

AGENDA
BIRMINGHAM HISTORIC DISTRICT COMMISSION
MUNICIPAL BUILDING-COMMISSION ROOM-151 MARTIN STREET
WEDNESDAY –October 17, 2018
*******7:00 PM*******

- 1) **Roll Call**
- 2) **Approval of the HDC Minutes of October 3, 2018**
- 3) **Historic Design Review**
 - **539 S. Bates**
 - **Baldwin Library – youth services renovation**
- 4) **Study Session**
- 5) **Miscellaneous Business and Communication**
 - A. **Staff Reports**
 - **Administrative Approvals**
 - **Violation Notices**
 - **Demolition Applications**
 - B. **Communications**
 - **Commissioners Comments**
- 6) **Adjournment**

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

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

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



MEMORANDUM

Planning Division

Date: October 12, 2018
To: Historic District Commission Members
From: Matthew Baka, Senior Planner
RE: Historic Design Review – 539 S. Bates – United Presbyterian Parsonage

Zoning: R-3, Single-Family Residential

Existing Use: Residential

Proposal

The applicant was approved by the HDC to construct an addition and a two-story garage on a contributing historic house in the Bates Street Historic District on October 19, 2016. After being approved by the HDC it was discovered that the high-tension powerlines at the north end of the property required an easement that would not permit the addition to be constructed as approved. Accordingly, the applicant was granted administrative approval by the City Manager to relocate the addition in a fashion that provided enough room for the easement. The addition is now under construction. On June 6, 2018 the applicant returned to the HDC to request permission to make additional changes to the historic portion of the home. At that time, they were requesting to create new window openings on the side elevations of the historic portion of the home and adding an additional set of stairs off the side of the front porch. At that time the Commissioners had reservations about allowing changes to the structure that were inconsistent with the rehabilitation guidelines of the National Park service. The applicant requested to be tabled until a future meeting to consider potential changes to the proposal. They are now returning to the Commission to request the addition of two windows to the historic portion of the house instead of three, and have eliminated the steps and railing that was proposed for the porch.

As requested at the June 20, 2018 meeting, the plans approved by the Commission in 2012 are also included for your review.

Background

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

Design

The applicant proposes to relocate two windows from their original positions in the historic resource in order to provide more natural light in the first floor of the historic resource by relocating them slightly west of the original positions.

On the south wall of the great room, the applicant proposes to shift a previously eliminated 3' x 6' window 12 feet west to pair with a like window that was previously approved. On the north elevation, they propose to shift a 3' x 6' window 8 feet west to pair with a like window that was previously approved.

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

(a) In reviewing plans, the commission shall follow the U.S. secretary of the interior's standards for rehabilitation and guidelines for rehabilitating historic buildings as set forth in 36 C.F.R. part 67. Design review standards and guidelines that address special design characteristics of historic districts administered by the commission may be followed if they are equivalent in guidance to the secretary of interior's standards and guidelines and are established or approved by the state historic preservation office of the Michigan Historical Center.

(b) In reviewing plans, the commission shall also consider all of the following:

(1) The historic or architectural value and significance of the resource and its relationship to the historic value of the surrounding area.

(2) The relationship of any architectural features of the resource to the rest of the resource and to the surrounding area.

(3) The general compatibility of the design, arrangement, texture, and materials proposed to be used.

(4) Other factors, such as aesthetic value, that the commission finds relevant.

RECOMMENDATION

The National Park service, in its analysis of the rehabilitation guidelines, states the following is not recommended;

"Changing the number, location, size or glazing pattern of windows, through cutting new openings, blocking-in windows, and installing replacement sash that do not fit the historic window opening."

The desire for additional light inside the home and more convenient access to the front door stated in the letter from the applicant is understandable on a certain level. However, the stewardship of historically designated structures by its nature requires that property owners place the preservation of the historic characteristics above convenience. The addition of new window openings and additional stairs would change the character of the home and therefore cannot be recommended for approval by the staff.

The Planning Division recommends that the Commission DENY the historic design review application for 539 S. Bates. The work **does not** meet The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings, standard number 9, "New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be

compatible with the massing, scale, and architectural features to protect the historic integrity of the property and its environment." Or standard number 2, "The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided."

WORDING FOR MOTIONS

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

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

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

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

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

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

(2) The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

(3) Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.

(4) Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

(5) Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.

(6) Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

(7) Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

(8) Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.

(9) New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

(10) New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Notice To Proceed

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

Choose from one of these conditions:

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

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

Retaining the resource will cause undue financial hardship to the owner when a governmental action, an act of God, or other events beyond the owner's control created the hardship, and all feasible alternatives to eliminate the financial hardship, which may include offering the resource for sale at its fair market value or moving the resource to a vacant site within the historic district. have been attempted and exhausted by the owner.

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

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

03-13-12

HISTORIC DESIGN

Preliminary Design Review

539 S. Bates

Historic United Presbyterian Parsonage

Bates St. Historic District

Zoning: R-3 Single-Family Residential

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

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

West Elevation

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

South Elevation

The applicant proposes to leave the south elevation of the original historic house intact. The applicant proposes to construct a two-story rear addition which will extend 34.21 ft. to the rear of the property. The roofline of the new addition will be approximately 1 ft. lower than the

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

East Elevation

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

North Elevation

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

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

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

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

Mr. Willoughby explained that the non-historic addition should be compatible but not look like the original home, in accordance with Secretary of the Interior's Standards. Mr. Neiswender continued with a slide presentation that showed the existing conditions along with their proposed restoration. Their plan is to create a subdued addition with the necessary materials to create a backdrop to the historic portion of the house. He showed a short animation that walked along the sidewalk and through the property in order to give a sense of the house in its context.

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

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

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

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

Absent: Commission Member Darlene Gehringer, Student Representative Erin Brown

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

06-36-12

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

Zoning: R-3 Single-Family Residential

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

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

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

Design: The existing house is 17.96 ft. wide x 27.97 ft. deep. The applicant proposes to demolish the existing one-story north side screened aluminum addition and the two rear two-story additions. The applicant proposes to build a two-story addition on the rear of the house, a

full basement below the addition, and a two-story, two-car garage with an interior staircase to attic storage on the northeast corner of the site.

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

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

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

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

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

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

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

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

Motion by Mr. Deyer

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

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

Motion carried, 6-0.

VOICE VOTE

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

Nays: None

Absent: Gehringer

BIRMINGHAM HISTORIC DISTRICT COMMISSION

MINUTES OF AUGUST 3, 2016

Municipal Building Commission Room
151 Martin, Birmingham, Michigan

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

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

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

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

Chairman Henke cautioned the petitioners that there were only five of the seven board members present this evening and four affirmative votes are needed to pass a motion for approval. Therefore he offered the option to postpone to the next meeting without penalty in the hope all seven members would be present. The petitioners elected to proceed.

08-43-16

HISTORIC DESIGN REVIEW

539 S. Bates

United Presbyterian Parsonage

New Addition

Bates St. Historic District

Zoning: R-3 Single-Family Residential

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

The Victorian style, wood frame house was constructed c. 1890, and was used as the parsonage of the United Presbyterian Church. A 222 sq. ft. two-story rear addition was added to the house in 1988, without approval from the HDDRC. In 1995, it was discovered that an existing rear addition already had illegal vinyl siding on it. A small one-story screened aluminum patio addition was attached to the north elevation at some point between 1995 and 2004 without approval from the HDDRC.

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

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

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

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

Chairman Henke disclosed that his wife was one of the two color experts that were consulted in 2009. Secondly, with respect to variances he cautioned that the Board of Zoning Appeals ("BZA") is very reluctant to grant those. Mr. Horowitz assured the changes they are seeking will not require BZA approval.

He will come back with some minor changes such as eliminating the fountain, changing the size of the hyphen that delineates the old from the new, and putting the fireplace on the exterior elevation. His new architect, Mr. Bill Finnicum, will address any problems the HDC may have.

Motion by Mr. Willoughby

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

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

Motion carried, 5-0.

VOICE VOTE

Yeas: Willoughby, Coir, Dukas, Henke, Trapnell

Nays: None

Absent: Deyer, Weisberg

**BIRMINGHAM HISTORIC DISTRICT COMMISSION
MINUTES OF JUNE 20, 2018
Municipal Building Commission Room
151 Martin, Birmingham, Michigan**

Minutes of the regular meeting of the Historic District Commission ("HDC") held Wednesday, June 20, 2018. Chairman John Henke called the meeting to order at 7 p.m.

Present: Chairman John Henke; Adam Charles, Michael Willoughby; Alternate Board Members Kevin Filthaut, Dulce Fuller

Absent: Board Members Doug Burle, Vice-Chairman Keith Deyer, Thomas Trapnell, Natalia Dukas; Student representatives Grace Donati, Ava Wells

Administration: Jana Ecker, Planning Director
Carole Salutes, Recording Secretary

06-19-18

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

Zoning: R-3, Single-Family Residential

Proposal: The applicant was approved by the HDC to construct an addition and a two-story garage on a contributing historic house in the Bates Street Historic District on October 19, 2016. After being approved by the HDC it was discovered that the high-tension power lines at the north end of the property required an easement that would not permit the addition to be constructed as approved. Accordingly, the applicant was granted administrative approval by the City Manager to relocate the addition in a fashion that provided enough room for the easement. The addition is currently under construction. The applicant is now requesting permission to make additional changes to the historic portion of the home.

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

Design: The applicant proposes to relocate three windows from their original positions in the historic resource in order to provide more natural light in the first floor by relocating them

slightly west of the original positions. On the south wall of the great room, the applicant proposes to shift a previously eliminated 3 ft. x 6 ft window 12 ft. west to pair with a like window that was previously approved. A small window that was originally located in a powder room under the staircase is proposed to shift west 8 ft. into the new foyer. On the north elevation, they propose to shift a 3 ft. x 6 ft. window 8 ft. west to pair with a like window that was previously approved. A more direct access to the front porch is desired because the driveway is now located farther from the existing stairs than in the original November 2016 approval. The new steps and rail are proposed to match the existing in detail and color.

The National Park service, in its analysis of the rehabilitation guidelines, states the following is not recommended;

"Changing the number, location, size or glazing pattern of windows, through cutting new openings, blocking-in windows, and installing replacement sash that do not fit the historic window opening."

In addition, the front porch of this home is arguably the most defining characteristic of the building. The addition of the second set of stairs off the side of the porch changes the character of the porch and alters the appearance of the home. The desire for additional light inside the home and more convenient access to the front door stated in the letter from the applicant is understandable on a certain level. However, the stewardship of historically designated structures by its nature requires that property owners place the preservation of the historic characteristics above convenience. The addition of new window openings and additional stairs to the front porch would change the character of the home and therefore cannot be recommended for approval by the staff.

Further, The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings, standard number 9 states "new additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, scale, and architectural features to protect the historic integrity of the property and its environment."

Mr. Michael Horowitz, the property owner, was present with his wife, Barbara. Mr. Horowitz came forward to provide background. He explained that after their plans were approved and construction started, DTE instructed the City to issue a stop work order on the house because of the location of overhead wires on the south side of the house.

After months of discussion with the utility and the City, a new plan was developed that received approval. They moved quickly to begin construction again before the cold weather set in. However, in their hurry a few things got missed and they are brought to the board's attention tonight.

Without relocating the three windows the house will be dark and inappropriate for them. The circumstances were not created by them; but they fell victim to them.

Chairman Henke emphasized that this board did not approve the last plan. Movement of the addition 9 ft. to the south was not a decision that this board made. It was a decision made by the City Attorney and the City Manager which he personally was adamantly against, both as a resident and as chairman of the HDC.

Mr. Finnicum presented a comparison of what was approved and what they are requesting. He offered to alter the grade as a compromise to get three porch steps instead of four so that a handrail is not needed. In that case they would be losing half of the end rail and not the entire end rail. Moving on to the windows, he explained they are taking two windows that were existing and relocating them forward to the west in the great room, and they are moving a third window forward to the entry just to get light.

He went on to say that changing the number, location, size, and glazing pattern of a window is not recommended, but it is not prohibited. They have increased the number of windows from what was approved, but reducing it from what was there. The size, proportions, and glazing pattern are the same. So the only things really changing are the locations. They feel that the windows, being the same size and proportion, will have little to no impact on the surroundings.

The stairs have an impact on the porch which they agree with and that is why they are willing to change them. The feature that will be lost is half of the railing. Other than that, it is just siding. The two changes share the same aesthetics as the entire house. He hoped the board would see its way clear to grant these requests.

Ms. Fuller, stated there were four windows before on either elevation and two of them on either side have been subsumed by the addition. Therefore, the windows for all practical purposes are already gone. She said if they want to retain the character of the original house which had four windows on each elevation, she doesn't have an objection.

Chairman Henke maintained that adding windows does not help the original portion of the house. Ms. Fuller replied that aesthetically it would look more like the original historic design of the house.

Ms. Jane Synnestvedt, who lives next door, said her front porch faces the south side of the subject house. Older homes by nature are darker and that is what you get when you by a historic home. She was trying to understand where the windows are placed and how they may impede her privacy when she sits on her front porch. Birmingham is beautiful but she asked the board to be very careful when they make decisions affecting historic properties. so as not to alter their historic nature.

Mr. Willoughby found it interesting that moving the windows or the addition of the stairway makes sense and looks better. But he is torn with the idea of being too loose with ignoring the historic elements of the house. He would feel better if there was some proof that the windows where they were or the porch the way it is really wasn't the original historic house.

Mr. Horowitz stressed that he and his wife did not know apparently what they were getting and they did not create the situation. They were under tremendous pressure and timing and missed the windows and porch. He thinks the windows do look more like the original house. Both walls seem blank without them and the room is dark. They need consideration as people because they have to live in the house.

The chairman noted that the original historic house is about 1,100 sq. ft. and the addition is about 2,800 sq. ft. plus the screened porch; three times the size.

Mr. Filthaut said it is hard for him to understand why they should allow the porch to change just for convenience.

Mr. Finnicum asked to come back to a future meeting

Motion by Mr. Willoughby

Seconded by Mr. Adams to adjourn the Historic Design Review for 539 S. Bates, United Presbyterian Parsonage.

VOICE VOTE

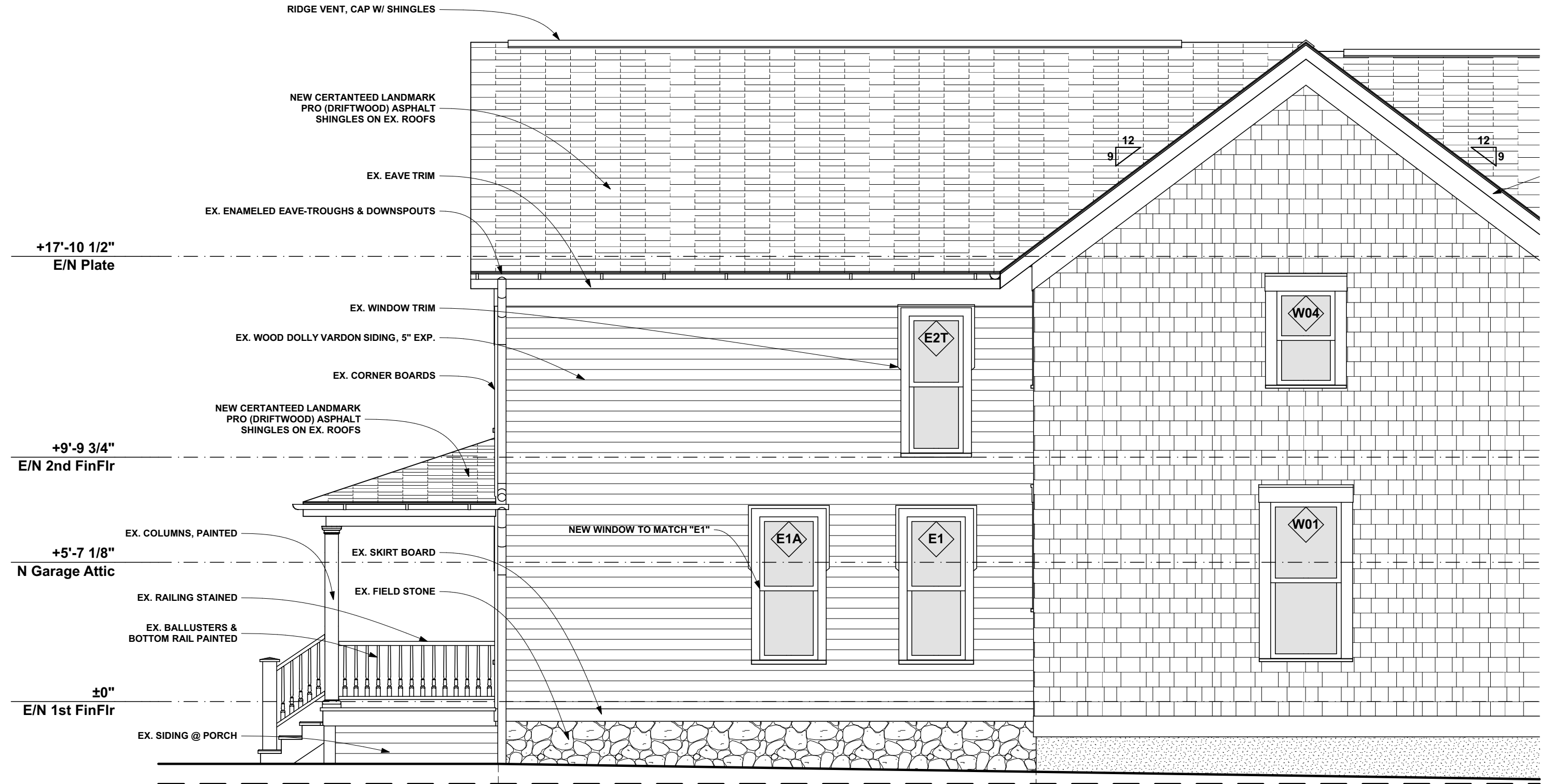
Yeas: Willoughby, Adams, Filthaut, Fuller, Henke

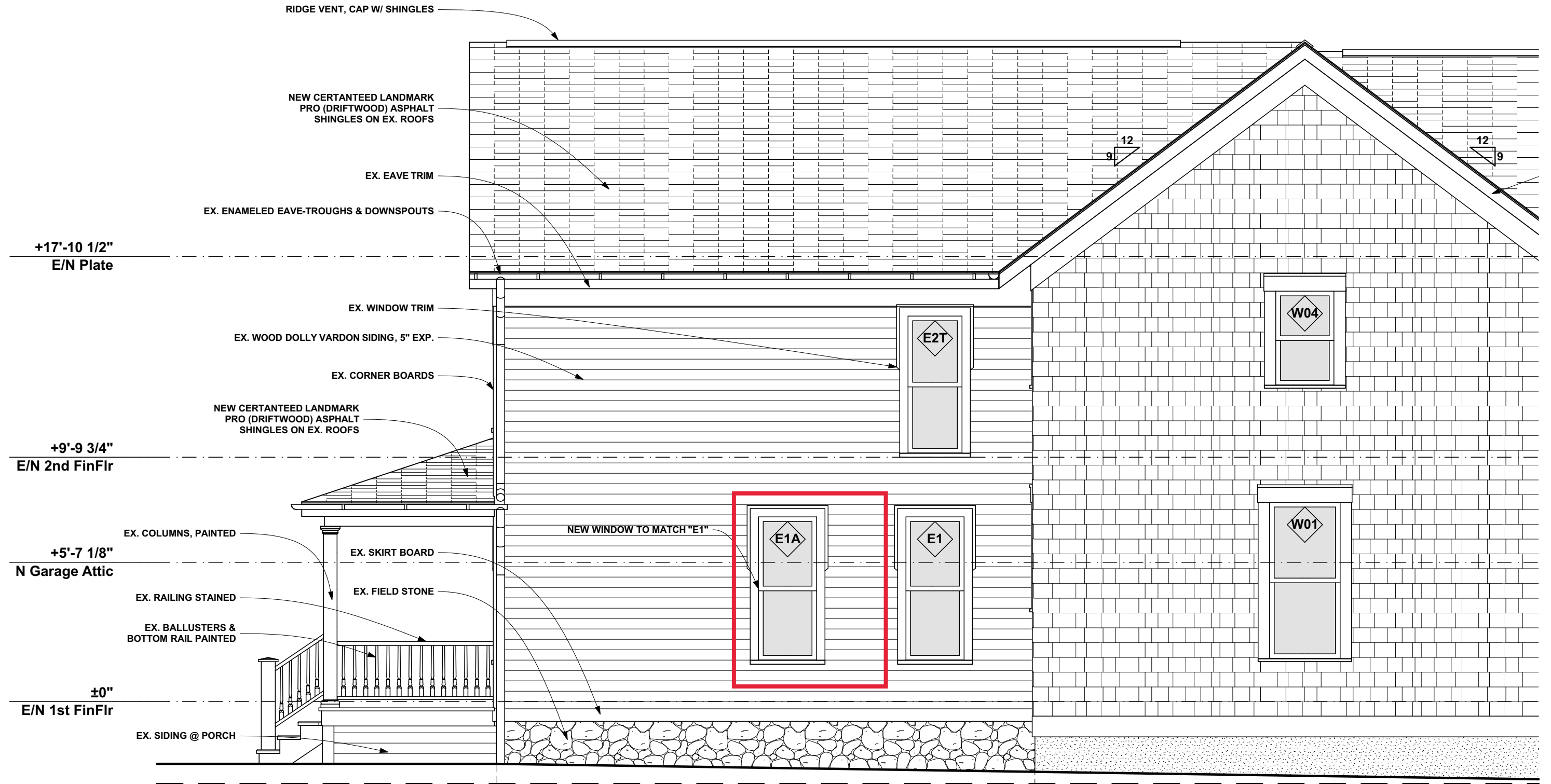
Nays: None

Absent: Burle, Deyer, Trapnell, Dukas

Motion carried, 5-0.

The Chairman wanted to see the 2012 plans when this request comes back.





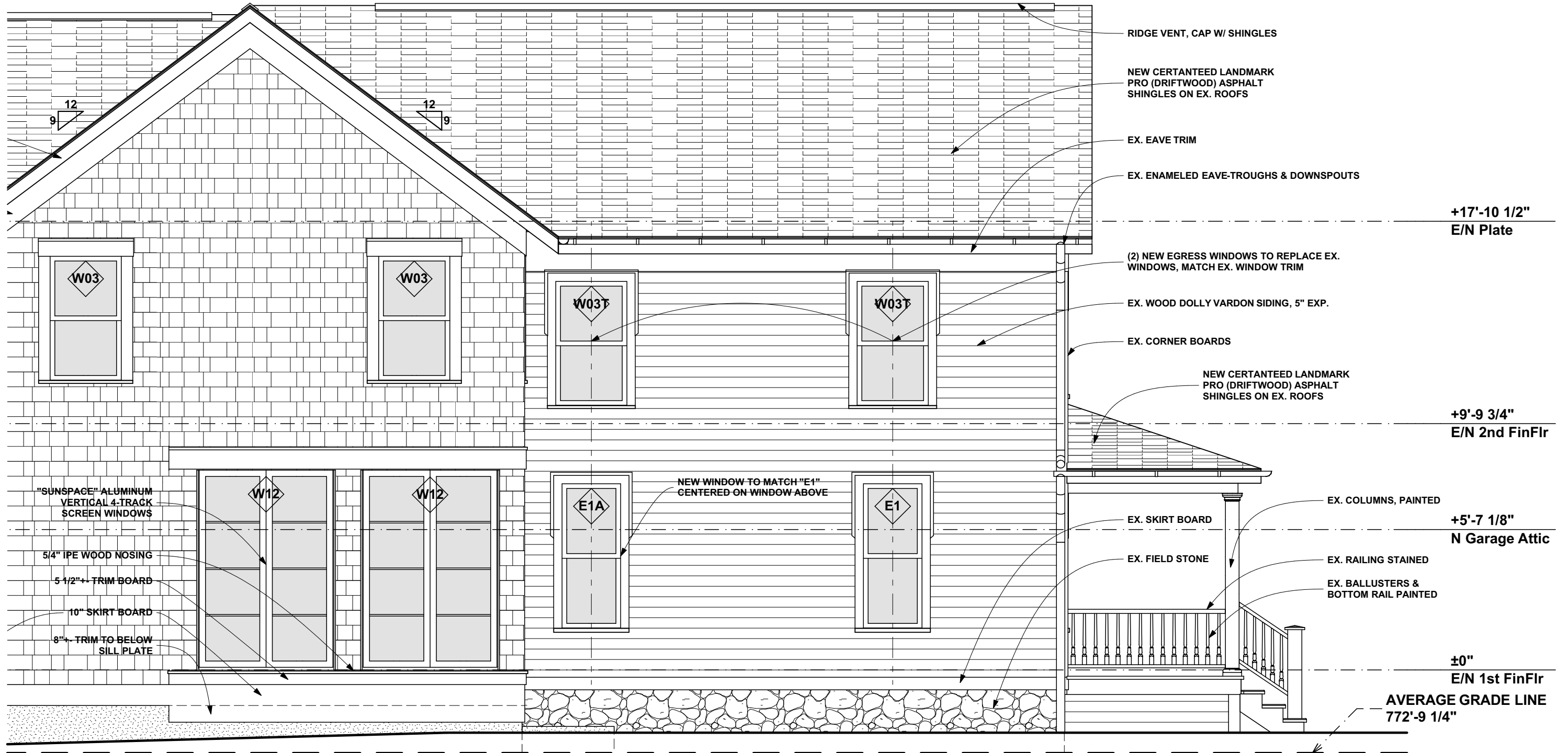
SOUTH ELEVATION

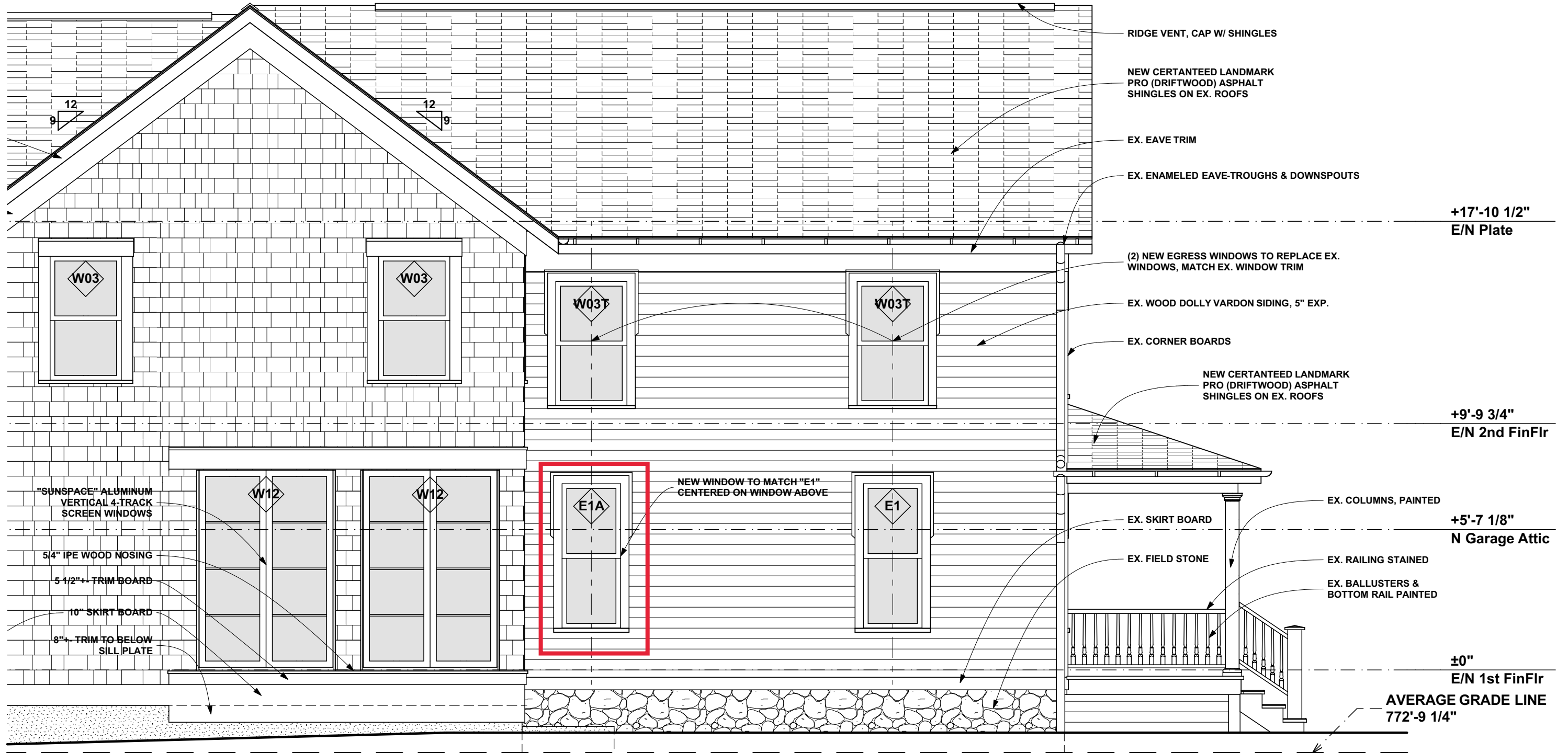
SCALE: 1/4" = 1'-0"

