



AGENDA
BIRMINGHAM HISTORIC DISTRICT COMMISSION
WEDNESDAY – JULY 20, 2022
BIRMINGHAM CITY HALL, 151 MARTIN ST., COMMISSION ROOM #205*
******* 7:00 PM*******

The City continues to recommend the public wear masks while attending City meetings per CDC guidelines. The cases of COVID-19 are increasing in the area. All City employees, commissioners, and board members must wear a mask while indoors when 6-feet of social distancing cannot be maintained. This is to ensure the continuity of government is not affected by an exposure to COVID-19 that can be prevented by wearing a mask. The City continues to provide KN-95 respirators and triple-layered masks for all in-person meeting attendees.

- 1) Roll Call**
- 2) Approval of the HDC Minutes of July 6, 2022**
- 3) Courtesy Review**
- 4) Historic Design Review**
 - A. 167 N. Old Woodward – Erity & Nixon Building/Sweet Green**
- 5) Sign Review**
 - A. 111 E. Merrill - Schechter**
- 6) Study Session**
 - A. Historic Design Guidelines – Update**
- 7) Miscellaneous Business and Communication**
 - A. Pre-Application Discussions**
 - B. Draft Agenda**
 - 1. August 3, 2022**
 - C. Staff Reports**
 - 1. Administrative Sign Approvals**
 - 2. Administrative Approvals**
 - 3. Demolitions**
 - 4. Action List 2022**
 - 5. 128 S. Old Woodward – Faherty Façade Condition Assessment**
- 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.

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 July 6, 2022

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

Minutes of the regular meeting of the Historic District Commission ("HDC") held Wednesday, July 6, 2022. Chair John Henke called the meeting to order at 7:00 p.m.

1) Rollcall

Present: Chair John Henke; Board Members Gigi Debbrecht, Natalia Dukas, Patricia Lang, Michael Willoughby; Student Representative Meghan Murray

Absent: Board Members Keith Deyer, Dustin Kolo; Alternate Board Members Steven Lemberg, Cassandra McCarthy; Student Representative Charlie Vercellone

Administration: Nicholas Dupuis, Planning Director
Laura Eichenhorn, City Transcriptionist

2) Approval of the HDC Minutes of June 15, 2022

07-44-22

Motion by Ms. Dukas

Seconded by Ms. Lang to approve the HDC Minutes of June 15, 2022 as submitted.

Motion carried, 5-0.

VOICE VOTE

Yeas: Henke, Willoughby, Debbrecht, Dukas, Lang

Nays: None

3) Courtesy Review

4) Historic Design Review

PD Dupuis presented the items and answered informational questions from the HDC.

A. 372 Harmon – Benjamin Daniels House (Part One)

Gordon Black, owner, and William Finnicum, architect, spoke on behalf of the project.

Mr. Willoughby recommended that black shutters be added to the historic part of the house in order to return that section of the house to more of its original historic appearance. He also recommended that the roof be more matte, with either a black or charcoal color.

Ms. Lang concurred.

Ms. Dukas said it would be positive to visually distinguish the historic portion of the house from the addition.

Mr. Black said he would be willing to consider both of Mr. Willoughby's recommendations. He asked for time to step outside and discuss the recommendations with his partner and with Mr. Finnicum.

The HDC paused the item at 7:48 p.m. and reviewed the other two historic design reviews.

B. 310 E. Maple – Casa Perno/Briggs Building

The HDC had no questions for the applicant.

07-45-22

Motion by Ms. Debbrecht

Seconded by Mr. Willoughby to approve the Historic Design Review application and issue a Certificate of Appropriateness for 310 E. Maple – Casa Perno/Briggs Building. The proposed outdoor dining changes meet the Secretary of the Interior's Standards for Rehabilitation standard numbers 1, 2 and 10. The approval is subject to the following condition:

- 1. The applicant must receive approval from the City Commission prior to the installation of any new isinglass or outdoor dining furniture/fixtures.**

Motion carried, 5-0.

VOICE VOTE

Yeas: Henke, Willoughby, Debbrecht, Dukas, Lang

Nays: None

C. 185 N. Old Woodward – Bell Bistro/Bell Building

John Gardner, architect, spoke on behalf of project. The HDC had no questions for Mr. Gardner.

07-46-22

Motion by Ms. Dukas

Seconded by Ms. Lang to approve the Historic Design Review application and issue a Certificate of Appropriateness for 185 N. Old Woodward – Bell Building/Bell Bistro. The proposed façade renovation will meet the Secretary of the Interior's Standards for Rehabilitation standard numbers 1-5 and 9. The approval is subject to the following conditions:

- 1. The applicant must receive approval from the City Commission prior to performing any renovations to the building; and,**
- 2. The applicant must submit a façade condition assessment to the Historic District Commission after the removal of the modern façade with photographs to help understand what exists behind the modern façades of the building.**

Motion carried, 5-0.

VOICE VOTE

Yeas: Henke, Willoughby, Debbrecht, Dukas, Lang

Nays: None

A. 372 Harmon – Benjamin Daniels House (Part Two)

The applicant returned at 8:06 p.m.

Mr. Black said he would be willing to put black shutters on the nine windows on the second floor of the historic portion of the house. He said he would prefer all the window sashes be black and that all the window trims be white. He said he would also return with a proposal for a flat charcoal color roof to be administratively approved.

Chair Henke said he would prefer to see the historic portion of the house have white sashes and black trim since that more resembled the original.

After further discussion between the HDC and the applicant, the HDC agreed to allow the roof, shutters, window sashes, and window trim to be administratively approved with the understanding that 1. PD Dupuis would bring the items back before the HDC if he had any concerns and 2. the applicant would make an effort to make the historic section of the home as similar to the original appearance as possible.

07-47-22

Motion by Mr. Willoughby

Seconded by Ms. Dukas to approve the Historic Design Review application and issue a Certificate of Appropriateness for 372 Harmon – Benjamin Daniels House. The proposed façade renovation will meet the Secretary of the Interior's Standards for Rehabilitation standard numbers 1, 2, 3, 5 and 6 upon the fulfillment of the following condition:

- 1. That the applicant prepare plans for administrative approval that show how the historic portion of the home will be rehabilitated more along the lines of the original home.**

Motion carried, 4-0.

VOICE VOTE

Yeas: Willoughby, Debbrecht, Dukas, Lang

Nays: None

Abstain: Henke

5) Sign Review

6) Study Session

A. Historic Design Guidelines – Update

PD Dupuis provided an update on the Historic Design Guidelines process.

He noted that he and the consultants would be present at Birmingham's Day on the Town on Saturday, July 30, 2022 and asked the HDC members to stop by.

7) Miscellaneous Business and Communication

A. Pre-Application Discussions

B. Draft Agenda

C. Staff Reports

- 1. Administrative Sign Approvals**
- 2. Administrative Approvals**
- 3. Demolitions**
- 4. Action List 2022**

8) Adjournment

07-48-22

Motion by Mr. Willoughby

Seconded by Ms. Debbrecht to adjourn the HDC meeting of July 6, 2022 at 8:25 p.m.

Motion carried, 5-0.

