



AGENDA
BIRMINGHAM HISTORIC DISTRICT COMMISSION
WEDNESDAY – JULY 19, 2023
BIRMINGHAM CITY HALL, 151 MARTIN ST., COMMISSION ROOM #205*
******* 7:00 PM*******

The City recommends members of the public wear a mask if they have been exposed to COVID-19 or have a respiratory illness. City staff, City Commission and all board and committee members must wear a mask if they have been exposed to COVID-19 or actively have a respiratory illness. The City continues to provide KN-95 respirators and triple layered masks for attendees.

- 1) Roll Call**
- 2) Approval of the HDC Minutes of [June 7, 2023](#)**
- 3) Courtesy Review**
- 4) Historic Design Review**
 - A. [163 W. Maple – Seven Daughters \(Postponed from June 7, 2023 – REQUEST TO POSTPONE INDEFINITELY\)](#)**
 - B. [138 W. Maple – Blakeslee Building](#)**
- 5) Sign Review**
- 6) Study Session**
 - A. [Historic Preservation Master Plan](#)**
- 7) Miscellaneous Business and Communication**
 - A. Pre-Application Discussions**
 - B. Draft Agenda**
 - 1. [August 2, 2023](#)**
 - C. Staff Reports**
 - 1. [Administrative Sign Approvals](#)**
 - 2. [Administrative Approvals](#)**
 - 3. [Demolitions](#)**
 - 4. [Action List 2023](#)**
 - 5. [320 Martin – Stone Cornice Repair](#)**
- 8) Adjournment**

*Please note that board meetings will be conducted in person once again. Members of the public can attend in person at Birmingham City Hall, 151 Martin St., OR may attend virtually at:

Link to Access Virtual Meeting: <https://zoom.us/j/91282479817>
Telephone Meeting Access: 877 853 5247 US Toll-free
Meeting ID Code: 912 8247 9817

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.

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

**Historic District Commission
Minutes Of June 7, 2023**

151 Martin Street, City Commission Room 205, Birmingham, MI

Minutes of the regular meeting of the Historic District Commission ("HDC") held June 7, 2023.
Chair Henke called the meeting to order at 7:00 p.m.

1) Rollcall

Present: Chair John Henke; Board Members Gigi Debbrecht, Keith Deyer, Dustin Kolo, Patricia Lang; Alternate Board Member Mary Jaye; Student Representative Ian Weinberg

Absent: Board Members Natalia Dukas, Michael Willoughby; Alternate Board Member Steven Lemberg

Staff: Planning Director Dupuis; City Transcriptionist Eichenhorn

2) Approval of the HDC Minutes of May 17, 2023

06-18-23

Motion by Mr. Kolo

Seconded by Mr. Deyer to approve the HDC Minutes of May 17, 2023 as submitted.

Motion carried, 6-0.

VOICE VOTE

Yeas: Henke, Debbrecht, Kolo, Lang, Deyer, Jaye

Nays: None

3) Courtesy Review

4) Historic Design Review

5) Sign Review

6) Study Session

A. Historic Design Guidelines – Deliverable #4 (Final)

PD Dupuis introduced the item. Katie Cook of KDG was present on behalf of the item.

PD Dupuis and Ms. Cook answered informational questions.

HDC members' comments were as follows:

- The team did an excellent job of integrating prior HDC comments;
- The image on page 110 needed to be edited to make sure it appeared in the document correctly;
- The links in Appendix B needed to be updated in order to work; and,
- The local press and Planning Board should be invited when the Guidelines are presented to the public.

06-19-23

Motion by Mr. Deyer

Seconded by Mr. Kolo to recommend approval to the City Commission the completed Birmingham Historic District Design Guidelines.

Motion carried, 6-0.

VOICE VOTE

Yeas: Henke, Debbrecht, Kolo, Lang, Deyer, Jaye

Nays: None

7) Miscellaneous Business and Communication

The HDC briefly discussed historic signs, increased historic preservation, and a potential future joint meeting with the City Commission.

A. Pre-Application Discussion

B. Draft Agenda

C. Staff Reports

- 1. Administrative Sign Approvals**
- 2. Administrative Approvals**
- 3. Demolitions**
- 4. Action List**

8) Adjournment

No further business being evident, the HDC motioned to adjourn at 7:47 p.m.



Nick Dupuis, Planning Director



Laura Eichenhorn, City Transcriptionist



MEMORANDUM

Planning Division

DATE: July 19, 2023
TO: Historic District Commission Members
FROM: Nicholas Dupuis, Planning Director
SUBJECT: 138 W. Maple – Blakeslee Building – Design Review

Zoning: B4 (Business-Residential) & D4 (Downtown Overlay)
Existing Use: One-Story Commercial Building

History

The small one-story brick store was built by Frank Blakeslee in 1880. Mr. Blakeslee was a general merchant. Later, Irwin Smith's meat market occupied the premises. Though modest, this is one of the oldest commercial buildings in Downtown Birmingham.

Introduction

A Design Review application has been submitted for façade renovations and paint. The current proposals are not associated with a new tenant – the property was recently acquired by a new ownership entity who is looking to make improvements to the space to increase the leasing potential for the building, predominantly through improved access.

Proposal

The major facet of the proposed Design Review application is the total replacement/reworking of the existing storefront. Currently, the storefront contains a central double door, with two large windows on either side. The proposed storefront relocates the door to the east side of the storefront, and will introduce a new ramp and railing. The rest of the proposed storefront will contain what appears to be one large storefront window, although it is somewhat unclear in the site/design plans submitted. Other changes to the storefront include new wood Nichiha panels at the soffit area, new recessed lighting, and paint (Sherwin Williams "Tricorn Black").

Due to the buildings location within the Downtown Overlay, the applicant is required to adhere to certain Architectural Standards, including the following:

1. At least 90% of the exterior finish material on all facades that face a street shall be limited to the following: glass, brick, cut stone, cast stone, coarsely textured stucco, or wood. Dryvit or E.F.I.S is prohibited.
2. The primary colors of building exteriors shall be compatible with the colors of adjacent buildings and in character with the surrounding area, although the trim may be of a contrasting color.
3. Storefronts shall be directly accessible from public sidewalks. Each storefront must have transparent areas, equal to 70% of its portion of the facade, between one and eight feet from the ground. The wood or metal armature (structural elements to support canopies or signage) of such storefronts shall be painted or powder-coated.
4. Storefronts shall have mullion systems, with doorways and signage integrally designed. Mullion systems shall be painted, powder-coated, or stained.
5. Facade openings, including porches, windows, and colonnades, shall be vertical in proportion.