1
2/4

539 S. BATES STREET
BIRMINGHAM, MI

2/4





NORTH ELEVATION

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

1
4/4





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



NORTH WEST APPROVED

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

3/8



NORTH WEST PROPOSED

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



NORTH WEST PROPOSED

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



SOUTH WEST APPROVED

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

6/8



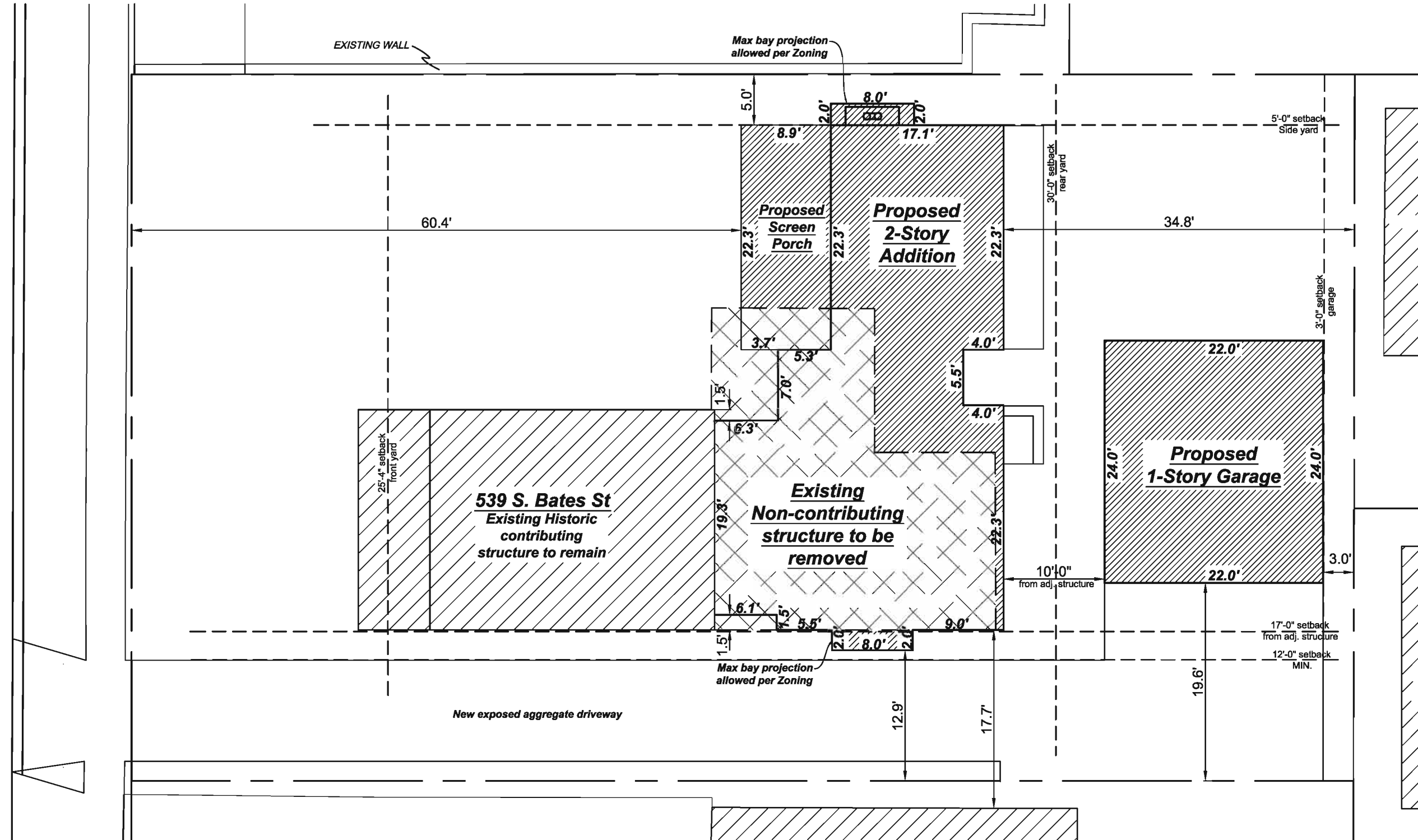
SOUTH WEST PROPOSED

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



SOUTH WEST PROPOSED

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



Proposed Site Plan

SCALE: 3/32" = 1'-0"

****ALL MainStreet Design Build drawings are designed under the 2009 Michigan Residential Code & 2009 Michigan Uniform Energy Code.****

MainStreet
Design
Build

555 S. Old Woodward Ave. Birmingham, MI 48009
Phone: (248) 644-8990 • Fax: (248) 644-2865

OWNER: Scott & Anastasia Minor
539 S. Bates
Birmingham, MI 48009

PROJECT: Proposed Site Plan

JOB NO.
4079

date: 05.30.12
drawn by: HAC
apprvd. by: SR
revisions:

SHEET NO.
1 OF 1



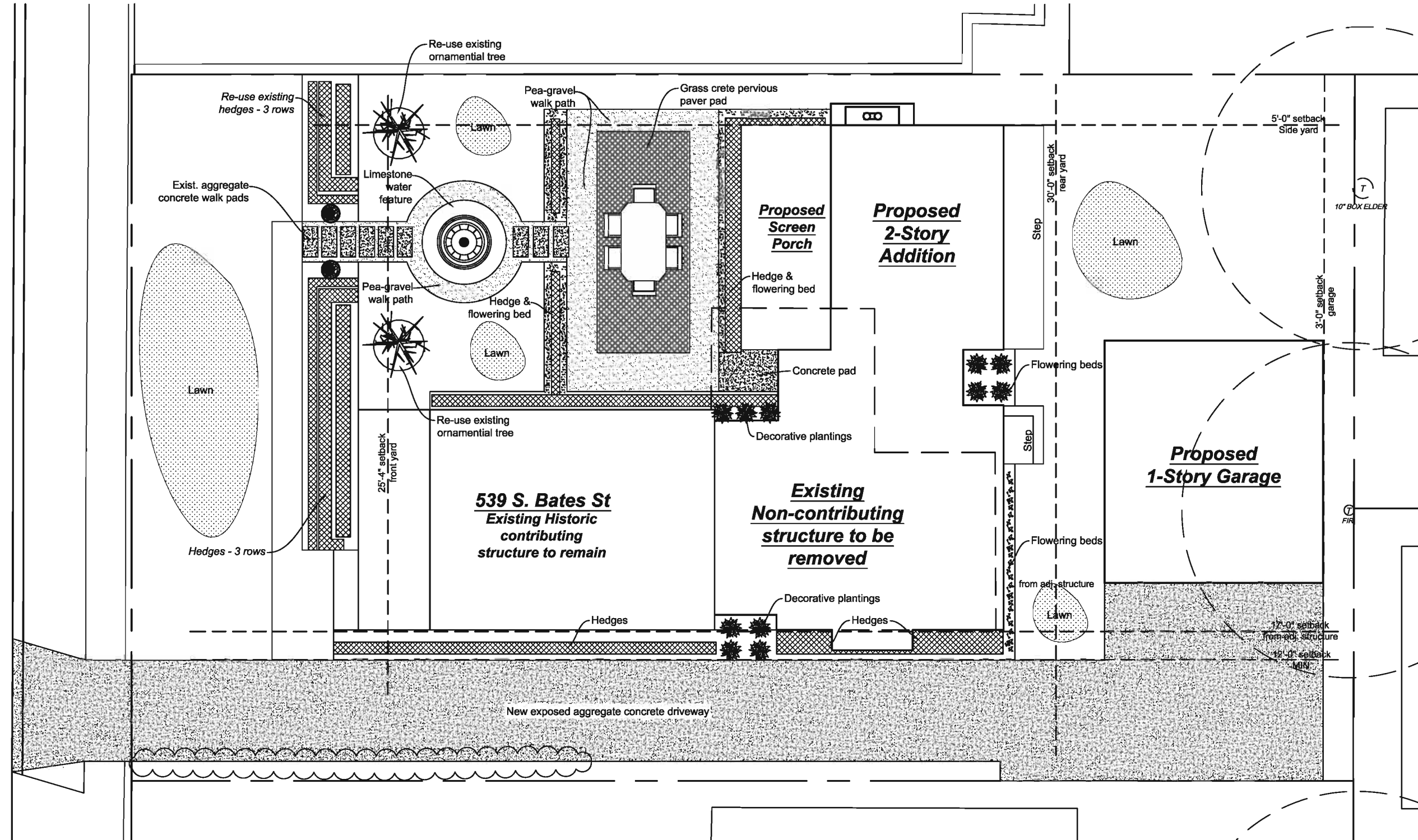
Perspective 1



Perspective 2

****ALL MainStreet Design Build drawings are designed under the 2009 Michigan Residential Code & 2009 Michigan Uniform Energy Code.****

MainStreet Design Build 339 S. Old Woodward Ave. Birmingham, MI 48004 Phone: (248) 644-6550 • Fax: (248) 644-2865	
OWNER: Scott and Anastasia Minor 339 S. Bates Street Birmingham, MI 48009	
PROJECT: Perspectives	
JOB NO. 4079	
Item No. 1.1 / 1.1	Description Existing Construction Draw
Item No. 1.2 / 1.2	Description General Notes
Item No. 1.3 / 1.3	Description Foundation Notes
Item No. 1.4 / 1.4	Description Foundation Notes
Item No. 1.5 / 1.5	Description Foundation Notes
Item No. 1.6 / 1.6	Description Foundation Notes
Item No. 1.7 / 1.7	Description Foundation Notes
Item No. 1.8 / 1.8	Description Foundation Notes
Item No. 1.9 / 1.9	Description Foundation Notes
Item No. 1.10 / 1.10	Description Foundation Notes
SHEET NO. 4 OF 5	



Proposed Landscape Plan

SCALE: 3/32" = 1'-0"

****ALL MainStreet Design Build drawings are designed under the 2009 Michigan Residential Code & 2009 Michigan Uniform Energy Code.****

MainStreet
Design
Build

555 S. Old Woodward Ave. Birmingham, MI 48009
Phone: (248) 644-8990 • Fax: (248) 644-2865

OWNER: Scott & Anastasia Minor
539 S. Bates
Birmingham, MI 48009

PROJECT: Proposed Landscape Plan

JOB NO.
4079

date: 05.30.12
drawn by: MAC
approved by: SR
revisions:

SHEET NO.
1 OF 1

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FOND DU LAC TAILORED BLEND



Sample Weight: 13.00 LBS

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Product Description

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This video shows the processes required to fabricate Natural T...

**Buechel Stone ...**

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5/31/2012

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

PROJECT NARRATIVE

Proposed Design

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

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

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

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

Non-Contributing Conditions



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

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



FIGURE 4: VIEW OF BATES STREET ELEVATION

Hyphen used to Delineate and Subordinate New Addition

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



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

Roof Height Used to Delineate and Subordinate New Addition

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



FIGURE 7: LOWER ROOF CONNECTION AT HISTORIC STRUCTURE

This clear delineation between the old and new separates the roof lines and provides a distinction that reflects the intent of the Secretary of Interior's (SOI) Guidelines that states: "New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired". While our clients wish is to add more livable space for their growing family, their primary goal is to pay respect to the historic parsonage.

Historically Authentic Color Palette

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



FIGURE 8-9: COMPARISON FROM EXISTING TO PROPOSED COLORS

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

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

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



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

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

No Variance Required

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



FIGURE 12: NEW ADDITION DOES NOT NEED A VARIANCE

Satisfaction of Secretary of Interior's Guidelines for Additions

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

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



FIGURE 13: NEW ADDITION SET BACK FROM HISTORICALLY SIGNIFICANT STRUCTURE

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

Landscape Design

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



FIGURE 14: LANDSCAPE PLAN OF FRONT PATIO AREA

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



MEMORANDUM

Planning Division

Date: October 12, 2018
To: Historic District Commission Members
From: Matthew Baka, Senior Planner
RE: Historic Design Review – 300 W. Merrill – Baldwin Public Library, Shain Park Historic District.

Zoning: PP, Public Property

Existing Use: Baldwin Public Library

History

As a part of the 1925 Civic center plan the residents of the Village passed two bond issues, one of which was \$175,000 for a new library. The Baldwin Library was designed by the architectural firm of Burrows and Eurich of Detroit. The English style was used for both the Library and City Hall. Both were built with red brick and limestone trim, topped with steep slate roofs. The Library has undergone two major revisions. The first, in 1960, was a 5,200 sq. ft. one story addition on the east elevation. At that time the original entrance on the north side was eliminated. The second addition, in 1982, was constructed on the east and south sides. This new circular limestone addition completely covers the first addition. Designed by the Birmingham architect, Gunnar Birkerts, the new addition was intended to contrast the original design yet be compatible. Recently the interior of the Birkerts addition was renovated and new windows were added to the perimeter of that area.

Proposal

The current application proposes to expand the 1960's addition by extending the room 12' 4" to the east, 12' to the north and 18' to the south. The curtain wall of the addition is proposed to be clear butt joint insulated glass with clear anodized aluminum frames.

At the northern edge of the addition the proposal calls for a new hardscape children's patio and a children's garden. The outdoor children's areas are proposed to be enclosed with a 3' 8" aluminum rail with a small gate. Just outside the gate the children's area is proposed to be landscaped and irrigated in coordination with the existing landscaping on the north elevation of the library.

Along the east and south elevations of the addition a retaining wall is proposed with a thin planting area next to the building. The existing memorial benches are to remain. Interspersed between the memorial benches a stone terrace bench is proposed that will extend the length of the east side.

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

1. (a) In reviewing plans, the commission shall follow the U.S. secretary of the interior's standards for rehabilitation and guidelines for rehabilitating historic buildings as set forth in 36 C.F.R. part 67. Design review standards and guidelines that address special design characteristics of historic districts administered by the commission may be followed

if they are equivalent in guidance to the secretary of interior's standards and guidelines and are established or approved by the state historic preservation office of the Michigan Historical Center.

- (b) In reviewing plans, the commission shall also consider all of the following:
 - (1) The historic or architectural value and significance of the resource and its relationship to the historic value of the surrounding area.
 - (2) The relationship of any architectural features of the resource to the rest of the resource and to the surrounding area.
 - (3) The general compatibility of the design, arrangement, texture, and materials proposed to be used.
 - (4) Other factors, such as aesthetic value, that the commission finds relevant.

RECOMMENDATION

The Planning Division recommends that the Commission issue a Certificate of Approval for the historic design review application for 300 W. Merrill. The work meets The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings, standard number 9, "New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment."

WORDING FOR MOTIONS

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

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

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

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

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

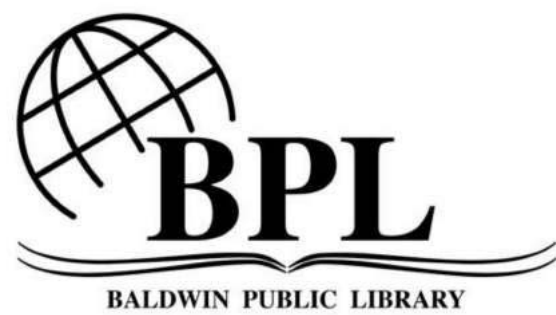
- (1) A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
- (2) The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
- (3) Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
- (4) Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
- (5) Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
- (6) Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
- (7) Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
- (8) Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
- (9) New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
- (10) New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Notice To Proceed

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

Choose from one of these conditions:

- a) The resource constitutes hazard to the safety of the public or the structure's occupants.
- b) The resource is a deterrent to a major improvement program that will be of substantial benefit to the community and the applicant proposing the work has obtained all necessary planning and zoning approvals, financing, and environmental clearances.
- c) Retaining the resource will cause undue financial hardship to the owner when a governmental action, an act of God, or other events beyond the owner's control created the hardship, and all feasible alternatives to eliminate the financial hardship, which may include offering the resource for sale at its fair market value or moving the resource to a vacant site within the historic district. have been attempted and exhausted by the owner.
- d) Retaining the resource is not in the best of the majority of the community.



Baldwin Public Library-Youth Services
Renovation / Addition
300 W. Merrill Street, Birmingham, Michigan

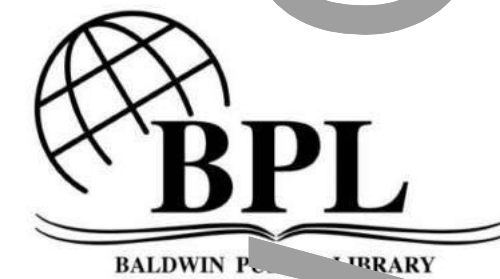
Architect's Project Number 3017

Date Issued: October 10 & 17, 2018
Planning Commission Review
Historical Design Commission Review
Issued to The City of Birmingham
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Luckenbach
Ziegelman
Gardner
Architects
PLLC

555 South Old Woodward Ave. Suite 27L
Birmingham, Michigan 48009
248.644.0600
248.642.3990



Project
**BALDWIN
PUBLIC
LIBRARY**
300 West Merrill Street
Birmingham, MI 48009

Sheet Title
**Youth Services
Renovation /
Expansion**

**SITE PLAN
SITE PROTECTION**

DATE
DEC 08, 2017

OCT 10, 2018
OCT 17, 2018

PLANNING REVIEW
HISTORIC DES REV

Project Number
3017

Sheet Number

SD 0.00

SCHEMATIC DESIGN REVIEW
SCHEMATIC DESIGN ESTIMATE

Sheet Schedule

●	●	SD 0.00	TITLE SHEET SITE PLAN
●	●	SD 1.00	FLOOR PLAN
●	●	SD 1.01D	DEMOLITION PLAN
●	●	SD 1.01E	FLOOR PLAN W/ ELECTRICAL AND DATA
○	○	SD 1.01F	FLOOR PLAN W/ FFE
●	●	SD 1.02	FOUNDATION PLAN FLOOR FRAMING
●	●	SD 1.03	ROOF PLAN ROOF FRAMING
●	●	SD 1.04	REFLECTED CEILING PLAN / LIGHTING
●	●	SD 2.00	EXTERIOR ELEVATIONS
●	●	SD 2.01	EXTERIOR ELEVATIONS
●	●	SD 3.00	WALL SECTION
●	●	SD 4.00	INTERIOR ELEVATIONS
●	●	SD 4.01	INTERIOR ELEVATIONS
●	●	SD 4.02	INTERIOR ELEVATIONS
		SD 5.00	CARPET PLAN DESIGN
		SD 6.00	EXTERIOR PERSPECTIVES
		SD 7.00	INTERIOR PERSPECTIVES

Code Analysis

JOB NAME: Baldwin Public Library- Youth Services Addition/Renovation | Birmingham, Michigan
LOCATION: Birmingham, Michigan

A. BUILDING CRITERIA

BUILDING CODE:

State of Michigan 2012 Building Code
State of Michigan 2012 Rehabilitation Code
For Existing Buildings (MRC-2012)

CONSTRUCTION TYPE:

USE GROUP:

A3 (Library)

B. BUILDING AREA:

GRADE LEVEL:

7,500 SF

C. OCCUPANT LOADING:

= 200/SF/PERSON PER MBC

37 PEOPLE

D. NUMBER OF EGRESS:

TOTAL REQUIRED:

2 EXITS

TOTAL PROVIDED:

2 EXITS (UNCHANGED)

E. EGRESS WIDTH:

CORRIDORS & RAMPS REQUIRED:

☐ 36" MIN (For occupant load 50 or less)
☒ 44" MIN. (For occupant load >50)
☐ 28" PER TABLE 1005.1
☒ 44" MIN.

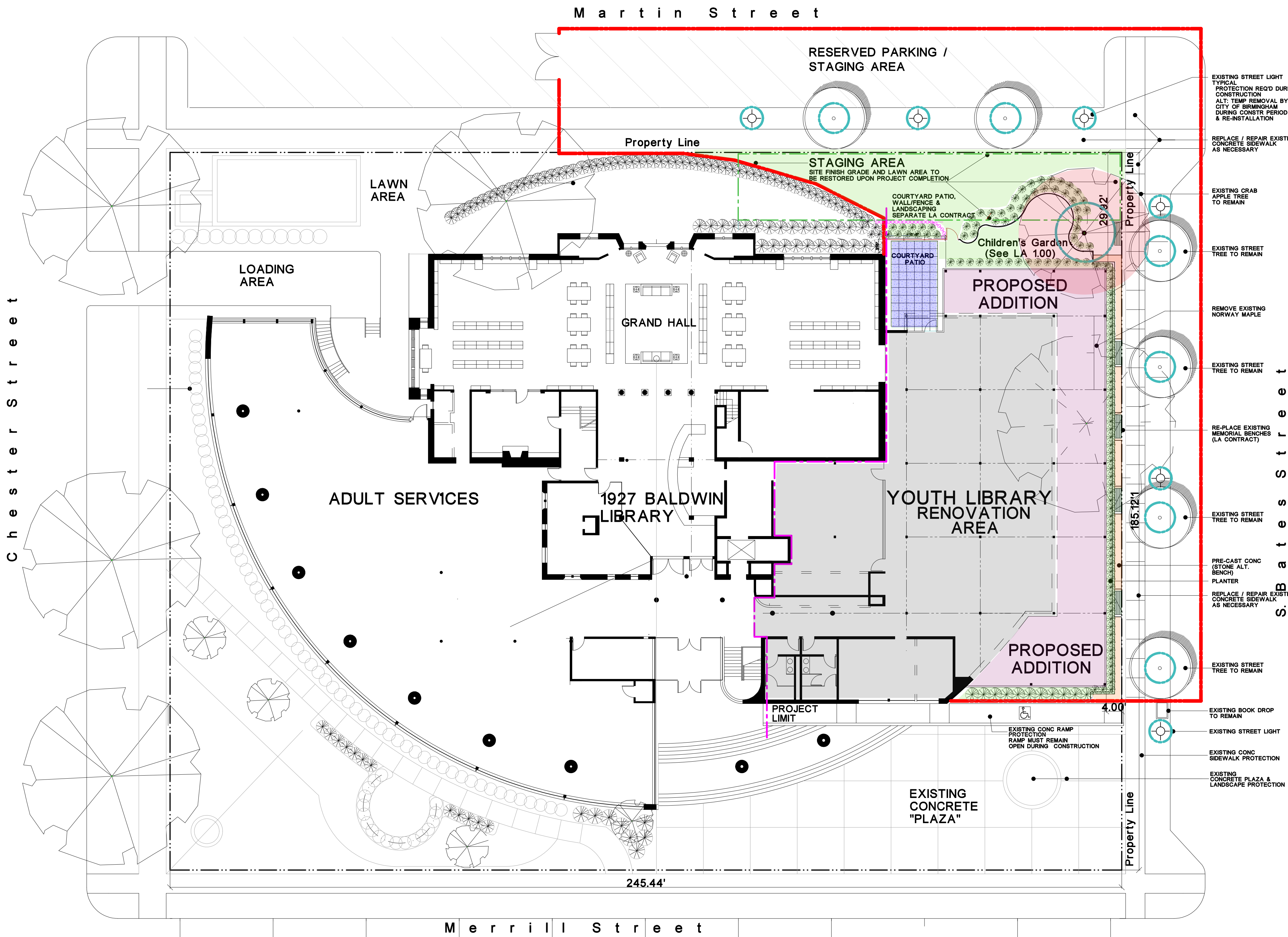
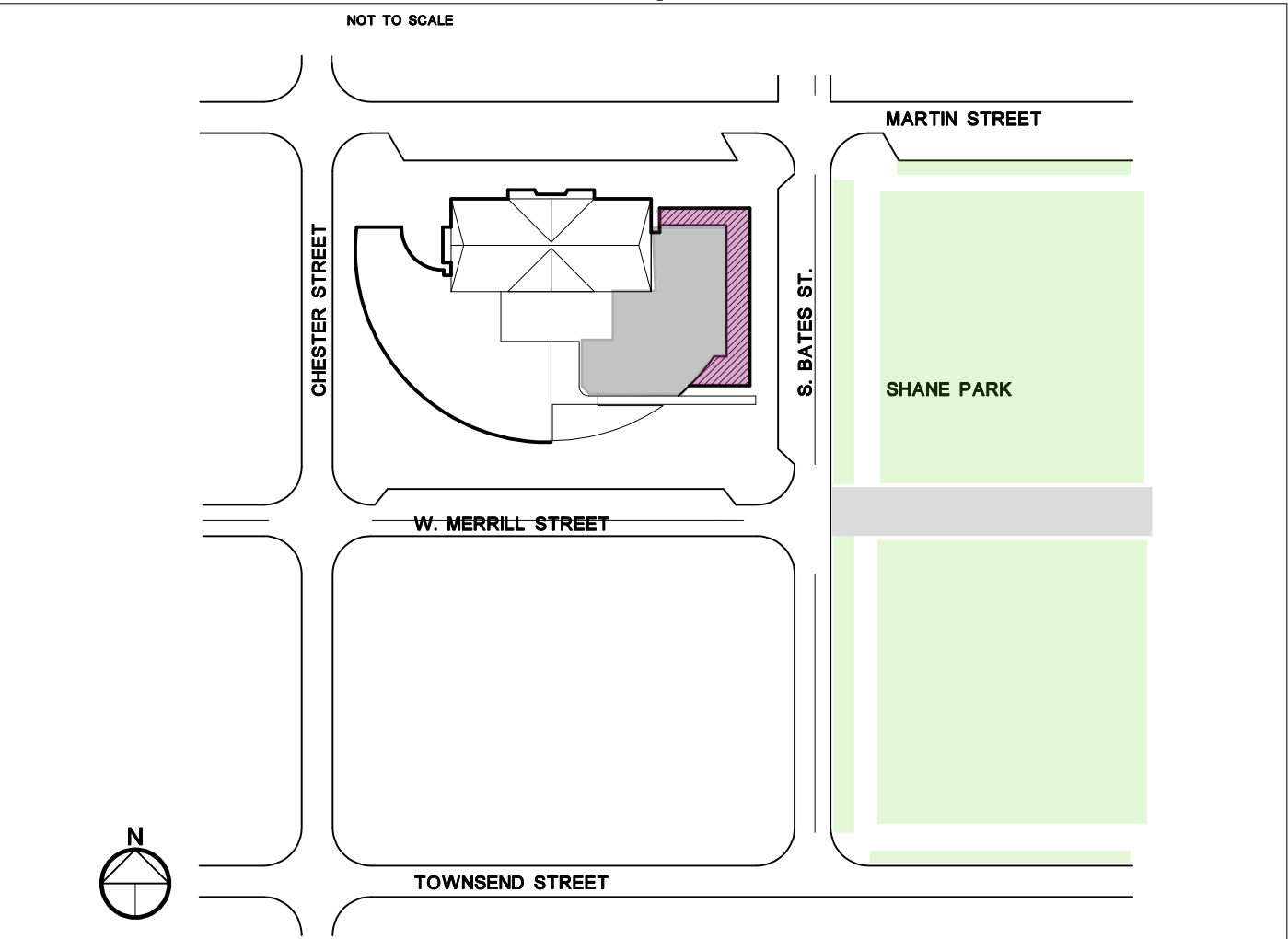
CORRIDORS & RAMPS PROVIDED:

F. MISCELLANEOUS:

(CHECK ONE)
☒ FULLY SPRINKLED
TRAVEL DISTANCE DOES NOT EXCEED 250'-0"
☐ UNSPRINKLED
TRAVEL DISTANCE DOES NOT EXCEED 200'-0"

EGRESS WIDTH / OCCUPANT PER TABLE 1005.1	
OTHER EGRESS COMPONENTS	STAIRS
0.15	0.2
0.2	0.3

Location Map



Exterior Screening Protection

6' HIGH CHAIN LINK FENCE W/ GREEN WIND SCREEN
FABRIC SCREENING. FINAL STAGING PLAN TO BE SUBMITTED BY
THE CONTRACTOR TO THE CITY OF BIRMINGHAM TO THE
CITY OF BIRMINGHAM FOR APPROVAL PRIOR TO CONSTRUCTION.

Tree / Street Light Protection

BARRIERS TO PROTECT TREES AND SITE AMENITIES.
TO BE DESIGNED BY CONTRACTOR FOR CITY OF
BIRMINGHAM APPROVAL PRIOR TO CONSTRUCTION

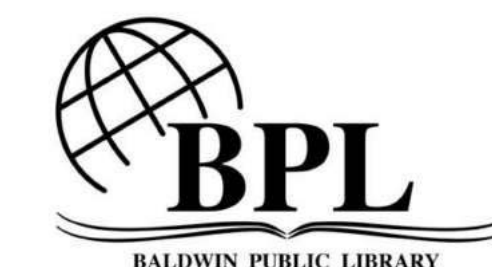
Proposed Renovation

Proposed Addition

1 SITE PLAN
SD-0 Site Protection /
Site Staging Diagram
SCALE 3/32" = 1'-0"
0 10' 25' 50'

Luckenbach
Ziegelman
Gardner
Architects
PLLC

555 South Old Woodward Ave. Suite 27L
Birmingham, Michigan 48009
248.644.0600
248.642.3990



Project

Project
BALDWIN
PUBLIC
LIBRARY

300 West Merrill Street
Birmingham, MI 48009

Sheet Title

Youth Services Renovation / Expansion

FLOOR PLAN
W/ FURNITURE
& FIXTURES

DATE _____

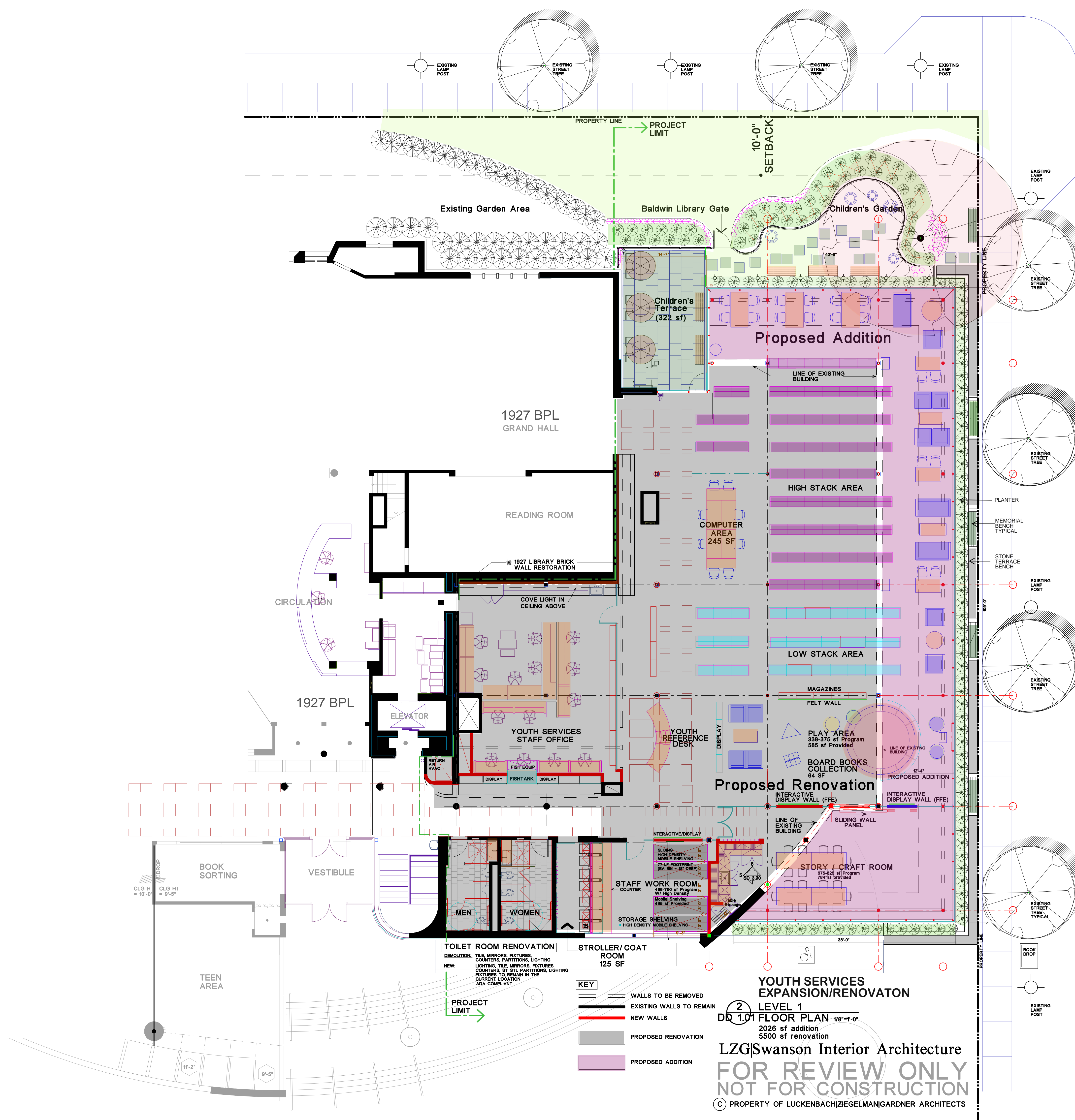
DATE
NOV 15, 2017
NOV 17, 2017
NOV 29, 2017
DEC 8, 2017
OCT 10, 2018
OCT 17, 2018

BPL REVIEW #1
AC REVIEW
BPL REVIEW #2
SD COST EST.
PLANNING BOARD REV
HISTORICAL DESIGN REV

Project Number
3017

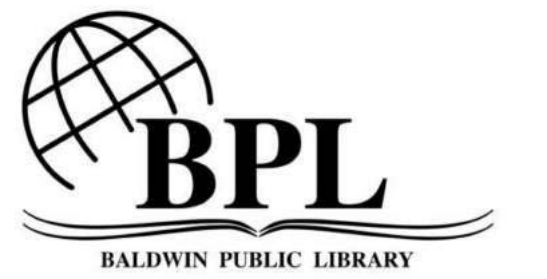
Sheet Number

DD 1.01



Luckenbach Ziegelman Gardner Architects PLLC

555 South Old Woodward Ave. Suite 27L
Birmingham, Michigan 48009
248.644.0600
248.642.3990



Project
**BALDWIN
PUBLIC
LIBRARY**
300 West Merrill Street
Birmingham, MI 48009

Sheet Title
**Youth Services
Renovation /
Expansion**

EXTERIOR ELEVATIONS

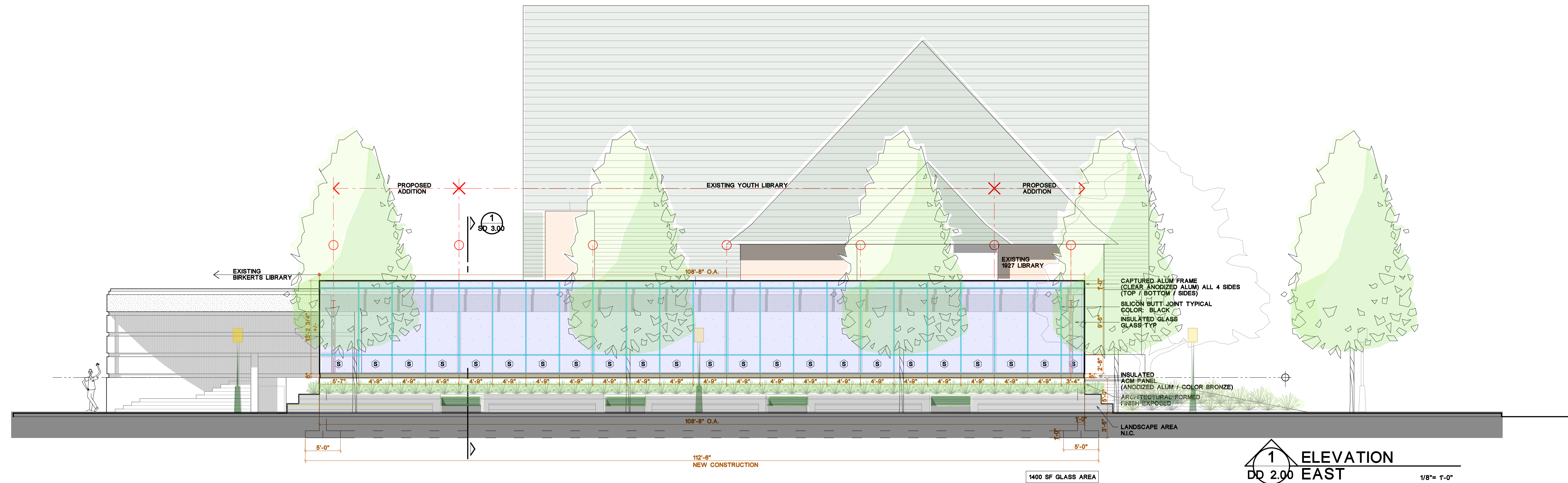
DATE
DEC 8, 2017
OCT. 10, 2018
OCT. 17, 2018

SD COST EST.
PLANNING REV
HISTORICAL DES REV

Project Number
3017

Sheet Number

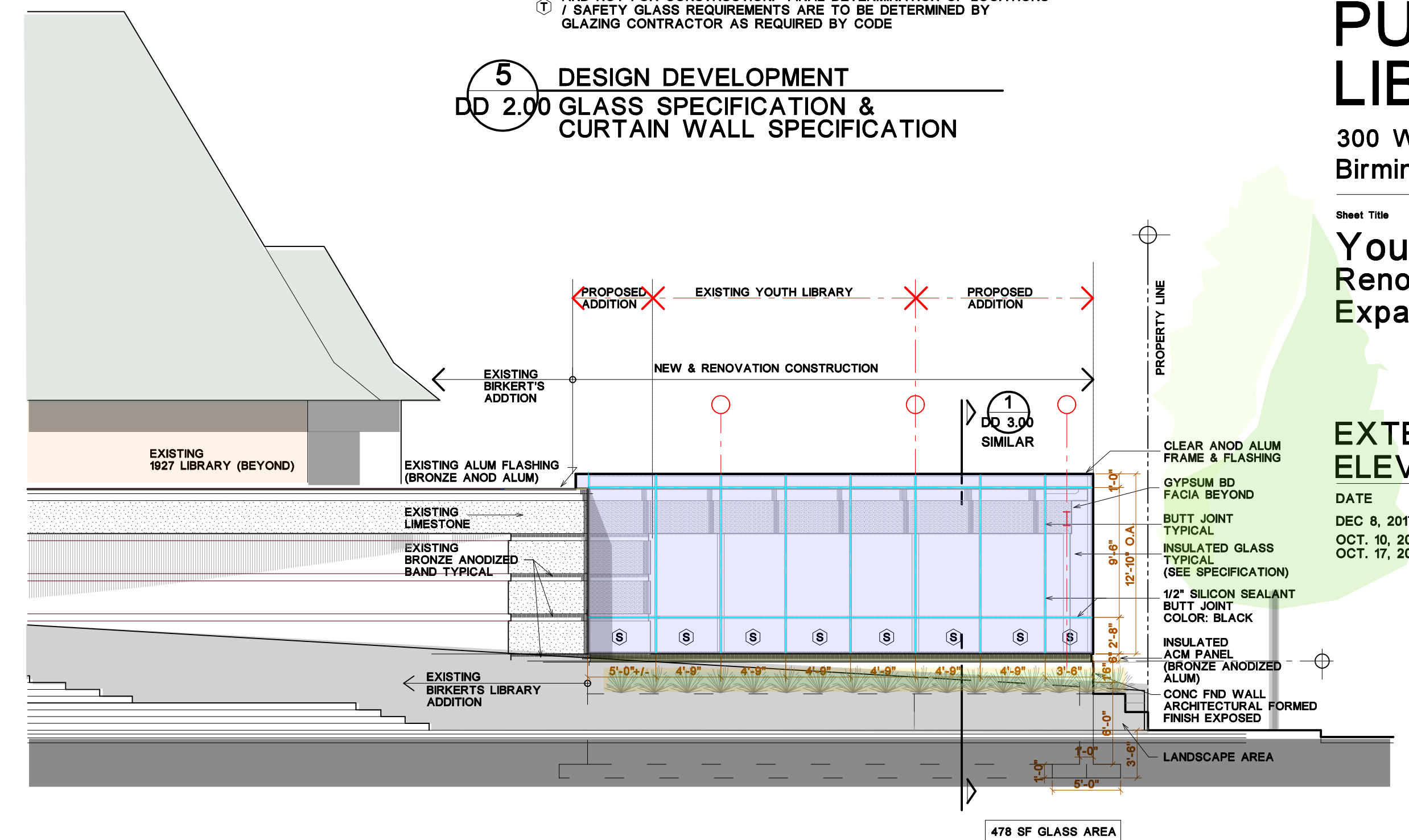
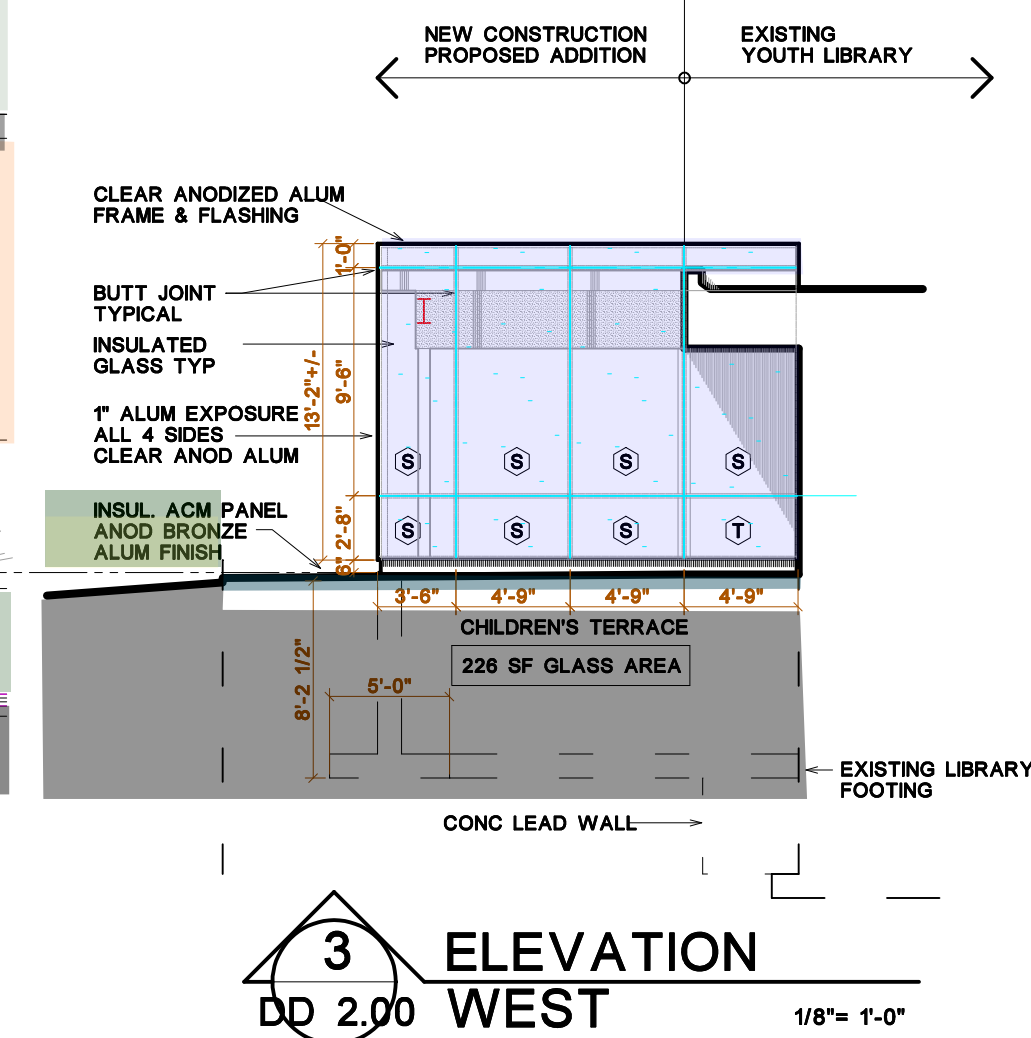
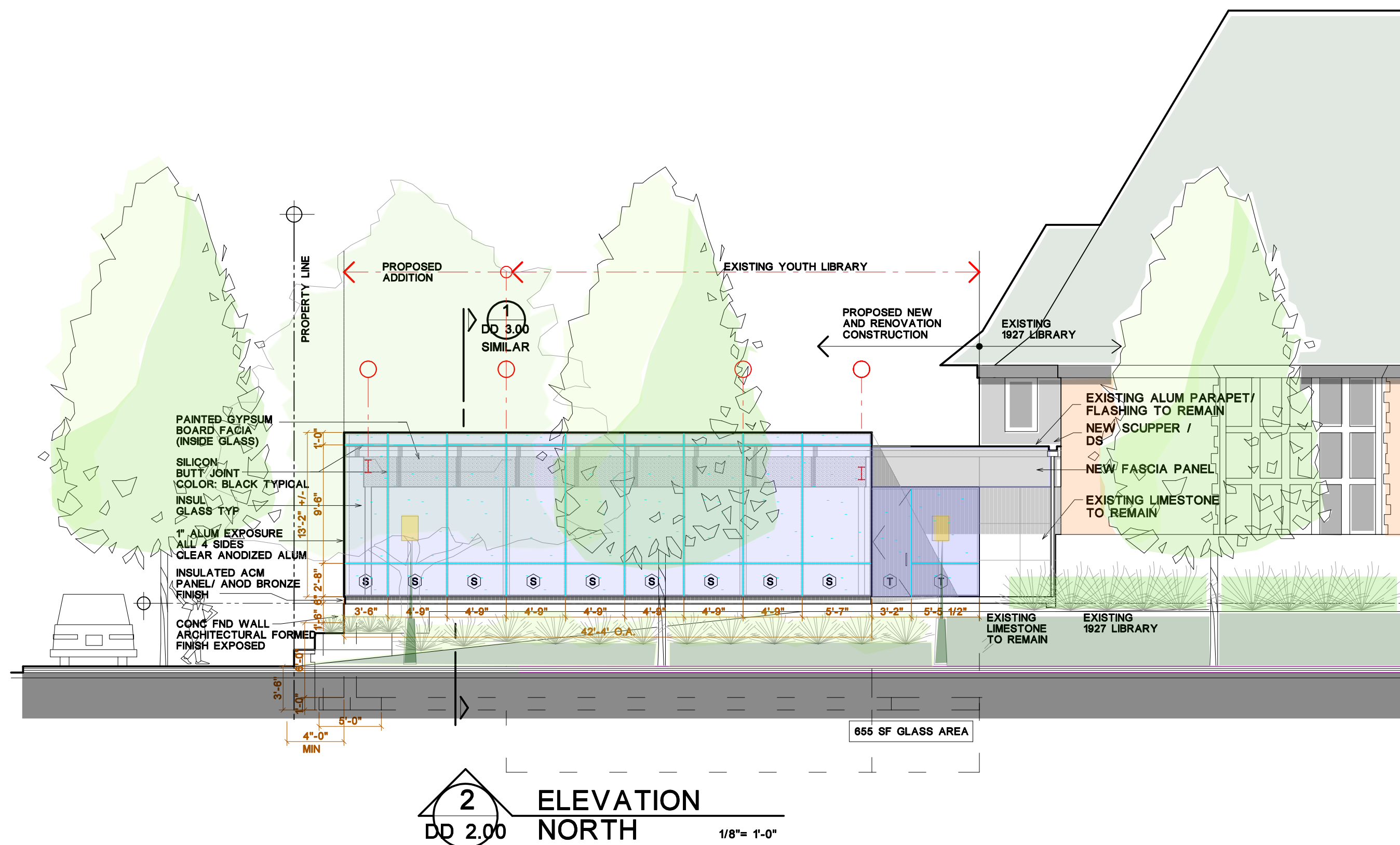
DD 2.00