VOICE VOTE

Yeas: Henke, Willoughby, Debbrecht, Dukas, Lang

Nays: None



Nicholas Dupuis
Planning Director



Laura Eichenhorn
City Transcriptionist



MEMORANDUM

Planning Division

DATE: July 20, 2022

TO: Historic District Commission Members

FROM: Nicholas Dupuis, Planning Director

SUBJECT: 167 N. Old Woodward – Erity & Nixon Bldg./Sweet Green – Design Review

Zoning: B4 (Business-Residential) & D4 (Downtown Overlay)

Existing Use: Two-Story Commercial Building

History

In spite of its original cornice having been removed, this building is still a wonderful mid-block commercial building. While the ground floor has been altered slightly, the second floor elevation is relatively unaltered. On the upper part of the façade, one can still read the names Erity and Nixon. These men, related by marriage, built the store in the early 1920's and operated a feed and seed business for many years. In the early 1920's, the Erity and Nixon feed and seed store was still operating in the southern half of the building. At that time, there were apartments upstairs for rent. Since the late 1920's, various businesses have used the stores, including Gregory, Mayer and Thom from 1956 to 1966, Eastern Office Supplies and the Acme Paint Company. In 1975, Fred Bidgare and his associates, Thursday Inc., bought the building from two women in the 90's. The name of one of them was Walls, their grandfathers name was Nixon and they remember the store being constructed. Until 1975, there were apartments on the second floor. When Thursday, Inc. bought the building, all the patrons on the second floor were removed and the plaster on the side walls was removed revealing handsome brick walls. New partitions of contemporary design and a suspended lattice type ceiling were installed to create a modern office space. The basement still has its rough stone walls and brick floor. At one time, an opening in the stone wall connected the basement with the basement of the Bell Building to the north. The space was presumed to have been used for storage by the S.S. Kresge Co. when it occupied the Bell Building.

Introduction

A Historic Design Review application has been submitted for two new rooftop units (RTU). The subject site is located on N. Old Woodward, just north of Maple Rd. The new tenant, Sweet Green, is currently in the process of a tenant buildout, which requires the new units.

Proposal

The applicant has submitted plans proposing to add two new RTU's to the rear portion of the rooftop without screening. A full review of the historic preservation aspects of the design, as well as planning and zoning issues is provided in the relevant section below.

Planning & Zoning

The following planning and zoning issue is present within the application submitted:

- Screening – Article 4, Section 4.54 (C)(8) requires rooftop mechanical and other equipment to be limited, positioned and screened to minimize views from adjacent properties and public rights-of-way. The proposed RTU's are required to be obscured by a screen wall composed of materials compatible with the building. The applicant has not proposed any screening for the new units. Thus, **the applicant must submit revised plans with screening for the RTU's or obtain a variance from the Board of Zoning Appeals.**

Lighting

There are no new light fixtures proposed as a part of the application submitted.

Signage

There are no signs proposed as a part of the application submitted (single-family residence).

Historic 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

Considering the above, and the very minor nature of the work proposed, the proposed exterior rehabilitation of the historic Erity & Nixon Building, as proposed by the applicant, generally meets the Secretary of the Interior Standards for *Rehabilitation* numbers 1- 3 and 9. The following analysis breaks down the proposal through the lens of each standard listed:

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.*

The building and property will remain a commercial use, which will maintain the historic purpose and characteristics.

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 work proposed on the roof of the building is not detrimental to the historic character of the property.

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.*

The addition of two new RTU's will not create a false sense of historical development.

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.

There are no issues with this exterior alteration in terms of historic materials. The new RTU's are clearly modern, and they are compatible with the property and environment.

Based on the review above, the Planning Division recommends that the Historic District Commission **DENY** the Design Review application for 167 N. Old Woodward – Erity & Nixon

Bldg./Sweet Green. Although the application generally meets the historic design review standards, the planning and zoning issue of screening is not something that the Planning Division supports, or is able to grant flexibility from.

Wording for Motions

I move that the Commission **DENY** the Historic Design Review application for 167 N. Old Woodward – Ertz & Nixon Bldg./Sweet Green for the following reason:

1. The application does not meet the requirements of the Zoning Ordinance in regards to RTU screening.

OR

I move that the Commission **APPROVE** the Historic Design Review application and issue a Certificate of Appropriateness for 167 N. Old Woodward – Ertz & Nixon Bldg./Sweet Green. The proposed façade renovation will meet the Secretary of the Interior's Standards for Rehabilitation standard numbers 1- 3, and 9 upon the fulfillment of the following condition:

1. The applicant must submit revised plans with screening for the RTU's or obtain a variance from the Board of Zoning Appeals.

OR

I move that the Commission **POSTPONE** the Historic Design Review application and the issuance of a Certificate of Appropriateness for 167 N. Old Woodward – Ertz & Nixon Bldg./Sweet Green – for the following reason(s):

1. _____
2. _____
3. _____

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.

ABBREVIATION LEGEND

C	CENTERLINE
(E)	EXISTING
(N)	NEW
@	AT
Ø	DIAMETER OR ROUND
&	AND
ADD'L	ADDITIONAL
AFF	ABOVE FINISH FLOOR
ALUM	ALUMINUM
ARCH	ARCHITECTUR(URAL)
AS	ART AND CHAIR SUPPLIER
ASS	ALARM SYSTEM SUPPLIER
B.O.	BOTTOM OF
BD.	BOARD
BLDG.	BUILDING
CLG	CEILING
CMU	CONCRETE MASONRY UNIT
CS	CHEMICAL SUPPLIER
DIM	DIMENSION(S)
EA	EACH
EL	ELEVATION (VERTICAL HEIGHT)
ELEC	ELECTRIC(AL)
ELEV	ELEVATION
EQ	EQUAL
EXT	EXTERIOR
FRP	FIBERGLASS-REINFORCED PANEL
FRT	FIRE-RETARDANT TREATED
GA	Gauge
GALV	GALVANIZED
GC	GENERAL CONTRACTOR
GYP	GYPsum
H.P.	HIGH POINT
HS	HOOD SUPPLIER
HT	HEIGHT
HVAC	HEATING AND VENTILATING
INT	INTERIOR
KES	KITCHEN EQUIPMENT SUPPLIER
MAX.	MAXIMUM
MIR	MIRROR
MECH	MECHANICAL
MFR	MANUFACTURER
MIN.	MINIMUM
MISC	MISCELLANEOUS
MSS	MUSIC SYSTEM SUPPLIER
N.I.C.	NOT IN CONTRACT
NO.	NUMBER
O.C.	ON CENTER
OSB	ORIENTED STRAND BOARD
PAF	POWDER ACTUATED FASTENER
POS	POINT OF SALE
PREP	PREPARATION
PVC	POLYVINYL CHLORIDE
R	RADIUS
RE	REFERENCE
RR	RESTROOM
RTU	ROOF TOP UNITS
SF	SQUARE FOOT
SG	SWEETGREEN
SIM	SIMILAR
S	SOLID SURFACE
SSS	CCTV AND SAFE/CASHBOX
SST	STAINLESS STEEL
STR	STRUCTURE
T.B.D.	TO BE DETERMINED
T.O.	TOP OF
TYP	TYPICAL
UPS	UNINTERRUPTED POWER SUPPLY
U.N.O.	UNLESS NOTED OTHERWISE
VD	VENDOR
V.I.F.	VERIFY IN FIELD
VAR	VARIES
W/	WITH
WA	WASHROOM ACCESSORIES
WCS	TENANT'S WALK-IN COOLER SUPPLIER
WS	TENANT'S WINDOW SHADE SUPPLIER

