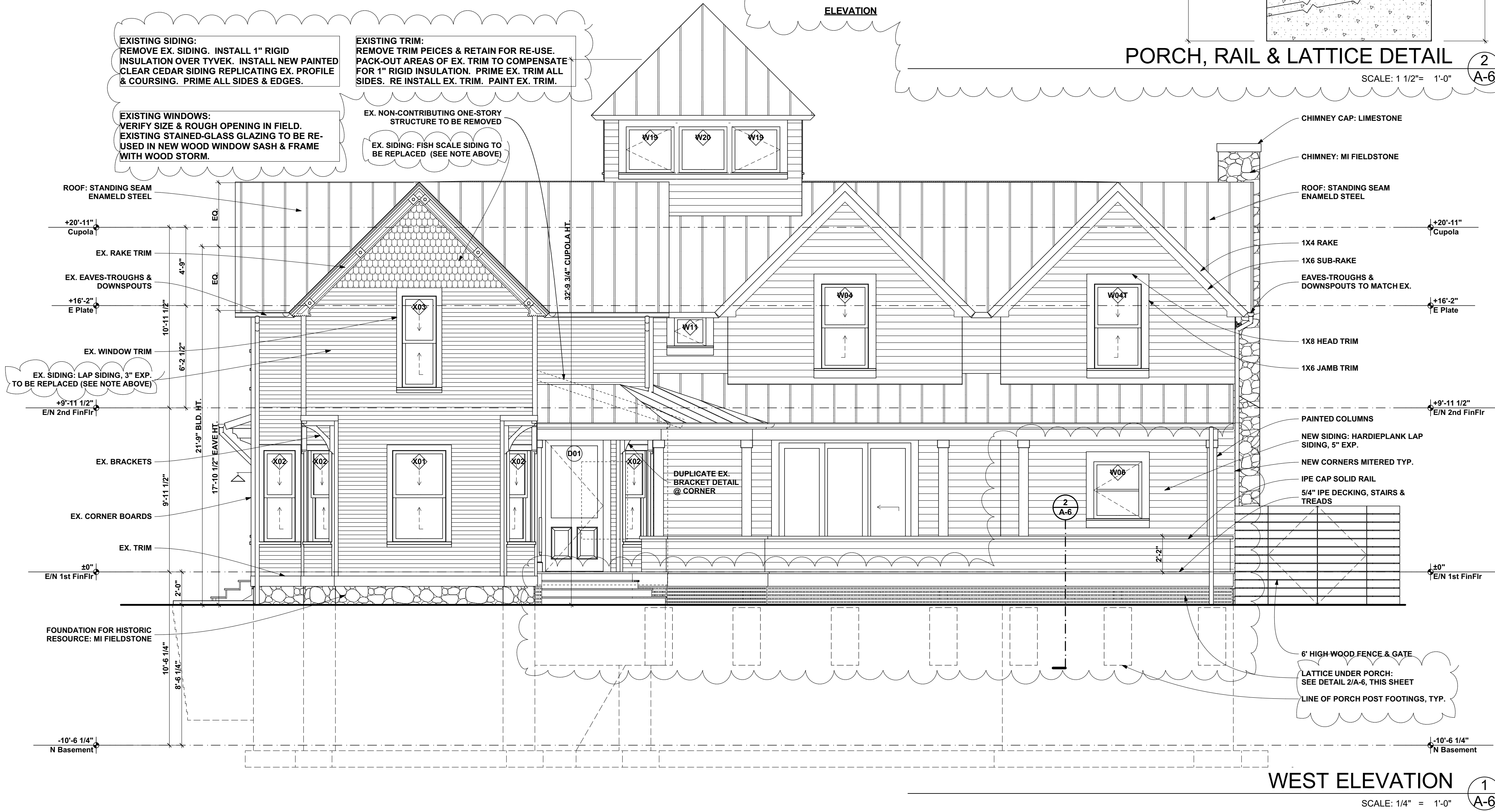
SHEET NO.

A-5

1

A-5

COPYRIGHT 2018 FINNICUM BROWNIE ARCHITECTS. S:\PRODUCTION\PROJECTS_A\KAngler\ANG-CD-REV01-03082018.dgn
ANG-CD-REV01-03082018.plt A-7.5 NORTH EXTERIOR ELEVATION: 100% 3/15/2018 6:26 PM



HDC: 03-16-2018
PERMIT / BIDS: 10-17-2017

FINNICUM BROWNIE ARCHITECTS

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

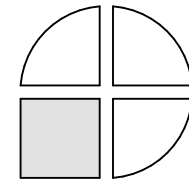
PROJECT:
ANGLERI RESIDENCE
607 S. BATES STREET
BIRMINGHAM, MI

TITLE:
WEST EXTERIOR ELEVATION



SHEET NO.
A-6

HDC: 03-16-2018
PERMIT / BIDS: 10-17-2017

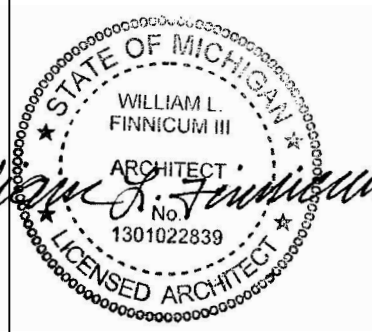


**FINNICUM
BROWNLIE
ARCHITECTS**

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

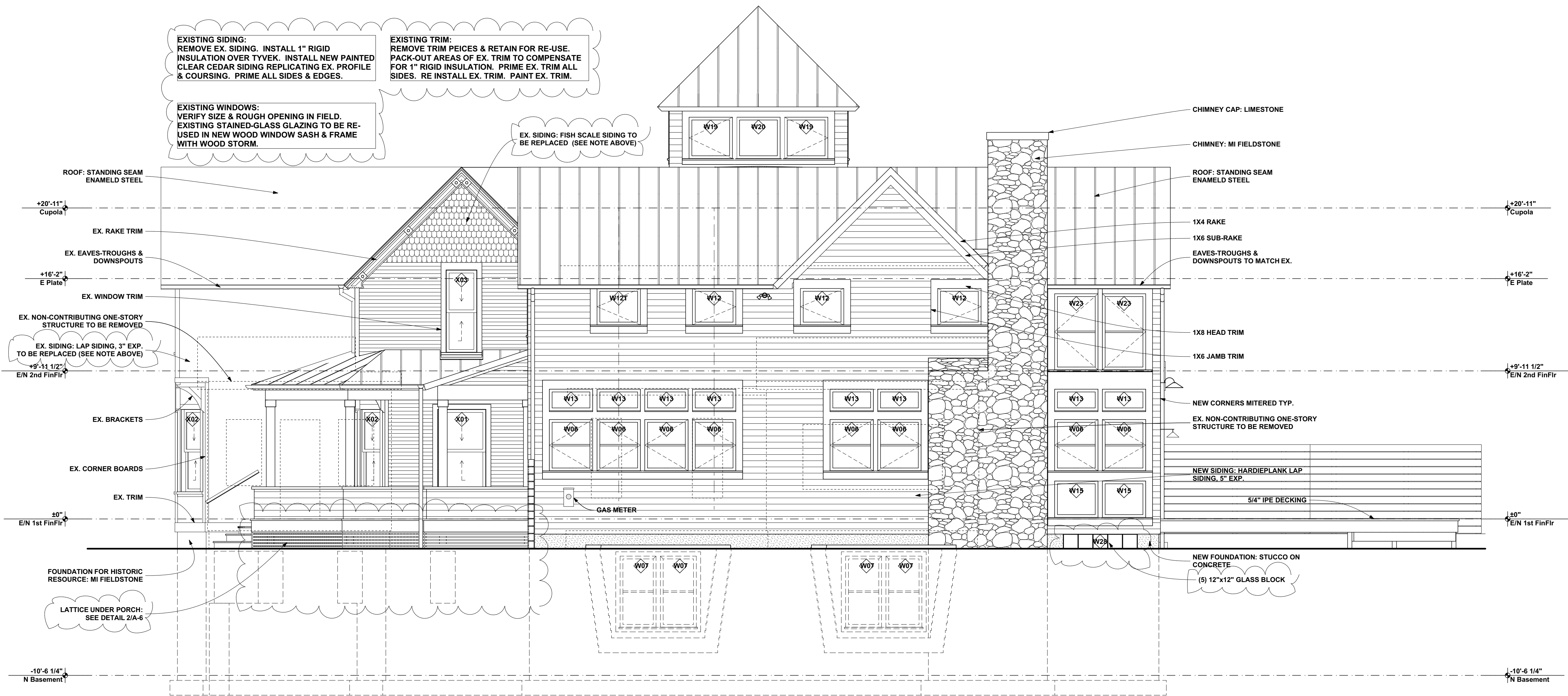
PROJECT:
ANGILERI RESIDENCE
607 S. BATES STREET
BIRMINGHAM, MI

TITLE:
SOUTH EXTERIOR ELEVATION



SHEET NO.

A-6.5



SOUTH ELEVATION

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

1
A-6.5

© COPYRIGHT 2018 FINNICUM BROWNLIE ARCHITECTS. C:\Users\Fredman\Desktop\ANG-CD-REV04-03082018.dgn

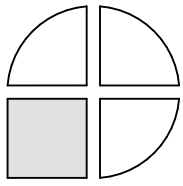


EAST ELEVATION

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

1
A-7

HDC: 03-16-2018
PERMIT / BIDS: 10-17-2017

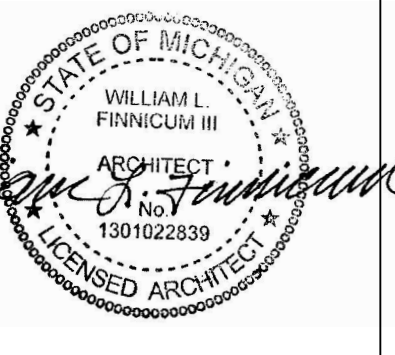


**FINNICUM
BROWNLIE
ARCHITECTS**

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

PROJECT:
ANGLERI RESIDENCE
607 S. BATES STREET
BIRMINGHAM, MI

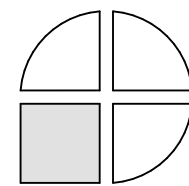
TITLE:
EAST EXTERIOR ELEVATION



SHEET NO.