CURTAIN WALL GLASS & FRAME SPECIFICATION

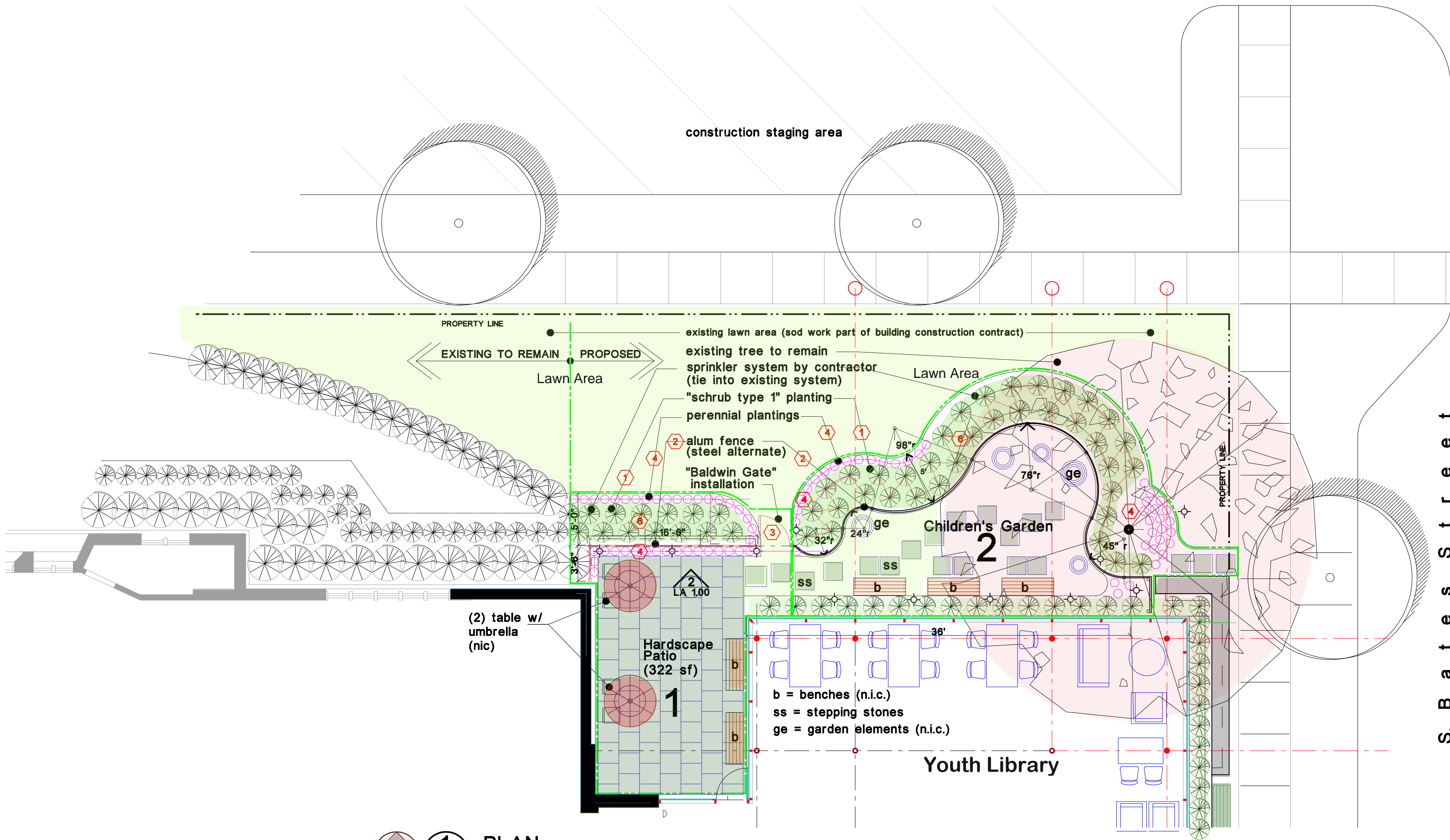
- NEW 1" INSULATED GLASS IN EXTRUDED ALUMINUM FRAME
INTERIOR COLOR: WHITE
EXTERIOR "CAPTURE FRAME" COLOR: CLEAR ANODIZED ALUM
APPROVED MFGS: KAWNER, OLD CASTLE, EFCO
- 1" INSULATED GLASS APPROVED MANUFACTURER
GUARDIAN GLASS
O.B. LITE: 1/4 TEMPERED / #1 SURFACE CLEAR
W/ SUNGUARD S688 ON #2 SURFACE
GAP: 1/2" W/ 10% AIR, 90% ARGON
MIDDLE LITE: CLEAR #3 SURFACE
CLEAR #4 SURFACE
PVB: 0.030" (76 MM) SAFLEX R CLEAR PVB
I.B. LITE: 1/8" CLEAR TEMPERED #5 SURFACE
W/#6 SURFACE SUNGUARD IS 20 INTERIOR SURFACE LE
- SAFETY GLASS GENERAL NOTE: DRAWINGS ARE SCHEMATIC ONLY
AND NOT FOR CONSTRUCTION. FINAL DETERMINATION OF LOCATIONS
/ SAFETY GLASS REQUIREMENTS ARE TO BE DETERMINED BY
GLAZING CONTRACTOR AS REQUIRED BY CODE

5 DESIGN DEVELOPMENT DD 2.00 GLASS SPECIFICATION & CURTAIN WALL SPECIFICATION

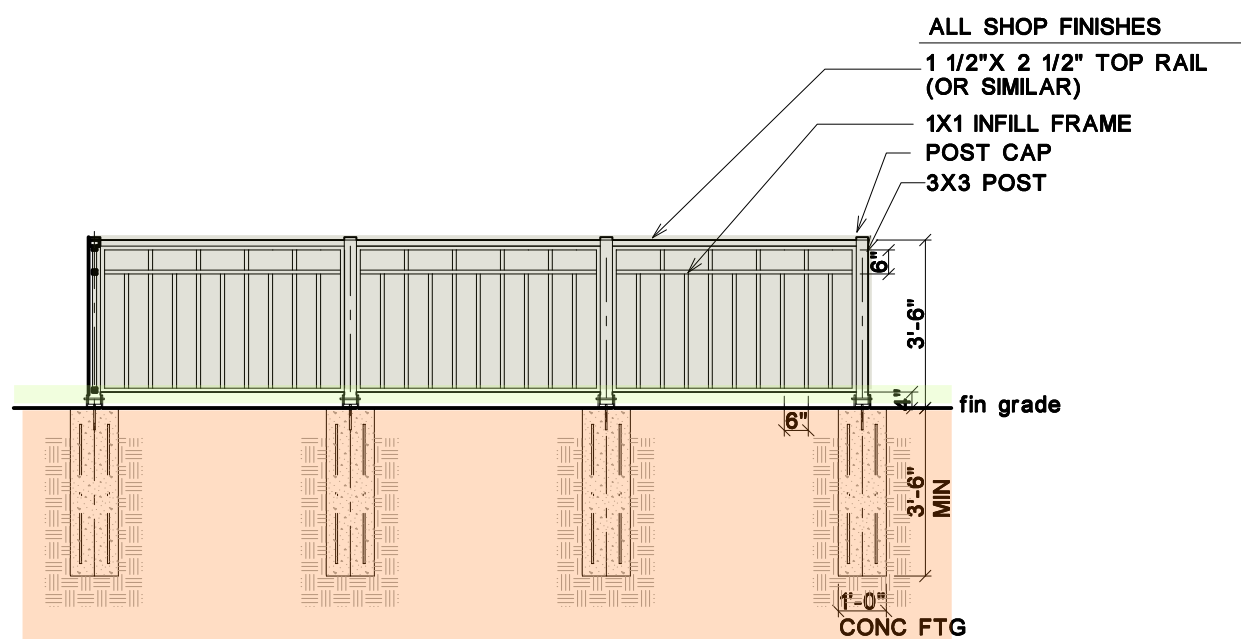
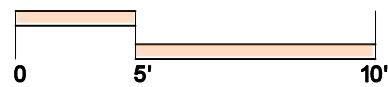


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1 PLAN
LA-1.00
Courtyard/Patio/Garden
scale 1/8"=1'-0"



2 ELEVATION
LA 1.00
ALUM (ALT: STEEL) FENCE
CONCEPTUAL ONLY: NOT FOR CONSTRUCTION 1/4"= 1'-0"

1 HARDSCAPE PATIO

key	number	element	size	spacing	comments
1	13	schrub 1	2 gal	30" o.c.	cotoneaster, bayberry (myrica) or similar
2	83	ciot x-rock paver	24x24		min 4" crushed stone base stagger joints
3	20 LF	alum fence (5 posts)	42" height		shop powdercoat finish color: dark bronze
4	38	perennial bed		10" o.c.	
6	90 sf	peat bed	90 sf (3" depth) (22.25 cu ft) (0.83 cu yd)		

2 CHILDREN'S GARDEN

key	number	element	size	spacing	comments
1	51	schrub 1	2 gal	30-36" o.c.	cotoneaster, bayberry (myrica) or similar
2	15	ciot basalt nero/ grigio paver	24x24		stepping stones w/ crushed stone base
3	57 LF	alum fence (12 posts)	42" height		shop powdercoat finish color: dark bronze
5	38	perennial bed			
5	330 sf	sod	330 sf (36 sq yd)		
6		peat bed	278 sf (3" depth) (70 cu ft) (2.6 cu yd)		

S. B a t e s S t r e e t

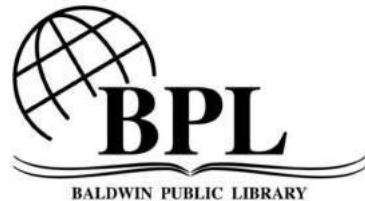
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CONCEPTUAL DESIGN

Luckenbach
Ziegelman
Gardner
Architects
PLLC

555 South Old Woodward Ave. Suite 27L
Birmingham, Michigan 48009
248.644.0600
248.642.3990



Project
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Sheet Title
**Youth Services
Renovation /
Expansion**

**Children's
Garden +
Courtyard**

DATE
MAR 08, 2017

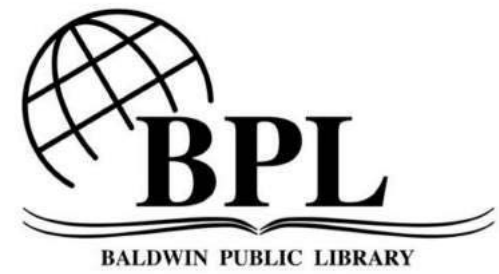
FOR COST EST

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Project Number
3017

Sheet Number

sk.LA 1.00



Project
BALDWIN
PUBLIC
LIBRARY

300 West Merrill Street
Birmingham, MI 48009

Sheet Title

Youth Services Renovation / Expansion

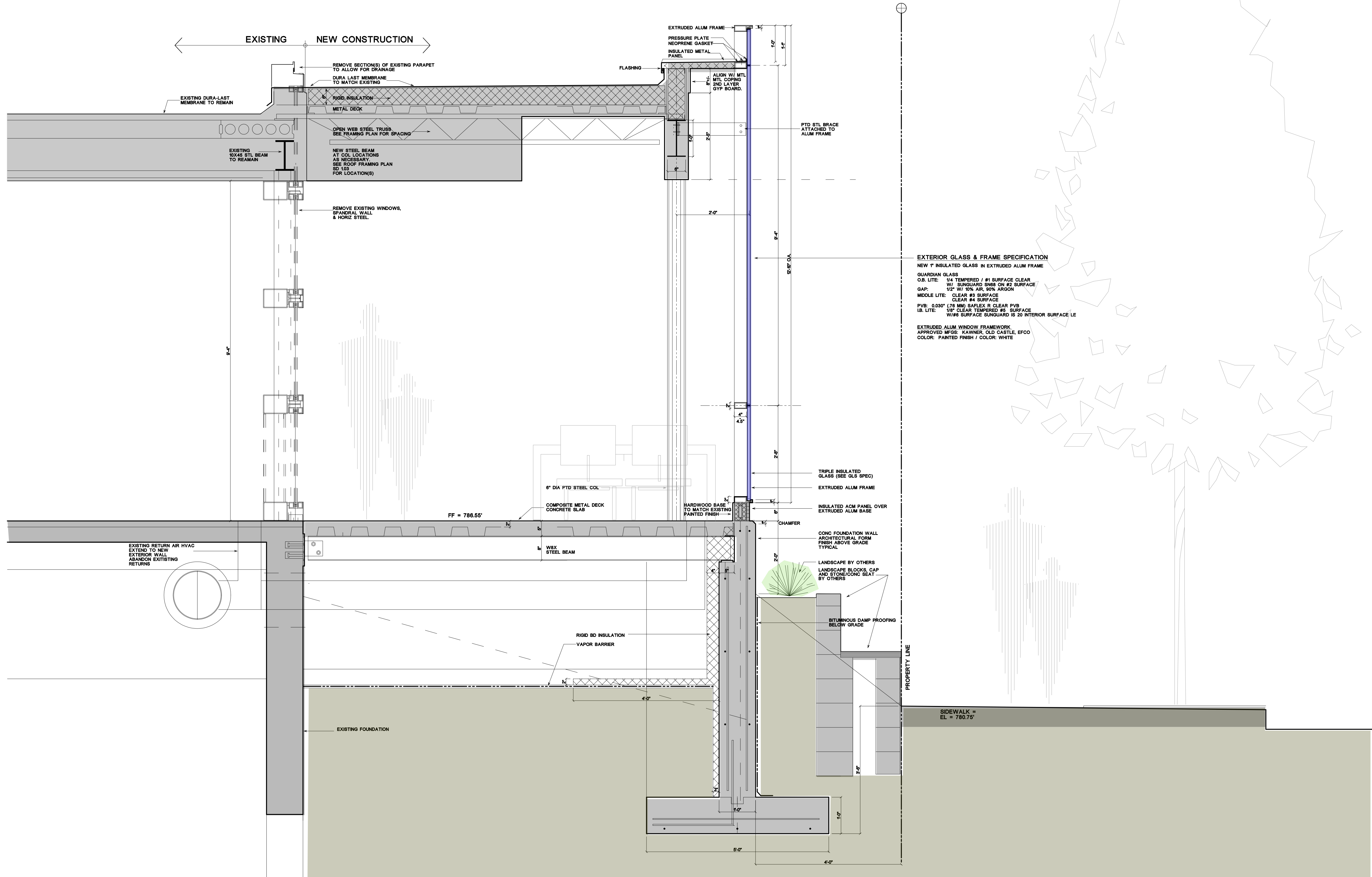
WALL SECTION

DATE	
DEC 8, 2017	SD COST EST.
OCT 10, 2018	PLANNING REVIEW
OCT 17, 2018	HISTORICAL DES REVIEW

Project Number
3017

Sheet Number

SD 3.00



1 WALL SECTION
SD 3.00 W-E / N-S similar 3/4" = 1'-0"

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View Looking North (South Elevation)

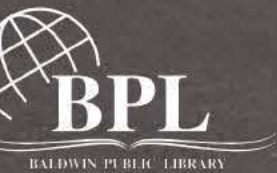
Luckenbach | Ziegelman | Gardner Architects





View Looking West (East Elevation)

Luckenbach | Ziegelman | Gardner Architects





View Looking South (North Elevation)

Luckenbach | Ziegelman | Gardner Architects







Youth Library - View Looking East

LZG | Swanson Interior Architecture





Youth Library - Computer Area

LZG | Swanson Interior Architecture





Administrative Approval Application Planning Division

Form will not be processed until it is completely filled out



1. Applicant

Name: Curtis Glass Company
Address: 1900 E. Maple
Troy, MI 48083
Phone Number: (248) 744-4480
Fax Number: _____
Email: jbolin@curtisglass.com

Property Owner

Name: Merrillwood Collection
Address: 251 E. Merrill Street
Birmingham, MI 48009
Phone Number: (248) 646-7500
Fax Number: (248) 646-7599
Email: rick.merrillwood@gmail.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: 251 E. Merrill Street
Name of Development: Merrillwood Collection
Parcel ID #: _____
Current Use: _____
Area in Acres: _____
Current Zoning: _____

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

4. Attachments

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


5. Details of the Request for Administrative Approval

Replace all exterior windows and doors for apartments on floors three (3) through six (6).

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: 9/21/18

Office Use Only			
Application #: <u>18.0174</u>	Date Received: <u>9/21/18</u>	Fee: <u>\$100</u>	 <u>M. B. A.</u>
Date of Approval: <u>9/21/18</u>	Date of Denial: _____	Reviewed by: _____	



CONSENT OF PROPERTY OWNER

I, Jeffrey Ishbia, OF THE STATE OF Michigan AND COUNTY OF
(Name of property owner)

Oakland STATE THE FOLLOWING:

1. That I am the owner of real estate located at 251 East Merrill Street, Birmingham MI 48009;
(Address of affected property)
2. That I have read and examined the Application for Administrative Approval made to the City of Birmingham by:
Curtis Glass Company;
(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: 9/21/18

Jeffrey Ishbia
Owner's Name (Please Print)

[Signature]
Owner's Signature



Google

225 Merrillwood

Write a description for your map.

Legend

- Artloft
- Axis Music Academy - Birmingham
- Birmingham
- Birmingham
- Christian Science Reading Room
- Clark Hill PLC
- Cosi
- David Wachler & Sons Jewelers
- Feature 1
- Feature 2
- Feature 3
- Feature 4
- Feature 5
- Feature 6
- Feature 7
- Feature 8
- Feature 9
- Lindamood-Bell Learning Processes
- Nancy Fishman, PHD
- Richard ALitt PC
- Teacups & Toys A Pet Boutique LLC
- Uptown

Google Earth

Image Landsat / Copernicus

© 2018 Google

Image NOAA

70 ft

225 Merrillwood

Write a description for your map.

Legend

-  Birmingham
-  Birmingham City Hall
-  Birmingham Medical
-  Birmingham Police Dept
-  Downtown Birmingham
-  Feature 1
-  Feature 2
-  Feature 3
-  Feature 4
-  Munder Capital Management
-  One in a Million
-  Robert Kidd Gallery
-  Shain Park
-  Teacups & Toys A Pet Boutique LLC
-  The Corner
-  The Townsend Hotel
-  Townsend Bakery - Townsend Sweet Shoppe

Google Earth





















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60 ft

Untitled Map

Write a description for your map.

Legend

-  Berry Moorman PC Attorneys at Law
-  Birmingham
-  Birmingham Medical
-  Downtown Birmingham
-  Downtown Birmingham Veterinary
-  Feature 1
-  Feature 2
-  Feature 3
-  Feature 4
-  Feature 5
-  Feature 6
-  Feature 7
-  Feature 8
-  Greens Art Supply
-  Heartwear Designs Ltd
-  Powerhouse
-  Restaurant
-  S Old Woodward
-  Teacups & Toys A Pet Boutique LLC
-  YogaMedics Birmingham Studio

Google Earth

Image Landsat / Copernicus

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














80 ft



225 Merrillwood

Write a description for your map.

Legend

-  Berry Moorman PC Attorneys at Law
-  Birmingham
-  Birmingham 8
-  Downtown Birmingham
-  Feature 1
-  Feature 2
-  Feature 3
-  Feature 4
-  Feature 5
-  Feature 6
-  Feature 7
-  Feature 8
-  Heartwear Designs Ltd
-  Jax Kar Wash
-  Powerhouse
-  Restaurant
-  Teacups & Toys A Pet Boutique LLC
-  Wells Fargo Advisors
-  Zoom Artistic Photography

Google Earth

Image Landsat / Copernicus
© 2018 Google

80 ft

MERRILLWOOD APARTMENTS

225 E. MERRILL ST., BIRMINGHAM, MI 48009

CGC JOB # - 1805

curtis glass company
commercial glazing contractor

1900 East Maple Road
Troy, Michigan 48083
T. 248.744.4480
F. 248.744.4485

curtis glass company
commercial glazing contractor
1900 East Maple Road
Troy, Michigan, 48083
P. 248.744.4480 F. 248.744.4485

DRAWING TITLE:

TITLE SHEET

MERRILLWOOD APARTMENTS

225 E. MERRILL ST.,
BIRMINGHAM, MI 48009

NAME

LOCATION

ARCHITECT

D.G.R.

1805

6.6.18

REV DATE

T1

GLAZING SCHEDULE:

- G1 1" CLEAR TEMPERED IGU w/ LOW-E
- 3/16" CLEAR TEMPERED w/ LoE 272 ON #2
- 5/8" BLACK ALUM SPACER
- 3/16" CLEAR TEMPERED
- G2 1-1/8" CLEAR TEMPERED IGU w/ LOW-E
- 3/16" CLEAR TEMPERED w/ LoE 272 ON #2
- 3/4" BLACK ALUM SPACER
- 3/16" CLEAR TEMPERED
- G3 1" CLEAR ANNEALED IGU w/ LOW-E
- 3/16" CLEAR ANNEALED w/ LoE 272 ON #2
- 5/8" BLACK ALUM SPACER
- 3/16" CLEAR ANNEALED

GENERAL NOTES:

- 1) WINDOWS: GRAHAM ARCH. PROD.:
GT6700 - FIXED/AWNING WINDOW - 3" FRAME
w/ SCREENS
- 2) DOORS: GRAHAM ARCH. PROD.:
GT7700 TD - OUTSWING DOOR - 2-3/4" FRAME
S0900 SGD - SLIDING DOOR - 4" FRAME
- 3) FINISH: EXTERIOR - DARK BRONZE - 70% KYNAR
INTERIOR - "GRAHAM BRONZE" BAKED ENAMEL
AAMA 2603 UC96872.
- 4) HARDWARE: GT6700 AWNING:
AMC POINT LOCKS, ROTO OPERATORS
WITH FOLDING HANDLE, 4-BAR HINGES,
IN-HINGE LIMIT STOPS
- GT7700 TD:
TERRACE DOOR HANDLE, GIESSE
DEADBOLT, KEYED CYLINDER
- S0900 SGD:
SINGLE POINT NON-KEYED LOCKS w/
HANDLE, NIGHT LATCH
- 5) WIND LOAD DESIGN CRITERIA:
A) WIND SPEED: 115 MPH
B) IMPORTANCE: 2.0
C) EXPOSURE: B
D) CODE COMPLIANT REINFORCING:
TBD AS REQUIRED
E) MAXIMUM DEFLECTION:
L/175 < 13'-6"
L/240 +1/4" > 13'-6"
- 6) FINAL CLEANING AND PROTECTION EXCLUDED
- 7) ALL MATERIALS TO BE FABRICATED TO
APPROVED SHOP DRAWINGS ANY DIMENSIONAL
CHANGES FROM THE ARCHITECTURAL
DRAWINGS TO BE BROUGHT TO OUR ATTENTION
- 8) ADJACENT MATERIAL ARE FOR INFORMATIONAL
PURPOSES ONLY
- 9) CGC ASSUMES NO RESPONSIBILITY FOR ERRORS
RESULTING FROM THE USE OF THESE DRAWINGS
BY OTHER TRADES
- 10) EXCLUSIONS:
A) CLEANING
B) PROTECTION
C) ENGINEERING STAMP
D) PERIMETER SEALANT

DRAWING INDEX:

TITLE SHEET	T1
FLOORPLAN	FP3 - FP6
OVERALL ELEVATIONS	N-S, E, W
ELEVATIONS	E1 - E10
HORIZONTAL DETAILS	HD1 - HD3
VERTICAL DETAILS	VD1 - VD5

ARCHITECT NOTE:

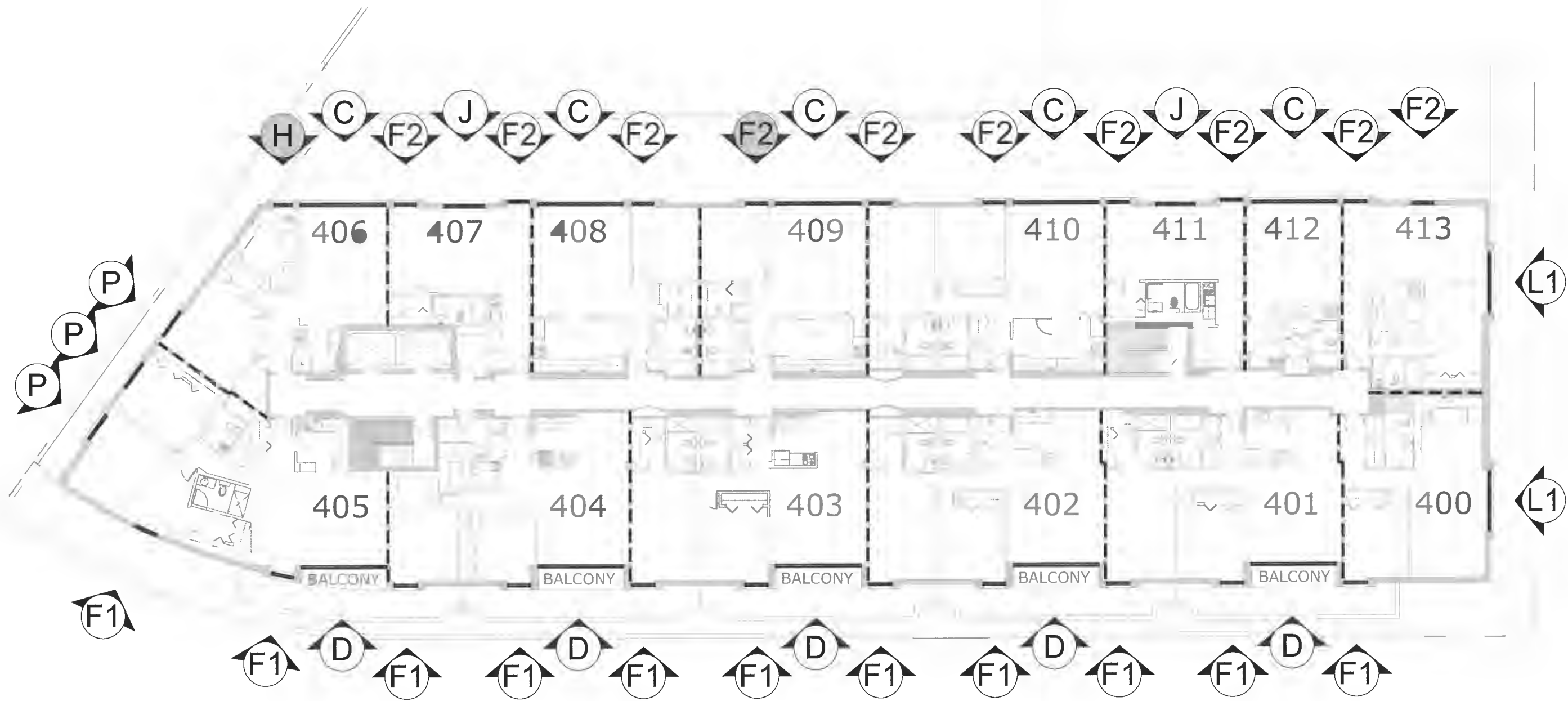
- PLEASE VERIFY:
1) ALL DIMENSIONS
2) ALL DETAILS
3) PERIMETER CONDITIONS
4) GLASS MAKEUP
5) METAL FINISH
6) HARDWARE SCHEDULE

SYMBOLS AND ABBREVIATIONS:

CGC	- CURTIS GLASS COMPANY	VIF	- VERIFY IN FIELD
CW	- CURTAIN WALL	WLR	- WIND LOAD REACTION
DLO	- DAYLIGHT OPENING	WP	- WORK POINT
DO	- DOOR OPENING		
DFO	- DOOR FRAME OPENING		
FD	- FRAME DIMENSION		
FF	- FINISH FLOOR		
GS	- GLASS SIZE		
IS	- INSIDE	CL	- CENTERLINE
MO	- MASONRY OPENING	22	- COLUMN LINE
MULL	- MULLIONS		
ML	- MULLION LENGTH		
NIC	- NOT IN CONTRACT		
OD	- OPENING DIMENSION		
OPP	- OPPOSITE HAND		
OS	- OUTSIDE		
PT	- POLISHED TUBE		
RD	- REFERENCE DIMENSION		
RO	- ROUGH OPENING		
SS	- STAINLESS STEEL		
T	- TEMPERED		
TYP	- TYPICAL		
UNO	- UNLESS NOTED OTHERWISE		

APPROVED
M. B. L. 9/21/18
18-0174 HDC





1 4th FLOOR PLAN
FP4

curtis glass company
commercial glazing contractor
1900 East Maple Road
Troy, Michigan, 48063
P. 248.744.4480 F. 248.744.4485

DRAWING TITLE:

ELEVATIONS

MERRILLWOOD APARTMENTS

225 E. MERRILL ST.,
BIRMINGHAM, MI 48009

NAME: D.G.R.

LOCATION: N.T.S.