SYMBOL LEGEND

	LEVEL TAG		WALL TYPE TAG
	BUILDING ELEVATION		DOOR TAG
	INTERIOR ELEVATION		DATA DEVICE TAG
	SECTION MARKER		KITCHEN EQUIPMENT TAG
	SECTION / DETAIL		FURNITURE TAG
	LAYOUT POINT		ART/GRAPHICS TAG
	KEY NOTE TAG		WASHROOM ACCESSORIES TAG
			ROOM TAG
			FINISH TAG
			AREA TAG
			REVISION TAG
			OCCUPANT LOAD

TRUE NORTH

PLAN NORTH

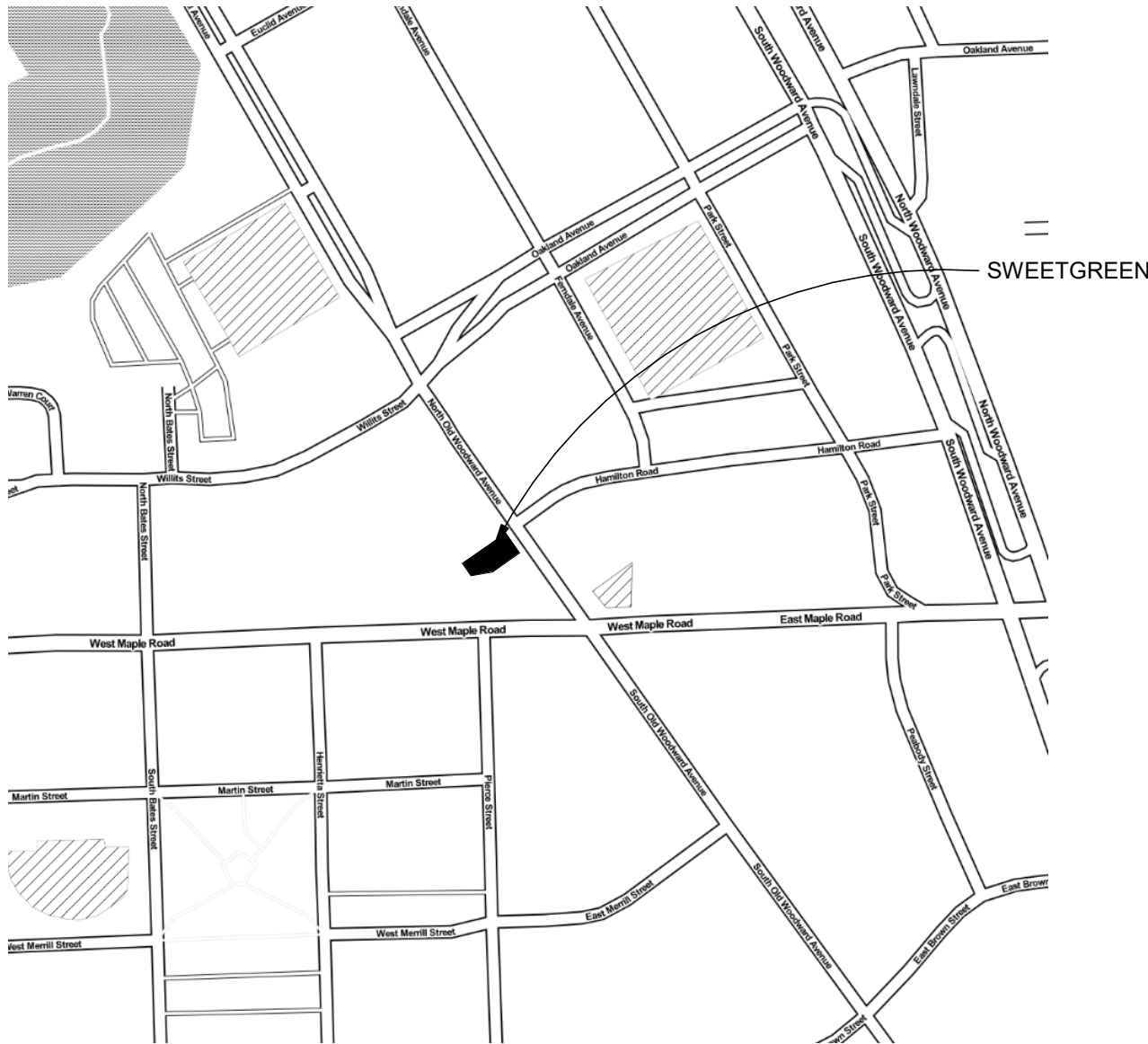
View Title
1/4" = 1'-0"

PROJECT CONTACTS

LANDLORD Brian Najor Najor Companies 600 N. Old Woodward Ave., Ste. 100 Birmingham, MI 48009 T: 248.433.7000	SIGNAGE VENDOR Chad Elliott Ruggles Sign 83 Industry Drive Versailles, KY 40383 E: chad@rugglessign.com T: 859.879.1199, ext: 129	WATER UTILITY City of Birmingham Treasurer's Office 151 Martin Street, #109 Birmingham, MI 48009 T: 248.530.1890
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ARCHITECT OF RECORD Harlan R. Faust FHA Architects 14344 Y Street, Suite 204 Omaha, NE 68137 Project Manager: Scott Tieken E: stieken@fhaarchitects.com T: 402.895.0878	BUILDING DEPARTMENT Bruce Johnson, Building Official Building Department 151 Martin Street Birmingham, MI 48009 E: bjohnson@bhamgov.org T: 248.530.1850	ELECTRIC UTILITY DTE Electric Company One Energy Plaza Detroit, MI 48226 Customer Service T: 800.338.0178
STRUCTURAL ENGINEER Juleen Rogness DCI Engineers 341 W. Tudor, Suite 105 Anchorage, AK 99503 E: jrogness@dc-engineers.com T: 907.570.1446	HEALTH DEPARTMENT Michael J. Cox, Sr. Public Health Sanitarian Oakland County Health Division 1200 N. Telegraph Road, Bldg. 34E Pontiac, MI 48341 E: coxmj@oakgov.com T: 248.424.7092	TELEPHONE UTILITY AT&T Business Services Center E: att.com/contactus/smb T: 800.321.2000
MEP ENGINEER Joshua Everett, P.E. Everj Engineering, Inc. 1509 Buck Trail Lane Worthington, OH 43085 E: jeverett@everjengineering.com T: 240.319.0822	TENANT LICENSING 3101 W. Exposition Blvd. Los Angeles, CA 90018 ATTN: Sweetgreen licensing Contact: Debi Chun Habiger E: debi.habiger@sweetgreen.com T: 805.304.8250	HVAC SUPPLIER Derek Van Ripper Trane Commercial Sales 3253 E. Imperial Hwy Brea, CA 92821 E: derek.vanriper@trane.com T: 714.983.0505

CODE AUTHORITIES

BUILDING CODE:	2015 MICHIGAN BUILDING CODE
ACCESSIBILITY CODE:	2010 ADA STANDARDS FOR ACCESSIBLE DESIGN
FIRE CODE:	2015 INTERNATIONAL FIRE CODE (AS REFERENCED IN 2015 MICHIGAN BUILDING CODE)
MECHANICAL CODE:	2015 MICHIGAN MECHANICAL CODE
PLUMBING CODE:	2015 MICHIGAN PLUMBING CODE
ELECTRICAL CODE:	2017 NATIONAL ELECTRICAL CODE (AND PART 8 TECHNICAL AMENDMENTS)
ENERGY CODE:	2015 MICHIGAN ENERGY CODE
HEALTH CODE:	2009 MICHIGAN MODIFIED FOOD CODE



TRUE NORTH

PLAN NORTH

VICINITY MAP
NTS

SCOPE OF WORK

INSTALLATION OF SECOND FLOOR ROOF-TOP UNIT ROOF SCREENS AS DIRECTED BY CITY OF BIRMINGHAM PLANNING DEPARTMENT.