A-7

HDC: 03-16-2018
PERMIT / BIDS: 10-17-2017



**FINNICUM
BROWNLIE
ARCHITECTS**

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

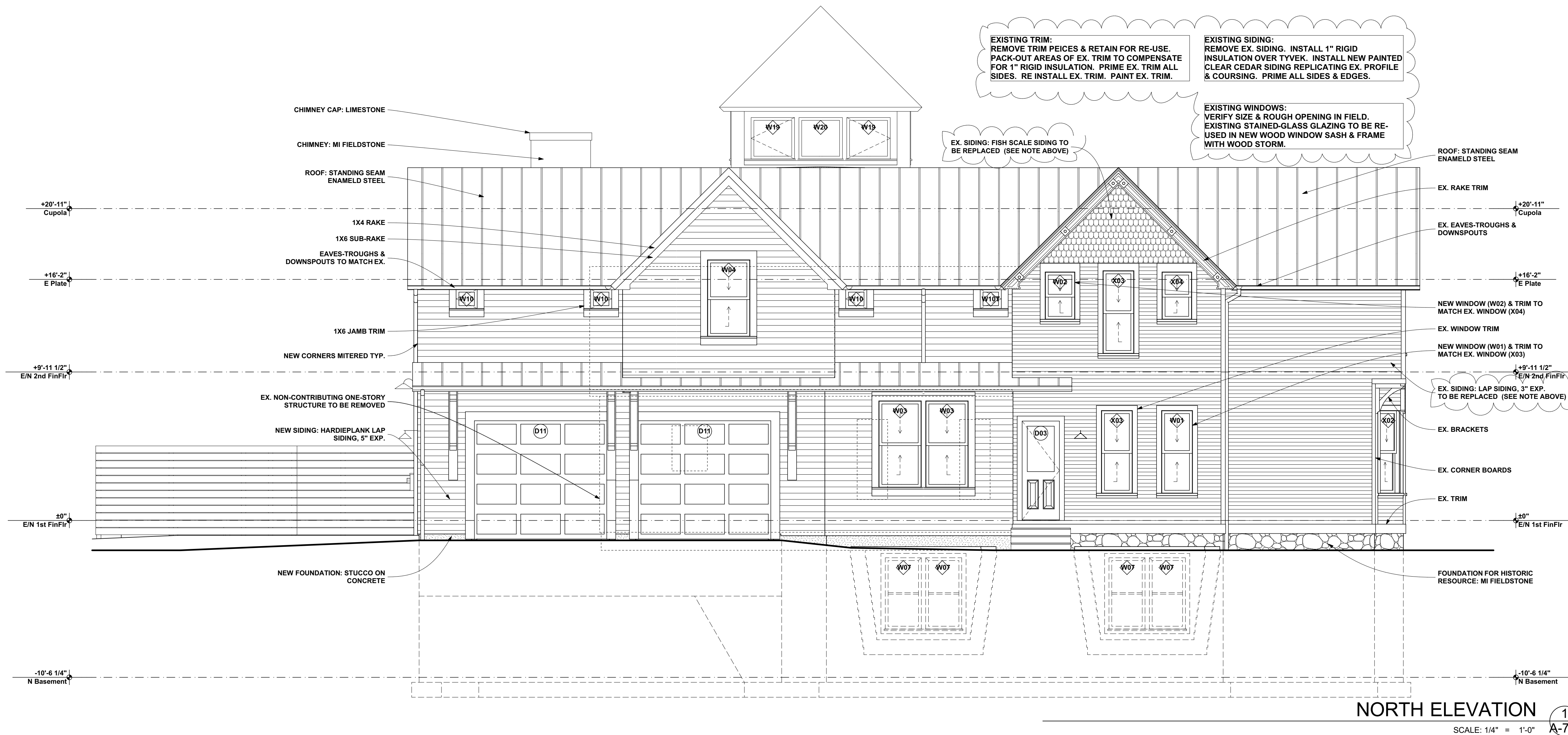
PROJECT:
ANGILERI RESIDENCE
607 S. BATES STREET
BIRMINGHAM, MI

TITLE:
NORTH EXTERIOR ELEVATION



SHEET NO.

A-7.5



DATE: March 29, 2018

TO: Historic District Commission

FROM: Matthew Baka, Senior Planner
Leslie Pielack, Museum Director

SUBJECT: Individual Nomination for Allen House-National Register of Historic Places

The 1928 Allen House and surrounding grounds at the Birmingham Museum has a unique history that dates from the 1818 pioneer period, when Elijah Willits first came to what is now Birmingham and bought 160 acres that includes the site. Although it is part of the city's Mill Pond Historic District, the Allen House has numerous historic features and associations that make it eligible for individual listing as a historic site with the honorary National Register of Historic Places.

The National Register of Historic Places is the official list of the nation's historic places worthy of preservation. Authorized by the National Historic Preservation Act of 1966, the National Park Service's National Register of Historic Places is part of a national program to coordinate and support public and private efforts to identify, evaluate, and protect America's historic and archeological resources (from National Park Service website).

Listing in the National Register of Historic Places provides formal recognition of a property's historical, architectural, or archeological significance based on national standards used by every state. Successful nomination to the National Register is honorary in nature and does not impose activities or requirements on the property owner. However, pursuing formal listing for the Allen House has a number of distinct advantages:

- help meet goals of the city's Certified Local Government (CLG) program through the Michigan State Historic Preservation Office (SHPO) to work toward local historic preservation and to identify potential properties for listing in the National Register
- make the Allen House eligible for CLG grant funding for preservation and rehabilitation projects for the house and grounds
- National Register designation can help with other historic preservation-related grants and funding partnerships for the site
- acknowledgement and promotion of the historic importance of the house and grounds at the national and state level and heritage tourism

The nomination process involves a detailed application with documentary evidence that meets established eligibility criteria. The materials are formally reviewed by the State Historic Preservation Office and, if deemed eligible, forwarded to the National Park Service for listing.

The Allen House would be listed in a national database as meeting the historic and preservation standards of the applicable criteria. In the case of the Allen House, it is anticipated that these would include, at a minimum:

- the well-preserved nature of the house
- the original brick schoolhouse history and unusual incorporation of the schoolhouse wall into the Allen residence
- the association of the site with Harry Allen, first mayor of Birmingham
- the very unusual natural swimming pool in the spring-fed pond and its associated history with Jim Allen's polio therapy
- other aspects of the well-documented landscape design from the Allen period that remain or can be restored

When Community Development Block Grant funds were used in 2010 for barrier-free access projects for the Allen House, the Michigan State Historic Preservation Office was required to review the house's historic status as part of the federal funding requirements. At that time, the SHPO determined that the Allen House would be eligible for future individual listing on the National Register. This previous review and familiarity of the SHPO with the Allen House and its history may help facilitate the application process.

On February 1, 2018, the Museum Board voted unanimously to support the pursuit of the nomination process to list the Allen House and grounds on the National Register of Historic Places through application with the State Historic Preservation Office.

SUGGESTED ACTION:

To recommend APPROVAL to the City Commission of the request to apply for nomination of the Allen House and grounds to the National Register of Historic Places through application with the Michigan State Historic Preservation Office.

556 W. Maple – Historic Allen House



Style:	Colonial Revival
Year Built:	1928
Construction:	Framed- Cedar/Brick
Legal Description:	T2N, R10E, SEC 25 WILLITS NORTHERN ADD PART OF LOT 57 BEG AT NE LOT COR, TH S 01-54-25 E 267.22 FT, TH S 87-51-25 W 258.17 FT, TH NLY 314 FT ALG CEN LI OF RIVER ROUGE TO N LOT LI, TH N 87-51-25 E 165.40 FT TO BEG, ALSO PART OF SW 1/4 OF SEC 25 & PART OF NW 1/4 OF SEC 36 BEG AT PT DIST N 87-51-25 E 1116.9 FT FROM SW COR OF SEC 25, TH N 01-54-25 W 267.22 FT, TH N 87-51-25 E 301.44 FT, TH S 01-35-30 E 234.23 FT, TH S 87-51-25 W 149.49 FT, TH S 56-04-48 W 149.98 FT, TH N 00-09-40 W 46.01 FT, TH S 87-51-25 W 24.90 FT, TO BEG 4-9-93 FR 006 & 007
Designation:	Contributing Historic Resource

The Allen House was built in 1928 by Harry and Marion Clizbe Allen. Mr. Allen was the first Mayor of the City of Birmingham when it incorporated in 1933. In addition, the site of the Mayor's home is as historically significant as the house itself. The property is part of the first quarter section that was purchased by pioneer Elijah Willits in 1818. Willits sold the site, now known as the John West Hunter Historical Park, to the Fractional School District. They built one of the first public schools on the site where the Allen House now stands. The Allens tore down most of the old building and built the current Allen house on the original foundation. They also used the brick from the School building on the front of the house, as well as on the and southeast and Southwest corners of the house.

The house and surrounding land was sold to the City in 1969. Mrs. Marion Allen was allowed to live in the house until her death in 1973. At that point, the City converted the house in a Community Center used primarily for wedding and other rental events. In 1999, the City and the Birmingham Historical Society

worked out the arrangement to create the Birmingham Historical Museum. The museum opened on May 19, 2001.

Allen House History

In 1856, Elijah Willits sold an acre of his original quarter section of property, located on the north side of Maple Road at Southfield Road, to the Bloomfield and Troy Townships' Fractional School District #1 for \$150.00. Soon thereafter a red brick schoolhouse was built, providing "tuition-free education in the lower grades." Attendance was optional, and many children went on to complete their secondary education by paying a tuition to attend the "Academy," which was run by the local Presbyterian minister, Reverend Hill.



Used as a school from 1855-1869.



The back of the schoolhouse and barn, pre-1928.

The "Old Red Schoolhouse" served as a school until 1869, when Hill School was built. The building was later purchased by Horace Randall, who converted it into a private residence. Later it was purchased by a Detroit attorney, Albert F. Jacobs. At Mr. Jacobs' death, Warren Clizbe purchased the house in 1912. The house was willed to his daughter, Mrs. Marion Allen. The Allens, who had been living in Detroit, returned to Birmingham in 1926 and decided to enlarge the house. They hired architect Rupert W. Koch to make the improvements. However, during the process of excavating under the house, the east end collapsed and fell into the hole. They took down the rest of the building and began anew. The front façade of the Allen House is composed of bricks from the school, and is built on the original schoolhouse foundation, reinforced in some places and enlarged.



The back of the Allen House from 1939.



The Allen House circa 1929.

Architecturally, the 2 story eclectic house design can be called Colonial Revival. The main body of the residence, including the entrance, is highlighted by a continuous porch and red brick facade – the reclaimed bricks from the old school house which Marion Allen insisted be used when the house was built in 1928. The main entrance to the house is a detailed focal point. Fluted pilasters support the Colonial Revival triangular pediment. The door is enhanced by a fanlight transom and dual leaded etched glass panels.

The inside of the house is essentially as it was when the Allen Family resided here. It features a living room, library, sun porch, dining room, and kitchen, which are used as exhibit spaces. Upstairs, the bedrooms serve as offices and storage for the Museum's collection.



The Allen House at 556 West Maple. This picture was taken from across the street– note the street sign.



This is a picture of the "breakfast nook," or back porch, where you are now standing. Mr. Allen liked to eat his breakfast here and look out at his backyard.

Prominent members of the community, the Allen Family lived in the house on Maple and raised their children, Eleanor and James. In April, 1969, the Birmingham electorate voted to purchase the house on the 1.67 acre tract owned by Marion Allen to establish an Historic Park and move the John West Hunter House to the property. Today the total size of the Historical Park is almost 8 acres. This picture was taken the evening of January 12, 1970. as Mrs. Allen signed the contract to sell her house and land to the City of Birmingham for use as an historical park. Standing are Irene Hanley, City Clerk, Mrs. James Allen and Mayor Charles Clippert; seated are Mrs. Harry Allen and her son, James Allen.



A view of the Allen House when it opened as a museum.

In 1974 the renovation of the Allen House as a Community Activity Center became a major Bicentennial project. Many individuals, clubs and organizations contributed to the refurbishing of the house. Opened in 1977, the Allen House was available on a rental basis to groups in the Birmingham-Bloomfield area, as well as for wedding receptions and other functions.

Twenty years of public use proved too much for the aging house, and in 1996 the City considered converting the Allen House to a museum. The Birmingham Historical Museum and Park opened in May, 2001 with the mission to "preserve, protect and promote the community's unique heritage."

JOHN WEST HUNTER HISTORICAL PARK

My talk today is about the John West Hunter Historical Park located in Birmingham on the north side of Maple Road where Southfield Road terminates. For those of you who have been long time residents of the Birmingham – Bloomfield area, the two houses on that site are so familiar that you may not have considered the fascinating parallel between the history of these structures and the development of the Birmingham. While the style and architecture of the Allen House and Hunter House do not compare to many of the grand homes that dot the East coast, to study their modest beginnings is to unveil the rich history of our community.

The story of Birmingham is not unlike that of many small American towns. It was founded by a few pioneer families searching for a better life. As industrialization spread across the land, the small village grew to meet the needs of the farming community, and in less than 200 years became a part of a major urban area.