ARCHITECT: 1805

DATE: 6.6.18

DATE / JOB / SCL / BY

REV DATE

SHEET

FP4





1 6th FLOOR PLAN
FP6

DRAWING TITLE:

ELEVATIONS

MERRILLWOOD APARTMENTS

225 E. MERRILL ST.,
BIRMINGHAM, MI 48009

NAME

LOCATION

ARCHITECT

BY

D.G.R.

N.T.S.

1805

6.6.18

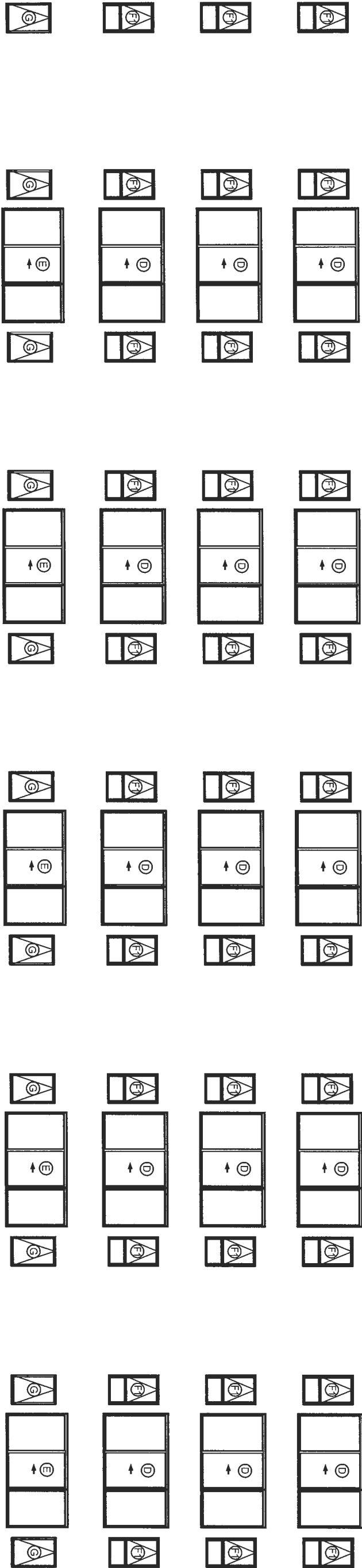
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DATE

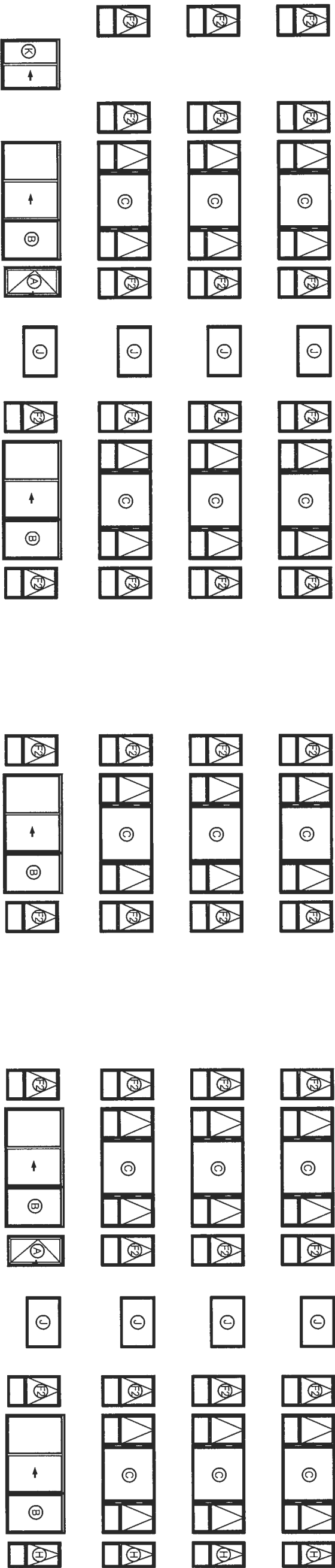
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FP6

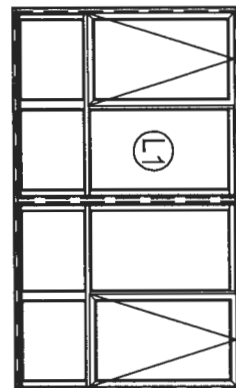
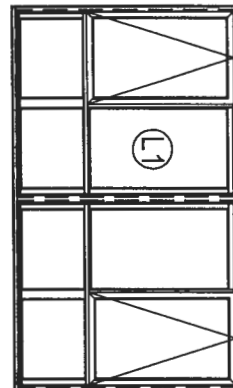
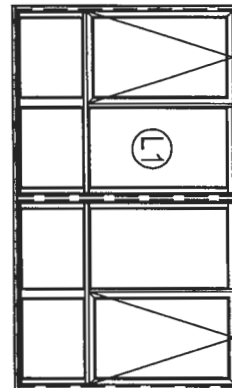
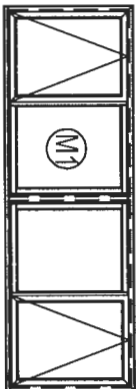
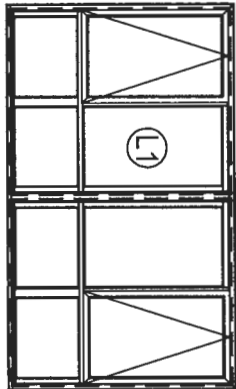
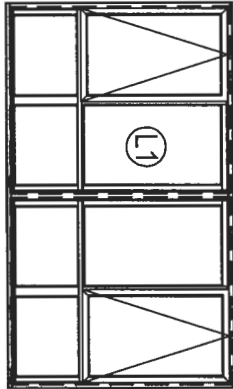
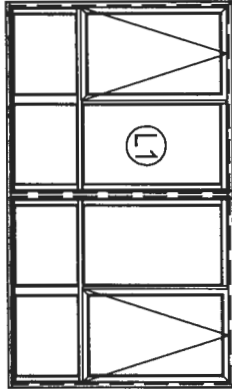
SOUTH ELEVATION



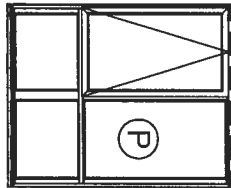
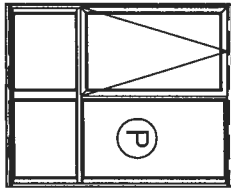
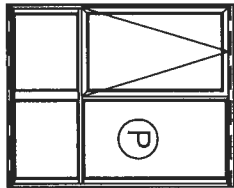
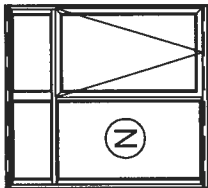
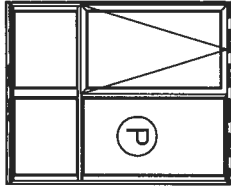
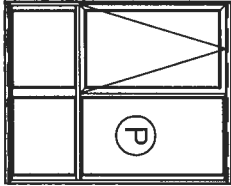
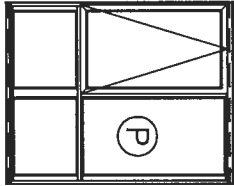
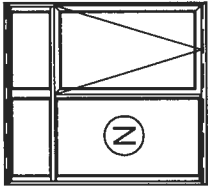
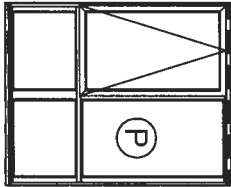
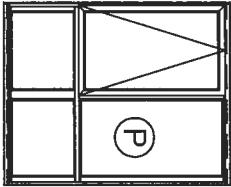
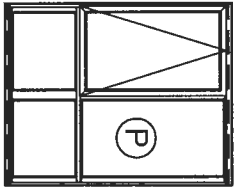
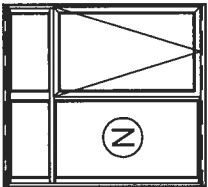
NORTH ELEVATION

[illegible]

EAST ELEVATION

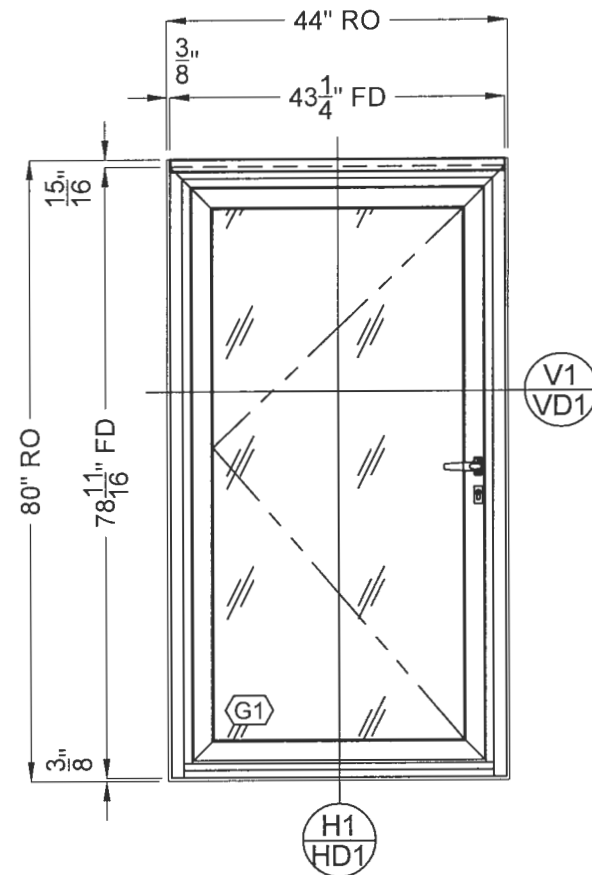
[illegible]

WEST ELEVATION



SHEET		#		DATE	JOB	SCL	BY	NAME	DRAWING TITLE:		<div> curtis glass company commercial glazing contractor 1900 East Maple Road Troy, Michigan, 48083 P. 248.744.4480 F. 248.744.4485</div>
W								MERRILLWOOD APARTMENTS	ELEVATIONS		
								LOCATION 225 E. MERRILL ST., BIRMINGHAM, MI 48009			
								ARCHITECT			
	REV	DATE									
				6.6.18							
				1805							
				1/2" = 1'-0"							
								D.G.R.			

NOTE: ALL ELEVATIONS ARE AS VIEWED FROM EXTERIOR



A INSWING DOOR - UNIT A

TOTAL:	2 TOTAL
--------	---------

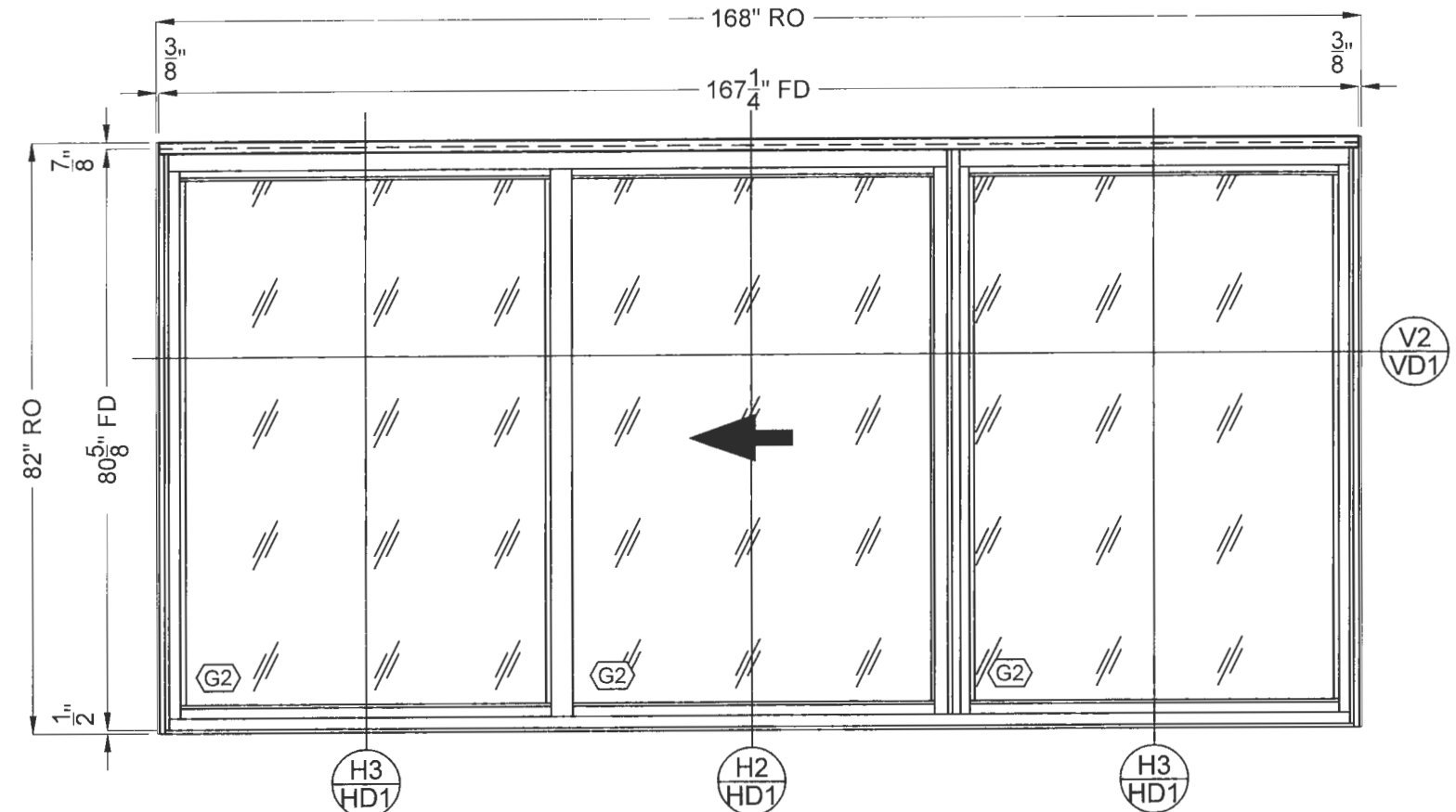
GLAZING TYPE:

[G1] 1" CLEAR TEMP IGU

UNITS:

307

311



B SLIDING DOOR WALL - UNIT B

TOTAL:	5 TOTAL	GLAZI
--------	---------	-------

TOTAL:	5 TOTAL
--------	---------

GLAZING TYPE:

[G2] 1-1/8" CLEAR TEMP IGU

UNITS:

306

308

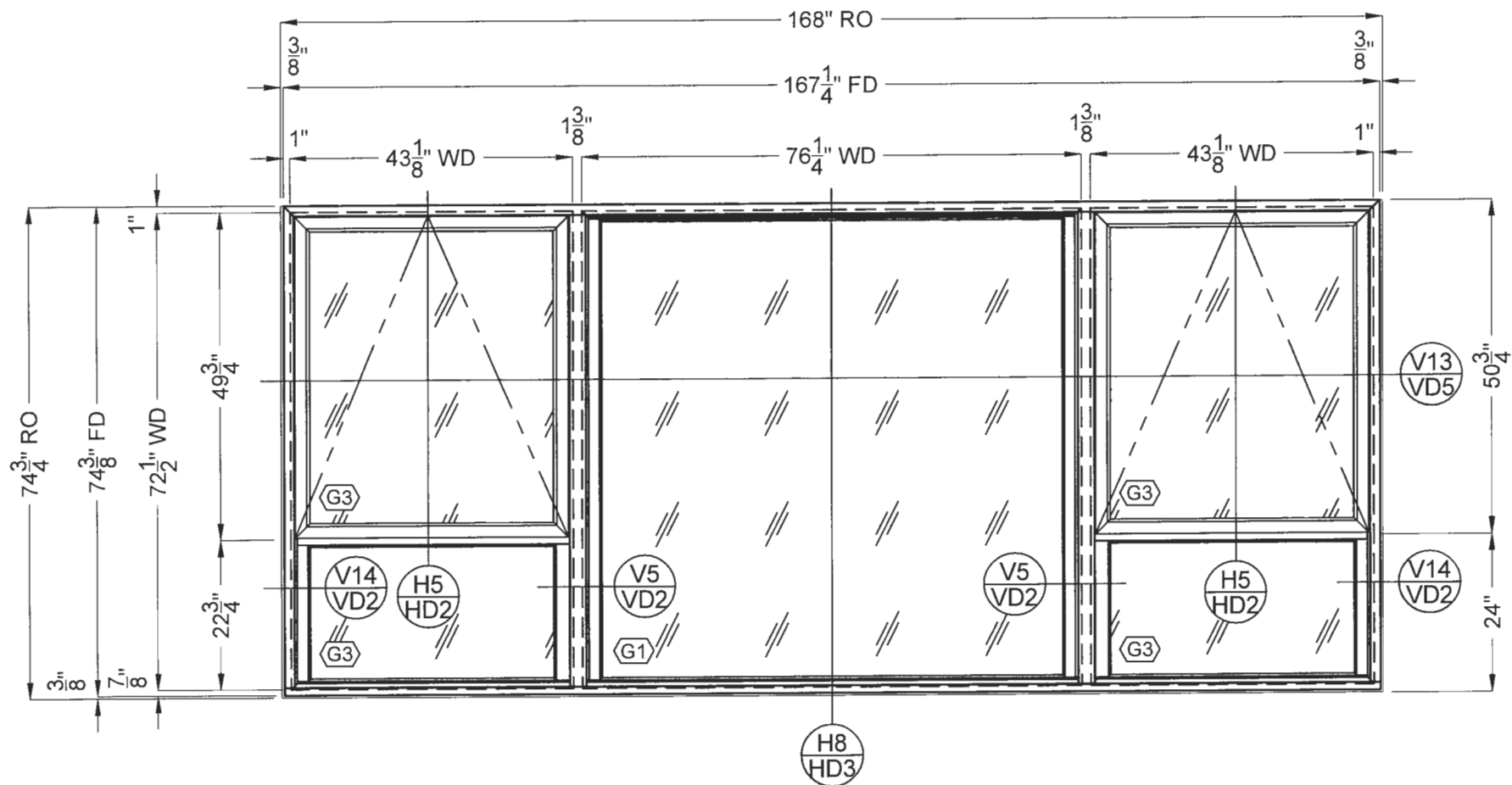
309

310

312

[illegible]

NOTE: ALL ELEVATIONS ARE AS VIEWED FROM EXTERIOR



C AWNING WINDOW - UNIT C

TOTAL: 15 TOTAL

GLAZING TYPE:

- [G1] 1" CLEAR TEMP IGU
- [G3] 1" CLEAR ANN IGU

UNITS:

406	506	606
408	508	608
409	509	609
410	510	610
412	512	612



curtis glass company

commercial glazing contractor

1900 East Maple Road
Troy, Michigan, 48063
P. 248.744.4480 F. 248.744.4485

DRAWING TITLE:

ELEVATIONS

MERRILLWOOD APARTMENTS

225 E. MERRILL ST.,
BIRMINGHAM, MI 48009

NAME

LOCATION

ARCHITECT

#

DATE

JOB

SCL

BY

D.G.R.

1/2" = 1'-0"

1805

6.6.18

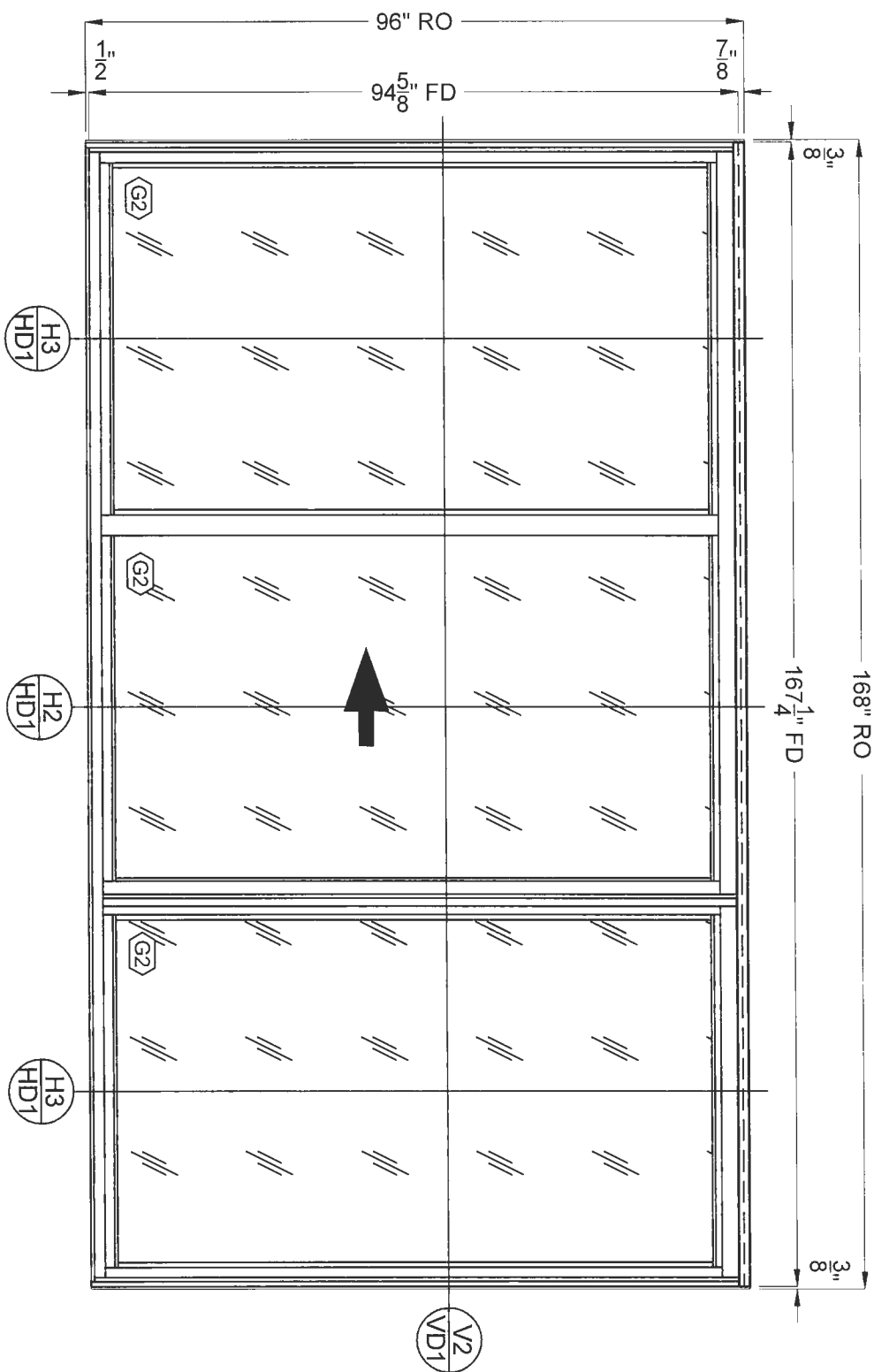
REV

DATE

SHEET

E2

NOTE: ALL ELEVATIONS ARE AS VIEWED FROM EXTERIOR



SLIDING DOOR WALL - UNIT D

TOTAL:	15 TOTAL
--------	----------

GLAZING TYPE:

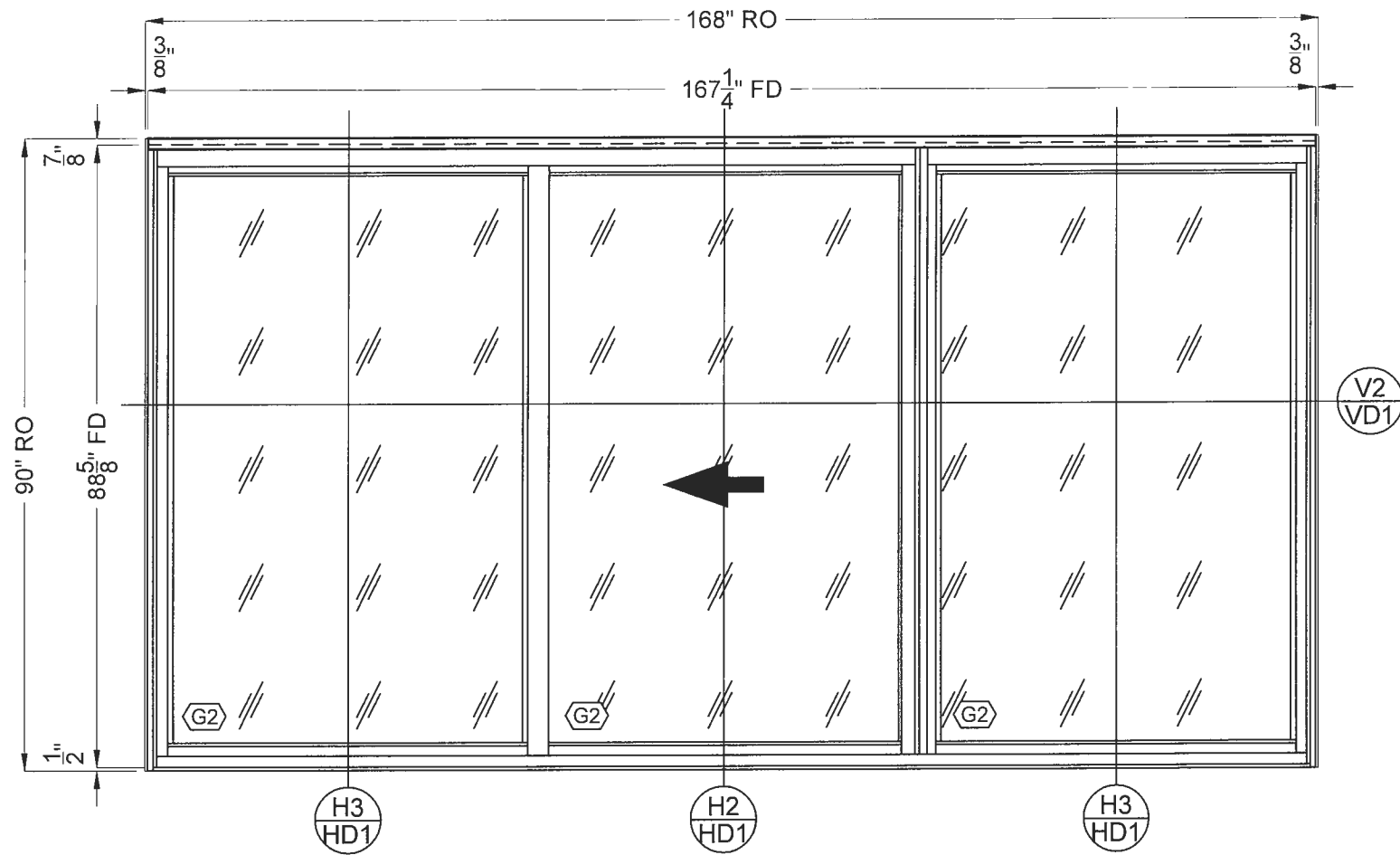
[G2] 1-1/8" CLEAR TEMP IGU

UNITS:

$$\frac{3}{3}$$

SHEET		# / DATE	JOB	SCL	BY	NAME	MERRILLWOOD APARTMENTS	DRAWING TITLE:	 CURTIS GLASS COMPANY commercial glazing contractor 1900 East Maple Road Troy, Michigan, 48083 P. 248.744.4480 F. 248.744.4485
E3		REV	DATE	1/2" = 1'-0"	D.G.R.	LOCATION	225 E. MERRILL ST., BIRMINGHAM, MI 48009	ELEVATIONS	
				1805		ARCHITECT			