GROUP	TENANT	OCCUPANCY
PREVIOUS USE:	GRABBAGREEN	A-2
PROPOSED USE:	SWEETGREEN	A-2

SHEET INDEX

SHEET	SHEET TITLE	RTU ROOF SCREEN																	
GENERAL																			
G-001	PROJECT INFORMATION	X																	
ARCHITECTURAL																			
A-150	ROOF PLAN	X																	
A-151	EXISTING CONDITIONS PHOTOGRAPHS	X																	



sweetgreen

3101 W. EXPOSITION BLVD.
LOS ANGELES, CALIFORNIA 90018

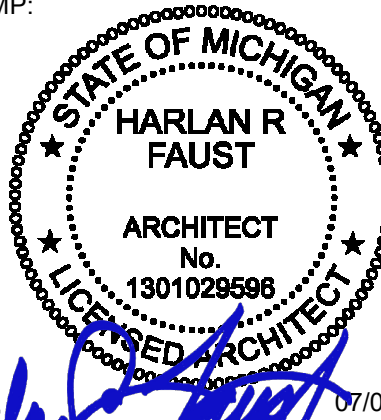
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ARCHITECT OF RECORD:

HARLAN R. FAUST
ARCHITECT

HARLAN R. FAUST, ARCHITECT
14344 "Y" STREET, SUITE 204
OMAHA, NE 68137-2805
402.895.0878
402.895.9561 FAX
www.fhaarchitects.com

STAMP:



PROJECT INFORMATION:
BIRMINGHAM

PROJECT INFORMATION:

167 N. OLD WOODWARD AVE.

BIRMINGHAM, MI 48009

DRAWN BY: MB
CHECKED BY: ST
PROJECT MANAGER: ST
SG DESIGN MANAGER: LK
SG CONSTR. MANAGER: JB
PROJECT NO: 071121
TEMPLATE VERSION: 210604.03

REVISIONS
REV. DATE DESCRIPTION

PROJECT INFORMATION

G-001



sweetgreen

3101 W. EXPOSITION BLVD.
LOS ANGELES, CALIFORNIA 90018

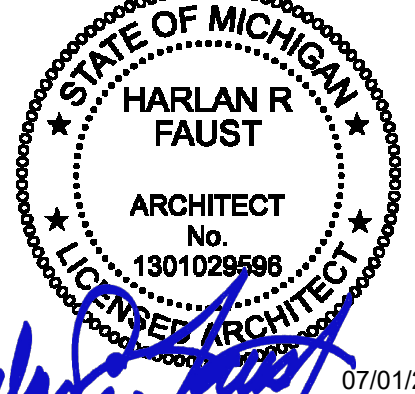
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ARCHITECT OF RECORD:

HARLAN R. FAUST
ARCHITECT

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402.895.0878
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www.hraarchitects.com

STAMP:



PROJECT INFORMATION:
BIRMINGHAM
PROJECT INFORMATION:
167 N. OLD WOODWARD AVE.
BIRMINGHAM, MI 48009

DRAWN BY: MB
CHECKED BY: ST
PROJECT MANAGER: LK
SG DESIGN MANAGER: LK
SG CONSTR. MANAGER: JB
PROJECT NO: 071121
TEMPLATE VERSION: 210604.03

REVISIONS
REV. DATE DESCRIPTION

**EXISTING
CONDITIONS
PHOTOGRAPHS**



EXISTING RTU & RTU'S IN VICINITY OF SPACE



EXISTING RTU & RTU'S IN VICINITY OF SPACE



EXISTING RTU'S IN VICINITY OF SPACE



EXISTING RTU & RTU'S IN VICINITY OF SPACE



EXISTING RTU & RTU'S IN VICINITY OF SPACE



EXISTING RTU & RTU'S IN VICINITY OF SPACE



Design Review Application

Planning Division

Form will not be processed until it is completely filled out

1. Applicant

Name: _____
 Address: _____

 Phone Number: _____
 Email address: _____

2. Property Owner

Name: _____
 Address: _____

 Phone Number: _____
 Email address: _____

3. Project Contact Person

Name: _____
 Address: _____

 Phone Number: _____
 Email address: _____

4. Project Designer/Developer

Name: _____
 Address: _____

 Phone Number: _____
 Email address: _____

5. Required Attachments

- I. Two (2) paper copies and one (1) digital copy of all project plans including:
 - i. A detailed and scaled Site Plan depicting accurately and in detail the proposed construction, alteration or repair;
 - ii. Colored elevation drawings for each building elevation;
 - iii. A Landscape Plan (if applicable);
 - iv. A Photometric Plan (if applicable);
- II. Specification sheets for all proposed materials, light fixtures and mechanical equipment;

- III. Samples of all proposed materials;
- IV. Photographs of existing conditions on the site including all structures, parking areas, landscaping and adjacent structures;
- V. Current aerial photographs of the site and surrounding properties;
- VI. Warranty Deed, or Consent of Property Owner if applicant is not the owner;
- VII. Any other data requested by the Planning Board, Planning Department, or other City Departments.

6. Project Information

Address/Location of the property: _____

 Name of development: _____
 Sidwell #: _____
 Current Use: _____
 Proposed Use: _____
 Area of Site in Acres: _____
 Current zoning: _____

	Yes	No
Is the property located in a floodplain? -----	<input type="checkbox"/>	<input type="checkbox"/>
Is the property within a Historic District? -----	<input type="checkbox"/>	<input type="checkbox"/>
→ If so, which? _____		
Will the project require a variance? -----	<input type="checkbox"/>	<input type="checkbox"/>
→ If so, how many? _____		
Has the project been reviewed by another board? -----	<input type="checkbox"/>	<input type="checkbox"/>
→ If so, which? _____		

7. Details of the Proposed Development (attach separate sheet if necessary)

8. Required and Proposed Parking

Required number of parking spaces: _____
Proposed number of parking spaces: _____
Location of parking on site: _____
Location of parking off site: _____
Shared parking agreement? _____
Size of surface parking lot: _____

Number of underground parking levels: _____
Typical size of parking spaces: _____
Typical width of maneuvering lanes: _____
Number of handicap spaces: _____
Screenwall material: _____
Height of screenwall: _____

9. Landscaping

Location of landscape areas: _____

Proposed landscape material: _____

10. Streetscape

Sidewalk width: _____
Number of benches: _____
Number of planters: _____

Number of existing street trees: _____
Number of proposed street trees: _____
Number of waste receptacles: _____

11. Loading

Required number of loading spaces: _____
Proposed number of loading spaces: _____
Location of loading spaces on site: _____

Typical size of loading spaces: _____
Screenwall material: _____
Height of screenwall: _____

12. Exterior Waste Receptacles

Required number of waste receptacles: _____
Proposed number of waste receptacles: _____
Location of waste receptacles: _____

Size of waste receptacles: _____
Screenwall material: _____
Height of screenwall: _____

13. Mechanical Equipment

Utilities and Transformers:

Number of ground mounted transformers: _____
Location of all utilities & easements: _____

Size of transformers (L•W•H): _____
Screenwall material: _____
Height of screenwall: _____

Ground Mounted Mechanical Equipment:

Number of ground mounted units: _____
Location of all ground mounted units: _____

Size of ground mounted units (L•W•H): _____
Screenwall material: _____
Height of screenwall: _____

Rooftop Mechanical Equipment:

Number of rooftop units: _____
Type of rooftop units: _____
Location of all rooftop units: _____
Size of rooftop units (L•W•H): _____

Location of screenwall: _____
Screenwall material: _____
Height of screenwall: _____
Distance from rooftop units to all screenwalls: _____

14. Building & Site Lighting

Number of light fixtures on building: _____
Light level at each property line: _____
Type of light fixtures on building: _____
Location of light fixtures on building: _____

Number of light fixtures on site: _____
Type of light fixtures on site: _____
Height from grade: _____
Location of light fixtures on site: _____

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 the same. The undersigned will be in attendance at the Planning Board meeting when this application will be discussed.