THE LAND:

On May 6, 1812, Congress passed an act requiring that two million acres of land in the Territory of Michigan be surveyed and divided into blocks six miles square to form townships. Townships would then be divided into 36 sections of 640 acres each and the sections divided again by four into quarters of 160 acres each. By 1818, Detroit had a population of about 2000 many who were descendants of the original French settlers. But since the end of the War of 1812, there had been an increased interest by the newer arrivals in buying the land northwest of the base line established by the territorial survey. The trip from Detroit to the newly established Pontiac Company was a hard day's travel on Indian Trail (later called Saginaw Trail now Woodward Avenue) through low, marshy land. In December of 1818, four men who had no apparent relationship with each other, each purchased a quarter section of 160 acres for \$2.00 an acre. The 640 acres bought by Elijah Willits, John Hunter, John Hamilton, and Benjamin Pierce comprise what is now the center of the City of Birmingham. The point where all four tracts touched is now the intersection of Maple and Pierce.

THE TOWN:

By 1825 a small settlement had developed as the four men sold portions of their land to other pioneers. The area was known as "Piety Hill", probably because it was situated on high ground and was the site of Protestant religious services serving the surrounding area. The name "Birmingham" was first applied around 1832 when those optimistic about the potential growth of the foundries and blacksmith shops within the village, chose the name of England's industrial city as their own. The name was officially adopted in 1864 when Birmingham was incorporated as a village in the State of Michigan.

In 1872 an Atlas of Oakland County was published providing detailed maps of the villages and townships which made up the county. In viewing the map of Birmingham it is clear that in 53 years the tiny settlement had grown into a thriving village. Business notices such as this provided a source of information as well as advertising funding.

the 1840's, and the old south wing rebuilt as a kitchen. During the reconstruction it was discovered that the main rectangle of the house belonged to two periods. The earlier is the front part, framed with the original 15 inch vertical planks. Later, the house was enlarged with the addition of a wing, or "ell", extending out from the main section. Between 1840 - 1850 a "Greek styled cornice" was placed around the house and that has been retained in the restoration. The small covered porch is called a "Michigan Porch" and is typical of the kind built on houses in Michigan during the period.

The completion of the restoration included the construction of the original wing, which became the kitchen, the small porch and the two fireplaces and chimneys. The Birmingham Historical Society embarked on a search for authentic furnishings dating around the 1840's. Numerous heirlooms were donated by descendants of pioneers families in the area. Mrs. Frank Seichter, chairman of the Hunter House Restoration Committee, and committee member Mrs. Leonard Horton did considerable research to insure that hardware, lighting fixtures and wallpaper were appropriate to the period of the house.

The John W. Hunter House was officially opened on September 26, 1971. It is included in the National Register of Historic Sites and in the State of Michigan's list of historic structures.

THE ALLEN HOUSE:

In 1856, Elijah Willits sold an acre of his original quarter section of property, located on the north side of Maple Road at Southfield Road, to the Bloomfield and Troy Townships' Fractional School District #1 for \$150.00. Soon thereafter a red brick schoolhouse was built providing "tuition-free education in the lower grades". Attendance was optional, and many children went on to complete their secondary education by paying a tuition to attend the "Academy", which was run by the local Presbyterian minister.

In 1859, the Michigan State Legislature passed an act authorizing any municipality with a union school district to establish a high school and levy a tax to support it. This is likely the key reason why Birmingham decided to incorporate as a village, to take advantage of the opportunity to levy the necessary tax and build a school that would provide both primary and secondary education. In 1864 Birmingham was officially incorporated as a village. The Union School, later named the Hill School, was built on the northwest corner of Chester and Merrill Streets.

Meanwhile the old red schoolhouse was purchased by Horace Randall who converted it into a private residence. Later it was purchased by a Detroit attorney, Albert F. Jacobs. At Mr. Jacobs' death, Warren Clizbe purchased the house in 1912. Warren Clizbe had been superintendent of Hill School in 1880 when he met his wife, Nellie Richardson, who was a teacher at that school. Nellie's family came from Watertown, N.Y. and settled in Birmingham in 1875, where her father was a blacksmith. Marion R Clizbe, the daughter of Warren and Nellie Clizbe, was raised in Birmingham,

and in fact, met her future husband, Harry Allen, in kindergarten. Harry was the son of John and Susan Allen who owned a farm on West Maple, where Oakland Hills Country Club stands today. They were married at her parents' home in 1914. The Allens moved to Detroit where their son James was born. They returned to Birmingham in 1926 and decided to enlarge the house left to them after the death of the Clizbes. However, the contractor detected structural weaknesses and recommended that the building be razed. A new structure was built on the site in 1928 using the foundation and the bricks from the old schoolhouse on the front of the home.

There was much growth, exuberance and change in the village in the 1920's. Harry Allen, a lawyer who had long been active in community affairs, was elected to serve as village president in 1930 and went on to become the first mayor when Birmingham became incorporated as a city in 1933. Allen, along with familiar Birmingham names like Shain, Averill, Baldwin and Mitchell, helped to guide the community through the struggles of growth in the 1920's and the despair of depression in the 1930's.

As prominent members of the community, the Allen family remained in the house on Maple and raised their children, Eleanor and Jim. Even after Harry Allen died in 1957, Marion stayed in the grand old house with so much history and so many memories. In April 1969, the Birmingham electorate voted to purchase the house on the 1.67 acre tract owned by Marion Allen, establish an Historic Park and move the John West Hunter House to the property. The adjacent ravine area to the west was already owned by the city and in 1975 Carl Luckenbach donated a parcel of land adjacent to the park which he had purchased from Mrs. Allen in 1963. Today the total size of the Historical Park is almost 8 acres.

In 1974 the renovation of the Allen House as a Community Activity Center became a major Bicentennial project. Many individuals, clubs and organizations contributed to the refurbishing of the house. Opened in 1977, the Allen House was available on a rental basis to groups in the Birmingham-Bloomfield area, as well as for wedding receptions and other functions.

But twenty years of public use proved too much for the aging house, and in 1996 the City considered converting the Allen House to a museum. The new museum opened in May 2001 with the mission to "preserve, protect and promote the community's unique heritage." The museum, in partnership with other community organizations, hosts public tours, lecturers and special events. It is open Wednesdays through Saturday from 1-4 p.m.

Architecturally, the 1 1/2 story eclectic house design can be categorized within the broad spectrum of Colonial Revival. It is believed but not proven that the house design may have been discovered in a Better Homes and Gardens catalog. The main body of the residence, including the entrance, is highlighted by a continuous porch and red brick façade, those reclaimed bricks from the old school house which Marion Allen insisted be used when the house was built in 1928. The main entrance to the house is a detailed focal point. Fluted pilasters support the colonial revival triangular pediment. The door is enhanced by a fanlight transom and dual leaded etched glass panels. A central bay that faces a large yard sloping dramatically to Willits Street below highlights the rear façade.

other shots
of exterior

The inside lower level of the house is essentially as it was when the Allen family resided there. It features a living room, library, sun porch, dining room, a sewing room and kitchen. Upstairs are four bedrooms with a fifth bedroom over the garage. Today, the Allen House functions as a museum including four changing exhibit galleries, a gift shop and an historical record library.

For decades there seemed no end to the growth possibilities for Birmingham. But year by year vacant land became developed with houses and the population increased. Many of us remember when those old familiar streets in downtown Birmingham like Bates, Pierce, Henrietta, Hanna and Stanley were lined with the homes and shops built long ago. I wonder what John Hunter and Elijah Willits would think of it all – the new Palladium, the 555 building, and the big foot houses which have replaced the originals. Hopefully they'd view it as positive progress for the little village they helped to found 183 years ago.

POST SCRIPT:

In 1915 the real estate firm of Whitehead and Standart Co. published a brochure called BIRMINGHAM in order to promote the village as a splendid residential site. The contents of the pamphlet are too long to quote here, so I have condensed them into the following enthusiastic observations:

"In these piping times of 1915 we find a new era of improvements established and under way. Notwithstanding the present disastrous wars....the expected depression and attendant stagnation of business seems to have passed us by. Our population has doubled in the last two years; our water supply has been augmented to the extent that the supply need not be worried about for years to come; our banks are taking loans ... and if there are any dissatisfied people in Birmingham, we are sure it is from causes entirely outside of local business conditions."

The authors of the brochure went on to predict:

"It is said that we can judge the future only by the past and the present. Then let us feel justified in predicting for Birmingham a most generous need of health, wealth and prosperity in the coming years."

"With all these advantages can you wonder that times are lively in our village? Can't you see that we are justified in the conviction that now is the time to buy real estate in and around Birmingham? Dispirited weaklings, subsisting upon the impure waters and the questionable foods of the big cities, come and tarry a while with us and forget your ailments.....You will bless the day you heard from Birmingham and will tell it from the housetops how you and your loved ones were brought forth out of the valley of discontent and illness into the sunshine and health of Birmingham the Beautiful."



[Download Central](#)

[Calendar](#)

[E-Notify](#)

[Contact Us](#)

Search...

GO

[Home](#)

[About Birmingham](#)

[Residents](#)

[Businesses](#)

[City Government](#)

[I want to...](#)

About Birmingham

[About Birmingham](#)

[Allen House](#)

- ▶ [Allen House Photo Gallery](#)
- ▶ [1920s Kitchen](#)
- ▶ [Hunter House](#)
- ▶ [John West Hunter Historic Park](#)
- ▶ [Exhibits](#)
- ▶ [Museum Volunteers](#)
- ▶ [Donations](#)
- ▶ [School & Group Tours](#)
- ▶ [Historical Resources](#)
- ▶ [Museum Events](#)
- ▶ [Hours, Directions & Admission](#)

[About Birmingham](#) » [Arts and Culture](#) » [Birmingham Historical Museum & Park](#) » [Allen House](#)

Allen House

Text Size [+](#) [-](#)

[E-mail](#) [Print](#)



The Allen House was built in 1928 by Harry and Marion Clizbe Allen. Mr. Allen was the first Mayor of the City of Birmingham when it incorporated in 1933. In addition, the site of the Mayor's home is as historically significant as the house itself. The property is part of the first quarter section that was purchased by pioneer Elijah Willits in 1818. Willits sold the site, now known as the John West Hunter Historical Park, to the Fractional School District.

The School District built one of the first public

schools on the site where the Allen House now stands.

The building was only a school for a short time, becoming instead a private residence. It was the former school building that the Allens moved into, with the idea that they would modernize the structure. Unfortunately, the building was too old and while they were working, the walls of the school building started to fall in.

The Allens tore down most of the building and built the current Allen house on the original foundation. They also used the brick from the School building on the front and Southeast and Southwest corners of the house.



Text Size + -

Allen House



The Allen House was built in 1928 by Harry and Marion Clizbe Allen. Mr. Allen was the first Mayor of the City of Birmingham when it incorporated in 1933. In addition, the site of the Mayor's home is as historically significant as the house itself. The property is part of the first quarter section that was purchased by pioneer Elijah Willits in 1818. Willits sold the site, now known as the John West Hunter Historical Park, to the Fractional School District.

The School District built one of the first public schools on the site where the Allen House now stands.

The building was only a school for a short time, becoming instead a private residence. It was the former school building that the Allens moved into, with the idea that they would modernize the structure. Unfortunately, the building was too old and while they were working, the walls of the school building started to fall in.

The Allens tore down most of the building and built the current Allen house on the original foundation. They also used the brick from the School building on the front and Southeast and Southwest corners of the house.



2001.

The Allen House ca. 1928

Allen House Photo Gallery

The Allens were the only family to live in the house. They had two children. James, their son, grew up to become a Mayor of Birmingham as well.

The house and surrounding land was sold to the City in 1969. Mrs. Marion Allen was allowed to live in the house until her death in 1973. At that point, the City converted the house in a Community Center used primarily for wedding and other rental events. In 1999, the City and the Birmingham Historical Society worked out the arrangement to create the Birmingham Historical Museum. The museum opened on May 19,

BIRMINGHAM



HERITAGE

News and Views Concerning the City's Historic Resources

VOL. 1, NO. 3

MARCH/APRIL 1980

PEDALING PASSION

Remember that old Columbia? Or was it a Schwinn? Remember how you and that machine worked together to outdistance your rivals if they dared to race you?

