

AGENDA
BIRMINGHAM HISTORIC DISTRICT COMMISSION
WEDNESDAY – JANUARY 19, 2022
BIRMINGHAM CITY HALL, 151 MARTIN ST., COMMISSION ROOM #205 *
******* 7:00 PM*******

The highly transmissible COVID-19 Delta variant is spreading throughout the nation at an alarming rate. As a result, the CDC is recommending that vaccinated and unvaccinated personnel wear a facemask indoors while in public if you live or work in a substantial or high transmission area. Oakland County is currently classified as a substantial transmission area. **The City has reinstated mask requirements for all employees while indoors. The mask requirement also applies to all board and commission members as well as the public attending public meetings.**

- 1) Roll Call
- 2) Approval of the HDC Minutes of December 15, 2021
- 3) Courtesy Review
- 4) Historic Design Review
- 5) Sign Review
- 6) Study Session
 - A. CLG Grant – Historic Design Guidelines (Update)
 - B. Bates St. Historic District Signage
- 7) Miscellaneous Business and Communication
 - A. Pre-Application Discussions
 - B. Draft Agenda
 1. February 2, 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 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 December 15, 2021**

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

Minutes of the regular meeting of the Historic District Commission ("HDC") held Wednesday, December 15, 2021. Chair John Henke called the meeting to order at 7:00 p.m.

1) Rollcall

Present: Chair John Henke; Board Members Natalia Dukas, Patricia Lang, Michael Willoughby; Alternate Board Member Steven Lemberg; Student Representatives Charles Cusimano, Elizabeth Wiegand (arrived 7:18 p.m.)

Absent: Vice-Chair Keith Deyer; Board Members Gigi Debbrecht, Dustin Kolo; Alternate Board Member Cassandra McCarthy

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

12-120-21

2) Approval of the HDC Minutes of December 1, 2021

Motion by Mr. Willoughby

Seconded by Ms. Lang to approve the HDC Minutes of December 1, 2021 as submitted.

Motion carried, 5-0.

VOICE VOTE

Yeas: Willoughby, Lang, Henke, Lemberg, Dukas

Nays: None

12-121-21

3) Courtesy Review

None.

12-122-21

4) Historic Design Review

A. 320 Martin St. - United States Post Office

Motion by Mr. Lang

Seconded by Ms. Willoughby to postpone the historic design review for 320 Martin St. - United States Post Office to the HDC meeting of February 2, 2022.

Leslie Banas, attorney, spoke on behalf of 250 Martin Street Condominium Association and stated that the Association was interested in learning more about the project. She said she would return for the meeting on February 2, 2022.

Motion carried, 5-0.

VOICE VOTE

Yeas: Lang, Willoughby, Henke, Lemberg, Dukas

Nays: None

12-123-21

5) Sign Review

None.

12-124-21

6) Study Session

A. CLG Grant – Historic Design Guidelines

PD Dupuis stated he reached out to some potential bidders to ask what prevented them from bidding on the project. He said that the firms largely cited a lack of time to undertake the project. He said he was told that neither the cost nor the scope were the issue.

PD Dupuis said he was working with the Michigan State Historic Preservation Office to see if the federal deadline could be extended. He said he would repost the request for proposals to the Michigan Inter-governmental Trade Network soon, and noted that the firms also offered to spread the project along their networks to try and generate response.

12-125-21

7) Miscellaneous Business and Communication

The HDC directed PD Dupuis to request two joint meetings: one with the Planning Board (PB), and one with the City Commission (CC).

Ms. Lang said it might be appropriate to schedule said joint meetings annually. She said having all three boards on the same page could empower the HDC to be more proactive.

Chair Henke said educating the public about historic preservation and designation would be vastly more successful than trying to convince the CC to support any kind of involuntary historic designation of buildings. He noted that there were a lot of legal issues regarding non-owner-led historic designation.

PD Dupuis said he thought scheduling joint meetings for the spring or summer of 2022 might be feasible.

- A. Pre-Application Discussions**
- B. Draft Agenda**
- C. Staff Reports**
 - 1. Administrative Sign Approvals**
 - 2. Administrative Approvals**
 - 3. Demolitions**
 - 4. Action List 2021**

12-126-21

8) Adjournment

Seeing no further business, the HDC adjourned the meeting at 7:19 p.m.

Nicholas Dupuis
Planning Director



MEMORANDUM

Planning Division

DATE: January 19, 2022

TO: Historic District Commission

FROM: Nicholas Dupuis, Planning Director

SUBJECT: Bates St. Historic District Signage

On October 20, 2021, the Historic District Commission directed staff to study the potential for district signage for the Bates Street Historic District in an attempt to build more visibility, notoriety, and pride for a longstanding and quality historic district in the City. During the discussion, the Historic District Commission also noted that this type of project is a fine example of one of the main goals of the upcoming historic preservation master plan that is also in progress. Specifically, the Historic District Commission would like to emphasize that supporting existing historic districts is just as important as creating new ones.

Bates Street Historic District Summary

The City Commission established the Bates St. Historic District (the "District") in 1997. The District consists of 16 properties, 9 of which are designated historic resources. There are also at least 3 non-designated houses that appear to be eligible for designation. The District runs north and south between Brown St. (north) and Frank St. (south). The final report for the District summarizes the significance of the District in three main points:

1. At this time, the District contains the largest concentration of historically designated homes in one block in the City of Birmingham;
2. The existing structures, building styles and architecture characterize a past era that is important to the City's history and serve as a historic record of Birmingham's residential development; and
3. There are intact non-designated houses in the district that contribute significantly to the overall historical ambiance of Bates St.

City Wayfinding & Signage Design Program

In 2004, the City received the final draft of the City Wayfinding and Signage Design Program. This program was pursued by the City to establish a vision and long range set of general guidelines for the communities signage needs. The document was intended to serve as a blueprint for addressing the signage system as it relates to wayfinding around the city and the identification of key points of interest within the overall community. At this time, the City has reinvigorated its interest in this document for a number of current needs, and has formed an ad-hoc committee to make recommendations to the City Commission as to any changes and direction forward for the program. The Wayfinding and Gateway Signage Committee has representation for the Historic

District Commission in the form of the Planning Director. At this time, the scope of the work is intended to include historic district signage.

Study Session #1

At this time, the Planning Division would like to start with an introduction and discussion of the several moving parts that impact the process and timing of the project, which are summarized above. In addition, the Historic District Commission should begin to formulate some recommendations to provide to the Wayfinding and Gateway Signage Committee in regards to historic district signage in general, which will translate through to the Bates Street District signage project. The Planning Division poses the following discussion points:

Types of Historic District Signage

Based on research and observations from other communities, historic district signage varies. A common strategy is to add historic district signage to street signage.



There are also standalone or separated signs that may be posted at the entrance of a district that are larger and may contain more information, or provide more of a visual draw:



Ultimately, there are two major considerations to be had. First, the cost and the logistics of placing signage at historic districts and the different challenges that could come up if new districts were to be created in the future. In terms of the current project for Bates Street, the district spans one block and there is right-of-way on either end that could make signage proposals more flexible. Second, and perhaps most importantly, the residents and property owners of the historic houses in the district should be engaged to better understand their preferences.

Content of Historic District Signage

At this point, many of the examples that showed up in research were simple and contained any (or all) of the following content: Name of district, type of district, year created, and graphics. The sign examples typically were not content heavy, and were fairly small.

Interior District Signage

During the initial request for research into a signage program for the District, interior district signage was also discussed. Typically, historically designated houses receive a plaque to place on the building, which is ultimately not *required* to be placed on the building. This leads to a situation where a passerby may not be able to tell which houses are historically designated within the district. Furthermore, if a plaque is present, many observer may not be able to see it without entering private property.

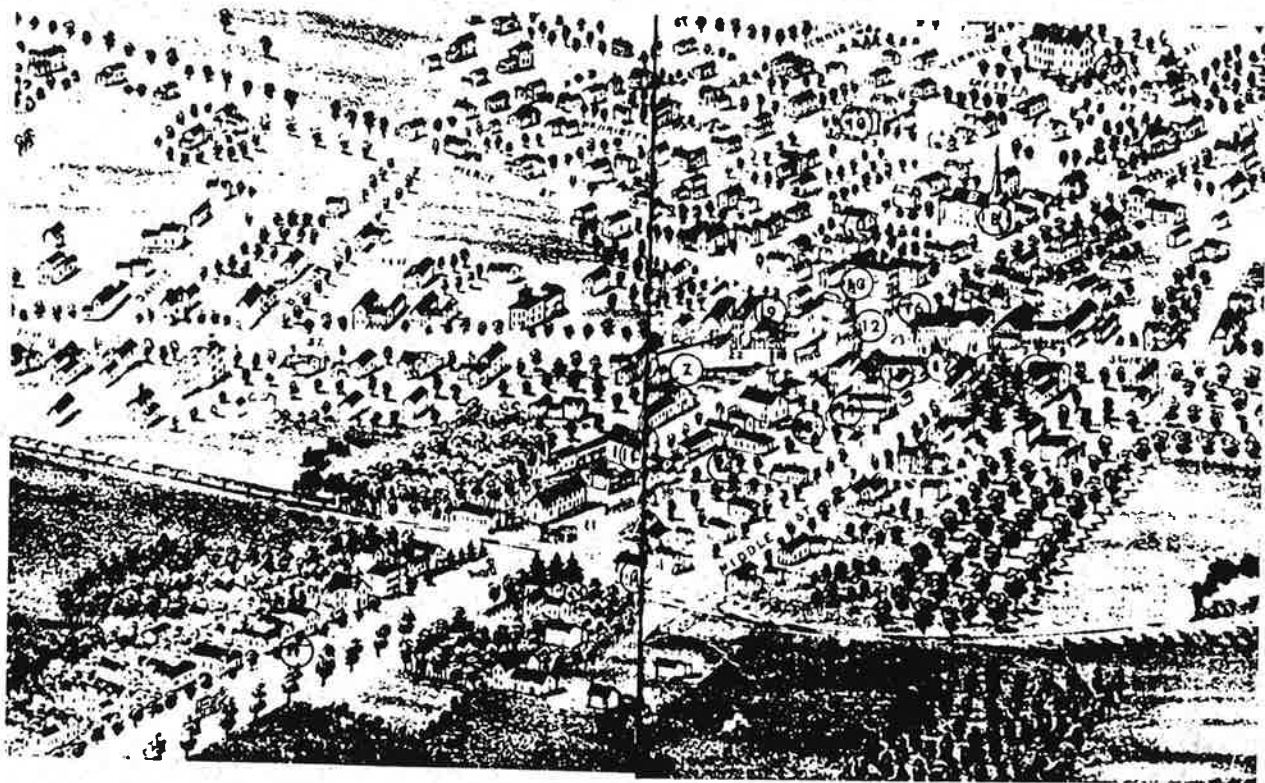


This has prompted a discussion as to whether or not some level of signage should be placed closer to the sidewalk so that the information is made more available to those who wish to better understand the history of each building. These signs could be designed to provide high-level information, historic photographs, and even modern elements such as QR codes that could be used to direct a user to even more information contained on the City website. Many of the historic resources in the Central Business District have signage with a historical description and historic photograph, but many are in disrepair and do not offer the ability to provide more information. Important in this consideration as well is the input of the private property owners in the district, as these signs would be placed on their private property.

13.10

THE BATES STREET HISTORIC DISTRICT

BIRMINGHAM, MI



"Panoramic View of Birmingham, Oakland County, Michigan" Published in 1881

Final Report - January, 1998

BIRMINGHAM HISTORIC DISTRICT STUDY COMMITTEE

Marcia Rowbottom, Chairperson

Thomas S. McDaniel

Eugene Gordon

Max B. Horton

Paul K. Fershee

John W. Jickling, Sr.

Jerry McKeon

Special thanks is also extended to members of the current, and past, Historical Boards for their invaluable work on information collection and support of this project.

January, 1998

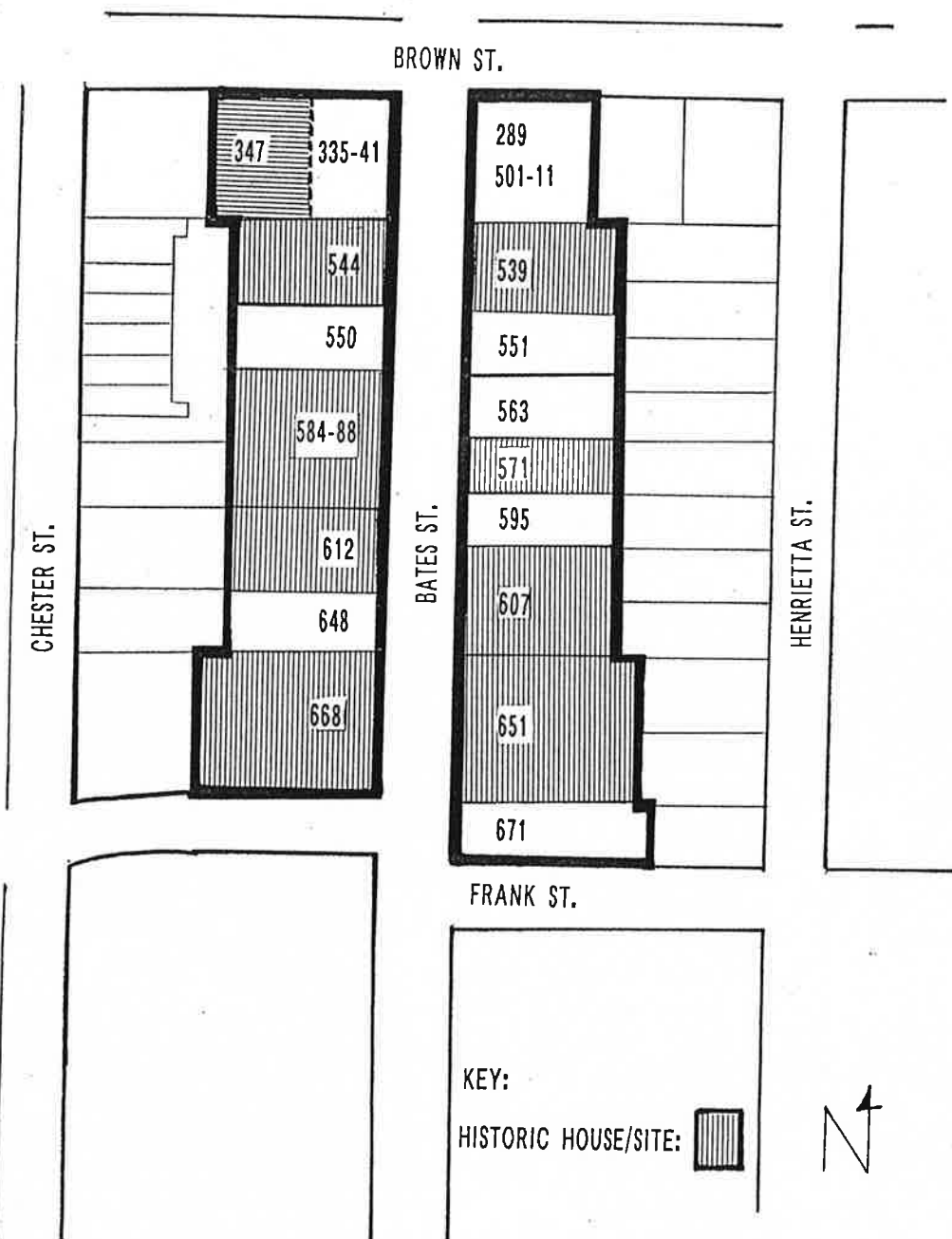
BATES STREET HISTORIC DISTRICT

FINAL REPORT - JANUARY, 1998

TABLE OF CONTENTS

1.	Bates Street Historic District Map	Page 4
2.	Bates Street Study Committee Report Charge of Historic District Study Committee Composition of Committee Membership Historic District and Boundaries History of Bates Street District Significance of Bates Street District Sources used for Historic District Report	Page 5
3.	Attachments and Inventory of District Attachment #1: October 17, 1994 City Commission Minutes Establishing Historic District Study Committee Attachment #2: Bates Street District Map Attachment #3: 1857 Village of Birmingham Plat Map Attachment #4: 1872 Oakland County Atlas Attachment #5: 1864 Original Birmingham Boundary Map Attachment #6: "Panoramic View of Birmingham", 1881 Attachment #7: Inventory and Photos of District	Page 11
4.	Guidelines for the Bates Street District Review Process for Additions and/or Alterations Demolition Review Procedure	Page 52
5.	Ordinance Language Section 62-91 Amendments Section 62-94 Amendments	Page 55

CITY OF BIRMINGHAM
PROPOSED BATES STREET HISTORIC DISTRICT



BATES STREET
STUDY COMMITTEE
REPORT

The history of the proposed Bates Street Historic District

The proposed Bates Street Historic District is significant in that it is evidence of the type of construction from the early days of the City of Birmingham. Several of the homes on this block embody the style of architecture that has come to be known, even by today's standards, as typically Birmingham. Queen Anne and Victorian styles, mixed with some Michigan Craftsman style bungalows depict the City's early beginnings. So important are these styles of architecture, that they are constantly being reproduced today in new construction and renovations. Those homes that do not fall into these categories of architectural style, specifically the contemporary homes located at 550 S. Bates and 595 S. Bates, are nonetheless important to the City's history in that their presence on the block showcases the fact that Birmingham is constantly redefining itself through its architecture, and is not a static environment but rather one that changes and adjusts to meet the needs of its citizens. The block, when viewed as a whole, is representative of the City's past as well as its present.

The land that the proposed Bates Street Historic District stands on was once part of the federal land grant to Benjamin Kendrick Pierce, brother to our fourteenth president, Franklin Pierce. Benjamin Pierce was one of the four original grantees of the four quarter sections of land that became Birmingham. He was a career army officer and at the time when he purchased his property in Birmingham he was stationed on Mackinaw Island. He never lived in Birmingham but he is believed to have made several trips to look at his land. His last visit was probably in 1841. In 1844, he sold his land to his brother-in-law, General John McNeil, for two thousand five hundred dollars (\$2,500.00).

By 1857, land in the proposed district had been surveyed and laid out in lots in what was called the William Torry Plat or Addition. In the 1857 plat map of the Village of Birmingham, four large parcels of two to four acres are shown. The map also shows four smaller lots along the south side of Fremont (Brown) Street. (See attachment #3).

In the 1872 Oakland County Atlas, the proposed Bates St. Historic District is shown as a small portion of those four large parcels which were owned by John Hall, C. Toms, A.C. Wallace and R. McLaughlin. (See attachment #4). The two smaller lots on Fremont (Brown) Street to the east of Bates, are shown as being owned by Mrs. Goodell. Mrs. Cinderilla Patch is shown as the owner of the two lots west of Bates.

Currently, fifteen of the seventeen lots in the proposed district were once part of those four large parcels, referenced above. One of the two smaller lots that belonged to Mrs. Goodell is now 289 W. Brown and 501-511 S. Bates. The other lot is not in the district. A multiple family condominium building occupies the two lots west of Bates that once belonged to Mrs. Cinderilla Patch.

The history of the proposed Bates Street Historic District

The proposed Bates Street Historic District is significant in that it is evidence of the type of construction that was first found in the City of Birmingham. Several of the homes on this block embody the style of architecture that has come to be known, even by today's standards, as typically Birmingham. Queen Anne and Victorian styles, mixed with some Michigan Craftsman style bungalows depict the City's earliest beginnings. So important are these styles of architecture, that they are constantly being reproduced today in new construction and renovations. Those homes that do not fall into these categories of architectural style, specifically the contemporary homes located at 550 S. Bates and 595 S. Bates, are nonetheless important to the City's history in that their presence on the block showcases the fact that Birmingham is constantly redefining itself through its architecture, and is not a static environment but rather one that changes and adjusts to meet the needs of its citizens. The block, when viewed as a whole, is representative of the City's past as well as its present.

The land that the proposed Bates Street Historic District stands on was once part of the federal land grant to Benjamin Kendrick Pierce, brother to our fourteenth president, Franklin Pierce. Benjamin Pierce was one of the four original grantees of the four quarter sections of land that became Birmingham. He was a career army officer and at the time when he purchased his property in Birmingham he was stationed on Mackinaw Island. He never lived in Birmingham but he is believed to have made several trips to look at his land. His last visit was probably in 1841. In 1844, he sold his land to his brother-in-law, General John McNeil, for two thousand five hundred dollars (\$2,500.00).

By 1857, land in the proposed district had been surveyed and laid out in lots in what was called the William Torry Plat or Addition. In the 1857 plat map of the Village of Birmingham, four large parcels of two to four acres are shown. The map also shows four smaller lots along the south side of Fremont (Brown) Street. (See attachment #3).

In the 1872 Oakland County Atlas, the proposed Bates St. Historic District is shown as a small portion of those four large parcels which were owned by John Hall, C. Toms, A.C. Wallace and R. McLaughlin. (See attachment #4). The two smaller lots on Fremont (Brown) Street to the east of Bates, are shown as being owned by Mrs. Goodell. Mrs. Cinderilla Patch is shown as the owner of the two lots west of Bates.

Currently, fifteen of the seventeen lots in the proposed district were once part of those four large parcels, referenced above. One of the two smaller lots that belonged to Mrs. Goodell is now 289 W. Brown and 501-511 S. Bates. The other lot is not in the district. A multiple family condominium building occupies the two lots west of Bates that once belonged to Mrs. Cinderilla Patch.

Birmingham Historic District Study Committee
Preliminary Bates St. Report, cont.

One of the houses which is located in the district and belonged to one of those first families is still standing. The John Hall House Landmark, located at 584-588 S. Bates is one of the homes which is already a designated landmark.

In 1864, the Village of Birmingham was incorporated. It was a one square mile village, which included the proposed Bates Street Historic District. (See attachment #5).

In a "Panoramic View of Birmingham, Oakland County, Michigan" published in 1881 by J. J. Stoner, the proposed Bates Street Historic District is shown with four houses on it: The Historic Cinderella Patch Landmark, 347 W. Brown; The Historic John Hall Landmark, 584-588 S. Bates; The Historic Major Jones Landmark, 607 S. Bates; and the Historic Peck Landmark, 571 S. Bates. (See attachment #6).

In the past one hundred-plus years, the streetscape on Bates St. has grown to incorporate fifteen single and multiple family buildings. Like most of the downtown Birmingham residential stock, this block is under constant pressure to accommodate new development by the demolition of existing structures, both historic and non-historic. This activity has brought about a genuine concern on the part of many residents in the City to preserve a portion of Old Birmingham. In response to this concern, in 1978, the City adopted its Historical Preservation Ordinance, which designated many properties on Bates St. as historic landmarks. In 1985, 612 S. Bates St. was added to the list of historic landmarks. The Historical Preservation Ordinance refers to properties designated as historic as "Landmarks", whereas the State of Michigan Public Act 169, refers to the same designated properties as a "Resource".

In 1989, the Historic District and Design Review Commission began to look at designating the City's most historic residential block as a contiguous district. This report is the culmination of many years of study and public participation, the aim of which is to preserve this district in such a way as to retain its historic character and present day livability.

The Significance of the Bates Street Historic District

The proposed Bates Street Historic District is significant from several standpoints. (1) It contains the largest concentration of historic homes in one block, in the City of Birmingham. *Fifty three percent (53%), or eight of the fifteen homes have been designated as historic, and thirteen of the homes are at least 50 years old. Ten of the fifteen homes were built in 1900 and before. However, it is important to note that the designation of this Bates Street District as historic, is not an attempt to designate any additional homes as historic landmarks, unless a specific property owner wishes to do*

Birmingham Historic District Study Committee
Preliminary Bates St. Report, cont.

so, and follows the appropriate steps. (2) The existing structures, building styles and architecture characterize a past era that is important in the City's history, and serve as a historic record of Birmingham's residential development, from its earliest settlers to present contemporaries. (3) Inasmuch as the preservation of the historic landmark structures is important, it is equally important to preserve those existing, non-landmark structures which complement the overall historical ambience of Bates Street. (See attached report which describes, in detail, the individual properties located within the District - attachment #7).

Birmingham Historic District Study Committee
Preliminary Bates St. Report, cont.

Sources Used For This Report

1. *Plat map of the Village of Birmingham, 1857 (from the Barton Historical Collection, Detroit Public Library)*
2. *"Panoramic View of Birmingham, Oakland County, Michigan," published in 1881 by J.J. Stoner, Madison, Wisconsin and printed by Beck and Pauli, Lithographer in Milwaukee.*
3. *1872 Oakland County Atlas.*
4. *"The Book of Birmingham"*
5. *City of Birmingham Historical Board report on the Bates Street District, 1990.*
6. *City of Birmingham, Community Development and Building Department street files.*

BATES STREET HISTORIC DISTRICT

ATTACHMENTS & INVENTORY

CITY COMMISSION PROCEEDINGS
OCTOBER 17, 1994

ATTACHMENT #1

Minutes of a regular meeting of the Birmingham City Commission held Monday, October 17, 1994, at 8:00 P.M. in the commission room in the municipal building, 151 Martin Street.

Present: Mayor DeLaura, Commissioners Damman, Judd, Lanzetta, Siewert and Wooley

Absent: Commissioner Martin

Administration:

City Manager - Thomas Markus
City Clerk - Judith Benn
City Attorney - Tim Currier
City Engineer - Dennis Dembiec
City Planner - Patricia McCullough

8:00

10-349-94: APPROVAL OF CONSENT AGENDA

MOTION: Motion by Judd, seconded by Damman:

To approve the consent agenda as follows:

APPROVAL OF MINUTES - OCTOBER 10, 1994

To approve the October 10, 1994, city commission meeting minutes as submitted.

APPROVAL OF WARRANTS

To approve warrant list dated October 13, 1994, in the amount of \$801,281.19, for payment.

MAYOR'S EXCHANGE PROGRAM

To accept the city of Frankenmuth's offer to participate in the mayor's exchange program during Michigan Week in May, 1996.

N. WOODWARD AVE. PARKING LOT RESURFACING
& WALL RECONSTRUCTION, CONTRACT 1994-PK-1
VEHICULAR ACCESS AT FIRST BAPTIST CHURCH

To authorize the mayor to sign on behalf of the city the agreement for the construction and maintenance of vehicular access at the N. Woodward Ave. Parking Lot (Lot No. 5).

ESTABLISHING A HISTORIC DISTRICT STUDY COMMITTEE

To appoint the members of the historic district and design review commission as the historic district study committee.

LAWRENCE RIBITS RESIGNATION FROM PLANNING BOARD

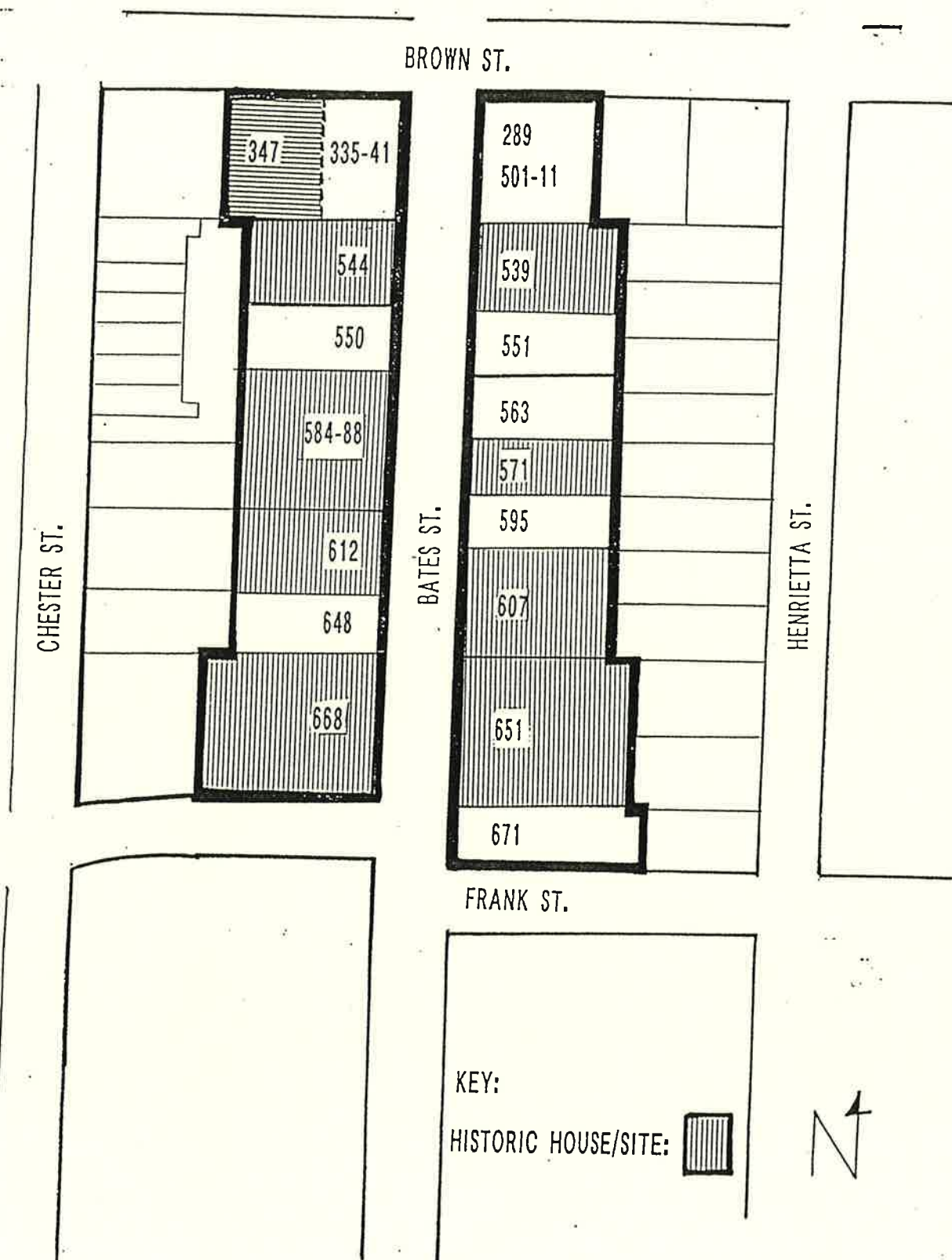
To accept the resignation of Lawrence Ribits from the planning board, with regret. Further, to direct the administration to start the process to appoint a new member to the board.

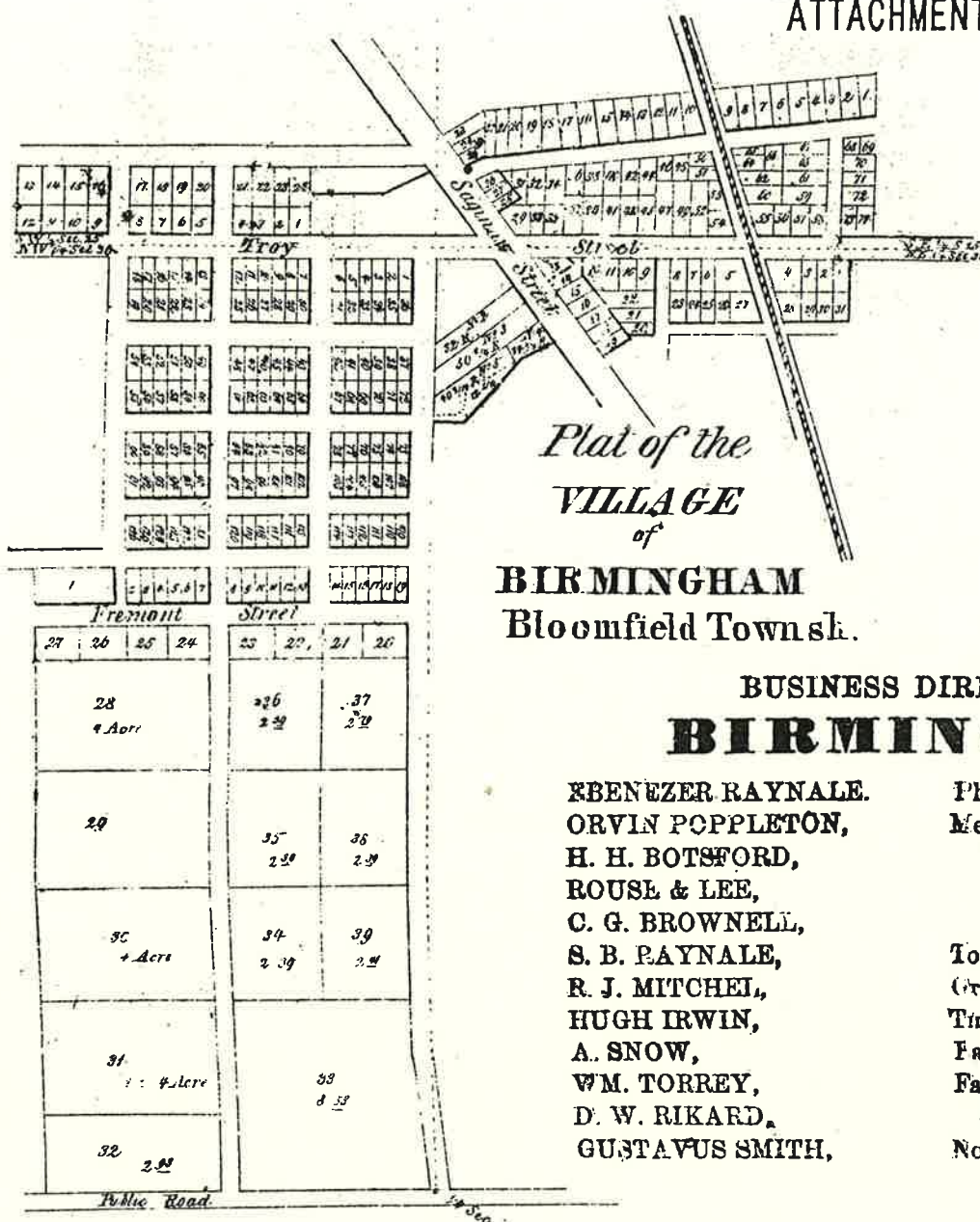
ROLL CALL VOTE: Yeas, Mayor Delaura, Commissioners Damman, Judd, Lanzetta, Siewert and Wooley
Nays, None
Absent, 1 (Martin)

8:03

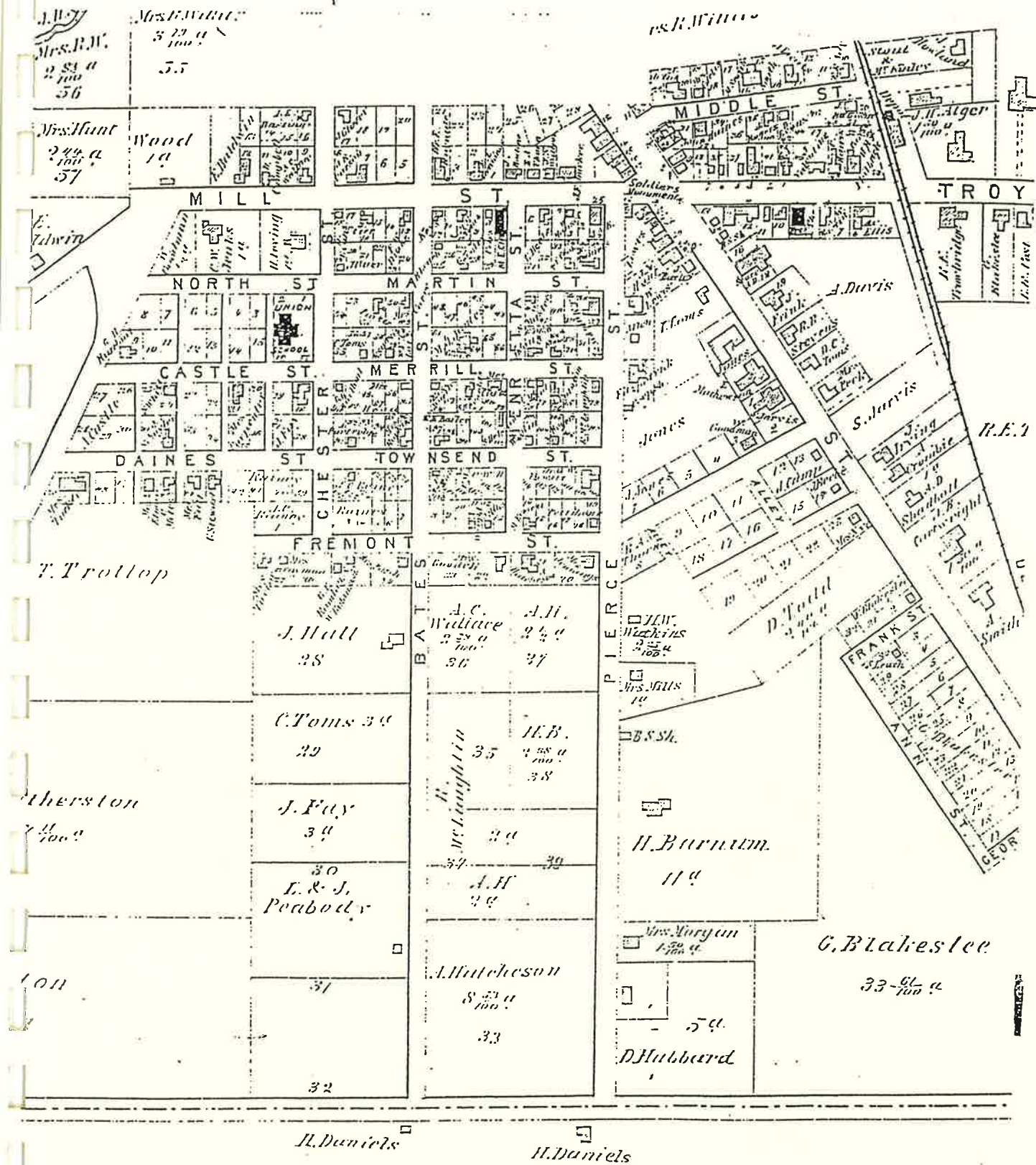
10-350-94: PUBLIC HEARING - ALLEY VACATION -
EAST OF FLOYD, SOUTH OF LINCOLN

CITY OF BIRMINGHAM
PROPOSED BATES STREET HISTORIC DISTRICT



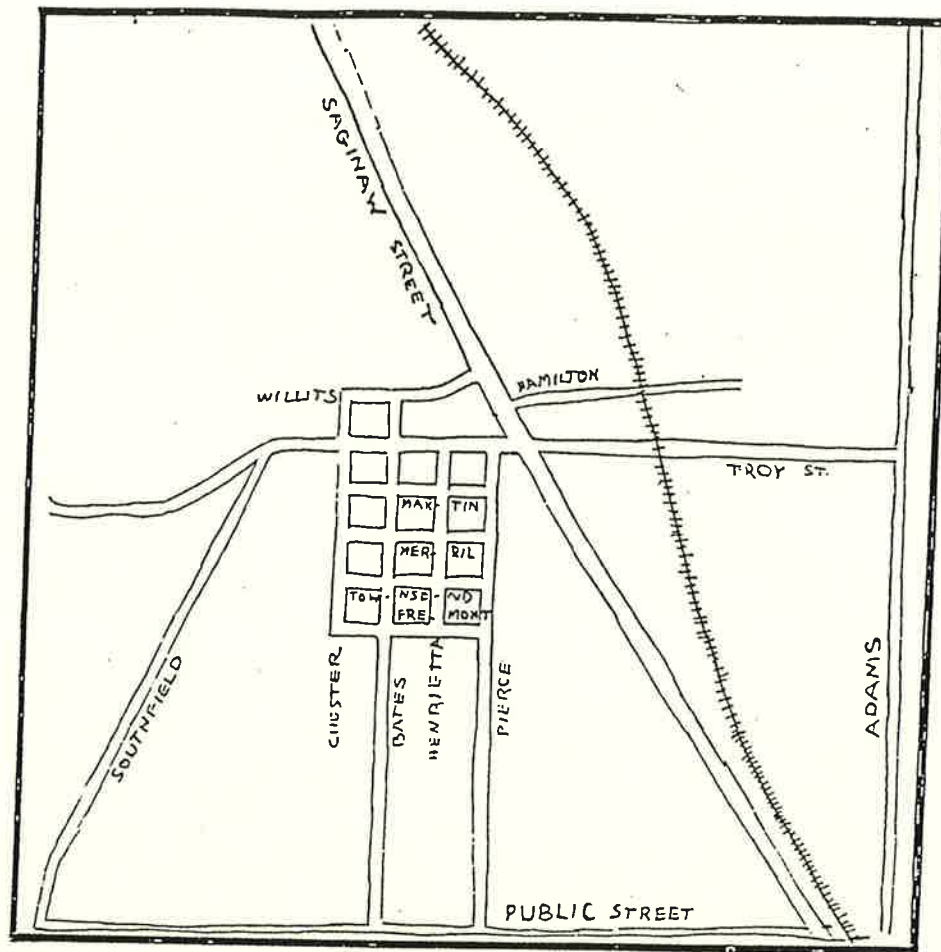


This plat of the village of Birmingham in 1857 appeared in the margin of a large wall map of Oakland County, measuring 71 1/2" x 55 3/4". This rare map bears the following identification: "F. Hess, Surveyor, Map of Oakland County, Mich. Published by F. H. Burhans, Cincinnati Klappreth & Nenzel's Lith. 1857." The entire Bloomfield Township portion of the map is on page 78. (From the Burton Historical Collection, Detroit Public Library)



1872 OAKLAND COUNTY ATLAS

ATTACHMENT #5



This map shows the original one square mile boundary of the village of Birmingham when it was incorporated in 1864. There were few streets laid out at that time.

From the Minutes of the Oakland County Board of Supervisors, January 8, 1864

"The committee to whom was referred the application of the citizens of Birmingham for the incorporation of said village recommend the adoption of the following: Whereas 44 persons in the village in writing to the Board of Supervisors (have stated) that all the requirements of Chapter 72 of the Compiled Laws of Michigan have been complied with and that the territory contains the population required by said act . . . beginning at the quarter stake east of section line of Section 25 T 2N R 10 E to the quarter line of Section 36; west to south side of Section 36; north to quarter line of Section 25; east to place of beginning . . . be and the same is hereby constituted a village corporate under the name of the Village of Birmingham. Resolved that the first election be held in same

village at the house of James Grinley on the first Tuesday of March 1864 for the purpose of electing officers of said village per Chapter 72 of the Compiled Laws of Michigan and act of 1863 . . . and that John Bodine, James M. Hunt and John Fitzpatrick be appointed inspectors of election for said election. Resolved that the Clerk of this Board be directed to notify the above named persons of the incorporation of the Village of Birmingham and of their appointment as Inspector of Election and of the time and place of said election.

R. F. Opdyke
Wm. Cone—Committee

(The resolution was passed unanimously with 17 yeas.)

ATTACHMENT #6

- 1) Historic Cinderella Patch House
- 2) Historic John Hall House
- 3) Historic Major Jones House
- 4) Historic Peck House



This is a "Panoramic View of Birmingham, Oakland County, Michigan," published in 1881 by J. J. Stoner, Madison, Wisconsin and printed by Buckle & Sons, Lithographers in Milwaukee. The view is "Looking Southeast," Mill Street, now Maple, extends from the lower left to the upper right, bisected by the railroad (where Hunter Boulevard is located now), Saginaw, now Woodward, and on to the west past Pierce, Henrietta, Bates and Chilton.

At the time this map was drawn, the Hunter House had been on the same site for fifty-nine years. The Detroit and Pontiac Railroad had extended its tracks to Birmingham by 1839 and Pontiac the following year. Two steam trains a day ran over the wooden rails with strap iron covering.

INVENTORY OF PROPOSED BATES STREET HISTORIC DISTRICT

It is important to note that there is a wide range of information available for each of the houses in the proposed Bates Street Historic District. Due to record keeping practices at the time many of these houses were built, it is unfortunately impossible to document the exact date of construction, architect, and owner information for all of these homes. When possible, local historians have filled in bits and pieces of valuable information. Old issues of the local newspaper, The Birmingham Eccentric have also provided information on several homes/homeowners. Much of the following information was obtained from the Historical Board and the Historic District and Design Review Commission's report on Bates Street, which was compiled in 1990.

CITY OF BIRMINGHAM

PROPOSED BATES STREET HISTORIC DISTRICT



315- 325W. BROWN - Resource

(Combined with lot previously known as 347 W. Brown - currently referred to as 329-347 W. Brown.)

The home that was previously located on this lot was demolished in 1990, to accommodate a new multiple family development, in conjunction with the property located at 347 W. Brown (described below).

John Hall (1821 - 1898) and Elizabeth Bronson Evarts Hall (1829 - 1899) transferred title to this property to their daughter Harriet when she married local carpenter and upholsterer, Thomas Koontz. Harriet and Thomas built 315 - 325 W. Brown in 1907 and rented it for many years. After his death, his only daughter Mabel, inherited the property. About 1950, Mabel's daughter, Virginia Roy Cook, converted the house into a two family dwelling, including a second outside entrance.

The two-story frame house that stood on the southwest corner of Bates and Brown Streets was considered Victorian with Queen Anne details. The house had a rock faced concrete foundation, which is indicative of construction in the early 1900's. In 1966, aluminum siding, trim, new windows and shutters were added. Other than regular maintenance items, the house had not been altered since 1966.

Legal Description: See 347 W. Brown

347W. Brown - Historic Landmark (formerly the Cinderilla Patch House)

(Combined with lot previously known as 315-325W. Brown - currently referred to as 329-347W. Brown)

This house is believed to have been built prior to 1872. In 1870, Cinderilla Patch acquired lots 24 and 25 on Brown St. from William Bailey and lived at this location until she died in 1897. Available records revealed that Cinderilla Patch moved to Michigan from New York and that she may have settled initially in Washtenaw County where she is known to have owned property. We do know that from 1894 to 1896 she paid no local taxes and was listed as an indigent person.

The original structure was a two story balloon frame dwelling built in the Michigan farmhouse style. Later, one story wings were added on the south and west sides. An interesting note is that the house originally faced Bates St., but about 1900 was moved a few feet to the west where it stood until 1994.

Currently, four attached condominium units sit on this piece of land and the lot adjacent to it, which was once home to the historic Cinderilla Patch house. In 1994, the property owner received permission to build three condominiums to be attached to the historic home. However, after construction commenced, it was discovered that the home had been left in such disrepair over the years, it was impossible to salvage it and keep it a safe structure. The property owner (an architect whose forte is the restoration and renovation of historic structures) replicated a portion of the original home and the attached condominiums utilize many similar details that were found on the historic home.