NOTE: ALL ELEVATIONS ARE AS VIEWED FROM EXTERIOR



E SLIDING DOOR WALL - UNIT D

TOTAL:	5 TOTAL	GLAZI
--------	---------	-------

TOTAL:	5 TOTAL
--------	---------

GLAZING TYPE:

[G2] 1-1/8" CLEAR TEMP IGU

UNITS:

301
302
303
304
305

225 E. MERRILL ST.,
BIRMINGHAM, MI 48009

DRAWING TITLE:

ELEVATIONS

curtis glass company
commercial glazing contractor
1900 East Maple Road

1500 East Maple Road
Troy, Michigan, 48083
P. 248.744.4480 F. 248.744.4485

NAME _____

LOCATION

ARCHITECT

D.G.R.

$$1/2'' = 1'-0''$$

1805

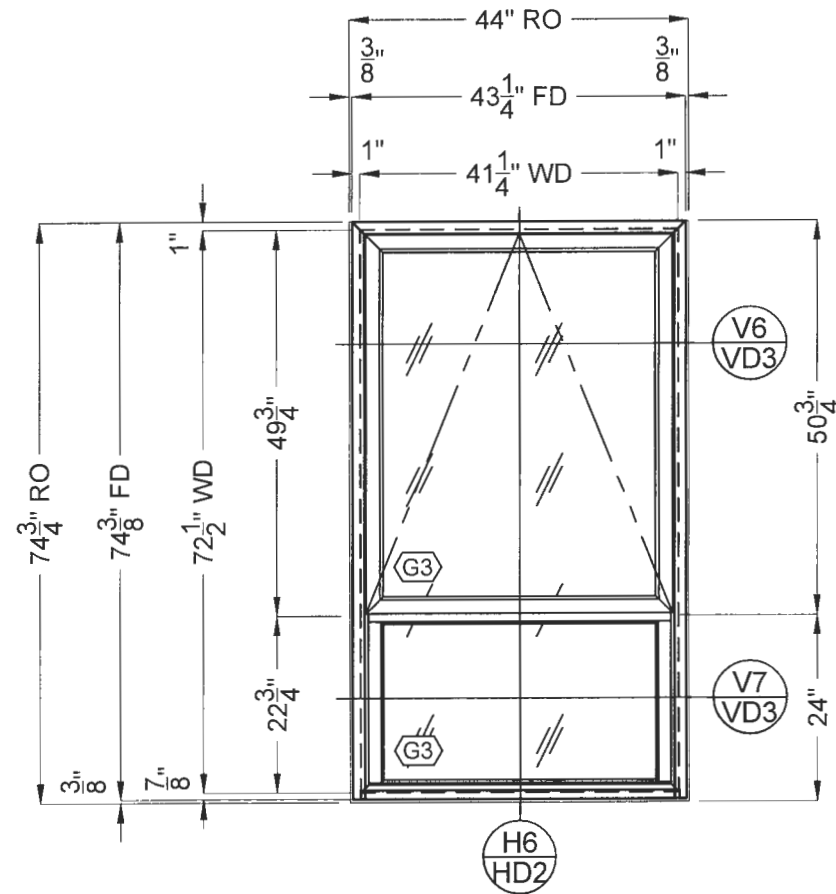
6.6.18

REV	DATE
-----	------

1

F4

NOTE: ALL ELEVATIONS ARE AS VIEWED FROM EXTERIOR



F1 **AWNING WINDOW - UNIT F1**

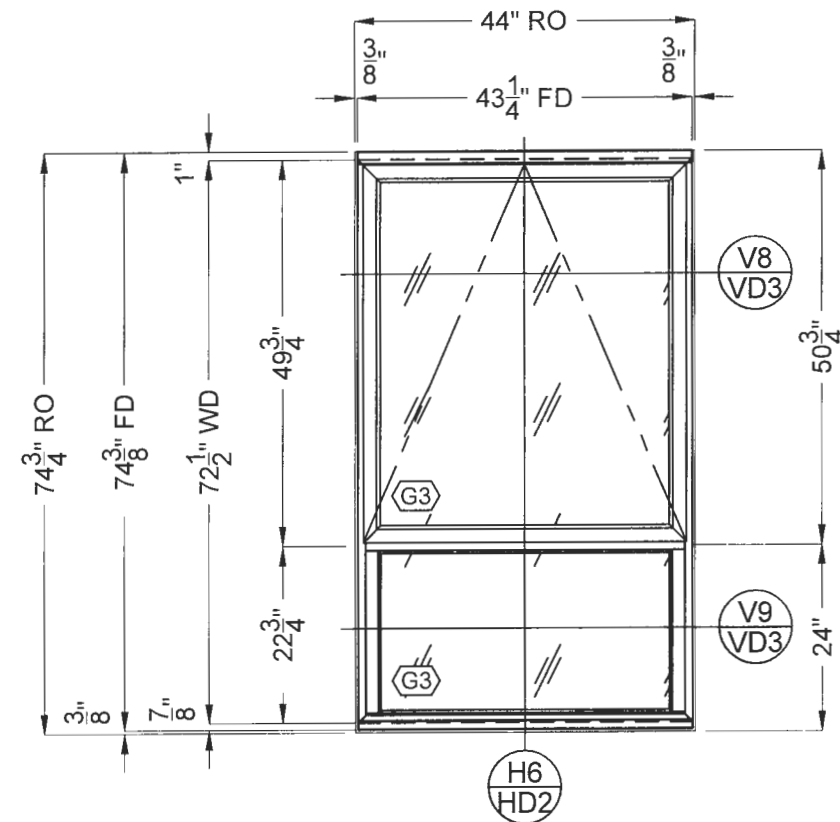
TOTAL: 33 TOTAL

GLAZING TYPE:

[G3] 1" CLEAR ANN IGU

UNITS:

400	500	601 (2)
401 (2)	501 (2)	602 (3)
402 (2)	502 (2)	603 (2)
403 (2)	503 (2)	604 (2)
404 (2)	504 (2)	605 (2)
405 (2)	505 (2)	



F2 **AWNING WINDOW - UNIT F2**

TOTAL:	36 TOTAL
--------	----------

GLAZING TYPE:

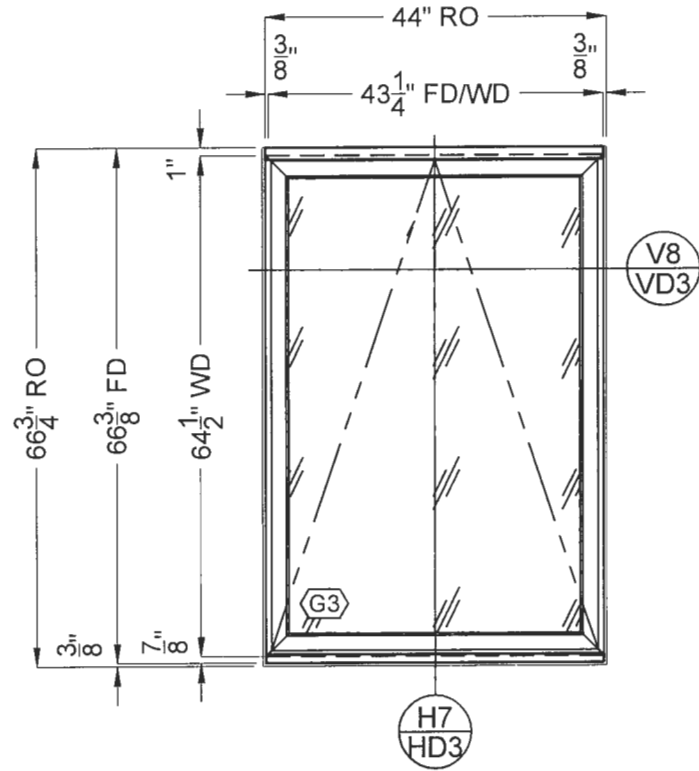
[G3] 1" CLEAR ANN IGU

UNITS:

307	407 (2)	507 (2)	607 (2)
308	408	508	608
309	409	509	609
310 (2)	410 (2)	510 (2)	610 (2)
311	411 (2)	511 (2)	611 (2)
	413 (2)	513 (2)	613 (2)

<div style="border: 1px solid black; padding: 2px; font-weight: bold;">SHEET</div>	<div style="border: 1px solid black; padding: 2px; font-weight: bold;"># DATE / JOB / SCL. BY</div>		<div style="border: 1px solid black; padding: 2px; font-weight: bold;">NAME</div>		<div style="border: 1px solid black; padding: 2px; font-weight: bold;">DRAWING TITLE:</div>		<div style="border: 1px solid black; padding: 2px; font-weight: bold;">E5</div>
<div style="border: 1px solid black; padding: 2px; font-weight: bold;">MERRILLWOOD APARTMENTS</div>			<div style="border: 1px solid black; padding: 2px; font-weight: bold;">225 E. MERRILL ST., BIRMINGHAM, MI 48009</div>		<div style="border: 1px solid black; padding: 2px; font-weight: bold;">ELEVATIONS</div>		<div style="border: 1px solid black; padding: 2px; font-weight: bold;">CURTIS GLASS COMPANY</div> <div style="border: 1px solid black; padding: 2px; font-weight: bold;">commercial glazing contractor</div> <div style="border: 1px solid black; padding: 2px; font-weight: bold;">1900 East Maple Road Troy, Michigan, 48063</div> <div style="border: 1px solid black; padding: 2px; font-weight: bold;">P. 248.744.4480 F. 248.744.4485</div>
<div style="border: 1px solid black; padding: 2px; font-weight: bold;">LOCATION</div>			<div style="border: 1px solid black; padding: 2px; font-weight: bold;">ARCHITECT</div>				
<div style="border: 1px solid black; padding: 2px; font-weight: bold;">1/2" = 1'-0"</div>			<div style="border: 1px solid black; padding: 2px; font-weight: bold;">D.G.R.</div>				
<div style="border: 1px solid black; padding: 2px; font-weight: bold;">1805</div>			<div style="border: 1px solid black; padding: 2px; font-weight: bold;">6.6.18</div>				
<div style="border: 1px solid black; padding: 2px; font-weight: bold;">REV</div>			<div style="border: 1px solid black; padding: 2px; font-weight: bold;">DATE</div>				
<div style="border: 1px solid black; padding: 2px; font-weight: bold;"> </div>			<div style="border: 1px solid black; padding: 2px; font-weight: bold;"> </div>		<div style="border: 1px solid black; padding: 2px; font-weight: bold;"> </div>		
<div style="border: 1px solid black; padding: 2px; font-weight: bold;"> </div>			<div style="border: 1px solid black; padding: 2px; font-weight: bold;"> </div>		<div style="border: 1px solid black; padding: 2px; font-weight: bold;"> </div>		
<div style="border: 1px solid black; padding: 2px; font-weight: bold;"> </div>			<div style="border: 1px solid black; padding: 2px; font-weight: bold;"> </div>		<div style="border: 1px solid black; padding: 2px; font-weight: bold;"> </div>		

NOTE: ALL ELEVATIONS ARE AS VIEWED FROM EXTERIOR



G AWNING WINDOW - UNIT G

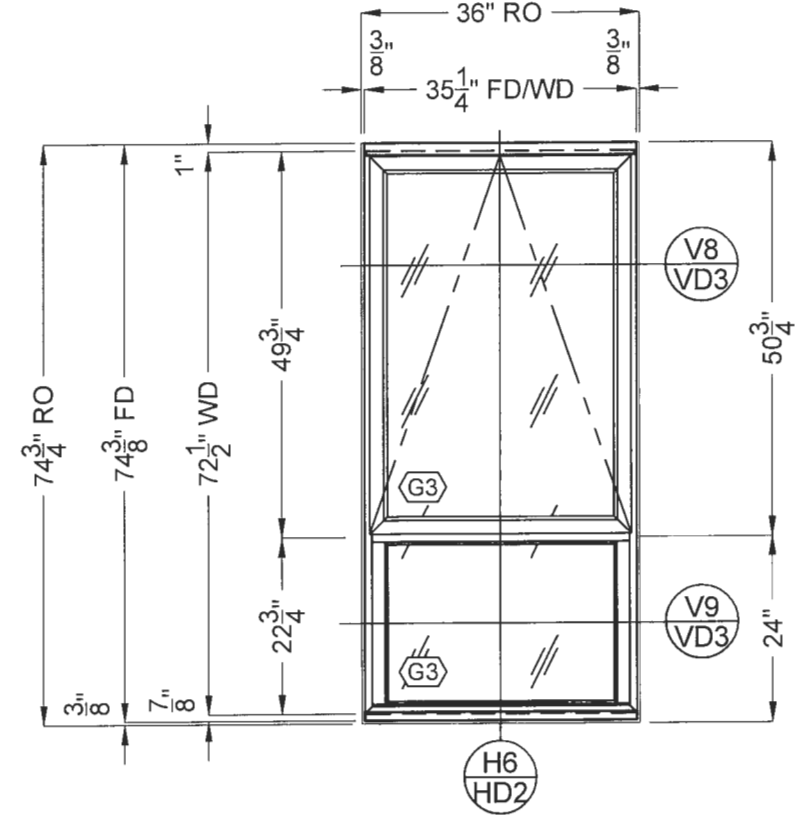
TOTAL:	11 TOTAL
--------	----------

GLAZING TYPE:

[G3] 1" CLEAR ANN IGU

UNITS:

301 (2)
302 (2)
303 (2)
304 (2)
305 (3)



H **AWNING WINDOW - UNIT H**

TOTAL:	4 TOTAL
--------	---------

TOTAL:	4 TOTAL
--------	---------

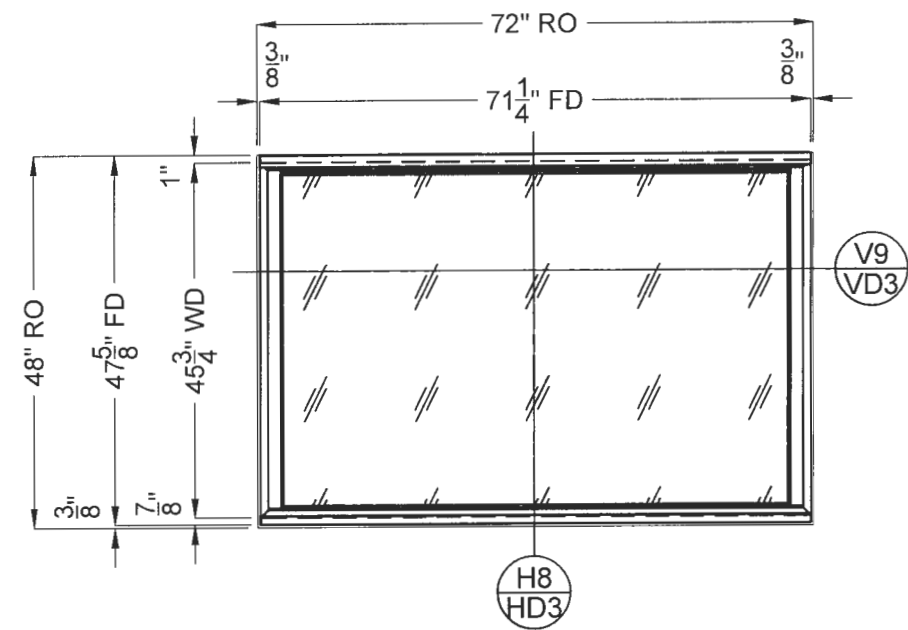
GLAZING TYPE:

[G3] 1" CLEAR ANN IGU

UNITS:

306 406 506 606

NOTE: ALL ELEVATIONS ARE AS VIEWED FROM EXTERIOR



J FIXED WINDOW - UNIT J

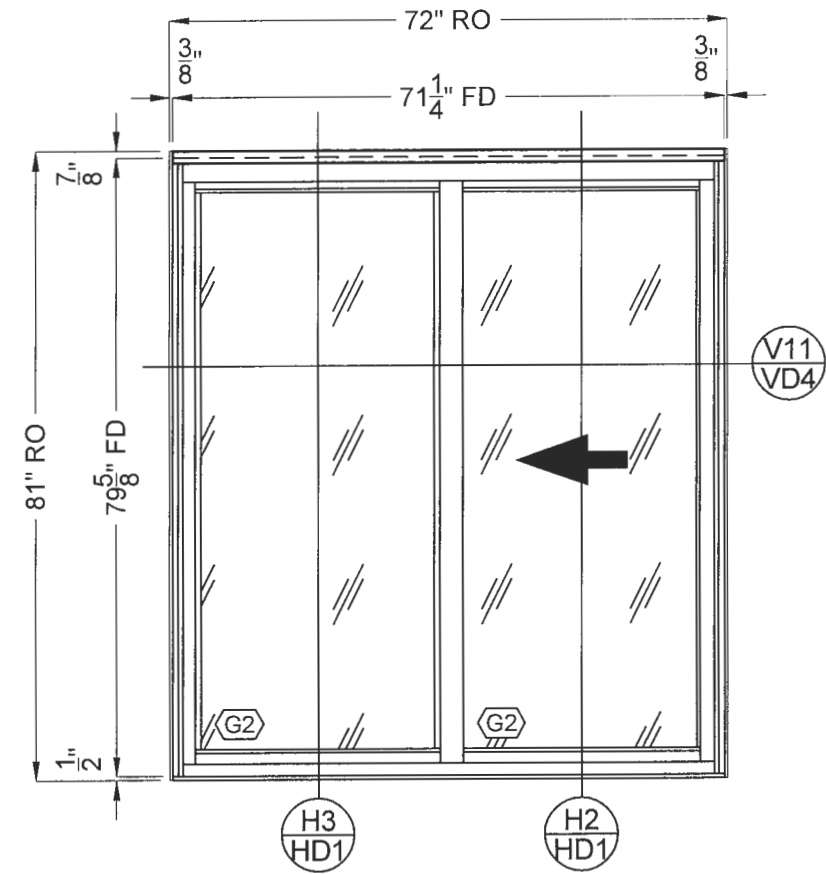
TOTAL: 8 TOTAL

GLAZING TYPE:

[G2] 1-1/8" CLEAR TEMP IGU

UNITS:

307	407	507	607
311	411	511	611



K SLIDING DOOR WALL - UNIT K

TOTAL: 1 TOTAL

GLAZING TYPE:

[G2] 1-1/8" CLEAR TEMP IGU

UNITS:

313



curtis glass company

commercial glazing contractor

1900 East Maple Road
Troy, Michigan, 48063
P. 248.744.4480 F. 248.744.4485

DRAWING TITLE:

ELEVATIONS

MERRILLWOOD APARTMENTS

225 E. MERRILL ST.,
BIRMINGHAM, MI 48009

NAME

LOCATION

ARCHITECT

#

DATE

JOB

SCL

BY

D.G.R.

1/2" = 1'-0"

1805

6.6.18

REV

DATE

SHEET

E7

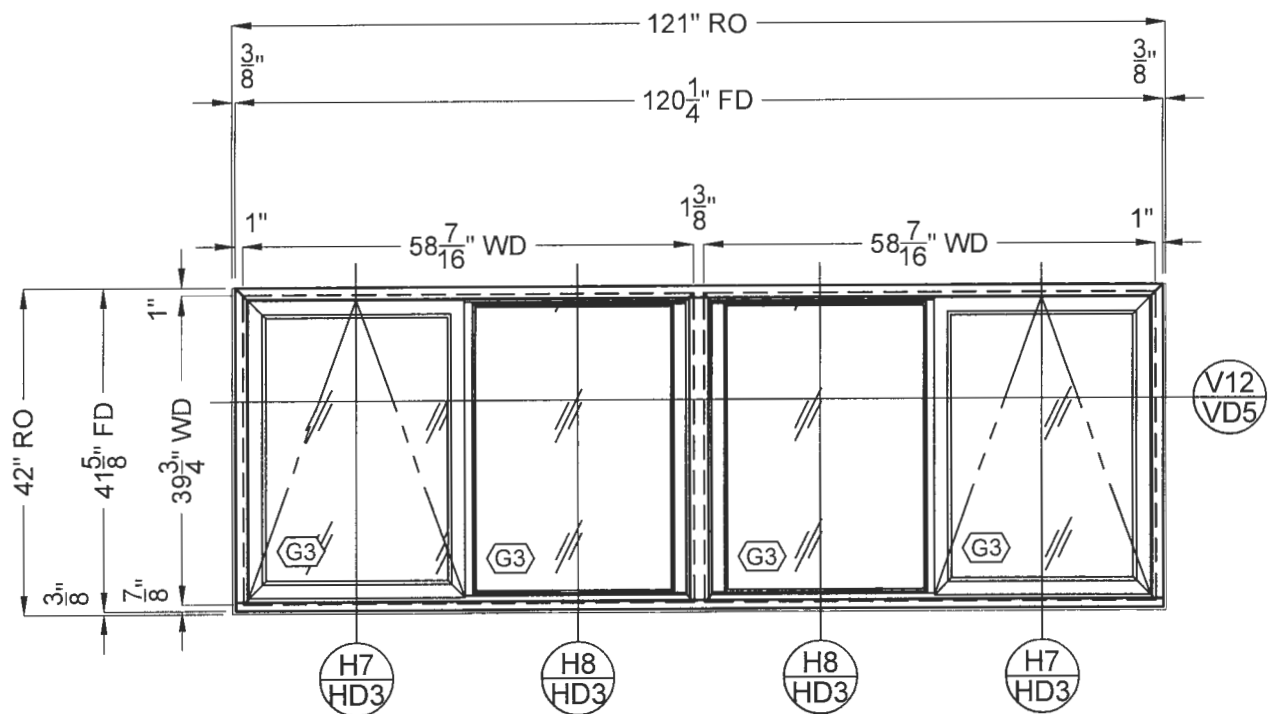
Technical drawing of a window assembly showing dimensions and component labels. The drawing includes the following dimensions and labels:

- Overall Dimensions:**
 - Top: 121" RO (Right of Face), 120 $\frac{1}{4}$ " FD (Face Depth)
 - Right: 3 $\frac{3}{8}$ "
 - Bottom: 50 $\frac{3}{4}$ "
 - Left: 74 $\frac{3}{4}$ " RO, 74 $\frac{3}{8}$ " FD, 72 $\frac{1}{2}$ " WD (Window Depth), 49 $\frac{3}{4}$ "
- Internal Dimensions:**
 - Top: 1" (left), 1 $\frac{3}{8}$ " (center), 1" (right)
 - Bottom: 22 $\frac{3}{4}$ " (left), 24" (right)
 - Left: 58 $\frac{7}{16}$ " WD (Window Width), 58 $\frac{7}{16}$ " WD (Window Width)
- Component Labels:**
 - G3:** Glass unit labels located in the top and bottom panes of the window.
 - H5 HD2:** Hardware label located in the bottom left pane.
 - V4 VD2:** Hardware label located in the bottom middle panes.
 - V5 VD2:** Hardware label located in the bottom right pane.
 - V12 VD5:** Hardware label located on the right side of the window frame.
 - H4 HD2:** Hardware label located at the bottom center of the window frame.

