

AGENDA
BIRMINGHAM HISTORIC DISTRICT COMMISSION MEETING
MUNICIPAL BUILDING-COMMISSION ROOM-151 MARTIN STREET
WEDNESDAY – November 6th, 2019
******* 7:00 PM*******

- 1) Roll Call**
- 2) Approval of the HDC Minutes of October 16th, 2019**
- 3) Courtesy Review**
- 4) Historic Design Review**
 - A. 135 Pierce – Planthropie**
 - B. 487 Willits – Edgar Lamb House**
- 5) Sign Review**
- 6) Study Session**
- 7) Miscellaneous Business and Communication**
 - A. Pre-Application Discussions**
 - 1. 100 N. Old Woodward**
 - B. Staff Reports**
 - 1. Administrative Sign Approvals**
 - 2. Administrative Approvals**
 - 3. October Demolitions**
- 8) 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.

HISTORIC DISTRICT COMMISSION
MINUTES OF OCTOBER 16, 2019
Municipal Building Commission Room
151 Martin, Birmingham, Michigan

Minutes of the regular meeting of the Historic District Commission ("HDC") held Wednesday, October 16, 2019. Chairman John Henke called the meeting to order at 7:02 p.m.

1) ROLLCALL

Present: Chairman John Henke; Board Members Natalia Dukas, Patricia Lang, Michael Willoughby; Student Representative Klea Ahmet

Absent: Vice-Chairman Keith Deyer; Board Member Doug Burley, Gigi Debbrecht; Alternate Member Kevin Filthaut

Administration: Nicholas Dupuis, City Planner
Laura Eichenhorn, Transcriptionist

10-39-19

2) Approval Of Minutes

Motion by Mr. Willoughby

Seconded by Ms. Lang to approve the HDC Minutes of October 2, 2019 as submitted.

Motion carried, 4-0.

VOICE VOTE

Yeas: Willoughby, Lang, Dukas, Henke

Nays: None

10-40-19

3) Courtesy Review (none)

10-41-19

4) Historic Design Review (none)

10-42-19

5) Sign Review (none)

10-43-19

6) Study Session (none)

10-44-19

7) Miscellaneous Business and Communication

A. Pre-Application Discussions

1. 100 N. Old Woodward

City Planner Dupuis reviewed the history of the 100 N. Old Woodward building, explaining:

- The building was built in 1889 and was a two-story brick building.
- In 1969 the brick was covered over with marble and the City Commission at the time granted a license agreement for the facade to encroach into the public right-of-way.
- If the brick under the marble could be restored it would be a major contribution to the Maple-Old Woodward intersection.
- Victor Saroki, architect for the potential project at 100 N. Woodward, indicated he and his team would be interested in maintaining the brick if it was still in good condition.
- With the planned setbacks on the upper floors it is unlikely that the proposed project will feel more imposing than the building that is currently there.

Mr. Saroki then presented the architectural drawings and potential project to the HDC. He said:

- If his team were to peel the travertine off the facade and discover the brick was in poor shape, they would endeavor to restore the brick or duplicate the original historic aesthetic should direct restoration not be possible.
- The Palladium Building in Birmingham would give an accurate sense of the scale of the proposed building. The corner of the building at Hamilton is five stories in height.
- While the proposed building would be five stories, it would also have its upper floor facades stepped back.
- His team is seeking a way to add on to this building in a way that is appropriate in terms of what the City needs and in terms of its aesthetic, historical and architectural context.
- The team would consider whether they would want to pursue use of the roof for building occupants.
- The facades of the Tiger and Boyd buildings would intentionally be done in a newer style in order to distinguish them from the older facades.
- He could not say for sure, but the facades of the Tiger and Boyd buildings would probably be done to match the style of the upper floors.
- He would consider whether the entrance to the upper floors should be located on the Maple or Old Woodward side. The N. Old Woodward streetscape is superior to the Maple streetscape in terms of views, amenities, and parking, which is why the plans currently designate the entrance as being on the N. Old Woodward side. A Maple entrance, however, would be located on the non-historic part of the building which could be preferable from a preservation standpoint.

- The potential buyer would not want to purchase the building without some certainty that they could proceed with plans that would make a development at this location profitable. The decision to pursue a four- or five-story building would be a matter of the likely return on investment for the potential buyer.
- Andres Duany, head of the teams that developed both the City's 2016 Plan and current master plan, is of the opinion that Birmingham is now a five-story City, and buildings with that massing and scale are appropriate for the City's streetscape.
- If these projects are done well they can both preserve the history of the City and be a part of the City's careful but continued development.
- If his team ends up breaking ground on this project, it will be essential that the plans for the single story of underground parking be maintained.

Chairman Henke noted that under the Secretary of Interior standards the travertine is considered historic because the building received historic designation in the 1980s. He also said:

- He has seen two other buildings in town negatively impact the adjacent buildings in the pursuit of underground parking, so the logistics of putting in one story of underground parking would be a concern.
- With the plan's five-story proposal, this building would be the tallest at the Maple-Old Woodward corner, and would feel like a five-story building even with the proposed setbacks.
- 101 N. Old Woodward Ave, located in the same Maple-N. Old Woodward intersection, is unlikely to be able to build higher due to structural impediments.
- When the travertine is peeled the underlying facade will start deteriorating as soon as work on the underground parking commences.
- Restoration of the facade to its original appearance would not be preferable.
- Having a full HDC weigh in on this proposal would be the most appropriate next step in Mr. Saroki's due diligence.
- A few renderings would likely help the discussion of the proposed project.
- He is very in favor of open rooftops with green space, for this and other projects.
- There is ongoing discussion regarding how developed the City's downtown should become, and how the light and air would change if the City becomes a five-story City whereas it was previously a two- to three-story City.
- Walking by the Daxton Hotel on Woodward will give an accurate sense of what a five-story building feels like when viewing it from street level.

Mr. Saroki said he does expect that 101 N. Old Woodward will be able to build higher sometime in the future. He said that even though it may be structurally challenging it would not be impossible. He also said he would be willing to make some renderings of a four-story building in this location, in addition to renderings of the currently proposed plans, to see if there is a significant difference.

Mr. Willoughby said he was inclined to support a project like this. He continued:

- Stepping the third floor back, as the plans propose, will allow the team to restore the first two floors while distinguishing the upper floors from the lower historic ones.

- Many historic buildings throughout Europe have had new parts added on to them in aesthetically appropriate ways. Projects like that allow a community to maintain the historic feeling while allowing for development and investment in the community's properties.
- Mr. Saroki's proposal is a good one, especially in regards to the respect it exhibits for the historic portion of the building.
- This project would not likely remain the only five-story building in this intersection if these plans come to fruition. The other buildings would likely follow suit.

Ms. Lang said this proposal merits serious consideration on the part of the HDC members.

Mr. Saroki said he had heard the present HDC members' feedback, and would try to return for another pre-application discussion with some conceptual renderings. He thanked the HDC for their time.

2. 163 W. Maple

City Planner Dupuis summarized the proposed plans for Seven Daughters, a coffee shop and roaster which is not in a historically designated building but would be located in the historic district.

Maryam Razak, owner of Seven Daughters, said she wanted to remove the box structure and cut back to the existing glazing of the building, so the facade would be completely flat. She asked if she would be able to do the whole application as an administrative review in order to save herself time and resources.

Chairman Henke advised Ms. Razak that she would not be able to receive approval administratively, but would have to return to the HDC. He also advised her to spend a bit more time with her architect working on some clearer renderings that will show her goals accurately. He said if her application is done well she should only have to come before the HDC once.

City Planner Dupuis told Ms. Razak that if she wanted to be on the November 6, 2019 HDC agenda that he would need her application and the majority of her materials by Monday, October 21, 2019.

Ms. Razak thanked the HDC for their time.

3. 366 W. Brown (Fence)

City Planner Dupuis summarized the item, saying 366 W. Brown would be willing to use the lattice top fencing or the Kingston fencing.

The HDC told City Planner Dupuis that they would prefer the Kingston fencing in a matte white.

4. 384 W. Brown (Windows)

City Planner Dupuis summarized the item.

After discussion, the HDC asked City Planner Dupuis to determine whether the owner intended to match and replace the remaining historic windows, or the newer windows which are not historic. The HDC said City Planner Dupuis could then administratively approve the windows if all the window specifications are reviewed to ensure that whichever windows are being replaced will be replaced with historically accurate windows.

Chairman Henke stated that there is significant documentation regarding the historic windows for this house because this project's historic aspects were much discussed when the architect, Robert Ziegelman, built these homes.

B. Staff Reports

1. Administrative Sign Approvals

2. Administrative Approvals

135 Pierce received a number of small administrative approvals. City Planner Dupuis then found the glass being replaced on their windows, which was not reviewed or approved by the City.

The HDC agreed that the responsible parties should be brought in before the HDC for a historic review. Chairman Henke said that the building's owners have repeatedly undertaken, or attempted to undertake, changes to the building's exterior without City review or permission.

487 Willits received approval for a number of different changes in 2018, but when City Planner Dupuis went for a final inspection several more changes had been made without City review or approval. Some of these changes included a different color of exterior paint, the addition of shutters, a different roof, different gable details, and changes to the summer home in the back of the home. As a result, City Planner Dupuis is requiring that the owners of 487 Willits return for a historic review as well.

Chairman Henke confirmed that owners are expected to modify their buildings to meet the HDC's requirements, even if the historic review occurs after the unapproved changes have already been implemented.

3. September Demolitions

10-45-19

ADJOURNMENT

No further business being evident, the board motioned to adjourn the meeting at 8:23 p.m.

Historic District Commission
Minutes of October 16, 2019

Nicholas Dupuis
City Planner



MEMORANDUM

Planning Division

DATE: November 6th, 2019

TO: Historic District Commission

FROM: Nicholas Dupuis, City Planner

SUBJECT: Historic Design Review – 135 Pierce – Planthropie

Zoning: B-4 Business Residential, D-4 Downtown Overlay

Existing Use: Commercial

History

The St. Clair Edison Building was designed by Birmingham Architect John H. Buckberrough in the Federal Style in 1909. The Construction was performed by Birmingham contractor G. Wm. Crary. In 1950, the building was cut laterally and raised to remove a large generator from the basement. At that time, the upper portion was raised 6.5 ft. to create a second floor. The building is now used for commercial purposes.

Proposal

The applicant recently submitted building plans and an Administrative Approval application for a tenant buildout and minor exterior changes to 135 Pierce. The changes were predominantly interior, with the exterior changes limited to paint, landscaping changes, a replacement of two accessory windows, and new signage. In mid-October, City Staff observed some unapproved work being performed to the front bay window that included the removal of the wood window mullions and replacement of the glass. The applicant has now submitted a Historic Design Review application for the newly proposed glass (please note, the work has already been performed, and this approval is being sought retroactively).

The applicant is proposing to replace the former single paned glass with 1/8 thick double paned clear float glass with a 90% Visual Light Transmittance. The glass is made by Midwest Glass, and the applicant is retaining the same size, shape and number (21) of small square windows as existed. The glass meets the glazing ordinance that states only Clear glazing is permitted on storefront facades at the first floor. Clear glazing is defined as glass with a minimum Visual Light Transmittance of 80%. The applicant has also proposed new window mullions to secure the new glazing, which will be painted white as previously approved.

Chapter 127, Section 127-18 of the City Code states that when work has been done upon a resource without a permit and/or a performance bond, and the commission finds that the work does not qualify for a certificate of appropriateness, the commission may require an owner to restore the resource to the condition that the resource was in before the inappropriate work or to modify the work so that it qualifies for a certificate of appropriateness. If the owner does not comply with the restoration or modification requirement within a reasonable time, the commission

may seek an order from the county circuit court to require the owner to restore the resource to its former condition or to modify the work so that it qualifies for a certificate of appropriateness. If the owner does not comply or cannot comply with the order of the county circuit court, the commission or its agents may make a claim against the performance bond, if any, and enter the property and conduct work necessary to restore the resource to its former condition or modify the work so that it qualifies for a certificate of appropriateness in accordance with the court's order. The costs of the work done shall be charged to the owner, and may be levied by the city as a special assessment against the property. When acting pursuant to an order of the county circuit court, the historic district commission or its agents may enter a property for purposes of this section.

Recommendation

The proposed glass replacement meet the Secretary of the Interiors guideline numbers 1 and 5. The commercial use is in keeping with the historical character and does not require a change to the defining characteristics of the building and its site and environment, and the distinctive features (bay window) that characterize the building are to be preserved. However, the removal of historic materials or alteration of features and spaces that characterize a property was not avoided, as the existing single-pane glass was discarded and replaced with double pane glass (guideline #2). The proposed glass should maintain the historic character of the previous glass in terms of visibility and interaction from the street.

The Planning Department recommends APPROVAL of the Historic Design Review and the issuance of a Certificate of Appropriateness for the work being completed at 135 Pierce – Planthropie.

Wording for Motions

I move that the Commission **APPROVE** the Historic Design Review application and issue a Certificate of Appropriateness for 135 Pierce - Planthropie. The work as proposed meets "The Secretary of the Interior's Standards for Rehabilitation" standard numbers _____.

I move that the Commission **APPROVE** the Historic Design Review application and issue a Certificate of Appropriateness for 135 Pierce - Planthropie, provided the following conditions are met: (*List Conditions*). "The Secretary of the Interior's Standards for Rehabilitation" standard number(s) _____ will be met upon fulfillment of condition(s).

I move that the Commission **POSTPONE** the Historic Design Review application and the issuance of a Certificate of Appropriateness for 135 Pierce - Planthropie, until the following conditions are met: (*List Conditions*). "The Secretary of the Interior's Standards for Rehabilitation" standard number(s) _____ will be met upon fulfillment of condition(s).

I move that the Commission **DENY** the Historic Design Review application for 135 Pierce - Planthropie. Because of _____ the work does not meet "The Secretary of the Interior's Standards for Rehabilitation" standard number(s) _____.

Notice to Proceed

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

Choose from one of these conditions:

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

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.



Final Historic Design Review Application Historic District Commission Planning Division

1. Applicant

Name: RFO, LLC DBA Planthropie
Address: 135 Pierce Street, Birmingham, MI 48009

Phone Number: 248-207-2038
Fax Number: _____
Email Address: hello@planthropie.com

Property Owner

Name: Pierce Birmingham Place LLC
Address: 159 Pierce Street, Birmingham, MI 48009

Phone Number: 323-662-3552
Fax Number: _____
Email Address: sciuba@simongroupholdings.com

2. Applicant's Attorney/Contact Person

Name: Mark DiVitto
Address: 135 Pierce Street, Birmingham, MI 48009

Phone Number: 248-207-2038
Fax Number: _____
Email Address: hello@planthropie.com

Project Designer/Developer

Name: DKI International
Address: 6775 Daly Rd. Suite 101, West Bloomfield, MI 48322

Phone Number: 248-885-9445
Fax Number: _____
Email Address: joe@dkidemolition.com

3. Required Attachments

- Warranty Deed with legal description of property
- Photographs of existing site and buildings
- Completed Checklist
- Samples of all materials to be used
- Landscape Plan showing all existing and proposed elements
- Catalog sheets for all proposed lighting
- Two (2) folded copies of scaled plans including site plan and color elevations showing all materials and an itemized list of all changes for which approval is requested with the changes marked in color
- Required fee (see Fee Schedule for applicable amount)
- One (1) Digital set of plans

4. Project Information

Address/Location of Property: 135 Pierce Street, Birmingham, MI 48009

Name of Development: New tenant buildout
Sidwell #: _____
Current Use: Commercial
Proposed Use: Commercial
Area in Acres: _____
Current Zoning: B4

Name of Historic District site is in, if any: Downtown District
Date of Planning Board Approval, if any: _____
Date of HDC Approval, if any: _____

Bond Ref: 4
00163832

5. Details of the Nature of Work Proposed (Attach separate sheet if necessary)

(Please specifically list all materials and colors to be used)

We are looking to replace the glass of the storefront bay window of this space with new glass. The old glass was single paned with some pieces that were cracked requiring replacement. Also, since this is a bay window with single pane glass it is prone to condensation issues which affects visibility and the aesthetics of the storefront window (see photos attached). Because of this we selected double paned glass windows as the replacement. We were initially looking to get tempered for safety; however, we had concerns that the tempering created distortion that departs from the historical character of the window which we aim to retain. We did confirm that the building code does not required tempered in this application because each pane is less than 9 square feet.

Each pane of our replacement glass is 1/8 inch (3mm) thick clear float glass with no gas in the space between the two panes. The glass is rated at 90 VLT (Visual Light Transmittance) (see attached documentation). Float glass is the same type of glass that was previously installed. We have ordered and will bring a sample to the meeting as well. We are unable to reuse the old stops and while the ones we plan on installing will be different, once painted white (see rendering attached) the look and feel will be similar.

Final note: We did test the VLT of the tempered glass with a VLT meter and it tested between 82.0 and 83.7 (see photos attached). As stated above, retaining the same historical character is important to us which is why we elected to switch to non-tempered glass.

CITY OF BIRMINGHAM
Date 10/21/2019 12:28:19 PM
Ref 00163832
Receipt # 00163832
Amount \$ 0.00

6. Buildings and Structures

Number of Buildings on site: 1

Use of Buildings: Commercial

7. Addition

Proposed use: N/A

Number of floors: _____

Number of sq. ft. on each floor: _____

Retail space in sq. ft.: _____

Assembly space in sq. ft.: _____

Height: _____

Total Floor area in sq. ft. (all floors): _____

Office space in sq. ft.: _____

Industrial space in sq. ft.: _____

Seating Capacity: _____

8. Landscaping

Location of landscape areas: N/A

Proposed landscape material: _____

9. Building Lighting

Number of light standards on building: N/A

Size of light fixtures (LxWxH): _____

Maximum wattage per fixture: _____

Light level at each property line: _____

Type of light standards on building: _____

Height from grade: _____

Proposed wattage per fixture: _____

Number & location of holiday tree lighting receptacles: _____



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 made to an approved site plan. The undersigned further states that they have reviewed the procedures and guidelines for site plan review in Birmingham, and have complied with same. The undersigned will be in attendance at the Planning Board meeting when this application will be discussed.

Signature of Owner: _____

Date: _____

Print Name: _____

Sam Simon

Date: 10-18-19

Signature of Applicant: _____

Date: _____

Print Name: _____

MARK DIVITTO

Date: 10/21/19

Signature of Architect: _____

Date: _____

Print Name: _____

Office Use Only

Application #: _____

PFHDC 19-0003

Date Received: _____

10/21/19

Fee: _____

\$ 500.00

Date of Approval: _____

Date of Denial: _____

Accepted by: _____

[Signature]

Fw: Clear glass performance

Yahoo/Inbox



Specialty Glass <specialtyglass89@yahoo.com>
To: mark_divitto@yahoo.com

Oct 18 at 1:45 PM

Specs are on 1st page 1st paragraph under CLEAR FLOAT Performance
It is the 1/8 inch thickness, 90%VLT.

----- Forwarded Message -----

From: Paul Mouton <pmouton@mwgf.com>
To: specialtyglass89@yahoo.com <specialtyglass89@yahoo.com>
Sent: Friday, October 18, 2019, 9:29:41 AM EDT
Subject: Clear glass performance

Midwest Glass (Highland, MI)

1 File 39.9kB



Monolithic Performance.docx
40kB

CLEAR FLOAT Performance

Glass Thickness		Transmittance %	Reflectance %		Solar Energy Transmittance %	Winter U-Value	Solar Heat Gain Coefficient (SHGC)
Inches	mm	Visible (VLT)	In	Out		Air	
Monolithic							
1/8	3	90	8	8	86	1.04	0.88
5/32	4	90	8	8	85	1.04	0.87
3/16	5	89	8	8	83	1.03	0.86
1/4	6	88	8	8	80	1.02	.84
5/16	8	87	8	8	76	1.01	0.81
3/8	10	86	7	7	73	1.00	0.79
1/2	12	84	7	7	69	0.99	0.77

Performance values are based on representative production samples and product modeling data using LBNL Window 7 software. Actual values may differ based on variations in the manufacturing process. Environmental conditions based on NFRC 100-2010. Thermal stress analysis or building codes may determine the requirement for heat-treated glass. Contact AGC Technical Services to ensure the correct form of glass to be supplied. For additional data performance and comparisons use our online Glass Calculator www.agcglass.com/glasscalculator.

CLEARVISION Performance

Glass Thickness		Transmittance %	Reflectance %		Solar Energy Transmittance %	Winter U-Value	Solar Heat Gain Coefficient (SHGC)
Inches	mm	Visible (VLT)	In	Out		Air	
1/8	3	92	8	8	91	1.04	0.91
5/32	4	91	8	8	91	1.04	0.91
3/16	5	91	8	8	90	1.03	0.91
1/4	6	91	8	8	90	1.02	0.91
5/16	8	91	8	8	89	1.01	0.9
3/8	10	91	8	8	89	1.00	0.9
1/2	12	91	8	8	88	0.99	0.89

Performance values are based on representative production samples and product modeling data using LBNL Window 7 software. Actual values may differ based on variations in the manufacturing process. Environmental conditions based on NFRC 100-2010. Thermal stress analysis or building codes may determine the requirement for heat-treated glass. Contact AGC Technical Services to ensure the correct form of glass to be supplied. For additional data performance and comparisons use our online Glass Calculator www.agcglass.com/glasscalculator.

LUXCLEAR Protect Performance

Glass Thickness		Transmittance %	Reflectance %		Solar Energy Transmittance %	Winter U-Value	Solar Heat Gain Coefficient (SHGC)
Inches	mm	Visible (VLT)	In	Out		Air	
1/4	6	87	10	10	78	1.03	0.82
3/8	10	85	10	10	71	1.00	0.78
1/2	12	84	10	10	66	0.99	0.74

Performance values are based on representative production samples and product modeling data using LBNL Window 7 software. Actual values may differ based on variations in the manufacturing process. Environmental conditions based on NFRC 100-2010. Thermal stress analysis or building codes may determine the requirement for heat-treated glass. Contact AGC Technical Services to ensure the correct form of glass to be supplied. For additional data performance and comparisons use our online Glass Calculator at www.agcglass.com/glasscalculator.

WINDOW TINT METER

1. FEATURES

★ This Window Tint Meter is a hand held device that measures the amount of light that passes through a window. It measures the total amount of Visual Light Transmission (henceforth referred to as VLT) through a window and any coatings (tint film) on that window. The device was designed to measure the total VLT of a window after it has been treated with aftermarket window film. The device slides over a partially rolled down window, does its calculations, and in seconds displays the readings on a LCD. Because it has its own internal light source, the meter will work day or night.

2. SPECIFICATIONS

Display: 10mm LCD
Resolution: 0.1

1

Accuracy: $\leq 2\%$

Wavelength: 550 Nanometers

Measurement Range:
0 to 100% Light Transmission

Interface: RS-232C

Sample Thickness:
Less than 18 mm/0.7inch

Operating conditions:
0~50°C, <90%RH

Time of Testing:
Maximum of 4 Seconds

Effects From Stray Light:
Not Effected by Stray Light

Lamp Life: 10 Years

Power Source: 4 x 1.5v AAA Batteries

Weight: 100g (not including batteries)

Host Dimensions: 126 x 65 x 27 mm

Sensor Dimensions: 125x38x38mm

Standard Accessories included:

Carrying case.....1pc

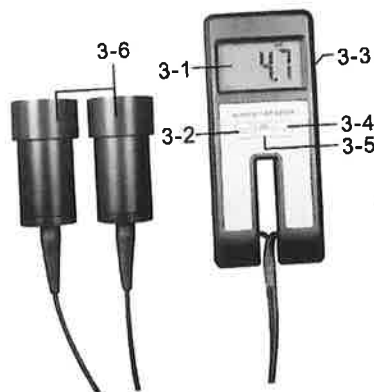
Operation manual.....1 pc.

Optional Accessory:

Cable and software for RS232C

2

3. FRONT PANEL DESCRIPTIONS



- 3-1 Display
- 3-2 Key for Date-transmission
- 3-3 Battery Cover
- 3-4 Calibration Key
- 3-5 Power Key
- 3-6 Measuring probe

3

3mm (.18")