The property is currently listed as a historic landmark. Although the historic home is no longer *on the site, the existing structure that is on the site (minus the attached condominiums) is essentially the same structure as the historic home once was (see attachment #8)*. The City's historic preservation ordinance provides for a historic landmark to be a site, as well as a structure because of its historic significance to the City.

Legal Description: Assessor's replat of Torrey's, Hood's and Smith Addn., Lots 19 and 20 as measured on side lot lines. (includes 315-235 W. Brown property from previous page)

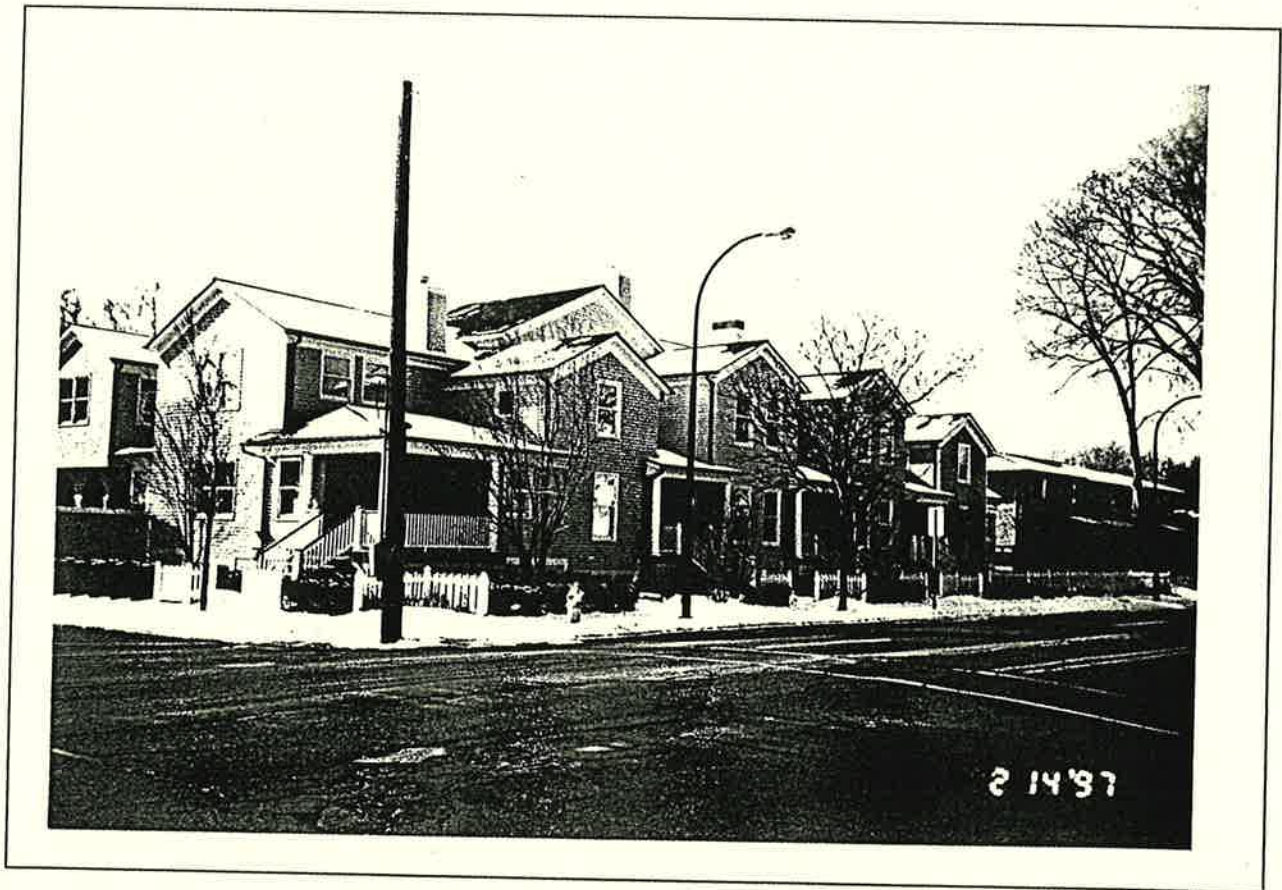
Historic Landmark and District Resource

329 - 347 W. Brown

Cinderilla Patch Townhouses

**(formerly 347 W. Brown - Historic Cinderilla Patch
House and 315 - 325 W. Brown)**

(built: 1994)



544 S. Bates - Historic Koontz House

John Hall and Elizabeth Bronson Evarts Hall transferred title to this property, which is located just north of their homestead at 584-88 S. Bates, to their daughter, Harriet when she married local carpenter and upholsterer, Thomas Koontz in the same manner that 315-325 W. Brown and 550 S. Bates were also transferred. Thomas Koontz built this house in 1896. After Thomas died in 1924, Harriet continued to live here until her death in 1938 when her daughter, Mabel (Mrs. Lewis Roy) inherited the property. The home remained in the family until 1983 at which time the current owners, Harold and Maureen VanDine purchased it from Virginia Roy Cook, daughter of Lewis and Mabel Roy.

The style of this two story frame home is Queen Anne, as evidenced by the multiple gables, scalloped shingles, L-shaped front porch with turned supports and balisters and the front and side bays. When it was originally built, there was a barn and other outbuildings at the rear of the property. The new owners retained the basic interior design but reversed the kitchen and dining room locations. Additionally, the owners made several exterior changes, including a new sunroom to the rear of the house, new windows (to match the previous wood windows) and modifications to the porch in 1981. All of these changes were reviewed and approved by the Historic District and Design Review Commission

Legal Description - Assessor's Replat of Torrey's, Hood's and Smith Addn., E 120 ft. of the N 66 ft. of Lot 21.

Historic Landmark

544 S. Bates

Historic Koontz House

(built: 1896)



550S. Bates - Resource

Agim and Sheriban Bardha engaged Gunnar Burkerts Associates, Inc., Birmingham architect, to design an off-white single family brick and frame contemporary styled home, which was completed in 1990 by D.W. Krane & Co., a Royal Oak builder.

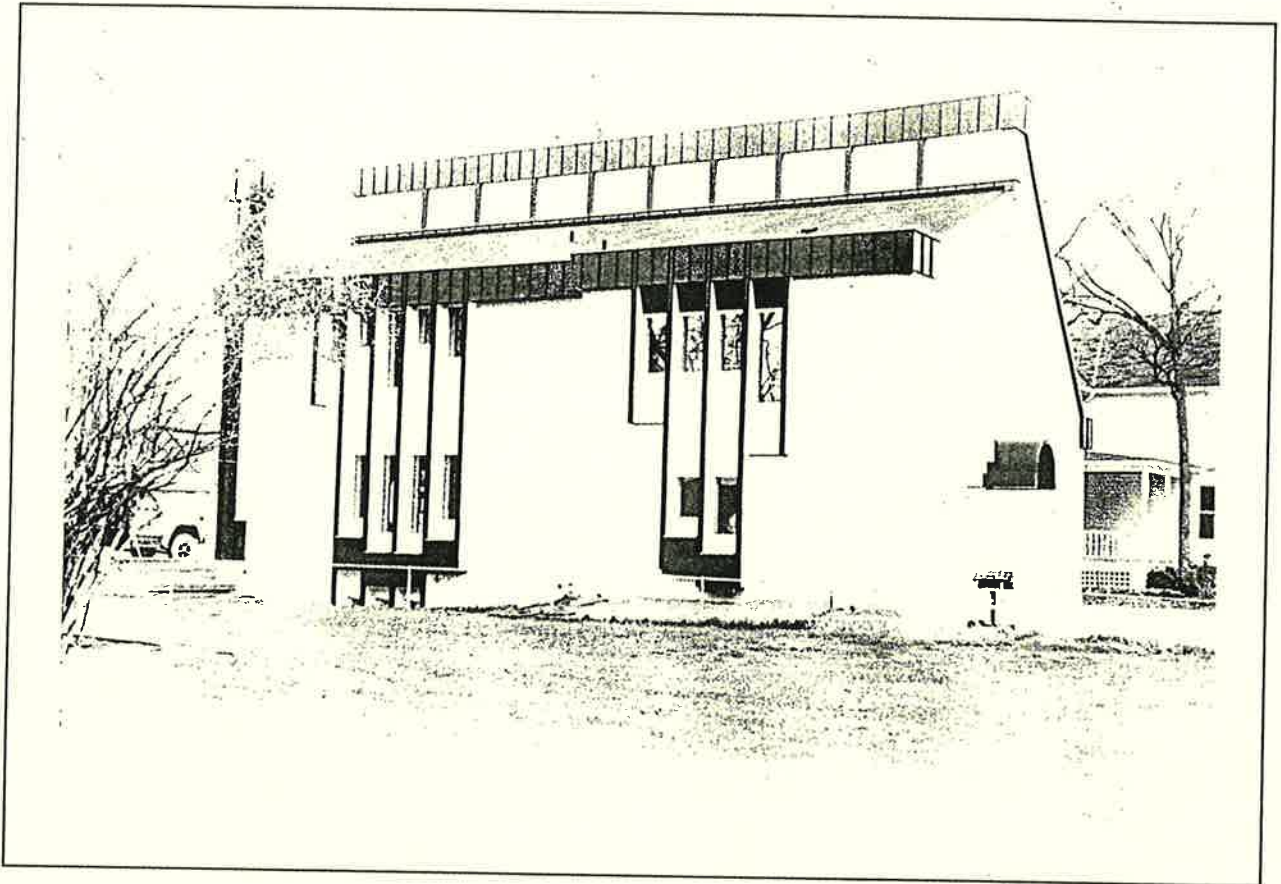
This property was once owned by John Hall and Edith Bronson Hall who transferred title to this property along with 544 S. Bates and 315-325 W. Brown, to their daughter, Harriet when she married Thomas Koontz. Thomas and Harriet then built the historic Koontz house at 544 S. Bates, just north of this 50 ft. lot. While they resided at 544 S. Bates, the Koontz family and their children used this vacant lot as their side yard. Mr. Bardha bought this vacant lot in 1983 from Virginia Roy Cook, the granddaughter of the late Thomas and Harriet Koontz.

Legal Description: Assessor's Replat of Torrey's, Hood's and Smith Addn., Lot 22.

District Resource

550 Bates

(built: 1990)



584-588S. Bates - Historic John Hall House

John Hall built this house on Bates St. in 1865. Today, it occupies a large lot, although originally it stood on approximately four acres of land. John Hall and Edith Bronson Evarts Hall lived away from Birmingham for the first ten or fifteen years of their marriage. It may be that the Halls lived at least part of that time in Branch County, for the two older daughters, Harriet E. and Anna were born there. The youngest daughter, Emily Ruth, was born in Birmingham.

When Harriet married Thomas Koontz and Emily married Frank Schlaack they received title to a portion of their father's four acres. Harriet and Thomas built their home just north of Hall's homestead while Emily Ruth and Frank built theirs to the south. Anna lived in the family home until she died in 1933. In 1937, Scott Hersey, a local builder, bought the house. The home was recently sold to Mr. and Mrs. Agim Bardha, who own 550 S. Bates, just north of this home.

The style of this structure is that of a nineteenth century farmhouse with a box porch. The house stands on its original foundation and its appearance from the street has changed very little since it was built. The most obvious change is the brick chimney on the east side which was added in 1967.

Legal Description: Assessor's Replat of Torrey's, Hood's and Smith Addn. E 120 ft. of Lot 23

Historic Landmark

584 - 588 S. Bates

Historic John Hall House

(built: 1865)



612 S. Bates - Historic Frank Schlaack House

This house is estimated to have been built in 1902 by local merchant and civic activist, Frank Schlaack (1861-1939) and his wife, Emily Ruth Hall (1861-1921). Mr. Schlaack owned and operated a meat market on the northeast corner of Maple and Woodward for thirty years. He was a Director of the State Savings Bank, served as Assessor, was on the Board of Education and was President of the Cemetery Association. Mr. Schlaack is buried in Birmingham's historic Greenwood Cemetery. The house was built shortly before Mr. and Mrs. Schlaack's twin sons Merrill and Merritt were born in 1902, on part of the four acres previously owned by John Hall, Mrs. Schlaack's father. The original four acre parcel was divided into three large lots and given to Mr. Hill's three daughters. The Schlaack's raised four children in the house and after their own deaths, son Merrill lived there with his family until the 1940's.

The property changed hands several times after the 1940's. In 1985, William and Beverly Hogland bought the house and appropriately restored the original Queen Anne details while making extensive interior alterations. The Hogland's also added a rear addition to the house, prior to its being declared a historic landmark, on November 19, 1985. The present owners are Dr. and Mrs. Joseph Skender. The Skender's are in the process of adding a 533 square foot second story addition to the rear of the house (above the 1984 addition) and modifying the rear elevation to accommodate the addition. The Historic District and Design Review Commission approved the above noted project on April 17, 1996 based, in part, on its consistency with the Secretary of the Interior's Standards for Rehabilitation.

This wood frame structure is a good example of Queen Anne style architecture, of which there are not many good examples left in Birmingham. Several Queen Anne features that can be found on this house include, fancy shingles, gables, and an interesting porch with turned balusters. An interesting note is that the barn that once belonged with this house still stands on its original site; however, it has been remodeled into an attractive dwelling and now has a Chester St. entrance and address.

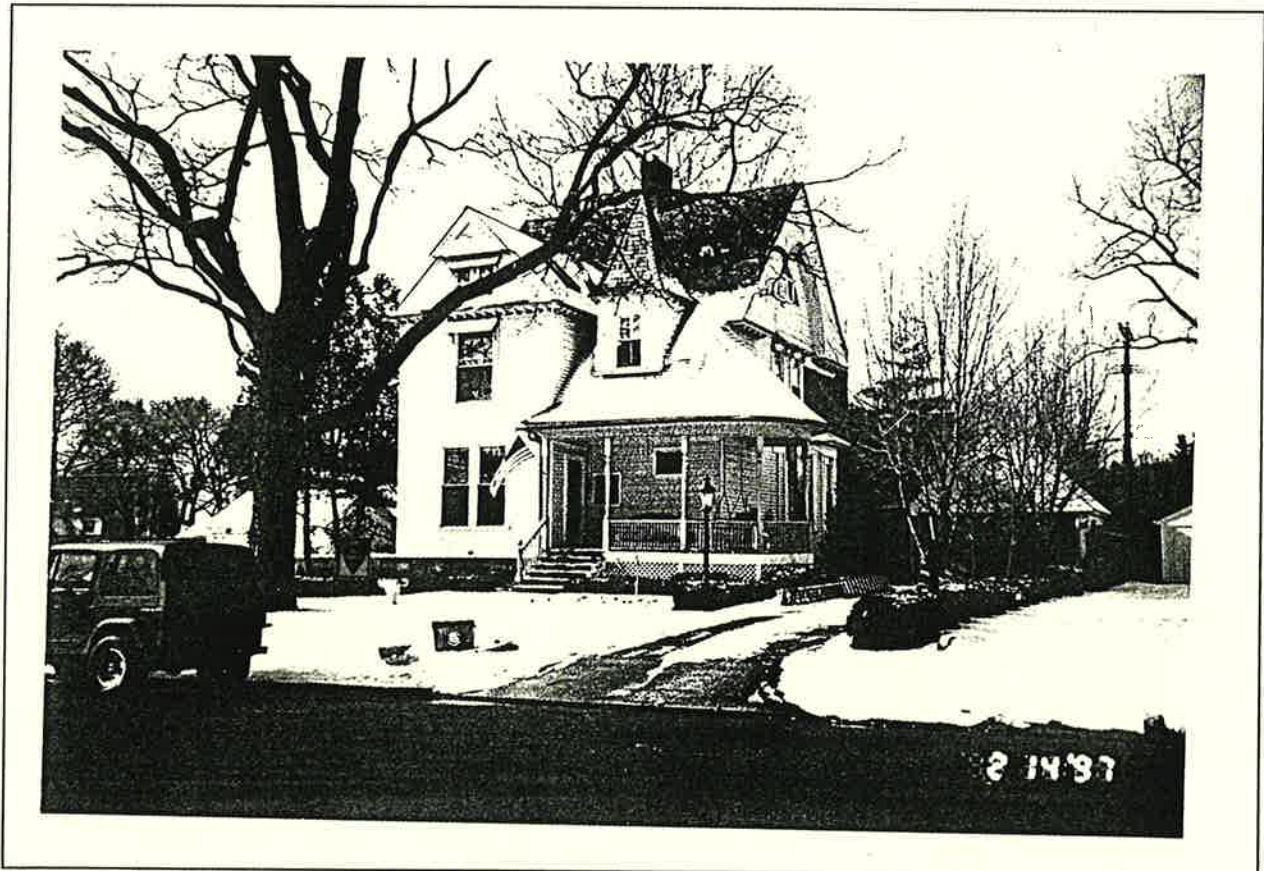
Legal Description: Assessor's Replat of Torrey's, Hood's and Smith Addn., Lot 24,
excluding W 120 feet.

Historic Landmark

612 S. Bates

Historic Frank Schlaack House

(estimated date of construction: 1902)



Attachment #7
Inventory, cont.

648S. Bates - Resource

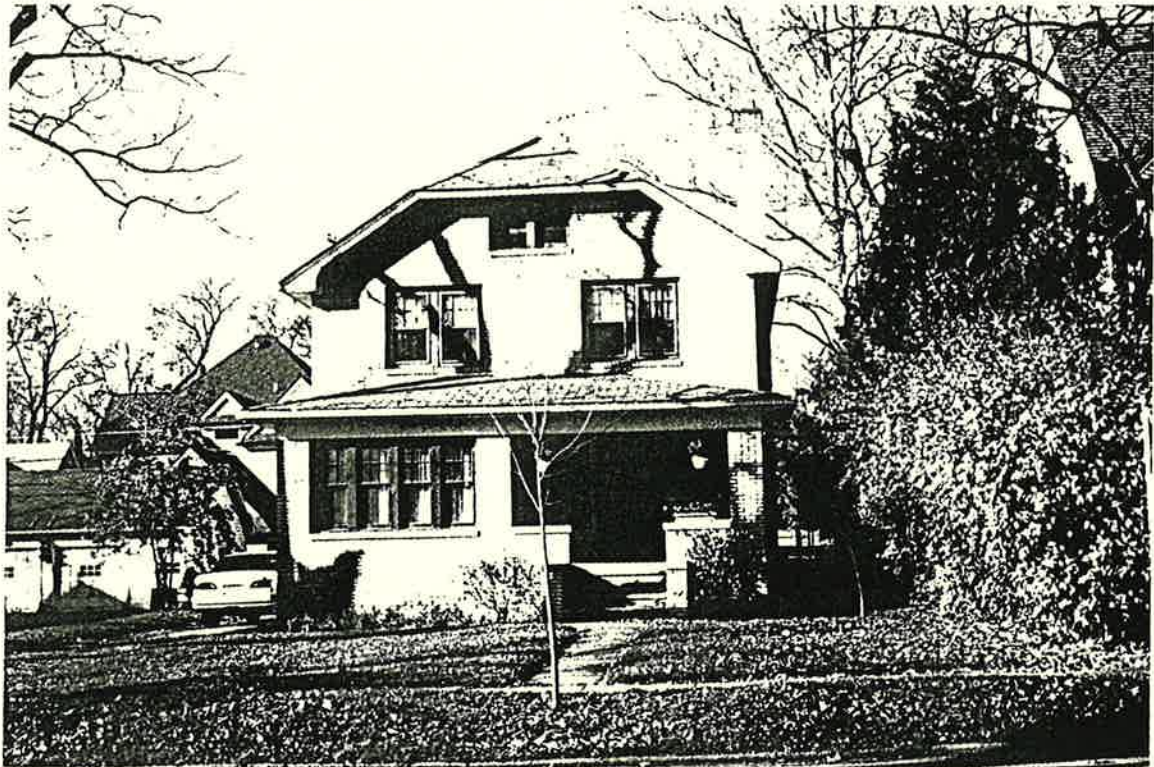
The home which was previously located at this address was demolished in 1996. The new house, which is contemporary in style was completed in 1997.

Legal Description: Assessor's Replat of Torrey's, Hood's and Smith Addn., Lot 25, excluding W 118 feet.

District Resource

648 S. Bates

(vacant lot, previous house, which was built in 1905
was demolished in 1996 - pictured below)



668S. Bates - Historic McBride House

This house was built between 1895 and 1900 by Matthew McBride, who owned it until he died. After his death, Mrs. McBride lived in the home until she died, in the 1930's. The home was then sold to Earl Cunningham (1888-1984) and his wife, Gertrude Hunt (1886-1982). The Cunninghams moved to Birmingham from Ellsworth, Maine, where Mr. Cunningham had been dean of an accounting school. After he moved to Michigan, he worked as a general auditor for General Motors. The house remained in the hands of the same family until 1998, when Mrs. Sally Ann Leroy, granddaughter of Earl Cunningham, sold the house to the current property owners.

The style of the house is late Queen Anne and has scarcely been altered outside since it was built. The front porch, with its decorative brackets, turned balusters and scalloped shingles on the gable, is a fine example of this type of late Queen Anne architecture. In 1939, a three car garage was added. In 1952 a one hundred square foot addition was added to the existing large screened porch at the rear. It is very unusual to find a house like this, that has not been substantially altered and is in such good condition.

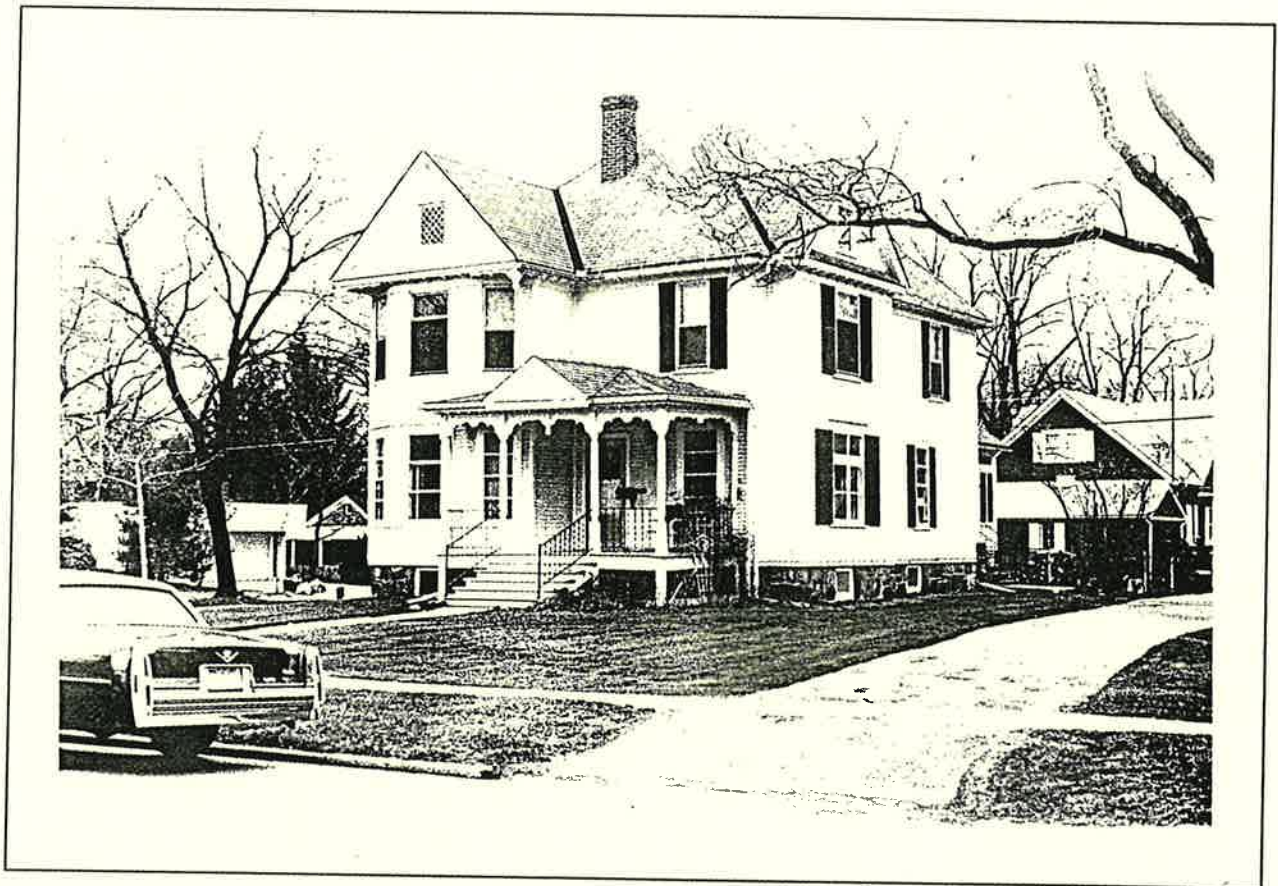
Legal Description: McBride Subdivision of the north 261.3 feet of Lot 29 Wm. Torrey Addn., Lot 8.

Historic Landmark

668 S. Bates

Historic McBride House

(estimated date of construction: 1895 - 1900)



289W. Brown / 501-511 S. Bates - Resource

The earliest known owner of this land was Mrs. Goodell, as shown on the 1872 Oakland County Atlas. Approximately 1893, Thomas A. Ward bought about three-quarters of Mrs. Goodell's property and the next year the assessed value of Mr. Ward's land rose considerably, which may indicate that he built this house in that year (1894). However, in 1900, the assessed value rose even more sharply, so that could also indicate that Mr. Ward built the house at that time. Although we can not say with certainty the exact year that the house was built, we can estimate the date of construction to be somewhere between 1894 and 1900. The Ward's continued to live in the house until about 1915. After being owned briefly by Mr. Edwards, C.V. Hemstreet bought the home and kept it for approximately twenty years. After passing through several hands, Richard and Benita Hoge bought it in the late 1970's.

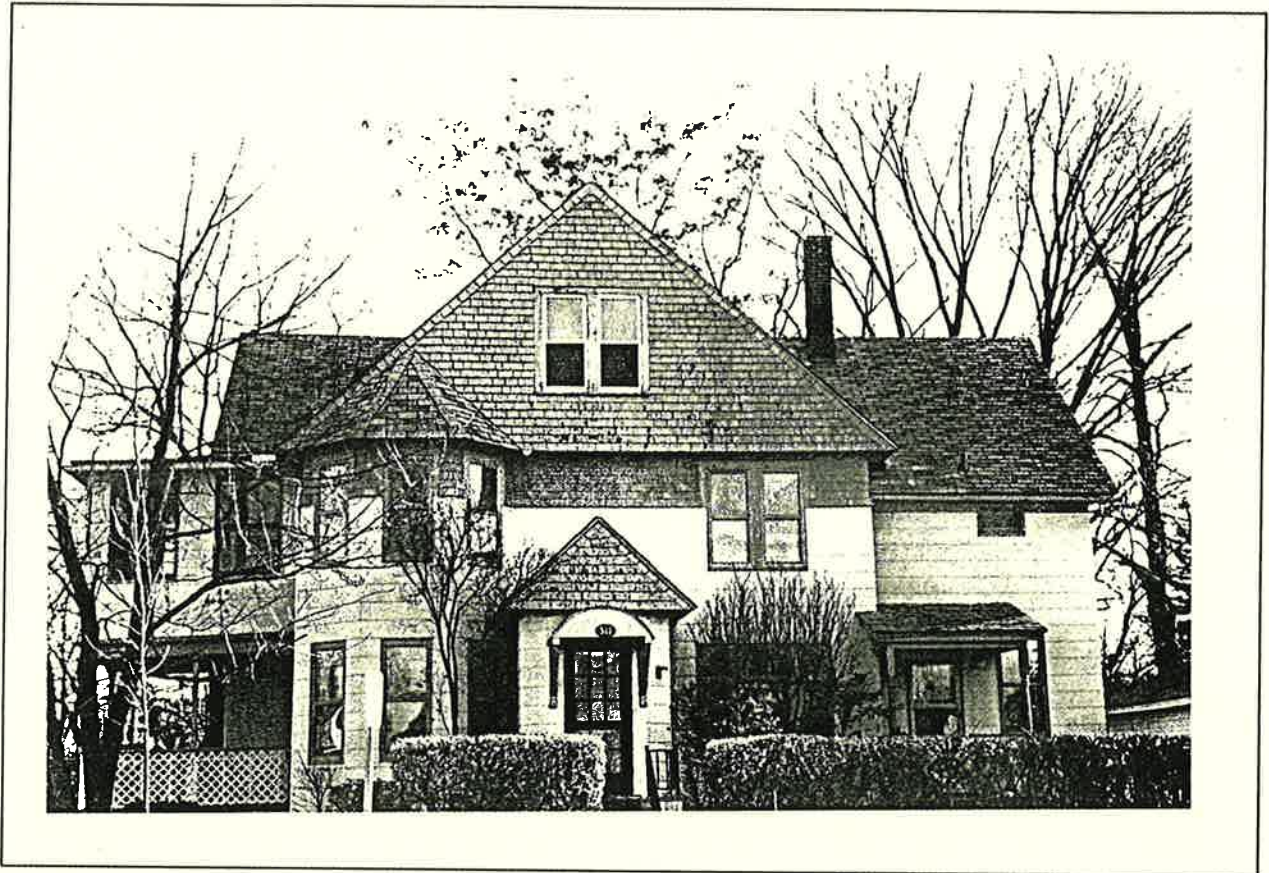
The style of the house is Queen Anne, It is one of several houses in that style built in Birmingham in the 1890's and early 1900's. A number of those houses have already been torn down.

Legal Description: Assessor's Replat of Torrey's, Hood's and Smith Addn., Lot 45 and W 23 feet of Lot 46.

District Resource

289 Brown / 501-511 S. Bates

(estimated date of construction: 1894 - 1900)



539S. Bates - Historic United Presbyterian Parsonage

This house is believed to have been built about 1890. It was used as the parsonage for the United Presbyterian Church. In 1923, the paster, David Hunter Currie, is shown as the owner in the tax records and for the first time taxes were paid on the house. Some time before 1931, Pastor Currie moved to Philadelphia to take charge of a larger parish. His daughter, Isabel Stites, continued to live in the house and David, Jr. stayed with his sister until he graduated from Baldwin High School. Mrs. Stites lived there until she died. There have been several other owners since that time and currently, the owners are Mr. and Mrs. William Cherry.

The style of this wood frame house is simple Victorian, similar to a village house. The front gable has been overlaid with new wood. The front porch is not original, however it certainly is appropriate to the style of the house. Its general appearance has changed very little during one hundred years. A two story addition was added to the rear of the home in 1988. The two hundred twenty two square foot addition can not be seen from the street and utilizes aluminum siding. In keeping with the Secretary of the Interior's Standards for Rehabilitation, the new construction is clearly differentiated from the original home, although it does not detract from its historic integrity. With the exception of the addition, the only other work that has been done on the home is miscellaneous plumbing, electrical and exterior maintenance items.

Legal Description: Assessor's Replat of Torrey's, Hood's and Smith Addn., Lot 49.

Historic Landmark

539 S. Bates

Historic United Presbyterian Parsonage

(estimated date of construction: 1890)



551 S. Bates - Resource

This two-story frame house was built in 1900. Its style is considered Queen Anne, which was the dominant style of domestic building during this period. Several features of this home which lend themselves to this style are the hipped roof, the lower front facing gable and the delicate turned porch supports and spindles in the railing. This home has been very well maintained during the many years since it was built. A number of significant improvements were made by the current owner in 1986 including a two hundred square foot second floor addition, enlargement of the garage and a rear deck.

The current owners are Jerry and Lynne Levine, who have bought the home prior to 1980.

Legal Description: Assessor's Replat of Torrey's, Hood's and Smith Addn., Lot 50.

District Resource

551 S. Bates

(built: 1900)



563S. Bates - Resource

This two story brick house was built in 1920. The home has been owned by the same owner, Mr. George Sahlin, for at least thirty years.

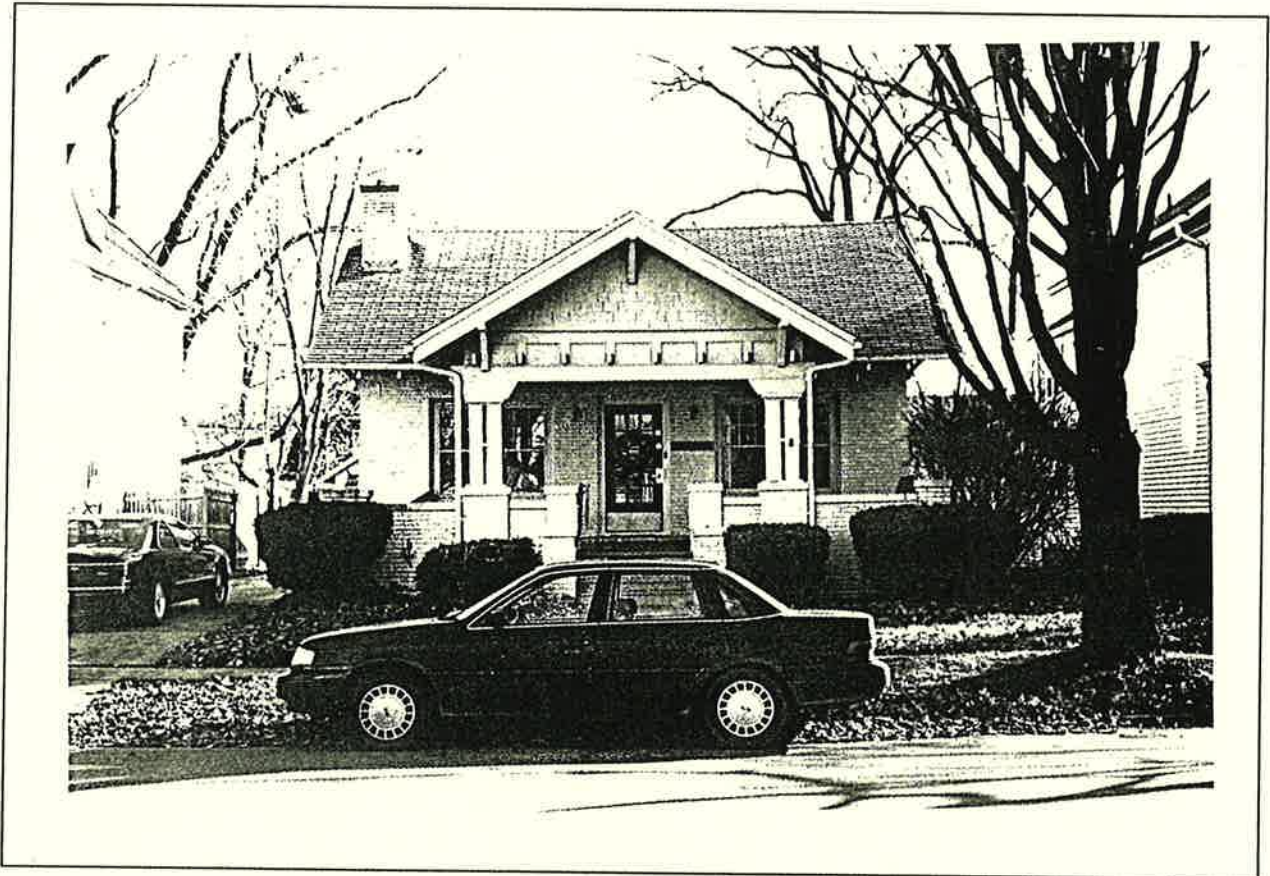
The style of this house is considered craftsman bungalow, as evidenced by several features, most notably the low pitched gabled roof with wide, unenclosed eave overhangs, the exposed roof rafters, the full width porch with roof supported square columns, the decorative beams under the gable and the column bases, which continue to the ground level. The home has undergone few renovations since 1920, with the exception of ordinary maintenance items. Currently, the home contains one rental unit.

Legal Description: Assessor's Replat of Torrey's, Hoods and Smith Addn., Lot 51.

District Resource

563 S. Bates

(built: 1920)



571 S. Bates - Historic Peck House

This simple Victorian home, built in 1901, was officially declared an historic structure in April, 1978 by the Birmingham City Commission. It was designated as the Peck House in recognition of the Peck family, who owned the home from 1910 to 1937. Charles Peck bought it in 1910 and Victor Peck bought it from his father's estate in 1930. Victor Peck and his family lived in the house until 1937.

The present owner is George J. Newton III, who purchased the home recently from David Fisher. The house is in excellent condition. Its Victorian style is readily evident, despite extensive alteration including the conversion of the home from single family to two family in the late 1920's. The front-gabled roof with Victorian detailing is frequently seen in northeastern states. The frames on the second floor windows above the porch are fairly plain with a simple triangular pediment design above each window. The front door also has a triangular pediment above it, which is a common element in folk Victorian homes. Most folk Victorian houses have some Queen Anne detailing but are easily differentiated from true Queen Anne by the presence of symmetrical facades, among other items. The porch is probably not original, or has been altered at some point in time, as it contains 18th century design elements, such as the Tuscan columns and the railing design.

Legal Description: Assessor's Replat of Torrey's, Hood's and Smith Addn. N 1/2 of W 1/2 of Lot 52.

Historic Landmark

571 Bates

Historic Peck House

(built: 1901)



595S. Bates - Resource

This third newest house on the block is a contemporary colonial. The home was built in 1938. This house was originally owned by Vida B. McGiffin, a Baldwin High School teacher who purchased the land from the defunct First State Savings Bank. The builder was John H. Rosso, a well known local building contractor, who subsequently founded the Birmingham Lumber Company.

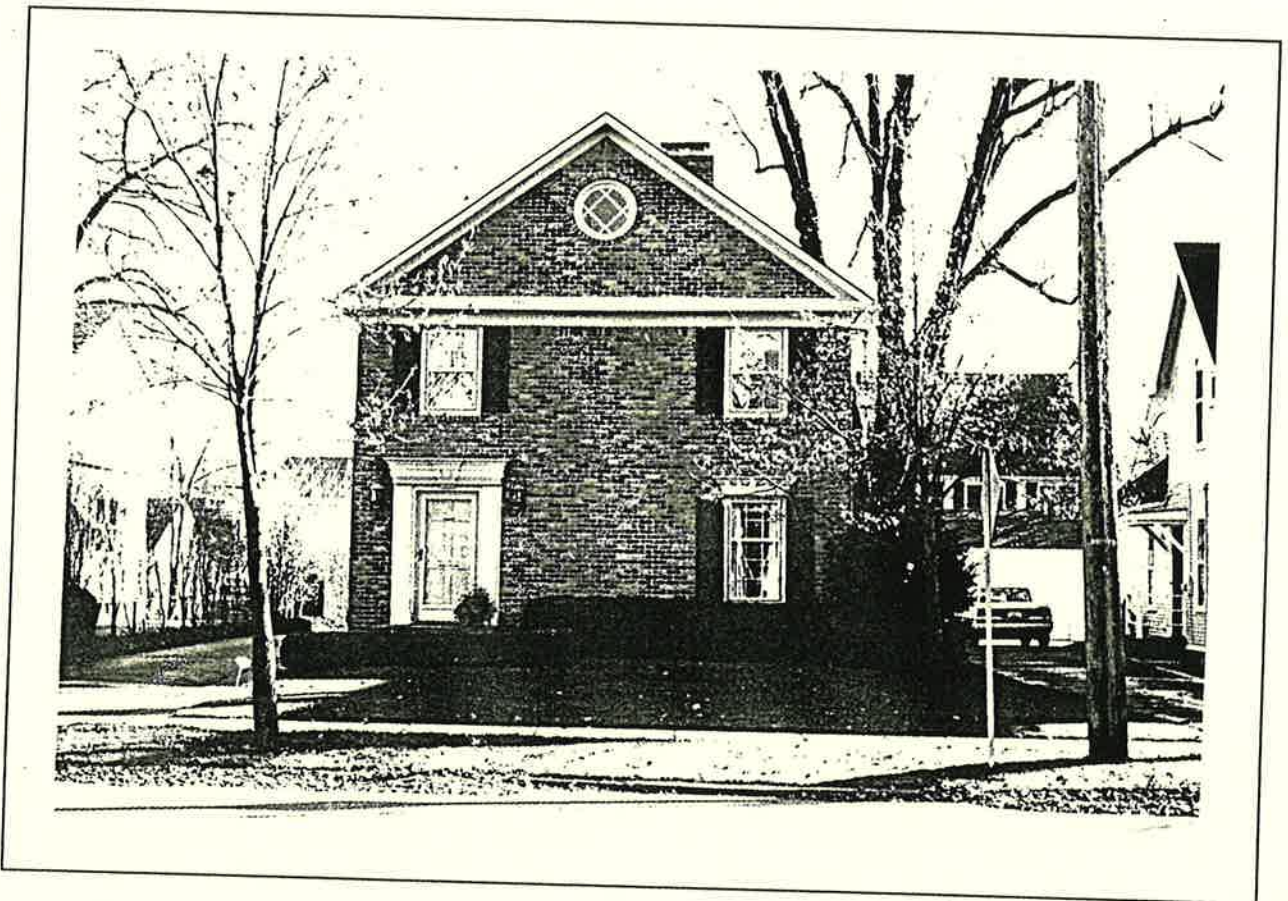
The original house was one room deep, two rooms wide and two stories high. The first floor facade was brick and the second floor consisted of painted lap siding. The existing home's facade is entirely brick and more than double the square footage of the original house, a result of significant additions and alterations which were done in 1982 by the current owners, Sid and Robert Murdock.

Legal Description: Assessor's Replat of Torrey's, Hood's and Smith Addn., S 1/2 of W 1/2 of Lot 52.

District Resource

595 S. Bates

(built: 1938)



607S. Bates - Historic Major Jones House

This home was built in 1865, and designated as a historic structure in 1978. Currently, it is used as a two unit rental property and has been the subject of much debate concerning its demolition. The current property owner has petitioned to have this property deleted from the historic district and rezoned in order to demolish the historic structure and rebuild a new single family structure.

This home, and the home located at 584 S. Bates, are the oldest homes in the proposed Bates St. Historic District. The home is considered to be Queen Ann style as can be seen in several details on the home, specifically the ornamentation around the windows, which is an inverted U-shape, and the detailing on the gable that faces Bates Street. The barn, believed to have been built in 1865, with the home, was torn down in 1946. A garage was added in 1954 and a one hundred twenty square foot addition was built in 1961. Other than those items noted, the house has not changed much in one hundred thirty-plus years.

Legal Description: Part of Lot 53 of "Assessor's Replat of part of Torrey's Addition, Hood's Addition and Smith's Addition", commencing at the Southwest corner of said Lot 53, for a point of beginning; thence N 01 degree 09' 00" E, 86.68 ft. (previously recorded as 86.72 ft.), along the Westerly line of said lot 53, to the northwest corner of said lot 53; thence S 88 degrees 52' 03" E, 121.76 ft., along the northerly line of said lot 53; thence S 00 degrees 59' 29" W, 86.70 ft. to the Southerly line of said Lot 53; thence N 88 degrees 51' 30" W, 122.00 feet, along the southerly line of Lot 53, to the point of beginning.

Historic Landmark

607 S. Bates

Historic Major Jones House

(built: 1865)



651 S. Bates - Historic John W. Perry House

This historic home was built by Mr. John Perry in 1882, two years after he purchased the land from Robert McLaughlin of Bloomfield Township. John W. Perry originally resided on a Troy farm which his father had obtained from the U.S. Government in 1833. Materials for the construction of the residence were moved onto the property during April of 1882. One month later the Birmingham Eccentric reported that "Mr. J. W. Perry, recently of Troy has moved in this village. He will occupy his barn until he can build his house." On July 20th of the same year, the Eccentric mentioned that Mr. Perry had started a lumberyard next to his residence and those desiring anything in the lumber line should call on him and get figures before purchasing. Whether Mr. Perry actually engaged in the lumber trade, or the Eccentric's publisher was writing a tongue-in-cheek item regarding the leftover material from the house construction, is uncertain.

John W. Perry and his wife, Julia, occupied this home until his death on May 25, 1917. On September 24, 1917, Albert E. Frederick traded Mrs. Perry his Ferndale Ave. house, plus a sum of money, for hers.

In August of 1926, Fred Weller bought this house from Mr. Frederick. Mr. Weller, whose coal and lumber business was wiped out by the depression, was forced to sell to Mr. Browne who made a number of interior changes in the structure and added a porch to the north side of the house.

The next owner (from 1948 to 1966), Mr. Schwimmer, apparently did little to maintain the property. He sold to Dominic Caputo, who in turn, sold the home to Richard and Linda Blackhall. The Blackhall's made several changes to the home, including the construction of a front porch and the addition of a two story section at the rear. They were very interested in the history of the home. Much of the foregoing information was researched by them.

The present owner is William Taubman, who has made several alterations and additions to the property, including enclosing the existing porch with glass paneled windows, adding a Belgian greenhouse in the backyard, relocating and replacing windows and adding a new porch along the north side. In 1990 a new garage was built.

The style of this wood frame house is Victorian Italianate. Several features of the home that lend themselves to this style of architecture include the low pitched roof, the two story height, the tall, narrow windows, the wide overhang eaves supported by decorative brackets and the turned porch spindles.

Legal Description: Assessor's Replay of Torrey's, Hood's and Smith Addn., Lot 24, excluding W 120 feet.

Historic Landmark

651 S. Bates

Historic John W. Perry House

(built: 1882)



671 S. Bates - Resource

This home was built in 1920 and is currently owned by Arthur Jordon. Not much is known about the original owner and/or architect.