Bicycling memories are invariably pleasant ones -- attaching playing cards or balloons with clothespins to the fender supports to add that authentic engine sound or perhaps pedaling around Belle Isle with your favorite guy or gal on a tandem. Whatever your recollections, few of us living today could recall the scene depicted in the accompanying illustration, which shows a "dandy" scooting along on the bicycle's predecessor, the hobby horse. The hobby horse was actually an improvement on an 1817 invention, the draisine.

You might notice that the illustrated hobby horse sported no pedals. To find out when pedals appeared, when the "high wheeler" came into fashion and how to ride one, the origins of today's most popular models, the real story behind bloomers and the bicycle and generally everything you could ever imagine about America's two-wheeled passion, plan to attend "All Aboard the Bicycle," The Birmingham Historical Society's fourth program of the 1979-80 season, on Tuesday, March 25, at 8 p.m. in the Jeanne Lloyd Room of the Baldwin Public Library.

The speaker, G. Donald Adams, is one of the country's foremost authorities and collectors of antique bicycles. While serving as assistant director of public relations at Greenfield Village, Adams also



acts as consulting curator for the museum's extensive bicycle collection. His first book, *Bicycles, 1817-1970*, is scheduled for release this fall. It will be the first comprehensive guide to the collecting of bicycles.

Adams' lecture will highlight the fun- and drama-filled history of bicycles and related clubs through original illustrations from 1817 to the present and focus on modern-day collecting and restoration techniques.

The program is offered free to society members and the general public.

INSIDE HERITAGE

Historic Ear.....	Page 2
Editor's Choice.....	Page 6
Historic Properties.....	Page 4
Try It!.....	Page 3
Birmingham Doorways.....	Page 8



Historic Properties

The author hopes to include a brief story about one of Birmingham's Historic Houses in each coming issue of Birmingham Heritage. These stories are based upon conversations with the owners (or anyone who has known about these houses) and are not the result of any in-depth research. If anyone has a good, true story to tell, please contact Mark Thomas (644-6300 or 647-1135) or better yet, write it yourself!

This, the first of the series, is about the Campbell-Chatfield House at 460 West Maple.

The original (front) part of the Campbell-Chatfield House was built circa 1850. About 1880 it was acquired by Hiram Chatfield, a retired farmer. It has belonged to his family ever since. In fact, Hiram Chatfield's granddaughter Pussie Robinson Hersey, at the age of 91, probably has the distinction of living in one house longer than any other Birmingham resident.

Hiram Chatfield's grandfather, Roswell Chatfield, came to Michigan in 1819 on the famous steam-powered side-wheeler, "Walk-on-the-Water." Roswell Chatfield settled in Troy, where the family took up farming and was related (by marriage) to the Beach family of Beach Road. Some of the original furniture that Roswell Chatfield brought with him in 1819 is still in the house.

Roswell Chatfield's great-great grand-

daughter, Pussie, who had lived with her grandparents in the Campbell-Chatfield house since age 4, married Scott Hersey in 1915. They were married in the front parlor. Their son was born in that room 8 years later.

Scott Hersey, a builder, was instrumental in the development of the early Quarton Lake Estates (from a cow pasture) during the boom before the Depression.

About 50 years ago, Scott Hersey used the original house as an office. Birmingham's famous architect, Wallace Frost, became a tenant at the rear of the house after he talked Hersey into converting the old woodshed into a small studio. Later he talked Hersey into building on the larger studio with the high cathedral ceiling.

Then, in 1941, the Hersey family moved back into the house and Frost moved out. Today, Mrs. Hersey, her daughters Shirley and Louise and son Warren live in the house which their family has owned for a century! --MT.

ALLEN HOUSE BUILT ON SITE OF "OLD RED SCHOOLHOUSE"

A lot of local history has taken place on the Allen House site.

It all started in 1856, five years before The War Between The States, when Elijah Willits sold one acre of his original quarter section of land to the Bloomfield and Troy Townships' Fractional School District #1 for \$150.

That one acre was on Mill Street (now Maple) at the end of Southfield Road. Here they built a red brick schoolhouse that served the community for more than 12 years.

The schoolhouse later became a private residence and Harry and Marion Allen bought it in the mid-1920s. They intended to enlarge it and live there, but contractors advised against alterations because of structural weaknesses. Instead, after 70 years on that site, the old red schoolhouse was torn down.

Part of the schoolhouse still remains on that property, however, because the Allens incorporated bricks from the schoolhouse into the construction of their new home. Mrs. Allen lived there until 1969 when the city purchased the property and designated it as part of the surrounding

-Continued on page 5

-Continued from page 4

Historic Park.

Mrs. Allen's father, Warren D. Clizbe, was Birmingham's village president for several terms between 1914 and 1923. Her husband, Harry, also served as the last village president and the first mayor, serving at the time of the city's incorporation. Her son, James, was mayor in 1956.

The proposal on the 1969 ballot included the purchase of the Allen House and the relocation of the Hunter House to the Historic Park. The park, located on the north side of West Maple at the intersection of Southfield Road, is kept in a natural state and will become an arboretum of Michigan trees and shrubs.

The Allen House was formally opened to the community in the fall of 1977. Today it is used as a community activity center for wedding receptions, teas, lectures and seminars. Those interested in using the house may call 642-2817 for more information.

Also located in the Allen House is a Museum Room of Birmingham-related artifacts that is open to the public on the first Sunday of every month from 2-4 p.m. --LBT.

DELINQUENT DUES

Historical Society Treasurer Trudy Wenzl reports that as of March 1, members had paid less than one-third of their annual dues. The treasury is thus down some \$800 for 1980. Dues were payable January 1.

Members are urged to send their checks, made payable to the Birmingham Historical Society, as soon as possible to Trudy's attention at the society address. So far, we have managed to accomplish a lot on a modest budget -- but a budget is no better than revenue in hand. Think of it this way -- you receive a year's worth of programs (5), the newsletter (6), access to the Hunter and Allen houses and, of course, the feeling of contributing to the preservation of the city's heritage for the price of four gallons of gas. (Maybe three-and-a-half gallons next week!)

For your convenience, a membership form has been provided in this issue. Simply fill out, tear out and send with your check to the listed address. Remember, this form can be used to give a gift membership to a friend as well.

A COMMUNITY'S CHEST

No donation to the John W. Hunter House has equalled the Empire cherry chest of drawers presented to the society in 1978 by Mr. and Mrs. John C. Keyser, former residents of Birmingham, now residing in Grand Rapids. Believed to have been made in upstate New York, the large chest of drawers was brought to Michigan in the early 1830s by the John Lawson family, probably by way of the Erie Canal and possibly across Lake Erie on the renowned ship "Walk-on-the-Water."

Mary, daughter of John Lawson and inheritor of the chest of drawers, married John L. Keyser, early settler from New York State, who was born in 1814 and died in 1891. Keyser, who is buried in Greenwood Cemetery, was the great-grandfather of the donor. In the Hunter House is a photocopy and accompanying news item from an 1891 copy of *The Eccentric* reporting the death of John Lawson within days of the death of Daniel Hunter, younger brother of John Hunter. The news item credits John Lawson with having built the first house on Mill Street, now Maple.

It can only be assumed that John Hunter and John Lawson were reasonably well acquainted and that, in all probability, the former was aware of the existence of the chest of drawers which, although 150 years old, is in superb condition. For most of those 150 years it has been in Birmingham and there is no reason to believe it will not be here 150 years from now.--BL.

CORRECTION

In the last issue of *Birmingham Heritage*, an error was made in Acquisition Chairman Bill Lyman's "Want List" for the Hunter House (page 8). The items listed under the heading "Dining Room" were actually needed for the Living Room or Parlor. The Dining Room "wants" were omitted. They are: Country sideboard, prints, portraits, landscape paintings, fireplace bellows, wrought-iron andirons, pair of brass candlesticks, wrought-iron fire tools, blown three-mold glass. Remember, items from the period 1800-50 are most desirable. Contact Bill through the society mailing address.

WELCOME TO THE ALLEN HOUSE - A Community
Activity Center
in
Birmingham's Historic Park

The Allen House is situated on the first land purchased in what is now Birmingham. On December 1, 1818, Elijah Willits bought a quarter section, 160 acres, which is the area now bounded by Maple on the south, Oak on the north, Pierce Street on the east (if it were projected north of Maple) and Baldwin on the west.

The first structure built on this portion of the Willits tract was a brick school constructed in 1856. It was an elementary school, built by Fractional School District #1, serving the Townships of Bloomfield, West Bloomfield, Troy and Southfield.

It served the community until 1869 when the Union (later know as Hill) School was built at the corner of Chester and Merrill Streets. The brick schoolhouse then became a private residence.

In the mid-1920's Mr. and Mrs. Harry D. Allen bought the converted school house and several acres of land between Willits Street and Maple. They planned to modernize the structure for their residence. However, the story goes, when conversion work began, one of the brick walls gave way and the contractor recommended that they start over with a new house.

Plans were prepared and the new house was completed in 1927. It is situated on the exact site of the old schoolhouse and all of the bricks came from the school building.

In the late 1960's the Allen family offered to sell the house and remaining 1.67 acres of land to the City of Birmingham. (Several years before the Allens had given to the City a substantial portion of their land on the west which was adjacent to the Rouge River valley land already owned by the City.)

In the April, 1969, municipal election the residents of Birmingham approved an expenditure of funds required to purchase the Allen House and 1.67 acres of land to create the Historic Park and to move the John W. Hunter House onto the property.

Mrs. Allen continued to live in the house until her death in early 1973. She was the daughter of Warren D. Clizbe, three-time President of the Village of Birmingham and superintendent of the Union School. Her husband was Mayor of the City of Birmingham, a post later held by her son, James.

In early 1974 the City Commission of Birmingham approved as a major Bicentennial project the renovation of the Allen House to become a community activity center.

The decoration and furnishing of the Allen House is under the direction of designer Joan Lyman.

The Museum Room in the Allen House, made possible by funds provided by the Birmingham Rotary Club and Birmingham Historical Society, contains many artifacts that pertain to the history of the community. The Historical Society encourages residents to donate or loan items of local historical interest for display in the Museum Room.

The Birmingham Branch Women's National Farm and Garden Club is planning, planting and maintaining the gardens around the Allen House. The Maplewood Garden Club has developed and maintains the gardens around the John W. Hunter House.

Another ongoing project is the development of a Michigan Arboretum in the Historic Park.

Architect in the Allen House

Mr. Koch's Career Recalled

Editor, The News:

The passing of architect Rupert Koch deserves more than the cursory notice that appeared in your columns a few days ago. For Mr. Koch was a man whose influence is still widely felt in our town.

Born in 1885, he was the son of John Koch, founder of the Koch Brothers construction firm which built many local landmarks at the turn of the century. These include St. Thomas Church, the Ann Arbor Trust Building, West Engineering, and Alumni Memorial Hall.

Young Rupert learned the work from the ground up, and was superintending construction of two churches and a library in Hudson, Mich., before he had earned his diploma from Ann Arbor High. At the University, course work kept him busy, but he found time on the side to supervise erection of the old Dental School.

Once graduated, Mr. Koch hung out his shingle as an architect, and soon had offices in Ann Arbor, Muskegon, and Detroit. During World War I, he built a mansion on Washtenaw for Leander J. Hoover, Ann Arbor's first millionaire. Coal was subject to government rationing, and impossible to obtain, so Mr. Koch had to buy a section of timber and go into the wood business in order to get fuel to heat the house. Unquestionably his masterpiece, the Hoover House has been lovingly preserved and restored by Youth for Understanding, its present owner.

Mr. Koch acquired skill in erecting buildings more cheaply than other architects seemed able to. In Detroit, he was asked to complete the famous Greystone Ballroom on Woodward. A Chicago architect and contractors had begun the

work, which was financed by a Chicago bank and a Chinese merchants' association from the Windy City. The investors were far from the scene, and supervision had been lax. A half-million dollars had been squandered, with little more than the foundations to show for it. Mr. Koch took over, hired new workmen, swung three mortgages, and pulled up a beautiful ballroom with space for 3,500 dancing couples, where all the "name" bands played.