As is apparent in reviewing the site/design plans submitted, several of the standards above may not be met. The applicant does meet the exterior finish material standard, as the majority of the storefront is glass and wood. In relation to the windows, it also appears as though the applicant will meet the 70% clear glazing requirements, but the calculations (as well as specification sheets for the proposed glass) were not submitted. As noted above, it is unclear that the storefront contains a mullion system, and the large window is not vertically oriented. Finally, the primary colors may not be compatible with the colors of adjacent buildings and in character with the surrounding area. The Tricorn Black color could be considered very modern, and is not represented in the neighboring buildings. Although, there are several buildings along Maple (and in the Central Business Historic District) that are black or dark in color.

Signage

The site/design plans submitted contain references to future tenant signage, but appear to be for demonstration purposes only. Any new sign will require approval from the Planning Division, and will require the applicant to submit all required permit applications. **There are no new signs approved as a part of the Design Review application submitted.**

Lighting

The applicant is proposing new recessed lighting underneath the existing soffit. The applicant has not provided any details on the quantity, location, or specifications on any of the proposed lighting. **The applicant must submit revised site/design plans with the location, quantity, and specifications for all proposed light fixtures.**

Design Review Standards and Guidelines

Chapter 127, Section 127-11 of the Birmingham Code of Ordinances states that 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. The U.S. Secretary of the Interior Standards for Rehabilitation ("SOI Standards") are provided in full at the end of this report.

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.
5. Whether the applicant has certified in the application that the property where work will be undertaken has, or will have before the proposed project completion date, a fire alarm system or a smoke alarm complying with the requirements of the Stille-DeRossett-Hale single state construction code act, 1972 PA 230, MCL 125.1501 to 125.1531.

Recommendation

The Michigan State Historic Preservation Office defines rehabilitation as the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values.

Considering the above, the proposed exterior renovations, as proposed by the applicant, generally meets the Secretary of the Interior Standards for Rehabilitation numbers 1, 5, 9 and 10. Standard number 2, however, requires some discussion. The following analysis breaks down the proposal through the lens of each standard above:

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.*

This building has historically been a retail storefront. The proposed alterations do not affect the historic purpose or use-type of the building at this time.

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.*

The proposed renovations raise several questions regarding the historic character of the building. When it comes to the storefront system, it is clear based on historical photographs that the existing conditions were not original. Historically, a recessed entryway for the building appears to have been on the northern side of the building with the remaining storefront flush with the façade, as was typical of that era. The removal of the current storefront does not pose any issues in terms of character retention or the removal of historic materials. What should be discussed, though, is the relocation of the entry door to the south and the storefront to remain recessed, which does not match the historic character of the property. In addition, the style of door and glazing comes across modern, which further takes away from the historic character of the storefront.

As a part of the renovations, the applicant is proposing to remove the wood column features that were installed on the brick portions of the storefront on the north and south. These features do not appear to be original, but do appear to have been a part of the building façade for at least 40 years, if not longer. The removal of these features should be discussed and considered under this standard.

Finally, the addition of the black paint across the entire building and its facades raises concerns about the alteration of the historic character of the property. The façade was not historically a single color, although the color black itself was represented historically in the time period in which this was built/maintained. The single paint color blends all of the features together into a undistinguishable façade, which was not the way that this historic façade should read.

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

Because this is a relatively simple, one-story commercial building, there are not many distinctive features of note. The soffit, which has been heavily modified over the years, could be considered distinctive, but it not proposed to change significantly at this time.

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.*

The applicant does not appear to be proposing to remove any historic materials. The majority of the storefront appears to have been modified and are not original or historic. Special consideration would ordinarily be given to paint on historic brick; however the existing brick has been painted over multiple times. It would be more damaging to remove the existing paint than it would be to add new paint.

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.*

Each of the proposals offered in the site/design plans submitted could be removed without damaging the essential form and integrity of the historic property and its environment.

Based on the review above, the Planning Division recommends that the Historic District Commission consider **POSTPONEMENT** of the Design Review application for 138 W. Maple – Blakeslee Building – to allow the applicant time to revisit the design based on the comments above. The Planning Division feels as though the proposed work will meet the Secretary of the Interior Standards for Rehabilitation numbers 1, 5, 9 and 10, but does not meet Standard 2.

Wording for Motions

I move that the Commission **POSTPONE** the Design Review application and the issuance of a Certificate of Appropriateness for 138 W. Maple – Blakeslee Building – for the following reason(s):

1. _____
2. _____
3. _____

OR

I move that the Commission **APPROVE** the Design Review application and issue a Certificate of Appropriateness for 138 W. Maple – Blakeslee Building. The proposed work meet the Secretary of the Interior Standards for Rehabilitation numbers _____.

OR

I move that the Commission **DENY** the Design Review application for 138 W. Maple – Blakeslee Building. 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:

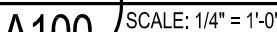
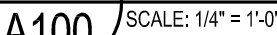
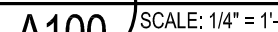
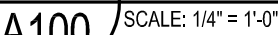
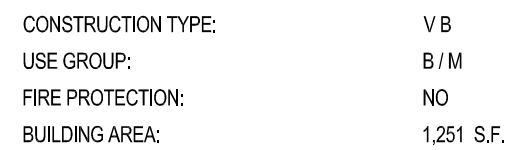
- a) The resource constitutes hazard to the safety of the public or the structure's occupants.
- b) The resource is a deterrent to a major improvement program that will be of substantial benefit to the community and the applicant proposing the work has obtained all necessary planning and zoning approvals, 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

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.



9



FOR LEASE
DAVID KOLAR
647-7600

KL

Allen Edmon

Tenant
Signage



MEMORANDUM

Planning Division

DATE: July 19, 2023

TO: Historic District Commission Members

FROM: Nicholas Dupuis, Planning Director

SUBJECT: Historic Preservation Master Plan

As a part of the City of Birmingham's Historic District Commission's (HDC) larger preservation goals, the HDC and City Staff has determined that there is a need for an organized, holistic, and long-range approach that has been lacking in the City up to this point. To do this, the HDC will begin to develop a Historic Preservation Master Plan.