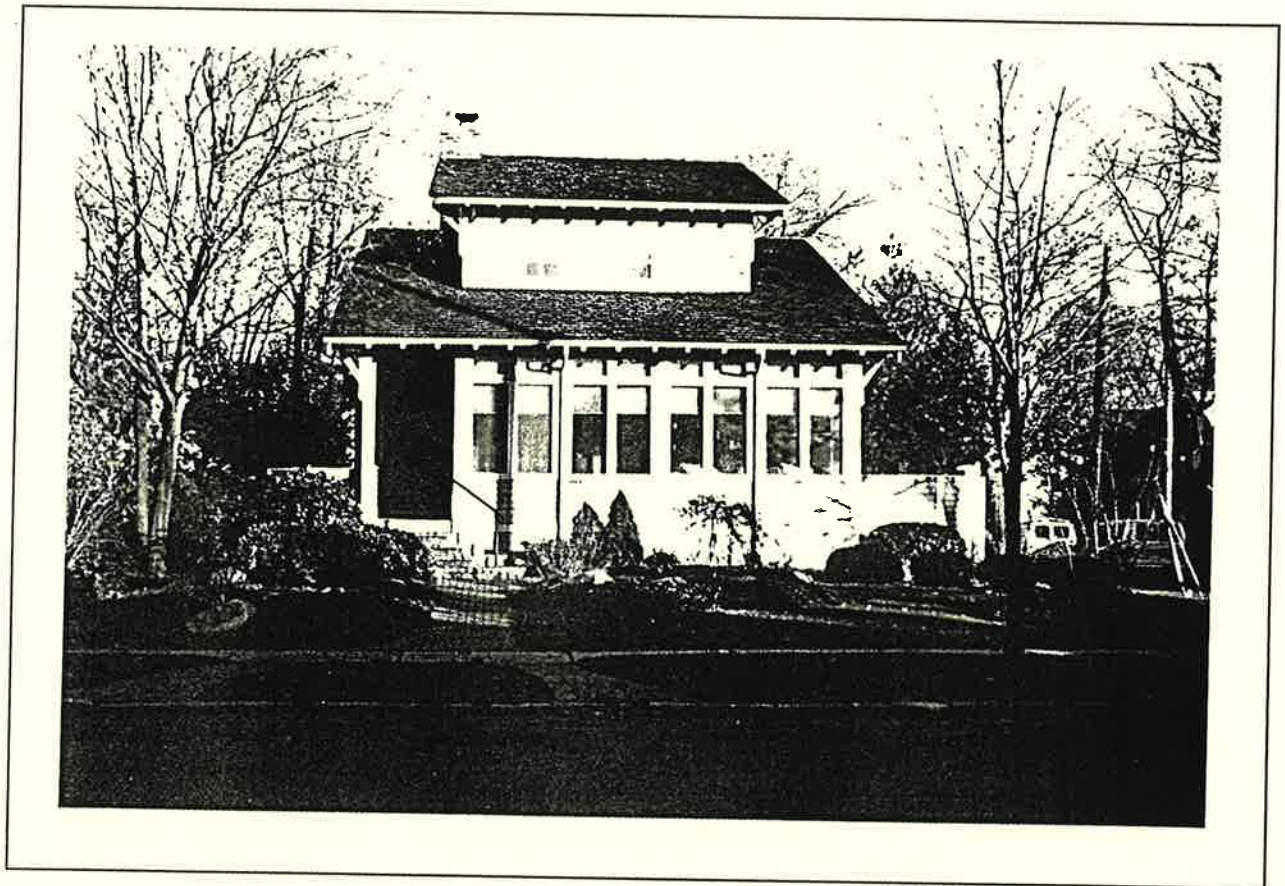
The home is a craftsman style bungalow. The house has a side gabled roof, as approximately one-third of craftsman houses do. Most craftsman houses are one and one half stories high with a centered shed or gabled dormers. Porches are generally contained under the main roof, which often have decorative beams or braces under the gable, as is the case with this home. This type of craftsman architecture is most commonly seen in the northeastern and midwestern states. The home underwent some major alterations in 1987 and 1988 when the roof was raised, the front porch enclosure altered, the first floor interior renovated, the existing attic space converted to a useable second floor and a wood deck built.

Legal Description: Assessor's Replat of Torrey's, Hood's and Smith Addn., Lot 55.

District Resource

671 S. Bates

(built: 1920)



BATES STREET HISTORIC DISTRICT GUIDELINES

PROPOSED
GUIDELINES FOR THE BATES STREET HISTORIC DISTRICT

REVIEW PROCESS:

1. Application for review of minor changes to the exterior only of district resources (*non-historic homes*) located in the Bates Street Historic District must be made to the Community Development Department for administrative review prior to commencement of work. The Community Development Department reviews all proposed changes according to the standards listed in Section 62-97(c). Applications are available at the Community Development Department. Plans should accompany the application, if necessary, as determined by the Community Development Department. Review of plans will be made within 10 days after submission. No fee is required for the review. Maintenance only items (i.e. painting of the same color, tuckpointing, replacement of non-structural design elements with identical material and color, etc.) are not subject to review.
2. Currently, all plans that include an addition/alteration to the exterior of a *historic landmark* and/or its site shall be reviewed by the Historic District and Design Review Commission. The Historic District and Design Review Commission reviews all additions/alterations according to the standards listed in Section 62-97 (b) & (d). Applications and supporting documents must be submitted at least two weeks prior to the Historic District and Design Review Commission meeting. Applications are available at the Community Development Department. No fee is required for the review. Maintenance only items (i.e. painting of the same color, tuckpointing, replacement of non-structural design elements with identical material and color, etc.) are not subject to review.
3. Plans for new housing starts or additions to district resources (*non-historic properties*) that effect the Bates Street elevation must be reviewed by the Historic District and Design Review Commission in the same manner as described in #2 above. In addition to the standards in Section 62-97(c), these plans will be reviewed according to the following:
 - A. New construction shall be of compatible design and scale with adjacent properties without *creating* a false sense of history;
 - B. Garages shall be located behind the front entrance of the home;
 - C. The construction of new flat roofed homes is prohibited;
 - D. Windows shall be similar in size, shape, and shall blend in with the homes in the District; *specifically, all windows shall have a vertical emphasis*. Each elevation of a home shall have at least one window opening;
 - E. Materials for new construction and/or additions shall be limited to those found on other structures located within the District. New additions shall be compatible in building materials and texture with the existing building;
 - F. The front yard and rear yard setbacks should be compatible with adjacent homes, but in no case can a setback be less than that required by the Zoning Ordinance, without first seeking approval of the Board of Zoning Appeals;
 - G. The home shall have entrance design characteristics similar to other homes in the District; *specifically, characteristics shall include, but are not limited to: front porches facing the street, main entrances which face the street and are stepped up above the average grade of the home, single entrance doorways, and garages set back at least 50% of the depth of the home.*

- H. The peak of the roof of an addition shall not exceed the height of the existing house, except for a second story addition, and shall be designed so as to not be a significant feature as viewed from the street. The addition shall be compatible in material, roof pitch, and design with the existing home; and,
 - I. New landscaping features (i.e. fencing, gazebos, walkways, etc) shall reflect the character of the neighborhood. Removing or adding plantings does not have to go through the review process.
4. *Plans for the demolition, in whole or in part, of a historic landmark, or district resource must be reviewed by the Historic District and Design Review Commission. Applications for the demolition or removal of any structure within the Historic District shall:*
- A. *Include the name of the property owner, and/or an owner's representative as well as an address and phone number at which they can be reached;*
 - B. *State the specific grounds upon which the request for demolition is based;*
 - C. *Include a site plan which describes the proposed use and appearance of the site after removal or demolition of the structure;*
 - D. *Include a description and drawing of the general type, design, size and use of any new structure to be erected on the site in accordance with #2 above.*
 - E. *Be submitted to the Community Development Department at least three weeks prior to the Historic District and Design Review meeting, as described in #2 above;*
 - F. *Be noticed to all property owners and residents within the historic district at least 14 days prior to the HDDRC meeting at which the application is to be considered.*

At the meeting, reasonable time shall be allotted for audience comment on the proposed removal or demolition. The HDDRC shall also hear reports, if requested by the HDDRC, concerning the safety or condition of the structure, historic or architectural merit of the structure, or alternative uses for the structure or site. Applicants or their representatives shall have the opportunity to submit further information they wish to be considered concerning the application. Formal action on the application shall require a majority vote of those members present at the meeting, and the motion shall state the rationale for such action.

BATES STREET
HISTORIC DISTRICT

ORDINANCE LANGUAGE

CITY OF BIRMINGHAM

ORDINANCE NO. _____

AN ORDINANCE TO CHAPTER 62, HISTORICAL PRESERVATION, SECTION 62-91 BATES STREET HISTORIC DISTRICT AND SECTION 62-94 BOUNDARIES AND SECTION 62-97 HISTORIC DISTRICT REVIEW OF THE BIRMINGHAM CITY CODE, TO AMEND THE BATES STREET HISTORIC DISTRICT BOUNDARIES IN SUCH A WAY AS TO CREATE A CONTIGUOUS HISTORIC DISTRICT, TO INCLUDE THE DISTRICT RESOURCES AS WELL AS THE EXISTING LANDMARKS, AND TO ADD THE GUIDELINES FOR DEVELOPMENT FOR SUCH DISTRICT.

The City of Birmingham Ordains:

Section 62-91 Bates Street Historic District is hereby amended to read as follows:

The Bates Street Historic District shall consist of all of the lands within the boundaries of the Bates Street Historic District are hereby established on the District maps which are on file with the City Clerk. The Bates Street Historic District shall consist of the following described lands and landmarks in the City:

- (1) *United Presbyterian Parsonage Landmark, 539 S. Bates:*

Assessor's Replat Torrey's, Hood's and Smith Addition, Lot 49.

- (2) *Koontz House Landmark, 544 S. Bates:*

Assessor's Replat Torrey's, Hood's and Smith Addition east 120 feet of the north 66 feet of Lot 21.

- (3) *Peck House Landmark, 571 S. Bates:*

Assessor's Replat Torrey's, Hood's and Smith Addition north ½ of west ½ of Lot 52.

- (4) *John Hall House Landmark, 584-588 S. Bates:*

Assessor's Replat Torrey's, Hood's and Smith Addition east 120 feet of Lot 23.

- (5) *Major Jones House Landmark, 607 S. Bates:*

Part of Lot 53 of Assessor's Replat of part of Torrey's Addition, Hood's Addition and Smith Addition, commencing at the southwest corner of Lot 53, for a point of beginning; thence N 01°09'00" E, 86.68 feet (previously recorded at 86.72 feet), along the westerly line of Lot 53, to the northwest corner of Lot 53; thence S 88°52'03" E, 121.76 feet, along the northerly line of Lot 53; thence S 00°59'29" W, 86.70 feet to the southerly line of Lot 53; thence N 88°51'30" W, 122.00 feet, along the southerly line of Lot 53, to the point of beginning.

- (6) *Frank Schlaak House Landmark, 612 S. Bates:*

Assessor's Replat Torrey's, Hood's and Smith Addition, Lot 24, except west 120 feet.

- (7) *John W. Perry House Landmark, 651 S. Bates:*

Assessor's Replat Torrey's, Hood's and Smith Addition, Lot 54.

- (8) *McBride House Landmark, 668 S. Bates:*

McBride Subdivision of the north 261.3 feet of Lot 29 Wm. Torrey Addition, Lot 8.

Section 62-94 Boundaries is hereby amended to read as follows:

(a) The boundaries of the Shain Park Historic District and the Central Business Historic District and the Bates Street Historic District are hereby established as shown on the maps which are on file in the city clerk's office. Such maps with all notations, references, and other information show thereon shall hereby be incorporated and shall be a part of this article. Unless otherwise shown, the boundaries of these districts shall be lot lines, and centerlines of streets or alleys or such lines extended. The boundaries of all other historic districts shall be as legally described in sections 62-89, 62-91 and 62-93.

(b) The boundaries of any historic district may be changed from time to time so as to add lands to the district or delete lands therefrom, such changes to be made by means of an ordinance adopted by the city commission after giving consideration to a report and recommendation of the historic district and design review commission.

Section 62-97 Historic District Review is hereby added to read as follows:

(a) Before any construction, painting, alteration, repair, moving or demolition affecting the exterior appearance of a landmark or district resource is made within a historic district, other than those changes authorized in section 62-98, the person proposing to construct or make such changes shall secure a certificate of approval from the historic district and design review commission. Application for such approval shall be filed with the planning department. The application, together with plans pertaining thereto, shall be referred to the historic district and design review commission. It shall be the duty of the historic district and design review commission to review such plans and applications. No permit shall be granted until such commission has acted thereon as provided in this section.

(b) In reviewing plans for changes to a landmark, the historic district and design review commission shall give consideration to:

- (1) The historical or architectural value and significance of the landmark and its relationship to the historical value of the surrounding area;
- (2) The relationship of the exterior architectural or historical features of such landmark to the rest of the subject site and to the surrounding area;
- (3) The general compatibility of the exterior design, arrangement, texture and materials proposed to be used; and
- (4) Any other factor, including aesthetic, which it deems to be pertinent, include the preservation standards which the historic district and design review commission shall adopt and maintain for landmarks in each historic district in the city.

(c) In reviewing plans for changes to a district resource, the historic district and design review commission shall determine the following:

- (1) The site layout, orientation and location of all buildings, their relationship to one another and adjacent buildings and to open space is such as to not adversely affect the use, appearance or value of adjacent properties;
- (2) The location and definition of pedestrian and vehicular areas are such as to not interfere with or be hazardous to pedestrian and vehicular traffic.

- (3) The total design, including but not limited to colors and materials of all walls, screens, towers, openings, windows and signs, as well as treatment to be utilized in concealing any exposed mechanical or electrical equipment, is compatible with the intent of the urban design plan or such future modifications of that plan as may be approved by the city commission; and
 - (4) The standards which the historic district and design review commission shall adopt and maintain for district resources in each historic district in the city.
- (d) The review of plans for changes affecting the exterior appearance of a landmark shall be based upon the Secretary of the Interior's "Standards for Rehabilitation" as follows:
- (1) Every reasonable effort shall be made to provide a compatible use for a property which requires minimal alteration of the building, structure or site and its environment, or to use a property for its originally intended purpose.
 - (2) The distinguishing original qualities or character of a building, structure or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible.]
 - (3) All buildings, structures and sites shall be recognized as products of their own time. Alterations that have no historical basis and which seek to create an earlier appearance shall be discouraged.
 - (4) Changes which may have taken place in the course of time are evidence of the history and development of a building, structure or site and its environment. These changes may have acquired significance in their own right, and this significance in their own right, and this significance shall be recognized and respected.
 - (5) Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure or site shall be treated with sensitivity.
 - (6) Deteriorated architectural features shall be repaired rather than replaced, wherever possible. If replacement is necessary, the new material should match the material being replaced in composition, design, color, texture and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historic, physical or pictorial evidence rather than on conjectural designs

or the availability of different architectural elements from other buildings or structures.

- (7) The surface cleaning of structures shall be undertaken with the gentlest means possible. Sand blasting and other cleaning methods that will damage the historic building materials shall not be undertaken.
- (8) Every reasonable effort shall be made to protect and preserve archeological resources affected by or adjacent to any project.
- (9) Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant historical, architectural or cultural material, and such design is compatible with the size, scale, color, material and character of the property, neighborhood or environment.
- (10) Wherever possible, new additions or alterations to structures shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the structure would be unimpaired.

(e) The historic district and design review commission shall pass only on exterior features of a landmark or district resource and shall not consider interior arrangements, except for public resources when it is specifically authorized to do so by the city commission. The commission shall disapprove applications only on the basis of the consideration set forth in subsections (b), (c) and (d) of this section.

(f) In case of an application for repair or alteration affecting the exterior appearance of a landmark or district resource or for its moving or demolition which the commission deems so valuable to the city, state or nation that the loss thereof will adversely affect the public purpose of the city, state or nation, the commission shall endeavor to work out with the owner an economically feasible plan for preservation of the landmark or district resource.

(g) An application for repair or alteration affecting the exterior appearance of a landmark or for its moving or demolition shall be approved by the commission if any of the following conditions prevail and if the commission determines that the proposed changes will materially improve or correct these conditions:

- (1) The landmark constitutes a hazard to the safety of the public or the occupants.

- (2) The landmark is a deterrent to a major improvement program which will be of substantial benefit to the community.
- (3) Retention of the landmark would cause undue financial hardship to the owner.
- (4) Retention of the landmark would not be in the interest of the majority of the community.

(h) The historic district and design review commission shall file with the building department its certificate of approval or rejection of the application submitted to it for review. The commission shall transmit a record of its actions to the applicant; and in the event of rejection, shall set forth the reasons for rejection. No work shall begin until the certificate granting approval is filed with the building department. If the application is rejected, the building official shall not issue any required permits. The failure of the commission to act within 60 days after the date on which the application was filed with the planning department shall be deemed to constitute approval unless the applicant and the commission mutually agree to an extension of such period.

(i) In instances where a landmark or district resource is located in a zone district requiring site plan and design review, under chapter 126 of this Code, such review shall be required and undertaken by both the historic district and design review commission and planning board.

(j) Historic review approval shall be valid for a period of one year from the date it is granted. Upon request, the appropriate reviewing body may grant an extension of not in excess of one year to the applicant prior to the expiration date. Any application for extension of historic review approval must be filed on or before the expiration of the original plan approval. An extension may be granted upon compliance with all applicable zoning requirements that are in effect at the time of filing of the application for the extension. All plans must show any revisions that are a result of zoning ordinance amendments at the time of filing. The building official shall not issue a permit for such work unless a valid final site plan and design plan are in effect.

(k) Review process:

- (1) Application for review of minor changes to the exterior only of district resources (non-historic homes) located in the Bates Street Historic District must be made to the Community Development Department for administrative review prior to commencement of work. The Community

Development Department reviews all proposed changes according to the standards listed in Section 62-97(c). Applications are available at the Community Development Department. Plans should accompany the application, if necessary, as determined by the Community Development Department. Review of plans will be made within 10 days after submission. No fee is required for the review. Maintenance only items (i.e. painting of the same color, tuckpointing, replacement of non-structural design elements with identical material and color, etc.) are not subject to review.

- (2) Currently, all plans that include an addition/alteration to **the exterior of a historic landmark and/or its site** shall be reviewed by the Historic District and Design Review Commission. The Historic District and Design Review Commission reviews all additions/alterations according to the standards listed in Section 62-97(b) and (d). Applications and supporting documents must be submitted at least two weeks prior to the Historic District and Design Review Commission meeting. Applications are available at the Community Development Department. No fee is required for the review. Maintenance only items (i.e. painting of the same color, tuckpointing, replacement of non-structural design elements with identical material and color, etc.) are not subject to review.
- (3) Plans for new housing starts or additions to district resources (non-historic properties) that effect the Bates Street elevation must be reviewed by the Historic District and Design Review Commission in the same manner as described in (2) above. In addition to the standards in Section 62-97(c), these plans will be reviewed according to the following:
 - (a) New construction shall be of compatible design and scale with adjacent properties without creating a false sense of history;
 - (b) Garages shall be located behind the front entrance of the home;
 - (c) The construction of new flat roofed home is prohibited.
 - (d) Windows shall be similar in size, shape, and shall blend in with the homes in the District; specifically, all windows shall have a vertical emphasis. Each elevation of a home shall have at least one window opening;
 - (e) Materials for new construction and/or additions shall be limited to those found on other structures located within the District. New

additions shall be compatible in building materials and texture with the existing building;

- (f) The front yard and rear yard setbacks should be compatible with adjacent homes, but in no case can a setback be less than that required by the Zoning Ordinance, without first seeking approval of the Board of Zoning Appeals.
- (g) The home shall have entrance design characteristics similar to other homes in the District; specifically, characteristics shall include, but are not limited to: front porches facing the street, main entrances which face the street and are stepped up above the average grade of the home, single entrance doorways, and garages set back at least 50% of the depth of the home.
- (h) The peak of the roof of an addition shall not exceed the height of the existing house, except for a second story addition, and shall be designed so as to not be a significant feature as viewed from the street. The addition shall be compatible in material, roof pitch, and design with the existing home; and,
- (i) New landscaping features (i.e. fencing, gazebos, walkways, etc.) shall reflect the character of the neighborhood. Removing or adding plantings does not have to go through the review process.

(4) Plans for the demolition, in whole or in part, of a historic landmark, or district resource must be reviewed by the Historic District and Design Review Commission. Applications for the demolition or removal of any structure within the Historic District shall:

- (a) Include the name of the property owner, and/or an owner's representative as well as an address and telephone number at which they can be reached;
- (b) State the specific grounds upon which the request for demolition is based;
- (c) Include a site plan which describes the proposed use and appearance of the site after removal or demolition of the structure;

- (d) Include a description of the drawing of the general type, design, size and use of any new structure to be erected on the site in accordance with (2) above.
- (e) Be submitted to the Community Development Department at least three weeks prior to the Historic District and Design Review meeting, as described in (2) above.
- (f) Be noticed to all property owners and residents within the historic district at least 14 days prior to the HDDRC meeting at which the application is to be considered.

(5) At the meeting, reasonable time shall be allotted for audience comment on the proposed removal or demolition. The HDDRC shall also hear reports, if requested by the HDDRC, concerning the safety or condition of the structure, historic or architectural merit of the structure, or alternative uses for the structure or site. Applicants or their representatives shall have the opportunity to submit further information they wish to be considered concerning the application. Formal action on the application shall require a majority vote of those members present at the meeting, and the motion shall state the rationale for such action.

ORDAINED this ____ day of _____, 1997, by the City Commission of the City of Birmingham to be effective upon publication.

Archie Damman, Mayor

Judith A. Benn, City Clerk

CITY OF BIRMINGHAM, MICHIGAN

CITYWIDE WAYFINDING AND SIGNAGE DESIGN PROGRAM

SIGNAGE AND WAYFINDING STUDY

MAY 2004

CarterBurgess



TABLE OF CONTENTS

SECTION	PAGE
1.0 INTRODUCTION	
1.1 Background	1
1.2 Purpose	1
1.3 Scope	1
1.4 Philosophy	1
1.5 Methodology	2
2.0 GRAPHIC GUIDELINES	
2.1 Overview	10
2.2 Typography Standards	10
2.3 Arrows/Symbols	13
3.0 SIGN TYPES	
3.1 Vehicular Directionals	17
3.2 Pedestrian Directionals	18
3.3 Parking Identification	19
3.4 City Identification	21
3.5 Information Directories	23
4.0 GENERAL LOCATION PLANS	24

INTRODUCTION

1.0

SECTION

PAGE

1.0

INTRODUCTION

1.1 Background

1.2 Purpose

1.3 Scope

1.4 Philosophy

1.5 Methodology

1

1

1

1

2

1.0 INTRODUCTION

1.1 BACKGROUND

In order to better understand the criteria introduced here, it is important to explain the general background behind the development of this document. In September of 2002, the City of Birmingham, Michigan contracted Carter & Burgess to analyze and make general recommendations on a citywide wayfinding and signage system that would help alleviate some of the confusion and clutter that is currently being experienced around the community. Other criteria included developing a signage system that would complement both the modern and historical aspects of Birmingham. Through a series of information gathering meetings and presentations with the citizens, Planning Board and other interested parties, Carter & Burgess developed the guidelines and recommendations presented within this document.

1.2 PURPOSE

The Birmingham, Michigan Citywide Wayfinding and Signage Design Program is designed to establish a vision and long-range set of general guidelines for the community's current and future signage needs. One purpose of this document is to serve as a blueprint for addressing the signage system as it relates to wayfinding around the city and identification of key points of interest within the overall community. The development framework recommended will ensure that such signage will be consistent during short-term and long-term community development. To ensure a consistent approach to the design of the signing and graphics system for the City of Birmingham, the guidelines set forth in this document shall establish the general parameters that should be adhered to in order to maintain a consistent and high quality signing system. This document shall be the basic criteria upon which future signs, graphics and standards are based, and will provide citywide consistency in the presentation of it's information.

More specific criteria relating to graphic layout, letter style, arrow use, size relationships, color relationships, illumination, sign types/characteristics, mounting conditions and general fabrication will be set forth in a future signage guidelines manual.

The overall goals for this sign program include:

- Building recognition for a citywide wayfinding system
- Identifying and prioritizing all destinations which will be displayed on the signage
- Identifying primary and secondary entrance points into the city (gateways)
- Identifying primary and secondary general traffic flow paths throughout the city
- Establishing a separate identity (branding) for Districts and Neighborhoods
- Creating a uniform and recognizable identification system for parking decks and surface lots
- Trailblazing to parking garages and surface lots
- Establishing consistent nomenclature and terminology for use on all applicable signage
- Reducing current citywide sign clutter
- Minimizing legal signs and consolidating where needed
- Increasing visibility of signage by using common shapes, and appropriate placement and sizing of elements
- Limiting directional messaging to 2-3 messages per direction
- Establishing graphic consistency for message organization, color usage, typography and symbols
- Establishing directories as a recognizable icon of information

1.3 SCOPE

The Birmingham, Michigan Citywide Wayfinding and Signage Design Program's scope of work includes the development of the general criteria for the signage and wayfinding system, especially for primary areas used throughout the community by the public (see Figure 1.5.3 Destination Location Diagram). The general guidelines established by this document can be found in Section 2.0: Graphic Standards.

Additionally, sign type guidelines, layouts and general details are included in this document. These are intended to be used as a reference when designing any wayfinding, identification and informational signage for the City of Birmingham.

General signage guidelines included in this document:

- Typography
- Color Standards
- Arrow/Symbols
- Sign Types
- General Locations

Signs Regulated by this document:

- All city destination pedestrian directional signs
- All city destination vehicular directional signs
- Identification signs for Downtown parking garages and surface lots
- Identification signs for surrounding community districts and neighborhoods
- Identification signs for City gateways
- City destination informational signs (directories)

Signs Not Regulated by this document:

- Tenant/Concession Identification
- Pedestrian or Vehicular Regulatory signs
- DOT signs
- Vehicular pavement markings
- Interior Parking Garage signage
- Work Zones (Construction)

1.4 BIRMINGHAM SIGNAGE PHILOSOPHY

1. Develop ONE Signage System

Though there are varying conditions within the city that will be supported by the signage, it must always maintain continuity throughout. Development of separate unassociated systems for each area (roadways, parking, walkways, etc) could dramatically alter the overall wayfinding. For example, additions, modifications and/or relocation of signs on the roads could have an affect on the wayfinding along pedestrian routes. Therefore, developing and maintaining one cohesive, consistent and comprehensive system will enhance the users decision making process and perception of Birmingham as a whole.

2. Create an Identity for Birmingham

One of the most important aspects of the signage system is the opportunity it offers to establish an entirely new visual image for the City of Birmingham. With a fresh, consistent, and dynamic visual image in place, the public will be encouraged to take another look at how to navigate Birmingham. But the changes must be more than skin deep. Real communications improvements must be made, and the more significant the change, the more significant the awareness of it will be.

3. Design a System for Today and the Future

In an ever changing environment such as a city, there is rarely a good time to implement a major change-out of the signage program. Current uses often compete with future needs for available dollars. Good design practice requires stepping back, taking a hard look at the long term, and developing a series of scenarios, which serve both the near and long term. If planned properly, flexibility and fluidity of design will address most of the issues that arise.

1.5 METHODOLOGY

To properly coordinate a complete and comprehensive citywide wayfinding system, the project team had to complete an in-depth analysis of the city's overall vehicular roadway traffic flows, entry gateways and pedestrian use of the Downtown area. This was achieved through on-site surveys, documentation review and information gathering meetings with Planning Board members, citizens and key interest groups.

1.5.1 DESTINATION LISTINGS

A complete list of all city destinations, including the Downtown and surrounding community areas was compiled through the aforementioned meetings with the City and other interested parties. This list revealed to the Project Team how the city generally functioned and what information and destinations were most important to it's citizens. It also gave the Project Team a better understanding of how the City's vehicular and pedestrian traffic currently flowed and which of these destinations should be included as appropriate messaging on directional, identification and informational signage (see Table 1.1).

TABLE 1.1: INITIAL PRELIMINARY DESTINATIONS		
PARKING FACILITIES • N. Old Woodward Parking Garage • Pierce Street Parking Garage • Peabody Street Parking Garage • Park Street Parking Garage • Chester Street Parking Garage • Surface Lot 6 • Surface Lot 7 • Surface Lot 9	BUSINESS DISTRICTS • Bowers Business District • Railroad Business District • Central Business District • North Business District • Gallery Row • South Business District • East Maple Business District	CITY PARKS • Pembroke Park • Kenning Park • St. James Park • Poppleton Park • Howarth Park • Crestview Park • Linden Park • Smith Park • Manor Park • Quarton Park • West Lincoln Park • Martha Baldwin Park • Shain Park
POINTS OF INTEREST • Historical Museum • Ice Sports Arena • Springdale Golf Course • Lincoln Hills Golf Course	PUBLIC SERVICES • Barum Health Center • BASCC • Baldwin Library • Municipal Public Building • Service Department • Post Office • Adams Fire Station • Chesterfield Fire Station	NEIGHBORHOODS • Southfield Road • Ravines Neighborhood • Central Lincoln • Central Birmingham • Birmingham Villas • Birmingham Estates • Coryell Park • Crestview • Fairfield • Pembroke Manor • HAL Neighborhood • Torry/Sheffield Estates • Hidden Ravines • Quarton Lakes • Holy Name/Mill Pond • Howarth - St. James • South Poppleton • Manors of Birmingham • Hazel/Chestnut/Forest
RECREATION • B/B Art Center Association • Community House • YMCA	HOTELS • Holiday Inn Express • Townsend Hotel • Hamilton Hotel	
CEMETERIES • Greenwood Cemetery • Clover Hill Cemetery	HISTORIC NEIGHBORHOODS • Shain Park Historical • Central Downtown • Bates Historical District	
TRANSPORTATION • Amtrak Rail Station		

Due to the overwhelming number of listings and impracticality for complete implementation into a signing system, it was determined that the destinations needed to be streamlined to a much smaller set of primary destinations. This refined list was decided upon through meetings and presentations with the Planning Board, citizens and other interest parties of Birmingham. These destinations are intended to be included on directional, identification and informational signage as deemed appropriate by the location of each individual sign and it's intended level of viewing (see Tables 1.1, 1.2, 1.3).

The following refined destination lists are to be used only with their specified sign types:

TABLE 1.2: DIRECTIONAL SIGNAGE DESTINATIONS		
PARKING FACILITIES • N. Old Woodward Parking Garage • Pierce Street Parking Garage • Peabody Street Parking Garage • Park Street Parking Garage • Chester Street Parking Garage • Surface Lot 6 • Surface Lot 7 • Surface Lot 9	BUSINESS DISTRICTS • Central Business District • Railroad Business District • Gallery Row • South Business District • East Maple Business District	CITY PARKS • Kenning Park • Quarton Park • Shain Park
POINTS OF INTEREST • Historical Museum • Ice Sports Arena	PUBLIC SERVICES • Barum Health Center • BASCC • Baldwin Library • Municipal Public Building	
RECREATION • B/B Art Center Association • Community House		
CEMETERIES • Greenwood Cemetery	HOTELS • Townsend Hotel	
TRANSPORTATION • Amtrak Rail Station		

TABLE 1.3: IDENTIFICATION SIGNAGE DESTINATIONS

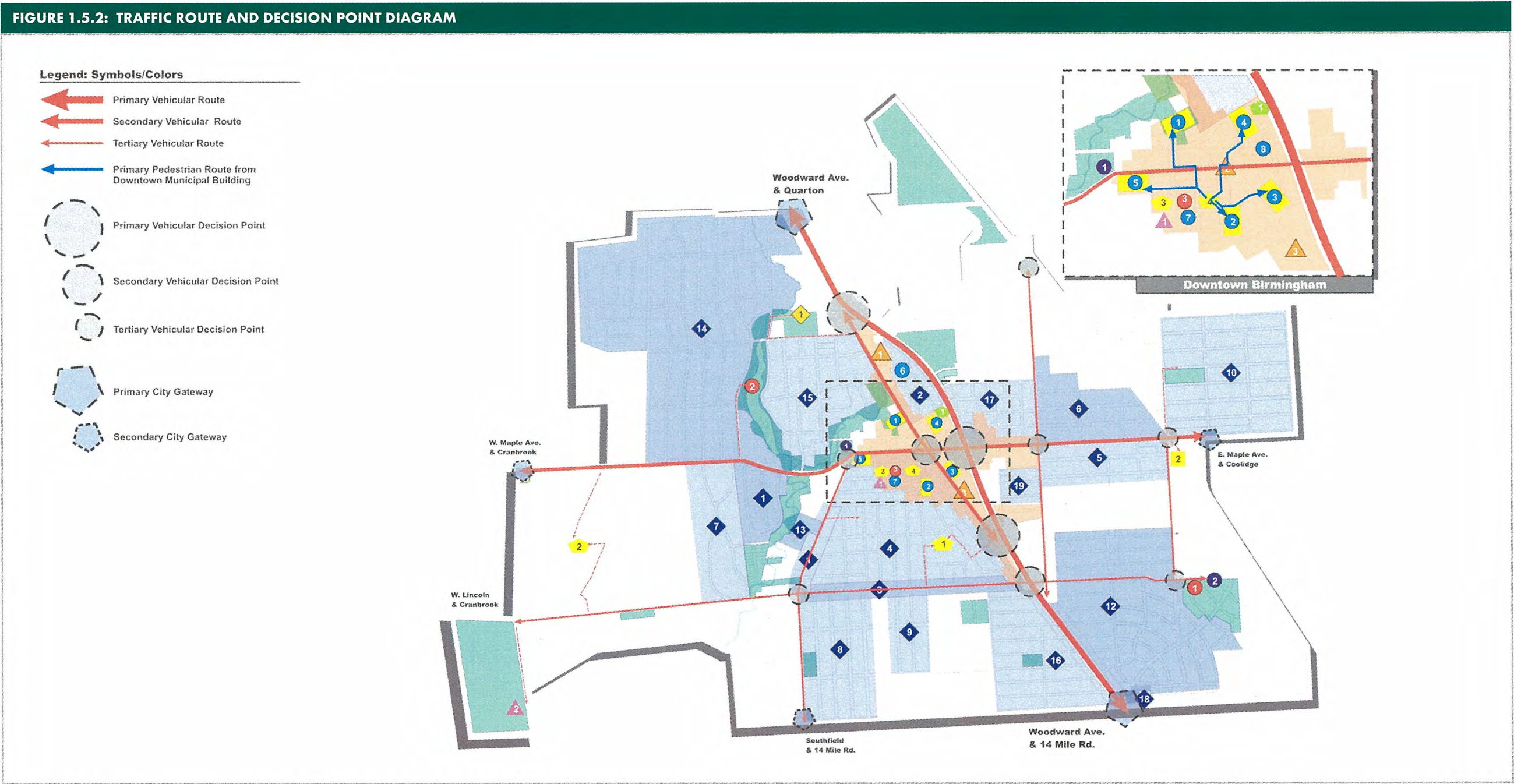
PARKING FACILITIES	BUSINESS DISTRICTS	NEIGHBORHOODS
• N. Old Woodward Parking Garage • Pierce Street Parking Garage • Peabody Street Parking Garage • Park Street Parking Garage • Chester Street Parking Garage • Surface Lot 6 • Surface Lot 7 • Surface Lot 9	• Bowers Business District • Central Business District • North Business District • Gallery Row • South Business District • East Maple Business District	• Southfield Road • Ravines Neighborhood • Central Lincoln • Central Birmingham • Birmingham Villas • Birmingham Estates • Coryell Park • Crestview • Fairfield • Pembroke Manor • HAL Neighborhood • Torry/Sheffield Estates • Hidden Ravines • Quarton Lakes • Holy Name/Mill Pond • Howarth - St. James • South Poppleton • Manors of Birmingham • Hazel/Chestnut/Forest

TABLE 1.4: INFORMATIONAL (DIRECTORY) SIGNAGE DESTINATIONS

PARKING FACILITIES	BUSINESS DISTRICTS	CITY PARKS
• N. Old Woodward Parking Garage • Pierce Street Parking Garage • Peabody Street Parking Garage • Park Street Parking Garage • Chester Street Parking Garage • Surface Lot 6 • Surface Lot 7 • Surface Lot 9	• Bowers Business District • Railroad Business District • Central Business District • North Business District • Gallery Row • South Business District • East Maple Business District	• Pembroke Park • Kenning Park • St. James Park • Poppleton Park • Howarth Park • Crestview Park • Linden Park • Smith Park • Manor Park • Quarton Park • West Lincoln Park • Martha Baldwin Park • Shain Park
POINTS OF INTEREST	PUBLIC SERVICES	NEIGHBORHOODS
• Historical Museum • Ice Sports Arena • Springdale Golf Course • Lincoln Hills Golf Course	• Barum Health Center • BASCC • Baldwin Library • Municipal Public Building • Service Department • Post Office • Adams Fire Station • Chesterfield Fire Station	• Southfield Road • Ravines Neighborhood • Central Lincoln • Central Birmingham • Birmingham Villas • Birmingham Estates • Coryell Park • Crestview • Fairfield • Pembroke Manor • HAL Neighborhood • Torry/Sheffield Estates • Hidden Ravines • Quarton Lakes • Holy Name/Mill Pond • Howarth - St. James • South Poppleton • Manors of Birmingham • Hazel/Chestnut/Forest
RECREATION	HOTELS	HISTORIC NEIGHBORHOODS
• B/B Art Center Association • Community House • YMCA	• Holiday Inn Express • Townsend Hotel • Hamilton Hotel	• Shain Park Historical • Central Downtown • Bates Historical District
CEMETERIES		
• Greenwood Cemetery • Clover Hill Cemetery		
TRANSPORTATION		
• Amtrak Rail Station		

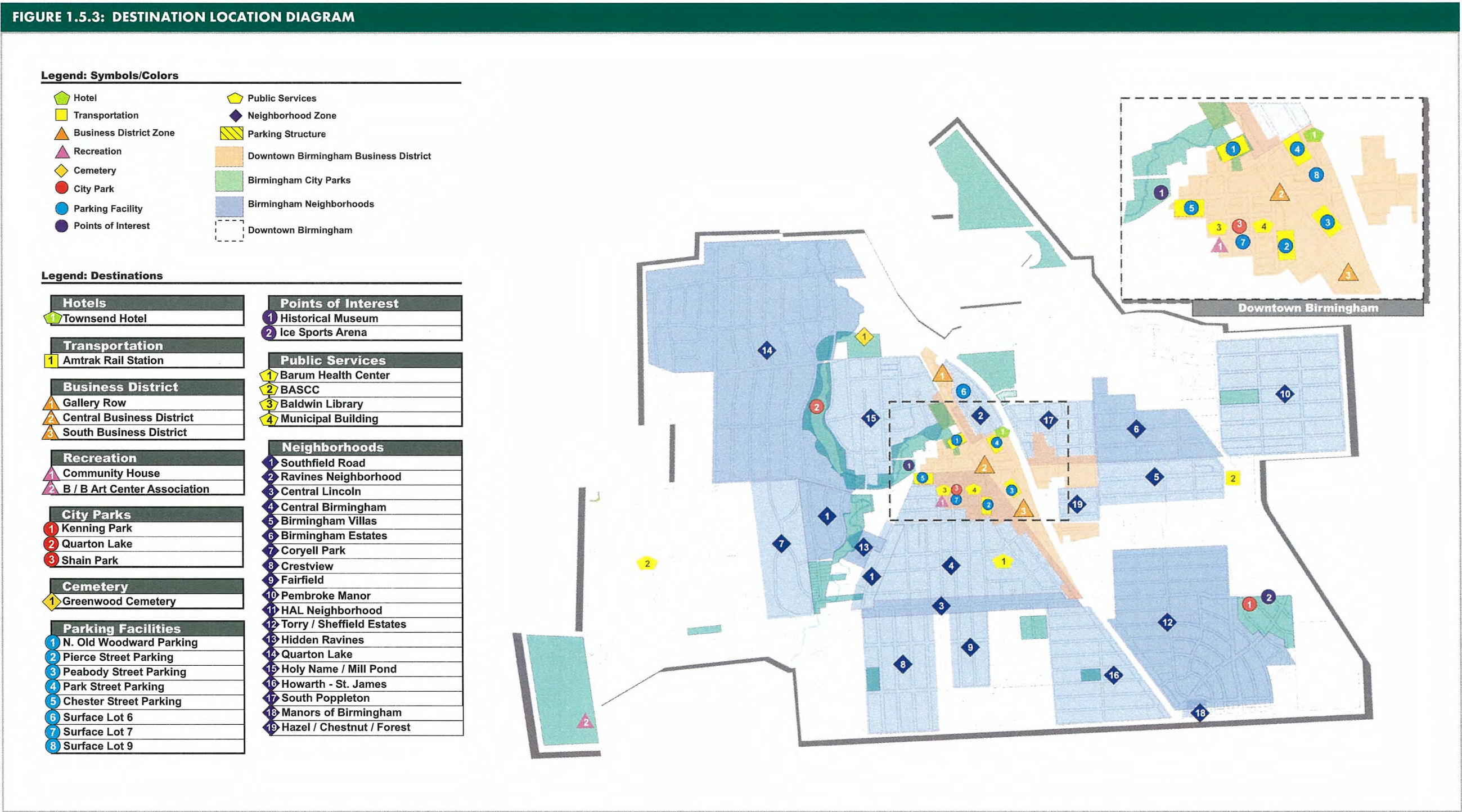
1.5.2 TRAFFIC ROUTES AND DECISION POINTS

The Project Team reviewed city maps, documentation and photos to help identify primary and secondary vehicular entry gateways into the city of Birmingham. These gateways were defined by the Project Team as the primary or secondary points-of-origin for all major vehicular traffic coming into the city. Additionally, in order to better understand the city's traffic flow patterns, all primary, secondary and tertiary streets were identified in a schematic format to depict the most frequently traveled vehicular routes within the city limits. Major vehicular decision points were then identified and also shown schematically. Pedestrian routes from the center of the Downtown area to the surrounding parking facilities were also briefly identified and shown for reference. This schematic diagram was presented to the city for reference and to aid in explaining the project teams understanding of existing conditions within the City of Birmingham (see Figure 1.5.2).



1.5.3 DESTINATION LOCATIONS

Using the destination listings developed during the initial analysis, the project team created a legend and schematic diagram to clearly depict these various destination categories. This diagram was also presented to the city for reference and to aid in explaining the project teams understanding of the final destinations locations within the City of Birmingham (see Figure 1.5.3).



1.5.4 DECISION FLOWCHARTS

There are usually two major levels of sign viewing within most wayfinding systems: pedestrian and vehicular. Both vehicular and pedestrian users were considered when developing the decision flowcharts. These flowcharts were developed to explain graphically the process in which decisions are made and how users get from one destination to another within the City of Birmingham (see Figure 1.5.4, 1.5.5, 1.5.6).