When not involved in these "showpiece" jobs, Mr. Koch was designing many private dwellings. He also put up the Theta Delta Chi fraternity house and Fletcher Hall, the University's first dormitory for men. Now he is gone, but he has left an indelible mark on Ann Arbor. If you seek his monument, you may find one down your street.

Wystan Stevens

In Memoriam

NOV 10 1970

Rupert Koch

HENDERSONVILLE — Rupert Walter Koch, 85, of 320 Fourth Ave., West, died Tuesday morning in a Henderson County hospital after a long illness.

He was a native of Ann Arbor, Mich., and had lived in Henderson County for 38 years. He was a member of St. James Episcopal Church and a graduate of the University of Michigan in 1909, with a degree in architecture.

Surviving are the widow, Mrs. Octavia Podesta Koch; a daughter, Mrs. Charles Blunt of Birmingham, Mich.; a sister, Mrs. Clarence Snyder of Ann Arbor; two grandchildren and two great-grandchildren.

Services will be held at 11 a. m. Thursday in Thos. Shepherd Memorial Chapel.

The Rev. Bernard Hellmann will officiate. Burial will be in Oakdale Cemetery.

Lovely Residence Replaced Village's 1st Schoolhouse

This is a story of a plot of land, the buildings on it and the people associated with this bit of Birmingham history.

Situated on one of the city's most beautiful sites overlooking the River Rouge valley, stands the home of Mr. and Mrs. Harry Allen, 556 W. Maple.

The location is an old and interesting one as far as the city's history is concerned—for in 1855, it was here that the first red brick schoolhouse in Birmingham was built.

The names of the teachers, the school enrollment, the important happenings of that school are now forgotten, for all records of Birmingham's early school history have been lost.

In 1869 another schoolhouse, now called Hill school, was completed and the old school property was abandoned.

The land and the first schoolhouse then changed hands several times. It first was sold to William R. Wood (1869) who converted the old school house into a home, to George Shain (1873), to Joseph G. Barkley (1873), and then to Horace A. Randall (1879) who remodeled the place into one of the first residences in the village.

WHILE THE exterior remained unchanged, Horace Randall made improvements in the house that was very modern for 1879.

According to Minnie Hunt Saltzer of Pontiac, an "old timer" of Birmingham, Mr. Randall had a Peter Smith Hot Water Heater installed in the southwest corner of the dining room. The heating pipes ran around the walls of the room near the floor and were decoratively covered with bronze paint.

An icebox was built into the back wing of the house, just like those then used in meat markets, only smaller, and water from the well was piped into the kitchen sink by the use of a hydraulic ram. (One elderly neighbor insisted on calling this a "high-frolicking ram.")

THE WINDOWS of the living room and parlor were tall and wide and on the wide window sills were flower boxes filled with flowers, as Mr. Randall loved working with plants.

Outside, on the west side of the lawn, was a stone retaining wall and below it a park, enclosed with a picket fence. Within the enclosure, Randall had two deer which were quite a novelty to the village children.

In an announcement in The Eccentric, Mr. Randall complained that the village boys were forever breaking the pickets from around the enclosure. While he didn't object, he said, to their going into the park, he did object to their destroying his property in this manner.

THE PICKET FENCE has long since gone, but a visitor to the Allen property today will find the fencing on the Willets side broken

down. Birmingham lads still are getting into the grounds.

Mr. Randall had difficulty with dogs chasing his deer, too. On one occasion, Lyman B. Peabody's dog got in and was raising quite a rumpus with the deer.

The dog was carted back to the Peabody home (where the Christian Science church now stands on the corner of Willets and Chester) in a wheelbarrow. Mr. Randall only meant to chase the dog off the grounds, but Rover got in the way of the buckshot. While the Peabody dog recovered from the effects of his visit, there is no further evidence that he revisited Randall's park.

In 1880, a young man named Warren D. Clizbe came to Birmingham from Quincy, Mich., to be superintendent of the Birmingham school.

HE BOARDED and roomed with Lyman B. Peabody, a school board member, around the corner of the block from the Randall property.

In his walks around the village, Clizbe often passed the pleasant little home of Horace Randall. That, he decided, was where he would like to live some day.

W. D. Clizbe fell in love with one of his teachers—young Nellie Richardson who taught the second primary grade. In fact, pretty Nellie Richardson, daughter of Freeman Richardson, village blacksmith, had caught his eye from the very first school teacher's meeting that Clizbe had called.

Before W. D. Clizbe left Birmingham (1882) to be superintendent of the school at Lapeer, Mich., he and Nellie were married.

AFTER FIVE YEARS as head of the Lapeer school, he went to Ionia, Mich., where he remained for five years as superintendent. In 1892, the Clizbes with their daughter Marion, (now Mrs. Harry Allen) came back to Birmingham to live.

Clizbe entered into the real estate and insurance business in Birmingham. While his original desire to own the Randall property was not forgotten, the opportunity for his acquiring it was not yet at hand.

In the meantime, Horace Randall's two sons, Broox and Tracy, had grown to manhood. His wife, Julia Hunt Randall, had died and Horace, remarried, was living in Detroit.

ABOUT 1899, the old homestead was sold to A. P. Jacobs, an at-

torney, who in turn sold it to Clizbe about 1912. It remained the Clizbe home for many years.

W. D. Clizbe served Birmingham long and well. He served on the board of education and as mayor of the Village (1917, 1920, 1921.) Nellie Richardson Clizbe was very active in the Presbyterian church and a women's group in the church was named the Nellie Clizbe Guild in her honor.

When the property came into the possession of Mr. and Mrs. Harry Allen, a general remodeling of the old homestead was planned.

Buildings in 1855 did not have basements, but during the ensuing years a small section underneath the back of the house, just large enough for the installation of a furnace, had been excavated.

THE ALLENS desired a full basement so the old brick walls were "shored up" and a workman with a team of horses began removing the dirt, sand and gravel in preparation for the basement that was to be.

It was a hot day and as the horses were dragging out one particular load of dirt, the workman went along with it, thinking, perhaps, to sit under a shady tree and cool off a bit before going back to his labors.

It was the wisest decision he ever made, for no sooner than he emerged from the excavation than the entire east brick wall came plunging down, missing him by inches.

FURTHER REMODELING plans were abandoned after this, and the Allens built the lovely home which now stands on the premises.

Mrs. Allen, who dearly loved the old homestead, had the bricks saved and cleaned. They were used in the chimney and the front of the present home.

According to Mr. Allen's father, John Allen, the bricks for the original school house were made in Birmingham at a forgotten brick yard near Maple and Worth streets. After being formed, they were laid out in the sun to dry. Mrs. Allen has saved a few of the bricks which show the tracks of a turkey and a dog who had walked on the bricks before they had dried.

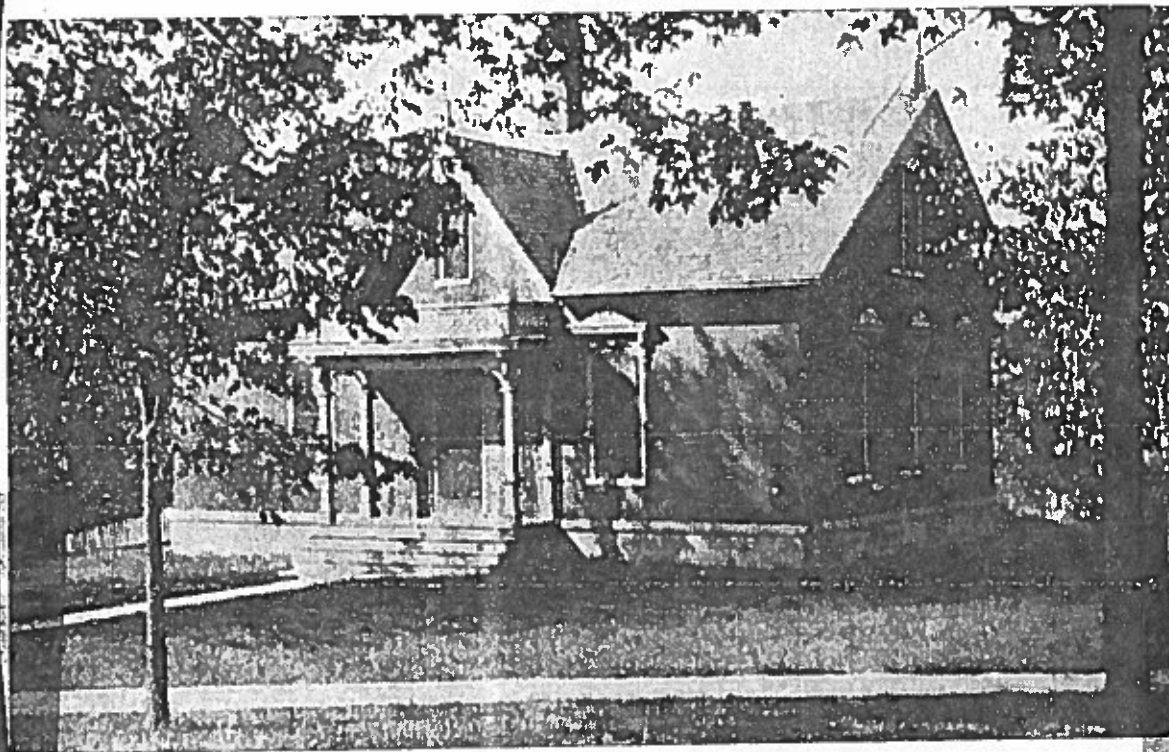
MRS. ALLEN also has saved as mementos some of the wooden pegs which were used in the roof of the old schoolhouse—hand carved oaken pegs about a foot long.

Almost a hundred years have passed since romping school children played outside the red brick school house. The school house and the pleasant old homestead are now gone, but the lovely vista of the River Rouge, winding its lazy way through the valley, remains for present day visitors to see.

1952

Birmingham Background

• Local History in Story and Picture •



VILLAGE OF BIRMINGHAM'S SCHOOL OF 1855
Photo from the collection of the late J. Bert Peabody

DATE: March 29, 2018

TO: Historic District Commission

FROM: Matthew Baka, Senior Planner

SUBJECT: Signage standards study session

Over the past several months the Historic District Commission and Design Review Board members have been having informal discussions regarding the differences between the Overlay signage standards and the standard sign ordinance. These discussions have been initiated by a number of sign reviews and variance applications that have come to the Board for review as part of their attempts to be allowed signage in line with the standard sign ordinance rather than the Overlay sign standards. Specifically, the discussion has centered on the type and amount of signage that would be permitted in most areas of the Cities but are prohibited on buildings or sites that were developed under the Overlay standards. These topics include the following;

- The number of signs permitted determined by the number of entrances;
- Signage for upper floor commercial tenants is prohibited;
- Height of signs restricted to half the height permitted in other areas.

In addition to the differing restrictions listed above there are also subtle differences between the two ordinances which make interpretation and enforcement difficult and confusing for business owners and sign companies who are not familiar with Birmingham ordinances. The Commission expressed a desire to study this issue to look at possible amendments that could be made to improve the two ordinances so that they are more easily implemented and understood. To that end planning staff has created a chart that illustrates the main differences between the ordinance sections and how they affect the use of signage in the City. This chart is intended as a starting point for discussion.

SUGGESTED ACTION:

Once the Commission has identified potential changes or improvements that could be made to the ordinance staff should be directed to draft ordinance amendment language for study at a future meeting.