By providing your e-mail to the City, you agree to receive news notifications from the City. If you do not wish to receive these messages, you may unsubscribe at any time.

Signature of Owner: Brian Najor

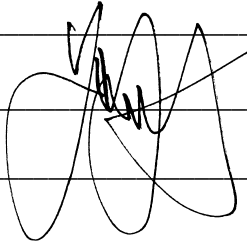
Date: _____

Print name: Brian Najor

Signature of Applicant: Michael R. Kling

Date: _____

Print Name: _____

Signature of Architect: 

Date: _____

Print Name: _____

Office Use Only

Application #: _____ Date Received: _____ Fee: _____

Date of Approval: _____ Date of Denial: _____ Accepted By: _____



MEMORANDUM

Planning Division

DATE: July 20, 2022

TO: Thomas M. Markus, City Manager

FROM: Leah Blizinski, City Planner

APPROVED: Nicholas Dupuis, Planning Director

SUBJECT: 111 E. Merrill – Schechter – Design Review (Sign)

The applicant has submitted a Design Review (Sign) application for a projecting sign proposed in the B4 (Business-Residential) and D4 (Downtown Overlay) zoning districts. The building is also located in the Central Business Historic District, and is not a locally designated historic resource, but requires a review by the Historic District Commission.

Signage:

As mentioned above, the applicant is proposing to install a new projecting sign on a non-historic building within the Central Business Historic District. The sign is proposed at 2.64 sq. ft. per side for a total of 5.28 sq. ft., and is located to the right of the building's main entrance on the South frontage. A breakdown of the proposed and existing signage is provided below:

Content	Type	Location	Area (sq. ft.)
"Schechter" (Existing)	Name Letter	Sign band above main entrance	9.2
"S" (Logo)	Projecting Sign	East of the main entrance 8 ft. above the public sidewalk	5.28
Total Proposed	-	-	14.48
Total Permitted	-	-	97

At this time, the proposed sign meets the requirements of the Sign Ordinance in regards to combined sign area, as well as projection from the building face. However, the projecting sign does not meet the maximum height requirements listed in Table B in Article 1 of the Sign Ordinance. Table B requires Projecting Signs be placed "at the sign band and no less than 8 ft. above grade." The sign is proposed to be placed at 8 ft. above grade, however, it is not proposed to be located within the sign band, which is defined as "a horizontal band extending the full width of the building façade and located between the highest first floor windows and the cornice, or if there is more than one story, the highest first floor windows and the bottom of the second floor

windows.” Thus, **the applicant must submit revised sign plans detailing a projecting sign in the sign band, or obtain a variance from the Board of Zoning Appeals.**

Sign Review Requirements:

Sign review approval shall be granted only upon determining the following:

1. The scale, color, texture and materials of the sign being used will identify the business succinctly, and will enhance the building on which it is located, as well as the immediate neighborhood.
2. The scale, color, texture and materials of the sign will be compatible with the style, color, texture and materials of the building on which it is located, as well as neighboring buildings.
3. The appearance of the building exterior with the signage will preserve or enhance, and not adversely impact, the property values in the immediate neighborhood.
4. The sign is neither confusing nor distracting, nor will it create a traffic hazard or otherwise adversely impact public safety.
5. The sign is consistent with the intent of the Master Plan, Urban Design Plan(s), and/or Downtown Birmingham 2016 Report, as applicable.
6. The sign otherwise meets all requirements of this Chapter.

Historic District Design Review Standards and Guidelines

As noted above, the proposed sign is being installed within the Central Business Historic District. Due to the non-contributing and non-historic nature of the proposal, the Design Review Standards listed in Chapter 127, Section 127-11 (a) of the Birmingham Code of Ordinances as they relate to historically designated properties do not apply. Rather, the Historic District Commission shall utilize the review standards listed in Section 127-11 (b) which state that:

In reviewing plans, the Historic District Commission shall 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 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 proposed sign appears to meet the standards for sign design review in that the sign will adequately identify the business, maintains an appropriate scale/design, create no adverse impacts or confusion, and is consistent with applicable master plans. The proposed sign does not meet the sign ordinance with respect to location as stated above. The applicant must receive a variance from the Board of Zoning Appeals in order to proceed with installing the proposed sign in the proposed location.

Considering the above review, the Planning Division recommends that the Historic District Commission **APPROVE** the Design Review (Sign) application for 111 E. Merrill – Schechter with the condition noted below. The proposed work meets the standards of Article 2, Section 2.02 (C) of the Sign Ordinance, and the work meets the Historic District Design Review Guidelines listed in section 127-11 (b).

1. The applicant must submit revised sign plans detailing a projecting sign in the sign band, or obtain a variance from the Board of Zoning Appeals.

Wording for Motions

I move that the Commission **APPROVE** the Sign Design Review application and issue a Certificate of Appropriateness for 111 E. Merrill – Schechter – with the following condition:

1. The applicant must submit revised sign plans detailing a projecting sign in the sign band, or obtain a variance from the Board of Zoning Appeals.

OR

I move that the Commission **POSTPONE** the Sign Design Review application and the issuance of a Certificate of Appropriateness for 111 E. Merrill – Schechter – until the following conditions are met: (List Conditions).

1. _____
2. _____
3. _____

OR

I move that the Commission **DENY** the Sign Design Review application for 111 E. Merrill – Schechter – for the following reason(s): (List reasons).

1. _____
2. _____
3. _____



Preliminary or Final Historic Sign/Design Review Application
Historic District Commission
Planning Division

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

1. Applicant

Name: DONE RIGHT SIGNS
Address: 119 N. SAGINAW STREET
PONTIAC, MI 48342
Phone Number: 248-332-3133
Fax Number: 248-332-9413
Email address: BRIAN@DONERIGHTSIGNS.COM

3. Applicants Attorney/Contact Person

Name: BRIAN HUNTER
Address: DONE RIGHT SIGNS
119 N. SAGINAW ST, PONTIAC, MI 48342
Phone Number: 248-255-5729
Fax Number: 248-332-9413
Email address: BRIAN@DONERIGHTSIGNS

2. Property Owner

Name: 277 DEVELOPMENT ASSOCIATES LLC
Address: 39400 WOODWARD AVE, STE 250
BIRMINGHAM, MI 48009
Phone Number: 248-644-2600
Fax Number: E. "PETE" PETRELLA, OWNER'S REP.
Email address: PPETRELLA@SYNERGYGROUP.BIZ

4. Project Designer/Developer

Name: SYNERGY GROUP, INC.
Address: 39400 WOODWARD
BLOOMFIELD HILLS, MI 48304
Phone Number: 248-740-7400
Fax Number: _____
Email address: JCAMPO@SYNERGYGROUP.BIZ

5. Required Attachments

- Required fee (see [Fee Schedule](#) for applicable amount)
- Two (2) folded copies of scaled plans including color elevations showing all materials and an itemized list of all changes for which approval is requested with changes marked in color.
- Certified land survey
- Landscape plan showing all existing and proposed elements
- Photographs of existing site and/or building.
- Current aerial photos of the subject site, including all adjacent properties within 200 ft.
- Warranty Deed with legal description of property.
- Samples of all materials to be used
- Catalog sheets for all proposed lighting, mechanical equipment and outdoor furniture.
- Completed Checklist.
- Digital copy of plans.
- Any new structures or additions will require a signed letter from DTE approving the location of all electrical transformers and electrical equipment.
- Additional information as required.