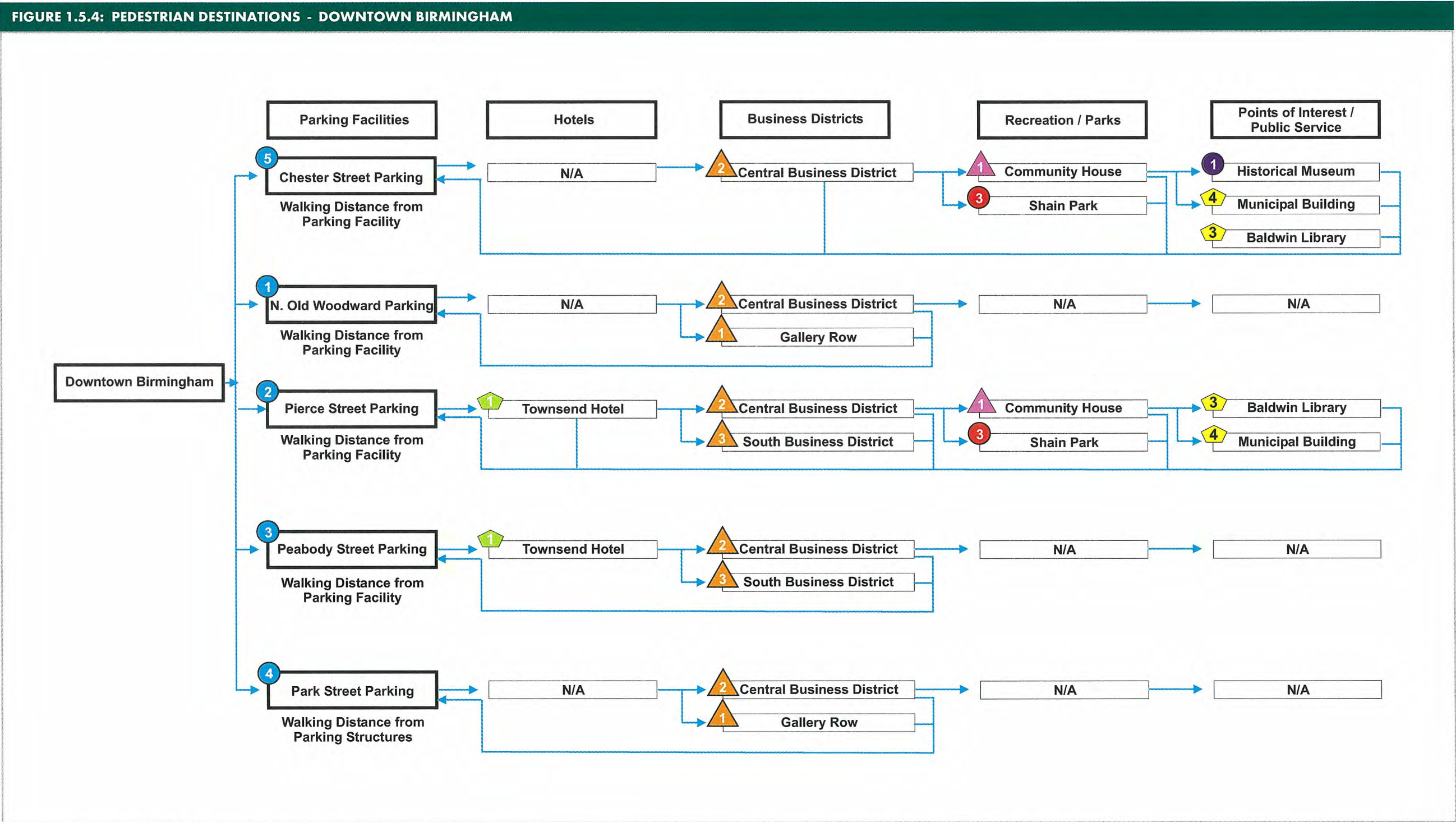
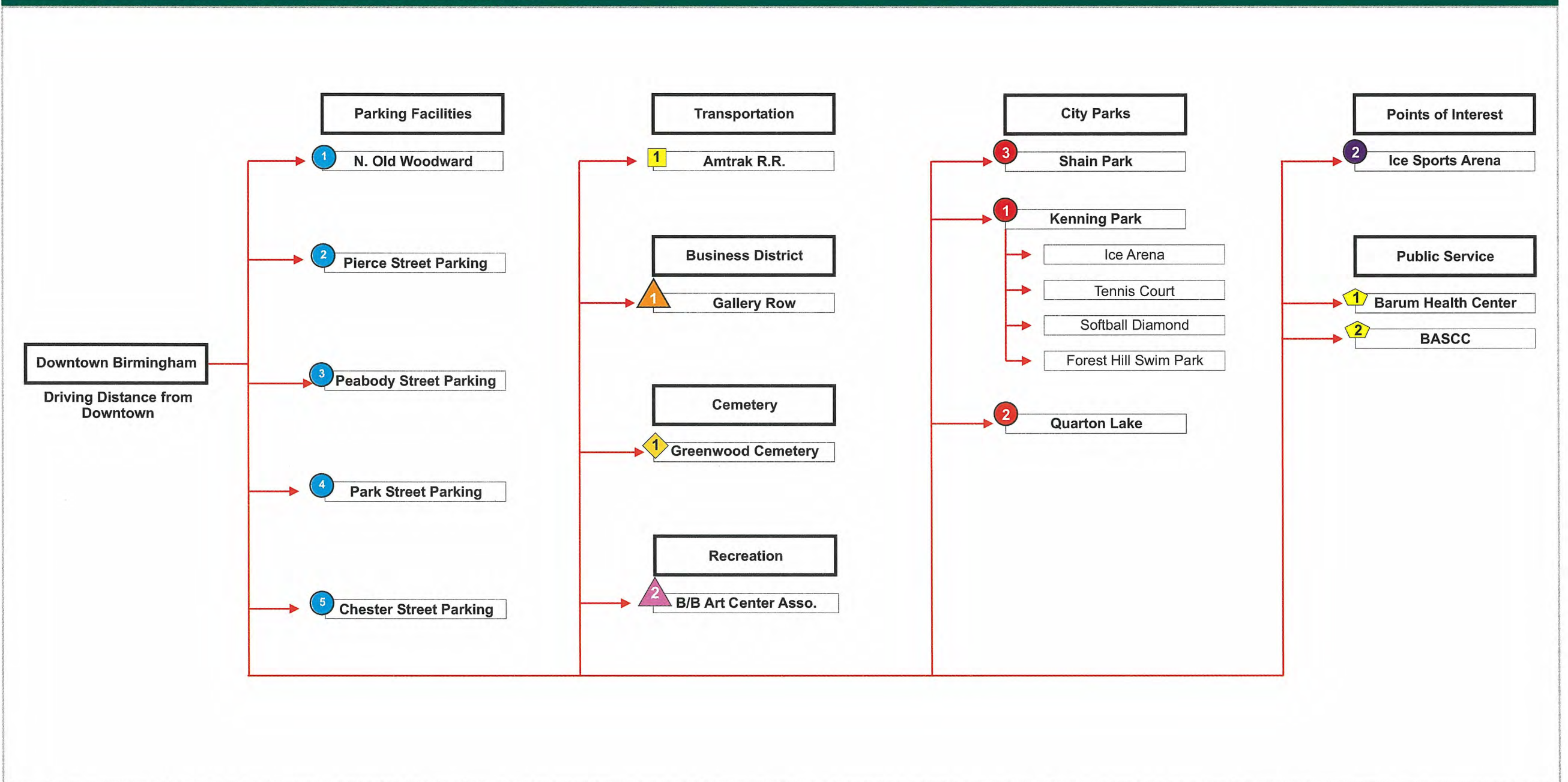


FIGURE 1.5.5: VEHICULAR DESTINATIONS - FROM CITY GATEWAYS



FIGURE 1.5.6: VEHICULAR DESTINATIONS - DOWNTOWN BIRMINGHAM



GRAPHIC GUIDELINES

2.0

SECTION	PAGE
2.0 GRAPHIC GUIDELINES	
2.1 Overview	10
2.2 Typography Standards	10
2.3 Arrows/Symbols	13

2.0 GRAPHIC GUIDELINES

2.1 OVERVIEW

Understanding the needs of the traveling public and how it will react to a system of graphic displays is as much a study of human behavior as it is a study of graphic design. In order to get the desired results from a sign system, a logical method of thinking on the part of city management, environmental graphic consultants, fabricators and designers must be employed.

It is important for signs to adhere to a basic guideline of copy styles and sizes, consistent terminology, recognizable and universally acceptable symbols and uniform colors for standard functions. Message content must be in layman's language, understandable by first-time as well as frequent travelers. This section covers key elements that impact the effectiveness of a signage system and overall wayfinding within the City of Birmingham.

This document attempts to highlight several ideas, but the primary goal is the development of ONE seamless and cohesive signage system. In order for this critical objective to be accomplished, design of new signs must take into consideration the overall impact. In order to be optimal, citizens and visitors should be presented with one consistent system from the roadways and walkways of the city. Designers must understand that their design in a specific area is but one piece in the overall signage puzzle. To guide all stages of development of the signage system it is necessary to envision what it can and should be. Without a unified vision the resulting system will likely become fragmented with less than expected results.

With this being said, there are several components that must come together to make-up an effective signage system. Consistency in the application and usage of each of these is paramount in the development of an optimal system. This section seeks to identify and set guidelines for these components as they relate to signage within the City of Birmingham. The following elements will be covered in general detail to help establish a consistent signage system:

- Font types, size relationships ,kerning, spacing
- Nomenclature and terminology
- Message hierarchy
- Color standards
- Arrow orientation and sizing
- Symbols
- Branding of particular elements
- Mounting requirements

2.1.1 GENERAL GUIDELINES

The following general guidelines should also be adhered to when developing any signage that will be a part of the overall wayfinding system within the City of Birmingham:

- Eliminate visual clutter by concentrating and organizing messages into fewer and more deliberate signs
- Visualize signage as a wayfinding highlight, interesting and pleasing in form and graphics
- Control and limit the diversity of signage materials and sign types
- Successfully integrate some elements of Birmingham's character within this style
- Utilize appropriately sized graphics
- Display limited, succinct and consistent nomenclature
- Be supported by international symbols as appropriate
- Streamline ADA seamlessly into signage
- Nomenclature, design styles, colors, typography, symbols and other design details should be appropriately consistent throughout all parts of the sign system
- The sign system should utilize a discreet family of sign types and maximize their use, while minimizing the use of non-standard sign types
- Identify and reserve a color palette exclusive for signage, and apply this in a limited and controlled fashion
- Enhance ease of wayfinding
- Focus on delivering the right message, in the right place, and at the right time
- Be harmonious with the history and environment of the city

2.2 TYPOGRAPHY

2.2.1 CAPITALIZATION

Aside from special decorative identification uses and certain regulatory signs, all sign word messages should be in initial uppercase followed by lowercase. The following should also be adhered to:

- As required by the Americans with Disabilities Act, all messages should be appropriately sized per viewing level and height of sign face from the ground
- For better legibility, lower case letters should have a lowercase "x" height that should be approximately two-thirds the height of the uppercase letter
- All words should be capitalized except for articles, prepositions and conjunctions
- A consistent capital letter height will be maintained when signs are used in sequence

2.2.2 TYPOGRAPHIC RESTRICTIONS

Typefaces or weights not described above should not be used within the City of Birmingham. Modification of letter shapes is prohibited. Condensed, extended, slanted, outlined or otherwise distorted type should not be used unless deemed appropriate for the sign type and it's intended message and audience.

2.2.3 LETTER SPACING

Unless otherwise indicated, all sign messages shall follow the vendor's normal or "kerned" letter spacing standards. Messages set according to the type vendor's letter spacing standards will not normally require adjustment. In some circumstances, modification of spacing between individual letter pairs may improve the appearance of a sign message. Designers are required to review sample messages for all sign projects and shall recommend spacing modifications where they can be shown to be advantageous. In these instances hand-kerning will be required to adjust spacing. Also, hand-kerning may be required on internally illuminated signs to prevent "halation." Note that messages on highway signage must be verified by a licensed traffic engineer for adequate spacing.

Reducing normal letter or word spacing (e.g. to fit a lengthy message within a restrictive layout area) should be avoided.

Punctuation marks, which relate to two letters should be spaced equally from both letters.

2.2.4 WORD SPACING

Word spacing between related words is normally ¾ (.75) times the capital letter height. (For example, a message using 4" cap letters will have 3" between words). (See Figure 2.2.5).

2.2.5 LINE SPACING

Line spacing shall be ½ (.50) times the cap letter height for words of a related message line. Spacing between unrelated message lines shall typically be 1 times the cap letter height. (See Figure 2.2.6).

2.2.6 TYPE SIZES

Standard type sizes will be listed for each specific sign type per each individual layout.

FIGURE 2.2.1: TYPEFACE - BELL GOTHIC BLACK BT

A B C D E F G H I J K L M N
O P Q R S T U V W X Y Z
a b c d e f g h i j k l m n
o p q r s t u v w x y z
1 2 3 4 5 6 7 8 9 0
! @ # \$ % ^ & * () / ? ' ' " , .

FIGURE 2.2.2: TYPEFACE 2 - BELL GOTHIC BT BOLD

A B C D E F G H I J K L M N
O P Q R S T U V W X Y Z
a b c d e f g h i j k l m n
o p q r s t u v w x y z
1 2 3 4 5 6 7 8 9 0
! @ # \$ % ^ & * () / ? ' ' " , .

FIGURE 2.2.3: TYPEFACE - NEW CALDONIA REGULAR

A B C D E F G H I J K L M N
O P Q R S T U V W X Y Z
a b c d e f g h i j k l m n
o p q r s t u v w x y z
1 2 3 4 5 6 7 8 9 0
! @ # \$ % ^ & * () / ? ' ' " , .

FIGURE 2.2.4: TYPEFACE - CYGNET ROUND REGULAR

*A B C D E F G H I J K L M N
O P Q R S T U V W X Y Z
a b c d e f g h i j k l m n
o p q r s t u v w x y z
1 2 3 4 5 6 7 8 9 0
! @ # \$ % & * () / ? ' ' " , .*

NOTE:

Refer to **Section 3.0: Sign Types** for correct usage of these typefaces to their corresponding sign type.

FIGURE 2.2.5: WORD SPACING

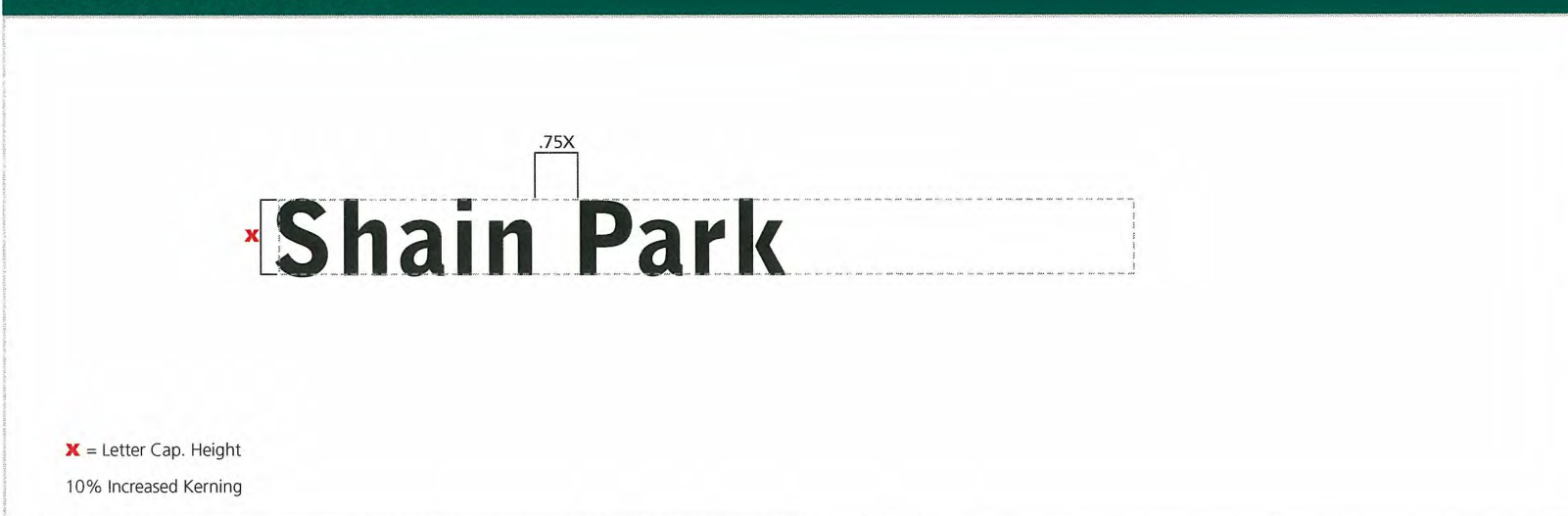
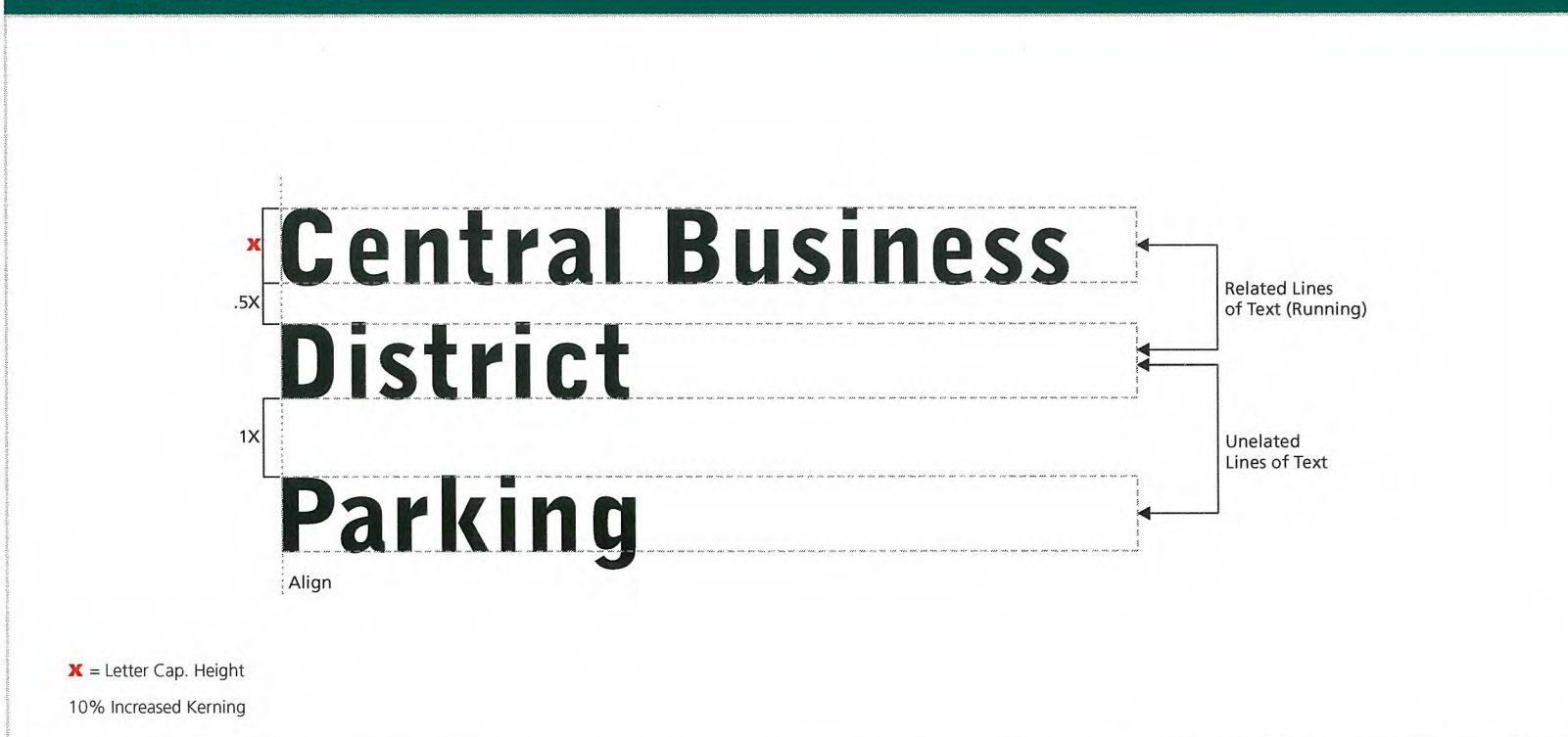


FIGURE 2.2.6: LINE SPACING



2.3 ARROWS/SYMBOLS

2.3.1 ARROWS

Arrow symbols used as directional elements are more flexible and require less sign layout space than messages. Careful review of sign layouts must be done in order to produce proper proportioning between arrows, messages, symbols and sign panel dimensions (see Figure 2.3.1).

The orientation and directional information that arrow symbols intend to convey is of equal importance to the consistent use of the recommended single style arrow. The arrow orientation to convey "straight ahead" is of particular interest. Either "up arrow" or the "down arrow" can be used. Once a method has been selected for the "straight ahead" arrow orientation, consistent application should be continued throughout the signage system. The following are a few guidelines for the use of arrows:

1. Arrow Orientations/Applications (see Figures 2.3.2, 2.3.3)

- The standard arrow can be rendered in eight (8) different orientations. No alternate orientations are acceptable.
- Roadway Signs: Arrow orientation should follow the guidelines provided in the Manual of Uniform Traffic Control Devices (MUTCD). Arrow position on overhead signs shall relate to the traffic lanes.
- Exterior Signs: Arrow orientation should follow the guidelines provided in this section. Straight-ahead pedestrian movement should be indicated by upward-facing arrows, unless a downward-facing arrow can be shown to be clearly advantageous in a specific circumstance. Straight downward-facing arrows are normally reserved to indicate movement to a lower level.

2. Arrow Layout (see Figure 2.3.4)

- The placement of arrows on sign faces should conform to the standard guidelines provided. Arrows may not be positioned in any other location on the sign face.
- Arrows should not point into text. Left-facing arrows should be located on the left side of signs, and right-facing arrows should be located on the right side of signs. Upward-facing arrows are normally located closest to the flow of traffic.
- Roadway Overhead Signs: Arrows should be held within a designated area along the lower edge of the message area. Arrows are normally positioned flush with the bottom edge of the designated arrow area.
- Roadway Ground-Mount Signs: Arrows should be held within a designated vertical column along the left or right side of the message area.
- Exterior Signs: Arrows should be held within a designated vertical column along the left or right side of the message area.

FIGURE 2.3.1: ARROW LAYOUT

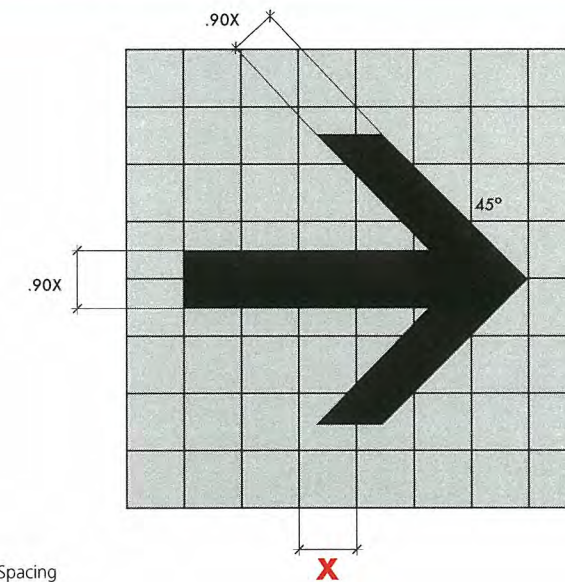


FIGURE 2.3.2: ARROW ORIENTATIONS

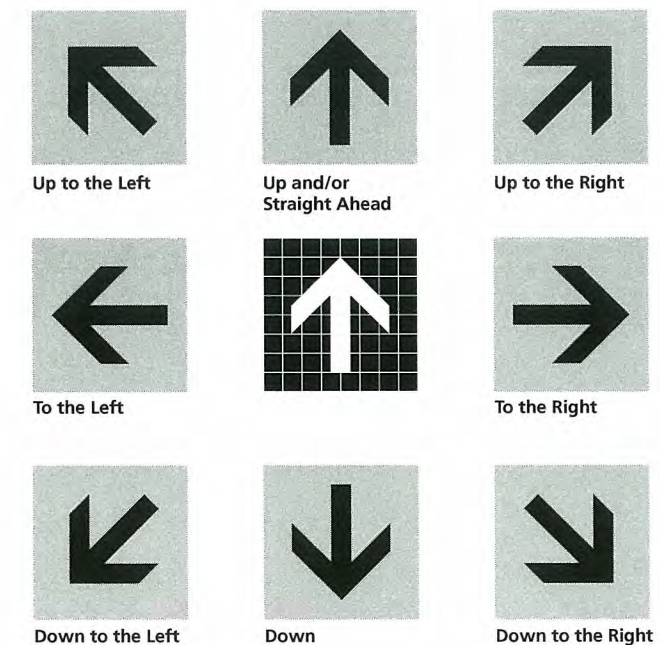
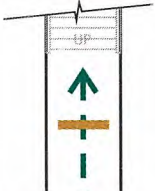
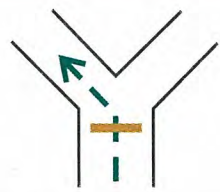
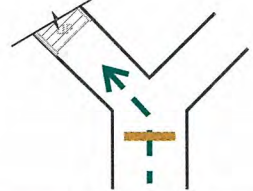
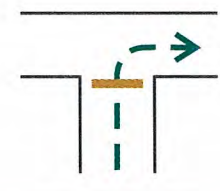
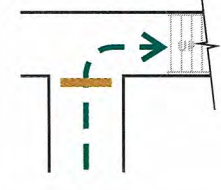


FIGURE 2.3.3: ARROW APPLICATIONS

ARROW ORIENTATION	LOCATION PLAN EXAMPLE	INTERPRETATION
		Straight Ahead
		Up
		Ahead on Left
		Up on Left
		Ahead on Right
		Up on Right

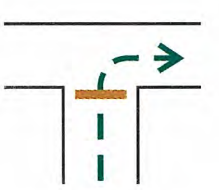
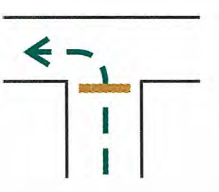
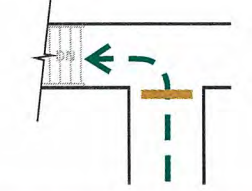
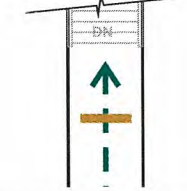
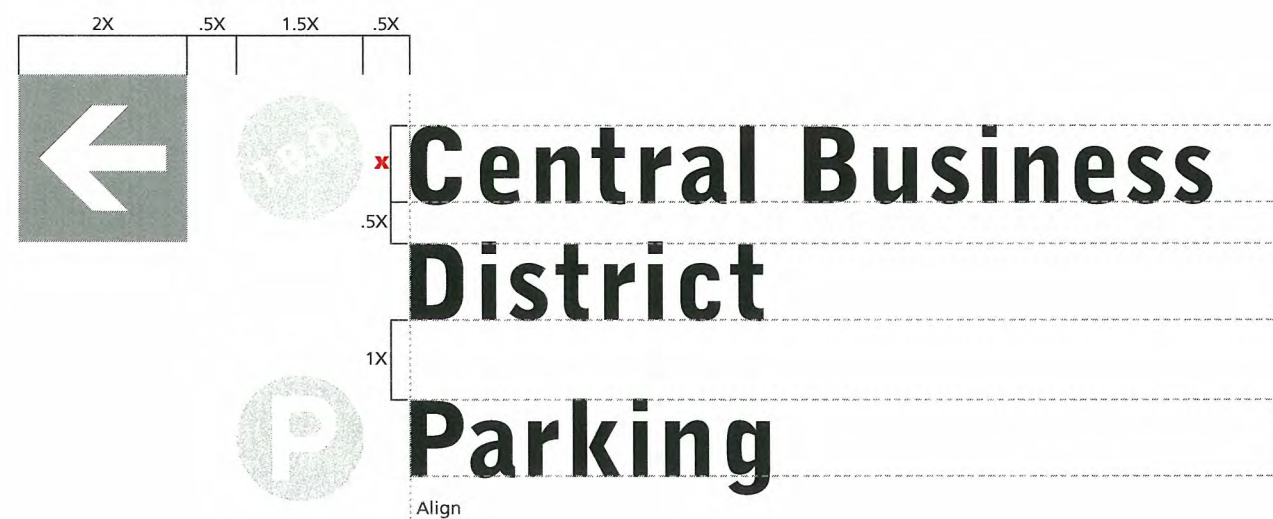
ARROW ORIENTATION	LOCATION PLAN EXAMPLE	INTERPRETATION
		Right
		Down on Right
		Left
		Down on Left
		Down

FIGURE 2.3.4: ARROW LAYOUT



X = Letter Cap. Height
10% Increased Kerning

2.3.2 SYMBOLS

In addition to arrows, the development of a cohesive bank of symbols is as critical to the creation of a comprehensive messaging system. These symbols must work in harmony with the messages, and with great consistency between different sign types.

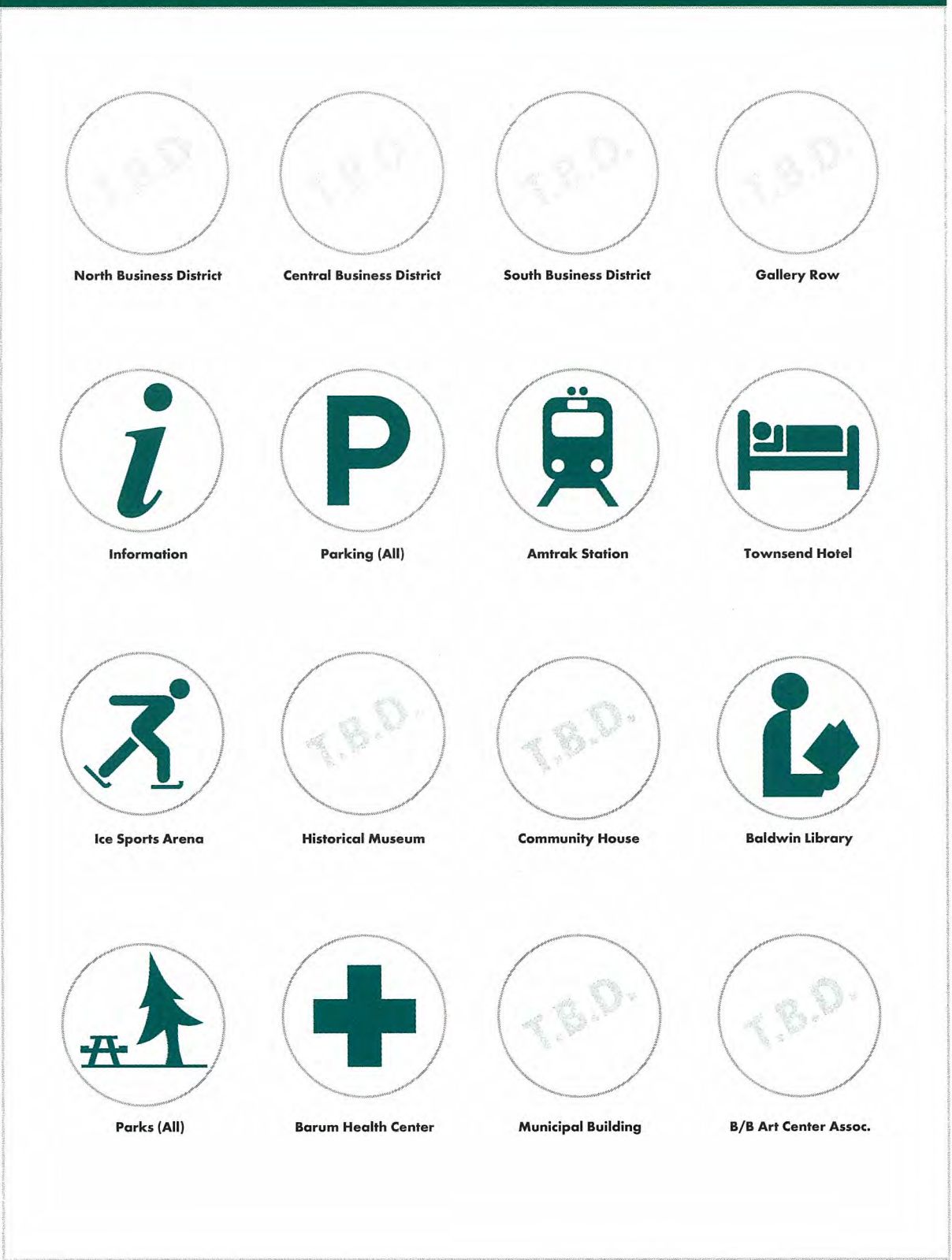
The American Institute of Graphic Arts (AIGA), under contract to the US Department of Transportation have long since developed a series of international symbols in an effort to provide the public with recognizable characters. Today there are more than 46 recognizable symbols available and additional symbols are being developed from time to time.

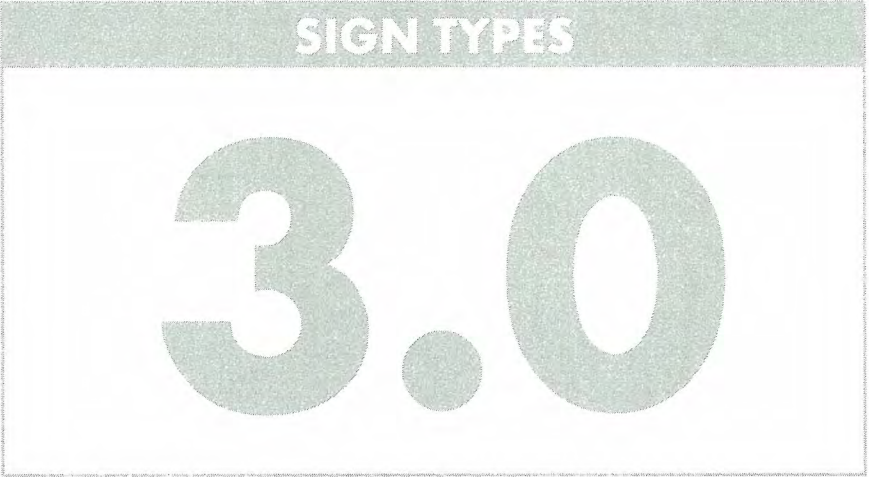
The following are a few guidelines in the use of symbols:

- 1. The use of short verbal messages along with symbols is more effective than the use of symbols alone.
- 2. To mix messages and symbols for relatively minor or secondary functions, activities or tenants with essential public messages and main directional information weakens the overall communication of the entire system.
- 3. Too many symbols or arrows at any one particular location can be counter-productive to the information being provided.

The following figure (Figure 2.3.5) details the initial list of acceptable symbols and their intended accompanying message..

FIGURE 2.3.5: SYMBOLS





SECTION	PAGE
3.0 SIGN TYPES	
3.1 Vehicular Directionals	17
3.2 Pedestrian Directionals	18
3.3 Parking Identification	19
3.4 City Identification	21
3.5 Information Directories	23

VEHICULAR DIRECTIONALS

PRIMARY VEHICULAR DIRECTIONAL

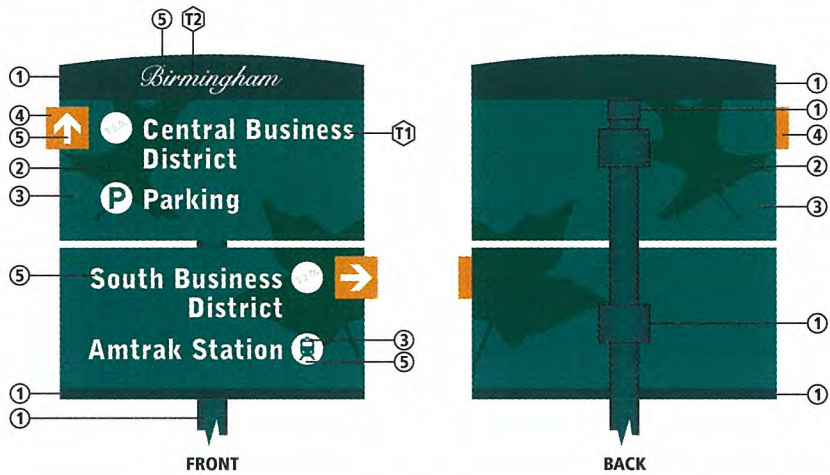
SCALE: 1/4" = 1'-0"

COLORS:



TYPEFACES:

- T1 Bell Gothic Black BT
- T2 Cygnet Round Regular

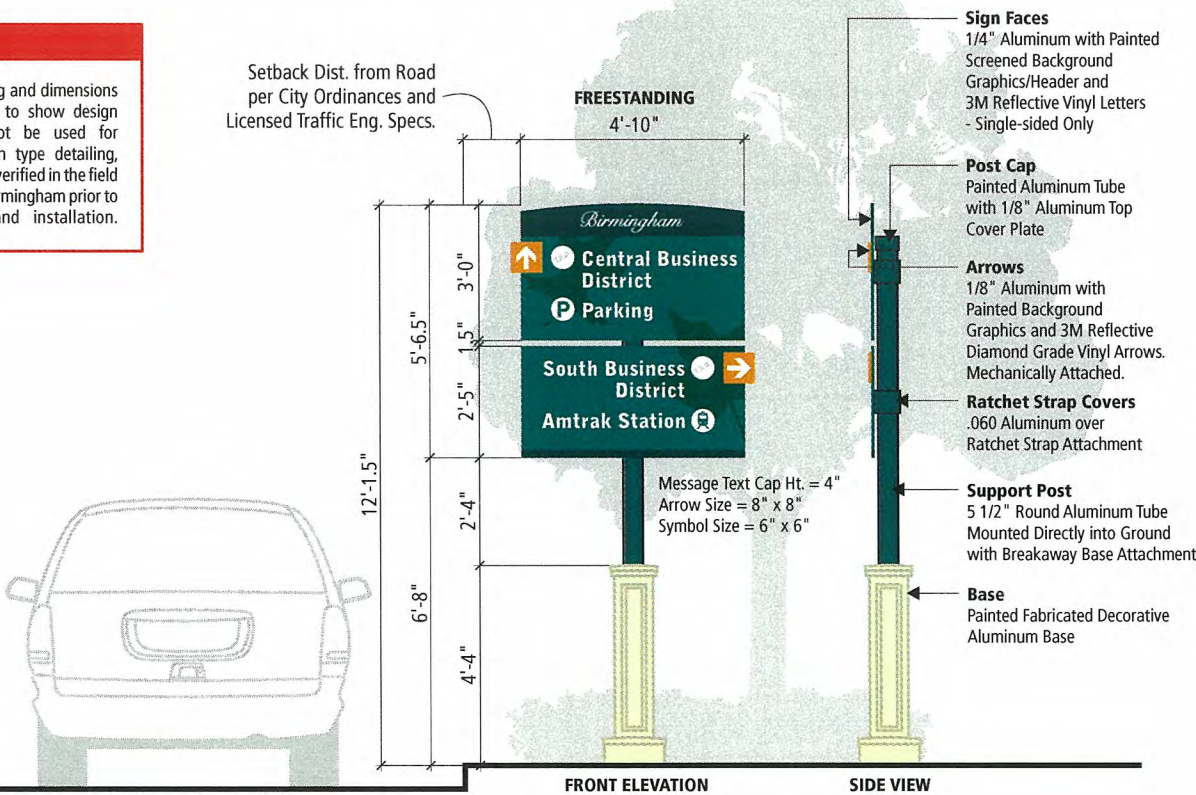


NOTE:

The general sign type detailing and dimensions displayed here are intended to show design intent only and should not be used for fabrication purposes. All sign type detailing, sizing and placement must be verified in the field and approved by the City of Birmingham prior to specification, fabrication and installation.

Setback Dist. from Road per City Ordinances and Licensed Traffic Eng. Specs.

FREESTANDING
4'-10"



SECONDARY VEHICULAR DIRECTIONAL

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

COLORS:



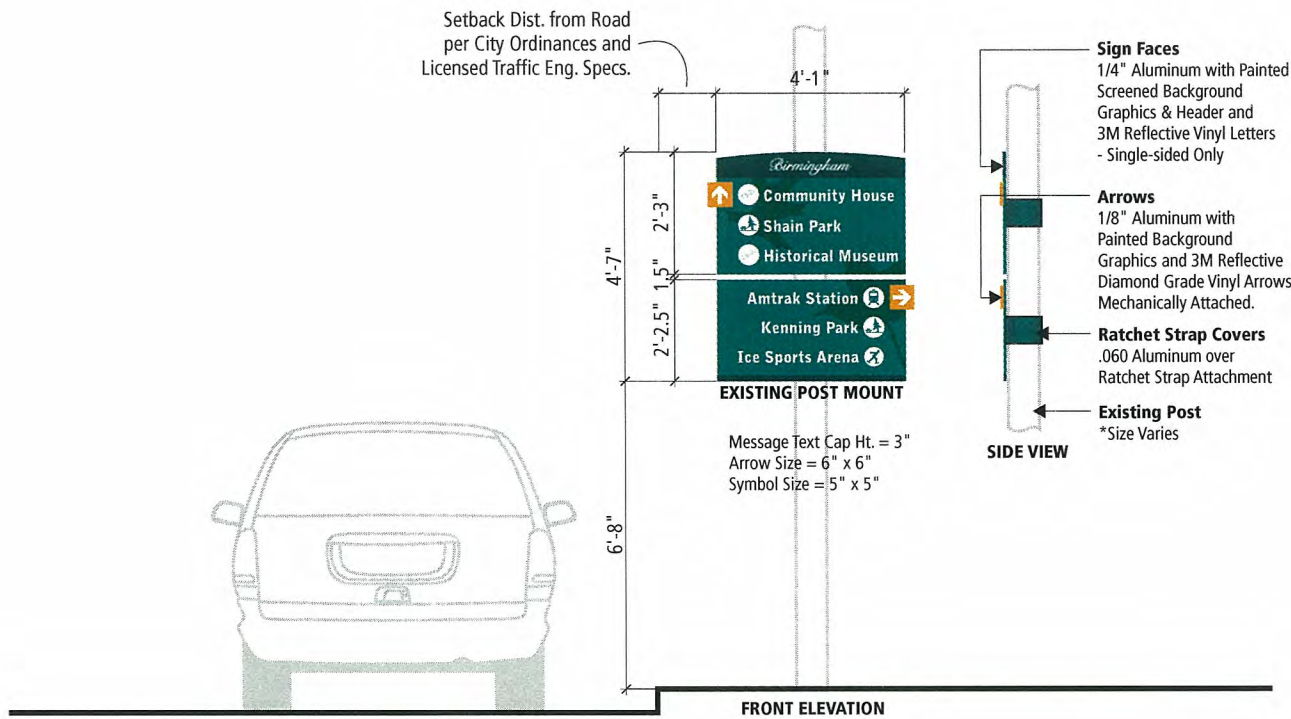
TYPEFACES:

- T1 Bell Gothic Black BT
- T2 Cygnet Round Regular



Setback Dist. from Road per City Ordinances and Licensed Traffic Eng. Specs.

EXISTING POST MOUNT
4'-1"



PEDESTRIAN DIRECTIONALS

PEDESTRIAN DIRECTIONAL

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

COLORS:

1 PMS 627	2 PMS 5535	3 PMS 554	4 PMS 159	5 White
-----------	------------	-----------	-----------	---------

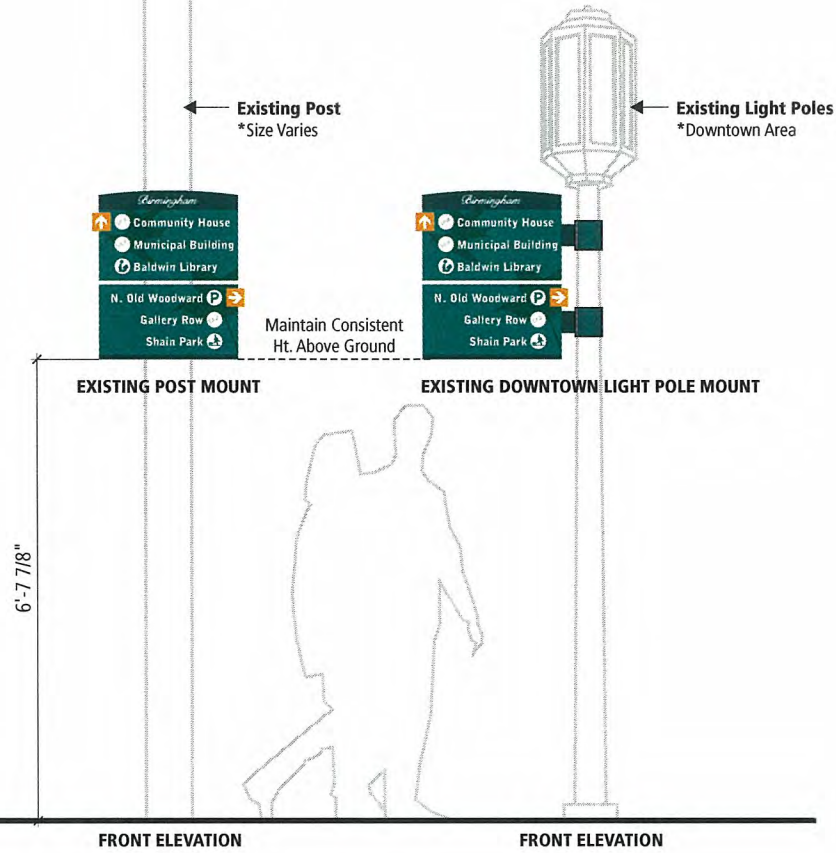
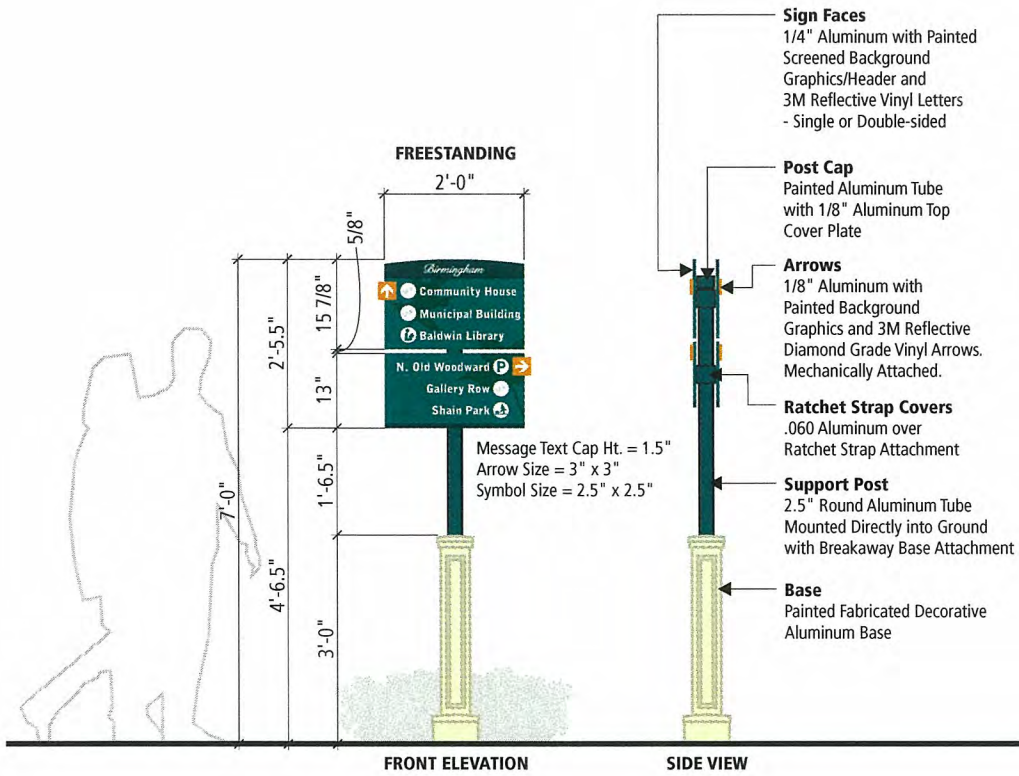
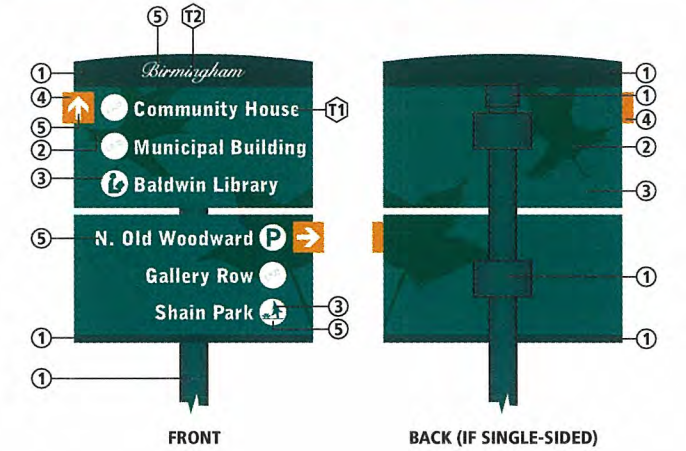
TYPEFACES:

T1 Bell Gothic Black BT

T2 Cygnet Round Regular

NOTE:

The general sign type detailing and dimensions displayed here are intended to show design intent only and should not be used for fabrication purposes. All sign type detailing, sizing and placement must be verified in the field and approved by the City of Birmingham prior to specification, fabrication and installation.

