AGENDA

BIRMINGHAM HISTORIC DISTRICT COMMISSION MEETING

MUNICIPAL BUILDING-COMMISSION ROOM-151 MARTIN STREET

- 1) Roll Call
- 2) Approval of the HDC Minutes of October 2nd, 2019
- 3) Courtesy Review
- 4) Historic Design Review
- 5) Sign Review
- 6) Study Session
- 7) Miscellaneous Business and Communication
 - A. Pre-Application Discussions
 - 1. 100 N. Old Woodward
 - 2. 366 W. Brown (Fence)
 - 3. 366 W. Brown (Windows)
 - 4. 163 W. Maple
 - **B. Staff Reports**
 - 1. Administrative Sign Approvals
 - 2. Administrative Approvals
 - 3. September Demolitions
- 8) Adjournment

<u>Notice:</u> Individuals requiring accommodations, such as interpreter services for effective participation in this meeting should contact the City Clerk's Office at (248) 530-1880 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 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.

HISTORIC DISTRICT COMMISSION MINUTES OF OCTOBER 2, 2019

Municipal Building Commission Room 151 Martin, Birmingham, Michigan

Minutes of the regular meeting of the Historic District Commission ("HDC") held Wednesday, October 2, 2019. Vice-Chairman Keith Deyer called the meeting to order at 7:12 p.m.

1) ROLLCALL

Present: Vice-Chairman Keith Dever; Board Members Gigi Debbrecht, Patricia Lang,

Michael Willoughby; Student Representative Klea Ahmet

Absent: Chairman John Henke; Board Member Doug Burley, Natalia Dukas;

Alternate Members Kevin Filthaut, Dulce Fuller

Administration: Nicholas Dupuis, City Planner

Laura Eichenhorn, Transcriptionist

10-32-19

2) Approval Of Minutes

Motion by Mr. Willoughby Seconded by Ms. Lang to approve the HDC Minutes of September 4, 2019 as submitted.

Motion carried, 4-0.

VOICE VOTE

Yeas: Willoughby, Debbrecht, Lang, Deyer

Nays: None

10-33-19

3) Courtesy Review (none)

10-34-19

4) Historic Design Review

A. 117 Willits – Shift/Sidecar/Slice

City Planner Dupuis reviewed the item. He confirmed that an adequate walkway through the outdoor dining will be provided, that window signage would amount to 12 square feet per business, and that the sightlines for cars coming southbound and turning east were reviewed by the Engineering Department. Historic District Commission Minutes of October 2, 2019

Christopher Longe, architect, summarized the item and explained the exteriors of the three restaurants are branded slightly differently in order to distinguish one from the other. In reply to Vice-Chairman Deyer, Mr. Longe stated that to his knowledge the Planning Board's comments on the plans had been addressed.

Mr. Willoughby said the proposed awnings remind him of Paris by providing a small variety of color against the buildings. He said he found the effect charming.

Motion by Mr. Willoughby

Seconded by Ms. Debbrecht to recommend the Commission issue a Certificate of Appropriateness for 117 Willits. The work as proposed meets the Secretary of the Interior's Standards for Rehabilitation standard numbers 1 and 9.

Motion carried, 4-0.

VOICE VOTE

Yeas: Willoughby, Debbrecht, Lang, Deyer

Nays: None

10-35-19

5) Sign Review

None.

10-36-19

6) Study Session

None.

10-37-19

7) Miscellaneous Business and Communication

A. Staff Reports

City Planner Dupuis explained he would be planning a meeting with the HDSC in order to determine next steps for the shared items on the HDSC and HDC action lists. In reply to Vice-Chairman Deyer City Planner Dupuis confirmed he would be looking into grants to cover new historic Birmingham property surveys as well.

- 1. Administrative Sign Approvals
- 2. Administrative Approvals

City Planner Dupuis reviewed the fence application for 366 West Brown.

The HDC concurred that 366 West Brown should be asked to choose one type of fencing.

Historic District Commission Minutes of October 2, 2019

Mr. Willoughby recommended 366 West Brown forego using the Montgomery type of fencing being proposed. He said the other two fencing options would be more acceptable.

Ms. Debbrecht asked if the HDC could be provided with samples of the fencing material in order to better make a determination.

City Planner Dupuis said he would ask 366 West Brown for samples. He confirmed that the City does require properties to maintain the structural integrity and aesthetics of installed fencing.

3. Demolitions

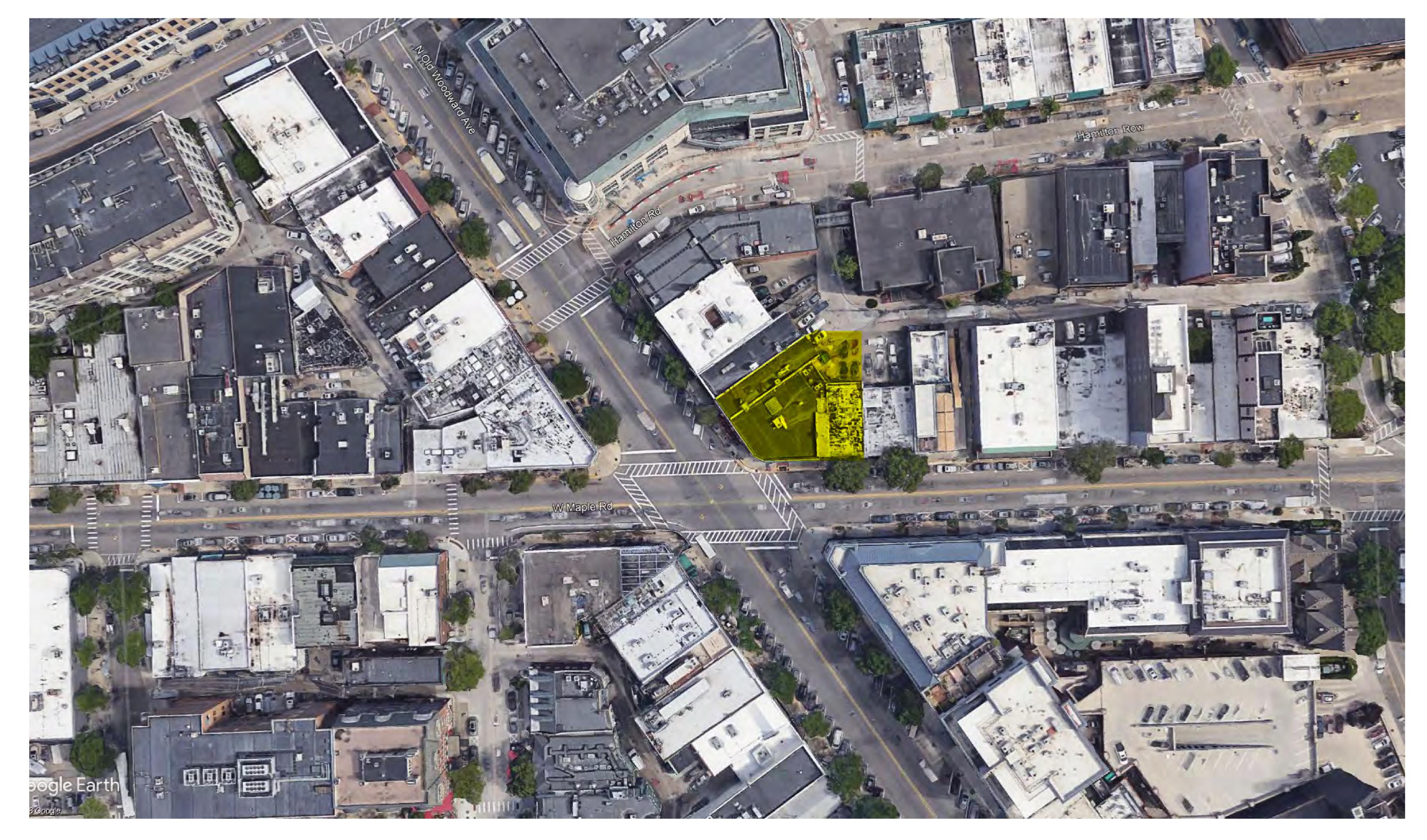
Included in agenda packet.