According to the National Parks Service, preservation planning is the rational, systematic process by which a community develops a vision, goals, and priorities for the preservation of its historic and cultural resources. The community seeks to achieve its vision through its own actions and through influencing the actions of others. Goals and priorities are based on analyses of resource data and community values.

As such, the Planning Division has begun research into preservation planning and has begun to map out what the timeline could look like. Please see the table below for a preliminary estimate of major checkpoints/tasks over the coming year:

	2023	2024			
Activity	Oct.-Dec.	Jan.-Mar.	Apr.-Jun.	Jul.-Sept.	Oct.-Dec.
Public Engagement 1					
Introduction & Outline					
50% Draft					
75% Draft					
Public Engagement 2					
90% Draft					
Final Draft					

At this time, the Planning Division has researched other preservation master plans, and has provided links to each below:

• Montgomery County, MD	• City of San Antonio, TX
• Township of Montclair, NJ	• State of Maryland
• State of New Jersey	• City of Roswell, GA
• State of Michigan	• Town of Sudbury, MA
• City of Plano, TX	• Town of Falmouth, MA
• City of Loveland, CO	• City of Pasco, WA
• Peoria, AZ	• City of Brookings, SD

These plans (and others), as well as guidance from the American Planning Association, National Parks Service and other preservation organizations will help inform the HDC as to what content should be included in the preservation plan.

At this time, the Planning Division requests that the HDC provide some general, high-level feedback on what they may like to see in the preservation plan, as well as feedback on the timeline and public engagement strategies that will be required.



MEMORANDUM

Planning Division

DATE: September 1st, 2021

TO: Historic District Commission

FROM: Nicholas Dupuis, City Planner

SUBJECT: Promoting Historic Preservation – Study Session Outline

On January 20th, 2021, the Historic District Commission expressed interest in putting together a plan or strategy to promote historic preservation in Birmingham and reignite proactive preservation efforts that have been relatively dormant for the last decade.

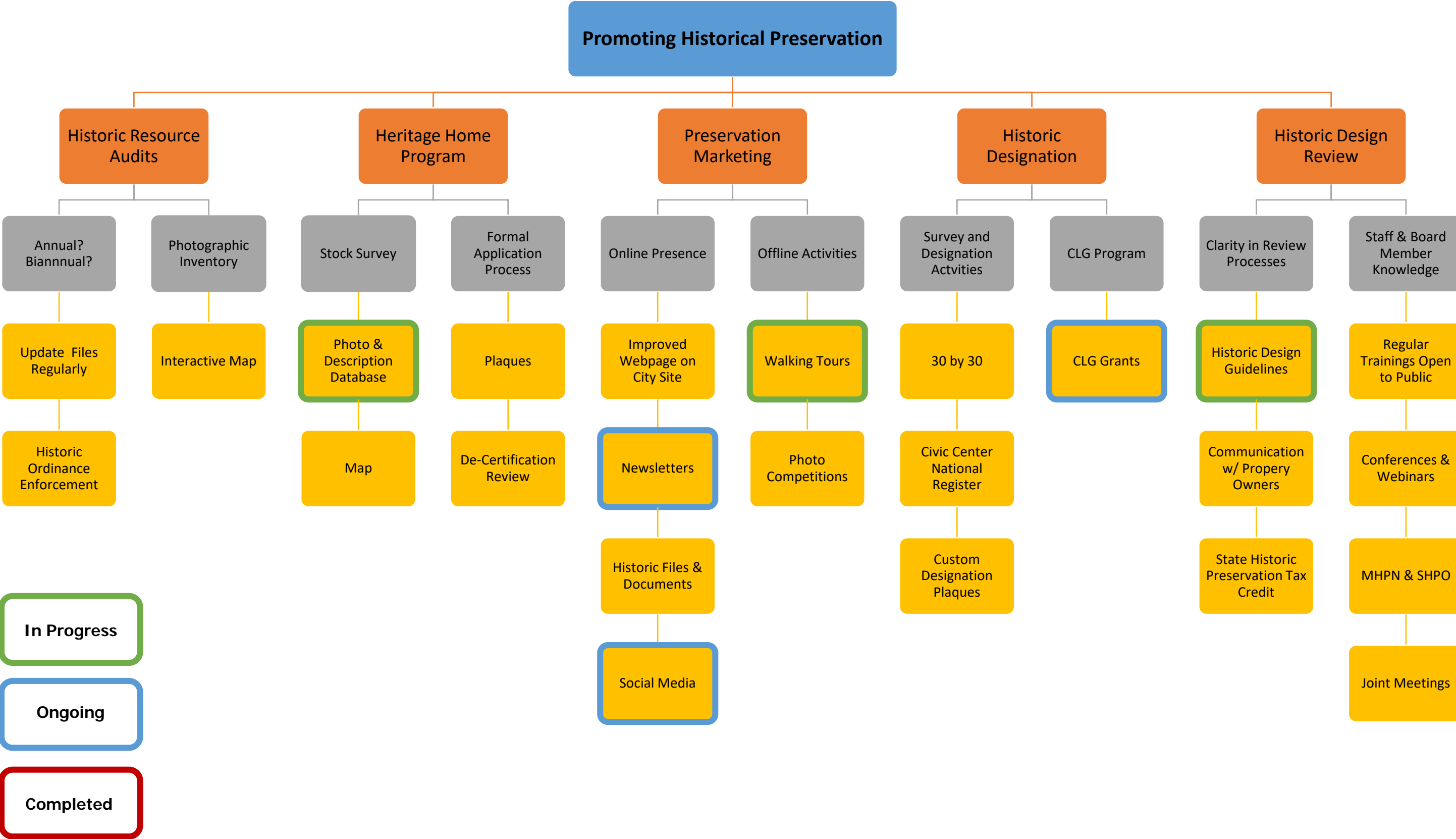
According to the National Trust for Historic Preservation, local historic districts can have several advantages:

1. Local districts protect the investments of owners and residents of historic properties.
2. Properties within local historic districts appreciate at rates greater than the local market overall as well as faster than similar, non-designated neighborhoods.
3. Local districts encourage better quality design.
4. Local districts help the environment.
5. Local districts are energy-efficient.
6. Historic districts are a vehicle for education.
7. Historic districts can positively impact the local economy through tourism.
8. Protecting local historic districts can enhance business recruitment potential.
9. Local districts provide social and psychological benefits.
10. Local districts give communities a voice in their future.