Midwest Glass
Stamp





APPROVED



Broken glass
↓

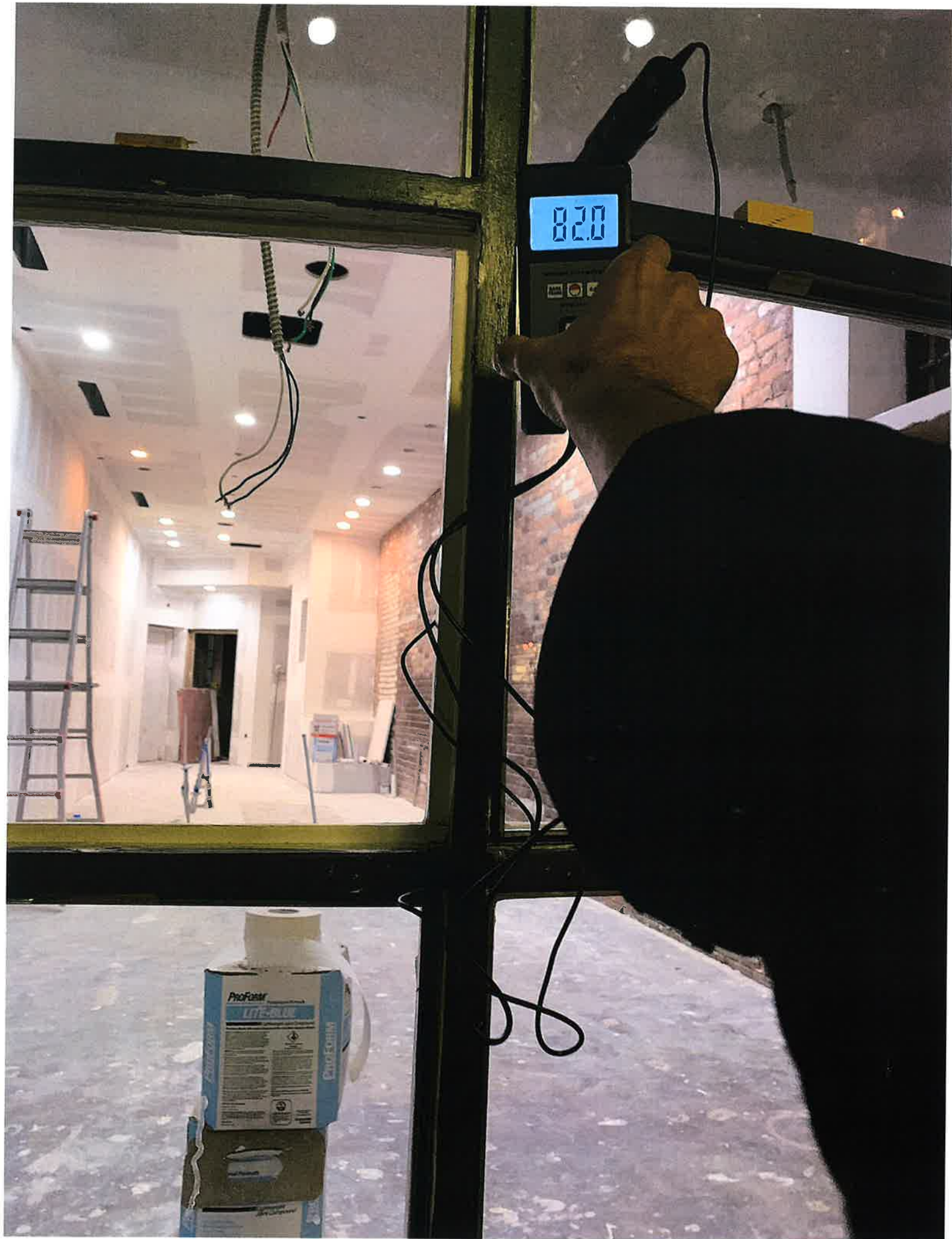
CAUTION



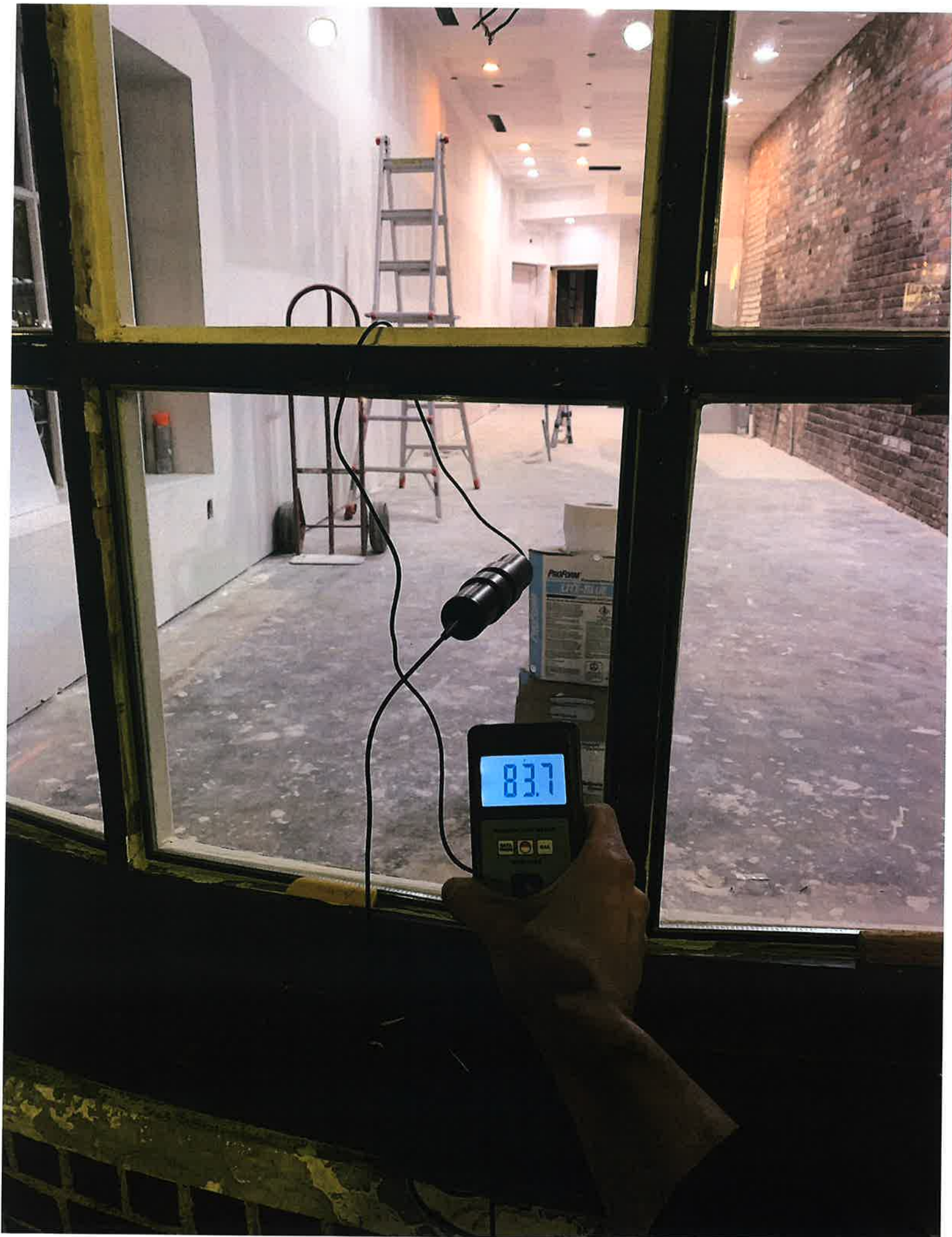








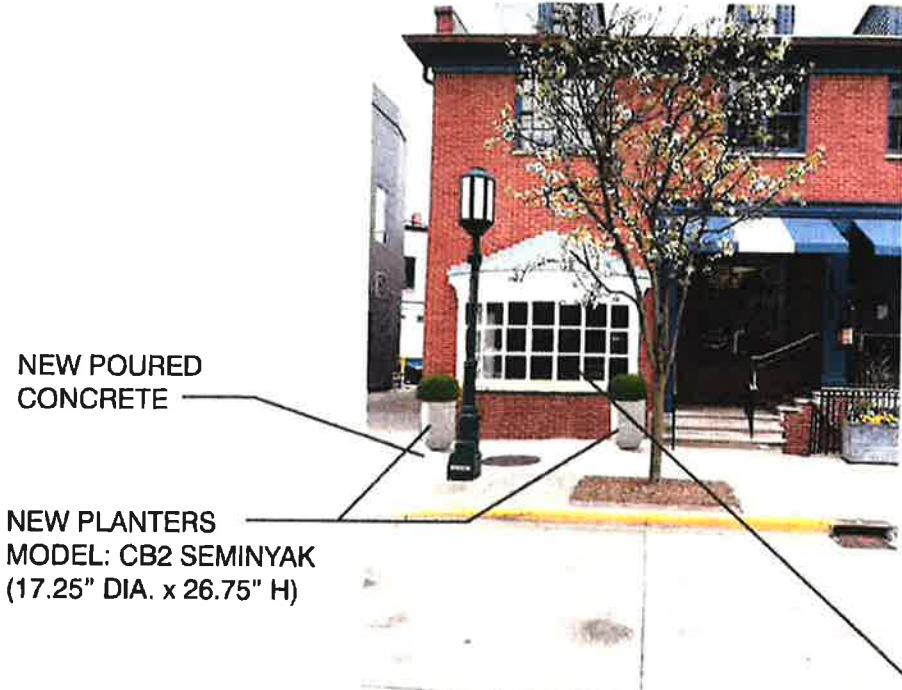




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SCOTT@SMAARCH.COM



NEW POURED
CONCRETE

NEW PLANTERS
MODEL: CB2 SEMINYAK
(17.25" DIA. x 26.75" H)

WEST ELEVATION



PAINT DOOR SW 7005 "PURE WHITE",
SATIN FINISH IN DURATION OR
EMERALD SELF PRIMING

SOUTH ELEVATION



NEW STEEL DOOR
PAINTED TO MATCH
EXISTING

PAINT WEST BAY AND LARGE NORTH SIDE WINDOW
SW 7757 "HIGH REFLECTIVE WHITE",
SATIN IN DURATION OR EMERALD SELF PRIMING

PARTIAL NORTH ELEVATION

PLANTHROPIE
135 PIERCE STREET
BIRMINGHAM, MICHIGAN

ISSUED FOR:
03 JUNE 19
OWNER REVIEW
& BUILDING PERMIT

SHEET# A2.01
DATE: 3 JUNE 19
JOB# 19027



MEMORANDUM

Planning Division

DATE: November 6th, 2019

TO: Historic District Commission

FROM: Nicholas Dupuis, City Planner

SUBJECT: Historic Design Review – 487 Willits – Edgar Lamb House

Zoning: R-3 Single-Family Residential

Existing Use: Single-family Residential

History

This house was commissioned to local builder Mr. Logan by Martha Baldwin in 1898. The house was to be built for Mr. Edgar Lamb who was the janitor at the High School in Birmingham. Several modifications have been made over the years. In the 1930's Scott Hersey remodeled the interior by adding a fireplace and removing interior partition walls. In the 1950's the small windows on either side of the fireplace were replaced with bay windows. This property was renowned in the 70's for its gardens, which were maintained by Mrs. Veinott, also known as Grandma Roses.

Proposal

The applicant was approved for exterior renovations to the house on May 16th, 2019 by the Historic District Commission. The approved changes included:

- Remove the previously installed aluminum siding and replace with new cedar wood lap board siding;
- Paint the body of the house BM "Storm Gray" and the trim BM "White Dove"
- Replacing several existing single pane bay windows with double hung windows;
- Removing the existing greenhouse on the rear of the building and rebuild with a pitched roof and sliding doors;
- Replace garage door;
- Replace railing and windows above garage doors;
- Convert the flat roof on the garage to a pitched roof;
- Demolish the trellis on the back deck.

Upon the completion of a final inspection by City Staff, several changes were made from the approved site plan that were not approved by either the Historic District Commission or the Planning Division. The changes observed were as follows:

1. Body of the house was approved to be painted "storm gray" with "white dove" trim. House currently all white.
2. Window shutters not present on approved plans.
3. 4 light sconces not on approved plans.
4. Front door design appears to be different from approved plans.

5. Apparent new wood on soffits not described in approved plans.
6. Architectural details on dormers not on approved plans (bargeboard, gable decoration).
7. Small ribbon windows above new door wall/windows over garage appear to be different sizes.
8. Railing post cap detail does not match plans.
9. New mechanical equipment enclosure on east elevation not on approved plans.
10. Shingle roof appears to be new/not proposed during plan review and different style than what existed.
11. "Summer House" in rear not complete, missing walls, ceiling, finishes etc. Existing cinder block walls demolished further than implied on plans (2 entire sides of the building), contractor explained they were deteriorated beyond repair.

The applicant has submitted revised plans detailing the changes that were made from conception to construction which include notes addressing the observations made during the final inspection. The plans also include a redesign of the unfinished summer house. The summer house is now proposed as an open air space with a fireplace. The south and east walls that were removed will remain open, and a pillar at the southeast corner of the former garage will support the roof. The roof is still proposed as pitched, and will have shingles to match the main residence.

The paint color that is currently on the house is Benjamin Moore White Dove OC17. The color is flat on the cedar shingles and low luster on siding and trim.

The photographs from the final inspection and the staff report and minutes from the May 2018 Historic District Commission meeting are attached for your review.

Recommendation

The proposed changes to the approved site plans appear to meet Secretary of the Interiors guideline numbers 2, 1 and 9. The property will remain a single-family residence (#1), and the historical character of the property is preserved through the renovations that were performed, and the changes made from the approved site plans do not jeopardize such (#2). Similarly, the exterior alterations (specifically the changes from the approved site plan) do not destroy the historic materials that characterize the property and remains compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment (#9).

It is important to note, however, that the observations made during the final inspection include the removal/change of gable details and the shape of the bargeboard on the dormer, as well as the removal of two complete walls from the garage ("summer house") in the rear. These observations contradict with the above recommendations referencing guideline numbers 2 and 9. The architect/applicant has advised that the gable details on the dormers pre-renovation were added later in the houses life as faux-historical details. The Secretary of the Interior's guideline #3 rebukes conjectural architectural details that are unoriginal, yet guideline #4 reminds us that changes to the property over time may have acquired historical significance in their own right.

The Historic District Commission should discuss the circumstances of these changes, along with the removal of two deteriorating original walls at the "summer house" in the rear.

The Planning Division recommends APPROVAL of the Historic Design Review application and the issuance of a Certificate of Appropriateness for the work completed at 487 Willits.

Wording for Motions

I move that the Commission **APPROVE** the Historic Design Review application and issue a Certificate of Appropriateness for 135 Pierce - Planthropie. The work as proposed meets "The Secretary of the Interior's Standards for Rehabilitation" standard numbers _____.

I move that the Commission **APPROVE** the Historic Design Review application and issue a Certificate of Appropriateness for 135 Pierce - Planthropie, provided the following conditions are met: (*List Conditions*). "The Secretary of the Interior's Standards for Rehabilitation" standard number(s) _____ will be met upon fulfillment of condition(s).

I move that the Commission **POSTPONE** the Historic Design Review application and the issuance of a Certificate of Appropriateness for 135 Pierce - Planthropie, until the following conditions are met: (*List Conditions*). "The Secretary of the Interior's Standards for Rehabilitation" standard number(s) _____ will be met upon fulfillment of condition(s).

I move that the Commission **DENY** the Historic Design Review application for 135 Pierce - Planthropie. Because of _____ the work does not meet "The Secretary of the Interior's Standards for Rehabilitation" standard number(s) _____.

Notice to Proceed

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

Choose from one of these conditions:

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

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.



Final Historic Design Review Application Historic District Commission Planning Division



1. Applicant

Name: SUSAN MARTIN
Address: 487 WILLITS STREET
BIRMINGHAM, MI 48009
Phone Number: (248) 705-1433
Fax Number: _____
Email Address: _____

Property Owner

Name: SUSAN MARTIN
Address: 487 WILLITS STREET
BIRMINGHAM, MI 48009
Phone Number: (248) 705-1433
Fax Number: _____
Email Address: _____

2. Applicant's Attorney/Contact Person

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

Project Designer/Developer

Name: THOMAS HOLLEMAN
Address: 2915 HARRINGTON ROAD
ROCHESTER HILLS, MI 48307
Phone Number: (248) 974-5467
Fax Number: _____
Email Address: _____

3. Required Attachments

- Warranty Deed with legal description of property
- Photographs of existing site and buildings
- Completed Checklist
- Samples of all materials to be used
- Landscape Plan showing all existing and proposed elements
- Catalog sheets for all proposed lighting
- Two (2) folded copies of scaled plans including site plan and color elevations showing all materials and an itemized list of all changes for which approval is requested with the changes marked in color
- Required fee (see Fee Schedule for applicable amount)
- One (1) Digital set of plans

4. Project Information

Address/Location of Property: 487 WILLITS ST.
BIRMINGHAM, MI 48009
Name of Development: RESIDENCE
Sidwell #: _____
Current Use: _____
Proposed Use: _____
Area in Acres: _____
Current Zoning: _____

Name of Historic District site is in, if any: _____
Date of Planning Board Approval, if any: _____
Date of HDC Approval, if any: _____

5. Details of the Nature of Work Proposed (Attach separate sheet if necessary)

(Please specifically list all materials and colors to be used)

REMOVE ALUMINUM SIDING & TRIM - REPLACE W/ CEDAR BEVEL SIDING,
TRIM & DOORFIT
NEW ANDERSEN WINDOWS & DOOR WALLS
NEW SHINGLE ROOF



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 made to an approved site plan. The undersigned further states that they have reviewed the procedures and guidelines for site plan review in Birmingham, and have complied with same. The undersigned will be in attendance at the Planning Board meeting when this application will be discussed.

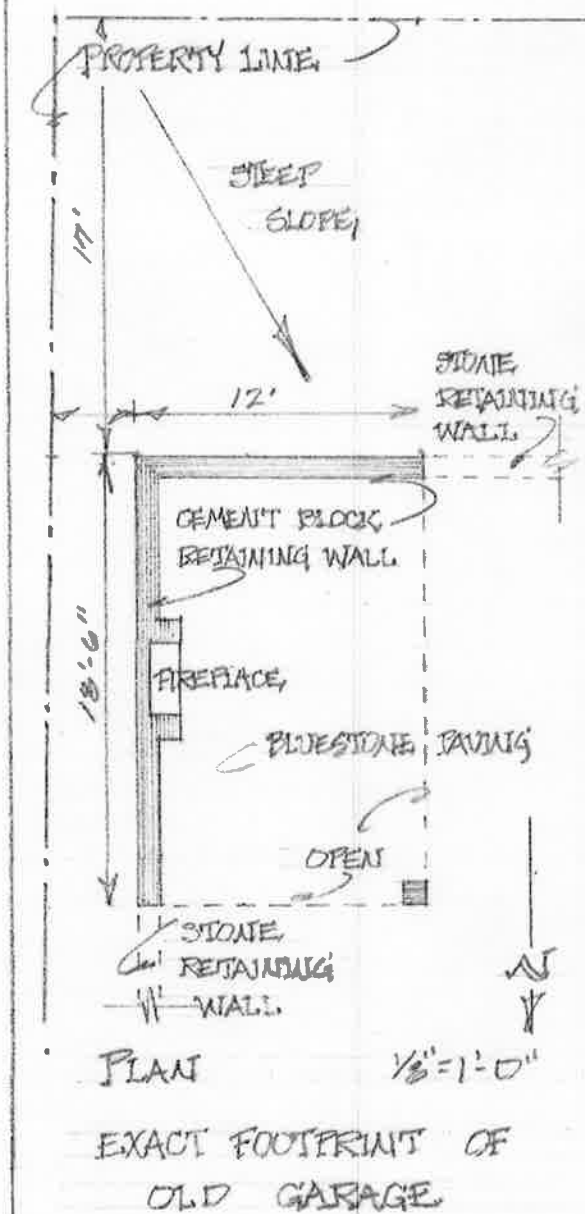
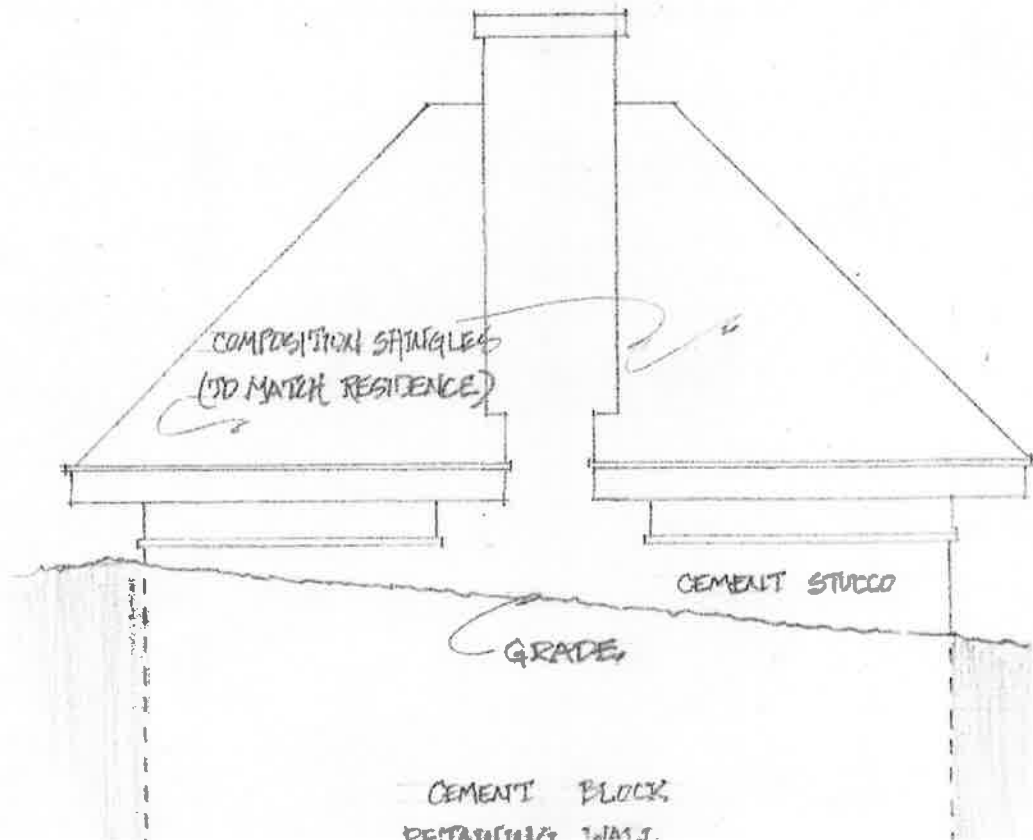
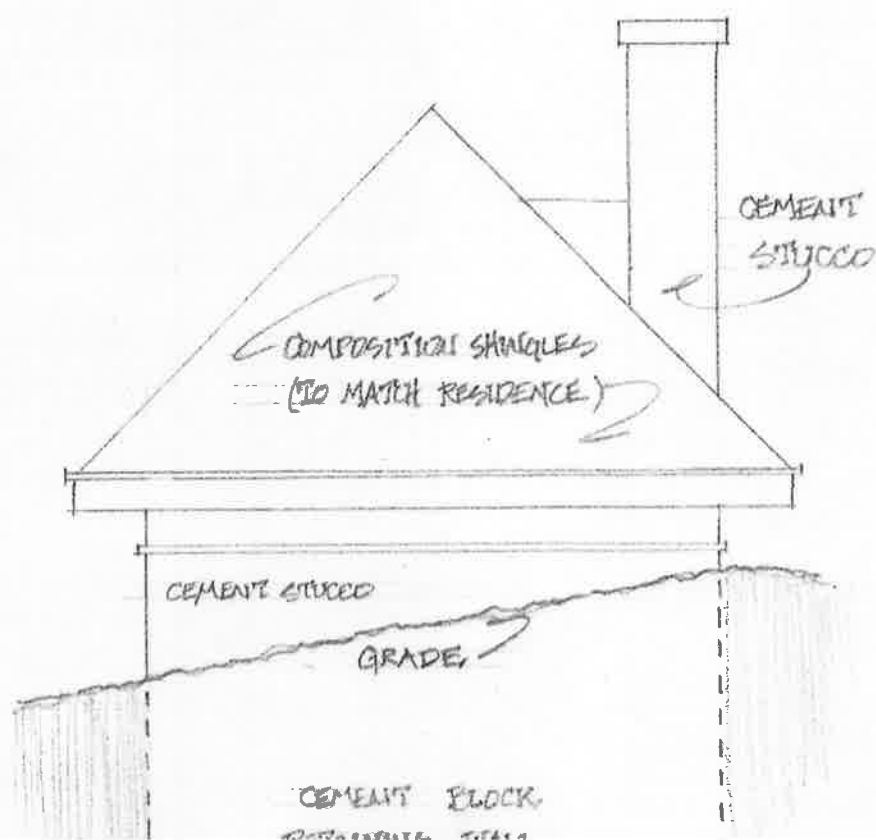
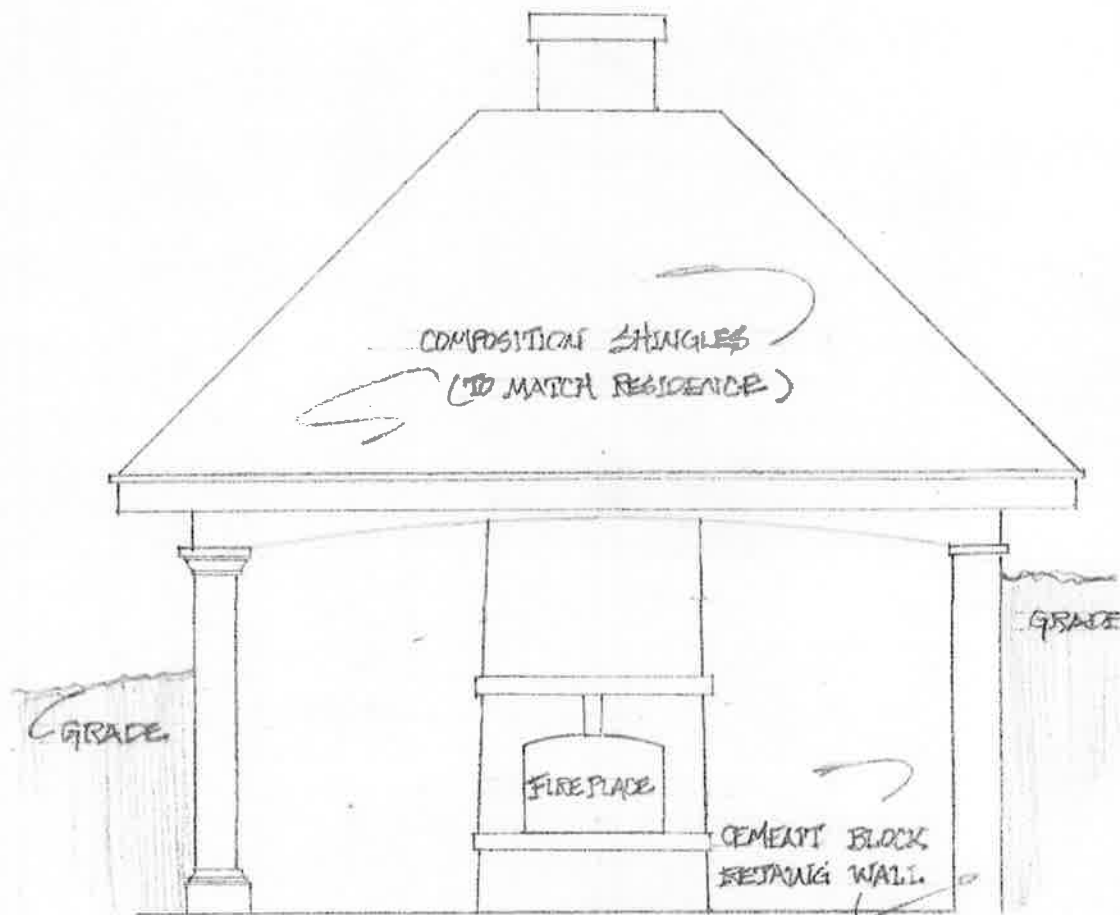
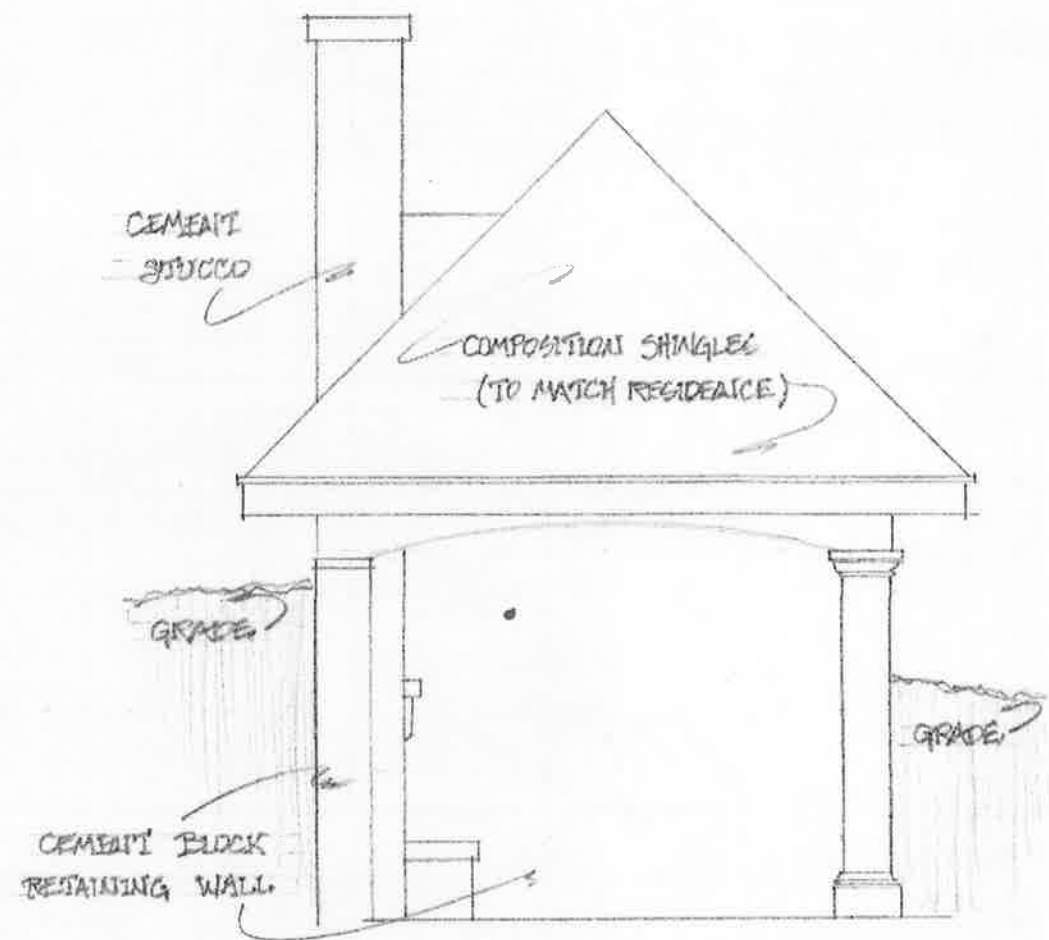
Signature of Owner: Susan M. Martin Date: 10.22.19
Print Name: SUSAN M. MARTIN

Signature of Applicant: Thomas Holliman Date: 10.21.19
Print Name: THOMAS HOLLEMAN

Signature of Architect: ABOVE Date: _____
Print Name: _____

Office Use Only

Application #: PF14DC19-0004 Date Received: 10/21/19 Fee: NONE
Date of Approval: _____ Date of Denial: _____ Accepted by: [Signature]