10-38-19

ADJOURNMENT

No further business being evident, the board motioned to adjourn the meeting at 7:30 p.m.

Nicholas Dupuis City Planner













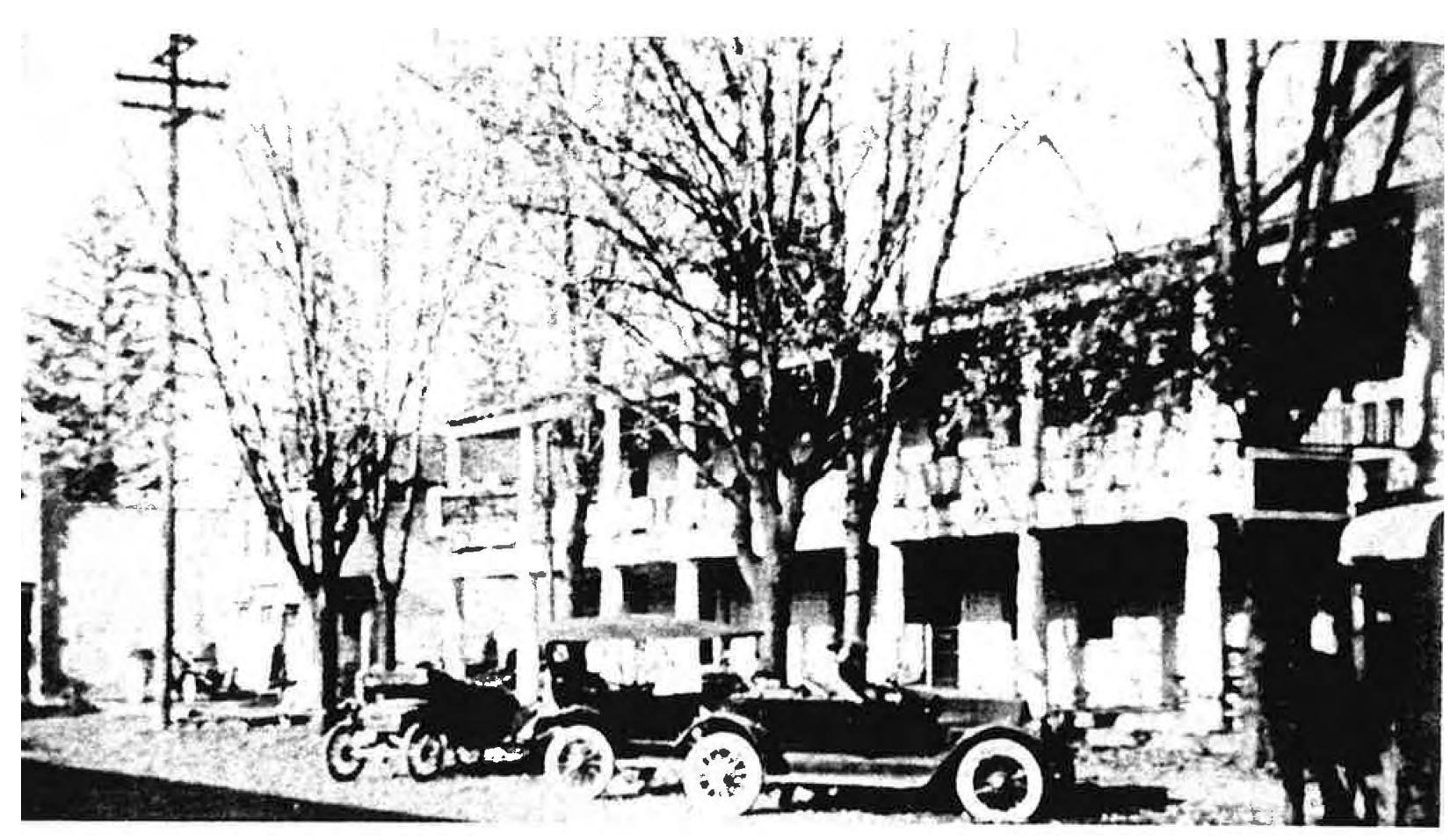










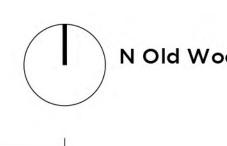








First Level Plan



02

N Old Woodward Ave & W Maple Rd Birmingham, MI First Level Plan Scale 1/8" = 1'-0" October 11, 2019