For effective promotion, the Historic District Commission must put together a series of direct and actionable strategies with an emphasis on continuity through changes over time. This plan or strategy should include short-term plans and goals that relate to and interact with overarching long-term plans and goals. The following promotion strategy outline is intended to start the conversation between the HDC and City Staff to help refine the contents of a future study session (the “what”). This future study session will include more research and more information as to the action items for promotion (the “how”).

Promoting Historical Preservation in Birmingham – An Outline

- Historic Resource Audits
 - Annual? Biannual?
 - Update/maintain photographic inventory
- Reinstate Heritage Home Program
 - Formal application
 - Plaques
 - Survey of existing & future
 - Public review process for demolition
- Preservation Marketing & Activities
 - Walking Tours
 - Photo competitions
 - Newsletters
 - Social media groups
- Historic Designation
 - Designate 30 buildings by 2030 (30 by 30)
 - Birmingham Civic Center – National Register nomination
 - Plaques for current and future resources
- Historic Design Review
 - Adopt historic design guidelines
 - Communication with historic building owners
 - Trainings (HDC & Public)





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******* 7:00 PM*******

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- 5) Sign Review**
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 - 1. [August 16, 2023](#)**
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Community Development Department
151 Martin Street
Birmingham, MI 48012-3001
(248) 530-1850

Inspection Requests: www.bsaonline.com

Applicant:

ALLEN WOOD CONSTRUCTION
811 MAXWELL
ROYAL OAK MI 48067

DEMOLITION ONLINE

DEMO SINGLE FAMILY

Permit Number:

PD23-0054
JDSF23-0025

Applied: 06/26/2023

Issued:

Expires:

Finalized:

Status: HOLD (FEE)

LOCATION	OWNER	CONTRACTOR
0 1915 HAZEL AVE 08-20-31-129-021 Zoning District: Special District:	BURRY, MICHAEL G 1915 HAZEL AVE BIRMINGHAM MI 48009-6896 Phone: Fax:	ALLEN WOOD CONSTRUCTION 811 MAXWELL ROYAL OAK MI 48067 Phone: (586) 556 5110 Email: Allenwoodconstruction@

Work Description: Demolish existing 1 1/2 story home and detached two car garage. Specific details within letter of intent attached.

Stipulations:

Primary Construction Type:

Primary Zoning District:

Primary Use Group:

Project: JDSF23-0025

Permit Item	Work Type	Fee Basis	Item Total
ONLINE APPLICATION FEE	BUILDING PERMITS	1.00	\$2.00
DEMO - 3,000 TO 5,000 CUBIC FEET	BUILDING PERMITS	1.00	\$200.00
DEMO - 3,000 TO 5,000 CUBIC FEET	BUILDING PERMITS	1.00	\$200.00
Fee Total:			402.00
Amount Paid:			0.00
Balance Due:			402.00



Building Official Approval: _____

Date: 06/26/2023









Community Development Department
151 Martin Street
Birmingham, MI 48012-3001
(248) 530-1850

Inspection Requests: www.bsaonline.com

Applicant:

BABI CONSTRUCTION INC
PO BOX 974
BIRMINGHAM MI 48012-0974

Status: HOLD FOR

DEMOLITION ONLINE

DEMO SINGLE FAMILY

Permit Number:

PD23-0053
JDSF22-0053

Applied: 06/23/2023

Issued:

Expires:

Finalized:

LOCATION	OWNER	CONTRACTOR
0 2648 DORCHESTER RD 08-20-30-477-003 Zoning District: Special District:	BABI CONSTRUCTION INC 1250 ROMNEY RD BLOOMFIELD HILLS MI 48304-1537 Phone: Fax:	BABI CONSTRUCTION INC PO BOX 974 BIRMINGHAM MI 48012-0974 Phone: (248) 217 2224 Email: Babibuilders@yahoo.com

Work Description: Single Family home demolition. Detached garage

Stipulations:

Primary Construction Type:

Primary Zoning District:

Primary Use Group:

Project: JDSF22-0053

Permit Item	Work Type	Fee Basis	Item Total
ONLINE APPLICATION FEE	BUILDING PERMITS	1.00	\$2.00
DEMO - 3,000 TO 5,000 CUBIC FEET	BUILDING PERMITS	1.00	\$200.00
DEMO - 3,000 TO 5,000 CUBIC FEET	BUILDING PERMITS	1.00	\$200.00
Fee Total:			402.00
Amount Paid:			402.00
Balance Due:			0.00



Building Official Approval: _____

Date: 06/26/2023











Community Development Department
151 Martin Street
Birmingham, MI 48012-3001
(248) 530-1850

Inspection Requests: www.bsaonline.com

Applicant:

LYNCH CUSTOM HOMES
24395 NANTUCKET
NOVI MI 48374

Status: HOLD (FEE)

DEMOLITION ONLINE

DEMO SINGLE FAMILY

Permit Number:

PD23-0050
JDSF23-0005

Applied: 06/19/2023

Issued:

Expires:

Finalized:

LOCATION	OWNER	CONTRACTOR
0 1310 SHIPMAN BLVD 08-19-36-301-013 Zoning District: Special District:	DJL2 LLC 24395 NANTUCKET DR NOVI MI 48374-2841 Phone: (248) 361 8226 Fax: dan@lynchcustomhomes.com	LYNCH CUSTOM HOMES 24395 NANTUCKET NOVI MI 48374 Phone: (248) 361 8226 Email: dustin@lynchcustomhom

Work Description: Demolish Single Family Home with an Attached Garage

Stipulations:

Primary Construction Type:

Primary Zoning District:

Primary Use Group:

Project: JDSF23-0005

Permit Item	Work Type	Fee Basis	Item Total
ONLINE APPLICATION FEE	BUILDING PERMITS	1.00	\$2.00
DEMO - 3,000 TO 5,000 CUBIC FEET	BUILDING PERMITS	1.00	\$200.00
Fee Total:			202.00
Amount Paid:			0.00
Balance Due:			202.00