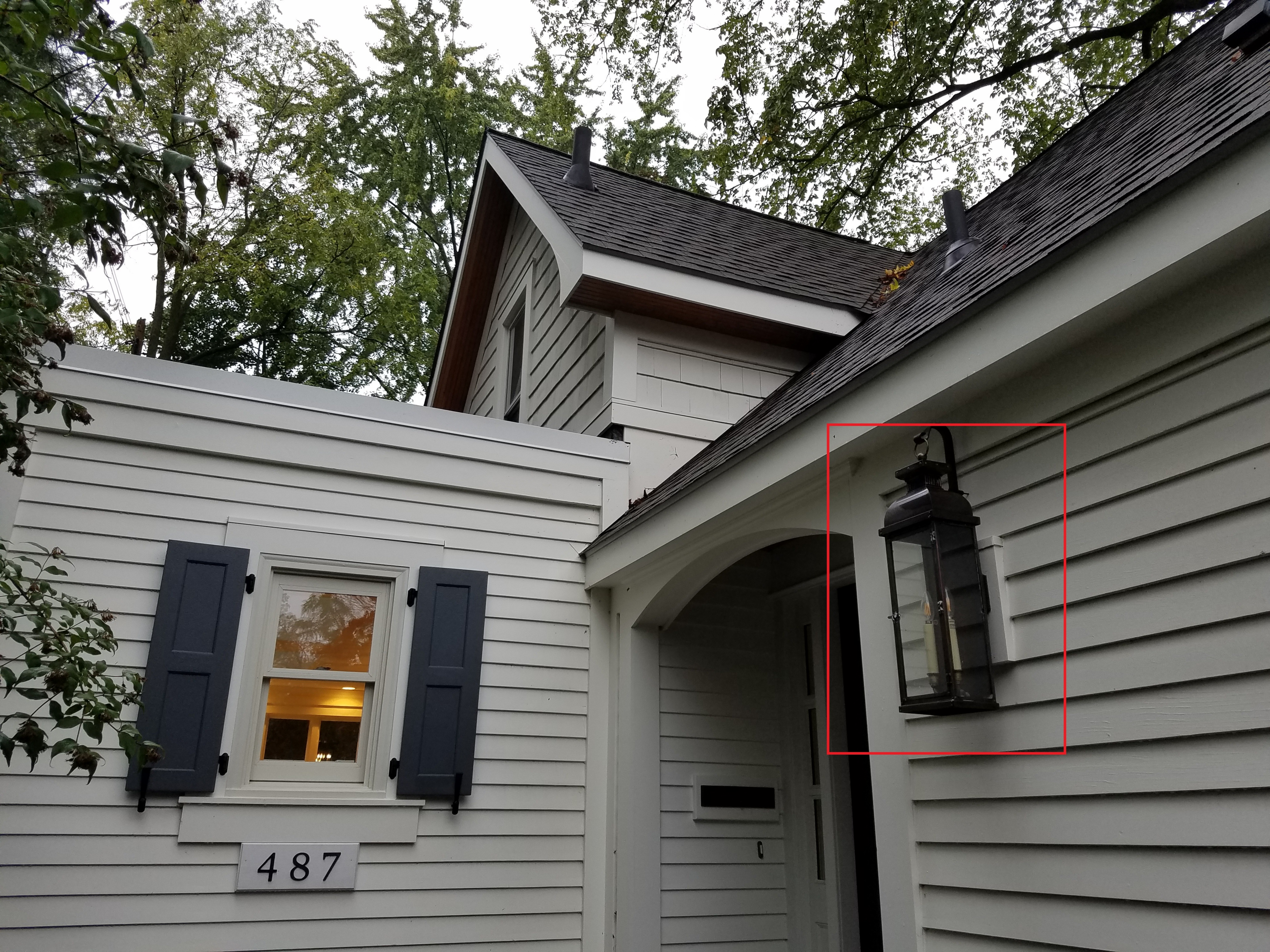


MARTIN RESIDENCE
487 WILLETS ST
BIRMINGHAM MICH

THOS HILLEMANT



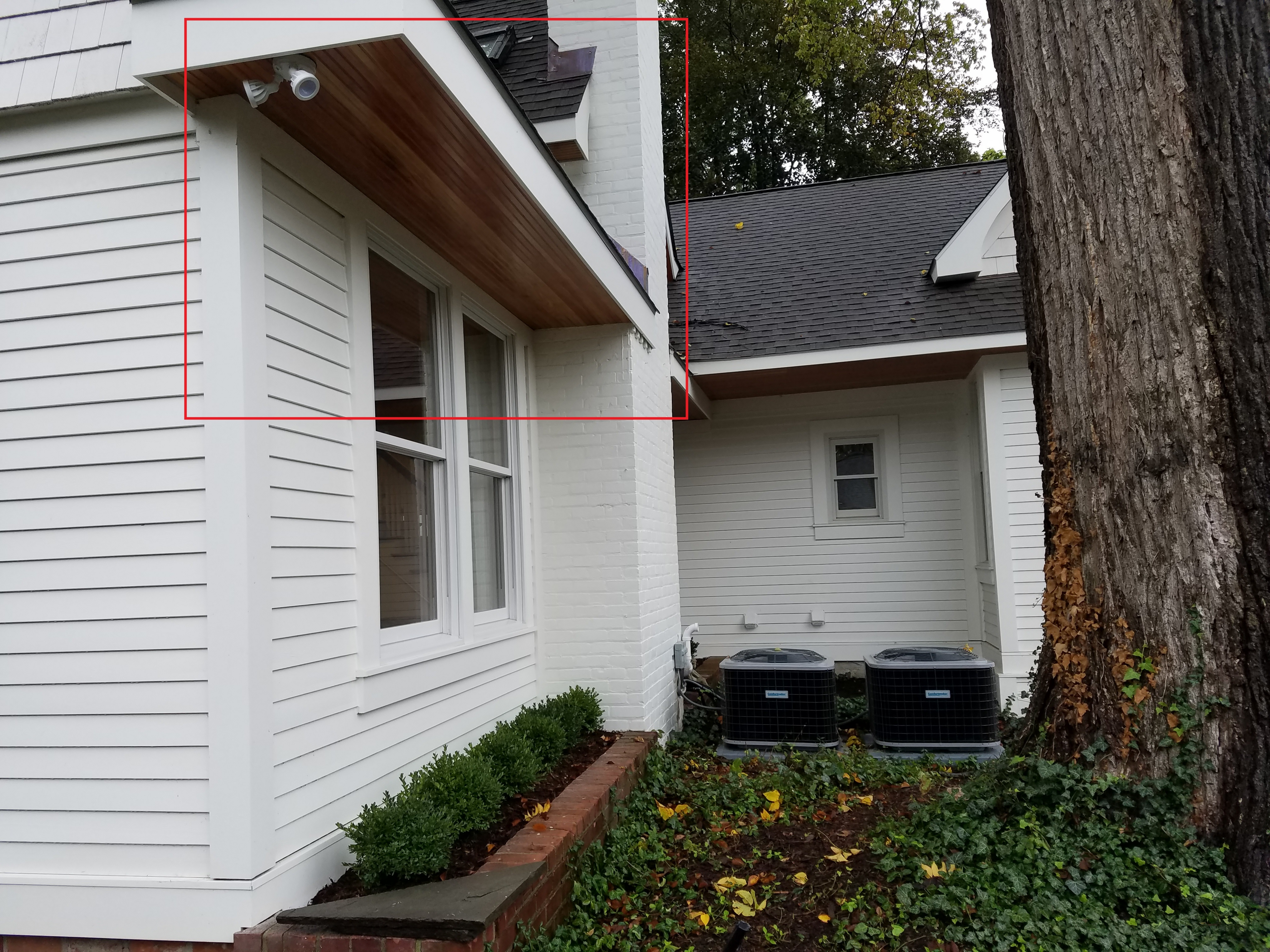
487



487



487

























MEMORANDUM

Planning Division

DATE: May 11, 2018
TO: Historic District Commission
FROM: Matthew Baka – Senior Planner
SUBJECT: Final Historic Design Review – 487 Willits – Edgar Lamb House

Zoning: R-3 Single-Family Residential

Existing Use: Single-family Residential

History

This house was commissioned to local builder Mr. Logan by Martha Baldwin in 1898. The house was to be built for Mr. Edgar Lamb who was the janitor at the High School in Birmingham. Several modifications have been made over the years. In the 1930's Scott Hersey remodeled the interior by adding a fireplace and removing interior partition walls. In the 1950's the small windows on either side of the fireplace were replaced with bay windows. This property was renowned in the 70's for its gardens, which were maintained by Mrs. Veinott, also known as Grandma Roses.

Proposed changes

The current proposal to renovate the exterior of the home will remove several changes that were made to the original structure. These changes include the following;

- Remove the previously installed aluminum siding and replace with new cedar wood lap board siding;
- Paint the body of the house BM "Storm Gray" and the trim BM "White Dove"
- Replacing several existing single pane bay windows with double hung windows;
- Removing the existing greenhouse on the rear of the building and rebuild with a pitched roof and sliding doors;
- Replace garage door;
- Replace railing and windows above garage doors;
- Convert the flat roof on the garage to a pitched roof;
- Demolish the trellis on the back deck.

The following description will detail the elevations on each elevation

North (front) elevation

The elevation of the house facing Willits is proposed to two new double hung Anderson windows to replace the existing aluminum windows. As with the rest of the home this elevation is also proposed to replace the existing aluminum siding with beveled lapboard siding on the first floor and cedar shake siding on the second floor.

West elevation

On the west elevation of the house the applicant is proposing to replace the two large single pane bay windows with two sets of side by side double hung windows in each location. The garage door is proposed to be replaced with a new garage door and opening with rounded top. Above the garage door the applicant is proposing to replace the existing windows and metal railing with a 10' sliding door, and new 24" x 48" windows. The metal railing is proposed to be replaced with a new wooden railing. As with the rest of the home this elevation is also proposed to replace the existing aluminum siding with beveled lapboard siding on the first floor and cedar shake siding on the second floor.

South (rear) elevation

On the south elevation the applicant is proposing to replace the existing door wall with fixed windows. The greenhouse is proposed to be removed and replaced with a door wall and pitched roof. As with the rest of the home this elevation is also proposed to replace the existing aluminum siding with beveled lapboard siding on the first floor and cedar shake siding on the second floor.

East elevation

On the east elevation the applicant is proposing to replace one double hung window and install two more in the reconstructed greenhouse room. As with the rest of the home this elevation is also proposed to replace the existing aluminum siding with beveled lapboard siding on the first floor and cedar shake siding on the second floor

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

Guideline #9 of the Secretary of the Interior's Standards state that new additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. All of the siding is aluminum and is not historic material. The windows that are proposed to be removed are also aluminum and are not historic. The garage door location was added in the early 1990's as was the greenhouse.

Accordingly, the Planning Division recommends that the Commission APPROVE the design review application for 487 Willits.

The work does meet the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings, standard number 6, "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." As the applicant has not provided evidence illustrating that the materials cannot be repaired.

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

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

- (1) A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
- (2) The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
- (3) Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
- (4) Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
- (5) Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
- (6) Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
- (7) Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if

appropriate, shall be undertaken using the gentlest means possible.

- (8) Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
- (9) New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
- (10) New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Notice To Proceed

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

Choose from one of these conditions:

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

**BIRMINGHAM HISTORIC DISTRICT COMMISSION
MINUTES OF MAY 16, 2018**

Municipal Building Commission Room
151 Martin, Birmingham, Michigan

Minutes of the regular meeting of the Historic District Commission ("HDC") held Wednesday, May 16, 2018. Chairman John Henke called the meeting to order at 7:05 p.m.

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

Absent: Board Members Doug Burle, Natalia Dukas, Thomas Trapnell

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

05-12-18

**APPROVAL OF MINUTES
HDC Minutes of April 4, 2018**

**Motion by Mr. Willoughby
Seconded by Chairman Henke to approve the HDC Minutes of April 4, 2018
as presented.**

Motion carried, 5-0.

VOICE VOTE

Yeas:

Nays: None

Absent: Burle, Dukas, Trapnell

The Chairman cautioned the petitioners that since only five board members were in attendance, they could postpone their hearing to the next meeting when a more complete board might be present. All agreed to go forward this evening.

05-13-18

**HISTORIC REVIEW
607 Bates
Major Jones House
Bates St. Historic District**

Zoning: R-3 Single-Family Residential

History: The Historic Major Jones House is located on the north half of a large lot at 607 S. Bates. The south half of the lot is vacant. The Historic Major Jones House was constructed in 1865 and is believed to be one of the oldest homes in the Bates St. Historic District. The house was designated historic in 1978 and the Bates St. Historic District designation came into effect in January of 1998.

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

Approval History: On June 21, 2017, the applicant appeared before the Historic District Commission seeking approval of an addition to the Major Jones House. The application was approved with the exception of the front porch. The Commission requested that the applicant consider altering the design in a way that accentuates the original portion of the home and its detail features.

Accordingly, the applicant submitted revised plans in August of 2017. The applicant was approved on August 16, 2017 to expose the window and restore the decorative wood details shown in the historic photos available for the house.

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

Proposal: The applicant is now returning to the commission to request additional modifications to the approved plan. The following changes are proposed:

- Change of window color;
- Change of roofing color;
- Add glass block windows;
- Replace masonry apron on porch with lattice for ventilation;
- Combine two kitchen windows into one;
- Replace stone wall with wood fence and 10 ft. arborvitae;
- Replace original windows;
- Replace original wood siding.

On April 4, 2018 the HDC reviewed and approved the proposed changes to the approved plan with the exception of the removal of the original siding and windows. The applicant requested that portion of the proposal be postponed to a

later date in the hopes that a full board would be in attendance. Accordingly, the applicant is now requesting approval of the remainder of the proposed changes.

Chairman Henke noted the board has not received any evidence of window and siding deterioration since the last meeting.

Mr. William Finnicum, the architect, was present with the homeowners, Mr. and Mrs. Joseph Angileri. Mr. Finnicum noted the house, currently under construction, has no house wrap, vapor barrier, insulation, or flashing to protect the walls. He took Chairman Henke's advice from the last meeting and consulted a window expert, Mr. James Turner, who walked him through the process of rebuilding an old window.

Their other option is to have windows made new to replicate the original. They would be primed and painted and have integral flashing installing to the wall. Glazing from the old windows would be used. The tie breaker for these windows is the addition of flashing and no exposure to lead paint. Mr. Finnicum felt the newer windows would have more durability over the years. Also, if they rebuild four existing windows, two more replacements would be needed anyway.

With respect to siding, the original has a 3/4 in. overlap which is not enough. The house has two types of siding. He would like to replace with siding that has more overlap which will give it more integrity. They will not change anything or take away any of the architectural features. The original siding must be removed in order to install a house wrap, get flashing between the edges of the windows and the house, and add insulation.

Chairman Henke maintained that the original windows can be rebuilt.

Mr. Finnicum projected a PowerPoint that showed the rotted siding with deterioration around the nails where moisture has gotten in. He followed that with pictures of historic homes in Birmingham where the original siding has been replaced:

- 571 S. Bates
- 612 S. Bates
- 347 W. Brown
- 384 W. Brown
- 536 Stanley
- 555 Stanley
- 587 Stanley
- 1119 Southfield

He felt these set adequate precedent for replacing original siding. If the original siding on this house is put back now, it will just have to be redone in the future.

Mr. Angileri spoke to say that he doesn't think anything they are proposing is contrary to the ordinances. They are trying to make the home efficient and bring it up to the characteristics of the neighborhood. When it comes to the windows, they don't think the new windows will affect exterior appearance. The siding is different. The old wood has to be taken off and may get broken in the process.

Chairman Henke noted the HDC's mandate is to keep the historic house as original as possible. If it is completely redone with new windows and siding it may look like an old house but it will not be. Mr. Angileri indicated that he wants to make the house as energy efficient as possible; however Chairman Henke did not think that necessitates completely stripping it.

Mr. Charles said he doesn't see the efficiency gain if the glass remains the same. Mr. Finnicum answered the old windows don't have integral flashing as the replicated windows would.

Mr. Willoughby was surprised the proposed replacement siding is so thin. He would like the sash to match. The board is not even sure that what is on the home is original.

Mr. Charles recalled that in his renovation of a home they were able to salvage the siding. He knew that it could be saved from one elevation on this house. The lead based paint can be safely removed using lead removal guidelines.

Mr. Angileri noted the best case is that 30% of the siding is bad. Chairman Henke observed tonight is the first time the board has seen any of this. Seventy percent of the siding is probably okay. He asked to be shown that they actually have a deteriorated situation and that the boards need to be replaced. The more narrow of the two lap sidings that are installed is probably the one that is consistent with this house. The original windows can be redone and put back in.

Mr. Willoughby noticed that none of the board had an objection to pulling the old siding off in order to put on Tyvek. The percentage of deteriorated boards will be clearer when the boards are off. Then an intelligent decision can be made whether to put them back on or replace them.

Motion by Mr. Willoughby

Seconded by Chairman Henke that the board approves of the project as submitted for 607 Bates, the Major Jones House, with the exception that the applicant will repaint/repair the windows, remove the siding in order to install Tyvek, and at that time make an assessment of the siding that was removed and give us a count if more than 50% is removed. Administrative approval can be issued if that is the case.

Amended by Chairman Henke

Seconded by Mr. Charles and agreed to by the makers of the motion that a drawing is needed with respect to the foam and how that changes the exterior. Further, removal of the siding should be monitored to ensure that it is done carefully.

There were no comments from members of the public at 8:15 p.m.

Motion and amendment carried, 5-0.

VOICE VOTE

Yeas: Willoughby, Henke, Charles, Filthaut, Fuller

Nays: None

Absent: Burle, Dukas, Trapnell

05-14-18

HISTORIC DESIGN REVIEW

487 Willits

Edgar Lamb House

Mr. Baka highlighted the proposed work:

History: This house was commissioned to local builder Mr. Logan by Martha Baldwin in 1898. The house was to be built for Mr. Edgar Lamb who was the janitor at the high school in Birmingham. Several modifications have been made over the years. In the 1930's Scott Hersey remodeled the interior by adding a fireplace and removing interior partition walls. In the 1950's the small windows on either side of the fireplace were replaced with bay windows. This property was renowned in the 70's for its gardens, which were maintained by Mrs. Veinott, also known as Grandma Roses.

Proposed changes: The current proposal to renovate the exterior of the home will remove several changes that were made to the original structure. These changes include the following;

- Remove the previously installed aluminum siding and replace with new cedar wood lap board siding;
- Paint the body of the house BM "Storm Gray" and the trim BM "White Dove;"
- Replace several existing single pane bay windows with double hung windows;
- Remove the existing greenhouse on the rear of the building and rebuild with a pitched roof and sliding doors;
- Replace garage door;
- Replace railing and windows above garage doors;
- Convert the flat roof on the garage to a pitched roof; and
- Demolish the trellis on the back deck.

The following details the changes on each elevation:

North (front) elevation

The elevation of the house facing Willits is proposed to have two new double-hung Anderson windows to replace the existing aluminum windows. As with the rest of the home this elevation is also proposed to replace the existing aluminum siding with beveled lapboard siding on the first floor and cedar shake siding on the second floor.

West elevation

The applicant is proposing to replace the two large single-pane bay windows with two sets of side-by-side double-hung windows in each location. The garage door is proposed to be replaced with a new garage door. Above the garage door the applicant is proposing to replace the existing windows and metal railing with a 10 ft. sliding door, and new windows. The metal railing is proposed to be replaced with a new wooden railing. As with the rest of the home this elevation is also proposed to replace the existing aluminum siding with beveled lapboard siding on the first floor and cedar shake siding on the second floor.

South (rear) elevation

The applicant is proposing to replace the existing door wall with fixed windows. The greenhouse is proposed to be removed and replaced with a door wall and pitched roof. As with the rest of the home this elevation is also proposed to replace the existing aluminum siding with beveled lapboard siding on the first floor and cedar shake siding on the second floor.

East elevation

The applicant is proposing to replace one double-hung window and install two more in the reconstructed greenhouse room. As with the rest of the home this elevation is also proposed to replace the existing aluminum siding with beveled lapboard siding on the first floor and cedar shake siding on the second floor.

Mr. Tom Holleman, the architect, was present with Mr. Eric Vogle, the builder. Mr. Holleman indicated their goal is to replace all of the non-conforming changes that have been made to the home over the last 50 years.

Chairman Henke noted this house is being put together the way it is supposed to be; however, he struggles with replacing the flat roof on the garage with a pitched roof. Mr. Vogle noted the shakes will be cedar, hard nailed.

Motion by Mr. Charles

Seconded by Ms. Fuller to approve Historic Design Review for 487 Willits, Edgar Lamb House as proposed.

Motion carried, 5-0.

VOICE VOTE

Yeas: Charles, Fuller, Filthaut, Henke, Willoughby

Nays: None

Absent: Burle, Dukas, Trapnell

05-15-18

STUDY SESSION

Overlay Signage Standards (not discussed)

05-16-18

MISCELLANEOUS BUSINESS AND COMMUNICATIONS

A. Staff Reports

-- Administrative Approvals

- 137 W. Maple Rd., Drybar –
 - Installation of one set of illuminated letters;
 - Installation of one illuminated blade sign;
 - Installation of vinyl graphics on storefront windows.
- 268 W. Maple Rd., St. Croix – Installation of wall sign and double-sided blade sign.
- 217 S. Old Woodward Ave. – Remove and replace signage on west-facing wall with dimensional letters and logos per specification.
- 135 S. Old Woodward Ave., Verizon – New business sign for new business, west elevation, front façade.

B. Communications

-- Commissioners' Comments (none)

05-17-18

ADJOURNMENT

No further business being evident, the Chairman motioned to adjourn the meeting at 8:34 p.m.

Matthew Baka
Sr. Planner

RECEIVED
APR 25 2018
CITY OF BIRMINGHAM
COMMUNITY DEVELOPMENT DEPARTMENT



MARTIN RESIDENCE

BIRMINGHAM

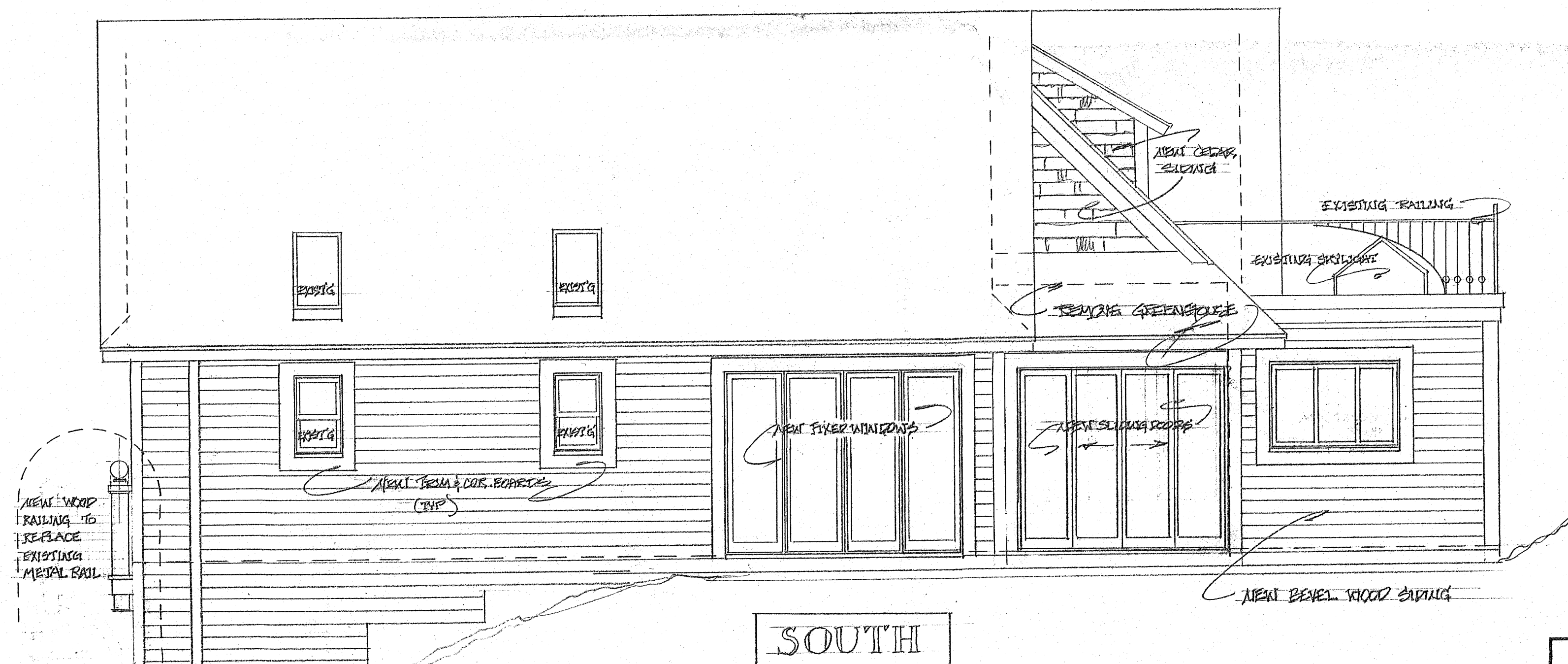
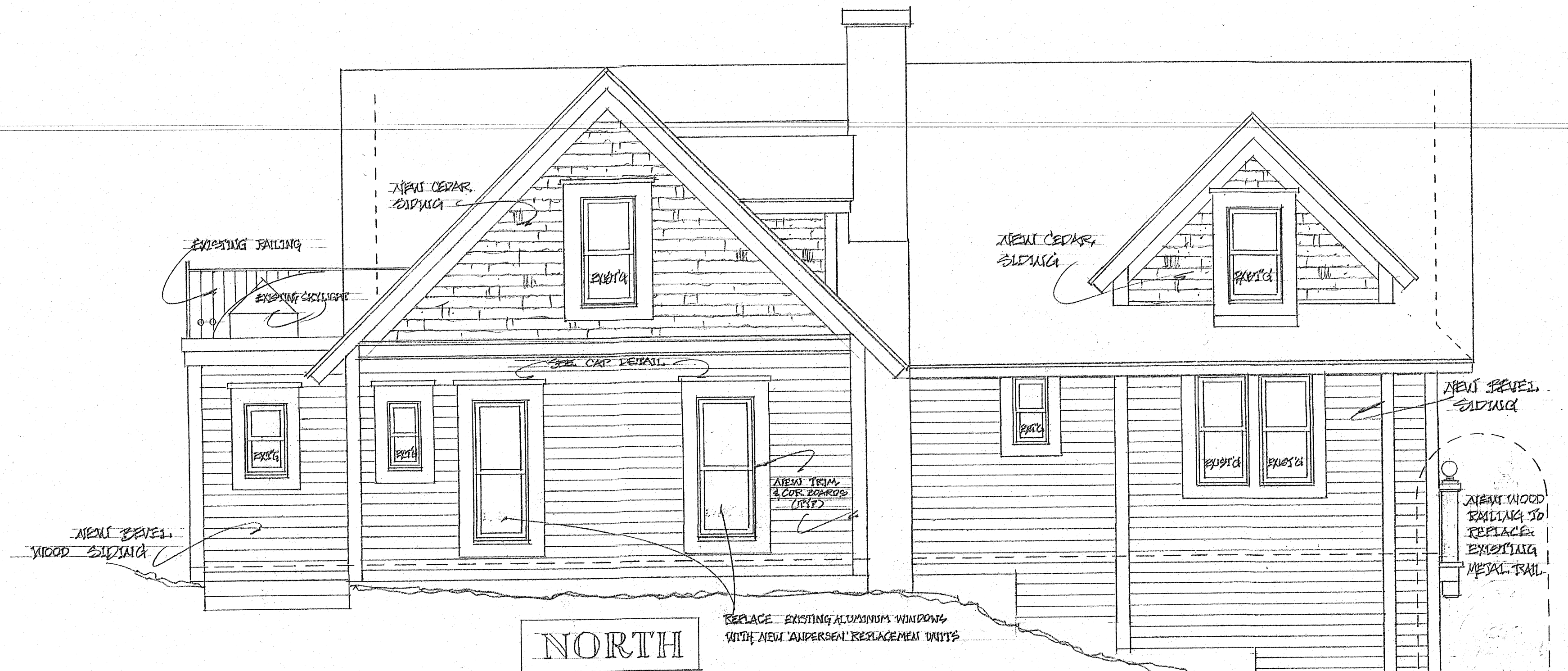
WEST ELEVATION