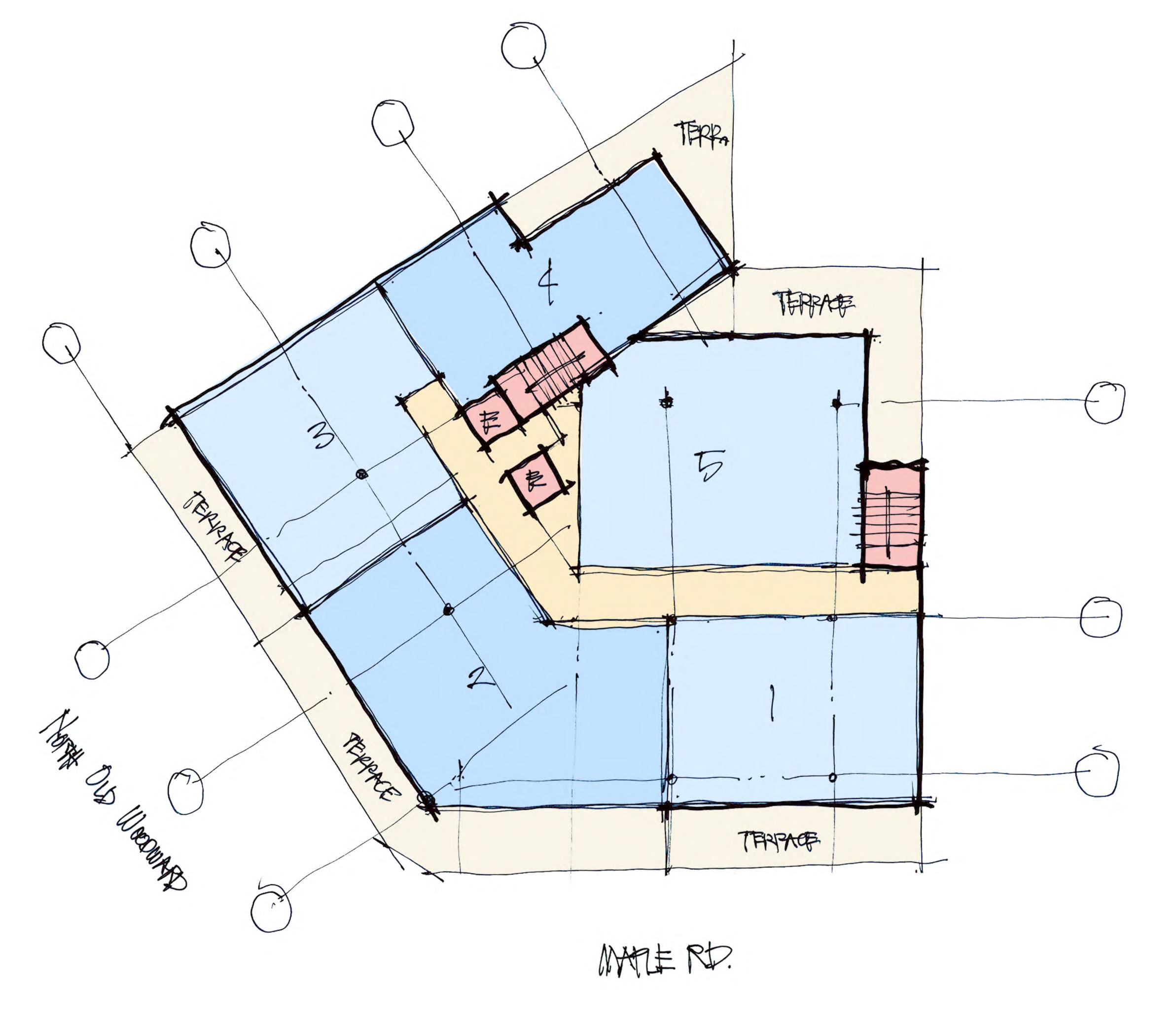


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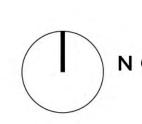


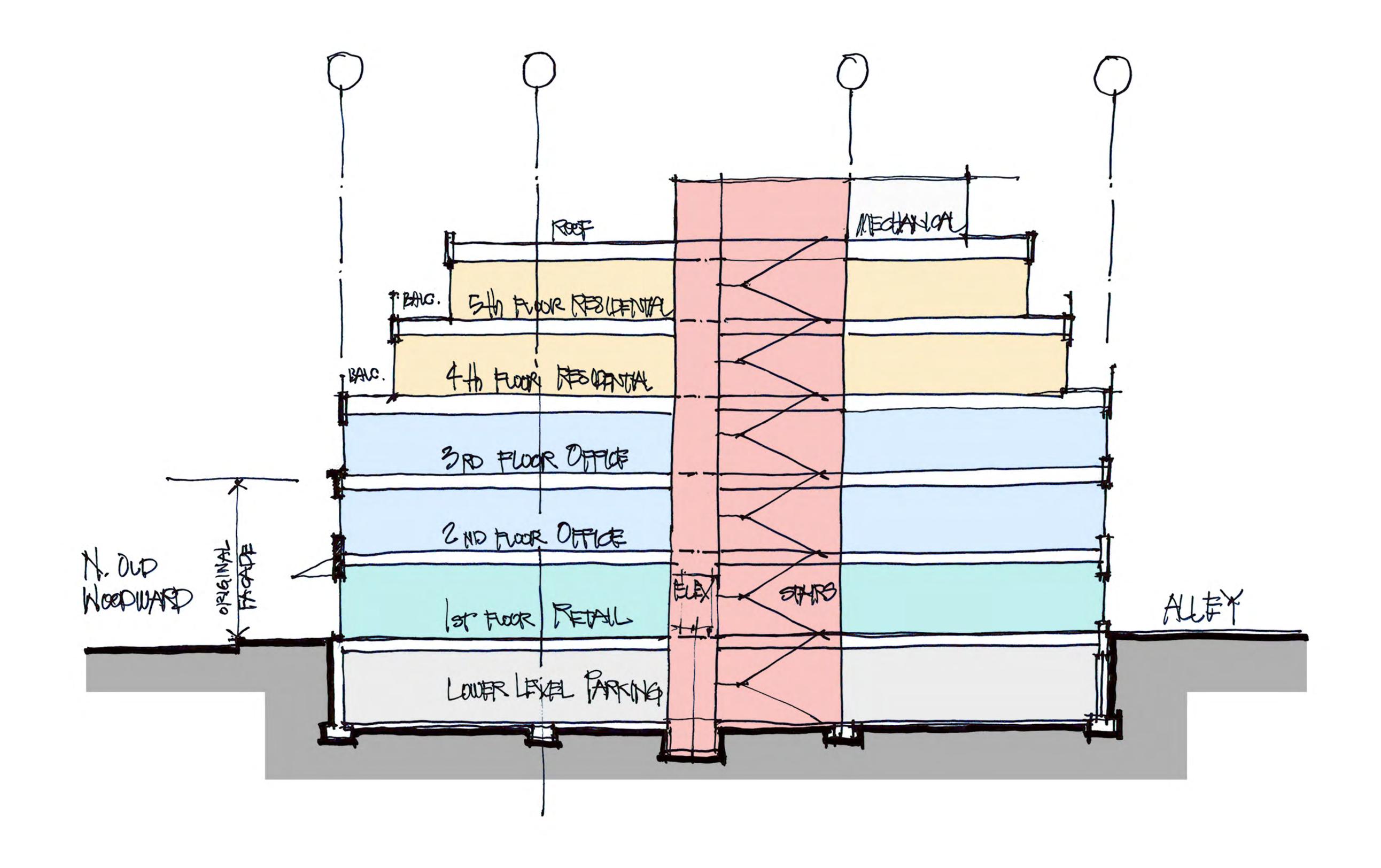
Fourth Level Plan





Fifth Level Plan









Though it's a tight fit, architect Robert Ziegelman squeezed three 2,000-square-foot townhouses (plus garages) onto a 60-by 100-foot lot between two existing houses. To counter the bulk, and to harmonize the new with the old, the same vocabulary, color, and forms were used. Cluster zoning quidelines used. Cluster zoning guidelines dictated the linkage to an adjacent 19th-century house, renovated as townhouse number four.