6. Project Information

Address/Location of the property: 111 E. MERRILL ST.
BIRMINGHAM, MI 48009
Name of development: SCHUCHTER WEALTH MGT.
Sidwell #: _____
Current Use: NEW BUILD OUT
Proposed Use: OFFICE SPACE
Area of Site in Acres: _____
Current zoning: _____
Zoning of Adjacent Properties: _____
Name of Historic District Site is Located in: _____
Date of Application for Preliminary Historic Design Review: _____

Date of Preliminary Historic Design Review Approval: _____

Date of Planning Board Approval: _____

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: _____

Will proposed project require the division of platted lots? _____

NO

Will proposed project require the combination of platted lots? _____

NO

7. Details of the Nature of Work Proposed (attach separate sheet if necessary)
(Please specifically list all materials and colors to be used)

INSTALL LIGHTED 2-SIDED BLADE SIGN ON EXTERIOR WALL
EIGHT FEET FROM BOTTOM OF SIGN TO SIDE WALK
- PLEASE SEE ATTACHED -

8. Buildings and Structures

Number of Buildings on Site: ONE
Height of Buildings & # of Stories: 4 STORIES

Use of Buildings: OFFICE SPACE
Height of Rooftop Mechanical Equipment:

9. Additions (in Square Feet)

Proposed Use: N/A
Number of Floors:
Number of Sq. Ft. on Each Floor:
Height:
Total Floor Area:

Retail Space:
Assembly Space:
Office Space:
Industrial Space:
Seating Capacity:

10. Required and Proposed Parking

Required number of parking spaces: N/A
Typical angle of parking spaces:
Typical width of maneuvering lanes:
Location of parking on site:
Location of parking off site:
Number of light standards in parking area:
Screenwall material:

Proposed number of parking spaces:
Typical size of parking spaces:
Number of spaces <180 sq. ft.:
Number of handicap spaces:
Shared parking agreement?
Height of light standards in parking area:
Height of screenwall:

11. Landscaping

Location of landscape areas: N/A

Proposed landscape material:

12. Building Lighting

Number of light standards on building: N/A
Size of light fixtures (L•W•H):
Maximum wattage per fixture:
Light level at each property line:

Type of light standards on building:
Height from grade:
Proposed wattage per fixture:

13. Maximum Signage Allowance Calculation

Building Frontage (in feet): N/A
Maximum Sign Area Allowed:
Sign Area Proposed:

Maximum Sign Area = 1 square foot (1.5 for Woodward addresses) per each linear foot of principal building frontage.

14. Location of Proposed Signs

RIGHT SIDE OF MAIN ENTRANCE
- PLEASE SEE ATTACHED -

15. Number of Sign(s)

Wall: _____
Ground: _____
Projecting (Blade): ONE

Canopy: _____
Building Name: SCHUCHTER
Post-Mounted Projecting: _____

16. Sign Size, Material & Content**Sign #1**

Type of Sign: BLADE
Width: 6.75"
Depth: 26"
Height: 22"
Total Square Feet: 4 S.F.
Height of Lettering: 12.5"
Height from Grade: 8'

Projection from Wall: 26"
Sign Reads: "SCHUCHTER LOGO
- PLEASE SEE ATTACHED -"
Sign Materials: .090 ALUMINUM PAINTED BLACK
PUSH THRU ACRYLIC INSERT
Sign Color(s) (including PMS color #):
PMS 464 U LOGO BRONZE GOLD

Sign #2

Type of Sign: N/A
Width: _____
Depth: _____
Height: _____
Total Square Feet: _____
Height of Lettering: _____
Height from Grade: _____

Projection from Wall: _____
Sign Reads: " _____ "

Sign Materials: _____

Sign Color(s) (including PMS color #): _____

Sign #3

Type of Sign: N/A
Width: _____
Depth: _____
Height: _____
Total Square Feet: _____
Height of Lettering: _____
Height from Grade: _____

Projection from Wall: _____
Sign Reads: " _____ "

Sign Materials: _____

Sign Color(s) (including PMS color #): _____

17. Existing Signs Located on Property

Number of Signs: LETTER SIGN APPROVED FOR PERMIT
Sign Type(s): - PLEASE SEE ATTACHED -

Square Feet per Sign: _____
Total Square Feet of Existing Signage: _____

18. Sign Lighting

Type of Lighting Proposed: LED
Size of Light Fixtures (LxWxH): 22" X 6.75" X 22"
Maximum Wattage per Fixture: 30 W
Location: RIGHT SIDE OF STREET ENTRANCE
- PLEASE ATTACHED -

Number Proposed: ONE
Lighting Height from Grade: 8' FROM BOTTOM OF SIGN
Proposed Wattage per Fixture: 24 W
Style (include specifications): 2-SIDED BLADE
- PLEASE SEE ATTACHED -

19. Landscaping (ground signs only)

Location of Landscape Areas: N/A

Proposed Landscape Material: _____



CONSENT OF PROPERTY OWNER

I, 277 Development-MM, Inc. OF THE STATE OF Michigan AND
(Name of Property Owner)
COUNTY OF Oakland STATE THE FOLLOWING:

Regarding: Exterior Signage

1. That I am the owner of real estate located at 111 E. Merrill; Birmingham, MI;
(Address of Affected Property)
2. That I have read and examined the Application for Administrative Approval made to the City of
Birmingham by: Done Right Signs;
(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.

By providing your e-mail to the City, you agree to receive news notifications from the City. If you do not wish to receive these messages, you may unsubscribe at any time.

Name of Owner (Printed): E. "Pete" Petrella, Owner's Representative


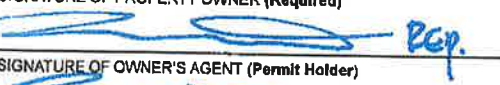

Signature of Owner: 

Date: 5/11/2022

VI. 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. I FURTHER EXPRESSLY GRANT TO THE CITY OF BIRMINGHAM, IN ADDITION TO ANY APPLICABLE LAW, PERMISSION FOR BUILDING, ENGINEERING, AND PLANNING PERSONNEL TO ENTER UPON THE SUBJECT PREMISES FOR THE PURPOSES OF CONDUCTING SUCH INSPECTIONS AS SAID DEPARTMENTS DEEM APPROPRIATE. ALL INFORMATION SUBMITTED ON THIS APPLICATION IS ACCURATE TO THE BEST OF MY KNOWLEDGE.