THOS HOLLEMAN

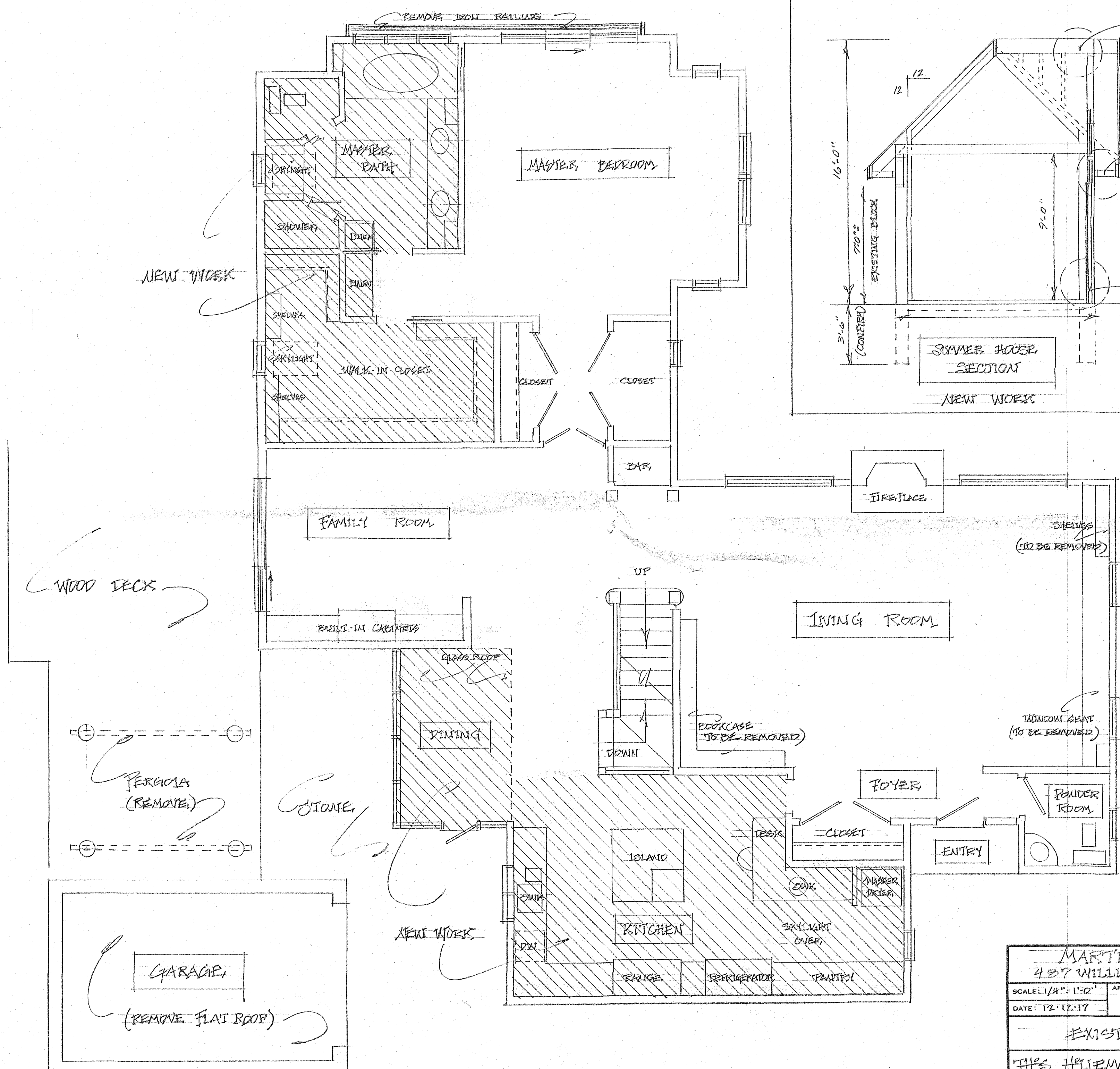


TRIM - White Dove
(BEN MOORE)
CEDAR STORM DOOR
(BEN. MOORE)

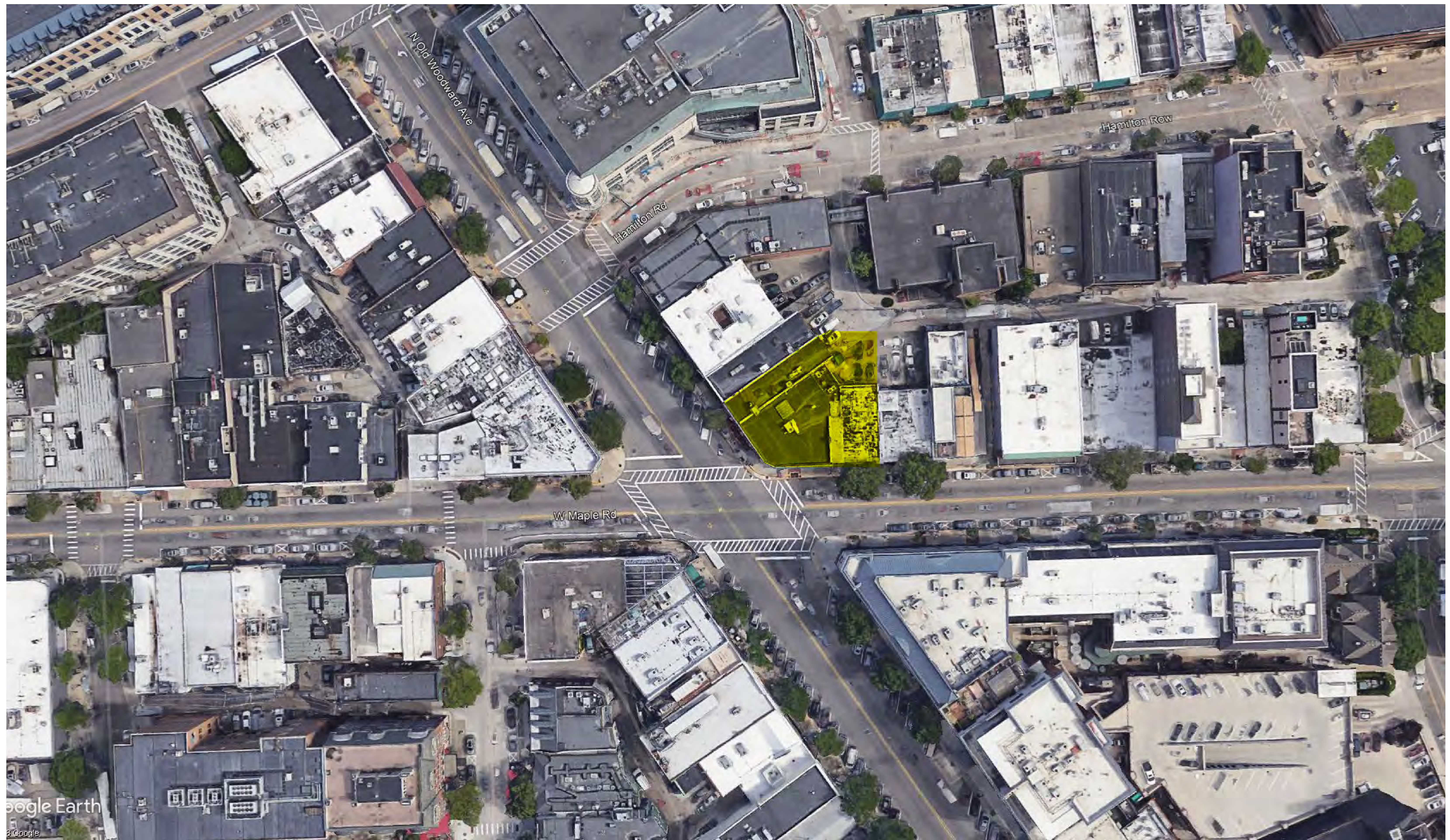
MARTIN RESIDENCE		
487 WILLIS ST BIRMINGHAM		
SCALE: 1/4" = 1'-0"	APPROVED BY:	DRAWN BY: JLL
DATE: 3.12.18		REVISED
EAST & WEST ELEVATIONS		
JHO FLEMAN 248 974-5467		DRAWING NUMBER 6



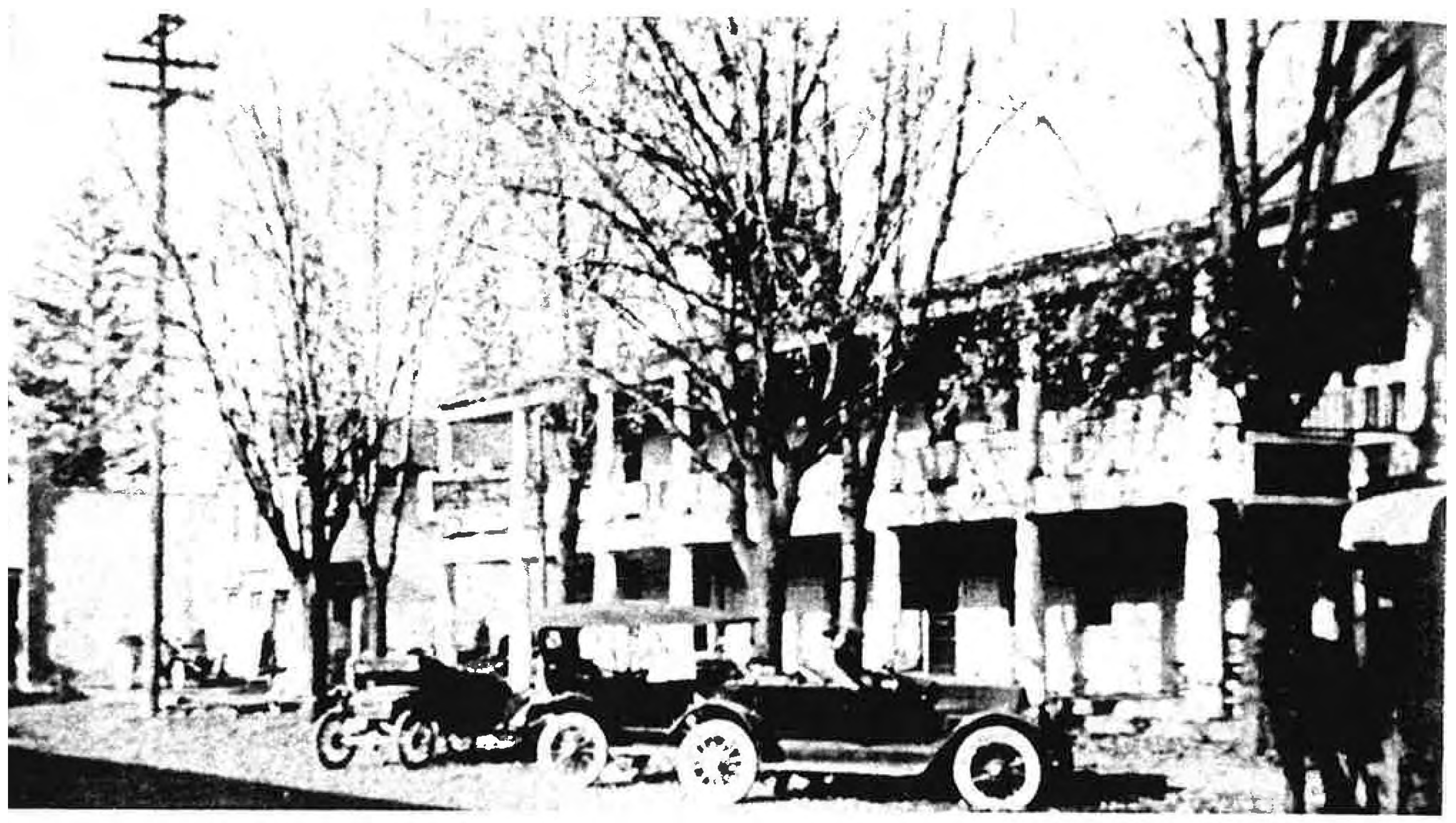
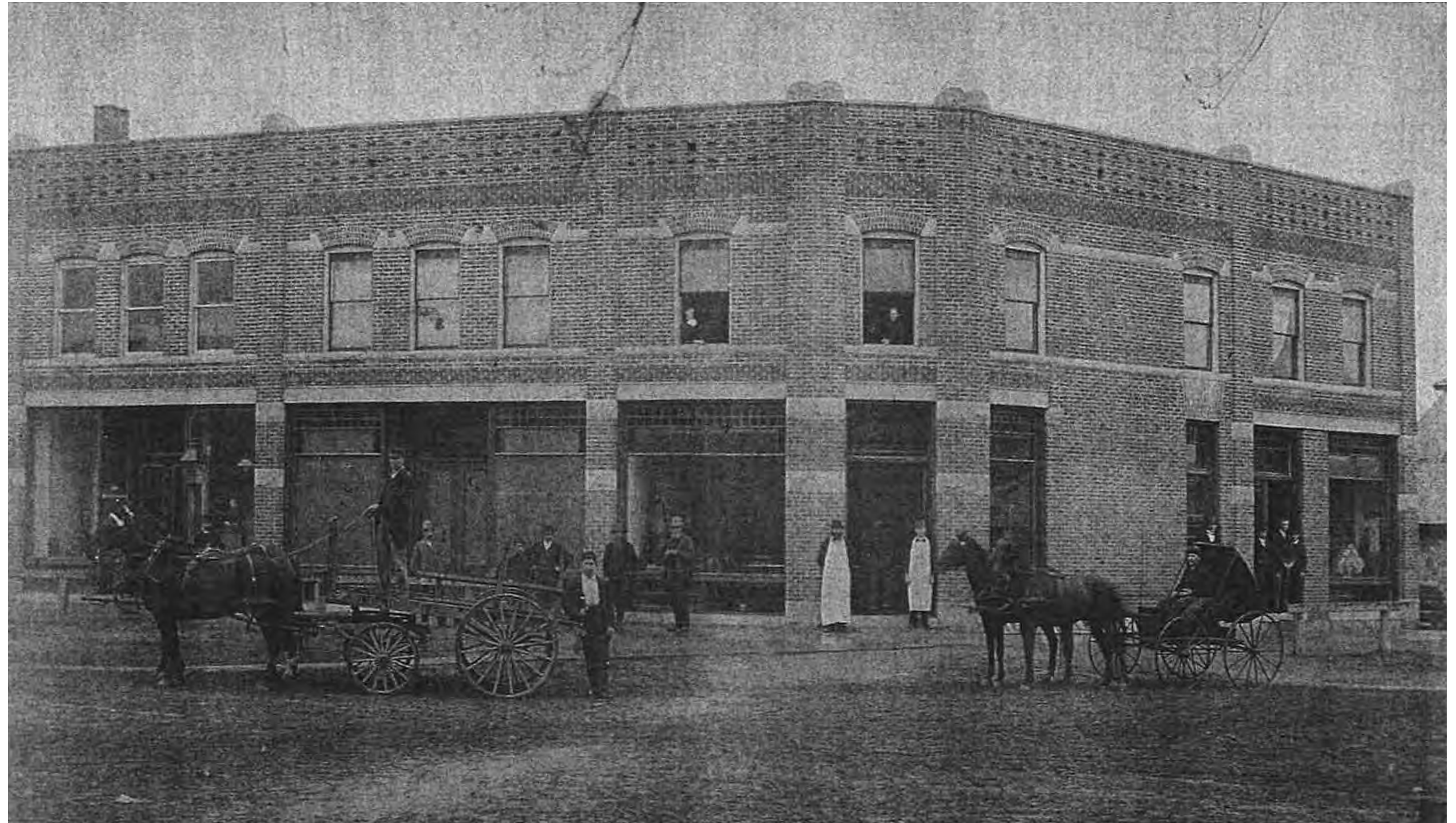
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487 WILLIS ST. BIRMINGHAM			
SCALE: 1/4" = 1'-0"	APPROVED BY:	DRAWN BY: JHL	
DATE: 11.10.10		REVISED	
NORTH & SOUTH ELEVATIONS			
JESSE H. LEMAN 248 974-5467			DRAWING NUMBER 5

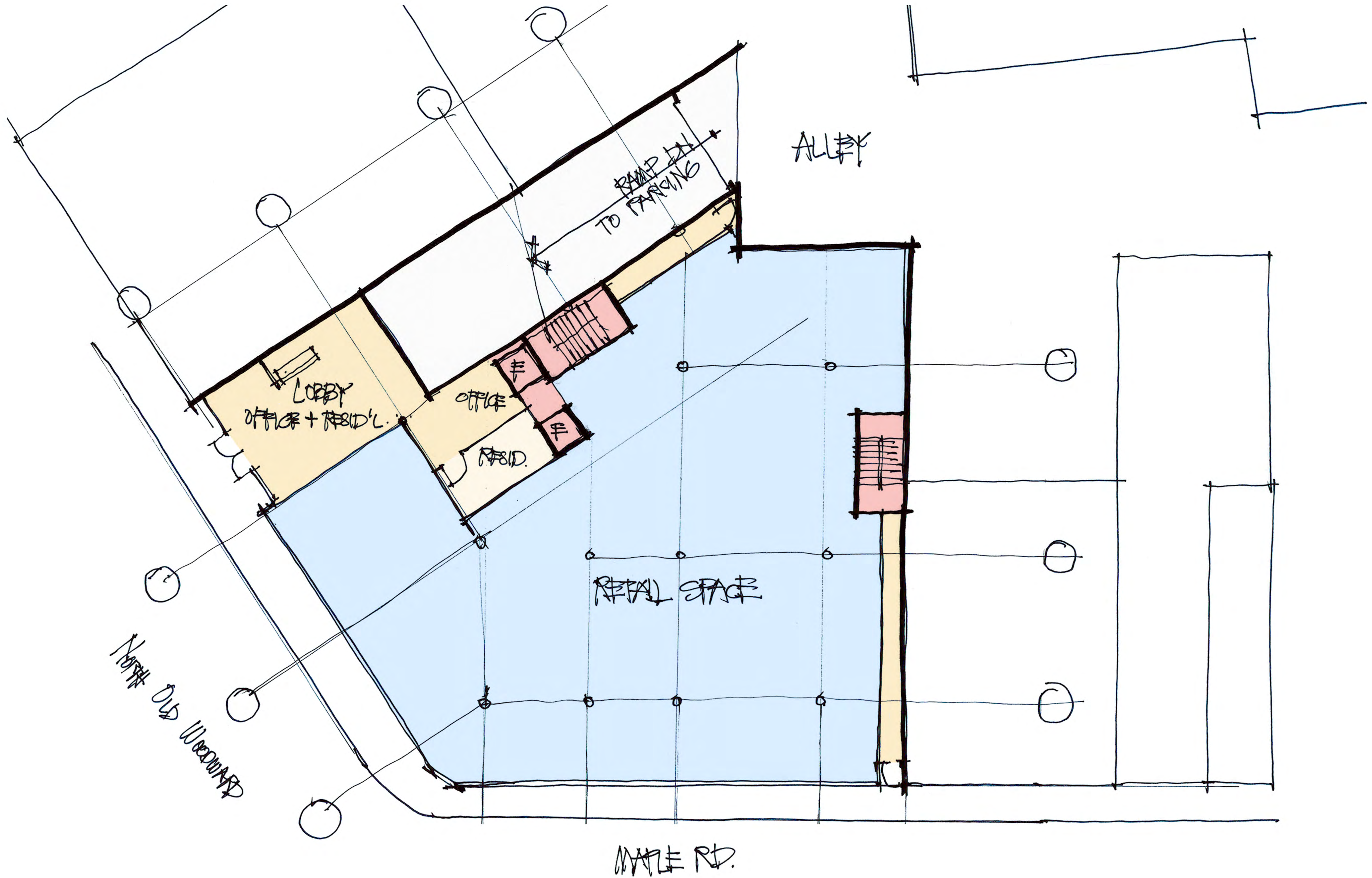


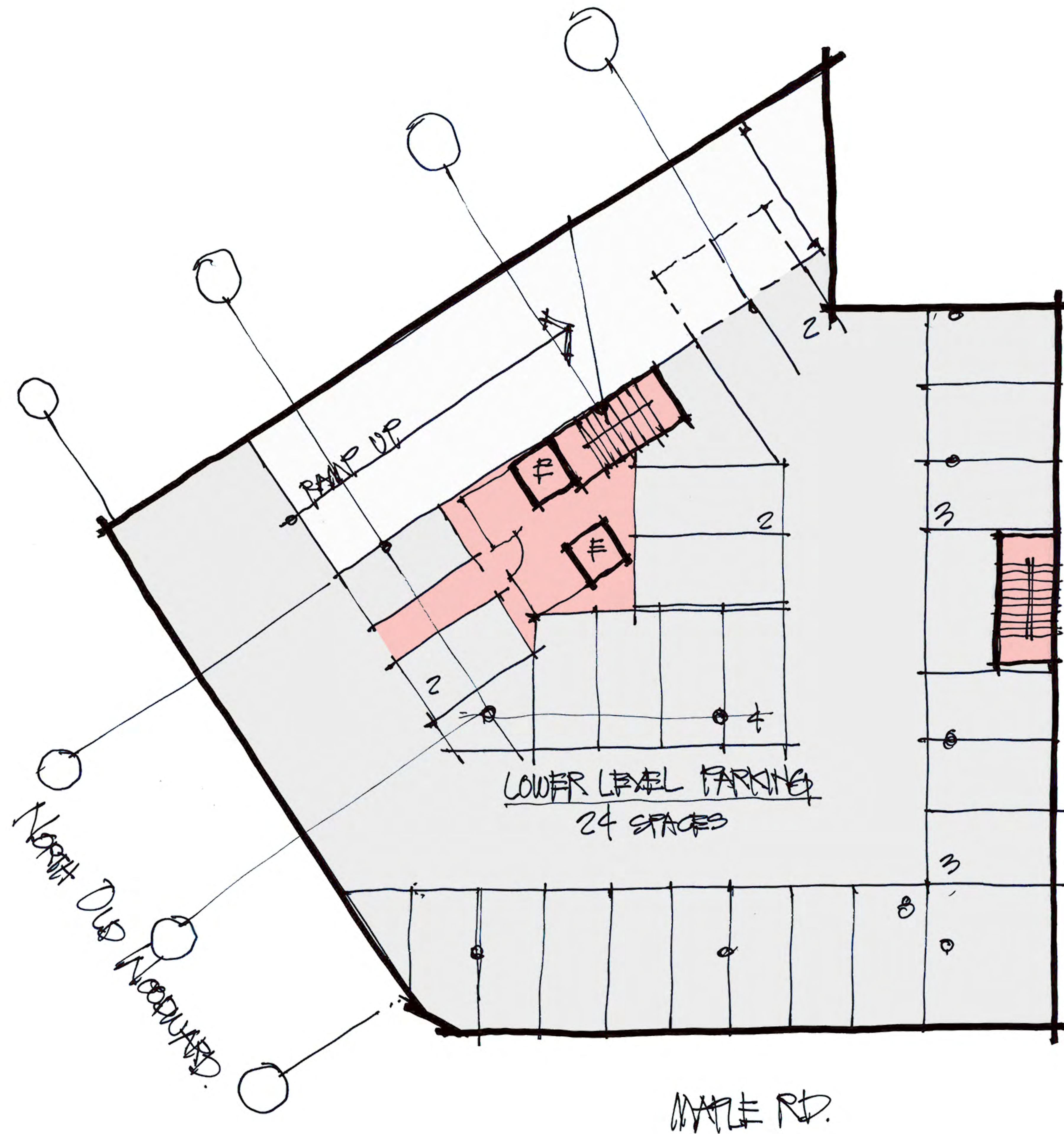
MARTIN RESIDENCE			
487 WILLIS ST. BIRMINGHAM			
SCALE: 1/4" = 1'-0"	APPROVED BY:		DRAWN BY: JH
DATE: 12.12.17			REVISED 3.12.18
EXISTING CONDITIONS			
JHS HILMAN	248 974-5167		DRAWING NUMBER 1





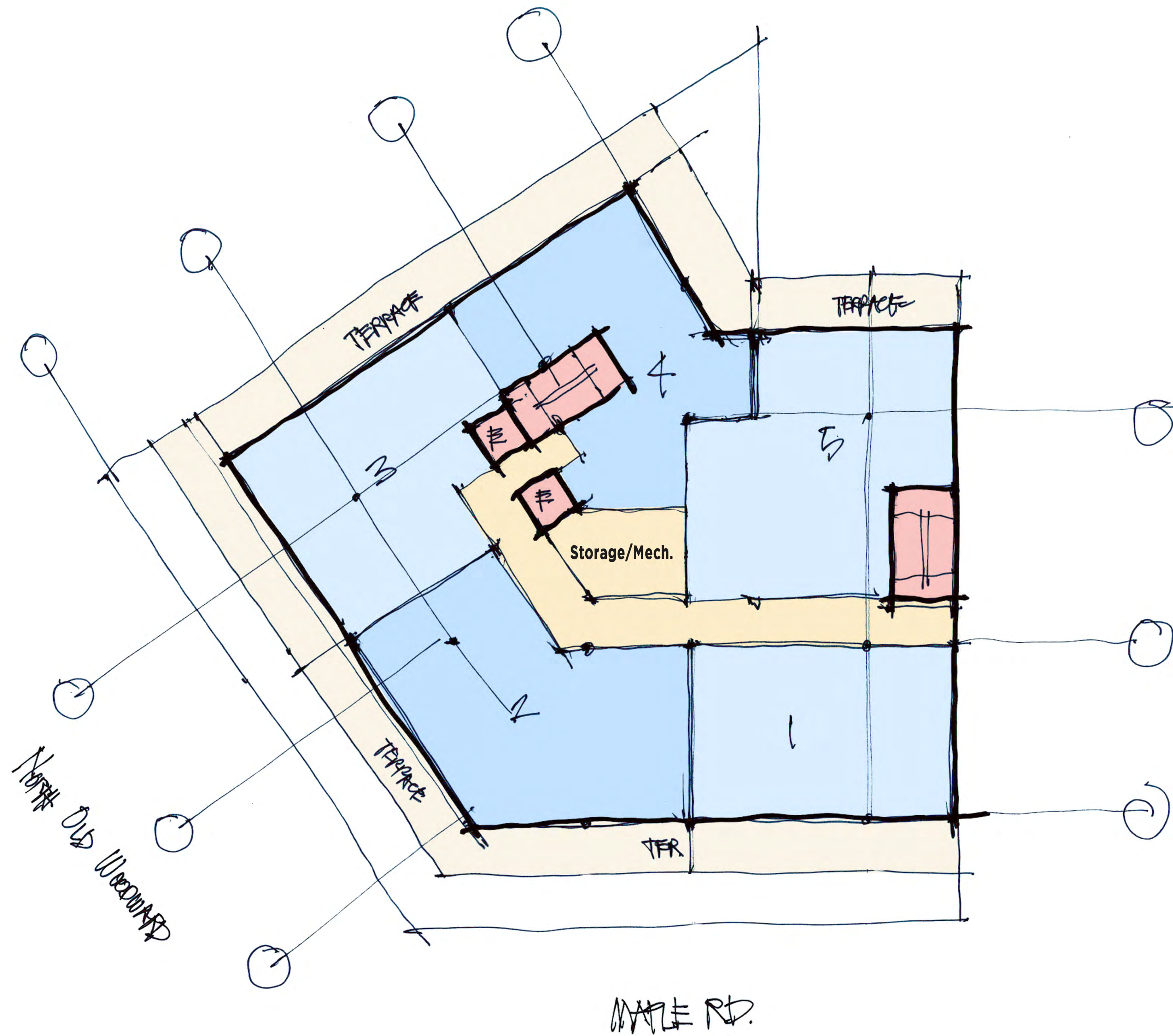


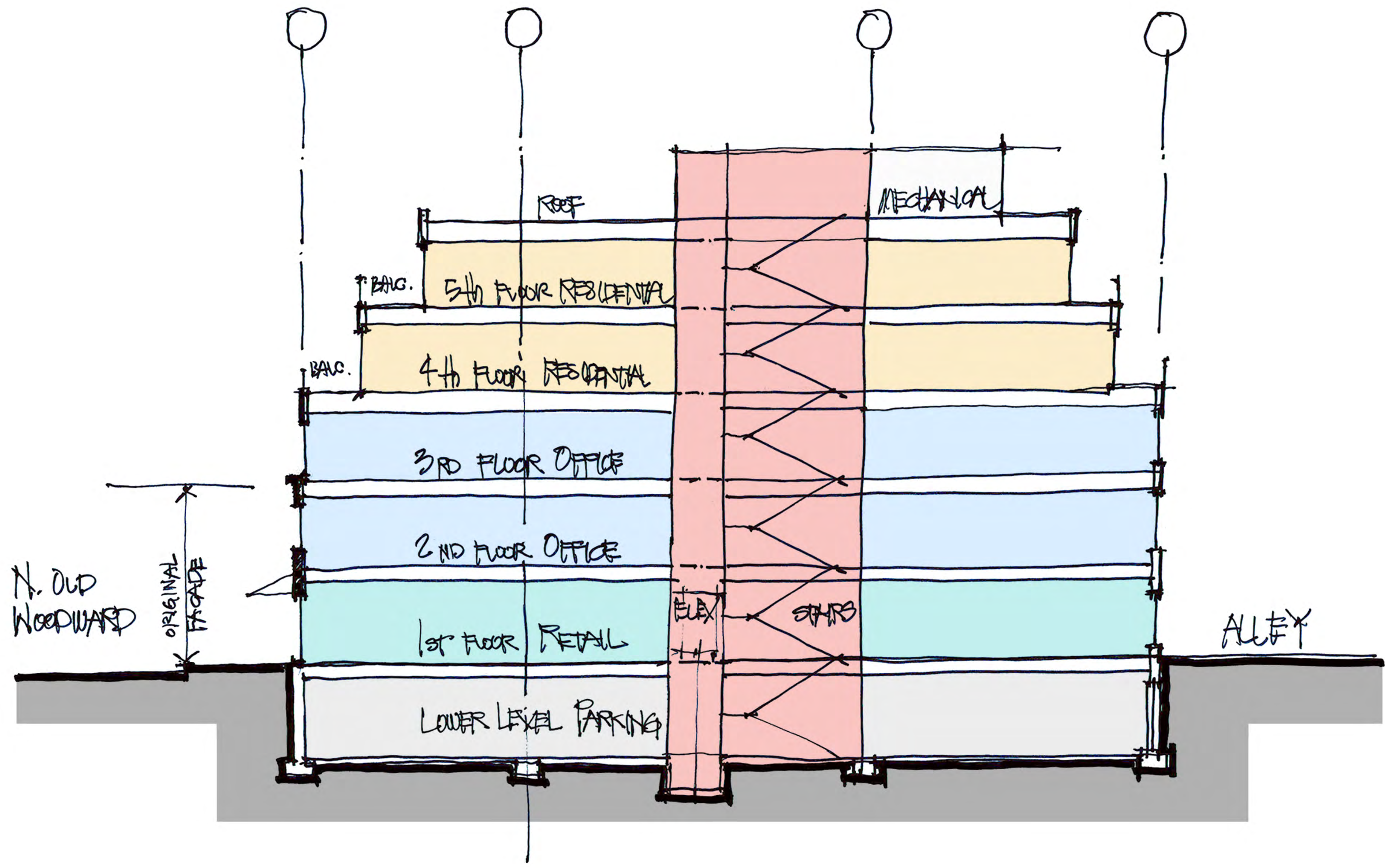












Building Section

APPROVED
10/21/19
PAA19-0168



Administrative Approval Application Planning Division

Form will not be processed until it is completely filled out

1. Applicant

Name: RIGHTSIZE FACILITY
Address: 25725 TELEGRAPH ROAD, #130
SOUTHFIELD, MI 48033
Phone Number: 248-320-8003
Fax Number: _____
Email: kkruschwitz@rightsizefacility.com

Property Owner

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

2. Applicant's Attorney/Contact Person

Name: KYLE KRUSCHWITZ
Address: _____
Phone Number: 248-320-8003
Fax Number: _____
Email: kkruschwitz@rightsizefacility.com

Project Designer

Name: ANNA OWEN
Address: ANNA OWEN INTERIORS
Phone Number: 734-649-9005
Fax Number: _____
Email: ANNAOWEN19@gmail.com

3. Project Information

Address/Location of Property: 48 PIERCE STREET
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
- Material Samples
- Digital Copy of plans
- Two (2) folded copies of plans including an itemized list of all changes for which administrative approval is requested, with the changes marked in color on all elevations

5. Details of the Request for Administrative Approval

PAINT FACADE OF BUILDING AS SHOWN. ALL EXTERIOR PAINT TO
BE SHERWIN WILLIAMS SW6258 TRICORN BLACK
BRICK TO REMAIN UNPAINTED

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: 10/15/19

Application #: PAA19-0168

Office Use Only
Date Received: 10/15/19

Fee: \$100.00

Date of Approval: 10/21/19

Date of Denial: N/A

Reviewed by: 

CITY OF BIRMINGHAM
Date 10/16/2019 3:48:51 PM
Ref 00163732
Receipt 508956
Amount \$100.00



CONSENT OF PROPERTY OWNER

I, Peter Sobel Hon, OF THE STATE OF ME AND COUNTY OF

(Name of property owner)

OAKLAND STATE THE FOLLOWING:

1. That I am the owner of real estate located at 148 Pierce St. Bangor, ME 48009 ;
(Address of affected property)
2. That I have read and examined the Application for Administrative Approval made to the City of Birmingham by:
(Name of applicant)
3. That I have no objections to, and consent to the request(s) described in the Application made to the City of Birmingham.