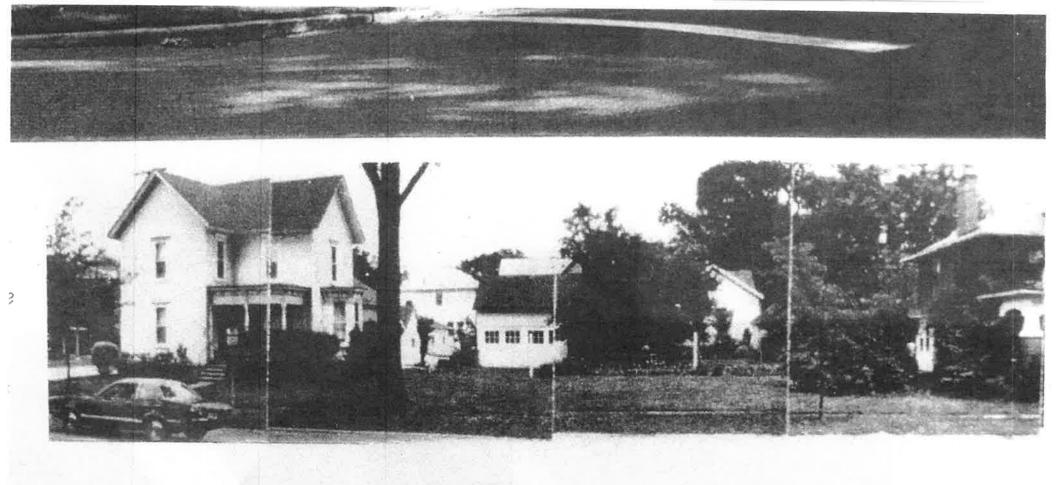
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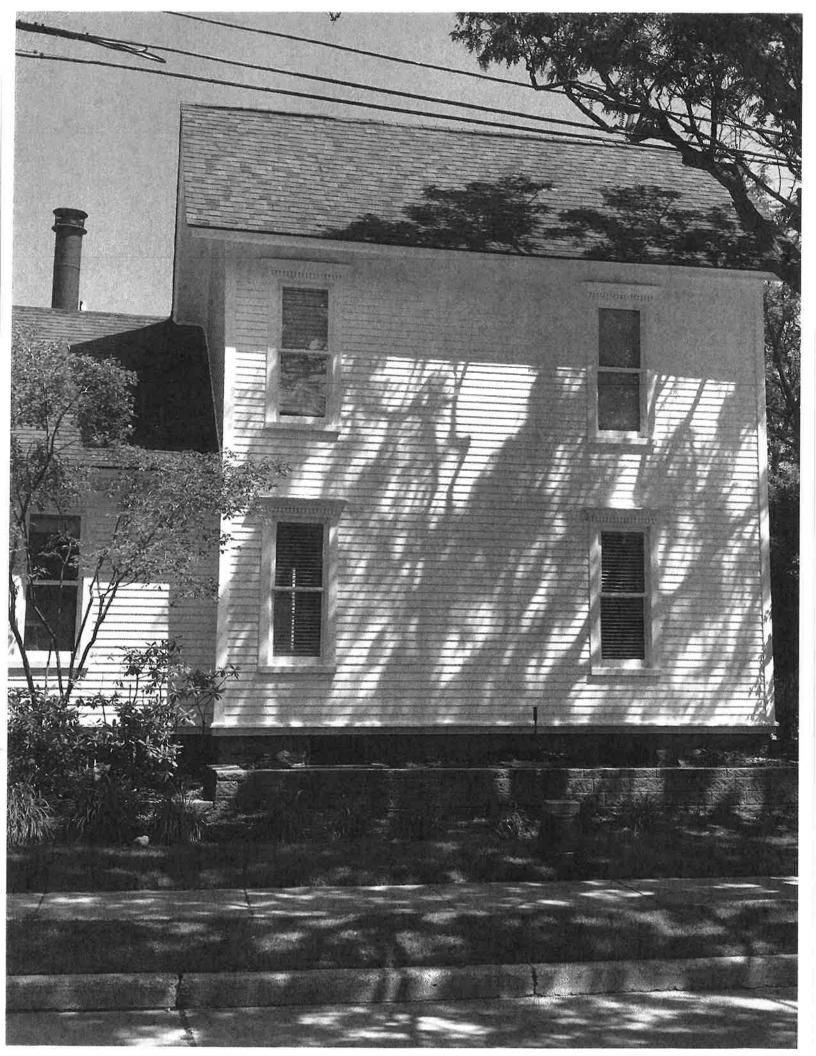
<u>Ted Stenger</u> <u>Stenger, Ted</u>

Subject: Date:

Friday, August 2, 2019 8:30:31 AM

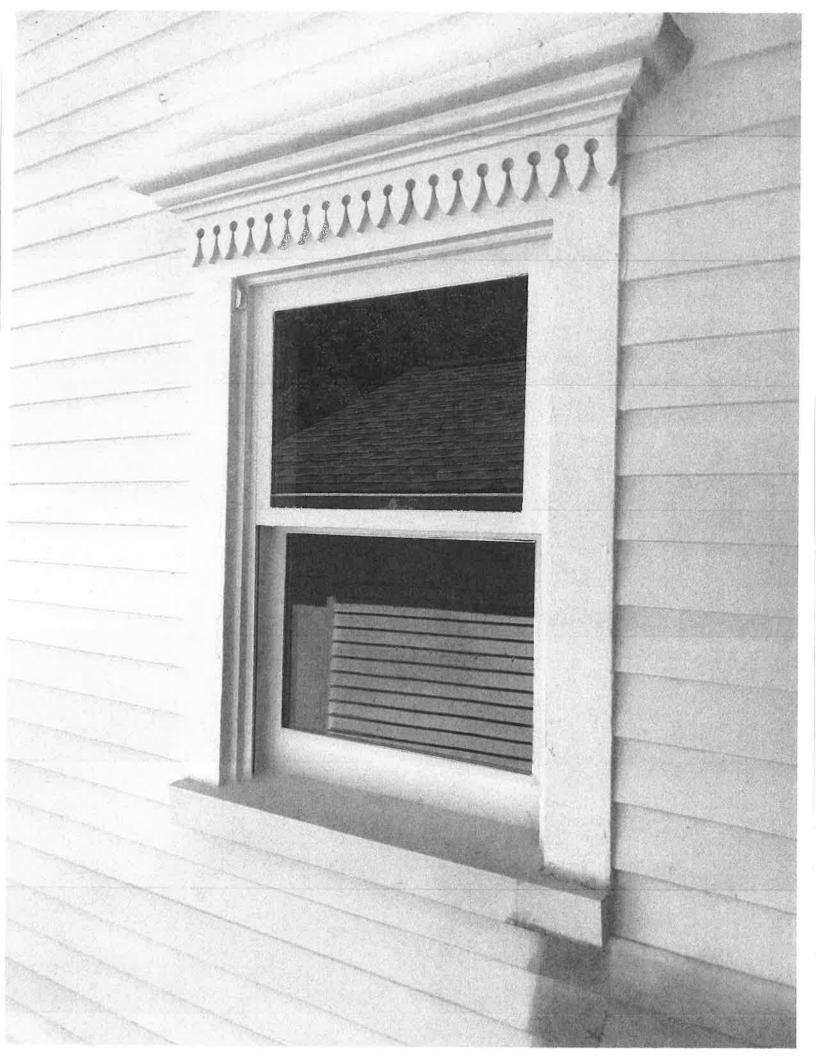


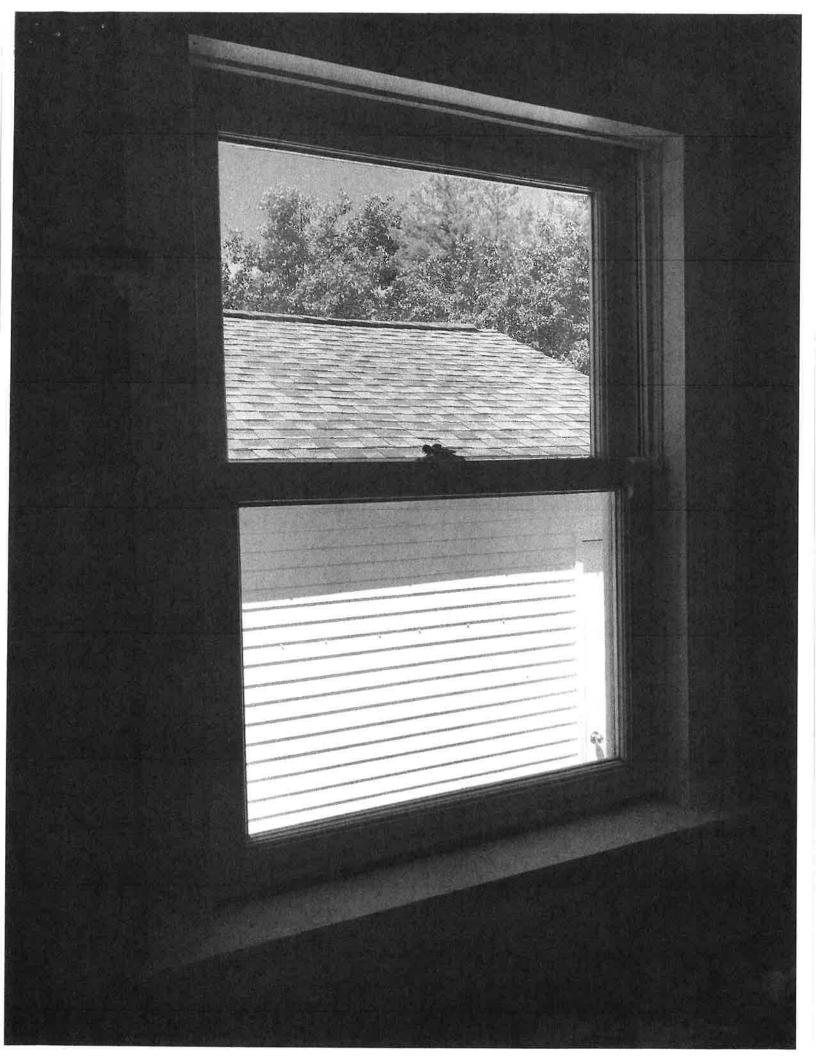


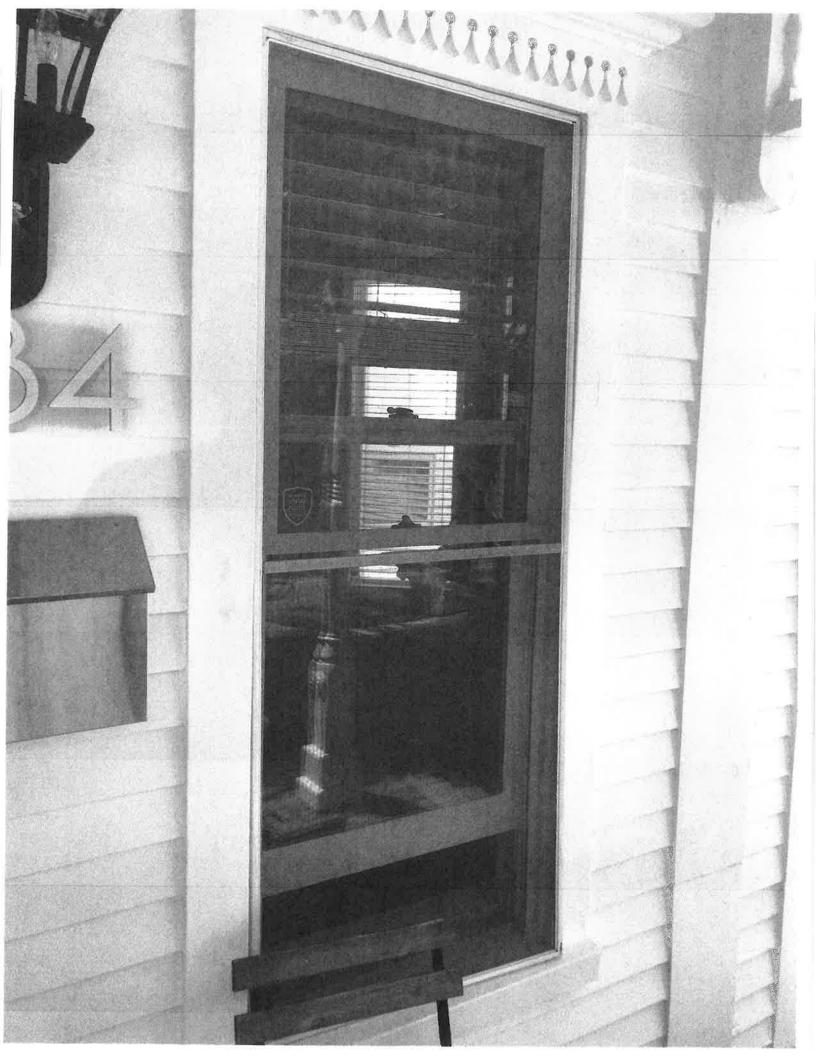


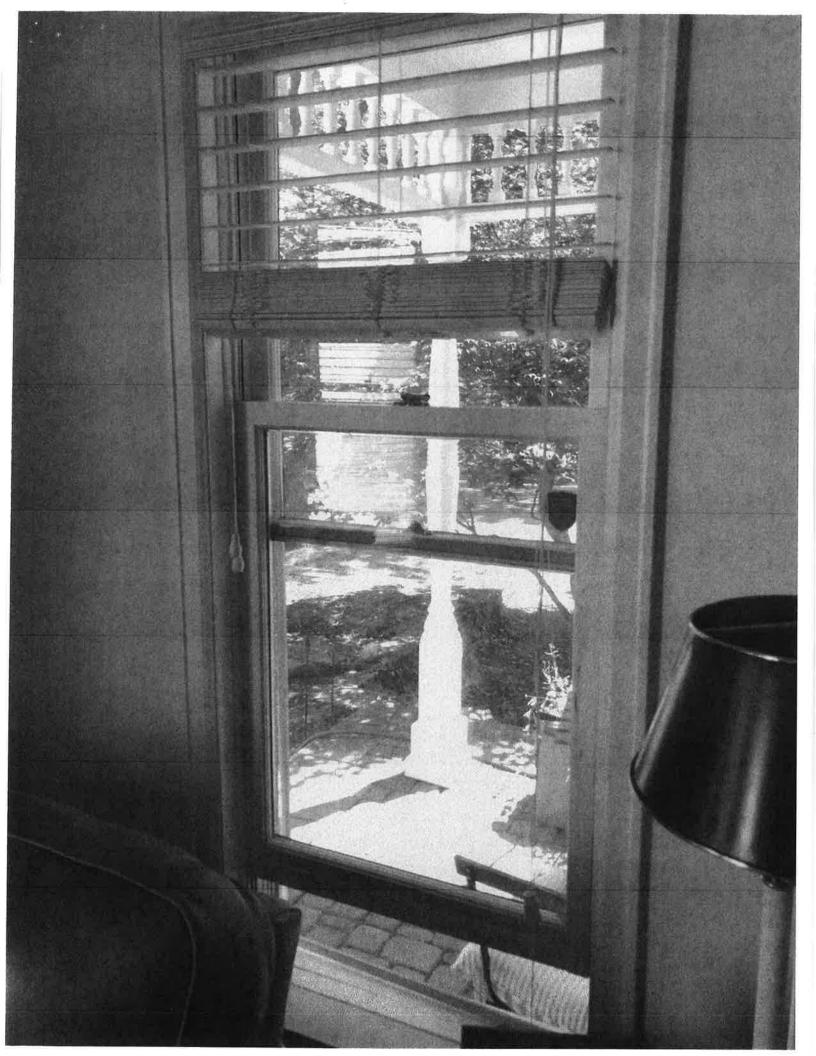












From: To: <u>Ted Stenger</u> <u>Stenger, Ted</u>

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Fwd: Pic

Date:

Thursday, August 1, 2019 5:41:45 PM

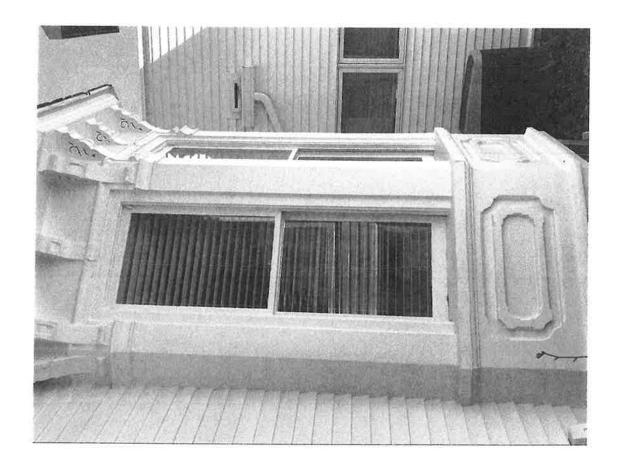
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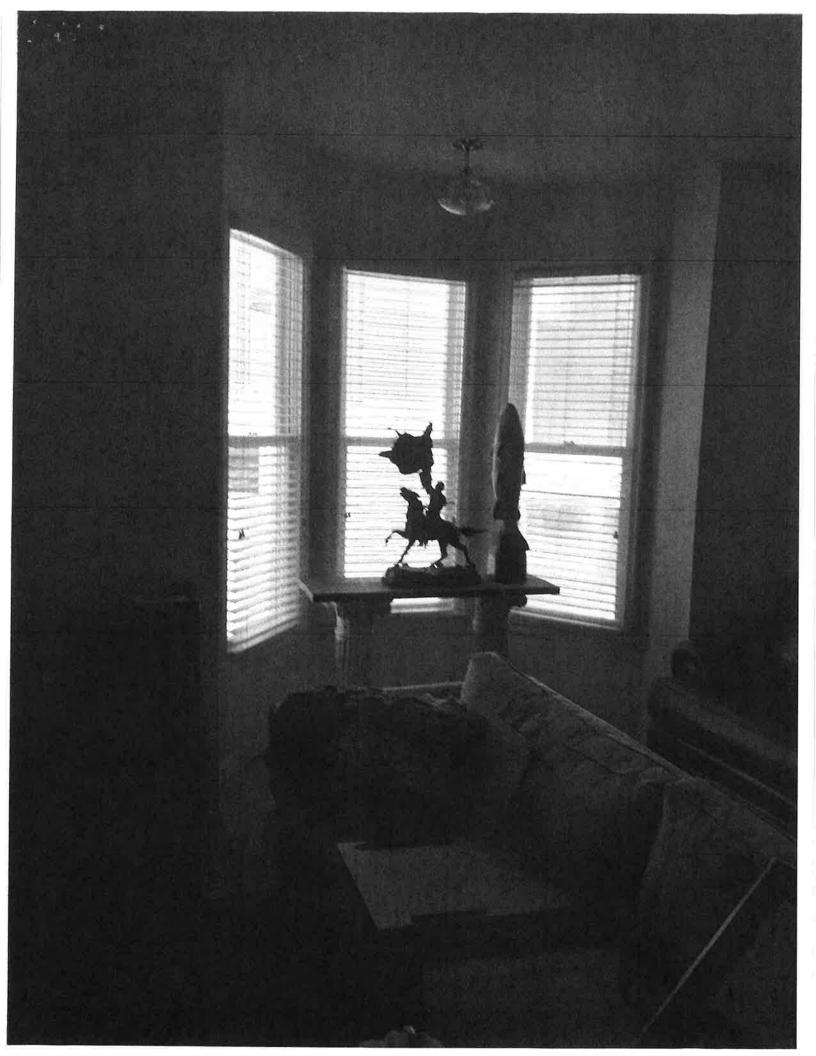
From: Ted Stenger < tstenger 103@gmail.com>

Date: Thu, Aug 1, 2019 at 5:35 PM

Subject: Pic

To: <tstenger@alixpartners.com>



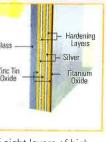




WINDOWS BEING EASTON MADE FOR EACH WINDOW

AR90 A 1/8" overall

A %" overall triple glazed insulated glass unit made up of two panes of Ultra U Plus

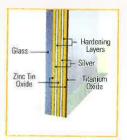


glass (coated with of eight layers of high performance reflective metallic shields) and one pane of clear glass. Complete with the MAXEdge^m spacer system and two chambers filled with high density argon gas.

With Interior Low-E Option: AR902

KR90

A 7/8" overall triple glazed insulated glass made up of two panes of Ultra U Plus



glass (coated with eight layers of high performance reflective metallic shields) and one pane of clear glass. Complete with the MAXEdge™ spacer system and two chambers filled with high density krypton gas.

With Interior Low-E Option: KR902



The ENERGY STAR Most Efficient designation identifies products that represent the leading edge in energy efficiency among those that qualify for the ENERGY STAR program. Look for the to quickly identify the Sunrise glass packages that meet qualify for this elite designation.

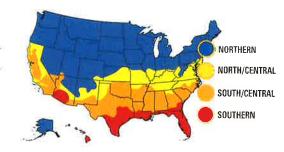
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Casement	0.21	0.20	

	AR90 ² (N3310a)		
	U-FACTOR	SHGC	
Double Hung	0.21	0.22	
Casement	0.19	0.20	

	KR90 (N3200k)	
	U-FACTOR	SHGC
Double Hung	0.19	0.22
Casement	0.17	0.20

	KR90 ² (N3310k)	
	U-FACTOR	SHGC
Double Hung	0.17	0.22
Casement	0.16	0.20

ENERGY STAR Climate Zone Map





Maximum Efficiency

A 1/8" overall triple-glazed insulated glass unit with two panes of Ultra U Plus glass and one pane of sound absorbing glass sandwiching two chambers filled with high density argon gas is combined with a polyurethane foam frame to create the AR90 and KR90 Glass Systems and achieve an R-5 rating.



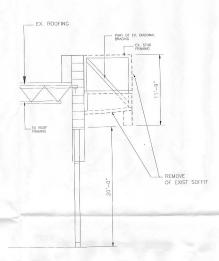
P24 1

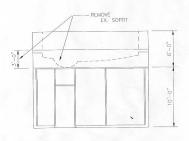
Sunrise offers a series of high performance

INSULATED GLASS SYSTEMS

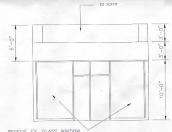
that are engineered to provide maximum thermal efficiency and comfort no matter where you may live.







MOODIFIED NORTH ELEVATION SCALE: 1/4"= 1'-0"



REMOVE EX. GLASS WINDOW FOLDING WINDOWS WITH SCREEN MESH PROTECTION FIELD VERIFY SIZES

MOODIFIED NORTH ELEVATION
SCALE: 1/4"= 1'-0"



ZIAD EL-BABA ENGINEERING

674 GAUTHIER
TECUMSEH ONTARIO
N8N3P8 CANADA
CELL - 313938-8767
MOBILE - 519-796-9882
FAX - 519-979-3535

DATE	REV. NO.	ISSUED FOR
OCT.16.18		PERMIT
MAR.21.19		REVISIONS
MAY.10.19		REVISIONS
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NEW CAFE 163 W MAPLE BIRMINGHAM MI

163 W MAPLE BIRMINGHAM MI

Drawing Title: ELEVATIONS

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4-2

SEVEN









CITY OF BIRMINGHAM

Community Development - Building Department 151 Martin Street, Birmingham, MI 48009

Community Development: 248-530-1850
AMG Inspection Request Site: https://www.accessmygov.com
Fax: 248-530-1290 / www.bhamgov.org

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Permit # _____

APPLICATION FOR DEMOLITION PERMIT

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CELL PHONE NUMBER (Include Area Code) 248.240.3051	FAX NUMBER (Include Area Code) 248.565,4447	email address pmooney@pro	mcustombuilders.com	
B. Owner or Lessee			neustombunders.com	
ALEXANDRA VINCENTI		ADDRESS 1497 CEDAR		
BIRMINGHAM	STATE MI	ZIP CODE 48009	TELEPHONE NUMBER (Incl. de Area Code 248.866.1287	e)
CELL PHONE NUMBER (Include Area Code) 248.866.1287	FAX NUMBER (Include Area Code)	EMAIL ADDRESS alexvcoke@gn		
C. Architect or Engineer			Tomico (III	
RICHARD ZISCHKE ARC	UTEATA	ADDRESS		
RICHARD ZISCHKE ARC		18690 LEVAN		
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248.770.4285	FAX NUMBER (Include Area Code) 248.476.2341	RAZARCH@S	BCGLOBAL.NET	
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Permit # ____