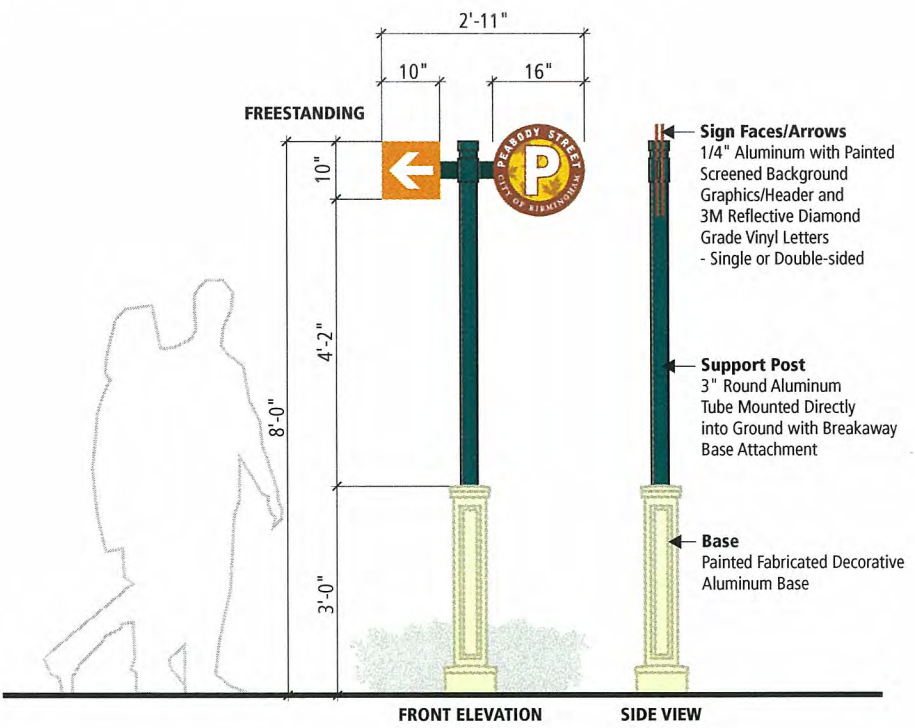
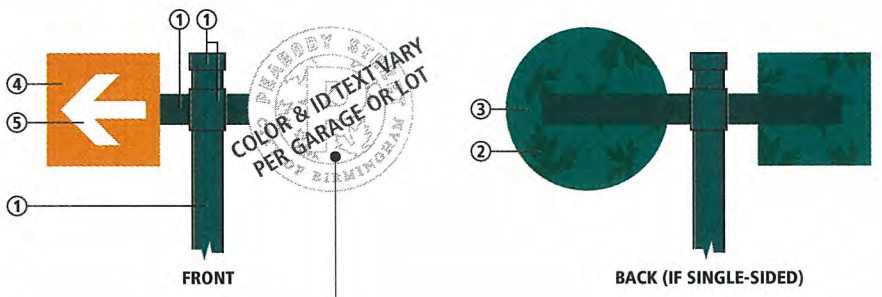


PARKING TRAILBLAZER

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

COLORS:

1 PMS 627	2 PMS 5535	3 PMS 554	4 PMS 159	5 White
-----------	------------	-----------	-----------	---------



PARKING IDENTIFICATION

PARKING GARAGE IDENTIFICATION

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

PEABODY STREET PARKING GARAGE COLORS:



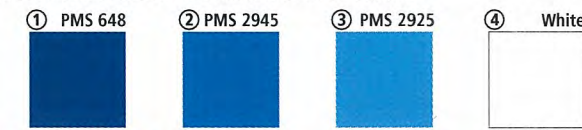
TYPEFACES:

- T1 Bell Gothic Black BT
- T2 New Caledonia Regular

NOTE:

The general sign type detailing and dimensions displayed here are intended to show design intent only and should not be used for fabrication purposes. All sign type detailing, sizing and placement must be verified in the field and approved by the City of Birmingham prior to specification, fabrication and installation.

NORTH OLD WOODWARD PARKING GARAGE COLORS:



TYPEFACES:

- T1 Bell Gothic Black BT
- T2 New Caledonia Regular

PIERCE STREET PARKING GARAGE COLORS:



TYPEFACES:

- T1 Bell Gothic Black BT
- T2 New Caledonia Regular

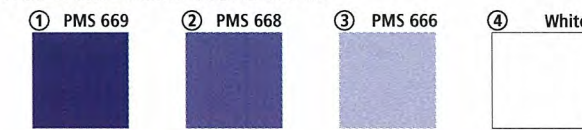
CHESTER STREET PARKING GARAGE COLORS:



TYPEFACES:

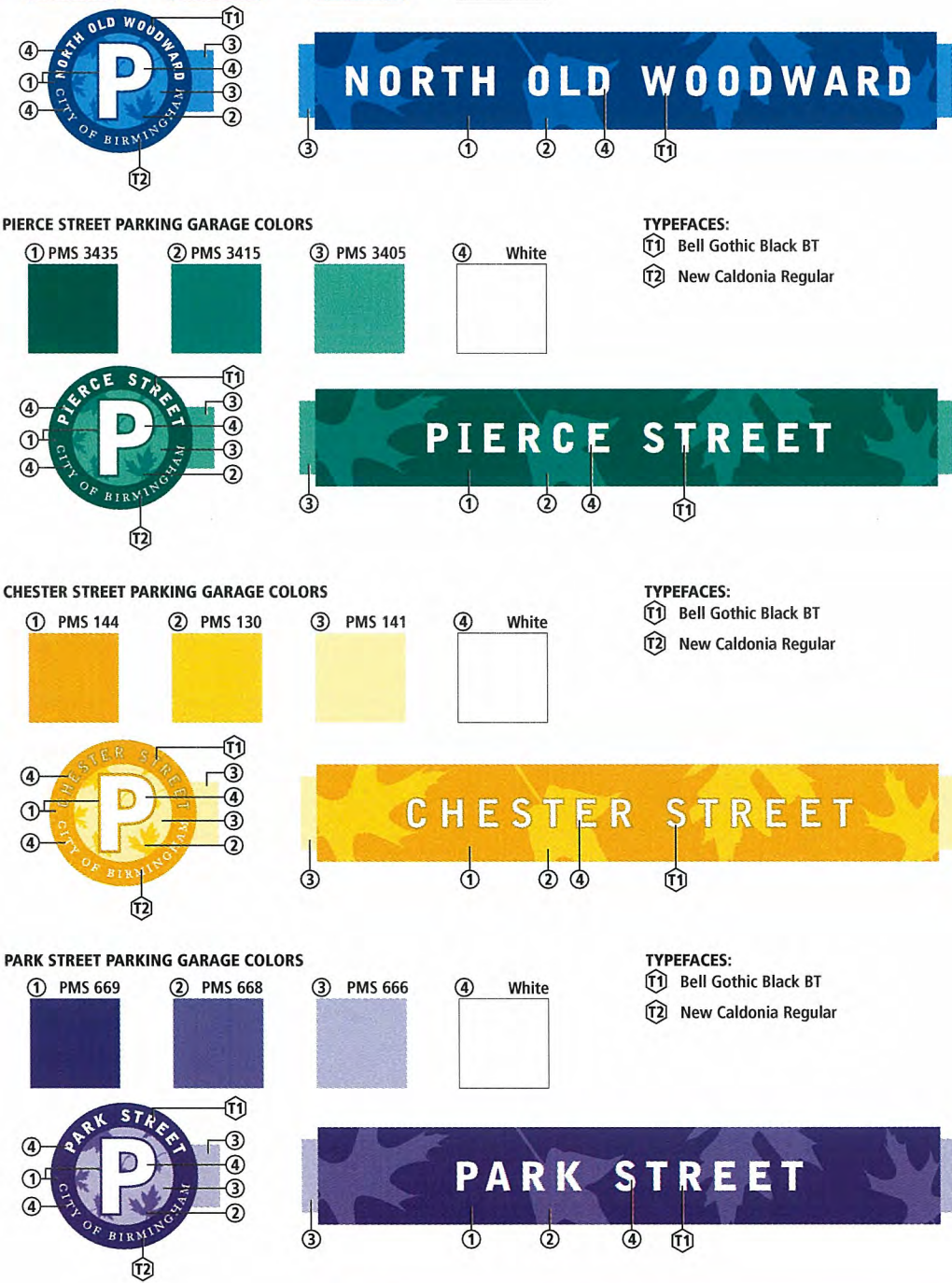
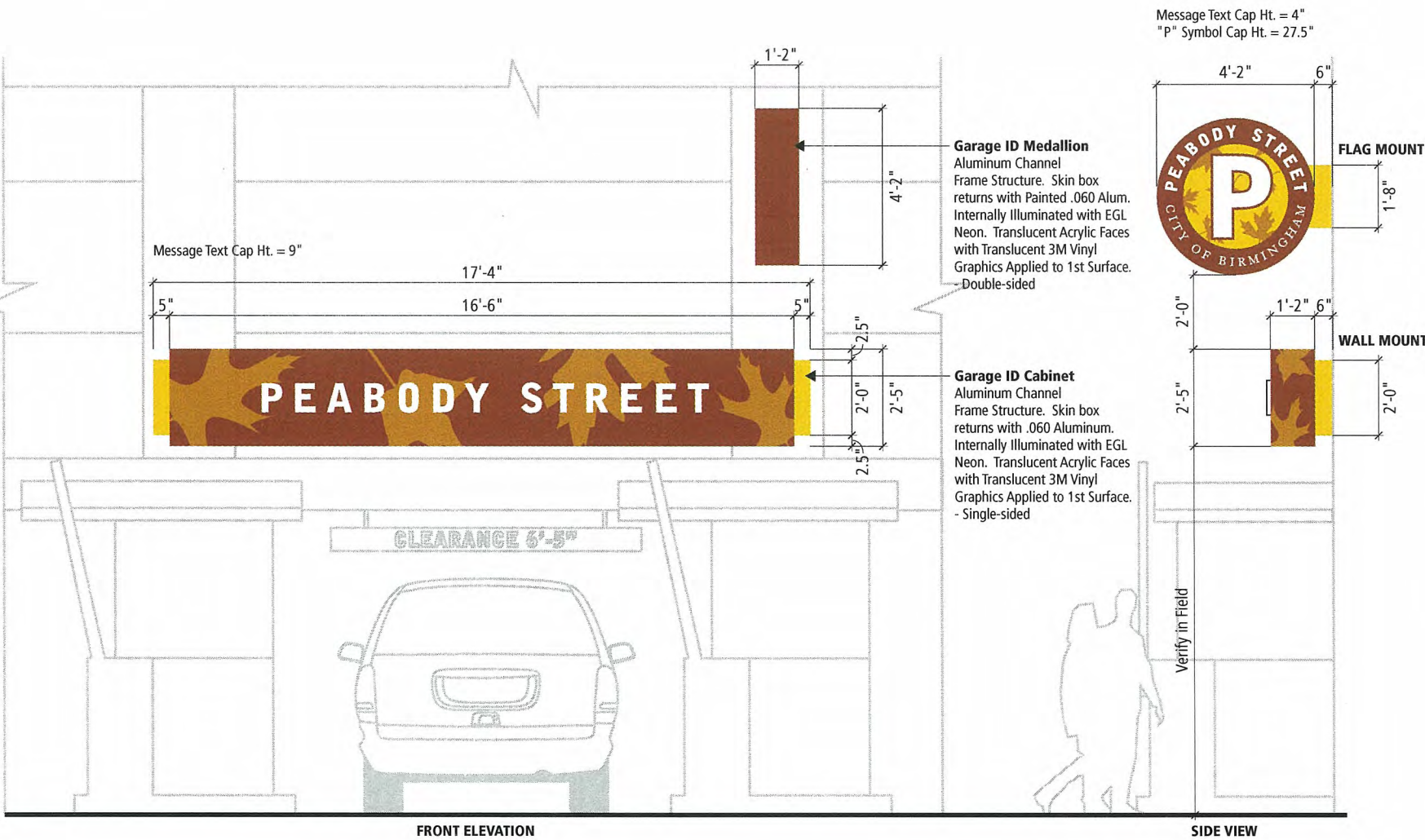
- T1 Bell Gothic Black BT
- T2 New Caledonia Regular

PARK STREET PARKING GARAGE COLORS:



TYPEFACES:

- T1 Bell Gothic Black BT
- T2 New Caledonia Regular



PARKING IDENTIFICATION

SURFACE LOT PARKING IDENTIFICATION

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

COLORS:

1 PMS 627

2 Black

3 PMS 286

4 PMS 2935

5 White

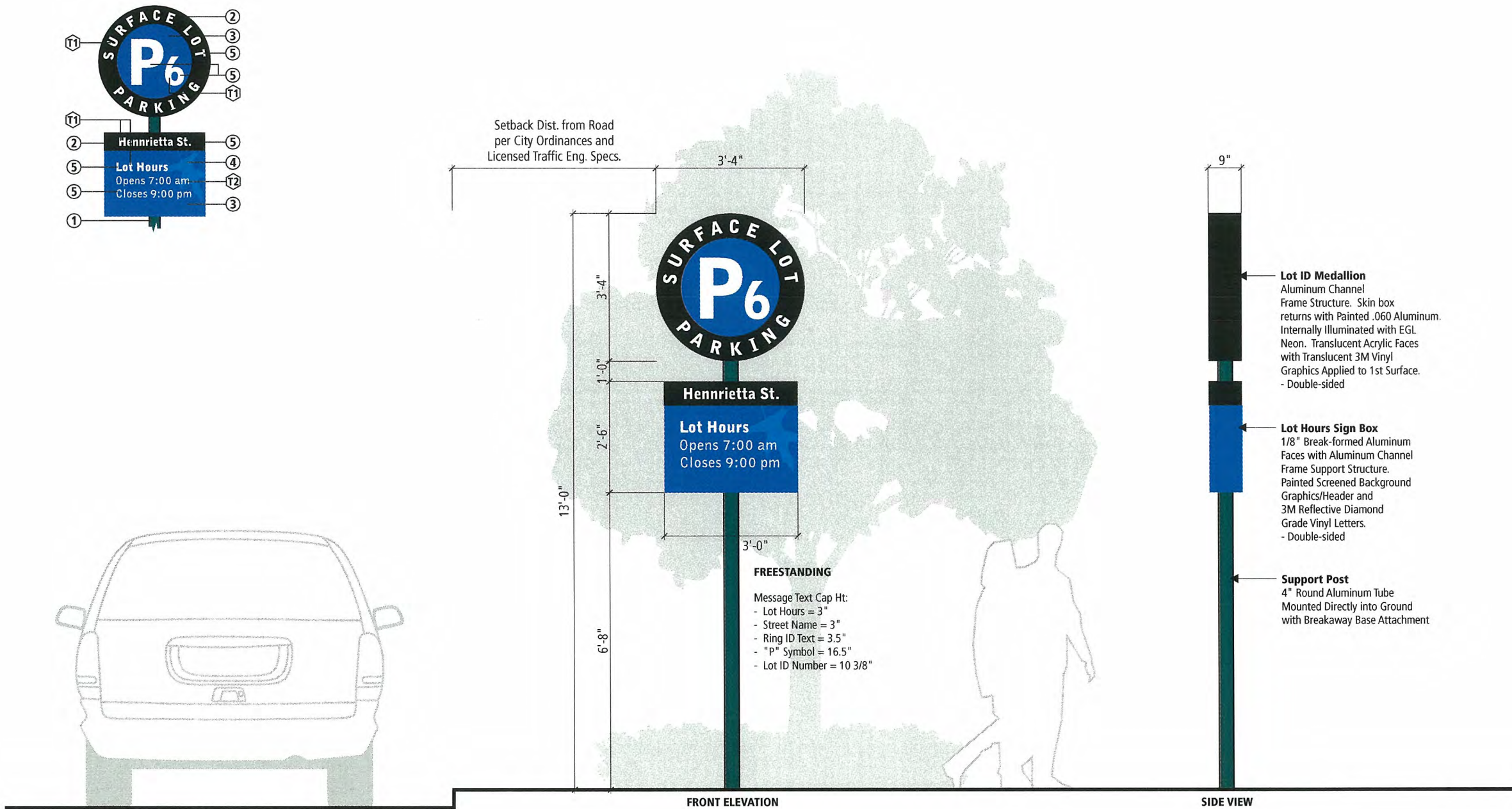
TYPEFACES:

11 Bell Gothic Black BT

12 Bell Gothic BT Bold

NOTE:

The general sign type detailing and dimensions displayed here are intended to show design intent only and should not be used for fabrication purposes. All sign type detailing, sizing and placement must be verified in the field and approved by the City of Birmingham prior to specification, fabrication and installation.



CITY IDENTIFICATION

NEIGHBORHOOD IDENTIFICATION

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

COLORS:

① PMS 627

② PMS 554

③ PMS 377

④ PMS 577

⑤ PMS 5405

⑥ White

TYPEFACES:

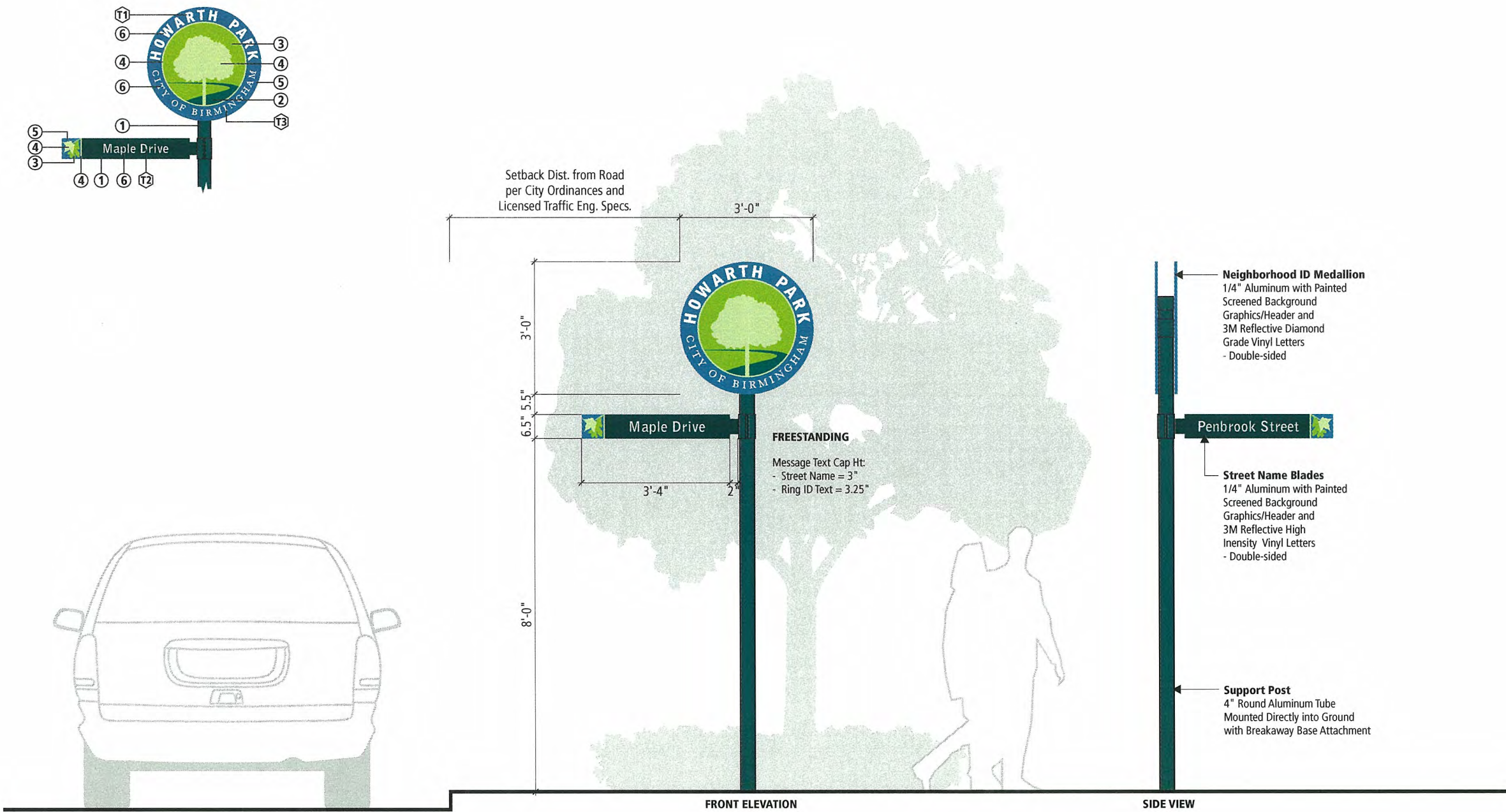
T1 Bell Gothic Black BT

T2 Bell Gothic BT Bold

T3 New Caldonia Regular

NOTE:

The general sign type detailing and dimensions displayed here are intended to show design intent only and should not be used for fabrication purposes. All sign type detailing, sizing and placement must be verified in the field and approved by the City of Birmingham prior to specification, fabrication and installation.



CITY IDENTIFICATION

GATEWAY IDENTIFICATION

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

COLORS:

1 PMS 627

2 PMS 5535

3 PMS 554

4 PMS 577

5 Gold

6 White

TYPEFACES:

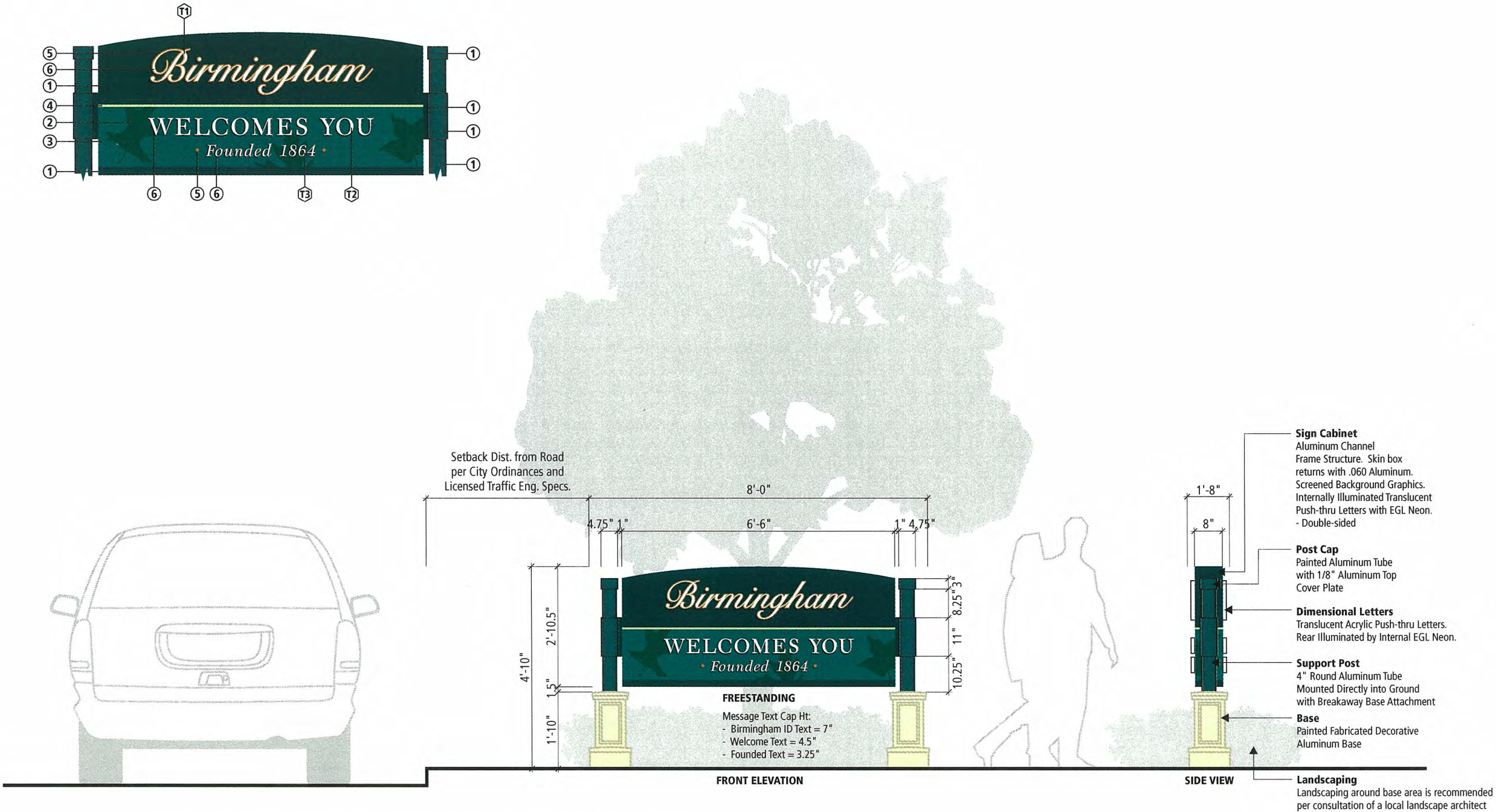
T1 Cygnet Round Regular

T2 New Caldonia Regular

T3 New Caldonia Regular Italic

NOTE:

The general sign type detailing and dimensions displayed here are intended to show design intent only and should not be used for fabrication purposes. All sign type detailing, sizing and placement must be verified in the field and approved by the City of Birmingham prior to specification, fabrication and installation.



INFORMATION DIRECTORIES

INFORMATION DIRECTORIES

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

COLORS:

① PMS 627 ② PMS 5535 ③ PMS 554 ④ PMS 577 ⑤ White

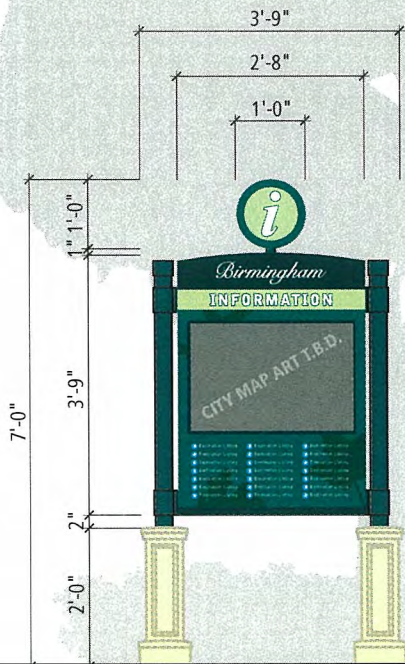
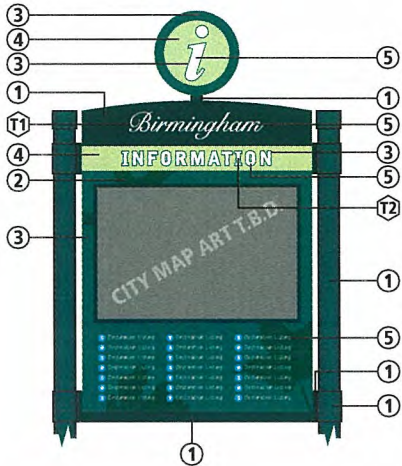


TYPEFACES:

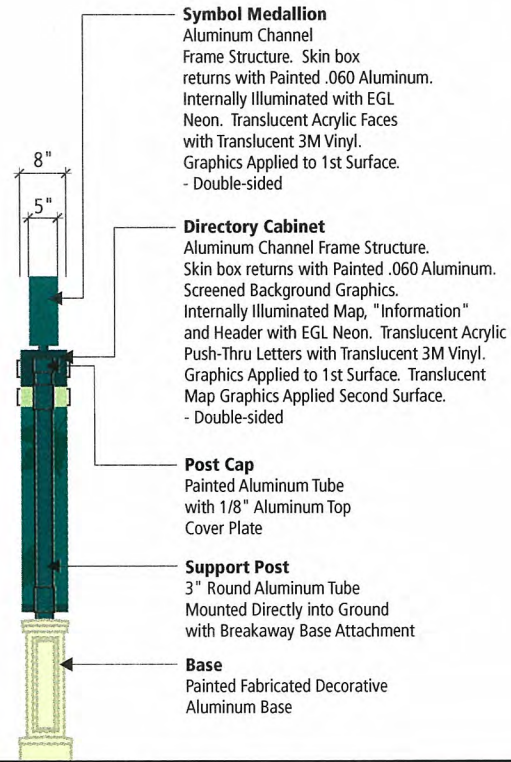
T1 Cygnet Round Regular
T2 Bell Gothic Black BT

NOTE:

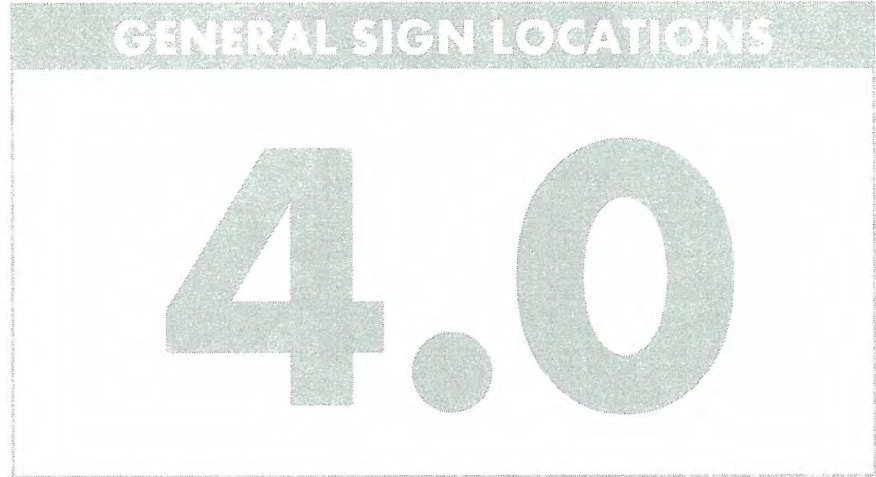
The general sign type detailing and dimensions displayed here are intended to show design intent only and should not be used for fabrication purposes. All sign type detailing, sizing and placement must be verified in the field and approved by the City of Birmingham prior to specification, fabrication and installation.



FRONT ELEVATION



- Symbol Medallion**
Aluminum Channel Frame Structure. Skin box returns with Painted .060 Aluminum. Internally Illuminated with EGL Neon. Translucent Acrylic Faces with Translucent 3M Vinyl. Graphics Applied to 1st Surface. - Double-sided
- Directory Cabinet**
Aluminum Channel Frame Structure. Skin box returns with Painted .060 Aluminum. Screened Background Graphics. Internally Illuminated Map, "Information" and Header with EGL Neon. Translucent Acrylic Push-Thru Letters with Translucent 3M Vinyl. Graphics Applied to 1st Surface. Translucent Map Graphics Applied Second Surface. - Double-sided
- Post Cap**
Painted Aluminum Tube with 1/8" Aluminum Top Cover Plate
- Support Post**
3" Round Aluminum Tube Mounted Directly into Ground with Breakaway Base Attachment
- Base**
Painted Fabricated Decorative Aluminum Base



SECTION

4.0

GENERAL SIGN LOCATIONS

PAGE

24

GENERAL LOCATIONS

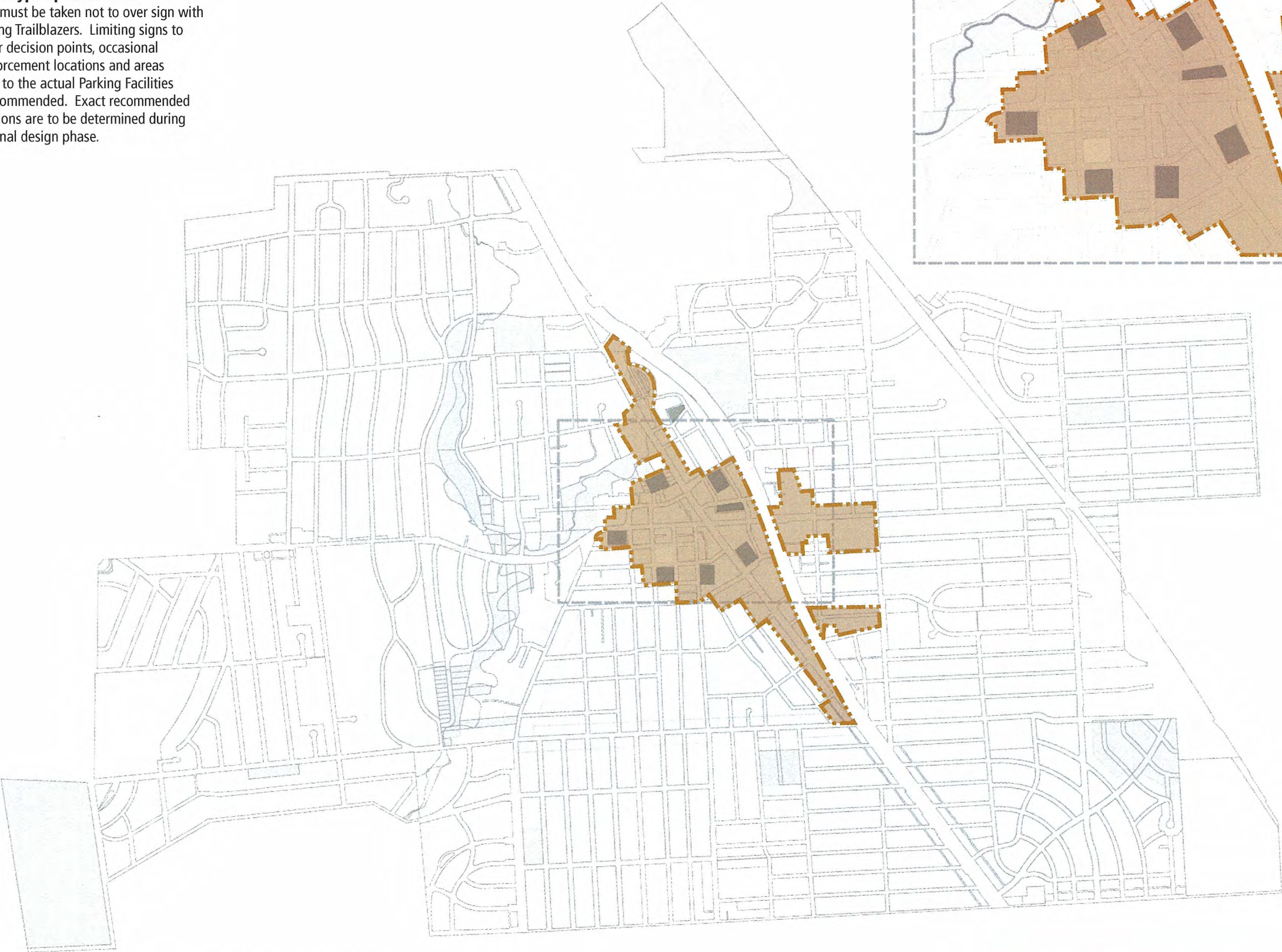
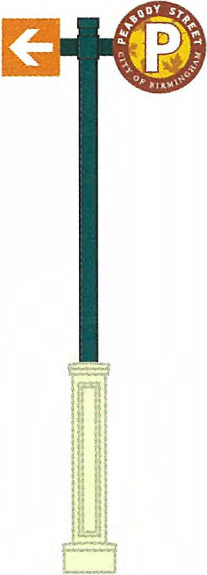
PARKING TRAILBLAZERS

NOTE:

General sign locations shown here are for conceptual reference only and are intended to represent very rough general areas of sign placement. They should not be used for actual sign placement purposes. Because this is a conceptual reference, not all sign locations have been shown. A detailed survey must be created in order to determine precise sign locations, sign face orientations, mounting methods and arrow orientation / symbols / message text. Quantities and exact placements are to be determined during the final design phase. All sign placement locations must be verified in the field and approved by the City of Birmingham.

***Sign Type Specific Note:**

Care must be taken not to over sign with Parking Trailblazers. Limiting signs to major decision points, occasional reinforcement locations and areas close to the actual Parking Facilities is recommended. Exact recommended locations are to be determined during the final design phase.



GENERAL LOCATIONS

PARKING IDENTIFICATION: GARAGES

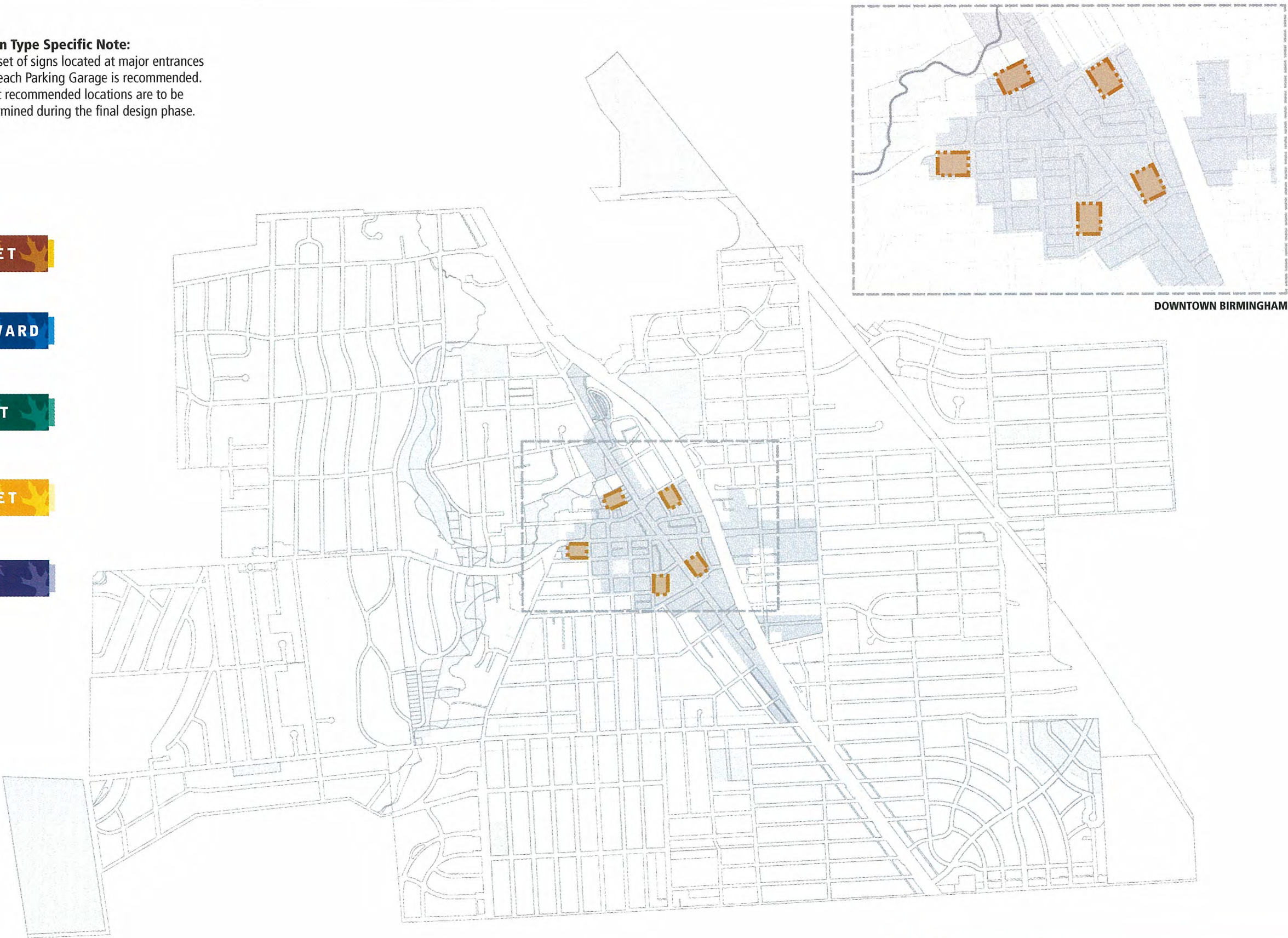
NOTE:

General sign locations shown here are for conceptual reference only and are intended to represent very rough general areas of sign placement. They should not be used for actual sign placement purposes. Because this is a conceptual reference, not all sign locations have been shown. A detailed survey must be created in order to determine precise sign locations, sign face orientations, mounting methods and arrow orientation / symbols / message text. Quantities and exact placements are to be determined during the final design phase. All sign placement locations must be verified in the field and approved by the City of Birmingham.

***Sign Type Specific Note:**

One set of signs located at major entrances into each Parking Garage is recommended. Exact recommended locations are to be determined during the final design phase.

-  **PEABODY STREET**
-  **NORTH OLD WOODWARD**
-  **PIERCE STREET**
-  **CHESTER STREET**
-  **PARK STREET**



DOWNTOWN BIRMINGHAM

GENERAL LOCATIONS

PARKING IDENTIFICATION: SURFACE LOTS

NOTE:

General sign locations shown here are for conceptual reference only and are intended to represent very rough general areas of sign placement. They should not be used for actual sign placement purposes. Because this is a conceptual reference, not all sign locations have been shown. A detailed survey must be created in order to determine precise sign locations, sign face orientations, mounting methods and arrow orientation / symbols / message text. Quantities and exact placements are to be determined during the final design phase. All sign placement locations must be verified in the field and approved by the City of Birmingham.

***Sign Type Specific Note:**

One sign located at major entrances into each Surface Lot is recommended. Exact recommended locations are to be determined during the final design phase.



DOWNTOWN BIRMINGHAM

GENERAL LOCATIONS

CITY IDENTIFICATION: NEIGHBORHOODS

NOTE:

General sign locations shown here are for conceptual reference only and are intended to represent very rough general areas of sign placement. They should not be used for actual sign placement purposes. Because this is a conceptual reference, not all sign locations have been shown. A detailed survey must be created in order to determine precise sign locations, sign face orientations, mounting methods and arrow orientation / symbols / message text. Quantities and exact placements are to be determined during the final design phase. All sign placement locations must be verified in the field and approved by the City of Birmingham.

***Sign Type Specific Note:**

Care must be taken not to over sign with Neighborhood Identification signage. One sign per major arterial entrance into each neighborhood is recommended. Exact recommended locations are to be determined during the final design phase.



GENERAL LOCATIONS

CITY IDENTIFICATION: GATEWAYS

NOTE:

General sign locations shown here are for conceptual reference only and are intended to represent very rough general areas of sign placement. They should not be used for actual sign placement purposes. Because this is a conceptual reference, not all sign locations have been shown. A detailed survey must be created in order to determine precise sign locations, sign face orientations, mounting methods and arrow orientation / symbols / message text. Quantities and exact placements are to be determined during the final design phase. All sign placement locations must be verified in the field and approved by the City of Birmingham.

***Sign Type Specific Note:**

One sign per major arterial entrance into the city is recommended. Exact recommended locations are to be determined during the final design phase.



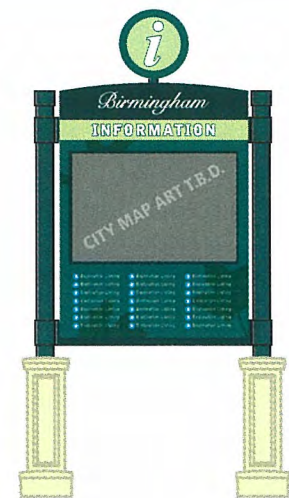
DOWNTOWN BIRMINGHAM

NOTE:

General sign locations shown here are for conceptual reference only and are intended to represent very rough general areas of sign placement. They should not be used for actual sign placement purposes. Because this is a conceptual reference, not all sign locations have been shown. A detailed survey must be created in order to determine precise sign locations, sign face orientations, mounting methods and arrow orientation / symbols / message text. Quantities and exact placements are to be determined during the final design phase. All sign placement locations must be verified in the field and approved by the City of Birmingham.

***Sign Type Specific Note:**

Directories should be located at key points of information gathering such as Downtown Pedestrian areas, Parking facilities and City Park/Walkable areas. Exact recommended locations are to be determined during the final design phase.



AGENDA
BIRMINGHAM HISTORIC DISTRICT COMMISSION
WEDNESDAY – FEBRUARY 2, 2022
BIRMINGHAM CITY HALL, 151 MARTIN STREET, COMMISSION ROOM 205, BIRMINGHAM, MI *
******* 7:00 PM*******

- 1) **Roll Call**
- 2) **Approval of the HDC Minutes of January 19, 2022**
- 3) **Courtesy Review**
- 4) **Historic Design Review**
 - A. **320 Martin St. – Birmingham Post Office Building**
 - B. **100 Townsend – Townsend Hotel**
- 5) **Sign Review**
- 6) **Study Session**
 - A. **CLG Grant – Design Guidelines**
 - B. **Promoting Historical Preservation**
- 7) **Miscellaneous Business and Communication**
 - A. **Pre-Application Discussions**
 - B. **Draft Agenda**
 1. **February 16, 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 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.



Administrative Sign Approval Application Planning Division

Form will not be processed until it is completely filled out

1. Applicant

Name: Fastsigns of Birmingham
Address: 33322 Woodward Ave.
Birmingham, MI 48009
Phone Number: 248-642-9911
Fax Number: _____
Email: 212@fastsigns.com

Property Owner

Name: Kenneth J. Kojaian
Address: 141 W. Maple
Birmingham, MI 48009
Phone Number: _____
Fax Number: _____
Email: _____

2. Applicant's Attorney/Contact Person

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

Project Designer

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

3. Project Information

Address/Location of Property: 141 W. Maple
Name of Development: State & Liberty
Parcel ID #: _____
Current Use: _____
Area in Acres: _____
Current Zoning: _____

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

4. Attachments

- Two (2) folded paper copies of plans
- Authorization from Owner(s) (if applicant is not owner)
- Material Samples
- Digital Copy of plans

5. Details of the Request for Administrative Approval

New wall sign

6. Location of Proposed Signs

Front wall

7. Type of Sign(s)

Wall: x
Ground: _____
Projecting: _____

Canopy: _____
Building Name: _____
Post-mounted Projecting: _____



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

Front: x
Left side: _____

Rear: _____
Right side: _____

9. Size of Sign

Width: 68"
Depth: 2"
Height of lettering: 12"

Height: 18"
Total square feet: 8.5

10. Existing signs currently located on property

Number: Existing sign from previous business will be removed
Square feet per sign: _____

Type(s): _____
Total square feet: _____

11. Materials/Style

Metal: _____
Plastic: PVC plastic
Color 1(including PMS color #): White
Additional colors (including PMS color #): _____

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

12. Sign(s) Read(s): State & Liberty

13. Sign Lighting

Type of lighting proposed: N/A
Size of light fixtures (LxWxH): _____

Number proposed: _____
Height from grade: _____

Maximum wattage per fixture: _____
Location: _____

Proposed wattage per fixture: _____
Style (include specifications): _____

14. Landscaping (Ground signs only)

Location of landscape areas: _____

Proposed landscape material: _____

The undersigned states the above information is true and correct, and understands that it is the responsibility of the applicant to advise the Planning Division and / or Building Division of any additional changes to the approved site plan.