Dated: 10/18/19

Peter Sobel Hon
Owner's Name (Please Print)

P. Sobel
Owner's Signature

LIBER 20728 518

397259

OAKLAND COUNTY TREASURER'S CERTIFICATE
HEREBY CERTIFY that there are no TAX LIENS or TITLES
owed by the state or any individual against the within described
and all TAXES on same are paid for five years previous to the
date of this instrument as appears by the records in the city
except as stated

C. HUGH DOHANY

C. HUGH DOHANY, County Treasurer
Sec. 135, Act 208, 1893 as amended

LIBER 20728 PAGE 518
\$9.00 DEED - COMBINED
\$2.00 REDEMPTION
10/28/1999 10:18:49 A.M. RECEIPT# 96344
PAID RECORDED - OAKLAND COUNTY
S. WILLIAM CARROLL, CLERK/REGISTER OF DEEDS

000591

WARRANTY DEED

STATUTORY FORM FOR INDIVIDUALS

453845

Form No. M-960

KNOW ALL MEN BY THESE PRESENTS: That Mildred Gregory Matthews, a single woman, also known as Gregory Matthews, as to an undivided one-half interest and Christopher J. Kresge, a single man, as to an undivided one-half interest whose street number and post office address is 148 Pierce

Birmingham, Michigan 48009

Convey and Warrant to Vinsetta Properties, LLC
whose street number and post office address is 3250 W. Big Beaver #230

Troy, Michigan 48064

the following described premises situated in the City of Birmingham, County of Oakland and State of Michigan, to-wit:

The South 22.25 feet of Lots 1 and 2, Merrill's Plat of the Village (now City) of Birmingham, according to the plat thereof, as recorded in Liber 3, Page 3, of Plats, Oakland County Records.
Item No. 19-36-129-006

3003

More commonly known as: 148 Pierce, Birmingham, Michigan 48009

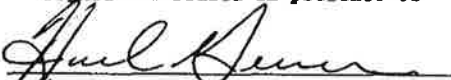
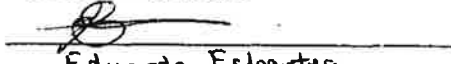
for the sum of ONE AND 00/100, (**\$1.00+) Dollars Real Estate Transfer Tax Valuation Affidavit* subject to easements, use, building and other restrictions of record, if any;


*to be filed

Dated this 30th day of September, 1999

Signed and Sealed in presence of

Signed and Sealed:


Howard Gerner

Eduardo Echazeta


Mildred Gregory Matthews, also known as
Gregory Matthews

STATE OF MICHIGAN

}
} ss.

COUNTY OF Oakland

O.K. - KB

The foregoing instrument was acknowledged before me this 30th day of September, 1999 by Mildred Gregory Matthews, a single woman, also known as Gregory Matthews, as to an undivided one-half interest

EDUARDO ECHAZETA
Notary Public, Oakland County, MI.
My Commission Expires 03-07-03



My Commission expires

Notary Public,

County, Michigan

County Treasurer's Certificate

City Treasurer's Certificate

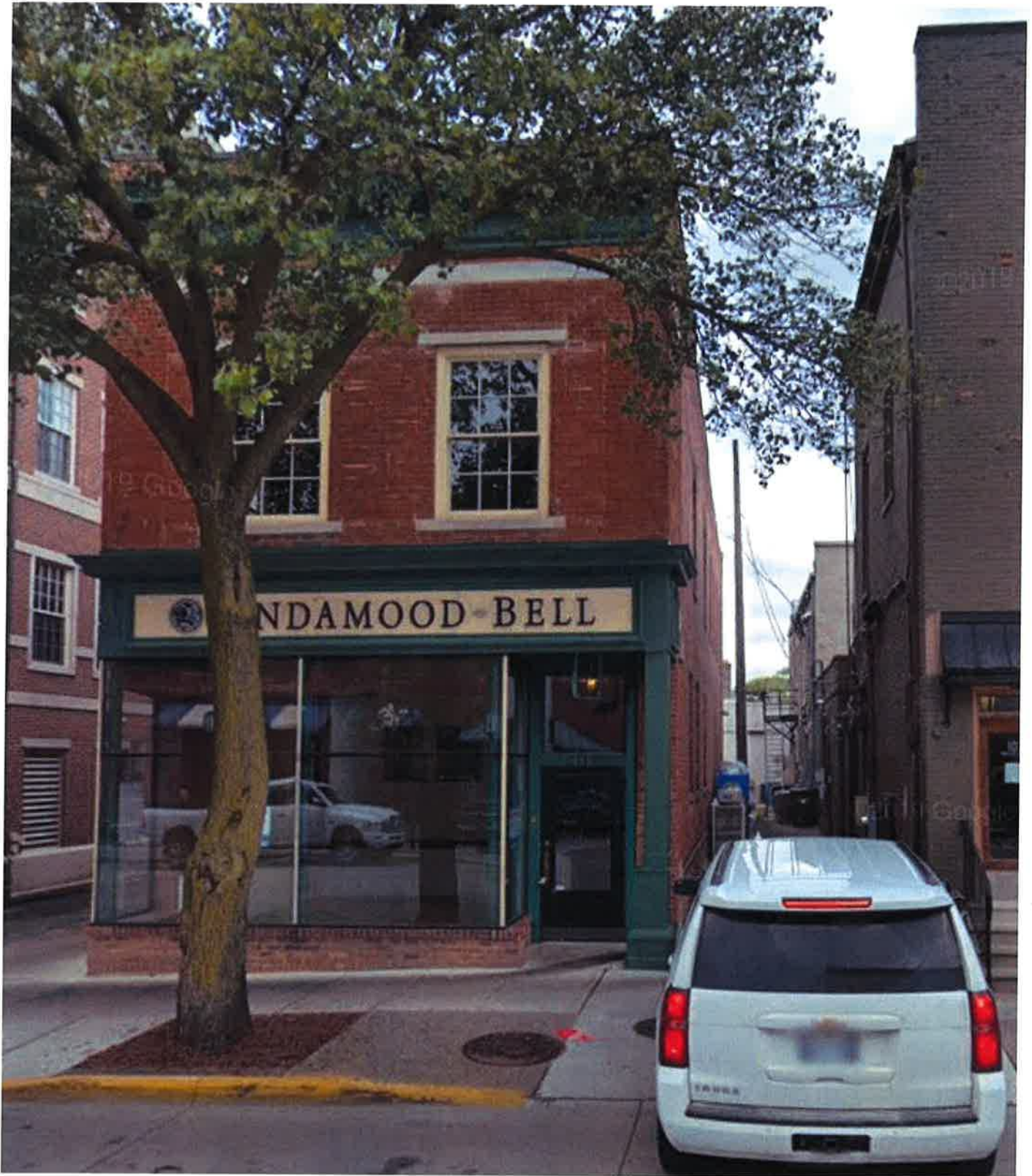
REVENUE TO BE AFFIXED AFTER RECORDING

After recording return to:
Vinsetta Properties, LLC
148 Pierce
Birmingham, Michigan 48009

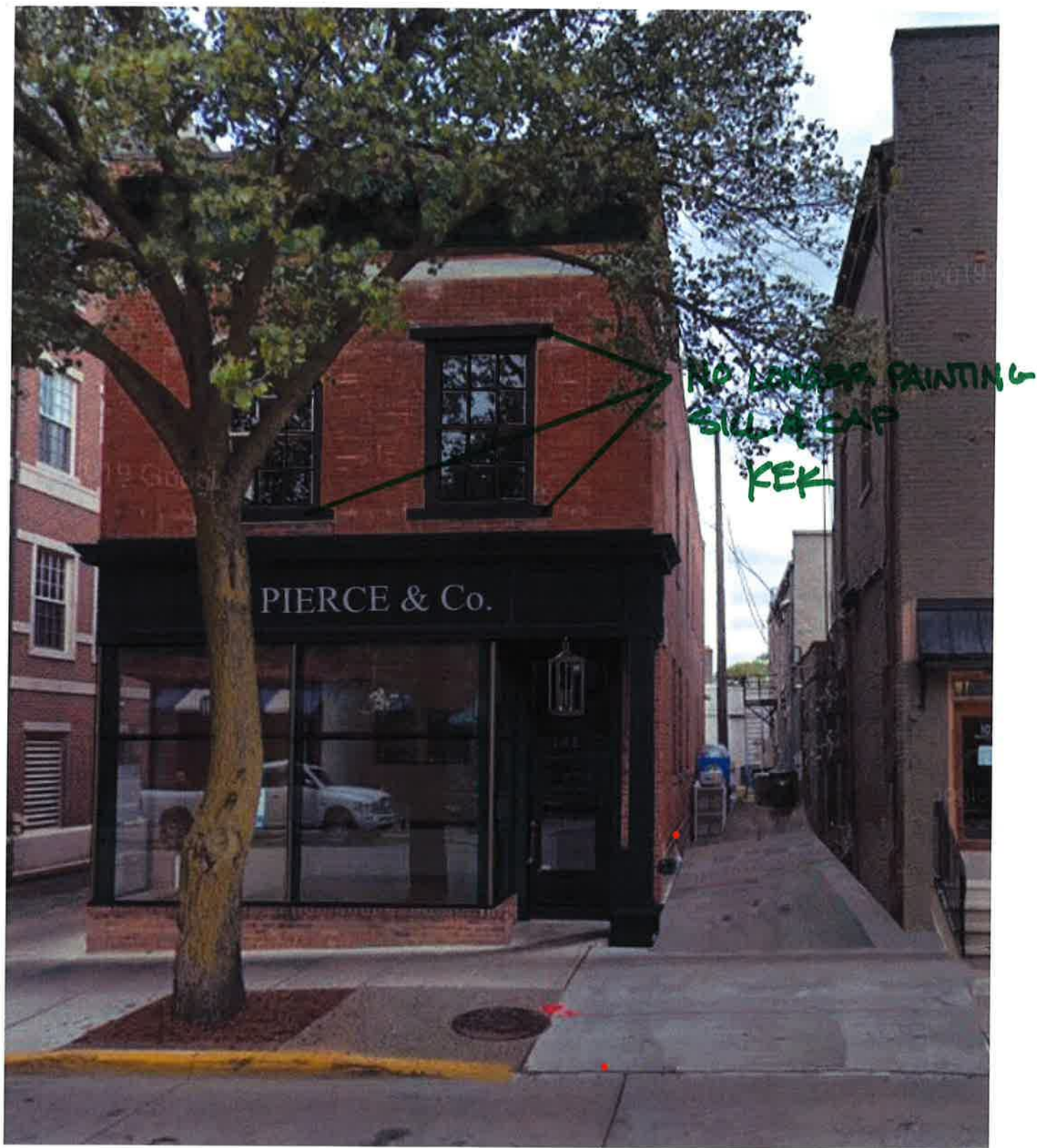
Drafted By:
Mildred Gregory Matthews
148 Pierce
Birmingham, Michigan 48009

11.00-REC
453845

PIERCE & Co. EXTERIOR RENDERINGS
ORIGINAL IMAGE



PIERCE & Co. EXTERIOR RENDERINGS
OPTION A-1





Administrative Approval Application Planning Division

Form will not be processed until it is completely filled out

1. Applicant

Name: Royal Roofing Co., Inc.
Address: 2445 Brown Road
Orion, Michigan 48359-1810
Phone Number: (248) 276-7663
Fax Number: (248) 276-9170
Email: tcarrier@royal-roofing.com

Property Owner

Name: Comerica Bank c/o CBRE Inc.
Address: PO Box 75000
Detroit, Michigan 48278
Phone Number: _____
Fax Number: _____
Email: _____

2. Applicant's Attorney/Contact Person

Name: Todd Carrier
Address: 2445 Brown Road
Orion, Michigan 48359-1810
Phone Number: (248) 276-7663
Fax Number: (248) 276-9170
Email: tcarrier@royal-roofing.com

Project Designer

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

3. Project Information

Address/Location of Property: 188 Old N Woodward
Roof Area D & E
Name of Development: Comerica Bank Garage
Parcel ID #: _____
Current Use: _____
Area in Acres: _____
Current Zoning: _____

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

4. Attachments

- Warranty Deed with legal description of property
- Authorization from Owner(s) (if applicant is not owner)
- Completed Checklist
- Material Samples
- Digital Copy of plans
- Two (2) folded copies of plans including an itemized list of all changes for which administrative approval is requested, with the changes marked in color on all elevations

5. Details of the Request for Administrative Approval

Royal Roofing has been hired by Comerica Bank to replace the roof sections of their garage building. In doing so, Royal is asking to change the thickness of insulation on top of the roof deck. The existing roof insulation is 2.5" thick. The insulation seeking authorization is 5" thick plus a layer of tapered insulation, starting at 1/2" sloping to an 5.5". This is per the specification provided by Comerica Bank and is to meet Michigan Building Code of 2015 and provide positive drainage to existing roof drains.

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: 10-23-19

Application #: PAA 19-0173

Date Received: 10/23/19

Fee: \$ 100.00

Date of Approval: 10/25/19

Date of Denial: N/A

Reviewed by: [Signature]

CITY OF BIRMINGHAM
Date 10/25/2019 9:03:20 AM
Ref 00154013
Receipt \$10199
Amount \$100.00



CONSENT OF PROPERTY OWNER

I, Comerica Bank Inc., 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 188 N. Old Woodward ,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:
Royal Roofing Inc.;
(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: 10/23/2019

Tom Krempa

Owner's Name (Please Print)


Owner's Signature

CBRE, Inc.
3501 Hamlin Road
Auburn Hill, MI 48226
Phone (248-371-7456); Fax (248-371-5159)

SHORT FORM CONTRACTOR AGREEMENT

CONTRACTOR: Royal Roofing Company, Inc.
ADDRESS: 2445 Brown Road, Orion MI, 48359
PHONE NUMBERS: (W) 248-276-7663 (F) 248-276-9170
AUTHORIZED REPRESENTATIVE: Pat Hudgens E-MAIL: WWW.royal-roofing.com
PROJECT LOCATION: Comerica Bank 188 N. Old Woodward Birmingham, MI, 48009
OWNER'S NAME ("Owner"): Comerica Bank Inc.
PROJECT NAME: Roof Replacement Comerica Banking Center #49 Garage Section

This Contractor Agreement ("Agreement") is effective as of the 5th day of June, 2019, between CBRE, Inc. ("CBRE") and ROYAL ROOFING COMPANY, INC. ("Contractor") who hereby agrees that all Work specified herein shall be performed by Contractor in accordance with all the provisions of this Agreement, all Change Orders (as defined hereinafter), attached Exhibit A - General Conditions, the applicable drawings and specifications, and all other Contract Documents (as hereinafter defined).

1. WORK TO BE PERFORMED: Replace the existing roof with new approved material specifications

☒ See attachment dated April 15, 2019 titled Comerica #49 Garage Section Roof Replacement

The services, labor, materials, equipment and/or related activities described above or on the attachment may be hereafter referred to as the "Work." In performing the Work, Contractor shall follow the drawings prepared by Roof Design Solutions LLC dated April 15, 2019 ("Drawings") and the specifications prepared by Roof Design Solutions LLC dated April 15, 2019. The Work shall be performed promptly and diligently using the highest professional standards in a good and workmanlike manner to the satisfaction of CBRE and in compliance with the Contract Documents. The materials used in the provision of the Work shall be of first class quality, new in all respects and not used, reworked, refurbished or rebuilt, unless otherwise approved by CBRE, and Contractor shall deliver clear title to equipment, materials and improvements provided to CBRE under the Contract Documents.

2. COMPENSATION: As full consideration for the satisfactory completion of the Work by Contractor in accordance with the Contract Documents (as defined hereinafter), CBRE shall pay to Contractor compensation in the total amount of \$ 158,300.00 (as it may be adjusted by Change Orders, the "Contractor Fees") in accordance with the INVOICING AND PAYMENT provisions of attached Exhibit A-General Conditions.
3. SCHEDULE: Contractor shall commence Work by no later than the 30th day of September 30th, 2019 ("Outside Commencement Date") and fully complete the Work in accordance with the Contract Schedule (defined below) and the Contract Documents by no later than the 30th day of October, 2019 ("Outside Completion Date") (said dates and time periods, as well as any other date(s) or time period(s) specified for completion of particular portions of the Work on any attached Contract Schedule or in any other document, being the "Contract Schedule").
4. This Agreement and the other Contract Documents represents the complete agreement between CBRE and Contractor, there being no conditions to the full effectiveness of this Agreement and the other Contract Documents except as expressly set forth herein.

CBRE: Global Workplace Solutions
CBRE, INC.

Authorized
Signature:

Print Name:

Print Title:

Doug Holland
Director FM

Contractor: Royal Roofing Company, Inc.

Authorized
Signature:

Print Name:

Print Title:

Pat Hudgens
PATRICK HUDGENS
PROJECT MGR

SECTION 07 22 21

ROOF INSULATION OVER UNDERLAYMENT

PART 1 - GENERAL

1.01 SECTION INCLUDES

- A. Installation of roof insulation associated with roof replacement.

1.02 RELATED SECTIONS

- A. SECTION 01 11 10 – SUMMARY OF WORK
- B. SECTION 02 41 00 – DEMOLITION AND SUBSTRATE PREPARATION
- C. SECTION 07 22 15 – INSULATION UNDERLAYMENT

1.03 REFERENCES

- A. Reference standards of the following sources are applicable to products and procedures specified in Part 2 - Products and Part 3 – Execution of this Section:
 - 1. American Society for Testing and Materials (ASTM)
 - 2. Factory Mutual Global (FM)

1.04 QUALITY ASSURANCE PROCEDURES

- A. Examine these specifications, roof plan(s) and details. Verify all dimensions, detail conditions, roof plan notes and existing site conditions that may affect the work.
- B. Verification of existing dimensions and site conditions is the responsibility of the Roofing Contractor. No additional compensation will be considered for failure to verify existing dimensions, detail conditions, roof plan note callouts, and existing site conditions.
- C. Upon examination, if conflicts between these specifications and drawings, and those of federal, state or local regulatory agencies, the product manufacturer, or industry roofing standards are discovered, notify the Owner immediately for resolution.
- D. During work, if conditions are discovered which do not allow for continuation of the work per these specifications and drawings, notify the Owner immediately for resolution.

1.05 PRODUCT DELIVERY, HANDLING AND STORAGE

- A. Roofing materials delivered to the site must be in the original, unopened packaging

or containers. Manufacturer's labeling must be present and legible on packaging and containers delivered to the site.

- B. Damaged and/or wet materials delivered to the site are to be removed from the site. Do not use these materials.
- C. Protect materials stored on site from inclement weather. Store materials above the ground, and completely cover with a breathable material, such as a tarp or canvas. Materials found to be wet or damaged are to be removed from the site immediately.

1.06 ENVIRONMENTAL REQUIREMENTS

- A. Do not perform roof removal work during inclement weather.
- B. Cold weather precautions:
 - 1. Refer to roofing manufacturer and NRCA requirements and recommendations for cold weather application requirements and restrictions.
- C. Safety Data Sheets (SDSs) of all specified products shall remain on site for the duration of this project.

PART 2 – PRODUCTS

2.01 ROOF INSULATION

- A. Areas D and E:
 - 1. Type: Tapered polyisocyanurate roof insulation system; ASTM C1289, Type II, Class 1, Grade 2 (20 psi); HCFC-Free and Zero Ozone Depletion Potential (ODP); product type acceptable to the roofing manufacturer.
 - 2. Starting thickness: 5-inches (outside of tapered sump area).
 - 3. Slope: 1/8-inch per foot
 - 4. Long Term Thermal Resistance (LTTR) Value: 5.6 minimum per inch.
 - 5. Board Size: 4-feet by 4-feet.

2.03 CRICKET AND SADDLE INSULATION

- A. Tapered polyisocyanurate roof insulation as necessary to achieve slopes and dimensions indicated on the drawings and as necessary to allow for proper drainage to existing roof drains; ASTM C1289, Type II, Class 1; Minimum 20 psi; HCFC-Free and Zero Ozone Depletion Potential (ODP); product type acceptable to the roofing manufacturer.

2.04 TAPERED EDGE STRIPS

- A. Tapered Edge Strips: Fiberboard, ASTM C208; 1-1/2 inches thick x 18 inches wide (or as indicated by conditions shown in drawings); product type acceptable to the roofing manufacturer.

2.05 INSULATION ADHESIVE

- A. For adhering insulation where specified: Low-rise urethane foam adhesive; product acceptable to the roofing manufacturer and is capable of meeting the specified wind uplift requirements.

PART 3 - EXECUTION

3.01 GENERAL

- A. Ensure that the substrate has been prepared as necessary and is ready and acceptable to receive insulation materials. Refer to Section 02 41 00 for material removals and general work and substrate preparation requirements. Refer to Section 07 22 15 for insulation underlayment installation requirements.

3.02 INSULATION AND COVER BOARD INSTALLATION

- A. Closely butt the insulation boards.
- B. Stagger board joints by the maximum dimensions possible, minimum 6-inch stagger.
- C. Cut boards to fit around all penetrations through the roof deck. At locations where less than a full-sized board is required, use the largest size practical to fill in the area. Do not install numerous small sections of the boards at these locations.
- D. Fill gaps between insulation boards and between insulation boards and walls, curbs, blocking, and equipment with additional insulation material.
- E. Protect all insulation from weather and standing water at all times. Install no more insulation than can be completely covered with the roofing membrane on the same day.
- F. Install temporary water cut-offs at the edges of insulation at the end of each workday.
- G. Prior to installing the insulation, inspect the underside of the roof deck to determine if objects, such as sprinklers, lights, conduits, fans, or gas lines are attached to the deck. Exercise caution to ensure that insulation fasteners do not penetrate these objects.
- H. Adhesion of insulation and cover board:
 - 1. Adhere insulation using the specified adhesive. Refer to the roofing manufacturer for application instructions and requirements.
 - 2. Adhere insulation boards with specified low-rise urethane foam at the following rates:
 - a. Field of roof: 3/4-inch wide bands of adhesive, 12-inches o.c.
 - b. At perimeters: 3/4-inch bands of adhesive, 6-inches o.c.
 - c. At corners: 3/4-inch wide bands of adhesive, 4-inches o.c.

END OF SECTION

ISO 95+™ GL Insulation

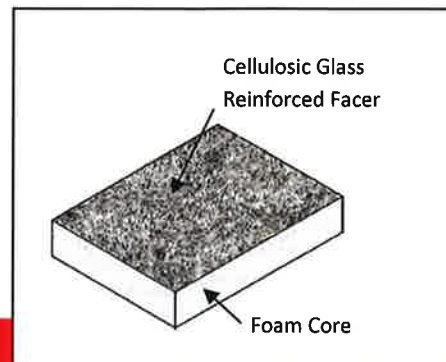
Item Description

Flat and Tapered Polyiso Boards

<u>Flat Boards:</u>	4' x 4' (1.22 m x 1.22 m)
	4' x 8' (1.22 m x 2.44 m)
<u>Tapered Boards:</u>	4' x 4' (1.22 m x 1.22 m)
<u>Slope range:</u>	1/16" per foot (.5%) to 1/2" per foot (4%)
<u>Thickness range:</u>	0.5" (12.7 mm) to 4.5" (114.3 mm)

Meets or exceeds performance requirements of ASTM C 1289, Type II, Class 1

Product Information



Description:

Firestone ISO 95+ GL flat and tapered roof insulation consists of a closed-cell polyiso foam core laminated to a black glass reinforced mat facer on both major surfaces. Flat and tapered ISO 95+ GL insulation provides outstanding thermal performance on commercial roofing applications, while providing positive rooftop drainage to help eliminate ponding water when tapered ISO 95+ GL insulation is used.

All Firestone polyisocyanurate insulations use EPA accepted blowing agents. Firestone ISO 95+ GL incorporates a HCFC-free blowing agent that does not contribute to the depletion of the ozone layer (ODP-free).

Method of Application:

1. Insulation shall be neatly fitted to all roof penetrations, projections and nailers.
2. No more insulation shall be installed than can be covered with membrane and completed before the end of each day's work or before the onset of inclement weather.
3. Firestone ISO 95+ GL board may be installed using:

- Firestone fasteners and plates

NOTE: For ballasted systems, the top layer of Firestone insulation may not be mechanically attached.