	General Sign Ordinance	Downtown Overlay Sign Ordinance
Total Area	<ul style="list-style-type: none"> • <i>Combined</i> sign area shall not exceed 1 ft² (1.5 ft² for Woodward addresses) for each linear foot of principal building frontage. 	<ul style="list-style-type: none"> • Each business, whose principal square footage is on the first story, may have one sign per entry.
	<ul style="list-style-type: none"> ○ Ground sign: 30 ft² per side, 60 ft² total 	<ul style="list-style-type: none"> ○ Not addressed in Overlay Sign Ordinance
	<ul style="list-style-type: none"> ○ Projecting wall signs: 7.5 ft² per side, 15 ft² total 	<ul style="list-style-type: none"> ○ Pedestrian sign: 1.5 ft. vertical by 4 ft. horizontal
	<ul style="list-style-type: none"> ○ Window signs: 12 ft² per side, 18 ft² on Woodward 	<ul style="list-style-type: none"> ○ Window signs: may not exceed 1.5 ft. in vertical dimension and 4 ft. in horizontal dimension.
Sign Height	<ul style="list-style-type: none"> • Name letter signs: 24 in., 36 in. for Woodward addresses • Wall signs: 3 ft., 4 ft. for Woodward addresses 	<ul style="list-style-type: none"> • Sign band shall be a maximum of 1.5 ft. in height, 2 ft. for Woodward addresses.
	<ul style="list-style-type: none"> • Ground signs: 8 ft. maximum above street level 	<ul style="list-style-type: none"> • Not addressed in Overlay Sign Ordinance
Corner Buildings	<ul style="list-style-type: none"> • Business may locate multiple signs on differing facades of the building provide they stay within the parameters permitted by ord. regarding height and area 	<ul style="list-style-type: none"> • Buildings are permitted one sign per entrance regardless of the number of frontages a given business may have.
Upper Floor Tenant Signage and Above	<ul style="list-style-type: none"> • Any Business that operates on site may locate multiple signs on differing facades of the building provided they stay within the parameters permitted by ord. regarding height and area. 	<ul style="list-style-type: none"> • Each business, whose principal square footage is on the first story, may have one sign per entry.
Wall Mounted Blade Signs	<ul style="list-style-type: none"> • Signs must have a 6 inch minimum separation from the wall face, and may not project more than 30 inches beyond the property line. 	<ul style="list-style-type: none"> • Maximum of 1.5 feet in vertical dimension and 4 feet in horizontal dimension.
Building Identification	<ul style="list-style-type: none"> • Building Identification: Non-illuminated signs identifying the entire structure by a building name may be permitted above the first floor. 	<ul style="list-style-type: none"> • One sign will be allowed on the principal building frontage. • Signs identifying the entire structure by a building name may be permitted on the sign band.



Administrative Sign Approval Application Planning Division

Form will not be processed until it is completely filled out

1. Applicant

Name: Allied Signs, Inc.
Address: 33650 Giftos
Clinton Twp. MI 48035
Phone Number: 586-791-7900
Fax Number: 586-791-7788
Email: Kim@alliedsignsinc.com

Property Owner

Name: Mondial Properties III, LLC
Address: 600 N. Old Woodward
Birmingham, MI
Phone Number: _____
Fax Number: _____
Email: _____

2. Applicant's Attorney/Contact Person

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

Project Designer

Name: Allied Signs, Inc.
Address: 33650 Giftos
Clinton Twp. MI 48035
Phone Number: 586-791-7900
Fax Number: 586-791-7788
Email: Kim@alliedsignsinc.com

3. Project Information

Address/Location of Property: 167 N. Old Woodward
Name of Development: Grabba Green
Parcel ID #: 08-19-25-378-094
Current Use: _____
Area in Acres: _____
Current Zoning: _____

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

4. Attachments

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

5. Details of the Request for Administrative Approval

Install (1) illuminated blade sign, (1) illuminated Grabbagreen food + juice letterset and (1) "open" window sign.

6. Location of Proposed Signs

Storefront (Northeast)

7. Type of Sign(s)

Wall: X
Ground: _____
Projecting: _____

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

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

Front: X
Left side: _____

Rear: _____
Right side: _____

9. Size of Sign

Width: Various - See drawings
Depth: _____
Height of lettering: _____

Height: _____
Total square feet: _____

10. Existing signs currently located on property

Number: None
Square feet per sign: _____

Type(s): _____
Total square feet: _____

11. Materials/Style

Metal: X
Plastic: X
Color 1 (including PMS color #): Lime Green #382
Additional colors (including PMS color #): White

Wood: _____
Glass: _____
Color 2 (including PMS color #): Gray # 444

12. Sign(s) Read(s): Grabbagreen food + juice, grabbagreen and open

13. Sign Lighting

Type of lighting proposed: LED & neon
Size of light fixtures (LxWxH): _____

Number proposed: _____
Height from grade: _____

Maximum wattage per fixture: _____
Location: Internal

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

14. Landscaping (Ground signs only)

Location of landscape areas: N/A

Proposed landscape material: _____

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

Signature of Applicant: [Signature]

Date: 1/11/18

Application #: 18-003

Office Use Only
Date Received: 1/15/18

Fee: \$100

Date of Approval: 1/22/18

Date of Denial: _____

Reviewed by: M.B.C.

APPROVED

Mondial Properties III, LLC

600 N. Old Woodward Avenue Suite 100
Birmingham, MI 48009
Telephone 248.433.7000
Facsimile 248.433.0900

To: City of Birmingham

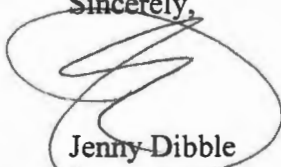
Date: December 28, 2017

RE: Signage - 167 N. Old Woodward/Grabbagreen

To Whom It May Concern,

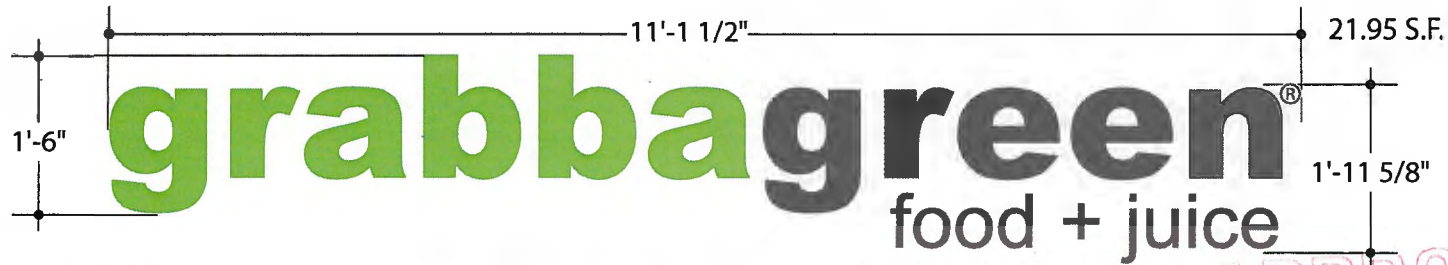
Please be advised that Mondial Properties III, LLC as Landlord of the above reference building approves the attached signage for Grabbagreen so long as it follows the parameters set by the City of Birmingham sign ordinances.

Sincerely,

A handwritten signature in black ink, appearing to be 'Jenny Dibble', enclosed within a large, loopy circular flourish.

Jenny Dibble
Senior Property Manager

REVERSE PAN CHANNEL LETTERS WITH HALO ILLUMINATION ONLY/ NO OTHER ILLUMINATION

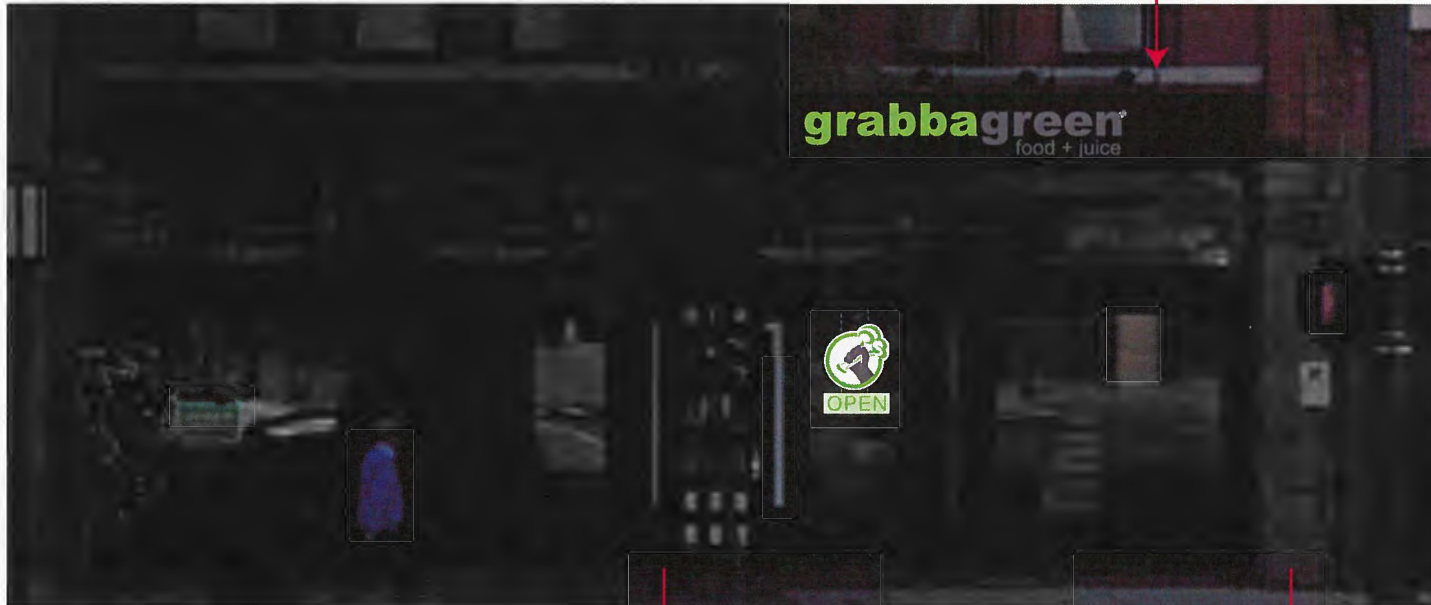


PTM 3630-136 LIME GREEN 3M

PTM 3630-61 SLATE GRAY 3M



LIGHT FIXTURES TO BE REMOVED BY CUSTOMER



22'-0" FRONTAGE

Please carefully check this layout. Check all spelling and be sure all colors and proportions are to your specifications. If order is changed or cancelled after approval, 1 Stop Signs reserves the right to charge for work and/or material already ordered.