Signature of Applicant: Allen Chika Date: 8/31/21

Office Use Only

Application #: _____ Date Received: _____ Fee: _____

Date of Approval: _____ Date of Denial: _____ Reviewed by: _____



CONSENT OF PROPERTY OWNER

I, Kenneth J Kojanian, OF THE STATE OF MI AND COUNTY OF

Oakland STATE THE FOLLOWING:

1. That I am the owner of real estate located at 141 W. Maple Rd;
(Address of affected property)
2. That I have read and examined the Application for Administrative Approval made to the City of Birmingham by:
FasterSh of Birmingham;
(Name of applicant)
3. That I have no objections to, and consent to the request(s) described in the Application made to the City of Birmingham.

Dated: 8-31-21

Mondial Properties II, LLC
by: Kenneth J Kojanian
Owner's Name (Please Print)

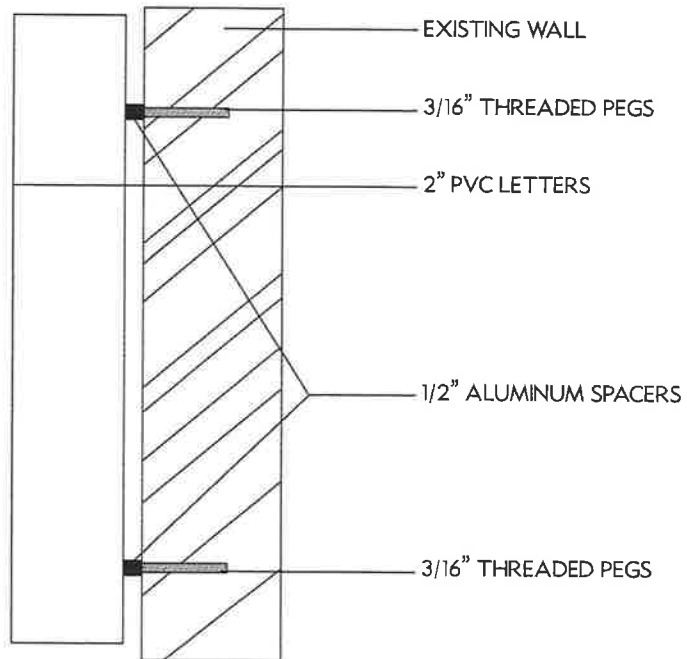
[Signature]
Owner's Signature

141 W. Maple Rd.

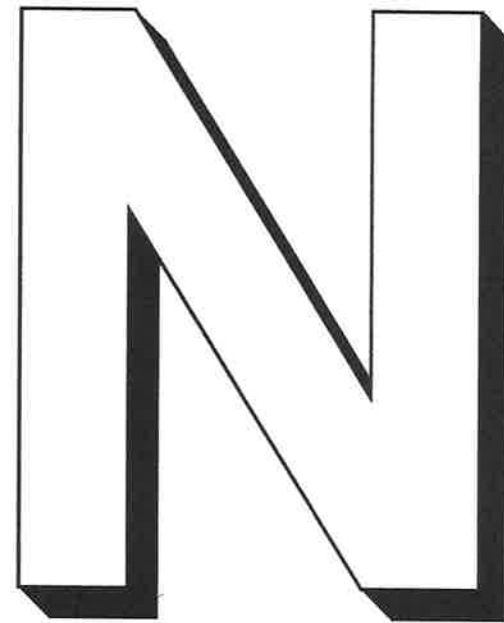


PEG MOUNTED PVC LETTERS

SIDE VIEW



FRONT VIEW





Administrative Sign Approval Application Planning Division

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

1. Applicant

Name: Araneae Inc
Address: 28785 1995 Rd
Wixom MI 48393
Phone Number: 248 344-8840
Fax Number: 248 344-8841
Email Address: mcostakes@araneaeigroup.com

3. Applicant's Attorney/Contact Person

Name: Mary Costakes
Address: same as above
Phone Number: _____
Fax Number: _____
Email Address: _____

5. Project Information

Address/Location of Property: 148 Pierce St
Name of Development: Arterra Realty
Parcel ID#: 08-19-36-129-006
Current Use: Office
Area in Acres: _____
Current Zoning: B1

2. Property Owner

Name: Peter Sobelton
Address: 148 Pierce
Phone Number: _____
Fax Number: _____
Email Address: _____

4. Project Designer/Developer

Name: Mike Engerer - Printnology
Address: 45053 Grand River
Novi MI 48375
Phone Number: 248-380-7746
Fax Number: _____
Email Address: mengerer@printnology

Name of Historic District if any: Central Business Historic
Date of HDC Approval, if any: _____
Date of Application for Preliminary Site Plan: _____
Date of Preliminary Site Plan Approval: _____
Date of Application for Final Site Plan: _____
Date of Final Site Plan Approval: _____
Date of Revised Final Site Plan Approval: _____

6. Required Attachments

- Two (2) folded paper copies of plans including details of the following:
 - Dimensions of proposed sign(s)
 - Dimensions of building frontage
 - Illumination
 - Height from grade
- Location of proposed sign(s)
- Colors and materials
- Authorization from Property Owner(s) (if applicant is not the owner)
- Material Samples
- Digital Copy of Plans

7. Details of the Request for Administrative Approval

Request to remove existing sign from front of building
and install non-illuminated blade sign,

8. Location of Proposed Sign(s)

Above door at corner of building

9. Type of Proposed Sign(s)

Wall: _____
Ground: _____
Name Letter: _____
Canopy: _____

Projecting (Post-Mounted): _____
Projecting (Wall-Mounted): X
Building Identification: _____
Other: Business name



10. Size of Proposed Sign

Width: 30" x 30"
Depth: 2"
Height of Lettering:

Overall Height: 12'

Extension from Wall: 6"

Total Square Feet: 6.25

11. Existing Signs Currently on Property

Number: 1 (to be removed)
Square Feet per Sign:

Sign Type(s): non-illuminated

Total Square Feet: 24

12. Materials/Style of Proposed Sign(s)

Metal: Aluminum

Plastic:

Wood:

Glass:

Other:

Color #1: Black

Color #2: white

Additional Colors: gray

13. Content of Proposed Sign(s)

Arterra Realty Luxe Collection

14. Proposed Sign Lighting none

Type of Lighting:
Size of Fixtures (LxWxH):
Maximum Wattage per Fixture:
Proposed Wattage per Fixture:

Location:
Number of Lights Proposed:
Height from Grade:
Lighting Style:

15. Landscaping (Ground Signs Only)

Location of Landscape Areas:

Proposed Landscape Material:

The undersigned states the above information is true and correct, and understands that it is the responsibility of the applicant to advise the Planning Division and / or Building Division of any additional changes to the approved site plan.

Signature of Applicant:



Date: 8/3/2021

Office Use Only

Application # PAA 21-0120

Date Received: 10/29/21

Fee: \$100 -

Date of Approval: 11/3/21

Date of Denial: N/A

Reviewed By:





CONSENT OF PROPERTY OWNER

I, Peter R. Sobelton, OF THE STATE OF MI AND
(Name of Property Owner)

COUNTY OF Oakland STATE THE FOLLOWING:

1. That I am the owner of real estate located at 148 Pierce St., B'ham, MI 48009;
(Address of Affected Property)

2. That I have read and examined the Application for Administrative Approval made to the City of

Birmingham by: Araneae, Inc;
(Name of Applicant)

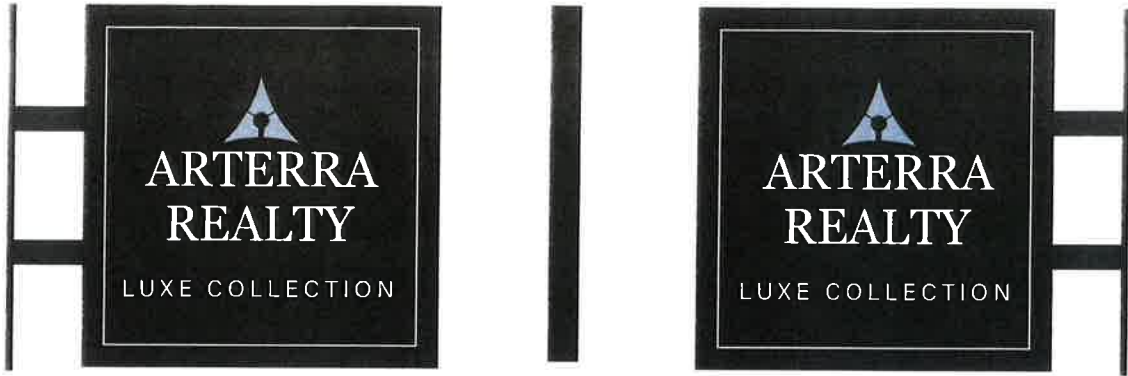
3. That I have no objections to, and consent to the request(s) described in the Application made to the City of
Birmingham.

Name of Owner (Printed): Peter R. Sobelton

Signature of Owner: Peter R. Sobelton Date: 8/2/21

ARTERRA REALTY SIGN

30"



2" Side View

.080 Aluminum Mounted to 2" Tube Aluminum Frame
Installs with Lags into wall



Mounted to wall with 6" space to sign face

12' above sidewalk

Existing sign to be removed

Building frontage is 22.3'

Height of building = 24'

REVISED: 6/05/21
PROJECT: 6/10/21
DATE: 08/31/21
JOB #: 10/26/21
CLIENT: Arterra Realty
PROJECT: Building Sign
DATE: 6/05/21
JOB #:

APPROVED
11/3/21
PAA 21-0120

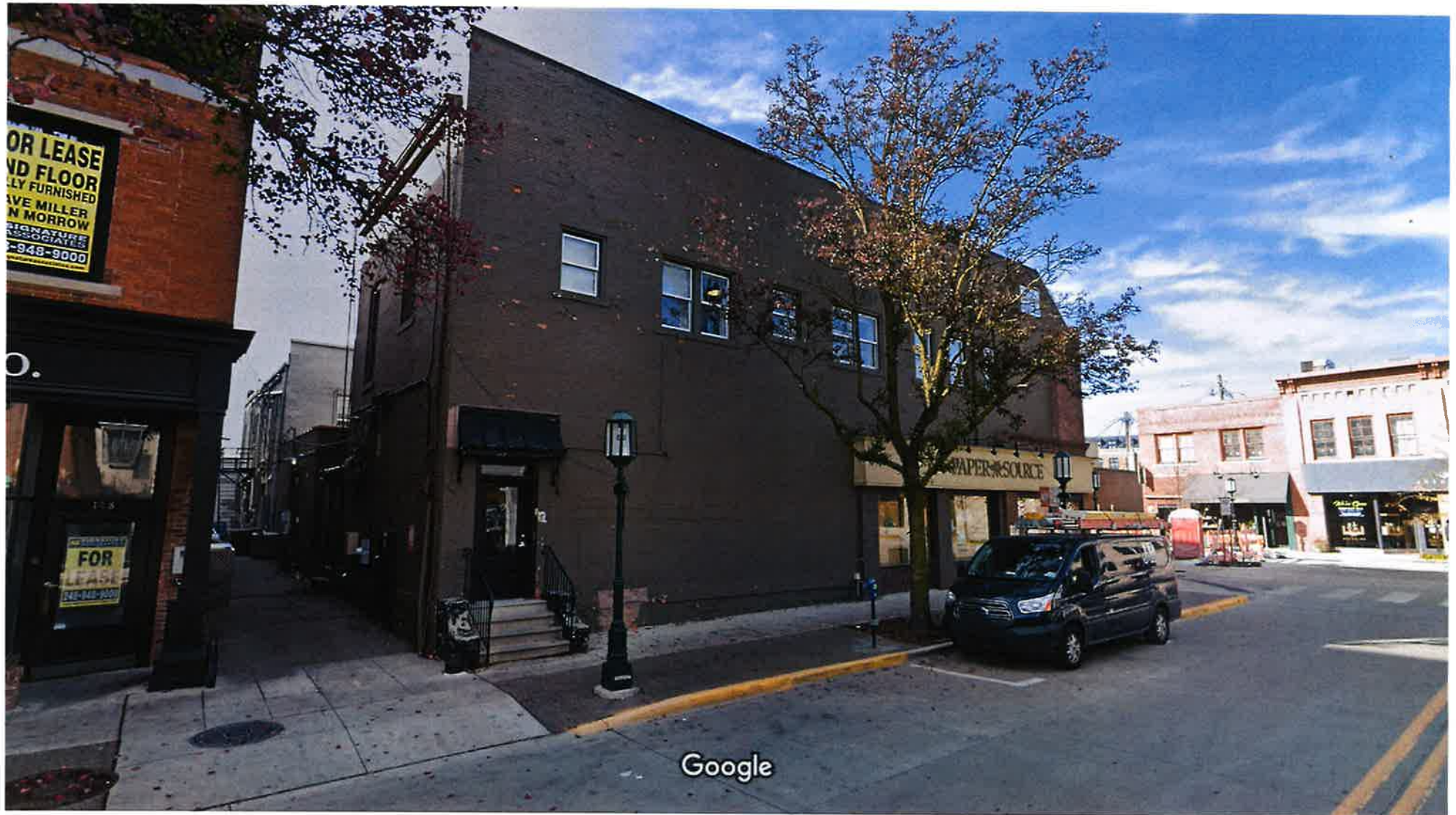


Image capture: Oct 2020 © 2021 Google

Birmingham, Michigan

Google

Street View - Oct 2020

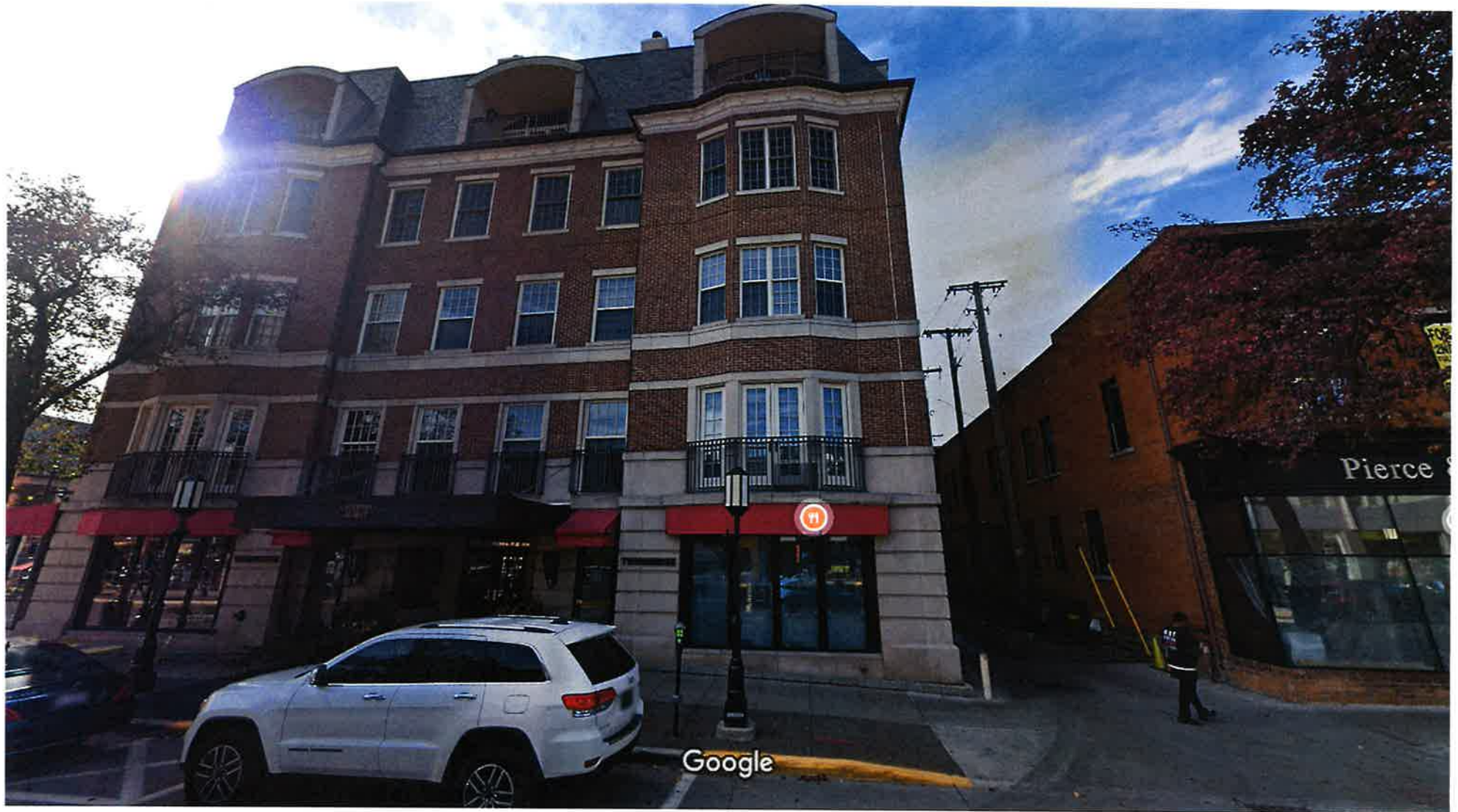
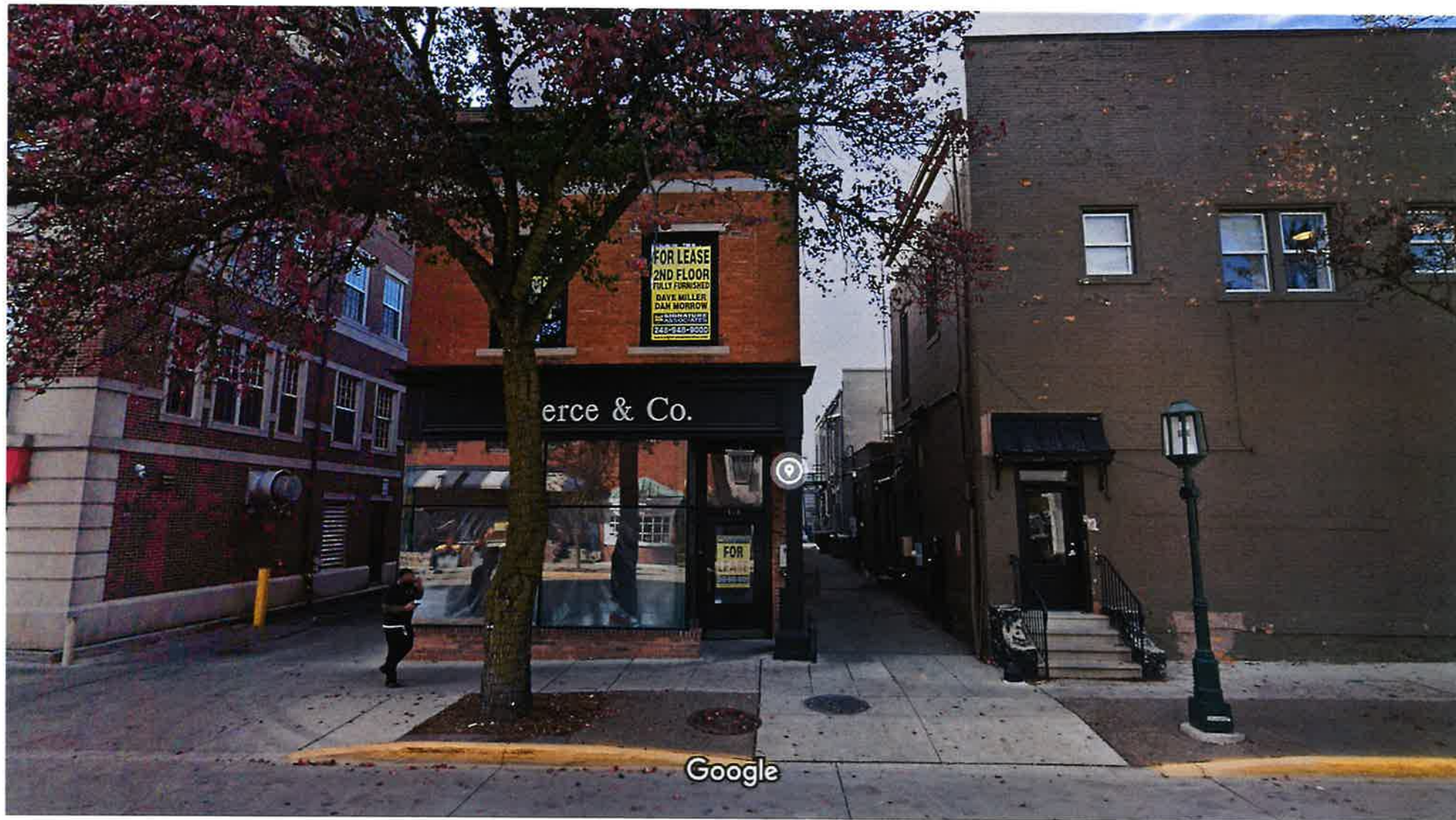


Image capture: Oct 2020 © 2021 Google

Birmingham, Michigan

Google

Street View - Oct 2020





APPROVED
1071121
PAA01-0103

Administrative Sign Approval Application Planning Division

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

1. Applicant

Name: The Great Eros
Address: 245 W Maple Rd, Birmingham MI 48009

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

2. Property Owner

Name: Virgina Hupp Moss Trust C/O Signature Associates, INC
Address: One Townner Square Ste 1200
Southfield, MI 48076
Phone Number: 248-359-3836
Fax Number: _____
Email Address: cgodfrey@signatureassociates.com

3. Applicant's Attorney/Contact Person

Name: Christina Vivani
Address: 245 W Maple Rd, Birmingham MI 48009

Phone Number: 917-476-0036
Fax Number: _____
Email Address: christina@thegreateros.com

4. Project Designer/Developer

Name: Michigan Custom Signs
Address: 1675 W. Hamlin Rd. Rochester Hills, MI 48309

Phone Number: _____
Fax Number: _____
Email Address: production@michigancustomsigns.com

5. Project Information

Address/Location of Property: 245 W. Maple Rd, Birmingham MI 48009

Name of Development: The Great Eros
Parcel ID#: _____
Current Use: _____
Area in Acres: _____
Current Zoning: Retail

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

6. Required Attachments

- Two (2) folded paper copies of plans including details of the following:
 - Dimensions of proposed sign(s)
 - Dimensions of building frontage
 - Illumination
 - Height from grade
- Location of proposed sign(s)
- Colors and materials
- Authorization from Property Owner(s) (if applicant is not the owner)
- Material Samples
- Digital Copy of Plans

7. Details of the Request for Administrative Approval

The request is for a fascia sign on the elevation of the building. Letters are painted black acrylic on spacers to be installed on existing substrate on facade of building.

8. Location of Proposed Sign(s)

Front of Building, on existing substrate acting as a backerboard.

9. Type of Proposed Sign(s)

Wall: Individually mounted Acrylic Black Letters
Ground: _____
Name Letter: _____
Canopy: _____

Projecting (Post-Mounted): _____
Projecting (Wall-Mounted): _____
Building Identification: _____
Other: _____



CONSENT OF PROPERTY OWNER

I, Christopher Fleming, as Trustee of owner, OF THE STATE OF Florida AND
(Name of Property Owner)

COUNTY OF Palm Beach STATE THE FOLLOWING:

1. That I am the owner of real estate located at 245 W. Maple Road;
(Address of Affected Property)

2. That I have read and examined the Application for Administrative Approval made to the City of

Birmingham by: The Great Eras;
(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.

Name of Owner (Printed): Virginia Hupp Mass Trust

Signature of Owner: [Signature] as Trustee Date: 9/15/21

The Great Eros
245 W Maple Rd, Birmingham MI 48009

APPROVED
10/1/21
PAA01-0103

84.75"
9"
6.4"
THE GREAT EROS
5.29 ft² Stroke 1"
1/4"-1/2" Depth Black Acrylic mounted on 1/2" spacers

Acrylic lettering being installed on pre-existing and pre-painted substrate:
Existing Substrate measures 161.63"x30.5"... 34.23 sq. ft





APPROVED
10/11/09
PA#21-0104

Administrative Sign Approval Application Planning Division

Form will not be processed until it is completely filled out

1. Applicant

Name: Metro Detroit Signs
Address: 11444 Kaltz Ave
Warren, MI 48089
Phone Number: (586) 759-2700
Fax Number: 586-759-2703
Email: kdeters@metrodetroitsigns.com

Property Owner

Name: James Esshaki
Address: 210 S Old Woodward, Suite 230
Birmingham, MI 48009
Phone Number: 248-645-5900
Fax Number: _____
Email: jesshaki@esscodevelopment.com

2. Applicant's Attorney/Contact Person

Name: Kevin Deters at Metro Detroit Signs
Address: 11444 Kaltz Ave
Warren, MI 48089
Phone Number: (586) 759-2700
Fax Number: (586) 759-2703
Email: kdeters@metrodetroitsigns.com

Project Designer

Name: same as applicant
Address: _____
Phone Number: _____
Fax Number: _____
Email: _____

3. Project Information

Address/Location of Property: 250 E Merrill St
Name of Development: Circa Lighting
Parcel ID #: _____
Current Use: Circa Lighting
Area in Acres: _____
Current Zoning: _____

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

4. Attachments

- Two (2) folded paper copies of plans
- Authorization from Owner(s) (if applicant is not owner)
- Material Samples
- Digital Copy of plans

5. Details of the Request for Administrative Approval

Install a 36.75" x 257" (65.58 sq foot) halo lit wall sign for Circa Lighting

6. Location of Proposed Signs

Front elevation _____

7. Type of Sign(s)

Wall: Yes
Ground: _____
Projecting: _____

Canopy: _____
Building Name: _____
Post-mounted Projecting: _____

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

Front: Yes _____
Left side: _____

Rear: _____
Right side: _____

9. Size of Sign

Width: 257 inches
Depth: 4.5 inches
Height of lettering: Circa = 36.75 inches / Lighting = 14 inches

Height: 36.75 inches
Total square feet: 65.58

10. Existing signs currently located on property

Number: None
Square feet per sign: _____

Type(s): _____
Total square feet: _____

11. Materials/Style

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

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

12. Sign(s) Read(s): Circa Lighting

13. Sign Lighting

Type of lighting proposed: Halo-lit with LEDs
Size of light fixtures (LxWxH): _____

Number proposed: _____
Height from grade: 15' -3 above grade

Maximum wattage per fixture: _____
Location: wall sign on front elevation

Proposed wattage per fixture: _____
Style (include specifications): Halo-lit with LEDs

14. Landscaping (Ground signs only) N/A

Location of landscape areas: _____

Proposed landscape material: _____



The undersigned states the above information is true and correct, and understands that it is the responsibility of the applicant to advise the Planning Division and / or Building Division of any additional changes to the approved site plan.

Signature of Applicant: [Signature]

Date: 9-21-21

Office Use Only			
Application #:	<u>PAA21 - 0104</u>	Date Received:	<u>9/23/21</u>
		Fee:	<u>\$100.00</u>
Date of Approval:	<u>10/1/21</u>	Date of Denial:	<u>N/A</u>
		Reviewed by:	<u>[Signature]</u>



CONSENT OF PROPERTY OWNER

I, James Esshaki, OF THE STATE OF Mi chi gan AND COUNTY OF
(Name of property owner)

Oakland STATE THE FOLLOWING:

1. That I am the owner of real estate located at 250 E Merrill St;
(Address of affected property)
2. That I have read and examined the Application for Administrative Approval made to the City of Birmingham by:
Metro Detroit 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.

Dated: 9/21/2021

James Esshaki

Owner's Name (Please Print)

James Esshaki

Owner's Signature



11444 Kaltz Ave. Warren, MI 48089
P: (586)759-2700 F: (586)759-2703
kdeters@metrodetroitsigns.com

DATE: 9/21/21

TO: City of Birmingham
Community Development Dept.

FROM: Kevin Deters
Metro Detroit Signs

RE: Circa Lighting – 250 E Merrill St
halo-lit wall sign

We are applying for a halo-lit wall sign. Here is our admin application with two copies of the drawing. I have also included a \$100 check for the admin fee.

Feel free to call me at (586)759-2700 if anything else is needed. Thank you for your assistance.



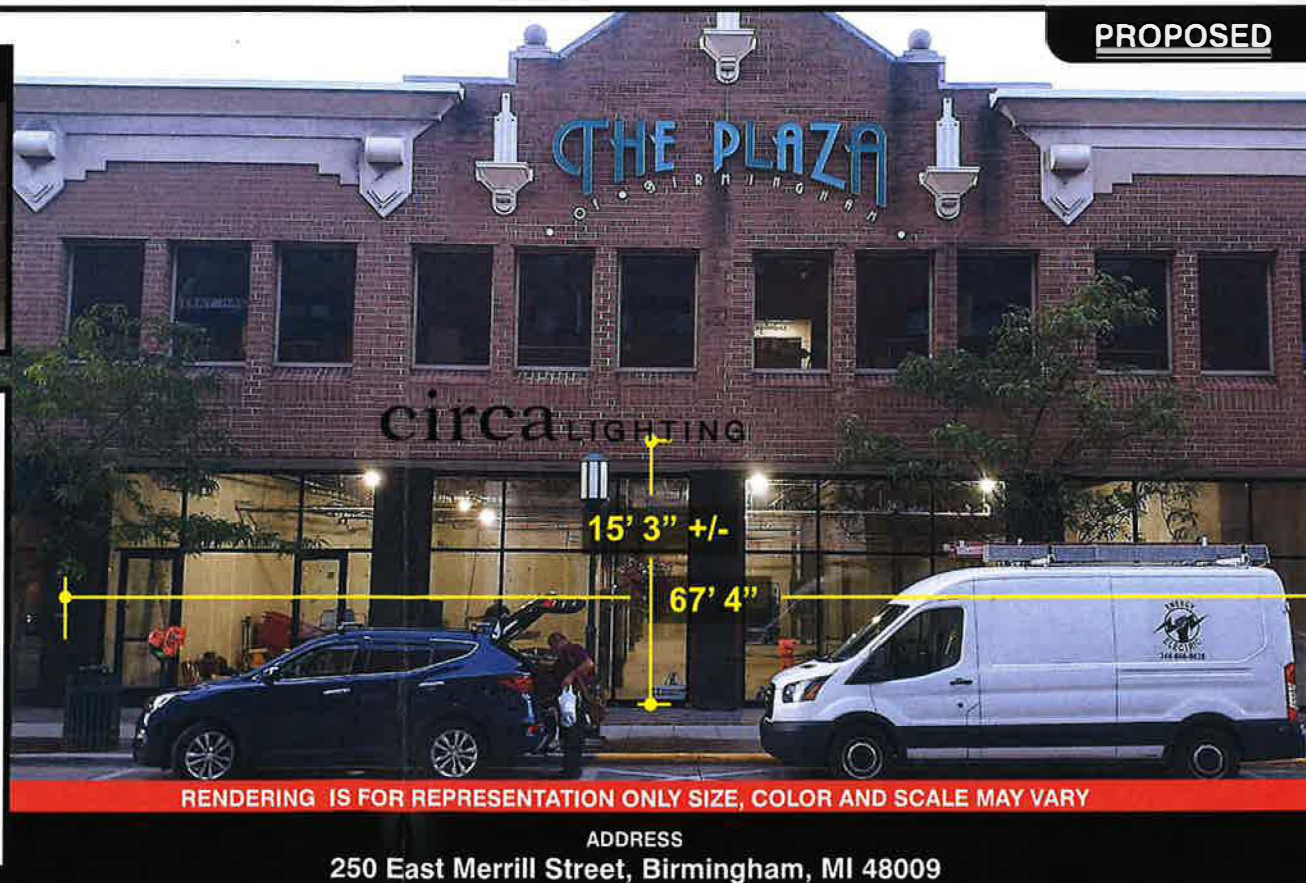
APPROVED

10/11/21

PAA21-0104

249"
24"
circa LIGHTING
14"

Letter Faces and Returns to be
Painted Matte Black

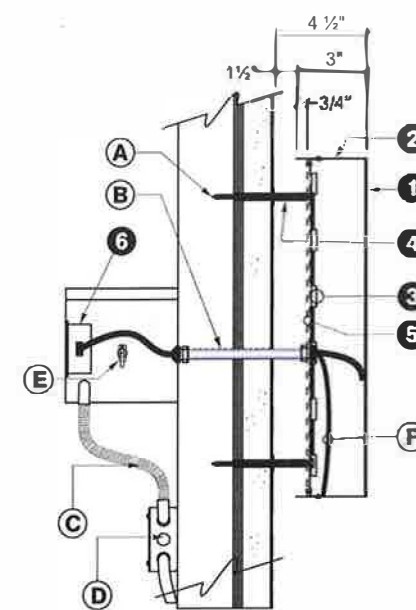


RENDERING IS FOR REPRESENTATION ONLY SIZE, COLOR AND SCALE MAY VARY

ADDRESS

250 East Merrill Street, Birmingham, MI 48009

HALO LIT CHANNEL LETTERS



TYPICAL SECTION DETAIL
NOT TO SCALE



I N S T A L L

- A.** Non-Corrosive Securement Using Appropriate Mounting Hardware
B. Liquid Tight Conduit w/ Connectors -Letter to Trans. Box
C. 1/2" Flexible Conduit Whip to 120v Power
D. 20 amp 120v Circuits Required (supplied by others)
E. Disconnect Switch Provided @ Each End of Transformer Can
F. Grounded / Bonded Wire Connection from Letter Return to Transformer Can (Required)

MOUNTING HARDWARE CHART		MASONRY	WOOD	METAL
1/4" BOLTS THRU WALL				
1/4" LAGS W/ SHIELDS				
1/4" LAG BOLTS				
1/4" TOGGLE BOLTS				
1 FACE: MATERIAL: .125 Mill Aluminum COLOR: Matte Black VINYL GRAPHICS:	2 RETURNS: MATERIAL: 3" DEEP x .063 ALUM. COLOR: Matte Black			
3 ILLUMINATION: MATERIAL: LED COLOR: White	4 STANDOFFS: MATERIAL: 1/2" (2 1/4" LONG) ALUM. SLEEVES W/ WASHERS COLOR: Painted to Match Wall			
5 BACKS: MATERIAL: .177 CLEAR POLYCARBONATE NOTE: BACK RECESSED INTO RETURN 3/4"	6 ELECTRICAL: POWER SUPPLIES BEHIND WALL 20 AMP CIRCUIT(S) REQUIRED @ 120 V.			

circa LIGHTING

Sales Person: Paul Ferguson

Drawn By: Connie Fotiu

Date: 9/3/2021

File Name: Circa Lighting.cdr
Front Elevation Pg 1

Revision: 9/29/2021 #8

This drawing and design/layout is the property of Metro Detroit Signs. The use of which in part or in whole is not permitted without prior written consent from Metro Detroit Signs. All rights reserved. Copyright 2018

Customer Signature

Date

Work Order#: 16000.0

METRO SIGNS
& LIGHTING

METRO DETROIT OFFICE:
11444 Kaltz Ave
Warren, MI 48082
Phone: 586-759-2700

WWW.METROSAL.COM





APPROVED
11/4/21
PAA21-0122

Administrative Approval Application Planning Division

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

1. Applicant

Name: Everette
Address: 6800 France Ave S.
Suite 700
Phone Number: 952-426-0050
Email: _____

2. Property Owner

Name: Steve Frank Mgr., 138 S. Old Woodward LLC
Address: 126 Brattle Street
Cambridge, MA 02138
Phone Number: _____
Email: stevefrank@yuboo

3. Project Contact Person

Name: Meg Anderson
Address: 6800 France Ave S.
Suite 700
Phone Number: 612-251-1832
Email: meg.anderson@wuboo.com

4. Project Designer/Developer

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

5. Required Attachments

- Two (2) folded copies of project plans including an itemized list of all changes for which Administrative Approval is requested, with the changes marked in color on all elevations
- One (1) digital copy of project plans
- Warranty Deed with legal description of property
- Photographs of existing conditions on the site where changes are proposed
- Material samples
- Specification sheets for all proposed materials, fixtures, and/or mechanical equipment
- Completed Administrative Approval checklist

6. Project Information

Address/Location of Property: 128 S Old Woodward Avenue
Name of Development: _____
Parcel ID#: _____
Current Use: retail
Proposed Use: _____
Area of Site in Acres: _____
Current Zoning: _____

	Yes	No
Is the property located in a floodplain? -----	☐	☐
Is the property within a Historic District? ---	☐	☐
→ If so, which? _____		
Will the project require a variance? -----	☐	☐
→ If so, how many? _____		
Has the project been reviewed by a Board? ☐ ☐	☐	☐
→ If so, which? _____		

7. Details of the Request for Administrative Approval

install custom brick tile (approximately 18' x 5') directly in front of our front entry door

The undersigned states the above information is true and correct, and understands that it is the responsibility of the applicant to advise the Planning Division and/or Building Division of any additional changes to the approved site plan. 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 Applicant: Myron Chubb Date: 10/19/21

Office Use Only			
Application #:	<u>PAA21-0122</u>	Date Received:	<u>11/1/21</u>
Date of Approval:	<u>11/4/21</u>	Date of Denial:	<u>N/A</u>
Fee: \$ <u>100.00</u>		Reviewed By: <u>[Signature]</u>	



CONSENT OF PROPERTY OWNER

I, Stephen E. Frank, Mgr., 138 S. Old Woodward LLC, OF THE STATE OF Massachusetts AND
(Name of Property Owner)

COUNTY OF Middlesek STATE THE FOLLOWING:

1. That I am the owner of real estate located at 138 South Old Woodward, Birmingham, MI 48009;
(Address of Affected Property)

2. That I have read and examined the Application for Administrative Approval made to the City of

Birmingham by: Evereve;
(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.

Name of Owner (Printed): Stephen E. Frank, Mgr., 138 South Old Woodward LLC

Signature of Owner:  Date: October 30, 2021

PA A-21-0122

[illegible][illegible]

1. ALL ITEMS FURNISHED TO THE VENDOR AND RECEIVED BY THE USER SHALL BE NOTED IN THE RESPONSIBILITY SCHEDULE ON SHEET 1
C-104 AND ON SHEET 1-1.
2. GO TO UNPACK AND ASSEMBLY AND USER WILL FURNISH MAJOR LOGS (TOOLS, ACCESSORIES AND WALK HARDWARE). GO TO PLACE ALL TOOLS, ACCESSORIES AND EQUIPMENT ON THE PROVIDED WALKS. EQUIPMENT WILL BE OWNED.
3. USER PROVIDES LOGS AND LOCATIONS MAY BE DIFFERENT THAN SHOWN ON PLAN. COORDINATE WITH USER AND PUNCH LIST FOR PLAN, LOCATION OF ALL TOOLS.
4. USER DELIVERY. THE GOCS SHALL UNLOAD AND INSPECT ALL VENDOR DELIVERED MATERIALS AND REPORT DEFECTS AND WHAT IS THE FOLLOWING:
- A. THAT THE TOOLS WILL NOT DAMAGED DURING DELIVERY. THE USER CANNOT BE HELD PRIOR TO ACCEPTANCE FROM THE SUPPLIER AGAIN.
5. THE TYPE OF TOOLS ARE EXACTLY THE SAME AS WHAT IS SHOWN ON THE TOOLS PLAN AND PAGING SHEETS
- IF IT IS FOUND THAT THE DAMAGE DOES OR THE USER EQUIPMENT INCONSISTENT, THE CONTRACTOR SHALL NOTIFY THE VENDOR IN WRITING. THE DEFECTS INCLUDE: USER IN A CORRESPONDENCE WITH THE VENDOR VENDOR AND GOCS REGARDING DAMAGE OR QUANTITY INCONSISTENT.

[illegible]

BIRMINGHAM, MI
85 OLD WOODWARD AVE
BIRMINGHAM, MI 48009

ARCHIVISTE EN RECHERCHE

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
---	---	---	---	---	---	---	---	---	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	-----

[illegible]

PROJECT INFORMATION	
PROJECT NO.	191-228
DATE	20/1/24
SCMS	AS NOT
DRAWN BY	G. SINGH
CHECKED BY	A. PRASAD

FIXTURE PLAN,
SCHEDULE, AND
NOTES

WILEY

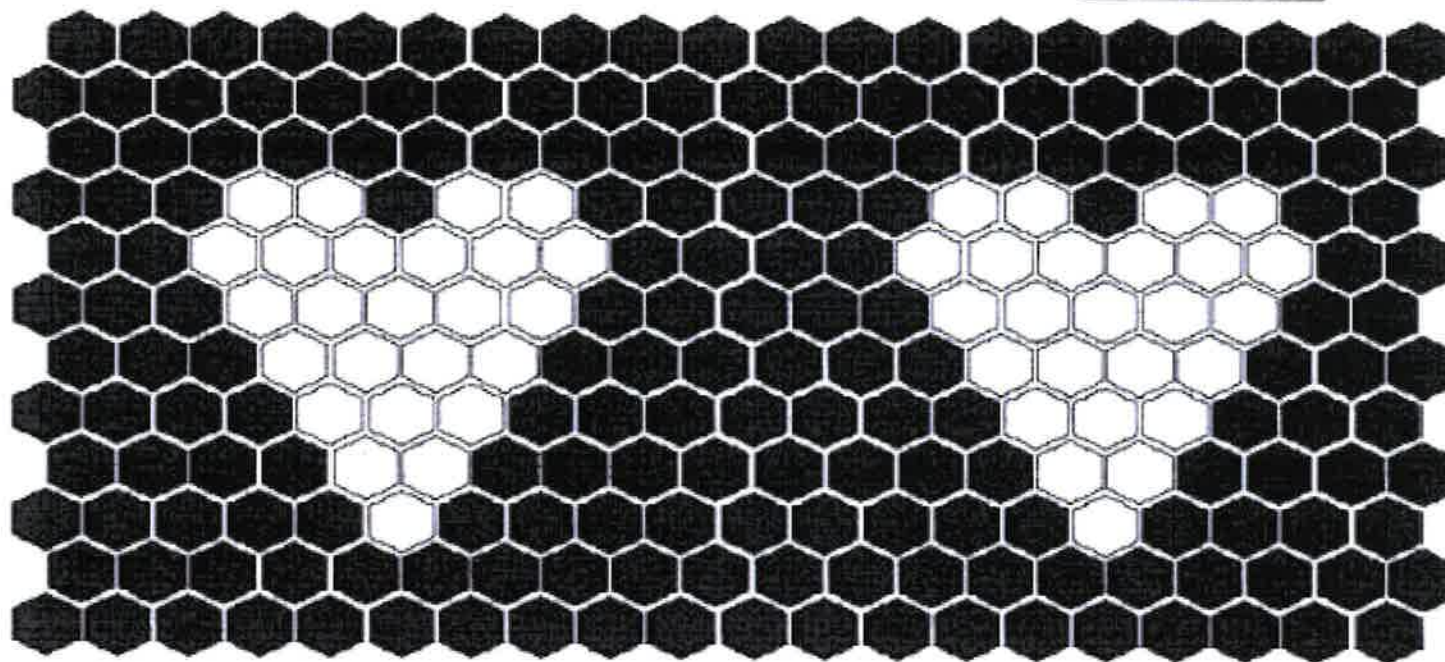
A-400





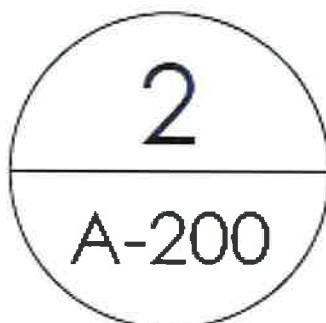
1" hex M-set

Made at Plant 170



1.75 SF / SHEET (11.5"X 22")

MARK:	INSIDE EDGE		750285580		D0001HXSK200697	
ITEM #	10		21%	D617	ARCTIC WHITE	
SQ FT	68.25		79%	D311	BLACK	



MOSAIC TILE DTL

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



Administrative Approval Application Planning Division

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

1. Applicant

Name: TRI PHASE COMMERCIAL CONSTRUCTION
Address: 359 S. OLD WOODWARD
BIRMINGHAM MI 48003
Phone Number: (248) 723-9706
Email: MBIANCHINI@TRIPHASECC.COM

2. Property Owner

Name: CENTRAL PARK PROPERTIES
Address: 112 PEARSON
BIRMINGHAM MI 48003
Phone Number: (248) 642-0024
Email: STEVE@FULLCENTRALPARK.COM

3. Project Contact Person

Name: MAURO BIANCHINI
Address: 359 S. OLD WOODWARD
BIRMINGHAM MI 48003
Phone Number: (248) 723-9706
Email: MBIANCHINI@TRIPHASECC.COM

4. Project Designer/Developer

Name: JOHN TIGLE ASSOCIATES
Address: 309 N. MAIN
ROYAL OAK
Phone Number: (248) 542-0400
Email: _____

5. Required Attachments

- Two (2) folded copies of project plans including an itemized list of all changes for which Administrative Approval is requested, with the changes marked in color on all elevations
- One (1) digital copy of project plans
- Warranty Deed with legal description of property
- Photographs of existing conditions on the site where changes are proposed
- Material samples
- Specification sheets for all proposed materials, fixtures, and/or mechanical equipment
- Completed Administrative Approval checklist

6. Project Information

Address/Location of Property: 237 PIGEON ST.
BIRMINGHAM, MI
Name of Development: NA
Parcel ID#: _____
Current Use: RETAIL
Proposed Use: RETAIL / GARAGE (PERSONAL USE)
Area of Site in Acres: _____
Current Zoning: _____

	Yes	No
Is the property located in a floodplain? -----	☐	☒
Is the property within a Historic District? ---	☐	☒
→ If so, which? _____		
Will the project require a variance? -----	☐	☒
→ If so, how many? _____		
Has the project been reviewed by a Board? ---	☐	☒
→ If so, which? _____		

7. Details of the Request for Administrative Approval

CREATING A GARAGE WITHIN AN EXISTING BUILDING FROM THE
ALLEY SIDE (NOT THE FRONT).

The undersigned states the above information is true and correct, and understands that it is the responsibility of the applicant to advise the Planning Division and/or Building Division of any additional changes to the approved site plan. 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 Applicant: _____

Date: _____

Application #: PA421-0116

Date Received: 10/21/21

Fee: \$ 100.00

Date of Approval: 11/3/21

Date of Denial: N/A

Reviewed By: _____

Office Use Only





CONSENT OF PROPERTY OWNER

I, Edward Fuller, OF THE STATE OF Michigan AND
(Name of Property Owner)

COUNTY OF Oakland STATE THE FOLLOWING:

1. That I am the owner of real estate located at 239 PIERCE STREET;
(Address of Affected Property)

2. That I have read and examined the Application for Administrative Approval made to the City of

Birmingham by: TRI-PHASE COMMERCIAL CONST.;
(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.