- Hot asphalt (requires a cover board)
- Firestone approved insulation adhesives
 - I.S.O. Twin Pack™
 - I.S.O. Stick™
 - I.S.O. Spray™ R
 - I.S.O. FIX™ II

Acceptable Immediate Substrates:

- 3,000 psi Structural concrete (must be clean, dry, and properly cured)
- Steel deck (min 22 ga)
- Plywood and OSB (min 1/2")
- Lightweight concrete
- Gypsum deck (min 2")

NOTE: Please consult the Design Guides and QuickSpecs online at www.firestonebpco.com to review specific information regarding the assembly.

Storage:

- Keep insulation dry at all times
- Elevate insulation above the deck or ground
- Cover insulation with waterproof tarps

TECHNICAL INFORMATION SHEET

ISO 95+™ GL Insulation

Precautions:

- Polyiso foam will burn if exposed to a flame of sufficient heat and intensity. Keep away from heat, sparks, and open flames.
- Protect against dust that may be generated during installation.
- Refer to Safety Data Sheet (SDS) for additional information.
- Take care when transporting and handling Firestone insulation to avoid physical damage.

Specification Compliance:

ASTM C1289, Type II, Class 1
 UL Classified—UL1256
 FM Class 1 Approved
 Manufactured in an ISO 9001 Registered Facility
 CAN/ULC-S704, Type 1, Class 3



CCMC 13274-L

LEED® Information:

See Recycled Content in table below.

Manufacturing Locations:

Florence, KY
 De Forest, WI
 Jacksonville, FL

Corsicana, TX
 Salt Lake City, UT

Bristol, Ct
 Youngwood, PA

NOTE: Miami Dade Classified polyiso is only produced in the Jacksonville, FL and Youngwood, PA facilities.

Typical Properties (Meets ASTM C 1289, Type II, Class 1)

Property	ASTM Test Method	Firestone Typical Performance
Compressive Strength:	D1621	Grade 2: 20 psi (138 kPa)
		Grade 3: 25 psi (172 kPa) *
Density:	D1622	2 pcf (32 kg/m³)
Dimensional Stability:	D2126	<2%
Moisture Vapor Transmission:	E96	<1 perm (<57.5 ng/(Pa•s•m²))
Water Absorption:	C209	<1% by volume
Service Temperature:	----	-100 to 250 °F (-73 to 121 °C)
Flame Spread:	E84	Index 50
Smoke Development:	E84	Index 160 - 180

*25 psi (172 kPa) available upon request.

TECHNICAL INFORMATION SHEET

ISO 95+™ GL Insulation

Product Information

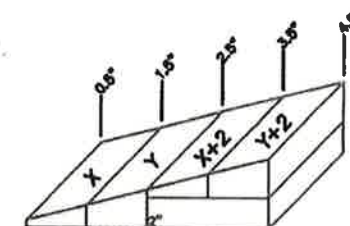
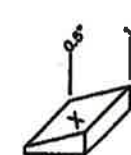
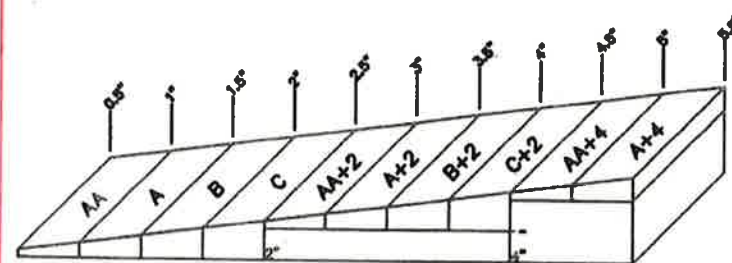
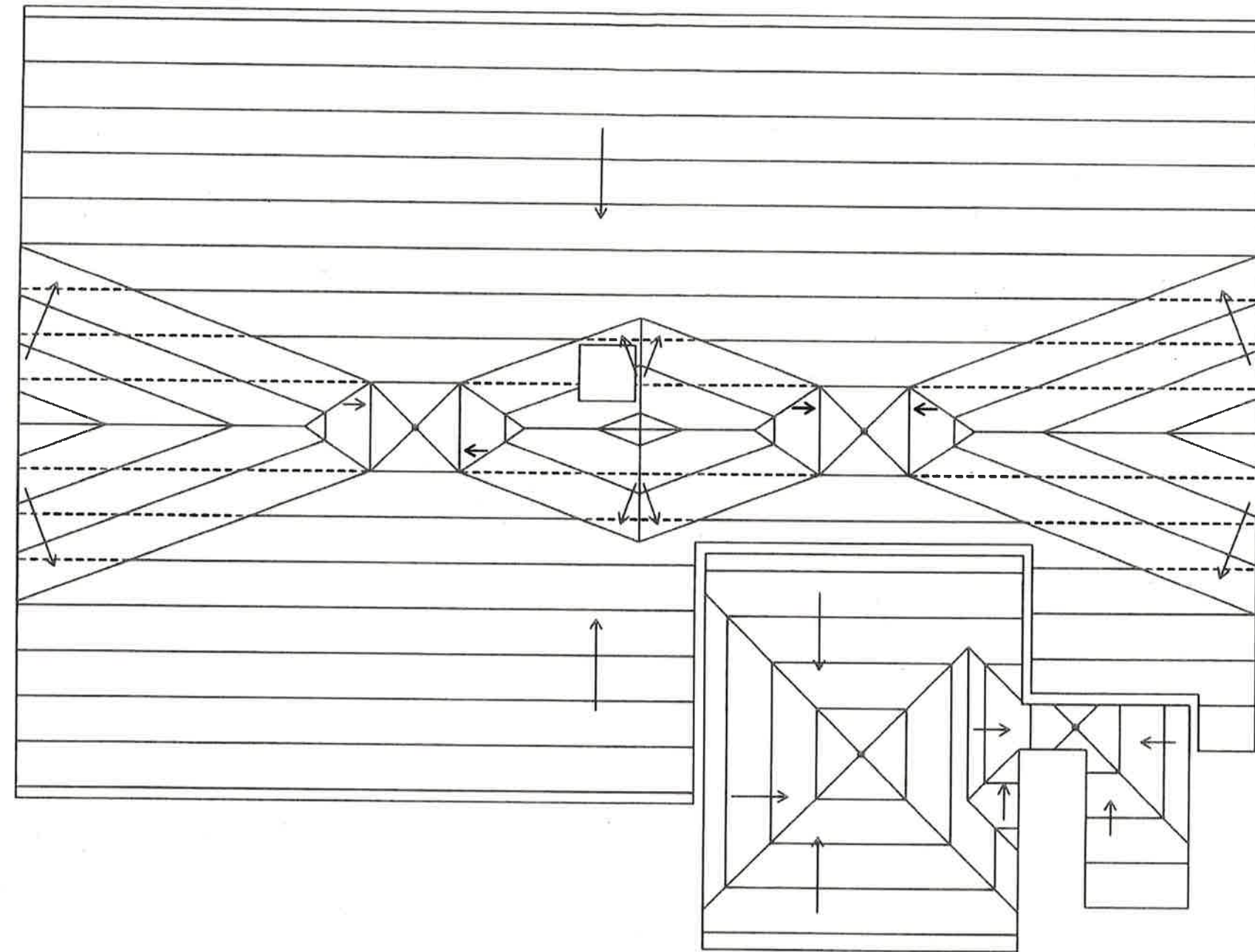
Thickness*		(R-Value) **	Max Flute Span		Approx. Recycled Content		
inches	mm		inches	mm	Post Consumer	Post Industrial	Total
0.5	12.70	2.9	1.50	38.10	52%	15%	67%
1.0	25.40	5.7	2.62	66.67	37%	15%	52%
1.1	27.94	6.3	2.62	66.67	36%	15%	51%
1.2	30.48	6.8	2.62	66.67	34%	15%	49%
1.3	33.02	7.4	3.67	93.34	32%	15%	47%
1.4	35.56	8.0	3.67	93.34	30%	15%	45%
1.5	38.10	8.6	4.37	111.12	29%	15%	44%
1.6	40.64	9.1	4.37	111.12	27%	15%	42%
1.7	43.18	9.7	4.37	111.12	26%	15%	41%
1.75	44.45	10.0	4.37	111.12	26%	15%	41%
1.8	45.72	10.3	4.37	111.12	25%	15%	40%
1.9	48.26	10.8	4.37	111.12	24%	15%	39%
2.0	50.80	11.4	4.37	111.12	24%	15%	39%
2.1	53.34	12.0	4.37	111.12	22%	15%	37%
2.2	55.88	12.6	4.37	111.12	21%	15%	36%
2.25	57.15	12.9	4.37	111.12	21%	15%	36%
2.3	58.42	13.2	4.37	111.12	21%	15%	36%
2.4	60.96	13.8	4.37	111.12	20%	15%	35%
2.5	63.50	14.4	4.37	111.12	20%	15%	35%
2.6	66.04	15.0	4.37	111.12	19%	15%	34%
2.7	68.58	15.6	4.37	111.12	18%	15%	33%
2.75	69.85	15.9	4.37	111.12	18%	15%	33%
2.8	71.12	16.2	4.37	111.12	18%	15%	33%
2.9	73.66	16.8	4.37	111.12	17%	15%	32%
3.0	76.20	17.4	4.37	111.12	17%	15%	32%
3.1	78.74	18.0	4.37	111.12	16%	15%	31%
3.2	81.28	18.6	4.37	111.12	16%	15%	31%
3.25	82.55	18.9	4.37	111.12	16%	15%	31%
3.3	83.82	19.2	4.37	111.12	16%	15%	31%
3.4	86.36	19.9	4.37	111.12	15%	15%	30%
3.5	88.90	20.5	4.37	111.12	15%	15%	30%
3.6	91.44	21.1	4.37	111.12	14%	15%	29%
3.7	93.98	21.7	4.37	111.12	14%	15%	29%
3.75	95.25	22.0	4.37	111.12	14%	15%	29%
3.8	96.52	22.3	4.37	111.12	14%	15%	29%
3.9	99.06	23.0	4.37	111.12	14%	15%	29%
4.0	101.60	23.6	4.50	114.30	14%	15%	29%
4.1	104.14	24.2	4.50	114.30	13%	15%	28%
4.2	1.6.58	24.9	4.50	114.30	13%	15%	28%
4.25	107.95	25.2	4.50	114.30	13%	15%	28%
4.3	109.22	25.5	4.50	114.30	13%	15%	28%
4.4	111.76	26.1	4.50	114.30	13%	15%	28%
4.5	114.3	26.8	4.50	114.30	13%	15%	28%

*Other thicknesses available upon request.

**R- values provide a 15-year time-weighted average in accordance with CAN/ULC-S770.

Please contact Quality Building Services Technical Department at 1-800-428-4511 for further information.

This sheet is meant to highlight Firestone products and specifications and is subject to change without notice. Firestone takes responsibility for furnishing quality materials which meet published Firestone product specifications or other technical documents, subject to normal roof manufacturing tolerances. Neither Firestone nor its representatives practice architecture. Firestone offers no opinion on and expressly disclaims any responsibility for the soundness of any structure. Firestone accepts no liability for structural failure or resultant damages. Consult a competent structural engineer prior to installation if the structural soundness or structural ability to properly support a planned installation is in question. No Firestone representative is authorized to vary this disclaimer.



3900 CENTENNIAL DR. STE D
MIDLAND, MI 48642

19-MI-5141 VERSION 1-2

TAPERED ISO QUOTATION
SKETCH

NOT TO SCALE

Firestone
BUILDING PRODUCTS

NOBODY COVERS YOU BETTER. •

APPROVED
10/05/11
PAA 19-0175



Administrative Approval Application Planning Division

Form will not be processed until it is completely filled out

1. Applicant

Name: Josh Humphrey
Address: 225 E Maple Rd
Phone Number: 201 912 0404
Fax Number: _____
Email: Josh@PeasandCarrotsHospitality.com

Property Owner

Name: Steven Frank
Address: _____
Phone Number: 917 2481
Fax Number: _____
Email: _____

2. Applicant's Attorney/Contact Person

Name: Josh Humphrey
Address: 225 E Maple
Phone Number: _____
Fax Number: _____
Email: _____

Project Designer

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

3. Project Information

Address/Location of Property: 225 E Maple
Name of Development: _____
Parcel ID #: _____
Current Use: _____
Area in Acres: _____
Current Zoning: _____

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

4. Attachments

- Warranty Deed with legal description of property
- Authorization from Owner(s) (if applicant is not owner)
- Completed Checklist
- Material Samples
- Digital Copy of plans
- Two (2) folded copies of plans including an itemized list of all changes for which administrative approval is requested, with the changes marked in color on all elevations

5. Details of the Request for Administrative Approval

Paint Exterior of building. Detail Attached

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]

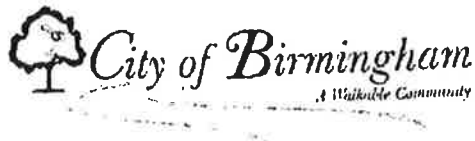
Date: 10-10-19

Office Use Only			
Application #:	<u>PAA19-0163</u>	Date Received:	<u>10/16/19</u>
Date of Approval:	<u>[Signature]</u> <u>10/14/19</u>	Date of Denial:	<u>N/A</u>
		Reviewed by:	<u>[Signature]</u>
		Fee:	<u>\$100.00</u>

APPROVED

10/14/19
PAA19-0163

CITY OF BIRMINGHAM
Date 10/10/2019 11:29:00 AM
Ref 00163376
Receipt 508974
Amount \$100.00



CONSENT OF PROPERTY OWNER

I, Stephen Frank, 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 225 E Maple Rd, Birmingham;
(Address of affected property)
2. That I have read and examined the Application for Administrative Approval made to the City of Birmingham by:
Josh Humphrey - Social;
(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: 10-10-19

Stephen Frank
Owner's Name (Please Print)

[Signature]
Owner's Signature

SOCIAL KITCHEN & BAR
NEW PAINT SCHEME PROPOSAL

APPROVED

10/14/19

PAA-19-0163

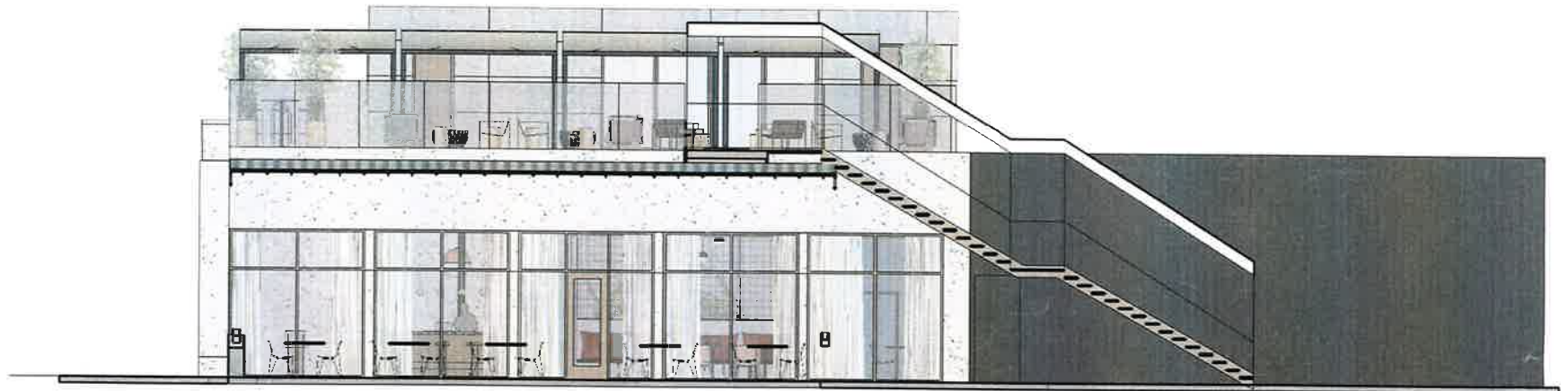
MAIN FIELD COLOR:
BENJAMIN MOORE "WINDY BREATH"

0624 White Dove OC-17

ACCENT "SPECKLE" COLOR/REAR OF BUILDING
BENJAMIN MOORE "IRON MOUNTAIN"
2134-30



MAPLE ELEVATION
SCALE: 1/8" = 1'



VIA ELEVATION
SCALE: 1/8" = 1'

APPROVED

10/25/19

PAA19-0171



City of Birmingham

A Walkable Community



Administrative Approval Application Planning Division

Form will not be processed until it is completely filled out

1. Applicant

Name: Heller & Associates
Address: 7 S. Perry
Pontiac MI 48342
Phone Number: 248-322-6771
Fax Number: 248-322-6222
Email: info@heller-homes.net

Property Owner

Name: Merrillwood Collection
Address: 251 E. Merrill St 212
Birmingham MI 48009
Phone Number: 248-647-8590
Fax Number: 248-647-3038
Email: jai@iglawfirm.com

2. Applicant's Attorney/Contact Person

Name: Benjamin Heller
Address: 7 S. Perry St.
Pontiac MI 48342
Phone Number: 248-322-6771
Fax Number: 248-322-6222
Email: bheller@heller-homes.net

Project Designer

Name: Heller & Associates
Address: 7 S. Perry St.
Pontiac MI 48342
Phone Number: 248-322-6771
Fax Number: 248-322-6222
Email: bheller@heller-homes.net

3. Project Information

Address/Location of Property: 251 E. Merrill
Birmingham MI 48009
Name of Development: Merrillwood Building
Parcel ID #: 08-19-36-201-019
Current Use: Unchanged
Area in Acres: 0.679 acres (29,565 sq ft)
Current Zoning: B-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

- 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

Adding Tile to property line on sidewalk in front of commercial entrance

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: J. Mader

Date: 10/18/19

Office Use Only			
Application #:	<u>PAA19-0171</u>	Date Received:	<u>10/21/19</u>
		Fee:	<u>\$100.00</u>
Date of Approval:	<u>10/25/19</u>	Date of Denial:	<u>N/A</u>
		Reviewed by:	<u>[Signature]</u>



ADMINISTRATIVE APPROVAL APPLICATION CHECKLIST – PLANNING DIVISION

Applicant: Heller & Associates Date: 10/18/19

Address: 7 S. Perry Pontiac MI 48342 Project: Merrillwood Collection

All site plans and elevation drawings prepared for administrative approval shall be prepared in accordance with the following specifications and other applicable requirements of the City of Birmingham. If more than one page is used, each page shall be numbered sequentially. All plans must be legible and of sufficient quality to provide for quality reproduction or recording.

Administrative Approval of Design Changes

- ☒ 1. Name and address of applicant and proof of ownership;
- ☒ 2. Name of Development (if applicable);
- ☒ 3. Address of site and legal description of the real estate;
- ☒ 4. A separate location map;
- ☐ 5. Legend and notes, including a graphic scale, north point, and date;
- ☒ 6. A list of all requested design changes;
- ☒ 7. Elevation drawings with all requested design changes marked in color;
- ☒ 9. A list of all new materials to be used, including size specifications, color and the name of the manufacturer.

Administrative Approval of Site Plan Changes

A full site plan detailing the proposed changes for which administrative approval is requested shall be drawn at a scale no smaller than 1" = 100' (unless the drawing will not fit on one 24" X 36" sheet) and shall include:

- ☐ 1. Name and address of applicant and proof of ownership;
- ☐ 2. Name of Development (if applicable);
- ☐ 3. Address of site and legal description of the real estate;
- ☐ 4. Name and address of the land surveyor;
- ☐ 5. Legend and notes, including a graphic scale, north point, and date;
- ☐ 6. A separate location map;
- ☐ 7. A map showing the boundary lines of adjacent land and the existing zoning of the area proposed to be developed as well as the adjacent land;
- ☐ 8. A list of all requested changes to the site plan;
- ☐ 9. All changes requested marked in color on the site plan and on all elevations of any building(s);
- ☐ 10. A chart indicating the dates of approval of the Preliminary Site Plan, Final Site Plan; Revised Final Site Plans, and any dates of approval by the Historic District Committee ("HDC");
- ☐ 11. Existing and proposed layout of streets, open space and other basic elements of the plan;
- ☐ 12. Existing and proposed easements and their purpose;



Nicholas Dupuis <ndupuis@bhamgov.org>

Fwd: tech data

John Madou <jmadou@hellerhomes.net>
To: Nicholas Dupuis <ndupuis@bhamgov.org>

Fri, Oct 25, 2019 at 1:14 PM

Nick the tiles will be 24x24. Call with any questions

John Madou
Project Manager
Mobil 248-762-3816
Office 248-322-6777
Email jmadou@hellerhomes.net
[7 S. Perry st. Pontiac Mi. 48342](#)

From: Nicholas Dupuis <ndupuis@bhamgov.org>

Sent: Thursday, October 24, 2019 3:16 PM

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













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TECHNICAL SPECIFICATION

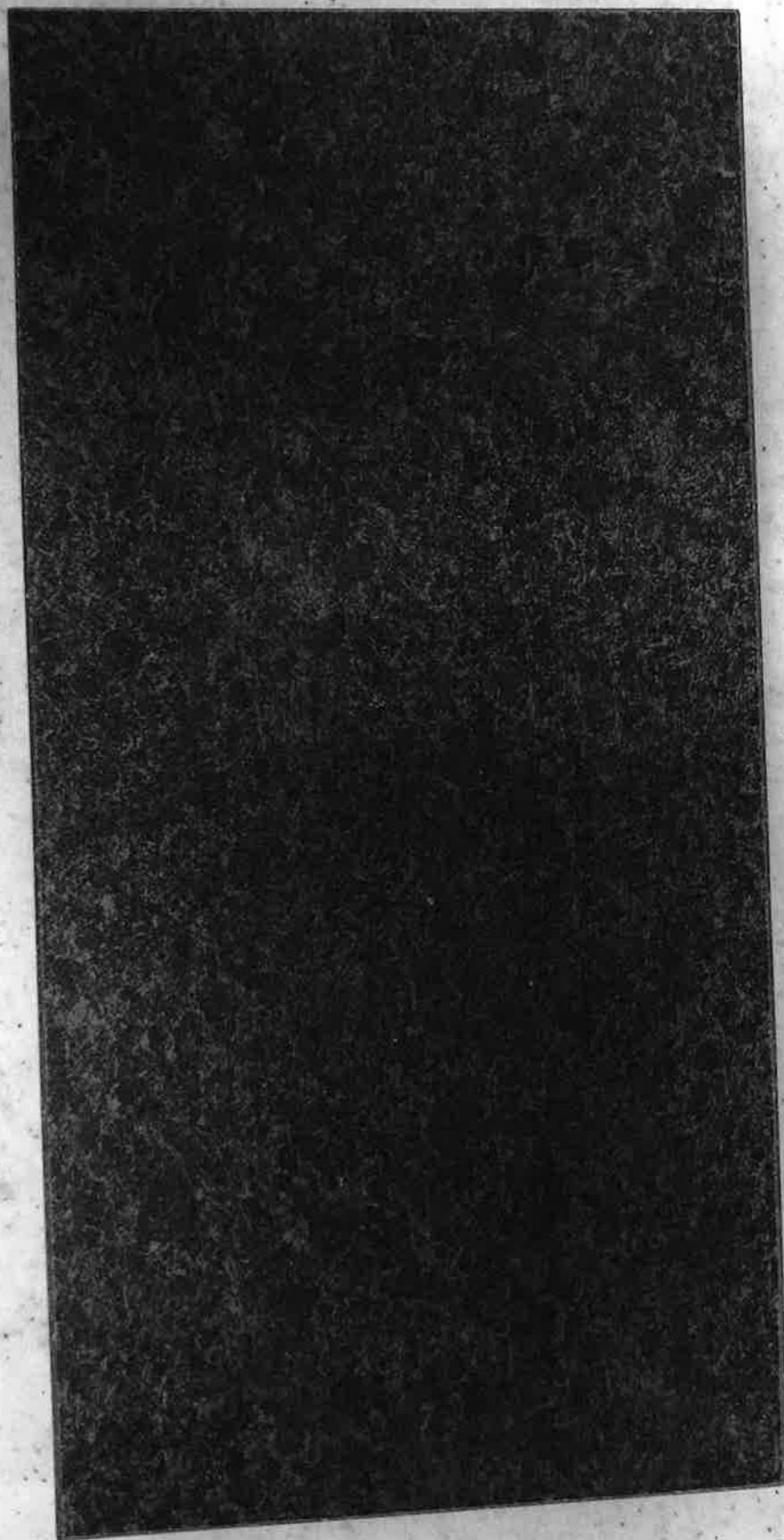
60x60cm 24"x24" ± 10mm 60x60cm 24"x24" ± 20mm 60x120cm 24"x48" ± 20mm

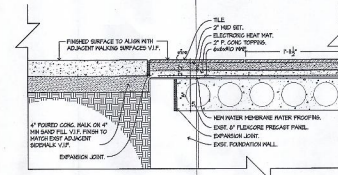


Compliant with standards EN 14411 annex G Group BIa Compliant with standards ISO 13006 annex G Group BIa

	Technical features	Test Method	Requirements for nominal size N			ORGANICA	
			7cm≤N<15cm	N≥ 15cm		1CM	2CM
			(mm)	(%)	(mm)		
	Length and width	ISO 10545-2	± 0.9	± 0.6	± 2.0	± 0.01% ± 0.02mm	± 0.07% ± 0.36mm
	Thickness		± 0.5	± 5	± 0.5	± 1.00% ± 0.10mm	± 1.90% ± 0.25mm
	Straightness of sides		± 0.75	± 0.5	± 1.5	± 0.04% ± 0.2mm	± 0.15% ± 0.8mm
	Rectangularity		± 0.75	± 0.5	± 1.5	± 0.06% ± 0.36mm	± 0.09% ± 0.56mm
	Surface flatness		cc ± 0.75	cc ± 0.5	cc ± 2.0	± 0.09% ± 0.74mm	± 0.12% ± 1.01mm
			ec ± 0.75	ec ± 0.5	ec ± 2.0		
			W ± 0.75	W ± 0.5	W ± 2.0		
			En14411 annex G (Group BI) ISO 13006 annex G (Group BI)				
	Water absorption	ISO 10545-3	E ≤ 0.5% individual maximum 0.6%			E ≤ 0.11%	E ≤ 0.38%
	Breaking strength	ISO 10545-4	S ≥ 1300N			S ≥ 2500N	S ≥ 11000N
	Modulus of rupture		R ≥ 35N/mm			R ≥ 42.4N	R ≥ 42.5N
	Abrasion resistance	ISO 10545-6	≤ 1/5mm			Class 4	Class 4
	Coefficient of thermal linear expansion	ISO 10545-8	Declared value	Test method available		3.9 X 10 ⁻⁶ /K	3.9 X 10 ⁻⁶ /K
	Thermal shock resistance	ISO 10545-9	Pass according to ISO 10545-1	Test method available		Resistant	Resistant
	Resistance to household chemicals and swimming pool salts	ISO 10545-13	Minimum Class B	Class GA		Passed	Passed
	Resistance to low concentrations of acids and alkalis		Value	Class GLA		—	—
	Resistance to high concentrations of acids and alkalis		Value	Class GHA		—	—
	Moisture expansion(in mm./m)	ISO 10545-10	Declared value	Test method available		≤ 0.72 mm/m	≤ 0.72 mm/m
	Frost resistance	ISO 10545-12	Pass according to ISO 10545-1	Required		Resistant	Resistant
	Impact resistance, as coefficient of restitution	ISO 10545-5	Declared value	Test method available		≥ 0.67	≥ 0.7
	Mohs hardness	EN 101	≥ 6(UGL)			7	7
	Bond strength/ adhesion	EN 1348	Declared value	—		N/A	N/A
	Reaction to fire		Class A1 or A1	—		A1	A1
	Resistance to staining	ISO 10545-14	Minimum Class 3	Test method available		Class 5	Class 5
	Coefficient of friction(COF)	B C R A Rep CEC/81	D M 236/89 del 14/06/89			1.23Dry 1.16Wet	1.21Dry 1.19Wet
	Dynamic coefficient of friction	ANSI A137.1-2012	ANSI A 137.1 Requires a minimum value of 0.42 for commercial areas that are likely to be wet			0.71Dry 0.62Wet	0.64Dry 0.61Wet
	Static coefficient of friction(SCOF)	ASTM C1028-2007	The Ceramic Tiles Institute identifies Tile Slip Resistant when SCOF ≥ 0.60			≥ 0.60Dry ≥ 0.60Wet	≥ 0.60Dry ≥ 0.60Wet
	Slip resistance Classification of New Pedestrian Surface Materials	AS 4586 : 2013 Appendix A	Accredited for compliance with iso/iec 17025			P4 -P5	P5
	Pendulum Friction Test	Appendix A(four S rubber)	Declared classification of the pedestrian surface materials according to the Wet Pendulum Test			Class X	Class V
	Barefoot Ramp Test	DIN 51097 (CEN/TS 16165 Annex A)	Declared value	—		C	C
	Shod Ramp Test	DIN 51130 (CEN/TS 16165 Annex A)	Declared value	—		R9-R10	R11
	Pendulum Friction Test	BS 7576-2002(CEN/TS 16165 Annex C)	Declared value	—		PTV>64Dry PTV>38Wet	PTV>96Dry PTV>60Wet