Building Official Approval: _____

Date: 06/19/2023









Community Development Department
151 Martin Street
Birmingham, MI 48012-3001
(248) 530-1850

Inspection Requests: www.bsaonline.com

Applicant:

LL CUSTOM CONTRACTING OF M
1439 E 11 MILE RD
MADISON HEIGHTS MI 48071

Status: HOLD (FEE)

DEMOLITION ONLINE

DEMO SINGLE FAMILY

Permit Number:

PD23-0044
JDSF23-0023

Applied: 06/05/2023

Issued:

Expires:

Finale:

LOCATION	OWNER	CONTRACTOR
0 1220 STANLEY BLVD 08-19-36-304-010 Zoning District: Special District:	GRIFFIN, SUSAN 1259 STANLEY BLVD BIRMINGHAM MI 48009-4147 Phone: Fax:	LL CUSTOM CONTRACTING OF 1439 E 11 MILE RD MADISON HEIGHTS MI 48071 Phone: (248) 632 1220 Email: timd@llcustomcontractin

Work Description: To demolish existing single family home (bungalow) with attached garage in preparation for new single family home (2-story) with attached garage

Stipulations:

Primary Constructions Type:

Primary Zoning District:

Primary Use Group:

Project: JDSF23-0023

Permit Item	Work Type	Fee Basis	Item Total
DEMO - 3,000 TO 5,000 CUBIC FEET	BUILDING PERMITS	1.00	\$200.00
ONLINE APPLICATION FEE	BUILDING PERMITS	1.00	\$2.00
Fee Total:			202.00
Amount Paid:			0.00
Balance Due:			202.00



Building Official Approval: _____

Date: 06/05/2023







PP23-0045

Permit # _____

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

JDSF-23-0017

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"/> 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 1826 Derby			PROPERTY IDENTIFICATION NUMBER (SIDWELL NO.) 08-20-30-327-002		LOT NUMBER
II. Applicant / Project Contact Information					
A. Applicant					
NAME Ideal Builder			ADDRESS 6931 chor ct		
CITY W. Bloomfield	STATE MI	ZIP CODE 48322	TELEPHONE NUMBER (Include Area Code) 248-470-9877		
CELL PHONE NUMBER (Include Area Code)		FAX NUMBER (Include Area Code)	EMAIL ADDRESS		
B. Owner or Lessee					
NAME Ideal Builder			ADDRESS 6931 chor ct		
CITY W. Bloomfield	STATE MI	ZIP CODE 48322	TELEPHONE NUMBER (Include Area Code) 248-470-9877		
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 Ideal Builder			ADDRESS 6931 chor ct		
CITY W. Bloomfield	STATE MI	ZIP CODE 48322	TELEPHONE NUMBER (Include Area Code) 248-470-9877		
CELL PHONE NUMBER (Include Area Code)		FAX NUMBER (Include Area Code)	EMAIL ADDRESS		
INDIVIDUAL BUILDERS LICENSE NUMBER			EXPIRATION DATE		
COMPANY BUILDERS LICENSE NUMBER 2102199835			EXPIRATION DATE 5-26		
FEDERAL EMPLOYER ID NUMBER (or reason for exemption)					
WORKERS COMP INSURANCE CARRIER (or reason for exemption) Liberty					
UNEMPLOYMENT INSURANCE AGENCY EMPLOYER ACCOUNT NUMBER (or reason for exemption)					





PD 23-0052

Permit # _____

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

JDSF 22-0055
 Project # _____

APPLICATION FOR DEMOLITION PERMIT

I. Project Type / Location			
<input type="checkbox"/> HOUSE	<input checked="" type="checkbox"/> HOUSE AND ATTACHED GARAGE	<input checked="" type="checkbox"/> HOUSE AND DETACHED GARAGE	<input type="checkbox"/> DETACHED GARAGE
<input type="checkbox"/> EXTERIOR	<input type="checkbox"/> INTERIOR NON-LOAD BEARING	<input type="checkbox"/> SHED	<input type="checkbox"/> COMMERCIAL BUILDING
ADDRESS 667 Oak ave.		PROPERTY IDENTIFICATION NUMBER (SIDWELL NO.)	LOT NUMBER
II. Applicant / Project Contact information			
A. Applicant			
NAME DAU BEAN HOMESTEAD		ADDRESS 4512 Rochester Rd	
CITY Royal Oak	STATE MI	ZIP CODE 48073	TELEPHONE NUMBER (Include Area Code)
CELL PHONE NUMBER (Include Area Code) 248-721-0299	FAX NUMBER (Include Area Code) N/A	EMAIL ADDRESS dbeanbuilder@yahoo.com	
B. Owner or Lessee			
NAME PACIFIC COAST LEASING MICHIGAN LLC		ADDRESS 1225 JACOBY	
CITY MILFORD	STATE MI	ZIP CODE 48380	TELEPHONE NUMBER (Include Area Code) 810-560-6030
CELL PHONE NUMBER (Include Area Code) 810-560-6030	FAX NUMBER (Include Area Code)	EMAIL ADDRESS STEVE@SSTONEHC.COM	
C. Architect or Engineer			
NAME Green Building Services		ADDRESS 5639 Westbrook Ct	
CITY Bloomfield	STATE MI	ZIP CODE 48301	TELEPHONE NUMBER (Include Area Code)
CELL PHONE NUMBER (Include Area Code) 248-259-9122	FAX NUMBER (Include Area Code)	EMAIL ADDRESS Bjhalpria@gmail.com	
LICENSE NUMBER 1301045137	EXPIRATION DATE 3-18-24		
D. Contractor			
NAME Homestead Construction Company		ADDRESS 4512 Rochester Rd	
CITY Royal Oak	STATE MI	ZIP CODE 48073	TELEPHONE NUMBER (Include Area Code)
CELL PHONE NUMBER (Include Area Code) 248-721-0299	FAX NUMBER (Include Area Code)	EMAIL ADDRESS dbeanbuilder@yahoo.com	
INDIVIDUAL BUILDERS LICENSE NUMBER 2101143062	EXPIRATION DATE 5-31-25		
COMPANY BUILDERS LICENSE NUMBER Homestead Construction Company	EXPIRATION DATE 5-31-25		
FEDERAL EMPLOYER ID NUMBER (or reason for exemption) 38-347024			
WORKERS COMP INSURANCE CARRIER (or reason for exemption) Accident Fund Ins.			
UNEMPLOYMENT INSURANCE AGENCY EMPLOYER ACCOUNT NUMBER (or reason for exemption)			



\$400.00
\$250.00

III. Construction Documents Required

Complete sets of construction documents as specified below are required with each application for a permit, unless waived by the building official when code compliance can be determined based on the description in the application.