Name of Owner (Printed): Edward Fuller

Signature of Owner: E Fuller Date: 10/21/21



Garage door with integrated walk-through door

SHARE

DOWNLOAD



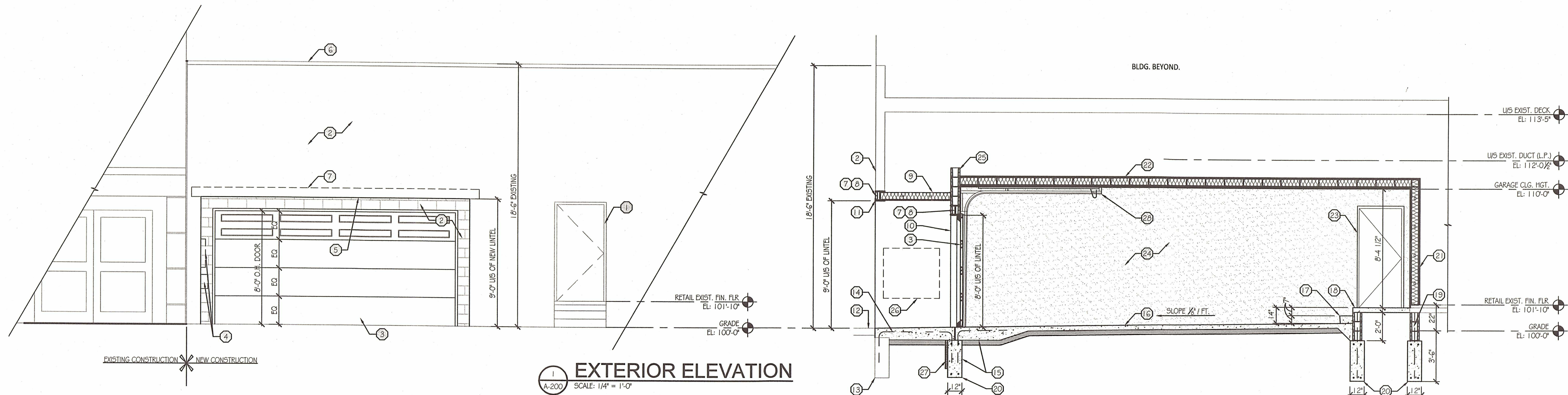


Garage door with integrated walk-through door

SHARE

DOWNLOAD

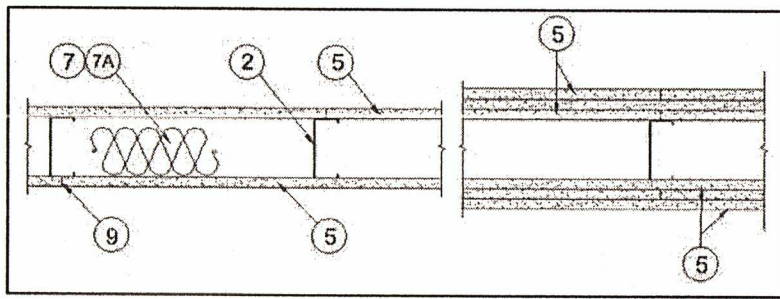




EXTERIOR ELEVATION
SCALE: 1/4" = 1'-0"

DESIGN NO. U423:

BEARING WALL RATINGS - 1/4 Hr, 1, 1-1/2 OR 2 HOUR
LOAD RESTRICTION - 33% OF CAPACITY



1. FLOOR AND CEILING RUNNERS (NOT SHOWN) - CHANNEL SHAPED, FABRICATED FROM MIN 0.0329 IN. BARE METAL THICKNESS (NO. 20 MSG) CORROSION-PROTECTED STEEL, THAT PROVIDE A SOUND STRUCTURAL CONNECTION BETWEEN STEEL STUDS AND ADJACENT ASSEMBLIES SUCH AS FLOORS, CEILINGS AND/OR OTHER WALLS. ATTACHED TO FLOOR AND CEILING ASSEMBLIES WITH STEEL FASTENERS SPACED NOT GREATER THAN 24 IN. OC.

1A. FLOOR AND CEILING RUNNERS (NOT SHOWN, AS AN ALTERNATE TO ITEM 1, FOR USE WITH ITEM 5A AND 5C) - CHANNEL SHAPED RUNNERS MIN 3-1/2 IN. DEEP WITH 1-1/4 IN. FLANGES FABRICATED FROM MIN. NO. 20 MSG CORROSION-PROTECTED STEEL, ATTACHED TO FLOOR AND CEILING ASSEMBLIES WITH STEEL FASTENERS SPACED NOT GREATER THAN 24 IN. OC.

2. STEEL STUDS - MIN 0.0329 IN. BARE METAL THICKNESS (NO. 20 MSG) CORROSION-PROTECTED STEEL STUDS, MIN 3-1/2 IN. WIDE, COLD FORMED, DESIGNED IN ACCORDANCE WITH THE CURRENT EDITION OF THE SPECIFICATION FOR THE DESIGN OF COLD-FORMED STEEL STRUCTURAL MEMBERS BY THE AMERICAN IRON AND STEEL INSTITUTE (AISI). ALL DESIGN DETAILS ENHANCING THE STRUCTURAL INTEGRITY OF THE WALL ASSEMBLY, INCLUDING THE AXIAL DESIGN LOAD OF THE STUDS, SHALL BE AS SPECIFIED BY THE STEEL STUD DESIGNER AND/OR PRODUCER, AND SHALL MEET THE REQUIREMENTS OF ALL APPLICABLE LOCAL CODE AGENCIES. THE MAX STUD SPACING SHALL NOT EXCEED 24 IN. OC. STUDS ATTACHED TO FLOOR AND CEILING RUNNERS WITH 1/2 IN. LONG TYPE S-12 STEEL SCREWS ON BOTH SIDES OF THE STUDS OR BY WELDED OR BOLTED CONNECTIONS DESIGNED IN ACCORDANCE WITH THE AISI SPECIFICATIONS.

3. LATERAL SUPPORT MEMBERS - (NOT SHOWN) - WHERE REQUIRED FOR LATERAL SUPPORT OF STUDS, SUPPORT SHALL BE PROVIDED BY CHANNELS OF STEEL STRIPS, CHANNELS OR OTHER SIMILAR MEANS AS SPECIFIED IN THE DESIGN OF A PARTICULAR STEEL STUD WALL SYSTEM.

4. WOOD STRUCTURAL PANEL SHEATHING - (OPTIONAL, FOR USE WITH ITEM 5 ONLY) - NOT SHOWN - 5/8" THICK, 7/16" THICK ORIENTED STRAND BOARD (OSB) OR 1/2" THICK STRUCTURAL 1 SHEATHING (PLYWOOD) COMPLYING WITH DOC P51 OR P52, OR APA STANDARD PRP-108, MANUFACTURED WITH EXTERIOR GLUE, APPLIED HORIZONTALLY OR VERTICALLY TO THE STEEL STUDS. VERTICAL JOINTS CENTERED ON STUDS, AND STAGGERED ONE STUD SPACE FROM WALLBOARD JOINTS. ATTACHED TO STUDS WITH FLAT HEAD SELF-DRILLING TAPPING SCREWS WITH A MIN. HEAD DIAM. OF 0.292 IN. AT MAXIMUM 6 IN. OC. IN THE PERIMETER AND 12 IN. OC. IN THE FIELD. WHEN USED, GYPSUM PANELS ATTACHED OVER OSB OR PLYWOOD PANELS AND FASTENER LENGTHS FOR GYPSUM PANELS INCREASED BY MIN. 1/2 IN. THE MAXIMUM LOADING ON THE STEEL STUDS WAS EVALUATED WITH THE STEEL STUDS BRACED AT MID-HEIGHT AND NOT BRACED BY THE PLYWOOD SHEATHING.

5. GYPSUM BOARD - GYPSUM PANELS WITH BEVELED, SQUARE OR TAPERED EDGES, APPLIED VERTICALLY OR HORIZONTALLY. VERTICAL JOINTS CENTERED OVER STUDS AND STAGGERED ONE STUD CAVITY ON OPPOSITE SIDES OF STUDS. VERTICAL JOINTS IN ADJACENT LAYERS (MULTILAYER SYSTEMS) STAGGERED ONE STUD CAVITY. HORIZONTAL JOINTS NEED NOT BE BACKED BY STEEL FRAMING. HORIZONTAL EDGE JOINTS AND HORIZONTAL BUTT JOINTS ON OPPOSITE SIDES OF STUDS NEED NOT BE STAGGERED WHEN LOAD IS REDUCED TO 50 PERCENT OF MAX STUD CAPACITY. WHEN LOAD IS AT 100 PERCENT, HORIZONTAL EDGE JOINTS AND HORIZONTAL BUTT JOINTS ON OPPOSITE SIDES OF STUDS STAGGERED A MIN OF 12 IN. HORIZONTAL EDGE JOINTS AND HORIZONTAL BUTT JOINTS ON OPPOSITE SIDES OF STUDS NEED NOT BE STAGGERED AT 100 PERCENT LOAD WITH TYPE ULX. HORIZONTAL EDGE JOINTS AND HORIZONTAL BUTT JOINTS IN ADJACENT LAYERS (MULTILAYER SYSTEMS) STAGGERED A MIN OF 12 IN. HORIZONTAL EDGE JOINTS AND HORIZONTAL BUTT JOINTS IN ADJACENT LAYERS (MULTILAYER SYSTEMS) WITH TYPE ULX NEED NOT BE STAGGERED. WHEN USED IN WIDTHS OTHER THAN 48 IN., GYPSUM PANELS TO BE INSTALLED HORIZONTALLY.

THE THICKNESS AND NUMBER OF LAYERS AND PERCENT OF DESIGN LOAD FOR THE 45 MIN, 1 HR, 1-1/2 HR, AND 2 HR RATINGS ARE AS FOLLOWS:

RATING	NO. OF LAYERS & PANEL THICKS	% OF DESIGN LOAD
45 MIN	1 LAYER, 1/2 IN. THICK	100
1 HR	1 LAYER, 5/8 IN. THICK	100
1-1/2 HR	2 LAYERS, 1/2 IN. THICK	100
2 HR	2 LAYERS, 5/8 IN. THICK	80
2 HR@	2 LAYERS, 5/8 IN. THICK	100
2 HR	3 LAYERS, 1/2 IN. THICK	100
2 HR	2 LAYERS, 3/4 IN. THICK	100

@RATING APPLICABLE WHEN BATTS AND BLANKETS (ITEM 7) ARE USED.

CGC INC - 1/2 IN. THICK TYPE IP-X2, IPC-AR, C, WRG, OR; 5/8 IN. THICK TYPE SCX, SHX, WRX, IP-X1, AR, C, IF-AR, IP-X2, IPC-AR, ULX, ULX, OR WRG; 3/4 IN. THICK TYPES AR, IF-AR, IP-X3, ULTRACODE
UNITED STATES GYPSUM CO - 1/2 IN. THICK TYPE C, IP-X2, IPC-AR, OR WRG; 5/8 IN. THICK TYPE AR, C, FRX-G, IF-AR, IP-X1, IP-X2, IPC-AR, SCX, SHX, ULX, ULX, WRX, OR WRG; 3/4 IN. THICK TYPES AR, IF-AR, IP-X3, ULTRACODE
USG BORAL DRYWALL 5FZ LLC - 1/2 IN. TYPE C; 5/8 IN. TYPES C, SCX, SHX, ULTRACODE
USG MEXICO 5 A DE C V - 1/2 IN. THICK TYPE C, IP-X2, IPC-AR, WRG; 5/8 IN. THICK TYPE AR, C, IF-AR, IP-X1, IP-X2, IPC-AR, SCX, SHX, ULX, WRX OR WRG; 3/4 IN. THICK TYPES AR, IF-AR, IP-X3, ULTRACODE

5B. GYPSUM BOARD - (AS AN ALTERNATE TO ITEMS 5) - NOM 5/8 IN. THICK GYPSUM PANELS WITH SQUARE EDGES, APPLIED HORIZONTALLY OR VERTICALLY. FOR THE 1 HOUR SINGLE LAYER SYSTEM - WHEN THE GYPSUM BOARD PANELS ARE INSTALLED HORIZONTALLY THE JOINTS ARE TO BE STAGGERED BY A MINIMUM OF 12 IN. ON OPPOSITE SIDES OF ASSEMBLY, THEY ARE TO BE SECURED ON EACH SIDE OF THE STUDS WITH 1-1/4 IN. LONG TYPE S-12 BUGLE HEAD STEEL SCREWS SPACED 6 IN. OC TO THE TOP AND BOTTOM TRACKS AND IN THE FIELD WITH SCREWS 1 IN. AND 4 IN. FROM THE HORIZONTAL JOINTS. WHEN THE GYPSUM BOARD PANELS ARE INSTALLED VERTICALLY ALL VERTICAL JOINTS MUST BE CENTERED OVER STUDS AND STAGGERED MIN 1 STUD CAVITY ON OPPOSITE SIDES OF STUDS. GYPSUM BOARD SECURED TO STUDS WITH 1-1/4 IN. LONG TYPE S-12 STEEL SCREWS SPACED 8 IN. OC TO THE TOP AND BOTTOM TRACKS AND IN THE FIELD WITH SCREWS 1 IN. AND 4 IN. FROM THE PERIMETER. FOR THE 2 HOUR DOUBLE LAYER SYSTEM - WHEN THE GYPSUM BOARD PANELS ARE INSTALLED HORIZONTALLY THE JOINTS NEED NOT BE STAGGERED ON OPPOSITE SIDES OF ASSEMBLY. BASE LAYER SECURED ON EACH SIDE OF THE STUDS WITH 1-1/4 IN. LONG TYPE S-12 BUGLE HEAD STEEL SCREWS SPACED 16 IN. OC TO THE TOP AND BOTTOM TRACK AND IN THE FIELD WITH SCREWS BEGINNING 1 IN. AND 8 IN. FROM THE HORIZONTAL JOINTS. FACE LAYER HORIZONTAL JOINTS STAGGERED 8 IN FROM BASE LAYER JOINTS AND SECURED WITH 1-5/8 IN. LONG TYPE S-12 BUGLE HEAD STEEL SCREWS SPACED 16 IN. OC TO THE TOP AND BOTTOM TRACKS AND IN THE FIELD WITH SCREWS BEGINNING 1 IN. AND 8 IN. FROM THE HORIZONTAL JOINTS. FACE LAYER SCREWS OFFSET 8 IN. FROM BASE LAYER SCREWS. WHEN THE GYPSUM BOARD PANELS ARE INSTALLED VERTICALLY ALL VERTICAL JOINTS MUST BE CENTERED OVER STUDS AND STAGGERED MIN 1 STUD CAVITY ON OPPOSITE SIDES OF STUDS. FACE LAYER GYPSUM BOARDS SECURED TO STUDS WITH 1-1/4 IN. LONG TYPE S-12 STEEL SCREWS SPACED 16 IN. OC WITH SCREWS 2 IN. AND 16 IN. FROM THE PERIMETER. BASE LAYER GYPSUM BOARDS SECURED TO STUDS WITH 1-1/4 IN. LONG TYPE S-12 STEEL SCREWS SPACED 16 IN. OC WITH SCREWS 1-1/2 IN. AND 8 IN. FROM THE PERIMETER. FACE LAYER SCREWS OFFSET 8 IN. FROM BASE LAYER SCREWS.

CGC INC - TYPE USGX
UNITED STATES GYPSUM CO - 5/8 IN. THICK TYPE USGX JOINT TAPE AND COMPOUND, ITEM 9, OPTIONAL WITH TYPE USGX
USG BORAL DRYWALL 5FZ LLC - 5/8 IN. THICK TYPE USGX JOINT TAPE AND COMPOUND, ITEM 9, OPTIONAL WITH TYPE USGX
USG MEXICO 5 A DE C V - TYPE USGX

6. FASTENERS - (NOT SHOWN) - FOR USE WITH ITEM 5 - TYPE S-12 STEEL SCREWS USED TO ATTACH PANELS TO RUNNERS (ITEM 1 OR 1A) AND STUDS (ITEM 2 OR 2A) OR FURRING CHANNELS (ITEM 8). SINGLE LAYER SYSTEMS: 1 IN. LONG FOR 1/2 AND 5/8 IN. THICK PANELS OR 1-1/4 IN. LONG FOR 3/4 IN. THICK PANELS, SPACED 8 IN. OC WHEN PANELS ARE APPLIED HORIZONTALLY, OR 12 IN. OC WHEN PANELS ARE APPLIED VERTICALLY. SINGLE LAYER SYSTEM WITH TYPE ULX: 1 IN. LONG, SPACED 12 IN. OC ALONG THE PERIMETER AND IN THE FIELD WHEN PANELS ARE APPLIED HORIZONTALLY OR VERTICALLY. TWO LAYER SYSTEMS: FIRST LAYER: 1 IN. LONG FOR 1/2 AND 5/8 IN. THICK PANELS OR 1-1/4 IN. LONG FOR 3/4 IN. THICK PANELS, SPACED 16 IN. OC. SECOND LAYER: 1-5/8 IN. LONG FOR 1/2 IN. AND 5/8 IN. THICK PANELS OR 2-1/4 IN. LONG FOR 3/4 IN. THICK PANELS, SPACED 16 IN. OC WITH SCREWS OFFSET 8 IN. FROM FIRST LAYER. THREE LAYER SYSTEMS: FIRST LAYER: 1 IN. LONG FOR 1/2 IN. THICK PANELS, SPACED 24 IN. OC. SECOND LAYER: 1-5/8 IN. LONG FOR 1/2 IN. THICK PANELS, SPACED 24 IN. OC. THIRD LAYER: 2-1/4 IN. LONG FOR 1/2 IN. THICK PANELS, SPACED 12 IN. OC. SCREWS OFFSET MIN 6 IN. FROM LAYER BELOW.

7. BATTS AND BLANKETS - (REQUIRED AS INDICATED UNDER ITEM 5) - NOM 2 IN. THICK MINERAL WOOL BATTS, FRICTION FITTED BETWEEN STUDS AND RUNNERS. SEE BATTS AND BLANKETS (BKNV OR BZZJ) CATEGORIES FOR NAMES OF CLASSIFIED COMPANIES.

7A. BATTS AND BLANKETS - (OPTIONAL, NOT SHOWN) - PLACED IN STUD CAVITIES, ANY GLASS FIBER OR MINERAL WOOL INSULATION BEARING THE UL CLASSIFICATION MARKING AS TO SURFACE BURNING CHARACTERISTICS AND/OR FIRE RESISTANCE. SEE BATTS AND BLANKETS (BKNV OR BZZJ) CATEGORIES FOR NAMES OF CLASSIFIED COMPANIES.

8. FURRING CHANNELS - NOT APPLICABLE

9. JOINT TAPE AND COMPOUND - VINYL OR CASEIN, DRY OR PREMIXED JOINT COMPOUND APPLIED IN TWO COATS TO JOINTS AND SCREW HEADS OF OUTER LAYERS. PAPER TAPE, NOM 2 IN. WIDE, EMBEDDED IN FIRST LAYER OF COMPOUND OVER ALL JOINTS OF OUTER LAYERS. PAPER TAPE AND JOINT COMPOUND MARKS OMITTED WHEN GYPSUM BOARDS ARE SUPPLIED WITH SQUARE EDGES.

10. SIDING, BRICK OR STUCCO - NOT APPLICABLE

11. CAULKING AND SEALANTS - (OPTIONAL, NOT SHOWN) - A BEAD OF ACOUSTICAL SEALANT APPLIED AROUND THE PARTITION PERIMETER FOR SOUND CONTROL. UNITED STATES GYPSUM CO - TYPE AS

12. LEAD BATTEN STRIPS - NOT APPLICABLE

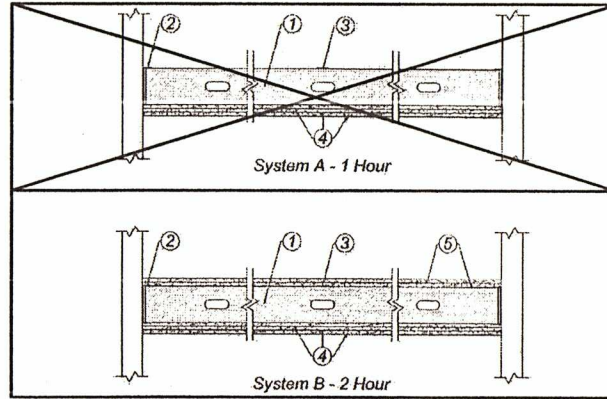
13. LEAD DISCS OR TABS - NOT APPLICABLE

14. WALL AND PARTITION FACINGS AND ACCESSORIES - NOT APPLICABLE

DESIGN NO. 1506 B:

CEILING MEMBRANE RATING - 1 OR 2 HOUR

LOAD RESTRICTION - 33% OF CAPACITY



1. STEEL JOISTS - MIN. 6 IN. WIDE WITH MIN. 1-5/8" LEGS CONTAINING FOLDED BACK FLANGES AND FORMED FROM MIN. NO. 20 MSG GALV. STEEL (0.0329 IN. THICK BARE METAL THICKNESS). JOISTS TO BE CUT 1/2" TO 3/4" LESS THAN THE CLEAR SPAN BETWEEN THE VERTICAL LEGS OF THE JOIST TRACK. JOISTS SPACED A MAX. 16" O.C. AT EACH END OF THE JOIST, THE UPPER JOIST FLANGE SHALL BE SECURED TO THE JOIST TRACK WITH ONE 1/2" LONG PAN-HEAD STEEL SCREW. JOISTS ARE USED AT EACH END OF THE HORIZONTAL BARRIER TO TERMINATE THE ASSEMBLY AT THE ADJOINING WALL. THESE END JOISTS SHALL BE SECURED TO THE ADJOINING WALL IN THE SAME MANNER AS THE JOIST TRACK (ITEM 2).

2. CEILING JOIST TRACK - USED TO SUPPORT STEEL JOISTS AT BOTH ENDS OF THE CEILING PLANE STRUCTURE. MIN. 6" DEEP WITH MIN. 1-1/4" LEGS AND FORMED FROM MIN. NO. 20 MSG GALV. STEEL (0.0329 IN. THICK BARE METAL THICKNESS). JOIST TRACK ATTACHED TO WALL STRUCTURE WITH FASTENERS SPACED NOT GREATER THAN 24" O.C. AT BOTH THE TOP & BOTTOM OF THE VERTICAL LEG.

3. STEEL STRAP - MIN. 2" WIDE STRAP FORMED FROM MIN. NO. 20 MSG GALV. STEEL (0.0329 IN. THICK BARE METAL THICKNESS). SECURE PERPENDICULAR TO THE UPPER JOIST FLANGE AT THE CENTERLINE OF THE SPAN USING ONE 1/2" LONG PAN-HEAD STEEL SCREW AT EACH JOIST. STEEL STRAP TO OVERLAP ONE FULL JOIST BAY AT SPLICE LOCATIONS. AS AN ALTERNATE TO THE STEEL STRAP, JOIST TRACK (ITEM 2) MAY BE SUBSTITUTED AND INSTALLED IN THE SAME MANNER AS THE STEEL STRAPS FOR THE 1 HR. RATING. IF A CONTINUOUS PIECE IS NOT USED, THE ABUTTED LEGS ARE INSTALLED ON EACH SIDE OF THE CENTERLINE OF THE SPAN AND OVERLAP ONE FULL JOIST BAY.

4. GYPSUM BOARD - THREE LAYERS OF NOM. 5/8" THICK, 48" WIDE, GYPSUM BOARD INSTALLED WITH LONG DIMENSION PERPENDICULAR TO THE STEEL JOISTS. JOINTS NOT NEED TO BE STAGGERED IN INDIVIDUAL LAYERS. BASE LAYER SECURED TO JOISTS AND JOIST TRACK WITH 1-1/4" LONG TYPE S-12 STEEL SCREWS SPACED MAX. 16" O.C.. MIDDLE LAYER INSTALLED WITH END JOINTS STAGGERED A MIN. 32" FROM BASE LAYER. MIDDLE LAYER TAPERED JOINTS STAGGERED A MIN. 12" FROM BASE LAYER TAPERED JOINTS. BOARDS SECURED TO THE JOISTS AND JOIST TRACK WITH 1-5/8" LONG TYPE S-12 STEEL SCREWS SPACED MAX. 16" O.C.. FACE LAYER INSTALLED WITH END JOINTS STAGGERED A MIN. 24" FROM MIDDLE LAYER. FACE LAYER TAPERED JOINTS STAGGERED A MIN. 12" FROM MIDDLE LAYER. TAPERED JOINTS. BOARDS SECURED TO THE JOISTS & JOIST TRACK WITH 2-1/4" LONG TYPE S-12 STEEL SCREWS SPACED MAX. 12" O.C.. FACE LAYER END JOINTS CENTERED BETWEEN JOISTS, ATTACHED TO THE MIDDLE LAYER BOARDS WITH 1-1/2" LONG TYPE G STEEL SCREWS SPACED 8" O.C. AND LOCATED 1-1/2" FROM THE END JOINT. CGC INC - TYPE ULX

UNITED STATES GYPSUM CO - TYPE ULX

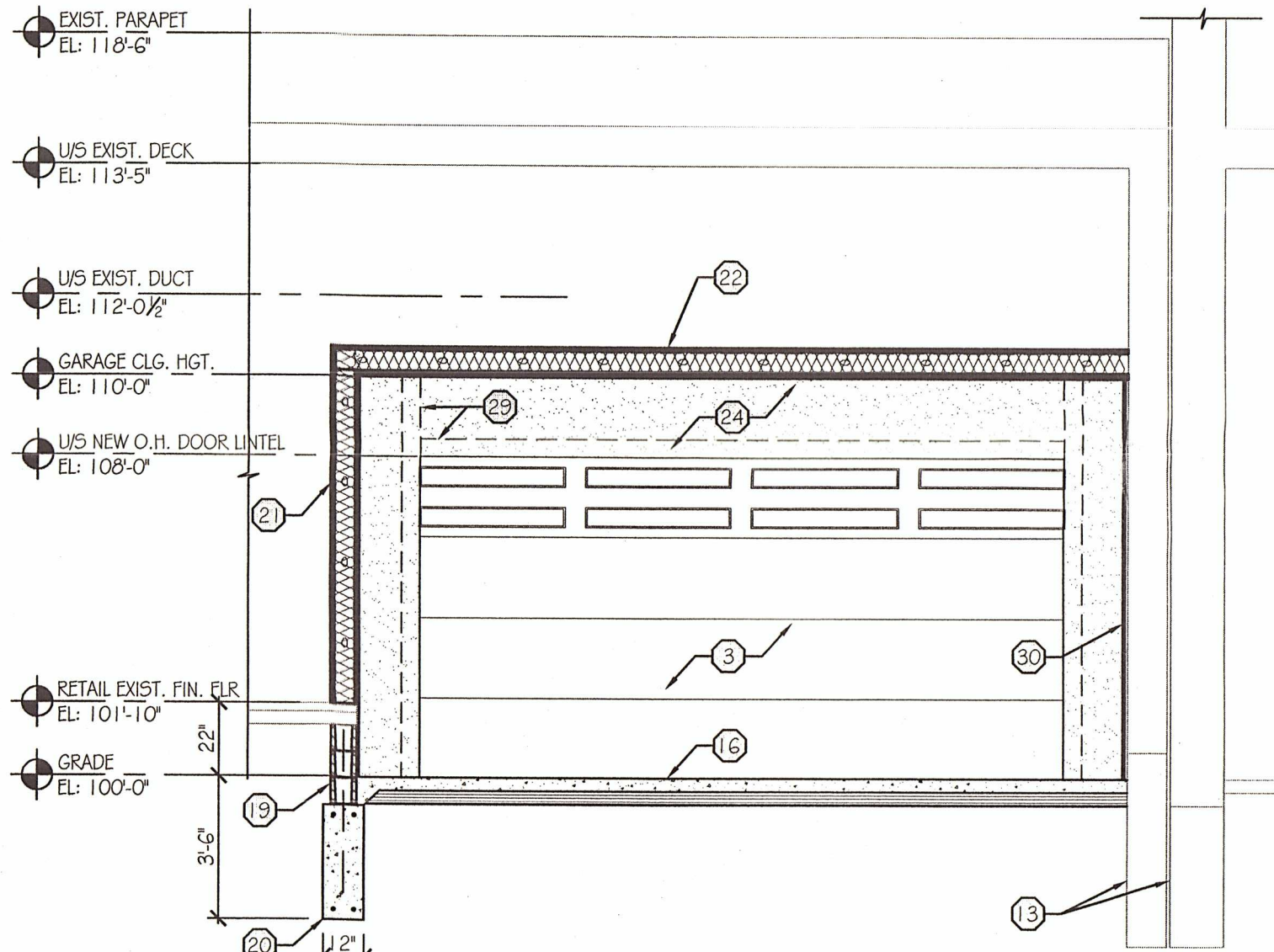
5. GYPSUM BOARD - TWO LAYERS OF NOM. 5/8" THICK, 24" WIDE BY 48" LONG. GYPSUM BOARD PANELS ARE LOOSELY LAID PERPENDICULAR TO THE TOP SIDE OF THE STEEL JOIST FLANGES. BASE LAYER LAID WITH WITH NARROW (28) END JOINTS CENTERED OVER JOISTS. SHORT END JOINTS IN ADJACENT ROWS ARE NOT STAGGERED. FACE LAYER LAID WITH NARROW (28) END JOINTS CENTERED OVER JOISTS WITH END JOINTS IN ADJACENT ROWS NOT BEING STAGGERED. NARROW END JOINTS BETWEEN LAYERS ARE STAGGERED 16" WITH LONG END JOINTS STAGGERED 8" BETWEEN LAYERS.

6. JOINT TAPE AND COMPOUND - NOT SHOWN - (OPTIONAL, NOT REQUIRED ON JOINTS OR SCREW HEADS) - VINYL, DRY OR PREMIXED JOINT COMPOUND, APPLIED IN TWO COATS TO JOINTS AND SCREW HEADS; PAPER TAPE, NOM. 2" WIDE, EMBEDDED IN FIRST LAYER OF COMPOUND OVER ALL JOINTS.

* INDICATED SUCH PRODUCTS SHALL BEAR THE UL OR AUL CERTIFICATION MARK FOR JURISDICTIONS EMPLOYING THE UL OR AUL CERTIFICATION (SUCH AS CANADA), RESPECTIVELY.

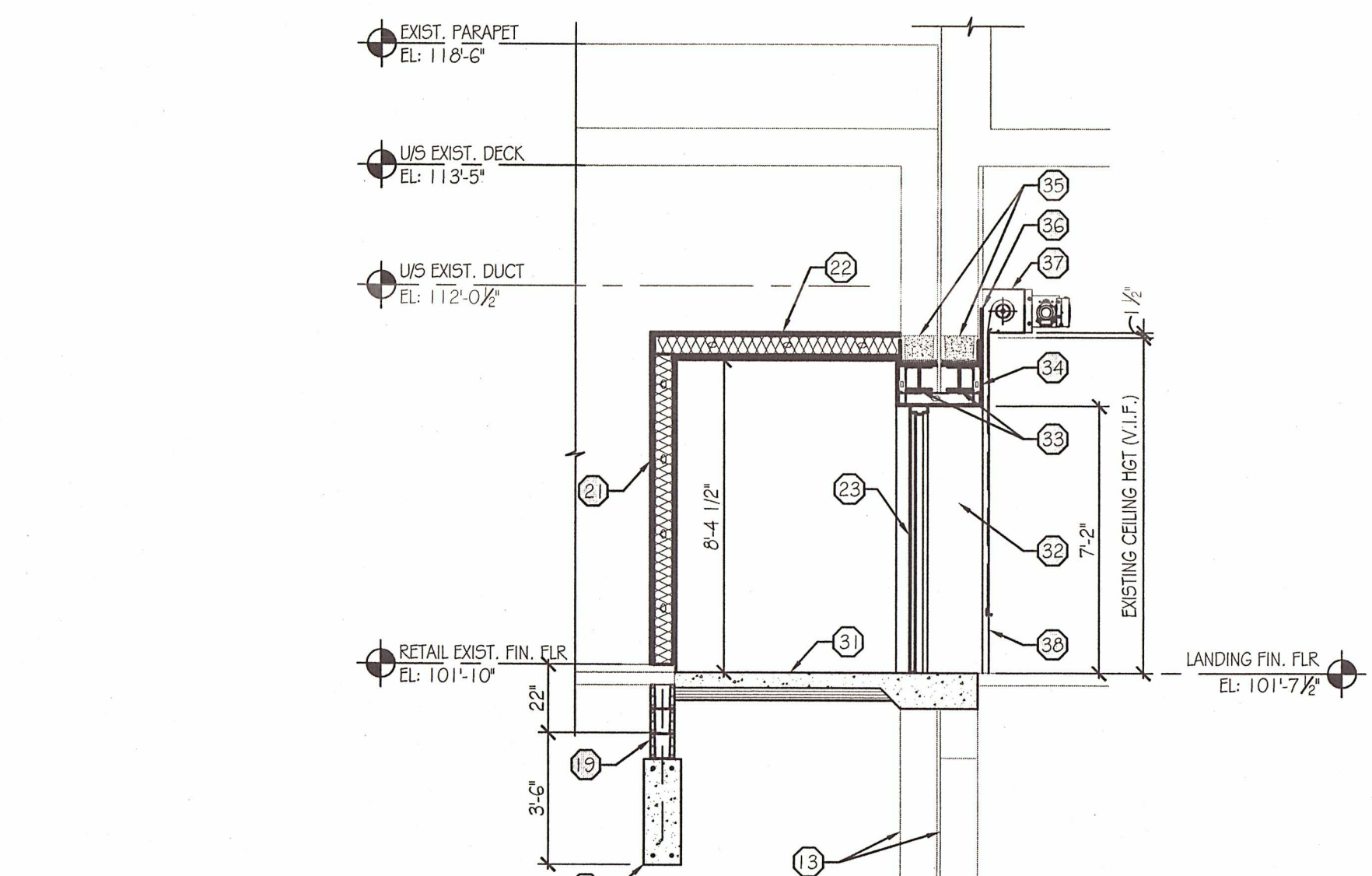
SECTION

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



SECTION

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



SECTION

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

KEY NOTE LEGEND:

- EXISTING DOOR & STAIRS TO REMAIN.
- EXPOSED CMU WALL TO BE PAINTED. OWNER TO SELECT COLOR & EXTENT OF PAINTING ON EXISTING MASONRY ALLEY FACADE.
- NEW 16'-0" X 8'-0" SECTIONAL STEEL OVERHEAD DOOR WITH AUTOMATIC OPENER, G.C. TO SUPPLY AND INSTALL. OWNER TO SPECIFY STYLE & FINISH.
- LOCATE GAS & WATER METERS ON SIDE WALL. REFER TO ELECTRICAL MECHANICAL DRAWINGS FOR ADDITIONAL INFORMATION.
- EXTERIOR PAINTED GYPSUM BOARD SOFFIT.
- EXISTING PARAPET TO REMAIN.
- NEW STEEL LINTEL AT OPENING. REFER TO STRUCTURAL DRAWINGS FOR ADD. INFORMATION.
- PROVIDE & INSTALL MASONRY SOAPS AT NEW LINTEL TO MATCH EXISTING CMU.
- 1/2" EXTERIOR GYPSUM BOARD SOFFIT OVER 2x6 METAL STUD FRAMING @ 24" O.C. W/ 6" THERMAL INSUL.
- GALV. METAL TRIM AT NEW OVERHEAD DOOR OPENING. COLOR TO MATCH NEW O.H. DOOR.
- PROVIDE FLASHING & DRIP EDGE AT NEW OPENING.
- EXISTING GRADE (ALLEY).
- EXISTING BUILDING FOUNDATION TO REMAIN.
- THICKENED CONCRETE SLAB W/ #4 DOWELS @ 12" O.C. EMBEDDED INTO EXISTING CONCRETE FTG. REFER TO STRUCTURAL DRAWINGS FOR ADD. INFO.
- NEW 12" CONCRETE TRENCH FOOTING W/ #4 DOWELS @ 12" O.C. EMBEDDED INTO NEW THICKENED CONC. SLAB. REFER TO STRUCTURAL DRAWINGS FOR ADD. INFO.
- NEW 4" REIN. CONCRETE SLAB WITH 15 MIL V.B. OVER 4" COMPACTED GRANULAR FILL. REFER TO STRUCTURAL DRAWINGS FOR ADD. INFO.
- NEW REIN. CONCRETE STEP.
- NEW CONCRETE LANDING. REFER TO STRUCTURAL DRAWINGS FOR ADD. INFO.
- NEW 8" CMU KNEE WALL W/ #5 REIN. BARS EMBEDDED INTO NEW CONC. TRENCH FOOTING. REFER TO STRUCTURAL DRAWINGS FOR ADD. INFO.
- NEW 12" CONCRETE TRENCH FOOTING W/ (2) #5 BARS TOP & BOTTOM. REFER TO STRUCTURAL DRAWINGS FOR ADD. INFO.
- NEW RATED PARTITION: UL DESIGN NO. U423 (2 HR BEARING WALL. REFER TO DESCRIPTION (THIS SHEET) FOR ADD. INFORMATION.
- NEW RATED HORIZONTAL ASSEMBLY: UL DESIGN NO. 1506-B (2 HR CEILING MEMBRAN). REFER TO DESCRIPTION (THIS SHEET) FOR ADD. INFORMATION.
- NEW 3'-0" x 7'-0" x 1-3/4" B-LABELED (90 MIN.) HM DOOR & FRAME WITH STEEL BALL BEARING HINGES, CLOSER & LOCKSET.
- NEW PAINTED GYP. BD.
- NEW 8" CMU TO HEIGHT JUST ABOVE 2 HR HORIZONTAL ASSEMBLY CEILING MEMBRANE SYSTEM. REFER TO STRUCTURAL DRAWINGS FOR ADD. INFORMATION.
- APPROXIMATE LOCATION FOR RELOCATED AND/OR NEW WATER METER AND GAS METER.
- 2" POLYISOCYANURATE INSULATION BOARD AT EXTERIOR PERIMETER ADJACENT TO CONDITIONED SPACE, TYP.
- NEW OVERHEAD DOOR TRACK.
- PROVIDE WOOD BLOCKING ON CMU FOR O.H. DOOR TRACK ATTACHMENT.
- 5/8" GYPSUM BOARD (PTD) ON 1/2" METAL FURRING CHANNELS @ 16" O.C. OVER EXISTING CMU.
- REIN. CONCRETE SLAB AT LANDING (MATCH EXISTING ADJACENT BUILDING FLOOR HEIGHT). REFER TO STRUCTURAL DRAWINGS FOR ADD. INFO.
- WRAP GYP. BD. (PTD.) AROUND DOOR OPENING JAMBS.
- NEW STEEL LINTELS WITH BENT PLATES AT NEW DOOR HEAD. REFER TO STRUCTURAL DRAWINGS FOR ADD. INFO.
- 1/2" GYP. BD. (PTD.) OVER METAL STUD FRAMING AT NEW DOOR HEAD.
- SOLID GROUT EXISTING CMU. REFER TO STRUCTURAL DRAWINGS FOR ADD. INFO.
- NEW GYP. BD. & WALL FINISH TO MATCH EXISTING.
- NEW 1-1/2 HR ROLLING COUNTER FIRE DOOR. LOCATE HOOD & MOTOR ABOVE EXISTING CEILING & CREATE RECESS FOR DOOR DEEPENING. COOKBOOK COILING 22 GA. INTERLOCKING SLAT DOOR WITH ALARMGARD MOTOR MODEL HERC 1 OR APPROVED EQUAL.
- FIRE DOOR SIDE JAMB GUIDES.

JTAI

JOHN TAGLE ASSOCIATES, INC.
ARCHITECTS & PLANNERS

200 N. Main Street, Suite 210
Royal Oak, MI 48067-1810
Tel: 248-549-0400
www.jtai.net

All ideas, designs, arrangements and plans indicated or represented by this drawing are the property of John Tagle Associates Architects & Planners and were created, evolved and developed for the use on and in connection with the specific project. None of these ideas, arrangements or plans shall be used by or distributed to any person, firm or corporation for any purpose whatsoever without the written permission of John Tagle Associates Architects & Planners.

PROJECT:

239 PIERCE GARAGE

INTERIOR RENOVATIONS

239 PIERCE ST. BIRMINGHAM MI 48009.

SHEET:

ELEVATIONS & SECTIONS

ISSUE / REVISION:

REVIEW SET 03/02/21

DRAWN BY:

NT

REVIEWED BY:

JT

JTAI FILE NO.

21.22

DRAWING NO.

A-410

NOT FOR CONSTRUCTION



CITY OF BIRMINGHAM
Date 09/28/2021 12:49:07 PM
Ref 00183525
Receipt 595630
Amount \$100.00

Administrative Approval Application Planning Division

APPROVED
9/28/21
PAA21-0100

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

1. Applicant

Name: The Great Eros
Address: 245 W. Maple Road
Birmingham, MI 48009
Phone Number: _____
Email: finance@thegreateros.com

2. Property Owner

Name: Virginia Hupp Moss Trust c/o Signature Associates, Inc.
Address: One Towne Square Ste 1200
Southfield, MI 48076
Phone Number: 248.359.3836
Email: cgodfrey@signatureassociates.com

3. Project Contact Person

Name: Christina Viviani
Address: 245 W. Maple Road
Birmingham, MI 48009
Phone Number: 917.476.0036
Email: christina@thegreateros.com

4. Project Designer/Developer

Name: CMYK NYC LLC
Address: 168 Engert Ave. #3
Brooklyn, NY 11222
Phone Number: 323.351.5581
Email: emilio@cmynyc.com

5. Required Attachments

- Two (2) folded copies of project plans including an itemized list of all changes for which Administrative Approval is requested, with the changes marked in color on all elevations
- One (1) digital copy of project plans
- Warranty Deed with legal description of property
- Photographs of existing conditions on the site where changes are proposed
- Material samples
- Specification sheets for all proposed materials, fixtures, and/or mechanical equipment
- Completed Administrative Approval checklist

6. Project Information

Address/Location of Property: 245 W. Maple Road
Birmingham, MI 48009
Name of Development: _____
Parcel ID#: _____
Current Use: _____
Proposed Use: Paint Color
Area of Site in Acres: _____
Current Zoning: Retail

	Yes	No
Is the property located in a floodplain? -----	☐	☒
Is the property within a Historic District? ---	☐	☒
→ If so, which? _____		
Will the project require a variance? -----	☐	☒
→ If so, how many? _____		
Has the project been reviewed by a Board? ---	☒	☐
→ If so, which? <u>Nicholas Dupuis</u>		

7. Details of the Request for Administrative Approval

Permission to Paint Retail store signage above facade, color Ivory. Also paint verticals and door Ivory to match. Red brick will remain untouched. Thank you

The undersigned states the above information is true and correct, and understands that it is the responsibility of the applicant to advise the Planning Division and/or Building Division of any additional changes to the approved site plan. 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 Applicant: [Signature] Date: 9/13/21

Office Use Only			
Application #:	<u>PAA21-0100</u>	Date Received:	<u>9/16/21</u>
Date of Approval:	<u>9/28/21</u>	Date of Denial:	<u>N/A</u>
Fee:	<u>\$ 100.00</u>	Reviewed By:	<u>[Signature]</u>



CONSENT OF PROPERTY OWNER

I, Christopher Fleming, as Trustee of owner, OF THE STATE OF Florida AND
(Name of Property Owner)

COUNTY OF Palm Beach STATE THE FOLLOWING:

1. That I am the owner of real estate located at 245 W. Maple Road;
(Address of Affected Property)

2. That I have read and examined the Application for Administrative Approval made to the City of

Birmingham by: The Great Eras;
(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.

Name of Owner (Printed): Virginia Hupp Moss Trust

Signature of Owner: [Signature] as Trustee Date: 9/15/21

THE GREAT
EROS

245 W. Maple Road - Facade Paint Submit



AFTER RENDERING

The Great Eros
245 W. Maple Road
Between Detroit Guitars and Optik



AFTER

Verticals
Door Frame
Front Awning
Front Sign
Logo Cut Acrylic Black



BEFORE

APPROVED
4/28/21
CNA-0100

 **Benjamin Moore®**

Color Cream Eroth - OC-97



CLIP TO SUBMIT
Date 09/07/2021 3:22:19 PM
Ref 00153234
Receipt 592610
Amount \$100.00

Administrative Approval Application Planning Division

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

APPROVED
9/7/21
PAA21-0098

1. Applicant

Name: Ricky Manjo
Address: 76785 Telegraph Rd
Bloomfield Township, MI 48302
Phone Number: 248-830-3009
Fax Number:
Email Address: ricky@cosmosalons.com

2. Property Owner

Name: James Esshaki
Address: 210 S. Old Woodward Suite 230
Birmingham, MI 48009
Phone Number: 248-645-5900
Fax Number:
Email Address: jesshaki@esscodevelopment.com

3. Applicant's Attorney/Contact Person

Name: Joe Viviano
Address: 48 S. Mainst Ste., 2
Mount Clemens, MI 48043
Phone Number: 586-469-1580
Fax Number:
Email Address: jviviano@khvpf.com

4. Project Designer/Developer

Name: RON AND ROMAN INC.
Address: 275 E. FRANK ST.
BIRMINGHAM, MI 48009
Phone Number: 248-723-5790
Fax Number:
Email Address: roman@ronandroman.com

5. Project Information

Address/Location of Property: 255 S. OLD WOODWARD, SUITE 150
BIRMINGHAM, MI 48009
Name of Development: COSMO SALON STUDIOS (IN PARK PLAZA)
Parcel ID#: 1936206021
Current Use: B - BUSINESS
Area in Acres:
Current Zoning: B-4

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

6. Required Attachments

- Warranty Deed with legal description of property
- Authorization from Owner(s) (if applicant is not owner)
- Completed Checklist
- Material Samples
- Specification sheets for all proposed materials, fixtures, and/or mechanical equipment
- One (1) digital copy of plans
- Two (2) folded copies of plans including an itemized list of all changes for which administrative approval is requested, with the changes marked in color on all elevations
- Photographs of existing conditions on the site where changes are proposed

7. Details of the Request for Administrative Approval

REVISION TO FRONT ENTRY STAIRS OF COSMO SALON, TO REMOVE RAMP PORTION. ADDING 2 HANDRAILS.