Project #	

I. Project Type / Location						
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ADDRESS 1844 BOWERS	CT	PROPERTY IDENTIFICATION NUMBER	ER (SIDWELL NO.) LOT NUMBER			
II. Applicant / Project Contact Information						
A. Applicant	ation					
NAME JASON ROGERS		ADDRESS				
CITY KOBERS	STATE		MOIN DR.			
SOUTH FICLD CELL PHONE NUMBER (Include Area Code)	MiCH	21P CODE 4-8076	TELEPHONE NUMBER (Include Area Code) 810 - 287 - 4117			
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B. Owner or Lessee	I N/A	LP PROPERTIE	seach. Con			
NAME QUALITY OF TRAIL	M	ADDRESS				
Bruce & Jehh	Margulis	520 S. A	LEXAMOR AVE. TELEPHONE NUMBER (Include Area Code)			
ROYAL OAK	MICH	ZIP CODE 48067	TELEPHONE NUMBER (Include Area Code) 248 - 910 - 5252			
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SAME N/A BRUCE ALLEN MARGULIS @ GMAIL. COM G. Architect or Engineer						
NAME	2-1000	ADDRESS				
CITY	POGGES I STATE	17254 h	incoln DR.			
SOUTH FIELD	MiCH	48076	TELEPHONE NUMBER (Include Area Code) 248 - 390 - 7830			
CELL PHONE NUMBER (Include Area Code)	FAX NUMBER (Include Area Code)					
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D. Contractor						
NAME	ΛΛ	ADDRESS				
CITY	ProPERTIES	17268 Lin	icoln DR.			
SOUTHFIELD	Mich	48076	ELEPHONE NUMBER (Include Area Code) 810-287-4117			
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Community Development - Building Department 151 Martin Street, Birmingham, MI 48009

Community Development: 248-530-1850 AMG Inspection Request Site: https://www.accessmygov.com

Permit # ____

Fax: 248-530-1290 / www.bhamgov.org

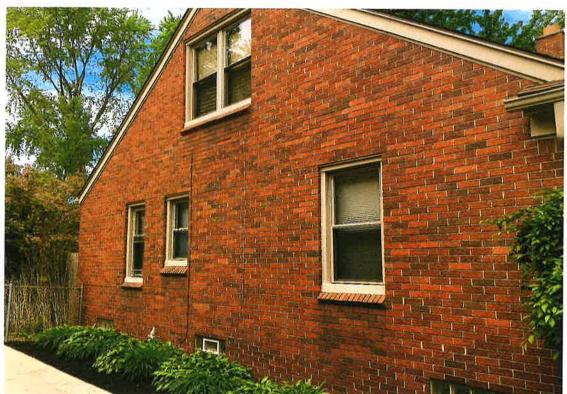
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C. Architect or Engineer			
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CITY	STATE	ZIP CODE	TELEPHONE NUMBER (Include Area Code)
CELL PHONE NUMBER (Include Area Code)	FAX NUMBER (Include Area Code)	EMAIL ADDRESS	
LICENSE NUMBER			EXPIRATION DATE
D. Contractor			
NAME		ADDRESS	
CITY	STATE	ZIP CODE	TELEPHONE NUMBER (Include Area Code)
CELL PHONE NUMBER (Include Area Code)	FAX NUMBER (Include Area Code)	EMAIL ADDRESS	
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CITY OF BIRMINGHAM COMMUNITY DEVELOPMENT DEPARTMENT

SEP 0 9 2019











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Community Development: 248-530-1850 AMG Inspection Request Site: https://www.accessmygov.com

Permit #	

Fax: 248-530-1290 / www.bhamgov.org

Project #	
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A. Applicant						_		
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C. Architect or Eng	ineer			-				
NAME				ADDRESS				
CITY		STATE		ZIP CODE		TELEPHONE	NUMBER (Include /	Area Code)
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NAME ALEX	Brilde	15	LLC	ADDRESS /	195 Roc	heste	or Ld	Suite T
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Community Development - Building Department 151 Martin Street, Birmingham, MI 48009

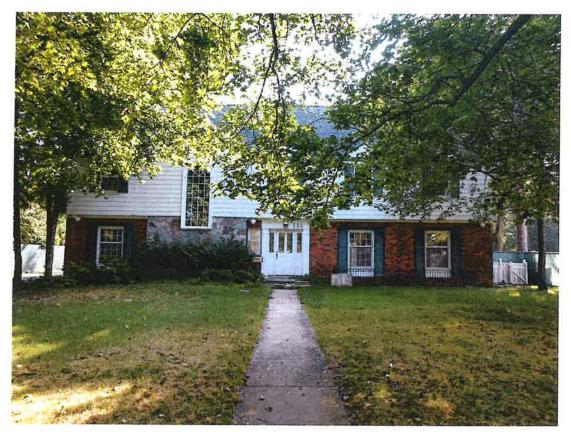
Community Development: 248-530-1850
AMG Inspection Request Site: https://www.accessmygov.com
Fax: 248-530-1290 / www.bhamgov.org

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Permit # _____

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	NON-LOAD BEARING SHED	☐ OTHER_			
356 Lake Park		08-19-26-477-00	NUMBER (SIDWELL NO.)	LOT NUMBER	
II. Applicant / Project Contact In	formation			1 LOT 334	
A. Applicant					
Doyle Mosher		ADDRESS 2725 Nako	ta Royal Oak, MI		
Royal Oak	STATE MI	ZIP CODE 48073	TELEPHONE NUMBER (Inc. 248-258-9453	clude Area Code)	
CELL PHONE NUMBER (Include Area Code)	FAX NUMBER (Include Area Code) 248-258-6514	EMAIL ADDRESS	1	1/2/2 19/	
B. Owner or Lessee	246-236-6314	doyle.mosher@g	mail.com: dave@mo	osherdolan.com	
NAME		ADDRESS			
David Provost		376 Baldwi	n		
Birmingham	STATE MI	ZIP CODE 48009	TELEPHONE NUMBER (Inc	clude Area Code)	
CELL PHONE NUMBER (Include Area Code)	ELL PHONE NUMBER (Include Area Code) FAX NUMBER (Include Area Code)				
C. Architect or Engineer					
CBI Design Profession	aals	ADDRESS			
CDI DESIGNI FIOTESSION		838 W Long Lake	e Rd #10		
Bloomfield Hills	STATE MI	48302	TELEPHONE NUMBER (Inc. 248-645-2605	lude Area Code)	
CELL PHONE NUMBER (Include Area Code)	FAX NUMBER (Include Area Code)	SSmith@cbides	ign.net (Stev	e Smith)	
LICENSE NUMBER # 13010	35/05		EXPIRATION DATE	e simely	
D. Contractor					
Mosher Dolan		ADDRESS 2725 Nako	ta		
Royal Oak	STATE	ZIP CODE 48073	TELEPHONE NUMBER (Inc	ude Area Code)	
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INDIVIDUAL BUILDERS LICENSE NUMBER	248-238-0314	dave@iiios	EXPIRATION DATE		
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WORKERS COMP INSURANCE CARRIER (or					
Michigan Insurance Comp	any				
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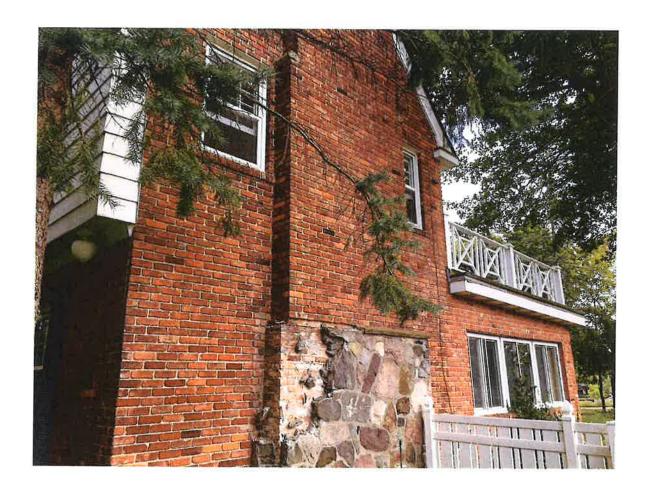
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ВАСК