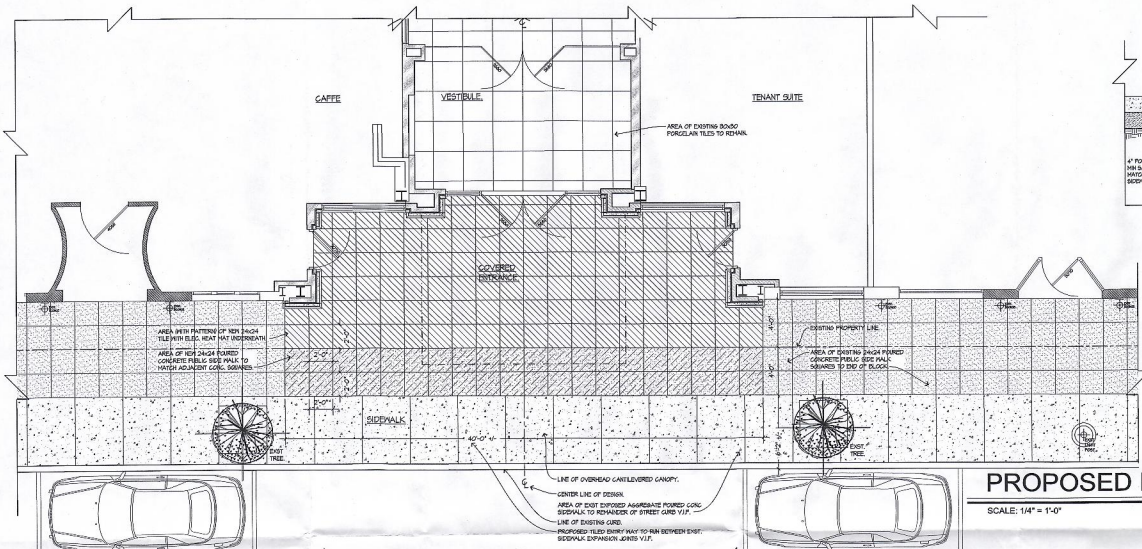
1910' 20' -
1910' 20' -





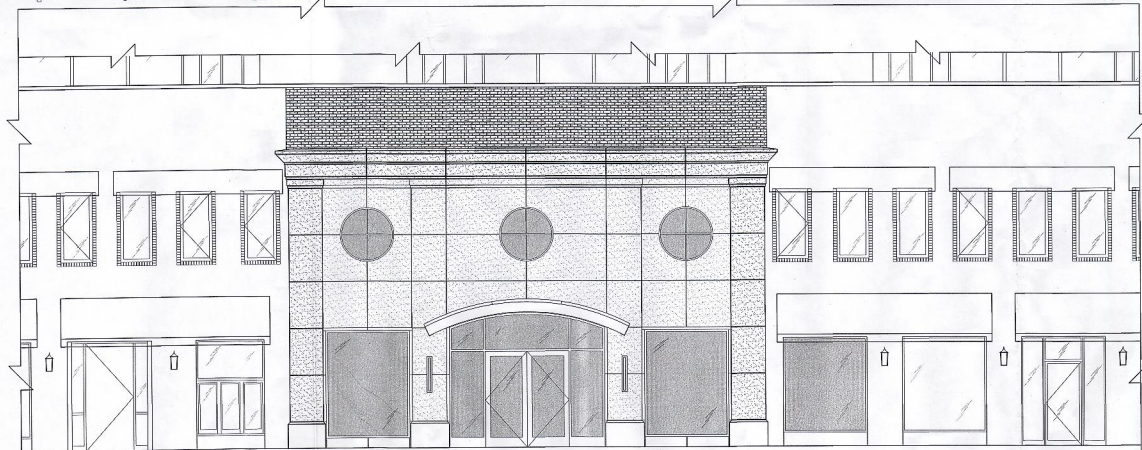
DETAIL

SCALE: 1" = 1'-0"



PROPOSED PLAN

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



PROPOSED ELEVATION

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

Administrative Approval Application Planning Division

Form will not be processed until it is completely filled out.

1. Applicant

Name: EDWARDS "TED" STENGER
Address: 384 West Brown St
Birmingham, AL
Phone Number: 914-980-5724
Fax Number: _____
Email Address: tstenger@alixpartners.com

2. Property Owner

Name: EDWARDS STENGER d/b/a Brown Street Group
Address: 384 W. Brown Street
Bham, AL 35209
Phone Number: 914-980-5724
Fax Number: _____
Email Address: tstenger@alixpartners.com

3. Applicant's Attorney/Contact Person

Name: SAME AS APPLICANT
Address: _____
Phone Number: _____
Fax Number: _____
Email Address: _____

4. Project Designer/Developer

Name: N/A
Address: _____
Phone Number: _____
Fax Number: _____
Email Address: _____

5. Project Information

Address/Location of Property: 384 W. Brown
Name of Development: Bell Townhouse Condos
Parcel ID#: 1936136015
Current Use: RESIDENTIAL
Area in Acres: _____
Current Zoning: residential/condo

Name of Historic District if any: MERRILL, Townsend, Brown
Date of HDC Approval, if any: _____
Date of Application for Preliminary Site Plan: N/A
Date of Preliminary Site Plan Approval: N/A
Date of Application for Final Site Plan: N/A
Date of Final Site Plan Approval: N/A
Date of Revised Final Site Plan Approval: N/A

6. Required Attachments

- Warranty Deed with legal description of property
- Authorization from Owner(s) (if applicant is not owner)
- Completed Checklist
- Material Samples
- Specification sheets for all proposed materials, fixtures, and/or mechanical equipment
- One (1) digital copy of plans N/A
- 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 N/A
- Photographs of existing conditions on the site where changes are proposed

7. Details of the Request for Administrative Approval

- Replacement of existing thermal pane windows with new thermal pane. All windows fabricated to measure and style is true to existing (Pure Energy)
- Install cooper 1/2 round gutters on house and garage (Great Lakes Gutters)

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: Ted Stenger

Date: 10/20/2019

Application #: PAA19-0174

Date of Approval: 10/28/19

Date Received: 10/23/19

Date of Denial: OCT 22 2019

Fee: \$ 100.00

Reviewed By: _____

CITY OF BIRMINGHAM
COMMUNITY DEVELOPMENT DEPT.

CITY OF BIRMINGHAM
Date 10/25/2019 10:05:00 AM
Ref 00164015
Receipt 510204
Amount \$100.00



ADMINISTRATIVE APPROVAL APPLICATION CHECKLIST – PLANNING DIVISION

Applicant: EDWARD TEN STEVENS Date: 10/23/19
Address: 384 W. BROAD STREET, B'ham Project: WINDOWS/GUTTERS

All site plans and elevation drawings prepared for administrative approval shall be prepared in accordance with the following specifications and other applicable requirements of the City of Birmingham. If more than one page is used, each page shall be numbered sequentially. All plans must be legible and of sufficient quality to provide for quality reproduction or recording.

Administrative Approval of Design Changes

- ☐ 1. Name and address of applicant and proof of ownership;
- ☐ 2. Name of Development (if applicable);
- ☐ 3. Address of site and legal description of the real estate;
- ☐ 4. A separate location map;
- ☐ 5. Legend and notes, including a graphic scale, north point, and date;
- ☐ 6. A list of all requested design changes;
- ☐ 7. Elevation drawings with all requested design changes marked in color;
- ☐ 8. A list of all new materials to be used, including size specifications, color and the name of the manufacturer.

Administrative Approval of Site Plan Changes

A full site plan detailing the proposed changes for which administrative approval is requested shall be drawn at a scale no smaller than 1" = 100' (unless the drawing will not fit on one 24" X 36" sheet) and shall include:

- ☐ 1. Name and address of applicant and proof of ownership;
- ☐ 2. Name of Development (if applicable);
- ☐ 3. Address of site and legal description of the real estate;
- ☐ 4. Name and address of the land surveyor;
- ☐ 5. Legend and notes, including a graphic scale, north point, and date;
- ☐ 6. A separate location map;
- ☐ 7. A map showing the boundary lines of adjacent land and the existing zoning of the area proposed to be developed as well as the adjacent land;
- ☐ 8. A list of all requested changes to the site plan;

Warranty Deed
Statutory Form

KNOWN ALL MEN BY THESE PRESENTS: That Carlyn D. Roth and Rochelle Roth, as joint tenants with rights of survivorship,

whose address is 384 W. Brown Street, Birmingham, MI 48009-1468

Convey and Warrant to Brown Street Group, LLC, a Michigan limited liability company,

whose address is 2 Lone Pine Road, Bloomfield Hills, MI 48304

the following described premises situated in the City of Birmingham, County of Oakland and State of Michigan, to-wit:

Unit 4, Bell Townhouses Condominium, according to the Master Deed recorded in Liber 7793, pages 462 through 500, both inclusive, as amended, Oakland County Records and designated as Oakland County Condominium Subdivision Plan No. 302, together with rights in general common elements and limited common elements as set forth in the above described Master Deed, and as described in ACT 59 of the Public Acts of 1978, as amended.

Commonly known as: 384 W. Brown Street
Parcel Identification No: 19-36-136-015

For the sum of: Five Hundred Twenty-Five Thousand Dollars (\$525,000.00)

Subject to existing building and use restrictions and easements and rights of way of record and rights of the co-owners of Bell Townhouses Condominium in common elements and all the terms, conditions, regulations, restrictions, easements and other matters set forth in the described Master Deed and Statutes.

Warranty Deed Page 2 of 2

Grantor: Carlyn D. Roth and Rochelle Roth, as joint tenants with rights of survivorship
Grantee: Brown Street Group, LLC, a Michigan limited liability company

Dated this 07 Sept 2018

Signed and Sealed:

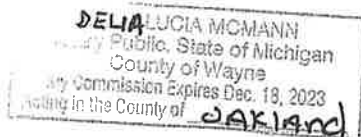
Carlyn D Roth
Carlyn D. Roth

Rochelle Roth
Rochelle Roth

State of Michigan
County of Oakland

The foregoing instrument was acknowledged before me this 07 Sept 2018 by Carlyn D. Roth and Rochelle Roth, as joint tenants with rights of survivorship.

[Signature]



Notary Public, Wayne County
State of Michigan

My Commission expires: 12.18.23
Acting in the County of: Oakland

Drafted by:
Douglas A. Hardy, Broker
Signature Sotheby's International Realty
415 S. Old Woodward
Birmingham, MI 48009

When recorded return to:
Brown Street Group, LLC
384 W. Brown Street
Birmingham, MI 48009-1468
105077



Brandon Lombardi
Sales Manager

53400 Grand River Ave.
New Hudson, MI 48165
Main 734.812.1138
Office 248.446.6100

BLombardi@PureEnergyWindow.com



www.PureEnergyWindow.com



SUNRISE
WINDOWS & DOORS

The Difference is Clear!™

Beauty, comfort and craftsmanship to make

YOUR HOME, UNIQUELY YOU

Exterior Finishes

Exterior Color Options

Sunrise offers seventeen standard exterior colors options, available in a textured Painted (P) or smooth Vinyl Capstock (C) finish. To match existing trim, complement shutters of a distinctive color, or to coordinate with other unique architectural features custom color matching, Sunrise can also develop a custom paint color to achieve any desired look. An Authorized Sunrise Dealer can provide complete custom paint details.



ANTIQUE RED (P)



ROYAL BROWN (P)



MAIZE (P)



ANTIQUE BROWN (P)



VINTAGE LINEN (P)



FOREST GREEN (P)



BLACK (P)



PEBBLE (P)



IRON ORE (P)



SLATE (P)



MYSTIC GRAY (P)



SABLE (P)



COMMERCIAL BROWN (P)



TAN (C, P)



EARTHTONE (C, P)



SANDSTONE (C, P)



PAINTER'S WHITE (C, P)



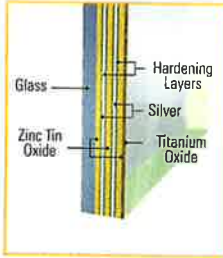
CUSTOM (P)

Since exterior painted colors have a textured finish, mixing painted units on the same order with capstock units is not recommended. Colors may vary from actual finishes due to the printing process of this brochure.

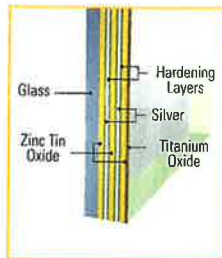
Add a personal touch to your home's exterior by specifying a **CUSTOM PAINTED EXTERIOR FINISH** on your Sunrise Windows and matching vinyl brickmould.

AR90

A $\frac{7}{8}$ " overall triple glazed insulated glass unit 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 argon gas. With Interior Low-E Option: AR90²

**KR90**

A $\frac{7}{8}$ " overall triple glazed insulated glass unit 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



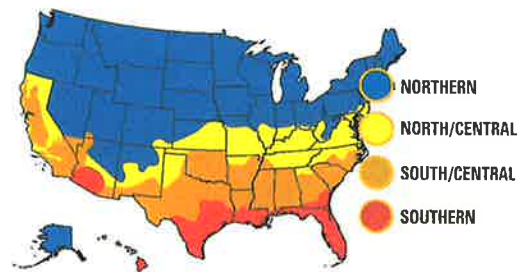
The ENERGY STAR Most Efficient designation identifies products that represent the leading edge in energy efficiency among those that qualify for the ENERGY STAR program. Look for the ★ to quickly identify the Sunrise glass packages that meet qualify for this elite designation.

AR90 (N3200a)		
	U-FACTOR	SHGC
Double Hung	0.23	0.22
Casement	0.21	0.20

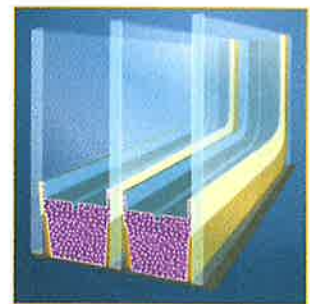
AR90 ² (N3310a)		
	U-FACTOR	SHGC
Double Hung	0.21	0.22
Casement	0.19	0.20 ★

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 $\frac{7}{8}$ " 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.



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.

Fax: 734.953.4069



State License #2102197720

www.MichiganGutters.com

PROPOSAL

PROPOSAL SUBMITTED TO: Ted Stenger		PHONE 914.980.5724	DATE October 14th, 2019
STREET 384 West Brown Street		JOB NAME	
CITY, STATE, AND ZIP CODE Birmingham, MI 48009		JOB LOCATION	
<input checked="" type="checkbox"/> RESIDENTIAL <input type="checkbox"/> COMMERCIAL	DATE OF PLANS	COLOR Copper	REP: Robert Noe

DESCRIPTION	AMOUNT
Install 6" Half Round Seamless Gutters & 4" Smooth Round Downspouts on Complete House	
* (1) Copper DYN Leaderhead Box	\$11,222.00
Includes:	
Install Gutters with Stamped Fascia Brackets	
Install Downspouts with Stamped Brackets	
Clean Up and Haul Away All Job Related Debris	
5 Year Labor Warranty & 25 Year Material Warranty	

WE PROPOSE hereby to furnish material and labor – complete in accordance with above specifications, for the sum of:

dollars (\$) 11,222.00

Payment to be made as follows. **50% Down, 50% on Completion**

☐  ☐  ☐ 

***3% Charge for all credit cards**

All material is guaranteed to be as specified. All work to be completed in a substantial workmanlike manner according to specifications submitted, per standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workmen's Compensation Insurance.

Authorized Signature Robert Noe

Note: This proposal may be withdrawn by us if not accepted within 30 days.

ACCEPTANCE OF PROPOSAL The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Signature _____

Date _____

Signature _____

STENGER
384 W. BROWN

6" AS
4" ROUND
AS



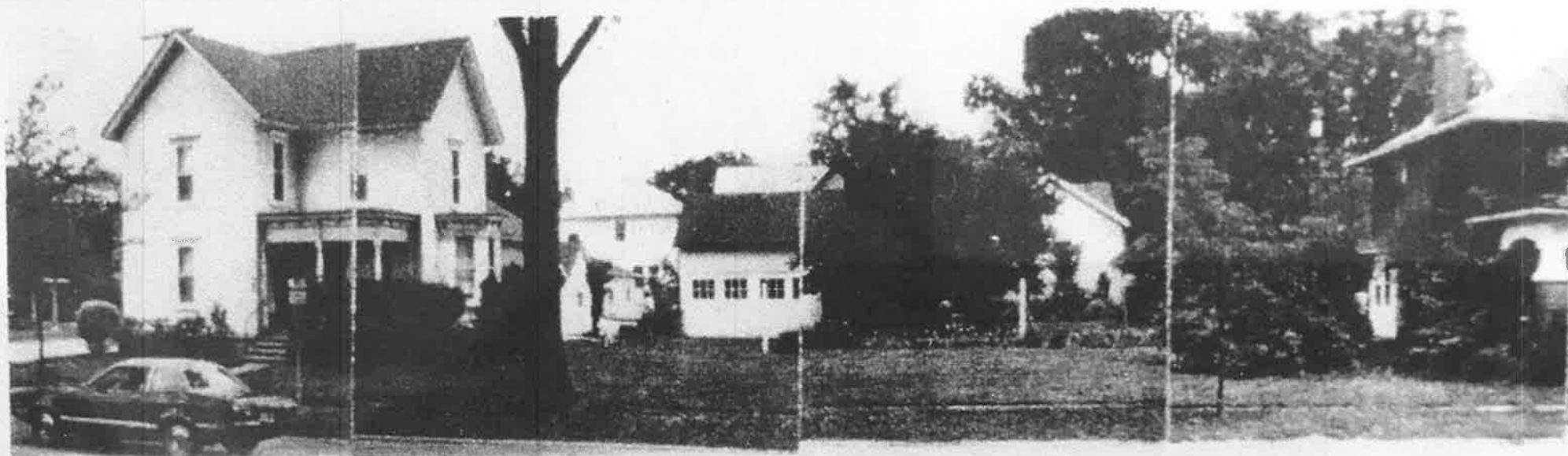


Though it's a tight fit, architect Robert Ziegelman squeezed three 2,000-square-foot townhouses (plus garages) onto a 60- by 100-foot lot between two existing houses. To counter the bulk, and to harmonize the new with the old, the same vocabulary, color, and forms were used. Cluster zoning guidelines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



From: Ted Stenger
To: Stenger, Ted
Subject: Pic
Date: Friday, August 2, 2019 8:30:31 AM

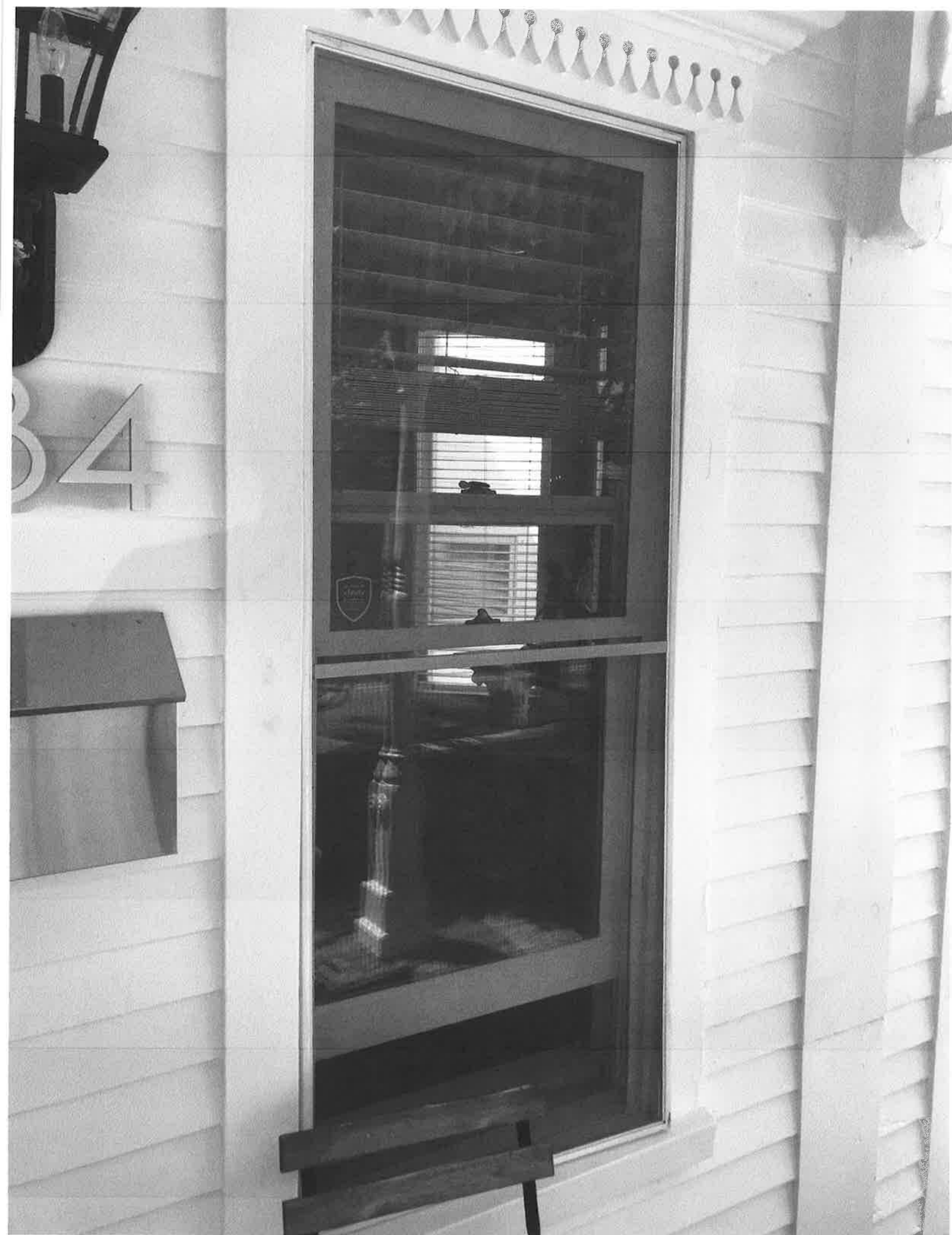








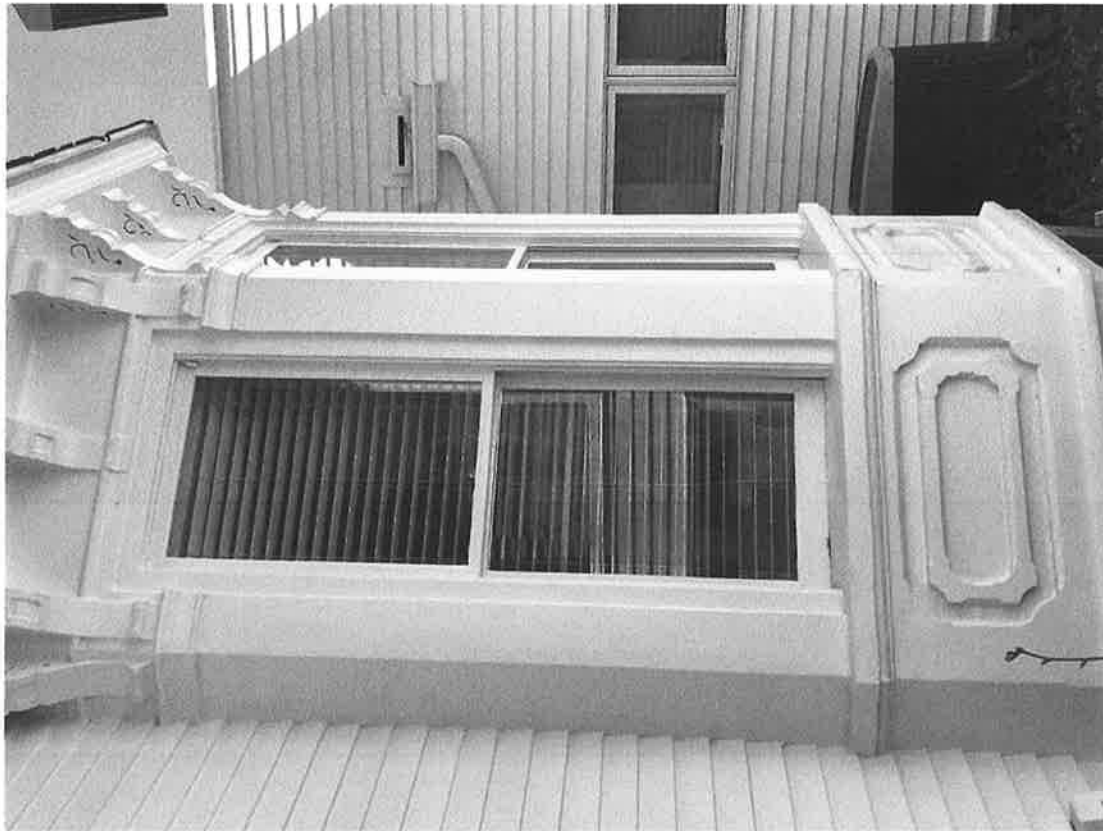




From: Ted Stenger
To: Stenger, Ted
Subject: Fwd: Pic
Date: Thursday, August 1, 2019 5:41:45 PM

----- Forwarded message -----

From: **Ted Stenger** <tstenger103@gmail.com>
Date: Thu, Aug 1, 2019 at 5:35 PM
Subject: Pic
To: <tstenger@alixpartners.com>





APPROVED
10/14/19
PAA19-0164

Administrative Approval Application Planning Division

Form will not be processed until it is completely filled out.

1. Applicant

Name: William Finnicum, Finnicum Brawlie Arch.
Address: 25285 German Mill Rd
Franklin, MI 48025
Phone Number: 248-851-5022
Fax Number: —
Email Address: william@fbarch.com

2. Property Owner

Name: Joseph R. Angileri & Julie Daise Angileri
Address: 607 S. Bates St.
Birmingham, MI 48009
Phone Number: 313-919-3265
Fax Number: —
Email Address: Joe.rangileri@gmail.com

3. Applicant's Attorney/Contact Person

Name: William Finnicum, Architect
Address: —
Phone Number: —
Fax Number: —
Email Address: —

4. Project Designer/Developer

Name: William Finnicum AIA NCARB
Address: see applicant
Phone Number: O: 248-851-5022 M: 248-867-8883
Fax Number: —
Email Address: william@fbarch.com

5. 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

Name of Historic District if any: Bates Street
Date of HDC Approval, if any: Aug. 16, 2017, Admin. Mar.
Date of Application for Preliminary Site Plan: — 15, 2018
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: —

6. Required Attachments

- Warranty Deed with legal description of property on file
- Authorization from Owner(s) (if applicant is not owner) on file
- Completed Checklist ✓
- Material Samples on file, no change
- Specification sheets for all proposed materials, fixtures, and/or mechanical equipment on file no change
- One (1) 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 ✓
- Photographs of existing conditions on the site where changes are proposed

7. Details of the Request for Administrative Approval

see Attached Request for Amendment to Design Approval

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 J. Finnicum Date: Oct 8, 2019

Office Use Only

Application #: PAA19-0164

Date Received: 10/8/19

Fee: \$100.00

Date of Approval: 10/14/19

Date of Denial: N/A

Reviewed By: [Signature]

CITY OF BIRMINGHAM
Date 10/14/2019 10:22:58 AM
Ref: 00163665
Rec'd: 508431
Amount: \$100.00

CONSENT OF PROPERTY OWNER

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

OKLAHOMA 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: Oct. 8, 2019

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

 
Owner's Signature

ADMINISTRATIVE APPROVAL APPLICATION CHECKLIST – PLANNING DIVISION

Applicant: WILLIAM FINNICUM, Finnicum Brownlie Architects Date: Oct 8, 2019

Address: 25885 German Mill Rd, Franklin MI 48025 Project: 607 S. Bates

All site plans and elevation drawings prepared for administrative approval shall be prepared in accordance with the following specifications and other applicable requirements of the City of Birmingham. If more than one page is used, each page shall be numbered sequentially. All plans must be legible and of sufficient quality to provide for quality reproduction or recording.