TOTAL:	6 TOTAL
--------	---------

[G3] 1" CLEAR ANN IGU

400	500	601
413	513	613

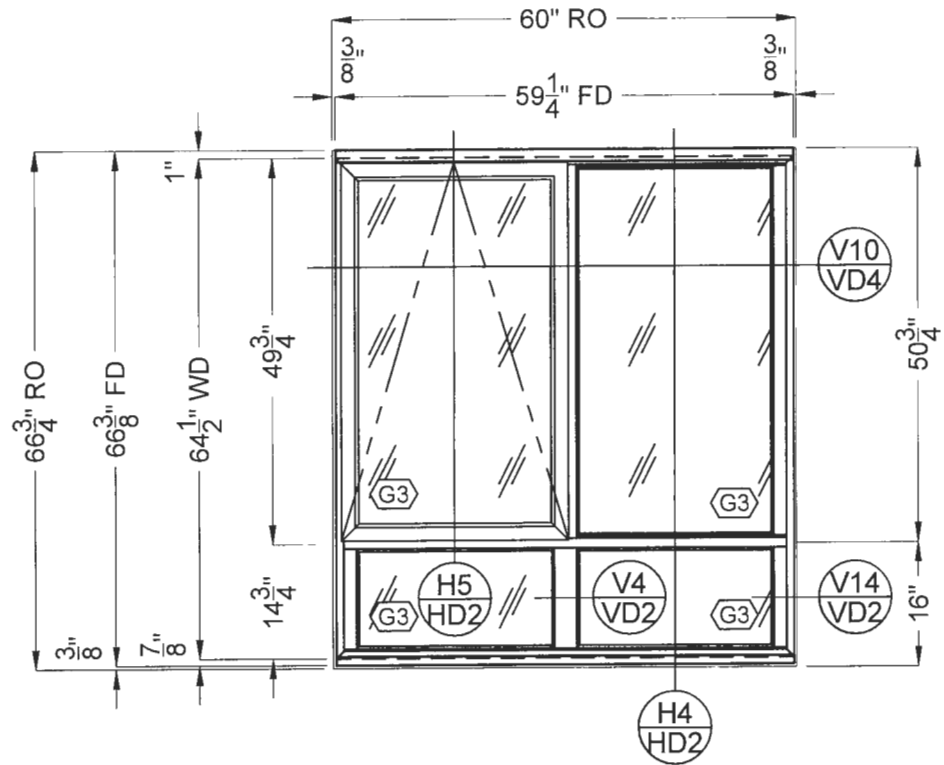


TOTAL:	2 TOTAL
--------	---------

[G3] 1" CLEAR ANN IGU

301
313

NOTE: ALL ELEVATIONS ARE AS VIEWED FROM EXTERIOR



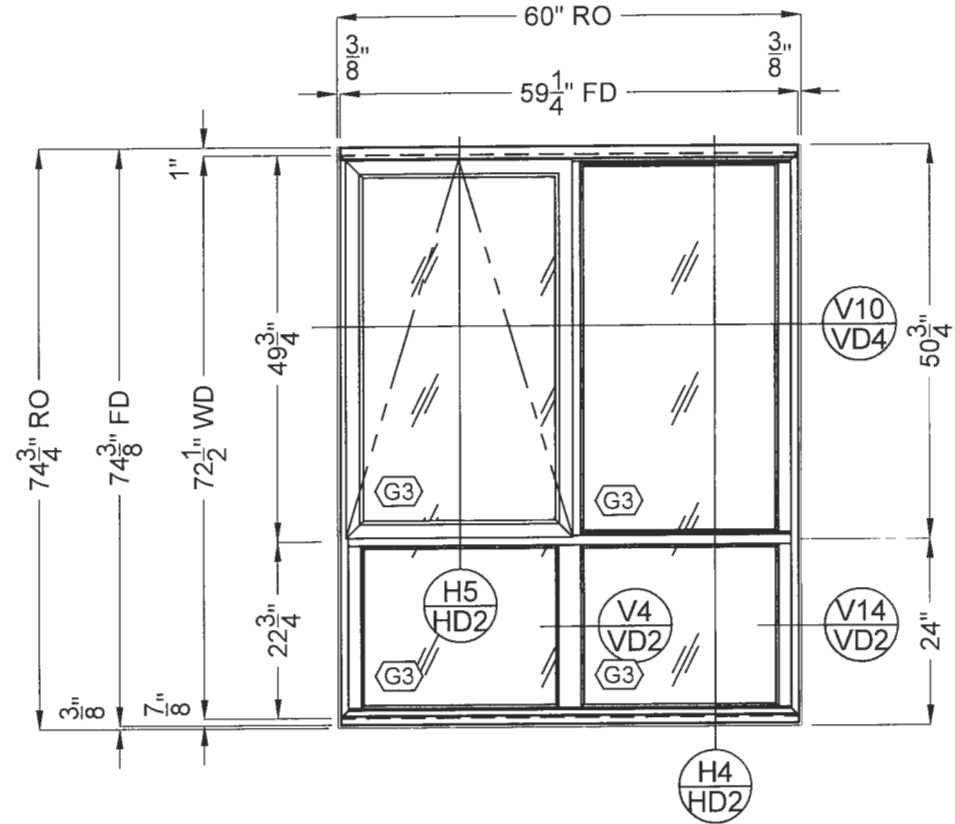
N AWNING WINDOW - UNIT N

TOTAL:	3 TOTAL
--------	---------

GLAZING TYPE:

[G3] 1" CLEAR ANN IGU

UNITS:
305 (2)
306



(P) AWNING WINDOW - UNIT P

TOTAL:	9 TOTAL
--------	---------

GLAZING TYPE:

[G3] 1" CLEAR ANN IGU

UNITS:

405 (2)	505 (2)	605 (2)
406	506	606



PA418-0165

Administrative Sign Approval Application

Planning Division

Form will not be processed until it is completely filled out

1. Applicant

Name: Archer Sign Company
Address: 1240 Kemper Ave.
Madison Heights, MI 48071
Phone Number: 248-481-8403
Fax Number: 248-481-8406
Email: mhaddad@archersigncompany.com

Property Owner

Name: Fuller Central Park Properties, LLC
Address: 111 S Old Woodward Ave Ste 222
Birmingham, MI 48009
Phone Number: 248-642-0024
Fax Number: _____
Email: _____

2. Applicant's Attorney/Contact Person

Name: Michael Haddad
Address: 1280 Kemper Ave
Madison Heights, MI 48071
Phone Number: 248-874-0374
Fax Number: 248-481-8406
Email: mhaddad@archersigncompany.com

Project Designer

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

3. Project Information

Address/Location of Property: 161 S. Old Woodward

Name of Development: _____
Parcel ID #: 08-99-00-013-100
Current Use: _____
Area in Acres: _____
Current Zoning: D-4

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

Install (2) 18" diameter edge lit Lululemon blade signs. Install
(1) set of halo lit Lululemon letters with 24" diameter halo lit
Lululemon logo.

6. Location of Proposed Signs

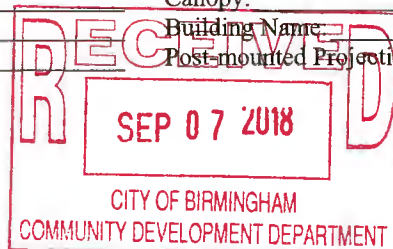
(1) blade sign along Maple ave elevation. (1) blade sign along old
Woodward elevation. Letterset over main entrance on corner of
Maple Ave and old Woodward Ave

7. Type of Sign(s)

Wall: 1 letterset with logo
Ground: _____
Projecting: (2) blade logo signs

Canopy: _____

Building Name: _____
Post-mounted Projecting: _____



CITY OF BIRMINGHAM
Date 09/07/2018 12:30:15 PM
Ref 00152129
Receipt 446177
Amount \$100.00

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

Front: Letterset
Left side: Blade sign

Rear: N/A
Right side: Blade sign

9. Size of Sign

Width: Blade: 18", Letterset: 10'-5 1/8"
Depth: Blade: 3", Letterset: 2 1/2"
Height of lettering: Blade: 18", Letterset: 24"

Height: Blade: 18", Letterset: 24"
Total square feet: Blade: 2 1/4 sq ft, Letterset: 20.85 sq ft

10. Existing signs currently located on property

Number: N/A
Square feet per sign: N/A

Type(s): N/A
Total square feet: N/A

11. Materials/Style

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

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

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

13. Sign Lighting

Type of lighting proposed: LED Halo
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]

Date: 8-27-18

APPROVED

Application #: <u>18-0165</u>	Office Use Only Date Received: <u>9/7/18</u>	Fee: <u>\$100</u>
Date of Approval: <u>9/10/18</u>	Date of Denial: _____	Reviewed by: <u>M. Bal</u>



CONSENT OF PROPERTY OWNER

I, Fuller Central Park Properties, LLC, OF THE STATE OF Michigan AND COUNTY OF Oakland
(Name of property owner)

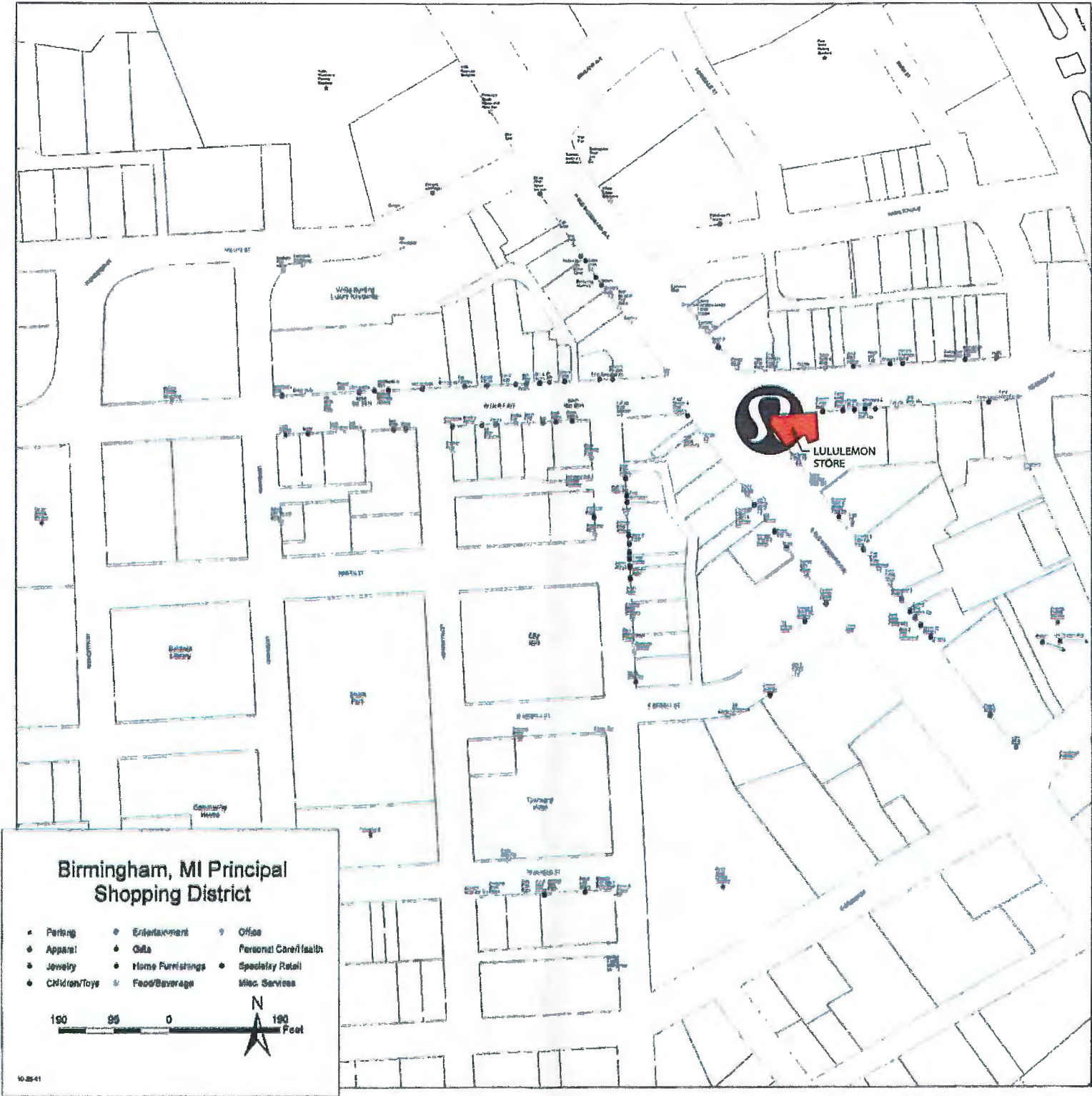
STATE THE FOLLOWING:

1. That I am the owner of real estate located at 101 S. Old Woodward Ave., Birmingham, MI 48009;
(Address of affected property)
2. That I have read and examined the Application for Administrative Approval made to the City of Birmingham by:
Archer Sign Co;
(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: August 24, 2018

For Fuller Central Park Properties, LLC
Owner's Name (Please Print)
[Signature]
Owner's Signature

SITE PLAN



APPROVED
M.B.L. 9/10/18
18-0165 HOC

SITE PLAN
SCALE: NTS

JONES SIGN
Your Vision. Accomplished.
WWW.JONESSIGN.COM

JOB #: 232355-R3
DATE: 06.29.218
DESIGNER: T. Solum
SALES REP: —
PROJ MGR: J. Brimm

REV.	DATE	BY	DESCRIPTION
1	06.02.18	TS	ADD NOTES ABOUT MOUNTING
2	06.07.18	TS	CHANGE YOGO/WORDMARK AND BLADE TO EDGE FLIP LIT / HALO LIT / EXTEND BLADE ARM
3	06.16.18	TS	REPOSITION BLADE SIGNS PER ATTACHED CUSTOMER MARK UP
4	06.08.00	XX	XXXX
5	06.08.00	XX	XXXX
6	06.08.00	XX	XXXX
7	06.08.00	XX	XXXX
8	06.08.00	XX	XXXX
9	06.08.00	XX	XXXX
10	06.08.00	XX	XXXX

CLIENT APPROVAL

DATE

LANDLORD APPROVAL

DATE

QC

 **Lululemon**

Old Woodward
101 S. Old Woodward
Birmingham, MI 48003

DESIGN PHASE: CONCEPTUAL

SHEET NUMBER

1.0

STOREFRONT ELEVATION

SIGNS TO BE MOUNTED ON BRICK FACADE ONLY AND MORTAR JOINTS



FRONT VIEW
SCALE: 3/8" = 1'-0"

JONES SIGN

Your Vision. Accomplished.

WWW.JONESSIGN.COM

JOB #: 232355-R3
DATE: 06.29.218
DESIGNER: T. Solum
SALES REP: —
PROJ MGR: J. Brimm

REV.	DATE	BY	DESCRIPTION
1	06.02.18	TS	ADD NOTES ABOUT MOUNTING
2	06.07.18	TS	CHANGE YOGOWORDMARK AND BLADE TO EDGE FLIP LIT / HALO LIT / EXTEND BLADE ARM
3	06.16.18	TS	REPOSITION BLADE SIGNS PER ATTACHED CUSTOMER MARK UP
4	06.06.00	XX	XXXX
5	06.06.00	XX	XXXX
6	06.06.00	XX	XXXX
7	06.06.00	XX	XXXX
8	06.06.00	XX	XXXX
9	06.06.00	XX	XXXX
10	06.06.00	XX	XXXX

CLIENT APPROVAL	DATE
LANDLORD APPROVAL	DATE
QC	



Old Woodward
101 S. Old Woodward
Birmingham, MI 48003

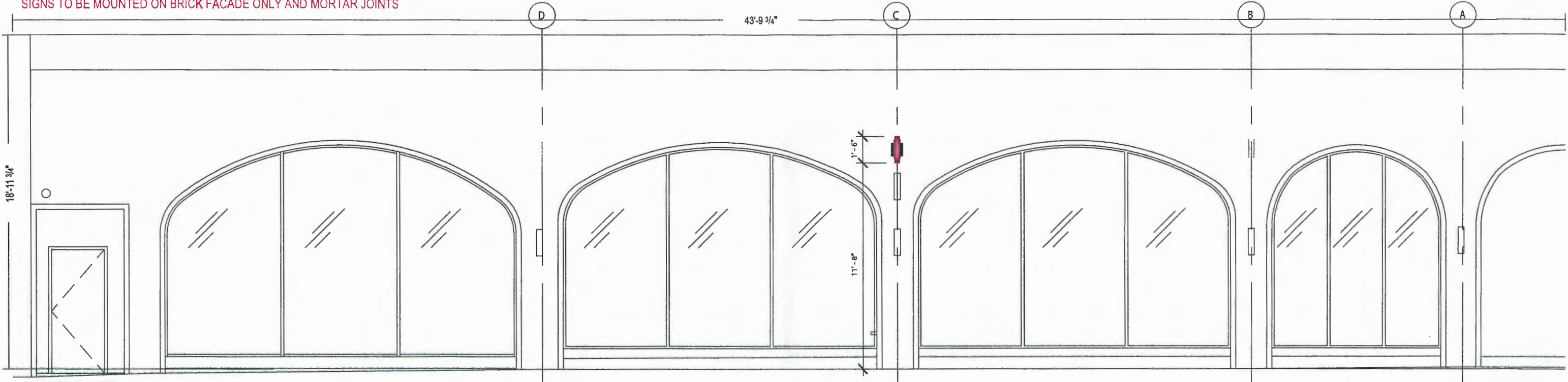
DESIGN PHASE: CONCEPTUAL

SHEET NUMBER

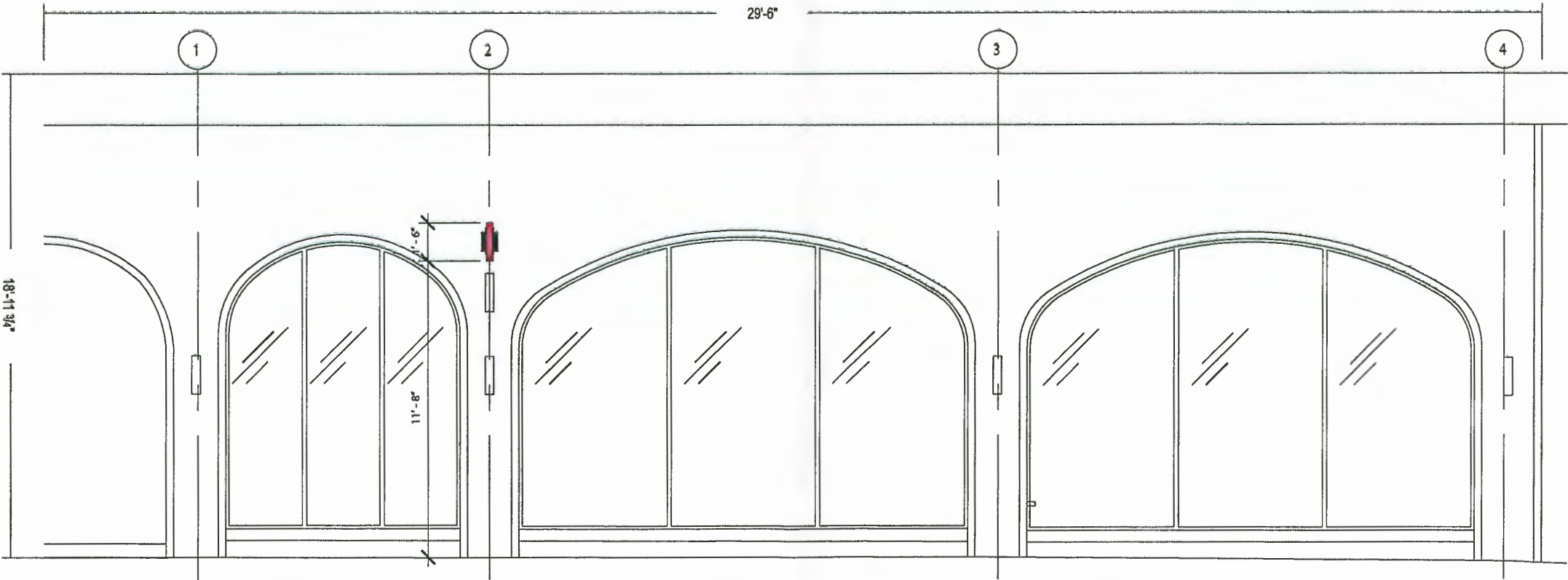
2.0

SIDE ELEVATIONS

SIGNS TO BE MOUNTED ON BRICK FACADE ONLY AND MORTAR JOINTS



MAPLE ROAD VIEW
SCALE: 3/16" = 1'-0"



S. OLD WOODWARD AVE. VIEW
SCALE: 3/16" = 1'-0"

JONES SIGN
Your Vision. Accomplished.
WWW.JONESSIGN.COM

JOB #: 232355-R3
DATE: 06.29.218
DESIGNER: T. Solum
SALES REP: —
PROJ MGR: J. Brimm

REV.	DATE	BY	DESCRIPTION
1	06.02.18	TS	ADD NOTES ABOUT MOUNTING
2	08.07.18	TS	CHANGE YOGO/WORDMARK AND BLADE TO EDGE FLIP LIT / HALO LIT / EXTEND BLADE ARM
3	08.16.18	TS	REPOSITION BLADE SIGNS PER ATTACHED CUSTOMER MARK UP
4	00.00.00	XX	XXXX
5	00.00.00	XX	XXXX
6	00.00.00	XX	XXXX
7	00.00.00	XX	XXXX
8	00.00.00	XX	XXXX
9	00.00.00	XX	XXXX
10	00.00.00	XX	XXXX

CLIENT APPROVAL	DATE
LANDLORD APPROVAL	DATE
QC	



Old Woodward
101 S. Old Woodward
Birmingham, MI 48003

DESIGN PHASE: CONCEPTUAL

SHEET NUMBER

2.1

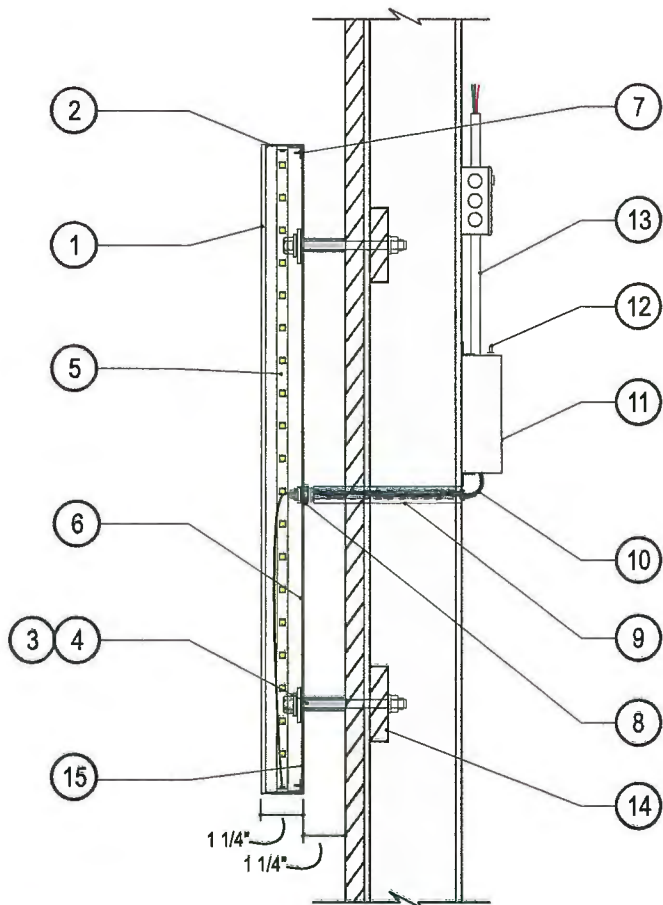
This is an original, unpublished drawing by Jones Sign Co., Inc. It is for your personal use in conjunction with a project being planned for you by JONES SIGN. It is not to be shown to anyone outside of your organization, nor is it to be used, reproduced, copied or exhibited in any fashion. Use of this design or the salient elements of this design in any sign done by any other company, without the express written permission of JONES SIGN, is forbidden by law and carries a civil forfeiture of up to 25% of the purchase price of the sign. JONES SIGN will endeavor to closely match colors, including PMS, where specified. We cannot guarantee exact matches due to varying compatibility of surface materials and paints used. All sizes and dimensions are illustrated for client's conception of project and are not to be understood as being exact size or exact scale.

WL.4 HALO-LIT WORDMARK LETTERS (Qty 2)

SQUARE FOOTAGE: 20.85 (YOGO / WORDMARK)

FIELD SURVEY REQUIRED
COLOR MATCH OF BUILDING REQUIRED

24" YOGO/WORDMARK IS THE MINIMUM RECOMMENDED LETTERSET
SMALLER WORDMARK LETTERS WILL REQUIRE FABRICATION
MODIFICATIONS AND INCREASE IN LABOR



LULULEMON
CROSS SECTION DETAIL
SCALE: NTS

SPECIFICATIONS

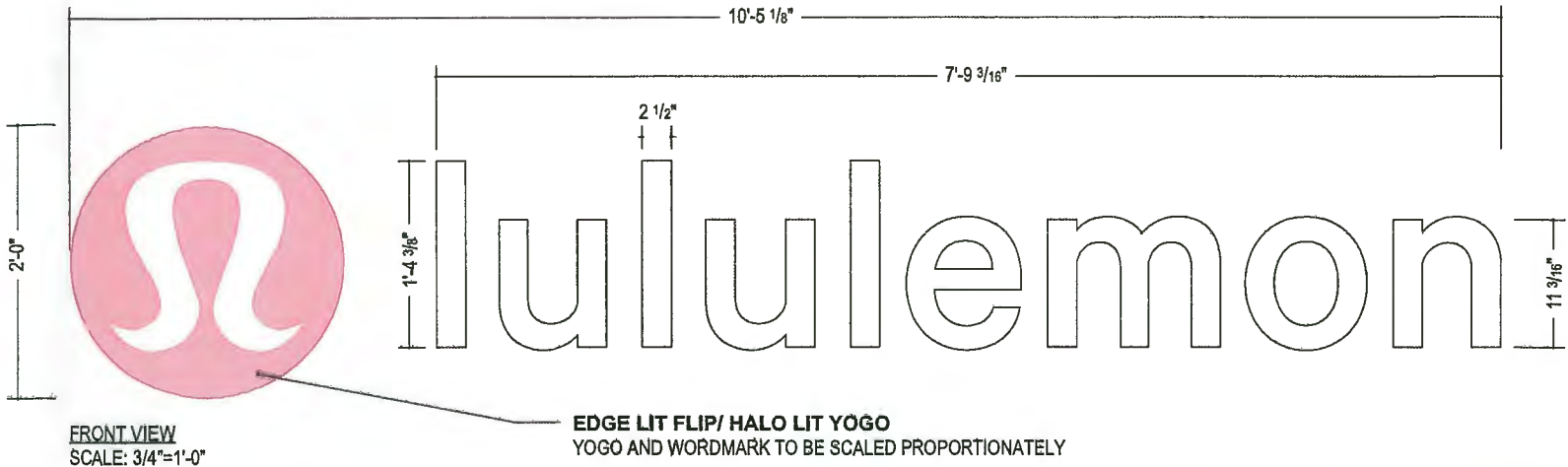
- 1. .125 MILL FINISH ROUTED ALUMINUM FACE / INSIDE PAINTED P-2 / OUTSIDE PAINTED P-2
- 2. .063" MILL FINISH ALUMINUM RETURN / INSIDE PAINTED P-2 / OUTSIDE PAINTED P-2 / WELDED TO ALUMINUM FACE
- 3. THRU BOLTING W/ NON CORROSIVE MOUNTING HARDWARE
- 4. 1/2" ID PVC SPACERS X 1 1/4" LONG / PAINTED P-4
- 5. GE TETRA LED TAPE 6500K HO / MOUNTED TO INSIDE OF RETURN
- 6. .150 WHITE LEXAN BACK
- 7. .080 BREAKFORMED CLIP / POP RIVETED TO LEXAN BACK / #10-24 FLAT HEAD COUNTERSUNK SCREWED TO RETURN
- 8. 1/2" BUSHING, NIPPLE, COUPLER
- 9. WALL PASS THRU
- 10. SECONDARY LOW VOLTAGE LEADS TO POWER SUPPLY
- 11. REMOTE POWER SUPPLY HOUSED WITHIN POWER SUPPLY BOX
- 12. REMOTE DISCONNECT SWITCH
- 13. TO 120V ELECTRICAL SUPPLY (BY OTHERS)
- 14. BLOCKING PROVIDED BY GC
- 15. 1/4" WEEP HOLES w/ TEEPEES (EXTERIOR APPLICATIONS ONLY)

COLORS/FINISHES

- P-2 MP WHITE
- P-4 MP TO MATCH BUILDING

NOTES

- AS NOTED PER SITE / LL REQUIREMENTS
- ALL SEAMS TO BE FILLED
- SIGNS TO BE MOUNTED ON BRICK FACADE ONLY AND MORTAR JOINTS