Construction Documents Required:

Commercial: 4 sets of plans; 3 original site plans/certified surveys.

IV. Project Description

Provide a description of buildings/structures to be demolished including their size in cubic feet.

Work Description:

Demolish a 2 story Brick/Wood home with basement approx. 1900 S.F. and a wood Framed Garage approx 400 sf

V. Signature

I HEREBY CERTIFY THAT THE PROPOSED WORK IS AUTHORIZED BY THE OWNER OF RECORD AND THAT I HAVE BEEN AUTHORIZED BY THE OWNER TO MAKE THIS APPLICATION AS HIS/HER AUTHORIZED AGENT, AND WE AGREE TO CONFORM TO ALL APPLICABLE LAWS OF THE STATE OF MICHIGAN. ALL INFORMATION SUBMITTED ON THIS APPLICATION IS ACCURATE TO THE BEST OF MY KNOWLEDGE. **BY PROVIDING YOUR EMAIL TO THE CITY, YOU AGREE TO RECEIVE NEWS AND NOTIFICATIONS FROM THE CITY. IF YOU DO NOT WISH TO RECEIVE THESE MESSAGES, YOU MAY UNSUBSCRIBE AT ANY TIME.

Section 23a of the state construction code act of 1972, 1972 PA 230, MCL 125.1523a, prohibits a person from conspiring to circumvent the licensing requirements of this state relating to persons who are to perform work on a residential building or a residential structure. Violators of section 23a are subjected to civil fines.

SIGNATURE OF APPLICANT

Daniel E Bean

TYPE OR PRINT

DANIEL E. BEAN

DATE

8-28-23

SIGNATURE OF OWNER (Required)

[Signature]

TYPE OR PRINT

S. STONE PACIFIC COAST

DATE

8-28-23

SIGNATURE OF OWNER'S AGENT (Permit holder)

Daniel E Bean

TYPE OR PRINT

DANIEL E. BEAN

DATE

8-28-23

Expiration of Permit: A permit remains valid as long as work is progressing and inspections are requested and conducted. A permit shall become invalid if the authorized work is not commenced within 180 days after issuance of the permit or if the authorized work is suspended or abandoned for a period of 180 days after the time of commencing the work.

All demolition permit fees and bond monies are due at the time the application is submitted.

VI. Department Use Only

FEE DESCRIPTION	AMOUNT		TOTAL
DEMOLITION PERMIT FEE HOUSE	\$		
DEMOLITION PERMIT FEE GARAGE	\$		
DEMOLITION PERMIT BOND HOUSE	\$		
DEMOLITION PERMIT BOND GARAGE	\$		
COMMERCIAL PERMIT FEE	\$		
COMMERCIAL PERMIT BOND	\$		
		TOTAL	\$
CONTRACTOR REGISTRATION FEE	\$		\$
		PERMIT FEE TOTAL	\$

VII. Department Use Only

APPROVAL SIGNATURE

TITLE

DATE











Community Development Department
151 Martin Street
Birmingham, MI 48012-3001
(248) 530-1850

Inspection Requests: www.bsaonline.com

Applicant:

BABI CONSTRUCTION INC
PO BOX 974
BIRMINGHAM MI 48012-0974

Status: HOLD (FEE)

DEMOLITION ONLINE

DEMO SINGLE FAMILY

Permit Number:

PD23-0042
JDSF22-0042

Applied: 05/23/2023

Issued:

Expires:

Finalized:

LOCATION	OWNER	CONTRACTOR
0 1938 PEMBROKE RD 08-20-30-328-007 Zoning District: Special District:	BABI CONSTRUCTION INC PO BOX 974 BIRMINGHAM MI 48012-0974 Phone: (248) 895 8715 Fax:	BABI CONSTRUCTION INC PO BOX 974 BIRMINGHAM MI 48012-0974 Phone: (248) 217 2224 Email: Babibuilders@yahoo.com

Work Description: Demolition of single family home & attached garage for new construction

Stipulations:

Primary Constructions Type:

Primary Zoning District:

Primary Use Group:

Project: JDSF22-0042

Permit Item	Work Type	Fee Basis	Item Total
ONLINE APPLICATION FEE	BUILDING PERMITS	1.00	\$2.00
DEMO - 3,000 TO 5,000 CUBIC FEET	BUILDING PERMITS	1.00	\$200.00
Fee Total:			202.00
Amount Paid:			0.00
Balance Due:			202.00



Building Official Approval: _____

Date: 05/23/2023









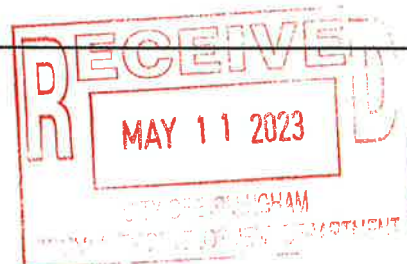
CITY OF BIRMINGHAM
Community Development - Building Department
151 Martin Street, Birmingham, MI 48009
Community Development: 248-530-1850
AMG Inspection Request Site: <https://www.accessmygov.com>
Fax: 248-530-1290 / www.bhamgov.org