LANDLORD APPROVAL _____ DATE _____
CUSTOMER APPROVAL _____ DATE _____

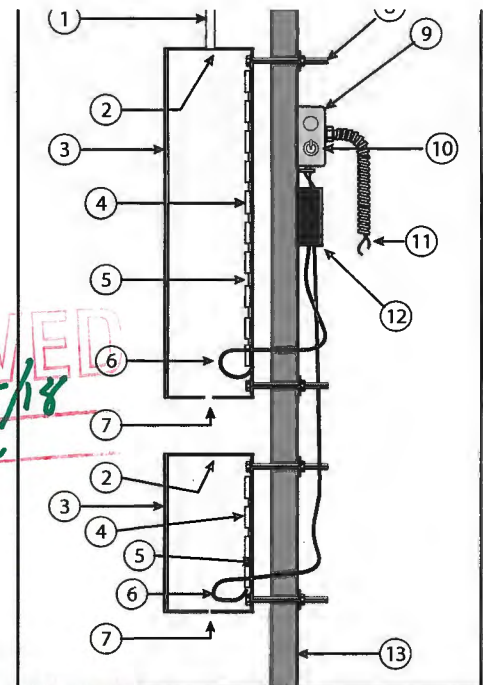
THIS DRAWING IS AN ORIGINAL UNPUBLISHED DESIGN CREATED BY ONE STOP SIGNS, INC. IT IS NOT TO BE REPRODUCED, CHANGED, OR EXHIBITED TO ANYONE OUTSIDE OF YOUR COMPANY IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION FROM THE OWNER OF ONE STOP SIGNS, INC. ANY SUCH ACTIONS MAY BE SUBJECT TO LEGAL ACTION IN A COURT OF LAW
© 2016 ALL RIGHTS RESERVED



INTERNATIONAL
SIGN ASSOCIATION



Customer: Grabbagreen 089 Birmingham, MI
E-mail:
Project: Signage
Drawing: Grabbagreen 089 Birmingham, MI.ai
Make Changes:
Approved:
Date: (10/23/2017, 09:14 am)



LED - ILLUMINATED REVERSE PAN CHANNEL LETTER DETAIL

1. ① TO BE NON ILLUMINATED / WHITE ACRYLIC ROUTED / VINYL OVERLAY
2. 3 INCH .063 ALUMINUM RETURNS PTM FACE
3. .090 FACE PAINTED TO SPEC
4. LED ILLUMINATION - SLOAN CL-5 WHITE
5. CLEAR LEXAN BACK
6. LOW-VOLTAGE WIRE
7. WEEP HOLE
8. FASTENER WITH 1" STAND-OFF
9. STANDARD ELECTRICAL JUNCTION BOX
10. DISCONNECT SWITCH
11. PRIMARY ELECTRIC SUPPLY INSIDE FLEXIBLE CONDUIT
12. UL APPROVED LED DRIVER
13. STOREFRONT FASCIA

ALL COMPONENTS TO BEAR U.L. LABEL
AND ARE 120 VOLTS UNLESS OTHERWISE INDICATED

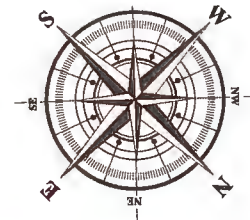
PERMIT - ELECTRICAL INFORMATION

VOLTS REQ'D: 120 TOTAL AMPS: 3
CUSTOMER TO PROVIDE REQUIRED ELECTRICAL TO SIGN LOCATION
CIRCUITS REQUIRED: 1
WIRING AS PER U.L. LABEL: X
ALWAYS OPERATE LED SIGNS WITH A TIMER OR PHOTO CELL

This sign is intended to be installed in accordance with the requirements of article 600 of the national electrical code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

U.L. LISTED

167 N Old Woodward Ave
Birmingham, MI 48009



Please carefully check this layout. Check all spelling and be sure all colors and proportions are to your specifications. If order is changed or cancelled after approval, 1 Stop Signs reserves the right to charge for work and/or material already ordered.

LANDLORD APPROVAL _____ DATE _____

CUSTOMER APPROVAL _____ DATE _____

THIS DRAWING IS AN ORIGINAL, UNPUBLISHED DESIGN
CREATED BY ONE STOP SIGNS, INC. IT IS NOT TO BE
REPRODUCED, CHANGED, OR EXHIBITED TO ANYONE
OUTSIDE OF YOUR COMPANY IN WHOLE OR IN PART
WITHOUT WRITTEN PERMISSION FROM THE OWNER OF
ONE STOP SIGNS, INC. ANY SUCH ACTIONS MAY BE
SUBJECT TO LEGAL ACTION IN A COURT OF LAW

© 2016 ALL RIGHTS RESERVED



INTERNATIONAL
SIGN ASSOCIATION



Customer: Grabbagreen 089 Birmingham, MI
E-mail:
Project: Signage
Drawing: Grabbagreen 089 Birmingham, MI.ai
Make Changes:
Approved:
Date: (10/23/2017, 09:14 am)

167 N Old Woodward Ave
Birmingham, MI 48009



Administrative Sign Approval Application Planning Division

Form will not be processed until it is completely filled out

1. Applicant

Name: ROYAL OAK AND BIRMINGHAM AWNING
Address: 2625 W. 14th MI
ROYAL OAK MI 48073
Phone Number: 248-542-5552
Fax Number: 549-7860
Email: MARK RO AWNING @ ATT.NET

Property Owner

Name: LEVIN-LEVINSON PROPERTIES - DAVID LEVINSON
Address: _____
Phone Number: 248-766-2226
Fax Number: _____
Email: LEVINSON53 @ YAHOO.COM

2. Applicant's Attorney/Contact Person

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

Project Designer

Name: ROYAL OAK AND BIRMINGHAM AWNING
Address: 2625 W. 14th MI
ROYAL OAK MI 48073
Phone Number: 248-542-5552
Fax Number: 549-7860
Email: MARK RO AWNING @ ATT.NET

3. Project Information

Address/Location of Property: 160 W. MAPLE
Name of Development: _____
Parcel ID #: _____
Current Use: _____
Area in Acres: _____
Current Zoning: _____

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

4. Attachments

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

5. Details of the Request for Administrative Approval

AWNING FOR REAR DOOR (BACK OF BUILDING)
NO SIGNAGE

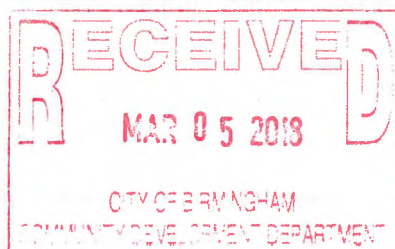
6. Location of Proposed Signs

NO SIGNAGE

7. Type of Sign(s)

Wall: _____
Ground: _____
Projecting: _____

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



CITY OF BIRMINGHAM
Date 03/05/2018 1:40:51 PM
Ref 00146418
Receipt 416705
Amount \$100.00



CONSENT OF PROPERTY OWNER

I, DAVID C. LEVINSON, OF THE STATE OF ALABAMA AND COUNTY OF
(Name of property owner)

OAKLAND STATE THE FOLLOWING:

1. That ~~I am~~ LEVINSON-LEVIN PROPERTIES, LLC the owner of real estate located at 1600 W. MAPLE, BIRMINGHAM, AL 35203
(Address of affected property)
2. That I have read and examined the Application for Administrative Approval made to the City of Birmingham by:
ROYAL ORLE & BIRMINGHAM AWNING, LLC;
(Name of applicant)
3. That I have no objections to, and consent to the request(s) described in the Application made to the City of Birmingham.

Dated: 2/2/2018

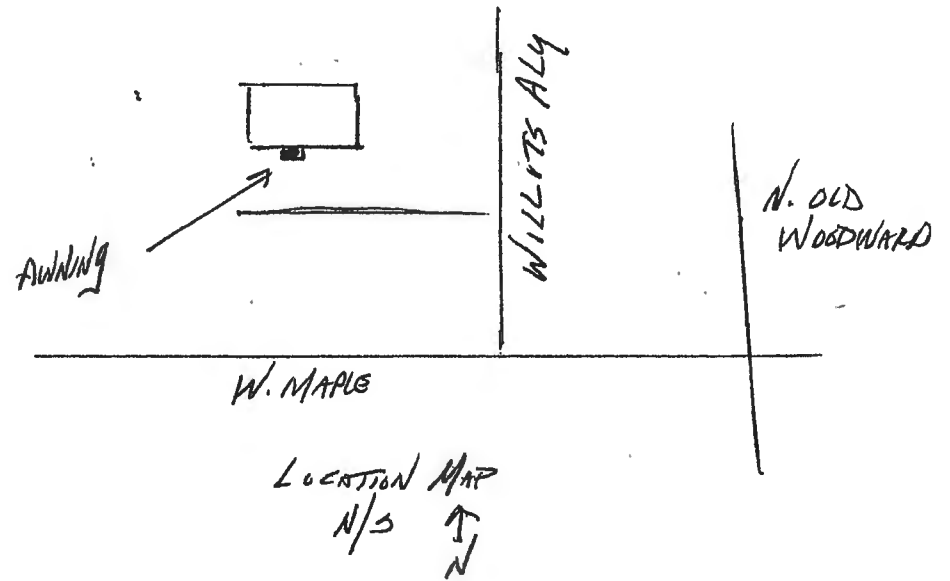
LEVINSON-LEVIN PROPERTIES, LLC
Owner's Name (Please Print)

David C. Levinson
Owner's Signature ITS MANAGING MEMBER

LEVINSON-LEVIN PROPERTIES, LLC
160 W. MAPLE
BIRMINGHAM, MI
48009

Building owner
DAVID LEVINSON
248-766-2226

AWNING FOR DOOR
REAR ENTRANCE
IN ALLEY
NO SIGNAGE



APPROVED
M. D. Friedman 3/7/18
18-0019HDC



ROYAL OAK &
BIRMINGHAM
AWNING LLC

CUSTOM MADE VINYL,
CANVAS AND ALUMINUM AWNINGS
CANVAS SALES AND REPAIR

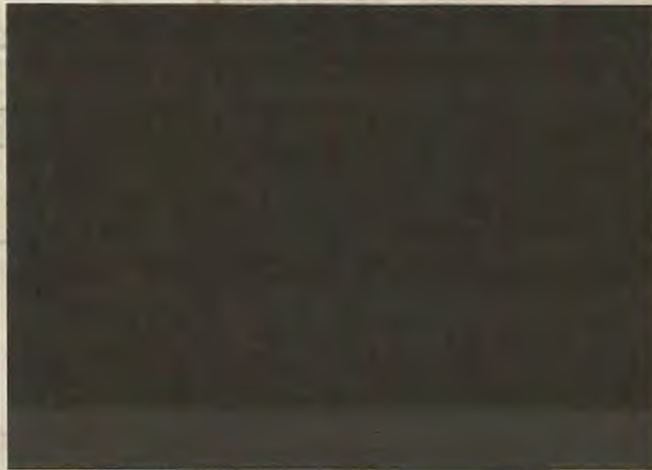
2625 W. 14 Mile Rd. Royal Oak, MI 48073
royaloakandbirminghamawning.com

Mark D. Friedman - Sales

(248) 542-5552

(248) 549-7860 Fax

----- 4'7 1/2" -----



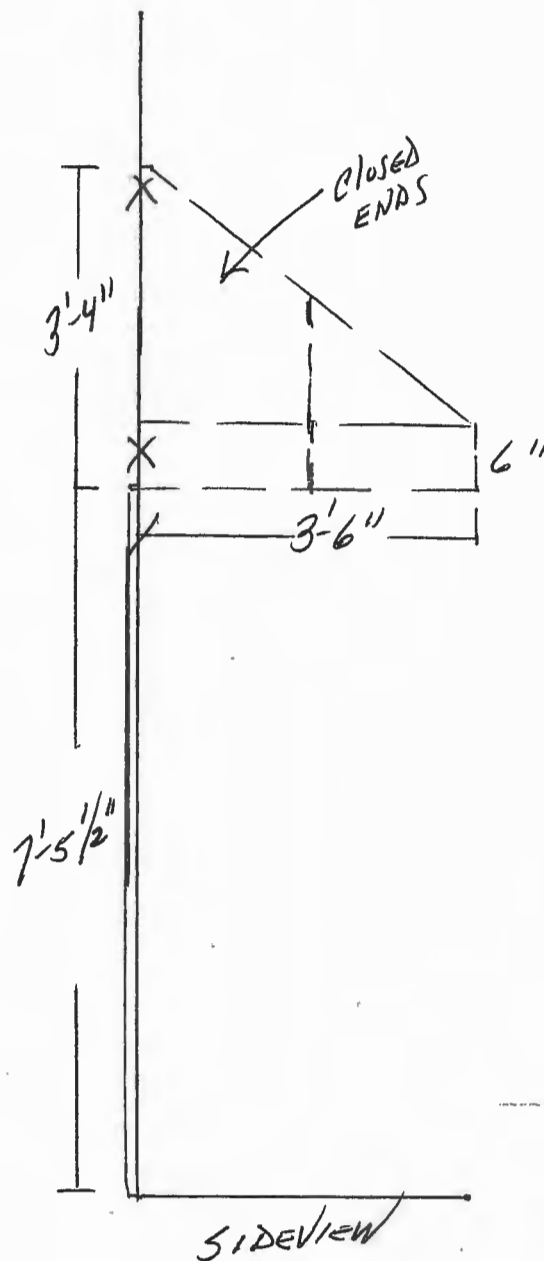
3'4"