Standard Wordmark Sizes


YOGO DIAMETER	LETTER HEIGHT	LETTER WIDTH
18"	1'-0 1/4"	7'-9 13/16"
24"	1' - 4 3/8"	10' - 5 1/8"
30"	1' - 8 7/16"	13' - 0 3/8"

Lighting Conditions

Lumisheet - Face Lit Lo Profile
GE Tetra Tape - Interior Sign Only
Sloan Mini Prisms - Edge Lit Lo Profile



NIGHT VIEW
SCALE: NTS

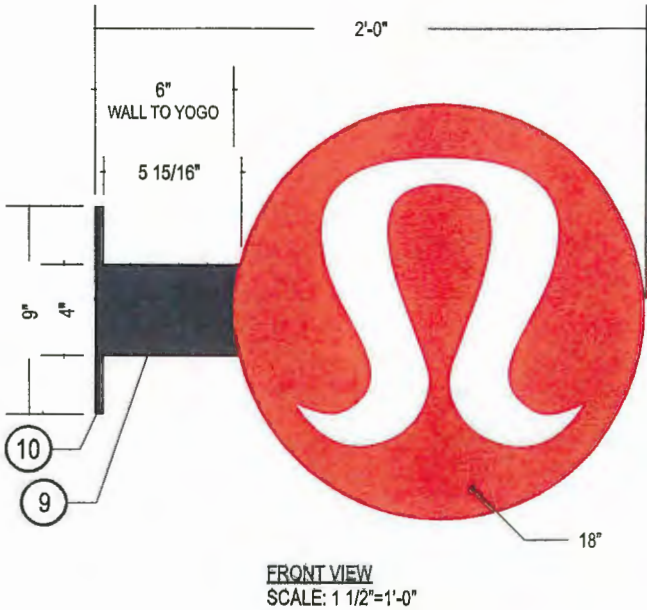
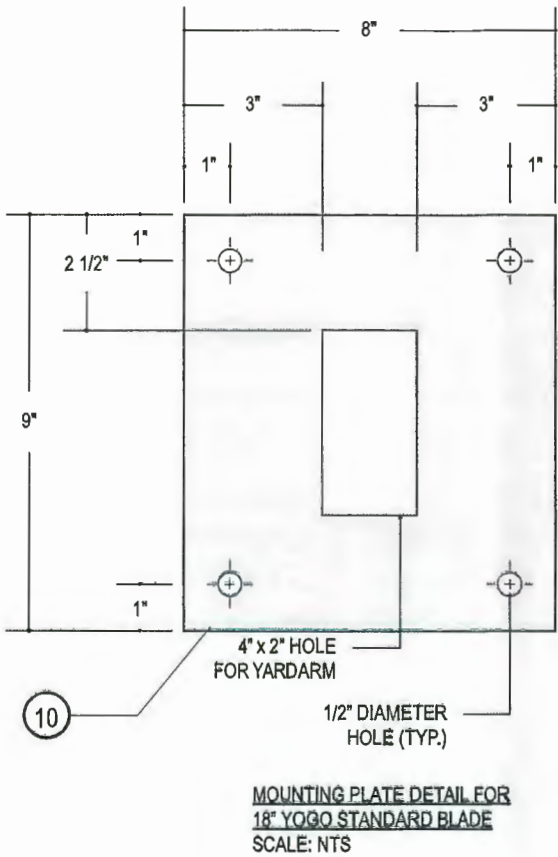
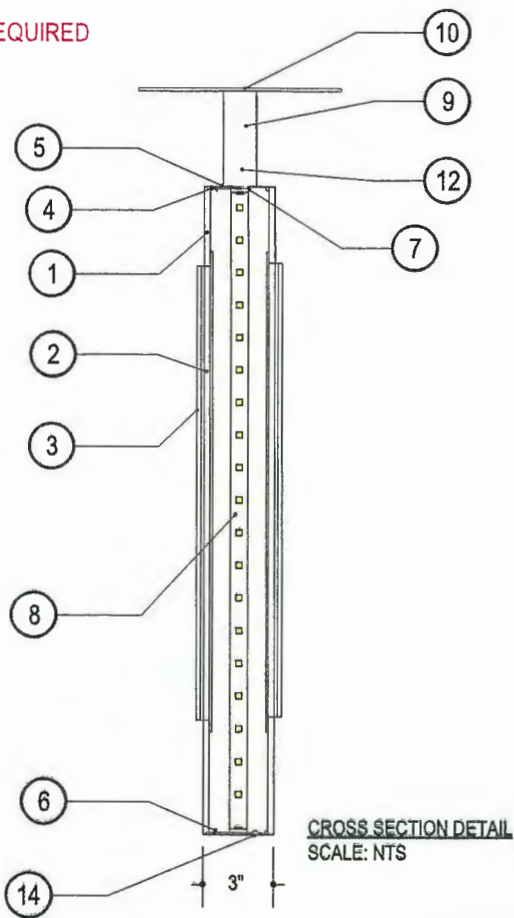
<div>JONES SIGN</div> <div>Your Vision. Accomplished.</div> <div>WWW.JONESSIGN.COM</div>	<div>JOB #: 232355-R3</div> <div>DATE: 06.29.218</div> <div>DESIGNER: T. Solum</div> <div>SALES REP: —</div> <div>PROJ MGR: J. Brimm</div>	<div>REV.</div> <div>DATE</div> <div>BY</div> <div>DESCRIPTION</div>	<div>CLIENT APPROVAL</div> <div>DATE</div>	<div></div>	<div>Old Woodward</div> <div>101 S. Old Woodward</div> <div>Birmingham, MI 48003</div> <div>DESIGN PHASE: CONCEPTUAL</div>	<div>SHEET NUMBER</div> <div>3.1</div>
		<div>1</div> <div>09.02.18</div> <div>TS</div> <div>ADD NOTES ABOUT MOUNTING</div>	<div>LANDLORD APPROVAL</div> <div>DATE</div>			
		<div>2</div> <div>08.07.18</div> <div>TS</div> <div>CHANGE YOGO/WORDMARK AND BLADE TO EDGE FLIP LIT / HALO LIT / EXTEND BLADE ARM</div>	<div>QC</div>			
		<div>3</div> <div>08.16.18</div> <div>TS</div> <div>REPOSITION BLADE SIGNS PER ATTACHED CUSTOMER MARK UP</div>				
		<div>4</div> <div>09.09.09</div> <div>XX</div> <div>XXXX</div>				
		<div>5</div> <div>09.09.09</div> <div>XX</div> <div>XXXX</div>				
		<div>6</div> <div>09.09.09</div> <div>XX</div> <div>XXXX</div>				
		<div>7</div> <div>09.09.09</div> <div>XX</div> <div>XXXX</div>				
		<div>8</div> <div>09.09.09</div> <div>XX</div> <div>XXXX</div>				
		<div>9</div> <div>09.09.09</div> <div>XX</div> <div>XXXX</div>				
		<div>10</div> <div>09.09.09</div> <div>XX</div> <div>XXXX</div>				

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BL.1A D/F EDGE FLIP-LIT BLADE (Qty 2)

SQUARE FOOTAGE: 2.25

FIELD SURVEY REQUIRED



SPECIFICATIONS

- .125 MILL FINISH ROUTED ALUMINUM FACE / INSIDE PAINTED P-2 / OUTSIDE PAINTED P-3
- 1/2" FLANGE ROUTED #7328 CLEAR ACRYLIC FLIP / PAINTED P-2 / MECHANICALLY FASTENED TO ALUMINUM FACE / FLIP EXTENDS 1/4" PROUD OF FACE
- .125" FLAT CUT MILL FINISH ALUMINUM FLIP ADHERED TO FACE OF ACRYLIC FLIP
- .063" ALUMINUM RING ADHERED TO ONE FACE, SECURED INSIDE RETURN WITH COUNTERSUNK SCREWS
- .080" MILL FINISH ALUMINUM RETURNS / OUTSIDE PAINTED P-3
- COUNTERSUNK SCREWS PAINTED P-3
- .063" ALUMINUM STOP RINGS WELDED TO INSIDE OF RETURN
- GE TETRA LED TAPE 6000K HO / MOUNTED TO INSIDE OF RETURN
- 4" X 2" YARDARM / PAINTED P-1
- 1/2" THK ALUMINUM MOUNTING PLATE / PAINTED P-1
- ELECTRICAL WHIP THRU TUBE
- REMOTE POWER SUPPLY HOUSED WITHIN POWER SUPPLY BOX WITH DISCONNECT SWITCH (NOT SHOWN)
- TO 120V ELECTRICAL SUPPLY (BY OTHERS)
- 1/4" WEEP HOLES w/ TEEPEES (EXTERIOR APPLICATIONS ONLY)

COLORS/FINISHES


- | | | |
|--|-----|------------------------|
| | P-1 | MP WS 41-306 JET BLACK |
| | P-2 | MP WHITE |
| | P-3 | MP TO MATCH PMS 186C |

NOTES

- AS NOTED PER SITE / LL REQUIREMENTS
- SIGNAGE MUST BE SEAMLESS
- SIGNS TO BE MOUNTED ON BRICK FACADE ONLY AND MORTAR JOINTS

NIGHT VIEW
SCALE: NTS

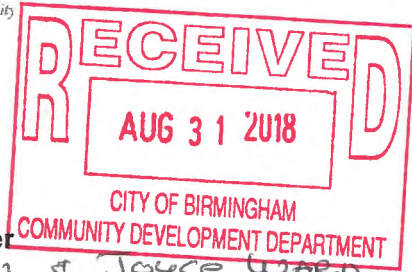


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Administrative Approval Application Planning Division

Form will not be processed until it is completely filled out



1. Applicant

Name: John Ward
Address: 1128 Pierce St
BIRMINGHAM, AL
Phone Number: 248-644-5252
Fax Number: JWARD@CBWH.COM
Email: JWARD@CBWH.COM

Property Owner

Name: John & Joyce Ward
Address: 1128 Pierce St
BIRMINGHAM, AL
Phone Number: 248-644-5252
Fax Number: -
Email: JWARD@CBWH.COM

2. Applicant's Attorney/Contact Person

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

Project Designer

Name: _____
Address: _____
Phone Number: _____
Fax Number: _____
Email: Steven.fleury@yahoo.com

3. Project Information

Address/Location of Property: 1128 Pierce
BIRMINGHAM
Name of Development: Place de la Michele
Parcel ID #: _____
Current Use: RESIDENTIAL
Area in Acres: _____
Current Zoning: RESIDENTIAL

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

4. Attachments

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

5. Details of the Request for Administrative Approval

Repair all Bad wood on Pergola and Paint Final outcome

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.

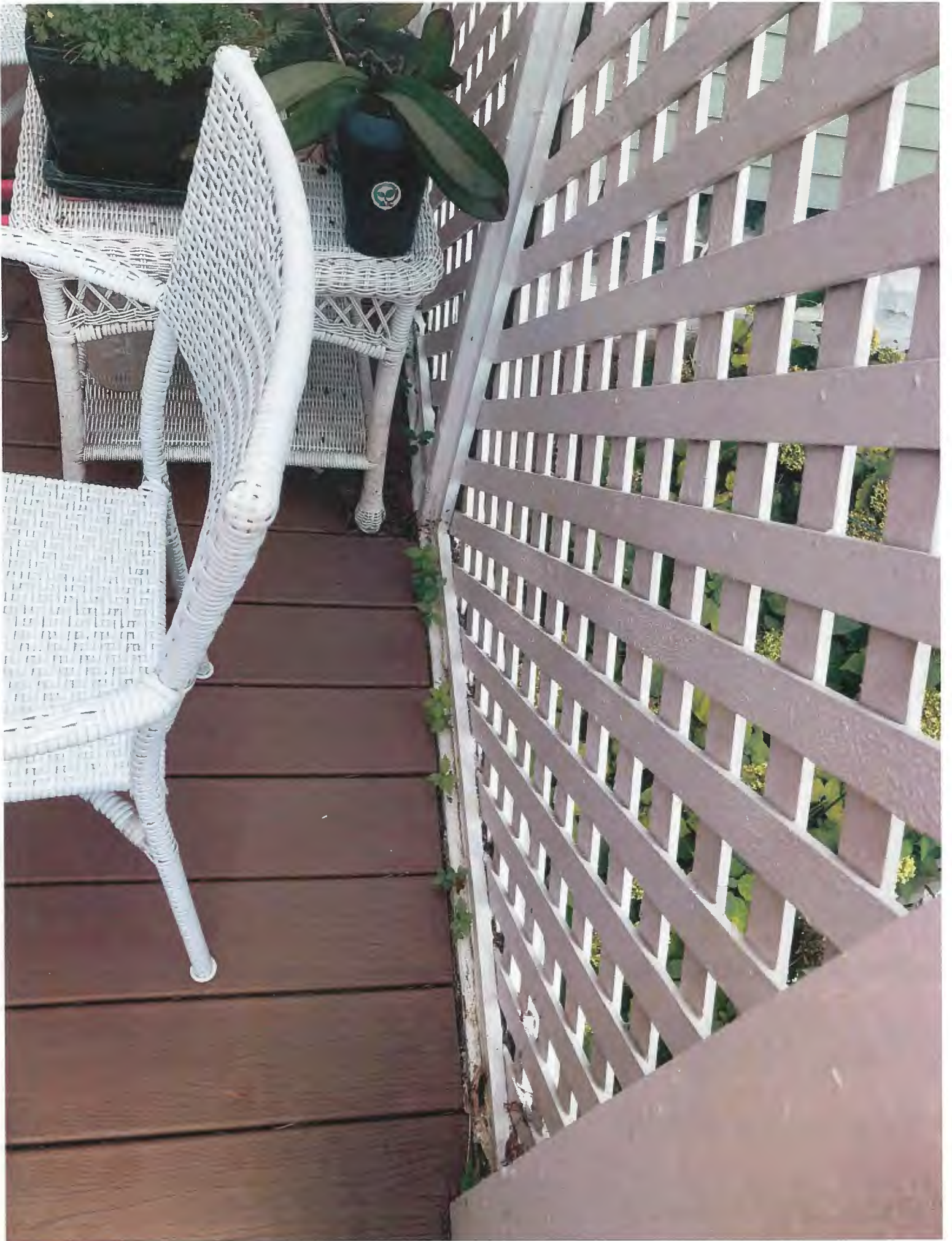
Signature of Applicant: Joyce Ward

Date: 8/31/18

Application #: <u>18-0173</u>	Office Use Only Date Received: <u>8/31/18</u>	Fee: <u>N/A</u>
Date of Approval: <u>9/20/18</u>	Date of Denial: _____	Reviewed by: <u>M. B...</u>











Administrative Approval Application Planning Division

Form will not be processed until it is completely filled out



1. Applicant

Name: Tony Barash
Address: 290 Jetham AVE.
Phone Number: 248 821 7188
Fax Number: _____
Email: highergroundlandscaping Services@yahoo.com

Property Owner

Name: Paul Lewis
Address: 1158 W. Maple
Birmingham
Phone Number: 248 205-6300
Fax Number: _____
Email: _____

2. Applicant's Attorney/Contact Person

Name: NO ATTORNEY
Address: _____
Phone Number: _____
Fax Number: _____
Email: _____

Project Designer

Name: Tony Barash
Address: SAME AS ABOVE
Phone Number: _____
Fax Number: _____
Email: _____

3. Project Information

Address/Location of Property: 1158 W. Maple
HISTORIC HOME
Name of Development: _____
Parcel ID #: _____
Current Use: _____
Area in Acres: _____
Current Zoning: _____

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

4. Attachments

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

5. Details of the Request for Administrative Approval

To Align the Approach to the Drive Driveway using Concrete for
The new Approach and City Sidewalk.
The width at Maple Road will be 19' the width at Sidewalk to
Driveway will be 15'

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: Tony Barash

Date: Aug 30 2018

APPROVED

Application #: 18-0164

Date Received: 8/30/18

Fee: \$100

Date of Approval: 9/4/18

Date of Denial: _____

Reviewed by: M.B.







Administrative Approval Application Planning Division

Form will not be processed until it is completely filled out

1. Applicant

Name: WILLIAM FINNICUM, Finnicum Braunlie Arc
Address: 25885 German Mill Rd. Arch.
Franklin, MI 48025
Phone Number: 248-851-5022
Fax Number: _____
Email: william@fbarch.com

2. Applicant's Attorney/Contact Person

Name: WILLIAM FINNICUM, Architect
Address: _____
Phone Number: _____
Fax Number: _____
Email: _____

3. Project Information

Address/Location of Property: 607 S. Bates
Name of Development: _____
Parcel ID #: 19-36-178-026, 19-36-178-027
Current Use: Single Family Residential
Area in Acres: .24
Current Zoning: R-3 BATES STREET H.D.

Property Owner

Name: Joseph R. Angileri & Julie Dase Angileri
Address: 25800 Meadowdale
Franklin, MI 48025
Phone Number: 313-919-3265
Fax Number: _____
Email: Joerangileri@gmail.com

Project Designer

Name: William Finnicum, Finnicum Braunlie Arc
Address: 25885 German Mill Rd
Franklin, MI 48025
Phone Number: 248-851-5022
Fax Number: _____
Email: william@fbarch.com

4. Attachments

- Warranty Deed with legal description of property ON FILE
 - Authorization from Owner(s) (if applicant is not owner)
 - Completed Checklist ☒
 - Material Samples ON FILE
 - 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 ON FILE

5. Details of the Request for Administrative Approval

The HDC granted permission, May 16, 2018, to remove the existing lap siding from the historic resource. We were instructed to report how much of the siding was salvagable. If less than 50% all siding could be replaced with administrative approval. See attached report.

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: William Finnicum Date: Aug 29, 2017

Application #: <u>18-0172</u>	Office Use Only	Fee: <u>N/A</u>
	Date Received: <u>9/10/18</u>	
Date of Approval: <u>9/20/18</u>	Date of Denial: _____	Reviewed by: <u>M. B. L.</u>



CONSENT OF PROPERTY OWNER

I, Joseph R. Angileri, Julie Douse, OF THE STATE OF MI AND COUNTY OF
(Name of property owner) Angileri

Oakland STATE THE FOLLOWING:

1. That I am the owner of real estate located at 607 S. Bates;
(Address of affected property)
2. That I have read and examined the Application for Administrative Approval made to the City of Birmingham by:
WILLIAM FINNICUM;
(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: August 29, 2018

Joseph R. Angileri Julie Douse Angileri
Owner's Name (Please Print)

[Signature]
Owner's Signature



FINNICUM BROWNLIE ARCHITECTS

REQUEST FOR ADMINISTRATIVE APPROVAL: Minor Design Change
607 South Bates Street **September 10, 2018**

To: Matt Baka
Senior Planner

From: William Finnicum AIA NCARB
Finnicum Brownlie Architects

Re: 607 South Bates

Contents: Administrative Approval Application
Consent of Property Owner
Application Checklist
Statement of Request for Administrative Approval

Statement of Request for change:

May 16, 2018 the applicant requested that the Historic District Commission ("HDC") allow for the removal of the existing siding on the historic resource. This request was made to properly insulate and apply appropriate weather protection to the home, consistent with today's standards. In making this application the applicant requested that new siding be attached in replacement of all existing siding. The HDC granted permission to the applicant to remove all siding from the historic resource but required that the applicant use best efforts to preserve as much of the "historical siding" as possible for purposes of reuse. The existing siding on the home included not only siding deemed "historical" but also other siding, which was previous replacement siding ("mis-matched siding") apparent by virtue of its 1"x 6" dimension.

At that same time the HDC provided for administrative approval to replace all said siding with new siding if the usable remaining historical siding did not exceed fifty percent of the total original siding.

Over the next ten-week period the siding was meticulously removed with care taken to protect as much original historical siding as possible. A portion of the siding was rotted, some cracked and split, and much was mis-matched siding applied in the mid-twentieth century.

Summary of the siding square foot areas (please see attached drawings for greater detail):

Siding in SF	Siding in %	Comments
971.5	100%	Total existing siding removed
412.5	42%	Mis-Matched siding removed
559.0	58%	Historical siding removed
284.0	29%	Non-salvageable historical siding
275.0	28%	Historical siding salvaged and restored for reuse

Since the historical siding amounted to only 28% of the original siding, the applicant may seek administrative approval for replacement of all siding. However, in keeping within the spirit of the HDC's request, the salvaged siding was protected and stored inside the house, stripped of paint, sanded and primed with the intention for reuse.

Along with the original windows, trim, and ornamentation, the salvaged historical siding is being reapplied to the historic resource. The salvaged historic siding will be reused on the south side of the historic resource where the front entrance is prominent. The replacement siding will be 1" x 4" (nominal) beveled clear cedar siding primed on all sides and edges and applied with a 3" exposure and stainless steel nails, concealed. The gable ends will receive new scalloped shingles cut to match the original scalloped shingles which were removed. These will be primed on all sides and edges and painted the same as the siding. The color of the siding and scalloped shingles is unchanged from the original May 5, 2017 approval: Sherwin Williams SW7004 Snowbound.

Finnicum Brownlie Architects respectfully requests administrative approval for the siding replacement, as HDC conditions for approval have been met.

Thank you for your consideration of this matter.

Finnicum Brownlie Architects



William L. Finnicum AIA NCARB

APPROVED

M.B. 9/20/19
18-0172 HDC

Per HDC Approval



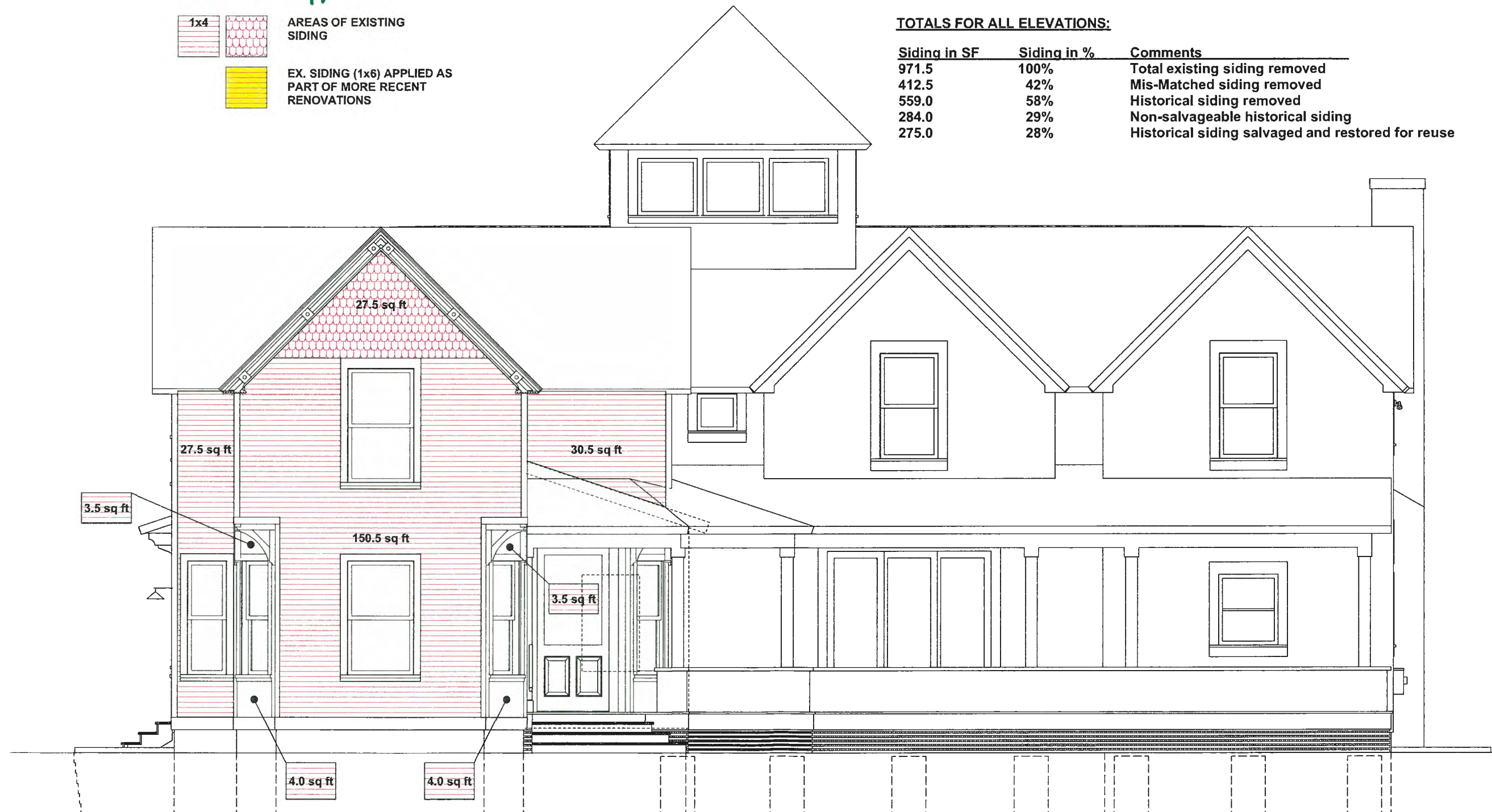
AREAS OF EXISTING
SIDING



EX. SIDING (1x6) APPLIED AS
PART OF MORE RECENT
RENOVATIONS

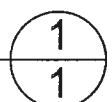
TOTALS FOR ALL ELEVATIONS:

Siding in SF	Siding in %	Comments
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412.5	42%	Mis-Matched siding removed
559.0	58%	Historical siding removed
284.0	29%	Non-salvageable historical siding
275.0	28%	Historical siding salvaged and restored for reuse



WEST ELEVATION

SCALE: 3/16" = 1'-0"



ANGLIERI RESIDENCE
607 S. BATES STREET
BIRMINGHAM, MI

1x4

AREAS OF EXISTING
SIDING

EX. SIDING (1x6) APPLIED AS
PART OF MORE RECENT
RENOVATIONS



SOUTH ELEVATION

SCALE: 3/16" = 1'-0"

1
2

ANGILERI RESIDENCE
607 S. BATES STREET
BIRMINGHAM, MI



NORTH ELEVATION

SCALE: 3/16" = 1'-0"

1
4

ANGILERI RESIDENCE
607 S. BATES STREET
BIRMINGHAM, MI

320 Catalpa



320 Catalpa



1-72 NACCL









Front









8/22/2018

Detached Garage

IMG_20180822_122548.jpg

1140 Lake Park



1752 Fairfax



1252 tautay