PD 23-0040
Permit # _____

JDSF23-0016
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 600 Aten Court		PROPERTY IDENTIFICATION NUMBER (SIDWELL NO.) 	
LOT NUMBER 			
II. Applicant / Project Contact Information			
A. Applicant			
NAME Gregory Aerts, AIA		ADDRESS 787 Greenwood St	
CITY Birmingham	STATE MI	ZIP CODE 48009	TELEPHONE NUMBER (Include Area Code) NA
CELL PHONE NUMBER (Include Area Code) 248-622-6263	FAX NUMBER (Include Area Code) 	EMAIL ADDRESS greg@gaerts.com	
B. Owner or Lessee			
NAME 1844 Cole Street, LLC		ADDRESS 787 Greenwood St	
CITY Birmingham	STATE MI	ZIP CODE 48009	TELEPHONE NUMBER (Include Area Code) NA
CELL PHONE NUMBER (Include Area Code) 248-622-6263	FAX NUMBER (Include Area Code) 	EMAIL ADDRESS* greg@gaerts.com	
C. Architect or Engineer			
NAME Gregory Aerts & Associates		ADDRESS 787 Greenwood St	
CITY Birmingham	STATE MI	ZIP CODE 48009	TELEPHONE NUMBER (Include Area Code) NA
CELL PHONE NUMBER (Include Area Code) 248-622-6263	FAX NUMBER (Include Area Code) 	EMAIL ADDRESS greg@gaerts.com	
LICENSE NUMBER 1301034137		EXPIRATION DATE 	
D. Contractor			
NAME GGA Services, LLC		ADDRESS 787 Greenwood St	
CITY Birmingham	STATE MI	ZIP CODE 48009	TELEPHONE NUMBER (Include Area Code) NA
CELL PHONE NUMBER (Include Area Code) 248-622-6263	FAX NUMBER (Include Area Code) 	EMAIL ADDRESS greg@gaerts.com	
INDIVIDUAL BUILDERS LICENSE NUMBER 2101138948		EXPIRATION DATE 5/2026	
COMPANY BUILDERS LICENSE NUMBER 2102208707		EXPIRATION DATE 5/2026	
FEDERAL EMPLOYER ID NUMBER (or reason for exemption) No employees			
WORKERS COMP INSURANCE CARRIER (or reason for exemption) No employees			
UNEMPLOYMENT INSURANCE AGENCY EMPLOYER ACCOUNT NUMBER (or reason for exemption) No employees			



III. Construction Documents Required

Complete sets of construction documents as specified below are required with each application for a permit, unless waived by the building official when code compliance can be determined based on the description in the application.

Construction Documents Required:

Commercial: 4 sets of plans; 3 original site plans/certified surveys.

IV. Project Description



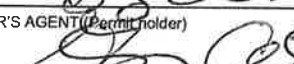
Provide a description of buildings/structures to be demolished including their size in cubic feet.

Work Description: Demolish 2-story structure with attached 2-car garage, totalling approx 10,000 Cu Ft

V. Signature

I HEREBY CERTIFY THAT THE PROPOSED WORK IS AUTHORIZED BY THE OWNER OF RECORD AND THAT I HAVE BEEN AUTHORIZED BY THE OWNER TO MAKE THIS APPLICATION AS HIS/HER AUTHORIZED AGENT, AND WE AGREE TO CONFORM TO ALL APPLICABLE LAWS OF THE STATE OF MICHIGAN. ALL INFORMATION SUBMITTED ON THIS APPLICATION IS ACCURATE TO THE BEST OF MY KNOWLEDGE. **BY PROVIDING YOUR EMAIL TO THE CITY, YOU AGREE TO RECEIVE NEWS AND NOTIFICATIONS FROM THE CITY. IF YOU DO NOT WISH TO RECEIVE THESE MESSAGES, YOU MAY UNSUBSCRIBE AT ANY TIME.

Section 23a of the state construction code act of 1972, 1972 PA 230, MCL 125.1523a, prohibits a person from conspiring to circumvent the licensing requirements of this state relating to persons who are to perform work on a residential building or a residential structure. Violators of section 23a are subjected to civil fines.

SIGNATURE OF APPLICANT 	TYPE OR PRINT Gregory Aerts	DATE 4/1/23
SIGNATURE OF OWNER (Required) 	TYPE OR PRINT Gregory Aerts	DATE 4/1/23
SIGNATURE OF OWNER'S AGENT (Permit holder) 	TYPE OR PRINT Gregory Aerts	DATE 4/1/23

Expiration of Permit: A permit remains valid as long as work is progressing and inspections are requested and conducted. A permit shall become invalid if the authorized work is not commenced within 180 days after issuance of the permit or if the authorized work is suspended or abandoned for a period of 180 days after the time of commencing the work.

All demolition permit fees and bond monies are due at the time the application is submitted.

VI. Department Use Only

FEE DESCRIPTION	AMOUNT		TOTAL
DEMOLITION PERMIT FEE HOUSE	\$		
DEMOLITION PERMIT FEE GARAGE	\$		
DEMOLITION PERMIT BOND HOUSE	\$		
DEMOLITION PERMIT BOND GARAGE	\$		
COMMERCIAL PERMIT FEE	\$		
COMMERCIAL PERMIT BOND	\$		
		TOTAL	\$
CONTRACTOR REGISTRATION FEE	\$		\$
		PERMIT FEE TOTAL	\$

VII. Department Use Only**APPROVAL SIGNATURE****TITLE****DATE**







Community Development Department
151 Martin Street
Birmingham, MI 48012-3001
(248) 530-1850

Inspection Requests: www.bsaonline.com

Applicant:

PRM CUSTOM BUILDERS LLC
7457 FRANKLIN RD STE 230
BLOOMFIELD HILLS MI 48301

Status: HOLD (FEE)

DEMOLITION ONLINE

DEMO SINGLE FAMILY

Permit Number:

PD23-0039
JDSF23-0022

Applied: 05/08/2023

Issued:

Expires:

Finalized:

LOCATION	OWNER	CONTRACTOR
0 1579 WASHINGTON BLVD 08-19-36-331-012 Zoning District: Special District:	PRM CUSTOM BUILDERS LLC 7457 FRANKLIN RD BLOOMFIELD HILLS MI 48301-3611 Phone: Fax:	PRM CUSTOM BUILDERS LLC 7457 FRANKLIN RD STE 230 BLOOMFIELD HILLS MI 48301 Phone: (248) 240-3051 Email: mooneypaul15@gmail.co

Work Description: Demolition of entire home & garage to rebuild a new home and detach garage

Stipulations:

Primary Constructions Type:

Primary Zoning District:

Primary Use Group:

Project: JDSF23-0022

Permit Item	Work Type	Fee Basis	Item Total
ONLINE APPLICATION FEE	BUILDING PERMITS	1.00	\$2.00
DEMO - LESS THAN 3,000 CUBIC FEET	BUILDING PERMITS	1.00	\$125.00
DEMO - 3,000 TO 5,000 CUBIC FEET	BUILDING PERMITS	1.00	\$200.00
Fee Total:			327.00
Amount Paid:			0.00
Balance Due:			327.00



Building Official Approval: _____

Date: 05/08/2023

1579 WASHINGTON
BIRMINGHAM MI



Historic District Commission Action List –2023

Historic District Commission	Quarter Goals	In Progress	Complete
Historic Design Guidelines Project	1 st (January-March)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Schedule Training Sessions for HDC and Community	1 st (January-March)	<input type="checkbox"/>	<input type="checkbox"/>
Historic Plaque for Community House, Parks & Wooster, & Ford Building	2 nd (April-June)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Bates St. Historic District Signage	2 nd (April-June)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Develop Resources for the Michigan Historic Preservation Tax Credit	3 rd (July-September)	<input type="checkbox"/>	<input type="checkbox"/>
First Draft – Historic Preservation Master Plan	4 th (October-December)	<input checked="" type="checkbox"/>	<input type="checkbox"/>



MEMORANDUM

Planning Division

DATE: July 19, 2023

TO: Historic District Commission Members

FROM: Nicholas Dupuis, Planning Director

SUBJECT: 320 Martin – Birmingham Post Office – Information Only

Please be advised that the Planning Division stopped work at the historic Birmingham Post Office building recently after observing what appeared to be unpermitted stonework at the cornice of the building. The Planning Division ultimately discovered that a permit had not been pulled, nor had the property owner sought permission to perform the work as required in Chapter 127 of the City Code of Ordinances.

Ultimately, after having several conversations with the property owner and contractor, the Planning Division secured sufficient information to be able to sign off on the permit that was retroactively applied for based on the information given, which is attached for your review.

In short, the property owner observed serious damage to the bullnose portion of the stone due to a roof membrane having been attached with anchors, which caused water to get into the holes/cracks and cause spalling, which resulted in several pieces of stone falling from the building. The property owner explained that he felt this was a serious issue and had a contractor come to assess the damage and provide a proposal, which was to replace the damaged stone in kind.

Unfortunately, this loss of historic material cannot be undone, but a lesson can be learned about the interrelatedness of work that may not appear on the surface to be damaging to the historic character of the site or its historic materials. It is unclear when the roof membrane was installed and how the proposal was reviewed at the City, but this example prompts a need to pay closer attention to each and every project that comes before the City, whether it comes before the HDC or is reviewed internally.

The Surnow Building – 320 Martin Street Masonry Evaluation Photographs



1. Overview of the main entrance on the south elevation of The Surnow Building. A section of precast stone has spalled off the outer edge of the coping (arrow).



2. Typical view of the perimeter roof parapet. Southwest parapet shown.



3. Overview of clerestory penthouses.



4. View of bullnose on outer edge of stone coping. Note location of previous epoxy repair to crack (arrow).



5. Overview of location of spalled and missing bullnose on south parapet coping (arrow).



6. Closer view of spalled and missing bullnose on south parapet coping. Note, spall is at location of termination-bar (arrow).

Photographs 1-6

The Surnow Building – 320 Martin Street Masonry Evaluation Photographs



7. View of stone pieces of spall coping bullnose in window well.



8. The average coping stone measures approximately 42-inch in length.



9. EPDM membrane installed atop the stone coping is terminated along the outer edge of the coping with termination-bar and lead wedge anchors. Note, at most locations' termination-bar is covered by EPDM stripping. There are two locations along the south parapet where the stripping membrane is removed (arrows).



10. Closer view of an exposed portion of EPDM termination. Note, some of the wedge anchors used to secure the termination-bar are working out (arrows).



11. View of typical punctures and/or holes in the EPDM stripping membrane that covers the termination-bar.



12. View of multiple open ridges at the out edge of the EPDM membrane covering the termination-bar.

Photographs 7-12

The Surnow Building – 320 Martin Street Masonry Evaluation Photographs



13. View of typical unadhered edge of the EPDM membrane covering the termination-bar. Note, open head joint in the stone coping (arrow).



14. View of typical epoxy repair to cracked/spalled bullnose of stone coping. Note, epoxy has been used to fill some of the head joints of the coping (arrow).



15. Overview of epoxy repair to cracked/spalled bullnose on stone coping. Note open head joint at coping bullnose.



16. Additional cracking has occurred adjacent to some of the epoxy repairs to the coping bullnose.



17. The epoxy used for repair of cracked/spalled coping bullnose has been applied over holes in the EPDM stripping membrane and used to adhere the outer edge of the membrane.



18. View of typical open head joint at bullnose of stone coping. The mortar appears to have been mechanically removed. Note epoxy along edge of EPDM membrane with opening (circle) and that the mortar was not removed below the bullnose (square).

Photographs 12-18

The Surnow Building – 320 Martin Street Masonry Evaluation Photographs



19. View of stone patch used at bullnose repair. Note, epoxy was used to adhere the outer edge of the EPDM stripping membrane, although, there is still an opening (circle).



20. View of stone patch used at bullnose repair. Note, crack in Photos 19 and 20 is the same crack.



21. View stone coping crack originating at an exposed wedge anchor along bullnose on the south parapet. The section of bullnose appears loose and is a fall hazard.



22. Closer view of stone coping crack originating at an exposed wedge anchor along bullnose on the south parapet. Note, portions of the termination-bar appear to have been removed in conjunction with the removal of the EPDM stripping membrane (circle).

Photographs 19-22

**The Surnow Building – 320 Martin Street
Masonry Evaluation Photographs**



23. View of hand skitch roof plan showing approximate locations of potential cracked/spalled bullnose identified during review.

Photograph 23

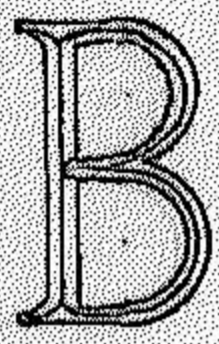




Jun 08, 2023 04:13PM
320 Martin St
Birmingham MI 48009
United States



Jun 06, 2023 03:57PM
320 Martin St
Birmingham MI 48009
United States



Suggesting it might be best to cut out a standard profile and replace the detail around the whole perimeter as opposed to repairing.