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 BRIAN HUNTER	DATE 6-16-22
SIGNATURE OF PROPERTY OWNER (Required)  Pcp.	TYPE OR PRINT E. PETE PETREUX	DATE 6-16-22
SIGNATURE OF OWNER'S AGENT (Permit Holder) 	TYPE OR PRINT E. PETE PETREUX	DATE 6-16-22

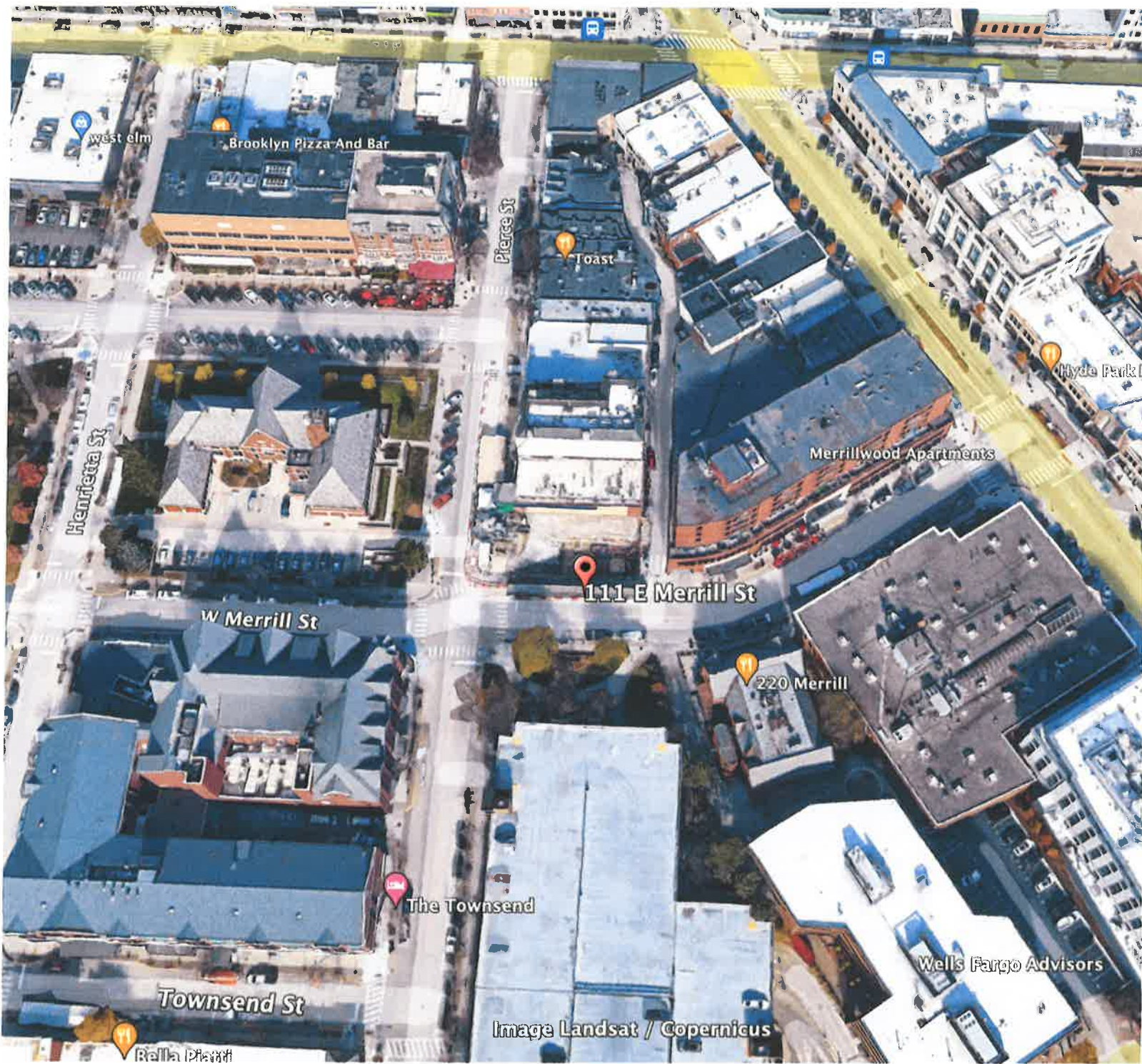
Expiration of Permit: A permit remains valid as long as work is progressing and inspections are requested and conducted. A permit shall become invalid if the authorized work is not commenced within 180 days after issuance of the permit or if the authorized work is suspended or abandoned for a period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

VII. Department Use Only

FEE DESCRIPTION	AMOUNT		TOTAL
PLAN REVIEW	\$		
SITE EVALUATION	\$		
		PLAN REVIEW TOTAL	\$
PERMIT FEE	\$		
CONSTRUCTION BOND <input type="checkbox"/> 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/> 4 <input type="checkbox"/> 5	\$		
POOL BOND	\$ 1,000.00		
WINDOW REPLACEMENT BOND	\$ 500.00		
METER SIZE <input type="checkbox"/> 5/8" <input type="checkbox"/> 3/4" <input type="checkbox"/> 1" <input type="checkbox"/> 1.5" <input type="checkbox"/> 2" <input type="checkbox"/> other	\$		
WATER FOR CONSTRUCTION <input type="checkbox"/> 5/8" <input type="checkbox"/> 3/4" <input type="checkbox"/> 1" <input type="checkbox"/> 1.5" <input type="checkbox"/> 2" <input type="checkbox"/> other	\$		
TRENCH MAINTENANCE	\$		
SEWER BOND	\$		
WATER INSPECTION	\$		
SEWER INSPECTION	\$		
STOP BOX	\$		
STOP BOX BOND	\$		
CONTRACTOR REGISTRATION	\$ 25.00		
		TOTAL FEES DUE	\$

VIII. Department Use Only

USE GROUP _____	ACTUAL CONSTRUCTION VALUE \$ _____
TYPE OF CONSTRUCTION _____	ACTUAL PLAN REVIEW FEE \$ _____
SQUARE FOOTAGE _____	ACTUAL PERMIT FEES \$ _____
APPROVAL SIGNATURE _____	
TITLE _____	DATE _____