3'6"
PROJECTION

7'5 1/2" off
grade



X = DENOTES ANCHORING
POINTS INTO BLOCK



FRAME

9A/V STL
189A 1" \square
-WELDED-

FRAME PAINTED.
—BLACK—

MATERIAL

TEMPOTEST STAR
8.802
Acrylic-polyester
- FLAME RETARDANT -

Polar BLACK





Administrative Sign Approval Application Planning Division

Form will not be processed until it is completely filled out

1. Applicant

Name: Chris Mashni
Address: 141 W. Maple Rd.
Birmingham MI 48009
Phone Number: _____
Fax Number: _____
Email: whitebirchinc@yahoo.com

Property Owner

Name: Kenneth Kojanian
Address: 139 W. Maple Rd Suite C
Birmingham, MI 48009
Phone Number: 248-385-1212
Fax Number: _____
Email: Kjk.equities@yahoo.com

2. Applicant's Attorney/Contact Person

Name: Signs & more
Address: 1371 Souther Dr.
Troy MI 48083
Phone Number: (248) 852-0683
Fax Number: _____
Email: signsandmore@gmail.com

Project Designer

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

3. Project Information

Address/Location of Property: 141 W. Maple Rd.
Name of Development: White Birch
Parcel ID #: _____
Current Use: retail
Area in Acres: _____
Current Zoning: _____

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

4. Attachments

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

5. Details of the Request for Administrative Approval

to ensure signage meets requirements of city

6. Location of Proposed Signs

On facade above front windows

7. Type of Sign(s)

Wall: ☒
Ground: _____
Projecting: ☒

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

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

Front: ✓
Left side: _____

Rear: _____
Right side: _____

9. Size of Sign

Width: 170" wall
Depth: 3"
Height of lettering: 116" & 13"

Height: 116" at tallest
Total square feet: 21

Projecting: 18" H x 24" W
3" deep

10. Existing signs currently located on property

Number: none
Square feet per sign: _____

Type(s): _____
Total square feet: _____

11. Materials/Style

Metal: Aluminum for projecting
Plastic: ✓ wall pure
Color 1 (including PMS color #): White 255C-1
Additional colors (including PMS color #): (Sherwin Williams)

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

12. Sign(s) Read(s): White Birch - wall
WB Boutique - projecting

13. Sign Lighting

Type of lighting proposed: _____
Size of light fixtures (LxWxH): _____

Number proposed: _____
Height from grade: _____

Maximum wattage per fixture: _____
Location: _____

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

14. Landscaping (Ground signs only)

Location of landscape areas: _____

Proposed landscape material: _____

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

Signature of Applicant: [Signature] Molly Smith

Date: 3/9/18

Application #: <u>18-0024</u>	Office Use Only Date Received: <u>3/9/18</u>	Fee: <u>\$100</u>
Date of Approval: <u>3/14/18</u>	Date of Denial: _____	Reviewed by: <u>M. BL</u>



CONSENT OF PROPERTY OWNER

Kenneth Kojaian

I, Kenneth Kojaian OF THE STATE OF Michigan AND COUNTY OF Oakland STATE THE FOLLOWING:

1. That I own the parcel of real estate located at 137-141 13th Ave Rd
2. That I have read and approved the Application for Administrative Approval made to the City of Birmingham by White Birch

3. That I have no objection to, and consent to the request as presented to the City of Birmingham.

Dated 3-5-18

Mondial Properties II, LLC
Mondial Properties II, LLC
Owner's Name (Please Print)

by [Signature] sole member
Owner's Signature

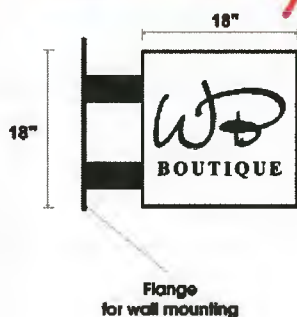
Site Plan & Sign Drawing

White Birch Boutique
141 West Maple Rd.
Birmingham, MI 48009

Building Frontage is 345 Square Feet



13' - ground to sign
15' - ground to roof



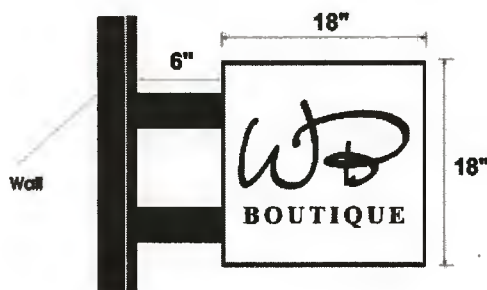
15" Letter **WHITE BIRCH** 12" Letter

3" deep Non-Illuminated Plastic Letter, Stud Mounted to Wall.

15" x 162" Overall - 17 Square foot

Side View

Stud Mounted, 3" deep letter



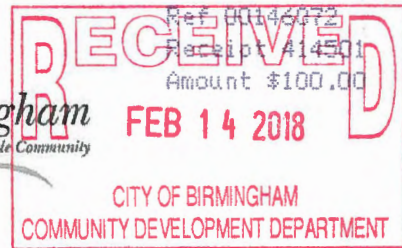
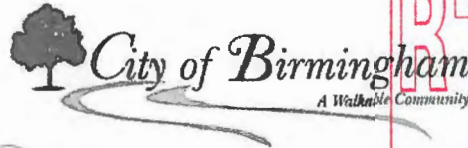
3" deep Aluminum Frame Structure with Flanges for Mounting
Thru Bolt or Tapcon mounted base on wall
(2) sides - 18" x 18" - 6 square feet

APPROVED
M. B. N. 3/14/18
18-0024 HDC



1371 SOUTER DR.
TROY, MI 48063
248.852.0683
signsandmoremi.com

All ideas, designs and plans indicated by this drawing are owned by Signs & More and were created and developed for use on and in conjunction with the specified project. None of such ideas, designs, or plans shall be used or disclosed to any person, firm or corporation for any purpose whatsoever without the written permission of Signs & More.



Administrative Sign Approval Application Planning Division

Form will not be processed until it is completely filled out

1. Applicant

Name: Dick-O-Daws - Mitch Black
Address: 160 W. Maple
Birmingham, AL 35204
Phone Number: 248-642-1135
Fax Number: _____
Email: semblack@sbglobal.net

Property Owner

Name: Dave Levinson
Address: 22519 FIDDLERS COURT
Buckley Hills, AL 35204
Phone Number: 248-746-2226
Fax Number: _____
Email: _____

2. Applicant's Attorney/Contact Person

Name: Mitch Black
Address: 2144 GARLAND
Phone Number: 248-227-3840
Fax Number: _____
Email: semblack@sbglobal.net

Project Designer

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

3. Project Information

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

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

4. Attachments

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

5. Details of the Request for Administrative Approval

MITCH PLANNING APPROVAL FOR REAR OF
BUILDING TO FRONT
BM 2126-20

6. Location of Proposed Signs

7. Type of Sign(s)

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

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

Front: _____
Left side: _____

Rear: _____
Right side: _____

9. Size of Sign

Width: _____
Depth: _____
Height of lettering: _____

Height: _____
Total square feet: _____

10. Existing signs currently located on property

Number: _____
Square feet per sign: _____

Type(s): _____
Total square feet: _____

11. Materials/Style

Metal: _____
Plastic: _____
Color 1 (including PMS color #): _____
Additional colors (including PMS color #): _____

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

12. Sign(s) Read(s): _____

13. Sign Lighting

Type of lighting proposed: _____
Size of light fixtures (LxWxH): _____

Number proposed: _____
Height from grade: _____

Maximum wattage per fixture: _____
Location: _____

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

14. Landscaping (Ground signs only)

Location of landscape areas: _____

Proposed landscape material: _____

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

Signature of Applicant: _____

Date: 2-20-18

Office Use Only			
Application #: <u>18.0013</u>	Date Received: <u>2/19/18</u>	Fee: <u>\$100</u>	
Date of Approval: <u>3/26/18</u>	Date of Denial: _____	Reviewed by: <u>M. B. L.</u>	

BM 2126-20 Raccoon Fur





Administrative Approval Application Planning Division

Form will not be processed until it is completely filled out

1. Applicant

Name: Allen Leja
Address: 1597 Four Seasons Dr
Howell Michigan 48843
Phone Number: 734 812 2488
Fax Number: _____
Email: Allen Leja @ SBC Globalnet

Property Owner

Name: Fuller Central Park Properties, LLC
Address: 112 Peabody St.
Birmingham, MI 48009
Phone Number: 248-642-0024
Fax Number: 248-642-0136
Email: elizabeth@fullercentralpark.com

2. Applicant's Attorney/Contact Person

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

Project Designer

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

3. Project Information

Address/Location of Property: 135 Old S.
Woodward, Birmingham M.
Name of Development: Verizon
Parcel ID #: _____
Current Use: _____
Area in Acres: _____
Current Zoning: _____

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

4. Attachments

- Warranty Deed with legal description of property
- Authorization from Owner(s) (if applicant is not owner)
- Completed Checklist
- Material Samples/Specification Sheets
- Digital Copy of plans

- Two (2) folded copies of plans including an itemized list of all changes for which administrative approval is requested, with the changes marked in color on all elevations

5. Details of the Request for Administrative Approval

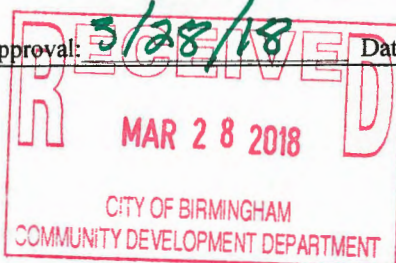
change existing color to Benjamin Moore 2124-10
(Crown Iron) on the exterior

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

Signature of Applicant: [Signature]

Date: 3-27-18

Application #: 18-0026 Office Use Only Date Received: 3/28/18 Fee: \$100
Date of Approval: 3/28/18 Date of Denial: _____ Reviewed by: M.B.A.





CONSENT OF PROPERTY OWNER

I, Fuller Central Park, OF THE STATE OF MI AND COUNTY OF
(Name of property owner)

Oakland STATE THE FOLLOWING:

1. That I am the owner of real estate located at 135 South Old Woodward;
(Address of affected property)
2. That I have read and examined the Application for Administrative Approval made to the City of Birmingham by:

(Name of applicant)
3. That I have no objections to, and consent to the request(s) described in the Application made to the City of Birmingham.

Dated: 3-26-18

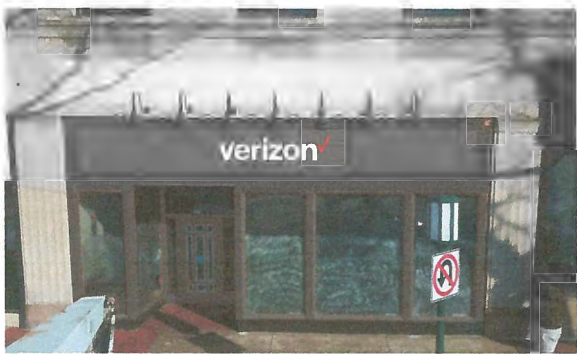
STEVEN G Quintal
Owner's Name (Please Print)

[Signature]
Owner's Signature

OPTION 1 - NON-ILLUMINATED FCO ACRYLIC



EXISTING CONDITION



REVISED CONDITION



534 N Greahurst

1212 Webster Ave



415 Walkley.





3/7/2018

IMG_4796.jpg



885 Redding

3/7/2018

IMG_4797.jpg



2614 YORKSHIRE





2350 Yorkshire Rd





1476 Humphrey





1279 Washington



426 BIRD



1300 Washington





2225 Windemere



2413 Manchester



648 Seweg





/382 Cedar





1675 Banbury



Front Elevation

1675 Banburn



Rear elevation

2798 S. Old Woodward





11042
Smith







1515 Webster



1608 Washington.



1264 Smith.