Community Development - Building Department 151 Martin Street, Birmingham, MI 48009

Community Development: 248-530-1850
AMG Inspection Request Site: https://www.accessmygov.com
Fax: 248-530-1290 / www.bhamgov.org

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Project # _____

APPLICATION FOR DEMOLITION PERMIT

I. Project Type / Los	cation	A MARINE	YAL TENET	15 STE				
☐ HOUSE	HOUSE AND ATTAC	CHED CAPAGE	☐ HOUSE AND DETACH	ED CADAGE	☐ DETACHED G	ARAGE	Поогила	OLAL PURI PINIO
☐ EXTERIOR	☐ INTERIOR NON-LOAD		SHED	ED GARAGE		ARAGE	LI COMMER	CIAL BUILDING
ADDRESS Q Q Q	INTERIOR NON-LOAD	DEARING	- SHED	T	OTHER			
288	Shirley				35-226		VO.)	LOT NUMBER
II. Applicant / Project		ion			75 224	WINDS AND	to the call	
A. Applicant								
LMB	Propertic	5 LLC		368	00 /00	IteLEPHONE N	STE	115
CITY	Coll	STATE		ZIP CODE	or wa	TELEPHONE N	IUMBER (Includ	e Area Code)
CELL PHONE NUMBER (In	HEIG	. M.		483	04	1248-	644	9910
OLLE I HOME HOMBER (III	cidde Area Code)	FAX NUMBER (Inc	dude Area Code)	EMAIL ADDR	ESS			
B. Owner or Lessee				PART N			DEG IVE	
NAME	en and Da	and Ham	ilton	ADDRESS	9 Corbi		Call Car William	
CITY	lati	STATE	1 /	ZIP CODE	1 -0101	TELEPHONE N	NUMBER (Include	Area Code)
CELL PHONE NUMBER (Inc	HILLS	FAY NUMBER (I	11	48	307	348-	321-121	0
CELE PHONE NOMBER (III	dude Alea Code)	FAX NUMBER (Inc	nude Area Code)	EMAIL ADDRE	ESS			
C. Architect or Engli	neer							
NAME HRH	Design G	rays Inc	c.	ADDRESS 328	2 Lochum	we Crt.		
Commerce	e Twa	STATE M		ZIP CODE		TELEPHONE N	44-441	Area Code)
GELL PHONE NUMBER (Inc	lude Area Code)	FAX NUMBER (Incl	lude Area Code)	EMAIL ADDRE	homese	icheco	hotmi	ail.com
LICENSE NUMBER				3	1 House RESIL	EXPIRATION D	ATÉ	ti I. Care
D. Contractor		name softening		ADDRESS				
LMB	Properties			ADDRESS 3680	o Woodw	ord S	TE 115	
Blamfiel	0	STATE ///		ZIP CODE	304	244-	WMBER (Include	Area Code)
CELL PHONE NUMBER (Incl	ude Area Code)	FAX NUMBER (Incl	ude Area Code)	EMAIL ADDRE	SS	1 100	2	
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	2	10 1142	208				1-22	
COMPANY BUILDERS LICEN	ISE NUMBER	21022				EXPIRATION DA	NTE .	
EDERAL EMPLOYER ID NU	MBER (or reason for exem	ption)	12113			5-3	1-20	
VORKERS COMP INSURANCE			38 - 3573	599				
		Fra	nkenmuth					
INEMPLOYMENT INSURANC	LE AGENCY EMPLOYER	ACCOUNT NUMBER	(or reason for exemption)	1559	084			
						150	71311	

SEP 2 7 2019

CITY OF BIRMINGHAM

COMMUNITY DEVELOPMENT DEPARTMENT



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Permit #	
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Project #	
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I. Project Type / Location					
☐ HOUSE AND AT	TACHED GARAGE HOUSE AND DETACH	HED GARAGE DETACHED (SARAGE D.COMME	RCIAL BUILDING	
☐ EXTERIOR ☐ INTERIOR NON-LO		OTHER	STATUTE CONTINE	NOIAL BUILDING	
1819 W. MELTON		PROPERTY IDENTIFICATION NUMBER (SIDWELL NO.)		LOT NUMBER	
II. Applicant / Project Contact Inform	ation		A CHIEF LAND OF THE LOCAL PROPERTY AND ADDRESS OF THE LOCAL PROPERTY AND A	S.C., Cores and Cores	
A. Applicant					
MICHOLAS GOGONIS		ADDRESS 38836 GOLFVIEW OR E ZIP CODE TELEPHONE NUMBER (Include Area Code)			
ELINTOH TWP	M I	48038	TELEPHONE NUMBER (Include	de Area Code)	
CELL PHONE NUMBER (Include Area Code) 248 930 3481	FAX NUMBER (Include Area Code)	ngogonis (Demail.	on	
B. Owner or Lessee		00	Jura 1	.000	
Angela GOGONIS		38836			
CLINTON TWP CELL PHONE NUMBER (Include Area Code)	MI	21P CODE 4803 8	TÉLÉPHONE NUMBER (Includ	e Area Code)	
CELL PHONE NUMBER (Include Area Code) 586) 567 0617	FAX NUMBER (Include Area Code)	gogonis 3.5 Dymail. com			
C. Architect or Engineer			0		
C A R	VATORE S DALEO		ADDRESS 1055 South Blud E. Suite 200 ZIP CODE TELEPHONE NUMBER (Include Area Code)		
COLLESTER HILLS DELL PHONE NUMBER (Include Area Code)	STATE M I FAX NUMBER (Include Area Code)	ZIP CODE 48307	TELEPHONE NUMBER (Included 248 852	e Area Code)	
	FAX NUMBER (Include Area Code) 248 852-7707	danna ass		102	
5 %26		200	EXPIRATION DATE		
). Contractor					
AME NICHOLAS GOGOMIS		ADDRESS 38836 GOLFVIEW DR E. ZIP CODE TELEPHONE NUMBER (Include Area Code)			
LIMTON TWP ELL PHONE NUMBER (Include Area Code)	STATE M I	ZIP CODE 48038 EMAIL ADDRESS	TELEPHONE NUMBER (Include	Area Code)	
48 930 3481 DIVIDUAL BUILDERS LICENSE NUMBER	FAX NUMBER (Include Area Code)	M QOQONIS	a Pmail	COM	
DIVIDUAL BUILDERS LICENSE NUMBER		00	EXPIRATION DATE	2011	
DMPANY BUILDERS LICENSE NUMBER			EXPIRATION DATE		
DERAL EMPLOYER ID NUMBER (or reason for exe	mption)				
ORKERS COMP INSURANCE CARRIER (or reason	for exemption)				
IEMPLOYMENT INSURANCE AGENCY EMPLOYER	R ACCOUNT NUMBER (or reason for exemption)				
1	was interest.				







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