west elm

Brooklyn Pizza And Bar

Pierce St

Toast

Hyde Park

Merrillwood Apartments

Henrietta St

W Merrill St

111 E Merrill St

220 Merrill

The Townsend

Wells Fargo Advisors

Townsend St

Image Landsat / Copernicus

Raila Drive



OVERALL BUILDING WIDTH: 50' WIDE



PROPOSED SIGNS ON BUILDING LAYOUT

OVERALL BUILDING WIDTH: 50' WIDE

16' HIGH

8' HIGH

**3/8" THICK
WELDED ALUMINUM
MOUNTING PLATE**

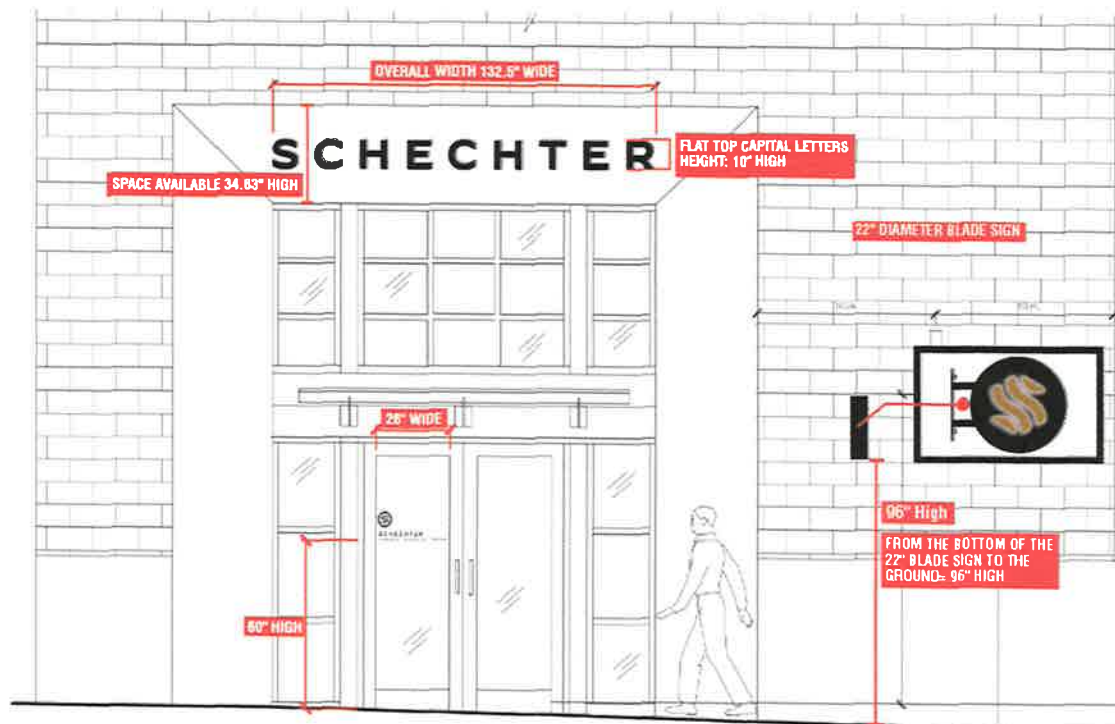
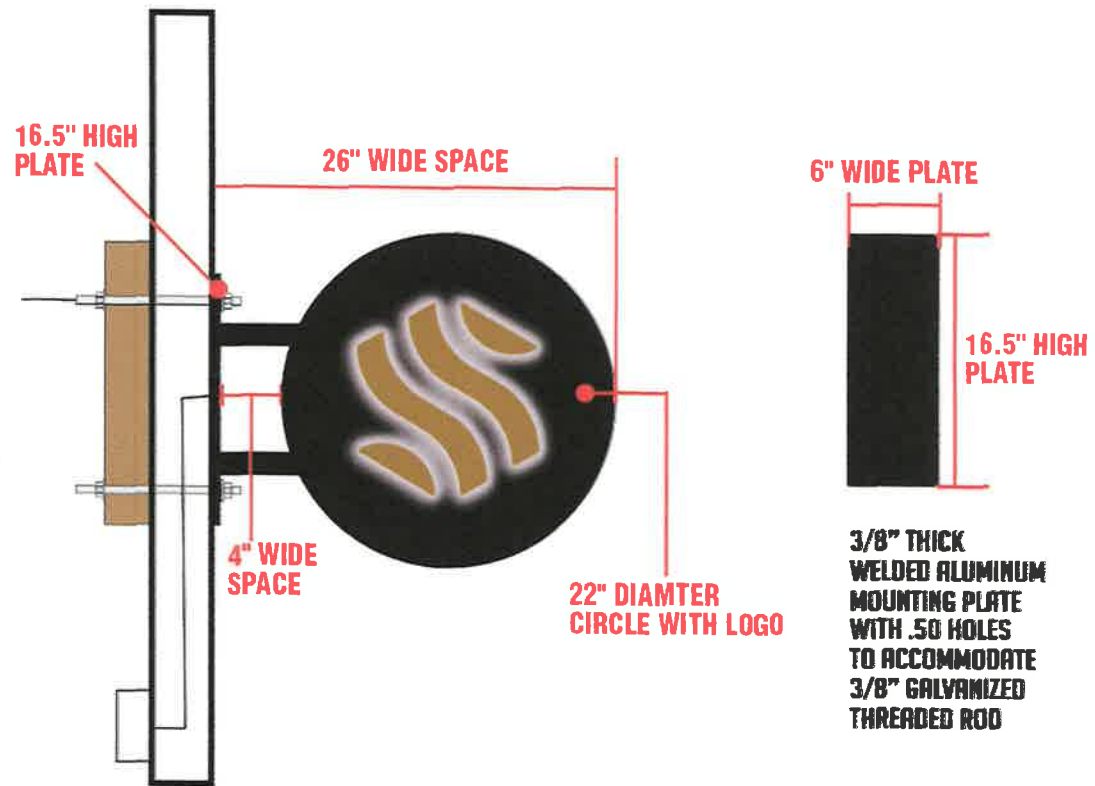
**3" X 4" X 1/8"
WELDED SUPPORT
ARM TO INTERNAL
STRUCTURE**

**.090 ALUMINUM
FACE WITH ROUTED
PUSH THRU 1/2" ACRYLIC
(APPROX 3/8" EXPOSED)
OPAQUE GOLD PAINTED
FINISH OF COPY**

**3/8" THREADED ROD
RECOMMEND BLOCKING**

**.090 ALUMINUM
FABRICATED CABINET
WITH 1" FACE RETAINER**

**WHITE LED ILLUMINATION
REMOTE POWER SUPPLY**



SCHECHTER LOGO BLADE SIGN: 6.0" DEEP FAB ALUM. BLADE 22" DIAMETER

- STANDARD SHAPE
- UP TO 1/2" PUSH THRU-TWO SIDES
- 2025 BLACK GLOSS PAINTED
- OUTPUT FACE FLAT (NO RETURNS)
- PUSH THROUGH ACRYLIC INSERT
- INSERT GLUED INSIDE FACE
- 4" MOUNTING ARM (DOUBLE)
- RCD- REMOVE CAN WITH STUDS
- SINGLE PLATE MOUNT
- STANDARD LEDS INCLUDED
- LED CABLES LEADS- 120" LONG



22" Diameter Blade Sign being held up at 96" High from the bottom of the Blade Sign to the ground.



AGENDA

BIRMINGHAM HISTORIC DISTRICT COMMISSION

WEDNESDAY – AUGUST 3, 2022

BIRMINGHAM CITY HALL, 151 MARTIN STREET, COMMISSION ROOM 205, BIRMINGHAM, MI*

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

The City continues to recommend the public wear masks while attending City meetings per CDC guidelines. The cases of COVID-19 are increasing in the area. All City employees, commissioners, and board members must wear a mask while indoors when 6-feet of social distancing cannot be maintained. This is to ensure the continuity of government is not affected by an exposure to COVID-19 that can be prevented by wearing a mask. The City continues to provide KN-95 respirators and triple-layered masks for all in-person meeting attendees.

- 1) Roll Call**
- 2) Approval of the HDC Minutes of July 20, 2022**
- 3) Courtesy Review**
- 4) Historic Design Review**
- 5) Sign Review**
- 6) Study Session**
 - A. Historic Design Guidelines - Update**
- 7) Miscellaneous Business and Communication**
 - A. Pre-Application Discussions**
 - B. Draft Agenda**
 - 1. August 17, 2022**
 - C. Staff Reports**
 - 1. Administrative Sign Approvals**
 - 2. Administrative Approvals**
 - 3. Demolitions**
 - 4. Action List 2022**
- 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 one 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 Action List – 2022-2023

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