Administrative Approval of Design Changes

- ☒ 1. Name and address of applicant and proof of ownership; on file
- ☒ NA 2. Name of Development (if applicable);
- ☒ 3. Address of site and legal description of the real estate;
- ☒ NA 4. A separate location map;
- ☒ NA 5. Legend and notes, including a graphic scale, north point, and date;
- ☒ 6. A list of all requested design changes;
- ☒ 7. Elevation drawings with all requested design changes marked in color;
- ☒ NA 9. A list of all new materials to be used, including size specifications, color and the name of the manufacturer.

Administrative Approval of Site Plan Changes NA

A full site plan detailing the proposed changes for which administrative approval is requested shall be drawn at a scale no smaller than 1" = 100' (unless the drawing will not fit on one 24" X 36" sheet) and shall include:

- ☐ 1. Name and address of applicant and proof of ownership;
- ☐ 2. Name of Development (if applicable);
- ☐ 3. Address of site and legal description of the real estate;
- ☐ 4. Name and address of the land surveyor;
- ☐ 5. Legend and notes, including a graphic scale, north point, and date;
- ☐ 6. A separate location map;
- ☐ 7. A map showing the boundary lines of adjacent land and the existing zoning of the area proposed to be developed as well as the adjacent land;
- ☐ 8. A list of all requested changes to the site plan;
- ☐ 9. All changes requested marked in color on the site plan and on all elevations of any building(s);
- ☐ 10. A chart indicating the dates of approval of the Preliminary Site Plan, Final Site Plan; Revised Final Site Plans, and any dates of approval by the Historic District Committee ("HDC");
- ☐ 11. Existing and proposed layout of streets, open space and other basic elements of the plan;
- ☐ 12. Existing and proposed easements and their purpose;

_____ 13. Location of natural streams, regulated drains, 100-year flood plains, floodway, water courses, marshes, wooded areas, isolated preservable trees, wetlands, historic features, existing structures, dry wells, utility lines, fire hydrants and any other significant feature(s) that may influence the design of the development;

_____ 14. General description of, location of, and types of structures on the site;

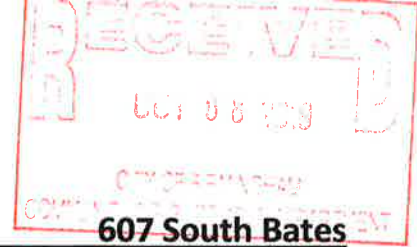
_____ 15. Details of existing or proposed lighting, signage, landscaping, and other pertinent development features;

_____ 16. Any other information requested in writing by the Planning Division, the Planning Board, or the Building Official deemed important to the development.

PLEASE NOTE: All requests for administrative approval must comply with Ordinance No. 7.14, 7.32, which outlines the terms and conditions under which administrative approval may be granted.



FINNICUM BROWNLIE ARCHITECTS




Request for Amendment to Design Approval:

City of Birmingham Historic District Commission

607 South Bates

October 08, 2019

Six minor design details of the new structure at 607 S. Bates were changed during its construction. No design changes were made to the historic resource. **We request that the Historic District Commission amends the August 16, 2017 approval and March 15, 2018 amendment to include the following:**

1. A pair of 6 feet high wood gates originally proposed facing Bates Street at the southwest corner of the house have been eliminated, having been deemed unnecessary
2. The lattice skirt under the front porch was eliminated and a painted wood board substituted
3. In the southeast corner of the house, a shallow window well was added to in order to protect the previously approved glass block basement window
4. In order to create the feeling of more openness to the rear balcony, a steel post/wire cable guardrail with an Ipe wood handrail was substituted for the Ipe plank guardrail originally specified.
5. The location of the exterior rear porch lighting fixtures was changed to avoid the need to cut electrical boxes into structural wood headers. Two fixtures outside the porch were lowered to a point that necessitated substituting lantern type sconces for the gooseneck fixtures originally approved. The proposed fixtures are not yet installed; two "jelly-jar" fixtures are installed temporarily for inspection purposes. The proposed fixtures are by DVI Lighting: no. DVI DVP28173SS/HB-CL, a one-light, 15-inch, stainless steel and hammered black outdoor sconce.

6. To allow easier access and greater maneuverability, the two individual car garage doors were combined into one two-car opening.

Transmitted herewith are an Administrative Approval Application and two copies of the project elevations, marked in red, illustrating these changes. We respectfully request Historic District Commission approval of all requested changes. We believe they are proposed within the spirit of the City of Birmingham Historic District Ordinance Design Review Standards and Guidelines.

Thank you,

Finnicum Brownlie Architects

William L. Finnicum AIA NCARB
President

NO.	16-08-000
REVISION NO.	11-08-2016
REVISION DATE	11-08-2016
REVISION BY	06-10-2016
REVISION DATE	07-10-2016
REVISION BY	03-24-2016
REVISION DATE	06-01-2016
REVISION BY	06-28-2016
PERMIT / BIDS	10-17-2017

**FINNICUM
BROWNIE
ARCHITECTS**

25885 German Mill Rd.
Franklin, MI 48035
248 991 5022

PROJECT:
ANGLIER RESIDENCE

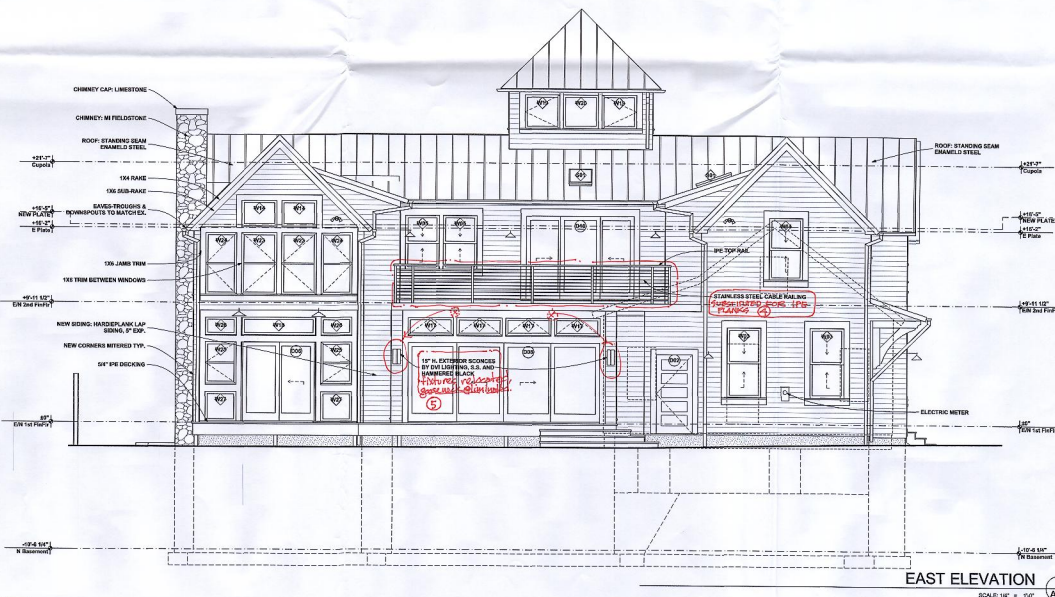
LOCATION:
10000 S. HAWTHORNE STREET
BIRMINGHAM, MI

TITLE:
EAST EXTERIOR ELEVATION



SHEET NO.

A-8



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

Permit # _____

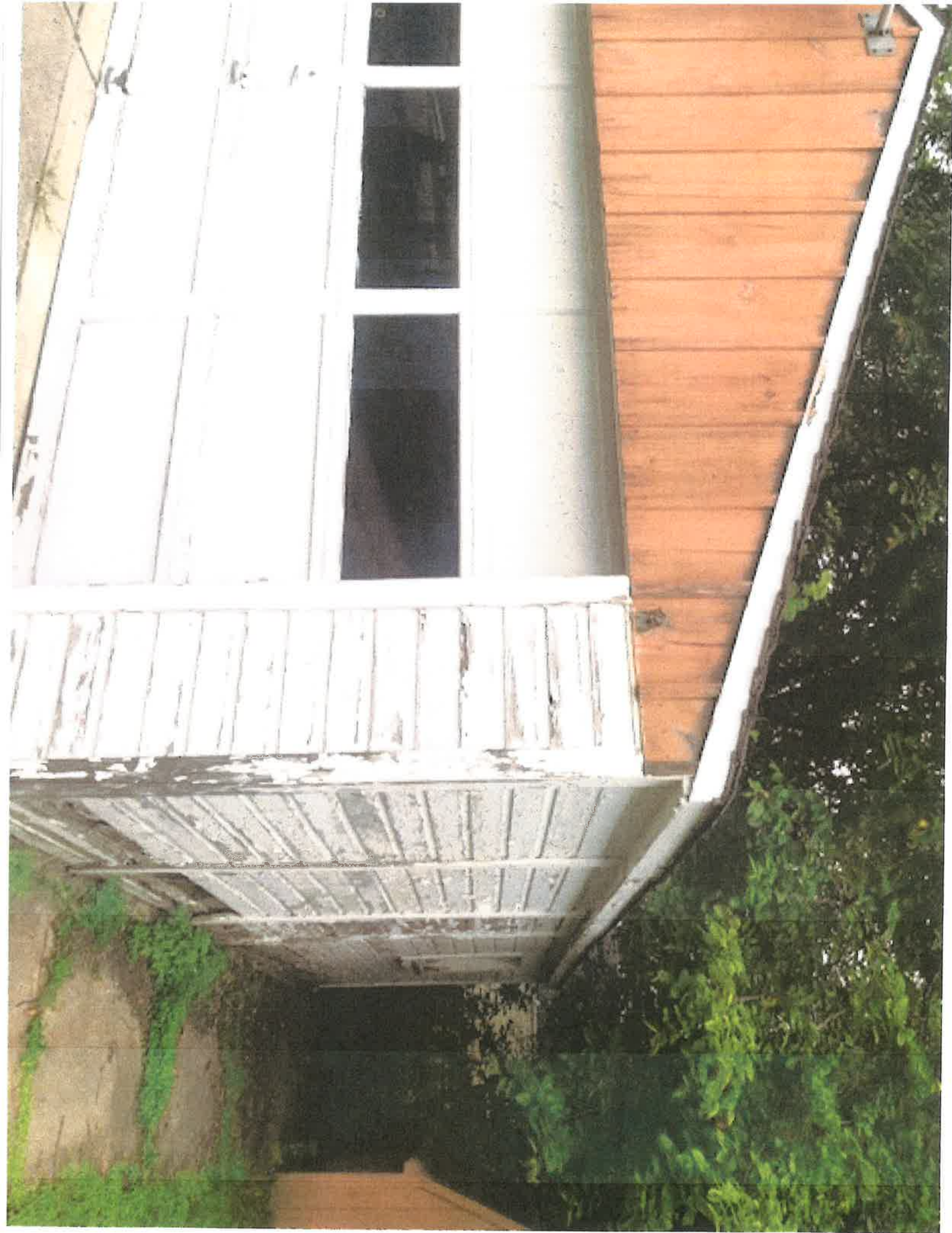
Project # _____

APPLICATION FOR DEMOLITION PERMIT

I. Project Type / Location					
<input checked="" type="checkbox"/> HOUSE		<input type="checkbox"/> HOUSE AND ATTACHED GARAGE		<input checked="" type="checkbox"/> HOUSE AND DETACHED GARAGE	
<input type="checkbox"/> EXTERIOR		<input type="checkbox"/> INTERIOR NON-LOAD BEARING		<input type="checkbox"/> SHED	
				<input type="checkbox"/> DETACHED GARAGE	
				<input type="checkbox"/> COMMERCIAL BUILDING	
				<input type="checkbox"/> OTHER _____	
ADDRESS 1825 Haynes			PROPERTY IDENTIFICATION NUMBER (SIDWELL NO.) 20- 86 31-176-016		LOT NUMBER 312
II. Applicant / Project Contact Information					
A. Applicant					
NAME Soldier Bld			ADDRESS 49160 Driftwood		
CITY Shelbytown	STATE MI	ZIP CODE 48317	TELEPHONE NUMBER (Include Area Code) 586-405-0128		
CELL PHONE NUMBER (Include Area Code)		FAX NUMBER (Include Area Code) 586-254-7096	EMAIL ADDRESS mrsilver94@yahoo.com		
B. Owner or Lessee					
NAME Andrew Bernard			ADDRESS 46753 Scotch Pine Lane		
CITY Macomb	STATE MI	ZIP CODE 48042	TELEPHONE NUMBER (Include Area Code) 313 605 2503		
CELL PHONE NUMBER (Include Area Code) 313 605 2503		FAX NUMBER (Include Area Code)	EMAIL ADDRESS askfriends@hotmail.com		
C. Architect or Engineer					
NAME Leahner Associates			ADDRESS 17601 19mile Rd.		
CITY Clinton Twp	STATE MI	ZIP CODE 48038	TELEPHONE NUMBER (Include Area Code) 412-7050		
CELL PHONE NUMBER (Include Area Code)		FAX NUMBER (Include Area Code)	EMAIL ADDRESS Rickle@eng.com		
LICENSE NUMBER				EXPIRATION DATE	
D. Contractor					
NAME Soldier Buildings			ADDRESS 49160 Driftwood		
CITY Shelbytown	STATE MI	ZIP CODE 48317	TELEPHONE NUMBER (Include Area Code) 586-254-7096		
CELL PHONE NUMBER (Include Area Code) 586-405-0128		FAX NUMBER (Include Area Code)	EMAIL ADDRESS mrsilver94@yahoo.com		
INDIVIDUAL BUILDERS LICENSE NUMBER 210 106 5641			EXPIRATION DATE 5/31/2020		
COMPANY BUILDERS LICENSE NUMBER 210 218 6114			EXPIRATION DATE 5/31/2020		
FEDERAL EMPLOYER ID NUMBER (or reason for exemption) 20-829-4615					
WORKERS COMP INSURANCE CARRIER (or reason for exemption)					
UNEMPLOYMENT INSURANCE AGENCY EMPLOYER ACCOUNT NUMBER (or reason for exemption)					











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

Permit # PD19-0071

Project # JDSE19-0029

APPLICATION FOR DEMOLITION PERMIT

I. Project Type / Location			
<input type="checkbox"/> HOUSE <input checked="" type="checkbox"/> HOUSE AND ATTACHED GARAGE <input type="checkbox"/> HOUSE AND DETACHED GARAGE <input type="checkbox"/> DETACHED GARAGE <input type="checkbox"/> COMMERCIAL BUILDING <input type="checkbox"/> EXTERIOR <input type="checkbox"/> INTERIOR NON-LOAD BEARING <input type="checkbox"/> SHED <input type="checkbox"/> OTHER _____			
ADDRESS <u>1029 LAKE PARK</u>		PROPERTY IDENTIFICATION NUMBER (SIDWELL NO.) <u>19-26-276-014</u>	LOT NUMBER
II. Applicant / Project Contact Information			
A. Applicant			
NAME <u>SAPPHIRE BUILDING</u>		ADDRESS <u>210 S. OLD WOODWARD #200</u>	
CITY <u>BIRMINGHAM</u>	STATE <u>MI</u>	ZIP CODE <u>48009</u>	TELEPHONE NUMBER (Include Area Code) <u>248-709-2441</u>
CELL PHONE NUMBER (Include Area Code)	FAX NUMBER (Include Area Code)	EMAIL ADDRESS <u>admin@sapphireluxuryhomes.com</u>	
B. Owner or Lessee			
NAME <u>JAMES + LISA LIPARI</u>		ADDRESS <u>229 HAWTHORNE</u>	
CITY <u>ROYAL OAK</u>	STATE <u>MI</u>	ZIP CODE <u>48067</u>	TELEPHONE NUMBER (Include Area Code) <u>586-863-2676</u>
CELL PHONE NUMBER (Include Area Code)	FAX NUMBER (Include Area Code)	EMAIL ADDRESS	
C. Architect or Engineer			
NAME <u>HORIZON ENGINEERING</u>		ADDRESS <u>PO Box 182158</u>	
CITY <u>SHELBY TWP</u>	STATE <u>MI</u>	ZIP CODE <u>48318</u>	TELEPHONE NUMBER (Include Area Code) <u>586-453-8097</u>
CELL PHONE NUMBER (Include Area Code)	FAX NUMBER (Include Area Code)	EMAIL ADDRESS	
LICENSE NUMBER		EXPIRATION DATE	
D. Contractor			
NAME <u>Same as Applicant</u>		ADDRESS	
CITY	STATE	ZIP CODE	TELEPHONE NUMBER (Include Area Code)
CELL PHONE NUMBER (Include Area Code) <u>248-709-2441</u>	FAX NUMBER (Include Area Code)	EMAIL ADDRESS	
INDIVIDUAL BUILDERS LICENSE NUMBER <u>210202073</u>		EXPIRATION DATE <u>5/31/2021</u>	
COMPANY BUILDERS LICENSE NUMBER <u>2102206023</u>		EXPIRATION DATE <u>5/31/2022</u>	
FEDERAL EMPLOYER ID NUMBER (or reason for exemption) <u>46-1371114</u>			
WORKERS COMP INSURANCE CARRIER (or reason for exemption) <u>TRAVELERS</u>			
UNEMPLOYMENT INSURANCE AGENCY EMPLOYER ACCOUNT NUMBER (or reason for exemption)			









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

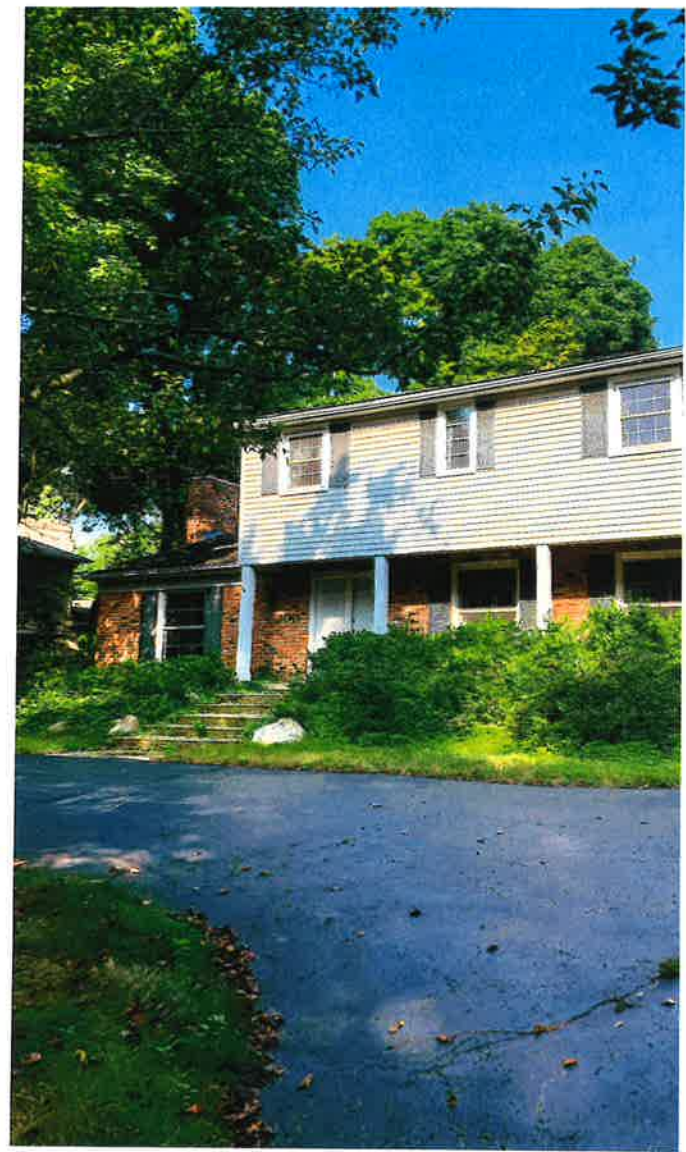
Permit # _____

Project # _____

APPLICATION FOR DEMOLITION PERMIT

I. Project Type / Location			
<input type="checkbox"/> HOUSE <input checked="" type="checkbox"/> HOUSE AND ATTACHED GARAGE <input type="checkbox"/> HOUSE AND DETACHED GARAGE <input type="checkbox"/> DETACHED GARAGE <input type="checkbox"/> COMMERCIAL BUILDING <input type="checkbox"/> EXTERIOR <input type="checkbox"/> INTERIOR NON-LOAD BEARING <input type="checkbox"/> SHED <input type="checkbox"/> OTHER _____			
ADDRESS <u>300 Shirley</u>		PROPERTY IDENTIFICATION NUMBER (SIDWELL NO.) <u>19-35-226-014</u>	LOT NUMBER <u>#7</u>
II. Applicant / Project Contact Information			
A. Applicant			
NAME <u>GBD Residences - Gokce Donat</u>		ADDRESS <u>1571 Tottenham Rd.</u>	
CITY <u>Bloomfield</u>	STATE <u>MI</u>	ZIP CODE <u>48301</u>	TELEPHONE NUMBER (Include Area Code) <u>2488400313</u>
CELL PHONE NUMBER (Include Area Code) _____	FAX NUMBER (Include Area Code) _____	EMAIL ADDRESS <u>EGDONAT@comcast.net</u>	
B. Owner or Lessee			
NAME <u>Same as above</u>		ADDRESS <u>"</u>	
CITY <u>"</u>	STATE <u>"</u>	ZIP CODE <u>"</u>	TELEPHONE NUMBER (Include Area Code) <u>"</u>
CELL PHONE NUMBER (Include Area Code) _____	FAX NUMBER (Include Area Code) _____	EMAIL ADDRESS <u>"</u>	
C. Architect or Engineer			
NAME <u>N/A</u>		ADDRESS _____	
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 <u>Same as above</u>		ADDRESS <u>"</u>	
CITY <u>"</u>	STATE <u>"</u>	ZIP CODE <u>"</u>	TELEPHONE NUMBER (Include Area Code) <u>"</u>
CELL PHONE NUMBER (Include Area Code) <u>248-840-0313</u>	FAX NUMBER (Include Area Code) <u>"</u>	EMAIL ADDRESS <u>EGDONAT@comcast.net</u>	
INDIVIDUAL BUILDERS LICENSE NUMBER <u>2101208969</u>			EXPIRATION DATE <u>5/31/2020</u>
COMPANY BUILDERS LICENSE NUMBER <u>N/A</u>			EXPIRATION DATE <u>N/A</u>
FEDERAL EMPLOYER ID NUMBER (or reason for exemption) <u>N/A</u>			
WORKERS COMP INSURANCE CARRIER (or reason for exemption) <u>N/A</u>			
UNEMPLOYMENT INSURANCE AGENCY EMPLOYER ACCOUNT NUMBER (or reason for exemption) <u>N/A</u>			







CITY OF BIRMINGHAM
Community Development - Building Department
151 Martin Street, Birmingham, MI 48009
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Permit #

JD548-0052

Project #

PD19-0072

APPLICATION FOR DEMOLITION PERMIT

I. Project Type / Location			
<input checked="" type="checkbox"/> HOUSE <input type="checkbox"/> HOUSE AND ATTACHED GARAGE <input type="checkbox"/> HOUSE AND DETACHED GARAGE <input type="checkbox"/> DETACHED GARAGE <input type="checkbox"/> COMMERCIAL BUILDING			
<input type="checkbox"/> EXTERIOR <input type="checkbox"/> INTERIOR NON-LOAD BEARING <input type="checkbox"/> SHED <input type="checkbox"/> OTHER _____			
ADDRESS 968 Bennaville		PROPERTY IDENTIFICATION NUMBER (SIDWELL NO.) 1936430620	LOT NUMBER 1172
II. Applicant / Project Contact Information			
A. Applicant			
NAME Brian Alimov		ADDRESS 3160 Blossom	
CITY West Bloomfield	STATE MI	ZIP CODE 48329	TELEPHONE NUMBER (Include Area Code) 248-775 1111
CELL PHONE NUMBER (Include Area Code)	FAX NUMBER (Include Area Code)	EMAIL ADDRESS alimov@live.com	
B. Owner or Lessee			
NAME Victor Pliskin		ADDRESS 1368 Bird	
CITY Birmingham	STATE MI	ZIP CODE 48009	TELEPHONE NUMBER (Include Area Code)
CELL PHONE NUMBER (Include Area Code)	FAX NUMBER (Include Area Code)	EMAIL ADDRESS	
C. Architect or Engineer			
NAME		ADDRESS	
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 Alimoff Building		ADDRESS 4852 Leatdale Blvd	
CITY Royal Oak	STATE MI	ZIP CODE 48073	TELEPHONE NUMBER (Include Area Code) 248-775 1111
CELL PHONE NUMBER (Include Area Code)	FAX NUMBER (Include Area Code)	EMAIL ADDRESS	
INDIVIDUAL BUILDERS LICENSE NUMBER		EXPIRATION DATE	
COMPANY BUILDERS LICENSE NUMBER 2102208668		EXPIRATION DATE	
FEDERAL EMPLOYER ID NUMBER (or reason for exemption)			
WORKERS COMP INSURANCE CARRIER (or reason for exemption)			
UNEMPLOYMENT INSURANCE AGENCY EMPLOYER ACCOUNT NUMBER (or reason for exemption)			





CITY OF BIRMINGHAM
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Permit # _____

Project # _____

APPLICATION FOR DEMOLITION PERMIT

I. Project Type / Location					
<input type="checkbox"/> HOUSE		<input type="checkbox"/> HOUSE AND ATTACHED GARAGE		<input checked="" type="checkbox"/> HOUSE AND DETACHED GARAGE	
<input type="checkbox"/> EXTERIOR		<input type="checkbox"/> INTERIOR NON-LOAD BEARING		<input type="checkbox"/> SHED	
				<input type="checkbox"/> DETACHED GARAGE	
				<input type="checkbox"/> COMMERCIAL BUILDING	
ADDRESS 1777 HAZEL ST. B'HAM MI 48009		PROPERTY IDENTIFICATION NUMBER (SIDWELL NO.) 20-31-103-063		LOT NUMBER 52 <small>off HAZEL ST. VILLAGE SUB.</small>	
II. Applicant / Project Contact Information					
A. Applicant					
NAME Den-Man Contractors, Inc.			ADDRESS 14700 Barber Ave		
CITY Warren	STATE MI	ZIP CODE 48088	TELEPHONE NUMBER (Include Area Code) 586-772-5500		
CELL PHONE NUMBER (Include Area Code) 313-350-5567		FAX NUMBER (Include Area Code) 586-772-5896	EMAIL ADDRESS David@den-man.com		
B. Owner or Lessee					
NAME ANDREW CONTI			ADDRESS 1795 HAZEL ST.		
CITY B'HAM	STATE MI	ZIP CODE 48009	TELEPHONE NUMBER (Include Area Code)		
CELL PHONE NUMBER (Include Area Code) 248-202-8108		FAX NUMBER (Include Area Code)	EMAIL ADDRESS andiconti@hotmail.com		
C. Architect or Engineer					
NAME (GEORGE) REICHERT SURVEYING			ADDRESS 140 FLUMERFELT AVE		
CITY Rochester	STATE MI	ZIP CODE 48306	TELEPHONE NUMBER (Include Area Code) 248-651-0592		
CELL PHONE NUMBER (Include Area Code)		FAX NUMBER (Include Area Code)	EMAIL ADDRESS george@reichertsurveying.com		
LICENSE NUMBER				EXPIRATION DATE	
D. Contractor					
NAME Den-Man Contractors, Inc.			ADDRESS 14700 Barber Ave		
CITY Warren	STATE MI	ZIP CODE 48088	TELEPHONE NUMBER (Include Area Code) 586-772-5500		
CELL PHONE NUMBER (Include Area Code) 313-350-5567		FAX NUMBER (Include Area Code) 586-772-5896	EMAIL ADDRESS David@den-man.com		
INDIVIDUAL BUILDERS LICENSE NUMBER 2101166905				EXPIRATION DATE 5/31/2020	
COMPANY BUILDERS LICENSE NUMBER 2102180710				EXPIRATION DATE 5/31/2020	
FEDERAL EMPLOYER ID NUMBER (or reason for exemption) 38-3113130					
WORKERS COMP INSURANCE CARRIER (or reason for exemption) Federated					
UNEMPLOYMENT INSURANCE AGENCY EMPLOYER ACCOUNT NUMBER (or reason for exemption) 1246201000					