The undersigned states the above information is true and correct, and understands that it is the responsibility of the applicant to advise the Planning Division and/or Building Division of any additional changes to the approved site plan.

Signature of Applicant:

Date: 9/01/2021

Application #: PAA21-0098

Date Received: 9/1/21

Fee: \$100.00

Date of Approval: 9/7/21

Date of Denial: N/A

Reviewed By:



CONSENT OF PROPERTY OWNER

I, James Esshaki, OF THE STATE OF Michigan AND
(Name of Property Owner)
COUNTY OF Oakland STATE THE FOLLOWING:

1. That I am the owner of real estate located at 255 S. Old Woodward;
(Address of Affected Property)
2. That I have read and examined the Application for Administrative Approval made to the City of
Birmingham by: Ricky Manjo (Cosmo Salons);
(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): James Esshaki

Signature of Owner: James Esshaki Date: 9/1/2021

COSMO SALON STUDIOS

SCOPE OF WORK:

NEW INTERIOR BUILD OUT:

- PARTITIONS
- CEILINGS
- LIGHTING
- PLUMBING
- HVAC
- MILLWORK
- FINISHES

EXTERIOR MODIFICATIONS:

- RELOCATE STOREFRONT ENTRY
- NEW ENTRY RAMP, STEPS & LANDING
- NEW RTU WITH DUCTWORK

SEPARATE PERMIT:

- SIGNAGE

CODE DATA:

CONSTRUCTION TYPE: IIIB
EXISTING GROUP: B (BUSINESS)
NEW USE GROUP: B (BUSINESS), BARBER & BEAUTY SHOP
TENANT AREA: 3,772 SF EXISTING
THE BUILDING IS FULLY SPRINKLED

CURRENT CODES:

- 2015 MICHIGAN BUILDING CODE
- 2009 ICC/ANSI A 117.1 MICHIGAN BARRIER FREE DESIGN LAW
- 2015 MICHIGAN PLUMBING CODE
- 2015 MICHIGAN MECHANICAL CODE
- 2017 MICHIGAN ELECTRICAL CODE
- 2015 MICHIGAN ENERGY CODE, ANSI/ASHRAE/IESNA STANDARD 90.1-2013
- 2015 INTERNATIONAL FIRE CODE

THESE CONSTRUCTION DOCUMENTS WERE PREPARED FOR COMPLIANCE WITH THE MICHIGAN CONSTRUCTION CODE IN EFFECT AT TIME OF PERMIT SUBMITTAL. ALL ENGINEERS, CONTRACTORS, AND SUPPLIERS INVOLVED WITH THE PROJECT SHALL COMPLY WITH THE SAME CODES, ISSUED AND APPROVED CODE MODIFICATIONS, AND/OR CITY OF BIRMINGHAM CONSTRUCTION BOARD OF APPEALS RULINGS AND WHENEVER REQUIRED SHALL PROVIDE SHOP DRAWINGS AND SUBMITTALS CLEARLY DESCRIBING COMPLIANCE TO THE REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE FOR REVIEW AND APPROVAL.

DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE:
ROMAN BONISLAWSKI, R.A. LICENSE #: 37397



LOCATION MAP
NOT TO SCALE

GENERAL NOTES:

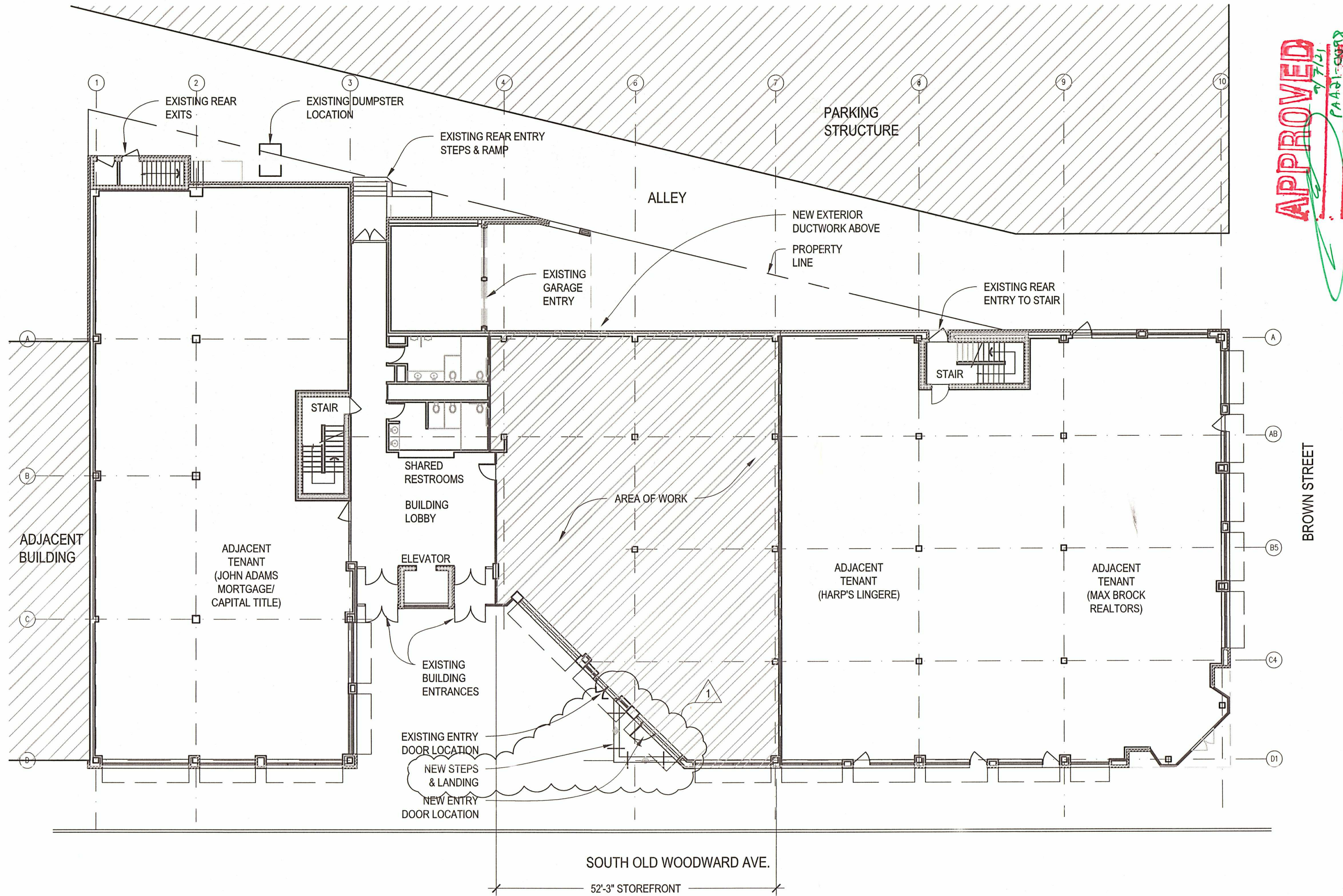
- G.C. SHALL EXAMINE SITE, AND EXISTING CONDITIONS. G.C. IS TO BECOME FAMILIAR WITH CONDITIONS AFFECTING CONSTRUCTION, STAGING, LOGISTICS, SEQUENCE OF WORK, ETC., PRIOR TO SUBMITTING A BID.
- GENERAL CONTRACTOR TO BE SOLELY RESPONSIBLE FOR PROJECT SAFETY. THIS PROJECT IS TO INCLUDE APPROPRIATE TEMPORARY BARRIERS AND DEVICES AS MAY BE REQUIRED TO PROTECT THE HEALTH, SAFETY AND WELFARE OF THE GENERAL PUBLIC AND EMPLOYEES.
- G.C. SHALL SUPERVISE AND DIRECT ALL WORK USING HIS BEST SKILL AND ATTENTION. G.C. SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES AND SEQUENCES OF PROCEDURES, FOR COORDINATING ALL PORTIONS OF THE WORK UNDER THE CONTRACT, AND INSURING THAT ALL MANUFACTURERS' REQUIREMENTS FOR EACH PORTION OF WORK BE FOLLOWED.
- DIMENSIONS:
 - G.C. SHALL NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO THE CONTINUATION OF THE WORK.
 - G.C. SHALL COORDINATE ALL FINAL DIMENSIONS WITH ALL TRADES IN ACCORDANCE WITH CONSTRUCTION DOCUMENTS.
- G.C. SHALL PROVIDE ALL NECESSARY PERMITS AND FEES.
- ALL CONTRACTORS SHALL MEET ALL LOCAL GOVERNING CODE REQUIREMENTS, AND RULES OF CONDUCT.
- G.C. TO GUARANTEE LABOR AND MATERIALS FOR 12 MONTHS.
- CONTRACTORS SHALL SUBMIT SHOP DRAWINGS FOR APPROVAL PRIOR TO FABRICATION AND/OR INSTALLATION. COMMENCEMENT OF FABRICATION/INSTALLATION PRIOR TO APPROVAL SHALL BE DONE AT CONTRACTOR'S RISK.
- IN CASE OF CONFLICT IN DRAWINGS, THE G.C. SHALL NOT PROCEED WITH THAT PART OF THE WORK UNTIL THE ARCHITECT HAS CLARIFIED THE DISCREPANCY.
- G.C. SHALL NOTIFY ARCHITECT OF ANY CONDITIONS WHERE IN HIS JUDGMENT IT WOULD BE DESIRABLE TO MODIFY THE REQUIREMENTS TO PRODUCE THE BEST RESULTS.
- G.C. TO COORDINATE AND PROVIDE WOOD BLOCKING AND STEEL FRAMING IN EXISTING FRAMED WALLS AS MAY BE REQUIRED TO SECURE STRUCTURE, FIXTURES AND EQUIPMENT TO WALLS. ALL WOOD BLOCKING, FRAMING AND/OR FIRE STOPPING USED WITHIN PARTITIONS, PLATFORMS, ETC., SHALL BE OF FIRE RETARDANT TREATED LUMBER AS REQUIRED BY CODE. PROVIDE FIRE RETARDANT WOOD BLOCKING AT ALL ROUGH OPENINGS IN GYPSUM BOARD PARTITIONS AS REQUIRED BY CODE.
- THE G.C. IS RESPONSIBLE FOR ANY PATCHING, FILLING, STAINING AND FINISHING REQUIRED AFTER TRANSPORTATION, ASSEMBLY AND INSTALLATION OF MATERIALS TO ENSURE THE HIGHEST QUALITY FINAL APPEARANCE.
- WORK IN PLACE THAT IS SUBJECT TO DAMAGE FROM PROJECT ACTIVITIES SHALL BE COVERED, BOARDED UP, OR SUBSTANTIALLY ENCLOSED WITH ADEQUATE PROTECTION. ALL FORMS OF PROTECTION SHALL BE CONSTRUCTED IN A MANNER SUCH THAT UPON COMPLETION THE ENTIRE WORK WILL BE DELIVERED TO THE OWNER IN WHOLE AND UNBLENISHED CONDITION. WORK DAMAGED BY FAILURE TO PROVIDE PROTECTION SHALL BE REPLACED WITH NEW WORK, AT THE EXPENSE OF THE G.C.
- THE APPLICATION OF ANY FINISH MATERIAL SHALL INDICATE SUBCONTRACTOR'S ACCEPTANCE OF THE SUBSURFACE CONDITIONS AND SUB WILL BE HELD RESPONSIBLE FOR ANY DEFECTS AFTER MATERIAL APPLICATION.
- THE G.C. IS RESPONSIBLE FOR ALL CLEANING AND WASTE DISPOSAL DURING CONSTRUCTION. GENERAL CONTRACTOR SHALL COORDINATE TRASH REMOVAL REQUIREMENTS WITH THE LANDLORD AND AUTHORITY HAVING JURISDICTION. GENERAL CONTRACTOR IS TO PROVIDE APPROVED TRASH CONTAINERS AS MAY BE REQUIRED. ALL WASTE MATERIALS TO BE DISPOSED OF IN PROPER RECEPTACLES REMOVED FROM SITE AND LEGALLY DISPOSED OF.
- G.C.'S BASE BID IS TO INCLUDE ALL ARCHITECTURAL, STRUCTURAL, CIVIL, LANDSCAPING, PLUMBING, MECHANICAL AND ELECTRICAL, FIRE SUPPRESSION WORK AS MAY BE REQUIRED TO COMPLETE THE WORK DESCRIBED IN THESE DOCUMENTS. CUSTOM DECORATIVE FIXTURES, AND ACCESSORY ITEMS AS NOTED WILL BE PROVIDED BY OWNER AND INSTALLED AND / OR COORDINATED BY G.C.
- G.C. SHALL PROVIDE (1) COMPLETE SET OF RED MARKED BLUEPRINTS TO THE ARCHITECT DOCUMENTING ALL ARCHITECT-APPROVED CHANGES AND MODIFICATIONS MADE IN THE FIELD.
- IT SHALL BE THE FULL RESPONSIBILITY OF THE G.C. TO COORDINATE AND EXPEDITE ALL PHASES OF ARCHITECTURAL MECHANICAL, PLUMBING, ELECTRICAL, FIRE SUPPRESSION, AND CUSTOM FIXTURE WORK, REGARDLESS OF WHETHER THE OWNER AWARDS SEPARATE CONTRACTS FOR ANY TRADES, BRANCHES OR ITEMS OF WORK AND EQUIPMENT. ALL OTHER TRADES, SUBCONTRACTORS AND/OR SEPARATE CONTRACTORS SHALL COOPERATE FULLY WITH THE G.C.
- THE G.C. MUST SECURE A CERTIFICATE OF OCCUPANCY FROM THE JURISDICTIONAL AUTHORITY BY THE DATE OF COMPLETION AS SPECIFIED IN THE CONTRACT, AND WILL DELIVER A COPY OF THE CERTIFICATE TO THE OWNER AND TO THE ARCHITECT.
- SPECIFIC CONSTRUCTION ITEMS TO BE INCLUDED: ALL ITEMS NOTED ON PLANS, AND ADDITIONAL ITEMS AS MAY BE REASONABLY INFERRED FROM THE DOCUMENTS OR AS REQUIRED TO COMPLETE DESIGN INTENT DESCRIBED IN THE DRAWINGS.
- THE OWNER SHALL PAY FOR ALL TEMPORARY POWER AND WATER, AS REQUIRED AND PROVIDED BY GENERAL CONTRACTOR.

SHEET INDEX			
SHEET	TITLE	PERMIT	REVISION 1
G101	GENERAL INFORMATION	•	•
D101	DEMOLITION PLAN	•	
A101	MAIN FLOOR PLAN	•	•
A102	REFLECTED CEILING PLAN	•	
A103	ROOF PLAN	•	
A201	EXTERIOR FRONT ELEVATIONS	•	•
A202	EXTERIOR REAR ELEVATIONS	•	
A301	INTERIOR ELEVATIONS & DETAILS	•	
M.000	MECHANICAL LEGEND, SYMBOLS & SHEET INDEX	•	
M.100	OVERALL SANITARY & VENT PLUMBING FLOOR PLAN	•	
M.101	OVERALL DOMESTIC WATER PLUMBING FLOOR PLAN	•	
M.200	OVERALL HVAC FLOOR PLAN	•	
M.300	MECHANICAL ROOF PLAN	•	
M.400	MECHANICAL SCHEDULES	•	
M.401	MECHANICAL DETAILS	•	
M.500	MECHANICAL SPECIFICATION	•	
E.000	ELECTRICAL LEGEND, SYMBOLS & SHEET INDEX	•	
E.200	ELECTRICAL POWER PLAN	•	
E.201	PARTIAL ELECTRICAL ROOF PLAN	•	
E.300	ELECTRICAL LIGHTING PLAN	•	
E.301	LIGHTING SCHEDULE & DETAILS	•	
E.400	ELECTRICAL RISER DIAGRAM / PANEL SCHEDULE	•	
E.401	ELECTRICAL SCHEDULE	•	
E.500	ELECTRICAL SPECIFICATIONS	•	

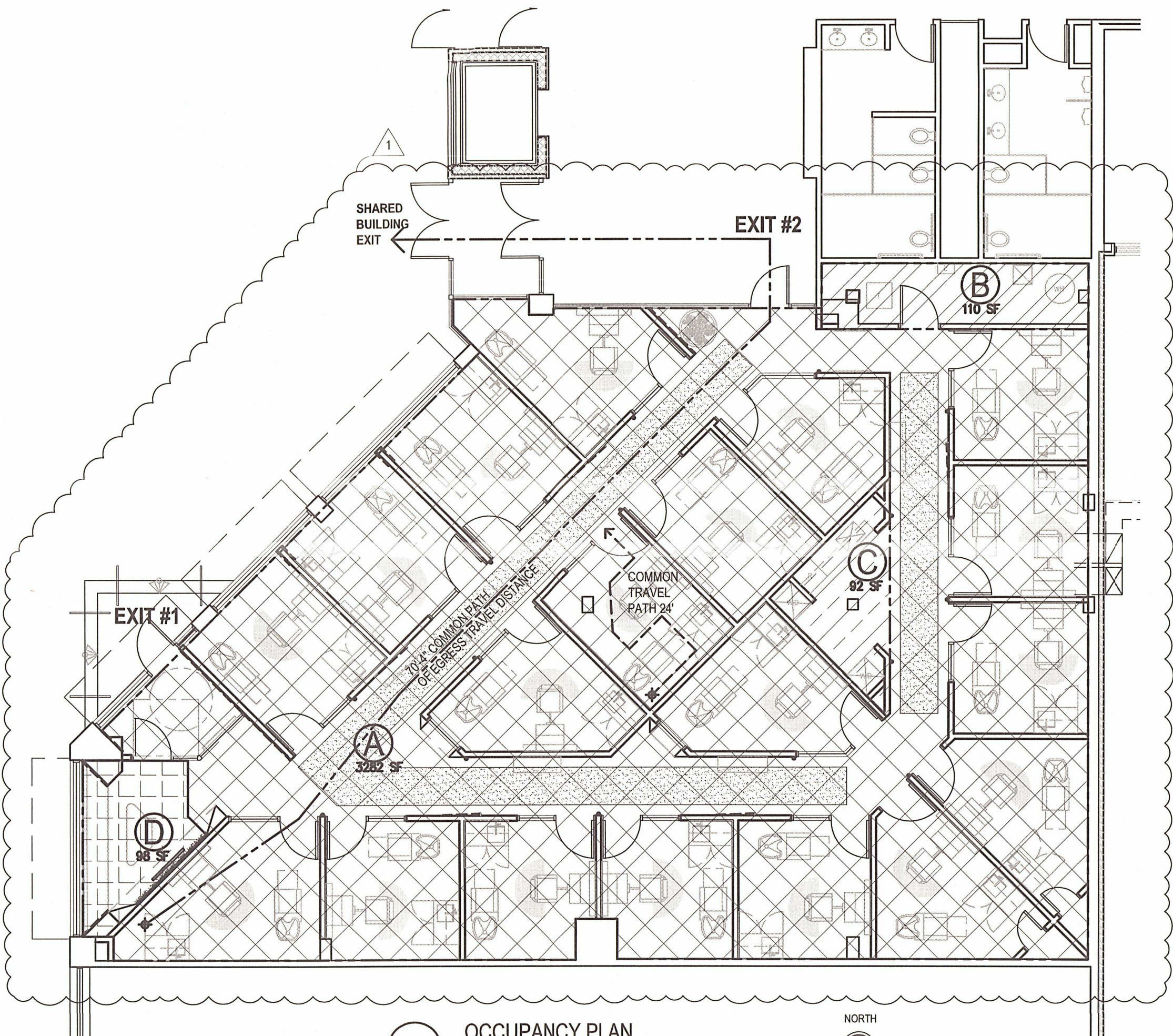
OCCUPANT LOAD CALCULATIONS			
DESCRIPTION	OCC PER TABLE 1004.1.2	OCC	
A BARBER / BEAUTY SHOP	3282 SF @ 15 SF NET EA. =	32.8	33
B STORAGE / MECHANICAL	110 LF @ 1.5 LF EA. =	0.4	1
C KITCHEN	92 SF @ 7 SF NET EA. =	0.5	1
D WAITING AREA	98 SF @ 15 SF NET EA. =	6.5	7
TOTAL OCCUPANT LOAD		42	

PLUMBING FIXTURES	Water Closets		Lavatories	
	M	W	M	W
	42.0	42.0	42.0	42.0
	/ 2 =	/ 2 =	/ 2 =	/ 2 =
	21.0	21.0	21.0	21.0
	/ 60	/ 60	/ 60	/ 60
REQUIRED	0.35	0.35	0.35	0.35

REQUIRED WATER CLOSETS & LAVATORIES ARE LOCATED IN SHARED BUILDING RESTROOM FACILITIES.



OVERALL GROUND FLOOR BUILDING PLAN
SCALE: 1/8" = 1'-0"



OCCUPANCY PLAN
SCALE: 1/8" = 1'-0"

APPROVED
FALL 2021
FALL 2021

RON ANDROMAN
architects et al.
275 E. Frank St. Birmingham MI 48009
o) 248.723.5790 f) 248.723.5795

Project:

COSMO SALON STUDIOS
Salon Studio Fitout in an Existing Building
255 S. Old Woodward, Suite 150 Birmingham, MI 48009

Seal:



Issue Date:

BUILDING PERMIT	3/12/2021
BIDDING	5/11/2021
REVISION 1	9/1/2021

Sheet Title:

GENERAL
INFORMATION

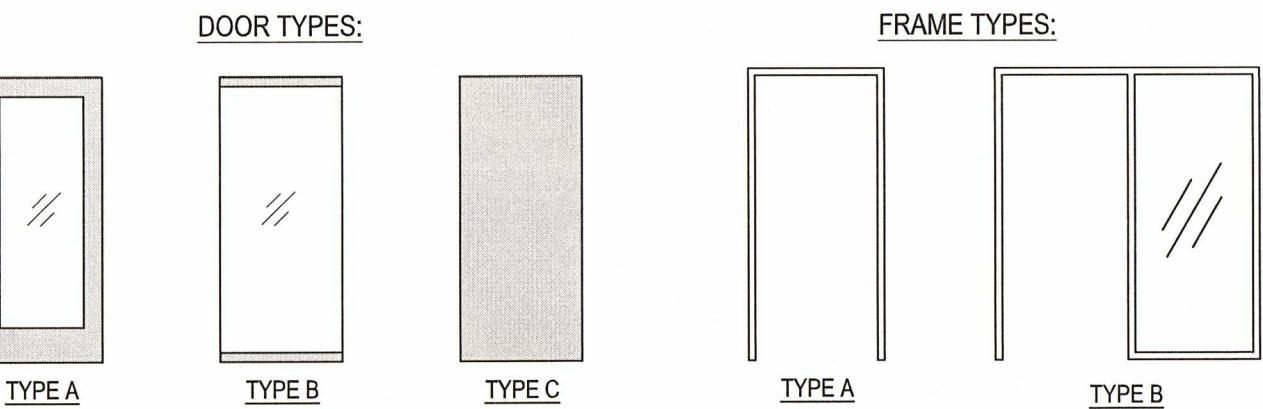
Sheet Number:

G101

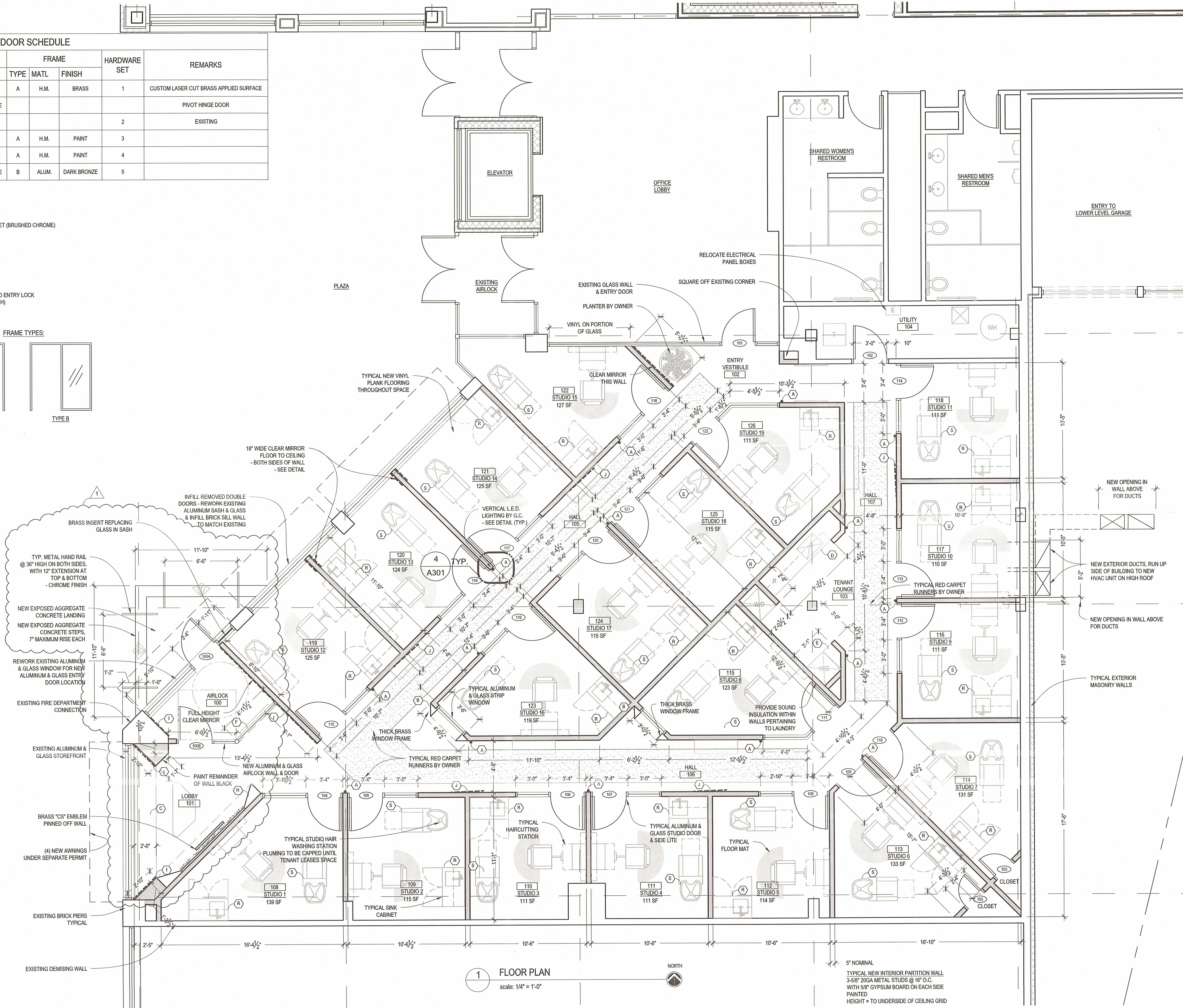
DOOR SCHEDULE										
DOOR NUM	DOOR						FRAME		HARDWARE SET	REMARKS
	TYPE	QTY	WIDTH	HEIGHT	MATL	FINISH	TYPE	MATL	FINISH	
100A	C	1	3'-0"	7'-0"	H.M.	BRASS	A	H.M.	BRASS	CUSTOM LASER CUT BRASS APPLIED SURFACE
100B	B	1	3'-0"	7'-0"	AL / TEMP.GL	DARK BRONZE				PIVOT HINGE DOOR
101	B	1							2	EXISTING
102	C	1	3'-0"	7'-0"	H.M.	PAINT	A	H.M.	PAINT	3
103	C	1	2'-0"	7'-0"	H.M.	PAINT	A	H.M.	PAINT	4
104-122	D	19	3'-0"	7'-0"	AL / TEMP.GL	DARK BRONZE	B	ALUM.	DARK BRONZE	5

DOOR HARDWARE SCHEDULE

SET 1 CLOSER 1 1/2 PR HINGES WEATHERSTRIP BRASS KICKPLATE CUSTOM PUSH/PULL BY OWNER PROVIDE ELECTRONIC LOCK (COORDINATE BY OWNER) METAL THRESHOLD (DARK BRONZE)	SET 3 1 1/2 PR HINGES UTILITY ROOM LATCHSET (BRUSHED CHROME) (SCHLAGE)
SET 2 3 PR HINGES CLOSER (CLEAR ANODIZED) CUSTOM PUSH/PULL BY OWNER	SET 4 1 1/2 PR HINGES CLOSET HARDWARE
	SET 5 1 1/2 PR HINGES SCHLAGE LEVER KEYED ENTRY LOCK (BRIGHT CHROME FINISH) BRASS KICKPLATE



FIXTURE SCHEDULE	
ITEM	DESCRIPTION
(A)	VERTICAL LED STRIP LIGHT DETAIL, BY GENERAL CONTRACTOR (AT 15 LOCATIONS)
(B)	THICK BRASS WINDOW FRAME
(C)	UPHOLSTERED SETTEE WITH COFFEE TABLE
(D)	KITCHEN BASE AND WALL CABINETS, BY MILLWORK CONTRACTOR
(E)	LAUNDRY COUNTER, BY MILLWORK CONTRACTOR
(F)	VENETIAN MIRROR, BY OWNER
(G)	NOT USED
(H)	SIGN BRASS TRIM AROUND ROSE WALL
(I)	FLAT WALL MIRROR MOUNTED WITH TABS
(J)	CLEAR MIRROR CANTED OFF WALL - SEE DETAIL
(K)	LAMINATE PANEL FINISH
(L)	STUDIO TENANT BLADE SIGN, BY SIGN CONTRACTOR
(M,N,O)	NOT USED
(P)	SUSPENDED GOLD FRAMES IN CEILING, BY MILLWORK CONTRACTOR
(Q)	NOT USED
(R)	SINK COUNTER AND CABINETRY UNIT, BY MILLWORK CONTRACTOR
(S)	HAIRWASHING STATION



RON ANDROMAN
architects et al.

275 E. Frank St.
Birmingham, MI 48009
o) 248.723.5790 f) 248.723.5795

Project:

COSMO SALON STUDIOS
Salon Studio Fitout in an Existing Building
255 S. Old Woodward, Suite 150 Birmingham, MI 48009

Seal:

Issue Date:

BUILDING PERMIT	3/12/2021
BIDDING	5/11/2021
REVISION 1	9/1/2021

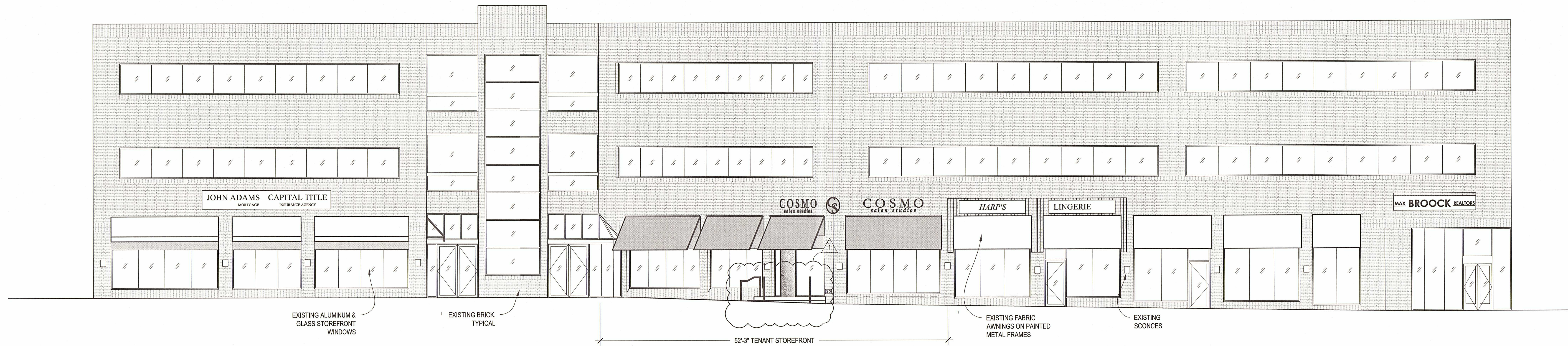
Sheet Title:

FLOOR PLAN

Sheet Number:

A101

D:\WORK FILES\COSMO - BIRMINGHAM\5 R&R CAD\BID SET\A101 FLOOR PLANS -
9/1/2021 9:31 AM
REVISION 1.DWG
dusti



1 BUILDING ELEVATION - FACING S. OLD WOODWARD AVE.
SCALE: 1/8" = 1'-0"



2 TENANT STOREFRONT ELEVATION
SCALE: 1/4" = 1'-0"

RON ANDROMAN
architects et al.
275 E. Frank St. Birmingham, MI 48009
o) 248.723.5790 f) 248.723.5795

Project:

COSMO SALON STUDIOS
Salon Studio Fitout in an Existing Building
255 S. Old Woodward, Suite 150 Birmingham, MI 48009

Seal:

Issue Date:

BUILDING PERMIT	3/12/2021
BIDDING	5/11/2021
REVISION 1	9/1/2021

Sheet Title:

EXTERIOR
FRONT
ELEVATION

Sheet Number:

A201

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

Permit # PD21-00602

Project # JDSF21-

APPLICATION FOR DEMOLITION PERMIT

0005

I. Project Type / Location			
☐ HOUSE	☐ HOUSE AND ATTACHED GARAGE	☐ HOUSE AND DETACHED GARAGE	☐ DETACHED GARAGE
☐ EXTERIOR	☐ INTERIOR NON-LOAD BEARING	☐ SHED	☐ OTHER _____
ADDRESS <u>1687 Quanton Rd</u>		PROPERTY IDENTIFICATION NUMBER (SIDWELL NO.)	LOT NUMBER
II. Applicant / Project Contact Information			
A. Applicant			
NAME <u>Josh Tobias</u>		ADDRESS <u>2532 Ogden Dr.</u>	
CITY <u>W. Bloomfield</u>	STATE <u>MI</u>	ZIP CODE <u>48323</u>	TELEPHONE NUMBER (Include Area Code)
CELL PHONE NUMBER (Include Area Code) <u>248-789-5700</u>	FAX NUMBER (Include Area Code)	EMAIL ADDRESS <u>Josh@TobiasConstruction.com</u>	
B. Owner or Lessee			
NAME <u>Adam Speck</u>		ADDRESS <u>1687 Quanton Rd</u>	
CITY <u>Birmingham</u>	STATE <u>MI</u>	ZIP CODE <u>48009</u>	TELEPHONE NUMBER (Include Area Code)
CELL PHONE NUMBER (Include Area Code) <u>248-444-0618</u>	FAX NUMBER (Include Area Code)	EMAIL ADDRESS*	
C. Architect or Engineer			
NAME <u>Martini Samantino Design Group</u>		ADDRESS <u>920 East Long Lake</u>	
CITY <u>Troy</u>	STATE <u>MI</u>	ZIP CODE <u>48085</u>	TELEPHONE NUMBER (Include Area Code) <u>248-524-0445</u>
CELL PHONE NUMBER (Include Area Code)	FAX NUMBER (Include Area Code)	EMAIL ADDRESS	
LICENSE NUMBER		EXPIRATION DATE	
D. Contractor			
NAME <u>Tobias Construction Inc</u>		ADDRESS <u>2532 Ogden Dr.</u>	
CITY <u>W. Bloomfield</u>	STATE <u>MI</u>	ZIP CODE <u>48323</u>	TELEPHONE NUMBER (Include Area Code)
CELL PHONE NUMBER (Include Area Code) <u>248-789-5700</u>	FAX NUMBER (Include Area Code)	EMAIL ADDRESS <u>Josh@tobiasconstruction.com</u>	
INDIVIDUAL BUILDERS LICENSE NUMBER <u>210 110 3687</u>		EXPIRATION DATE <u>5-31-2023</u>	
COMPANY BUILDERS LICENSE NUMBER <u>210 211 7263</u>		EXPIRATION DATE <u>5-31-2023</u>	
FEDERAL EMPLOYER ID NUMBER (or reason for exemption) <u>38-3069629</u>			
WORKERS COMP INSURANCE CARRIER (or reason for exemption) <u>Flashed m + H</u>			
UNEMPLOYMENT INSURANCE AGENCY EMPLOYER ACCOUNT NUMBER (or reason for exemption)			

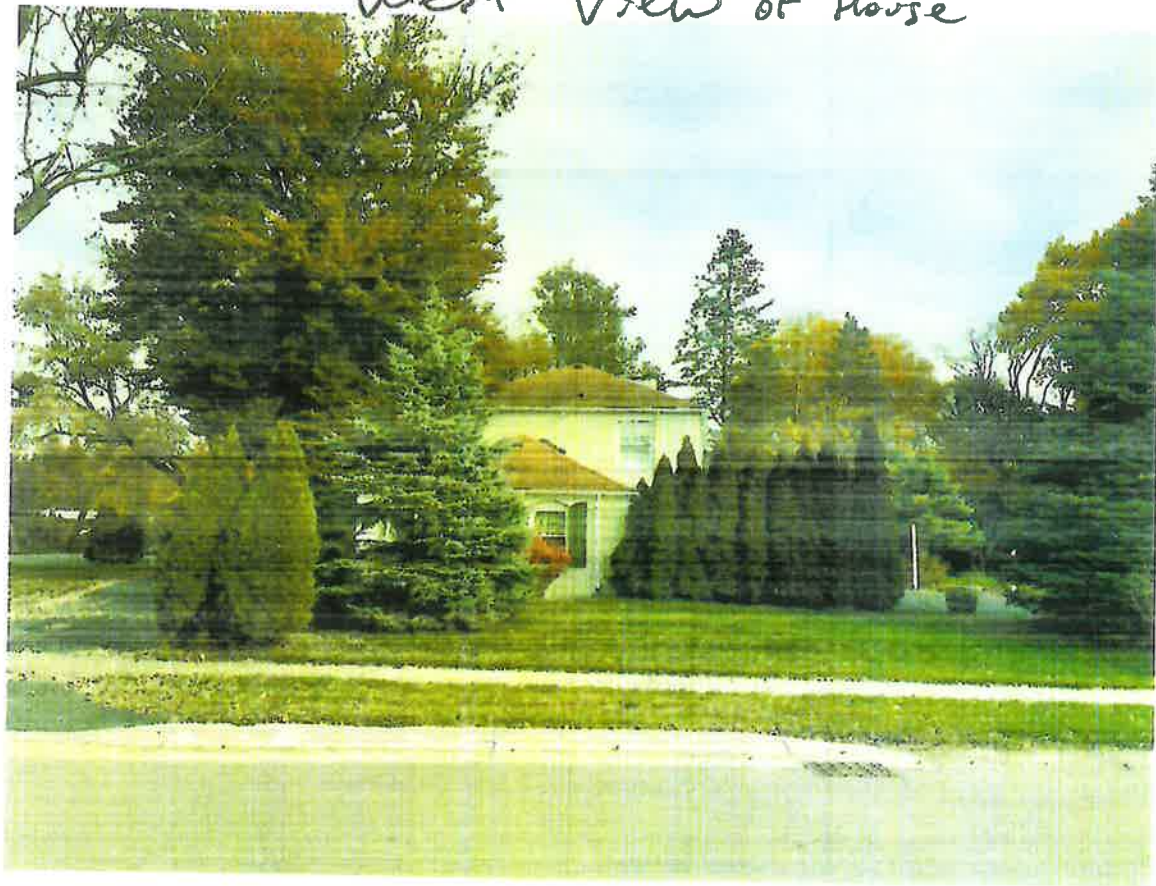


Ref 00185651
 Receipt 604732
 Amount \$200.00
 Date 12/09/2021 11:19:54 AM

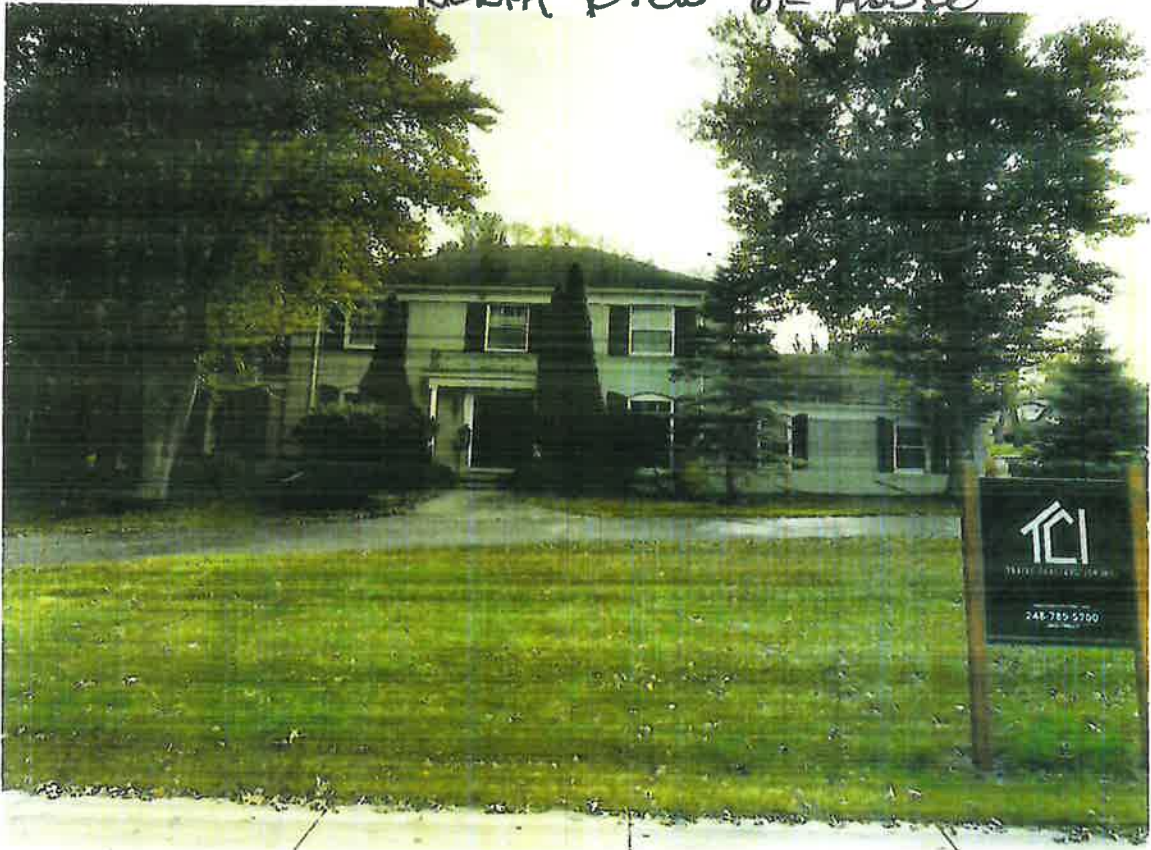


EAST SIDE

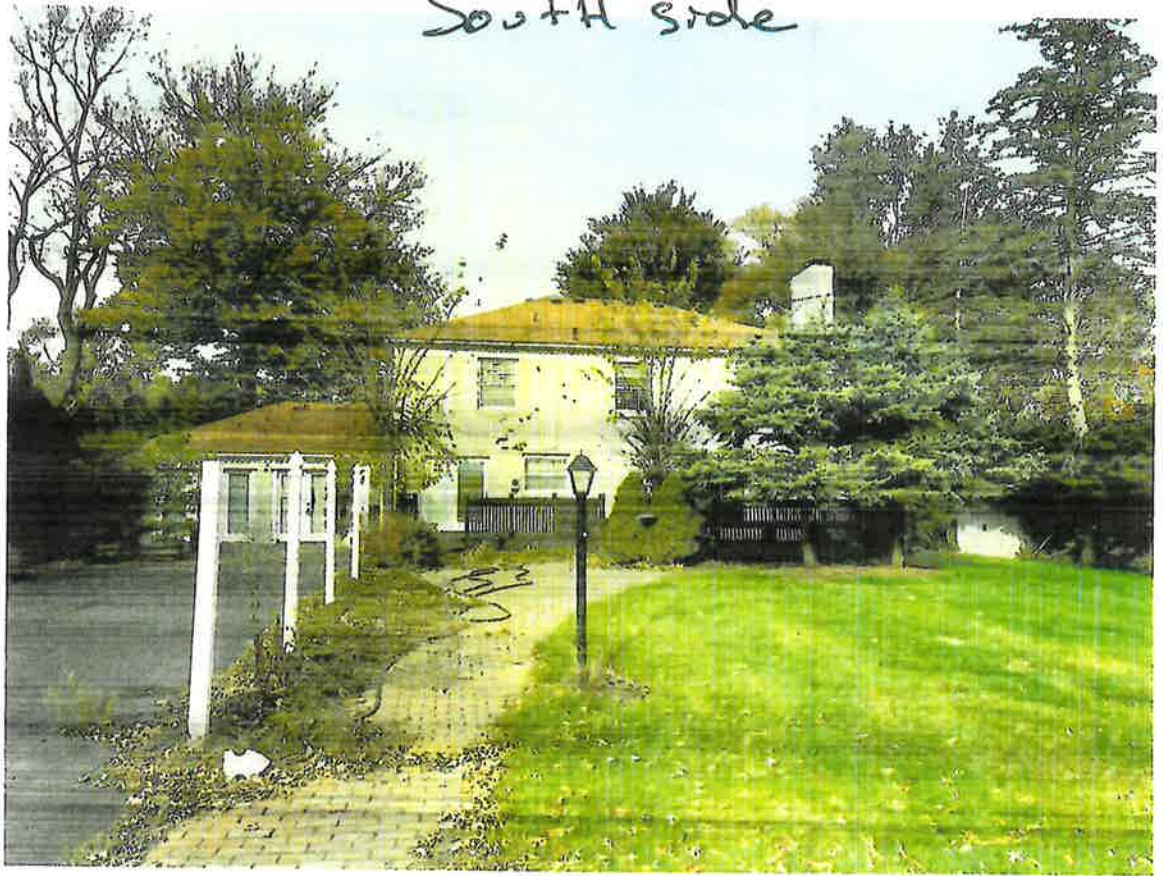
West View of House



NORTH VIEW OF HOUSE



South side



PD21-0063
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

JDSF21-0048
Project #

CITY OF BIRMINGHAM
COMMUNITY DEVELOPMENT DEPARTMENT
APPLICATION FOR DEMOLITION PERMIT

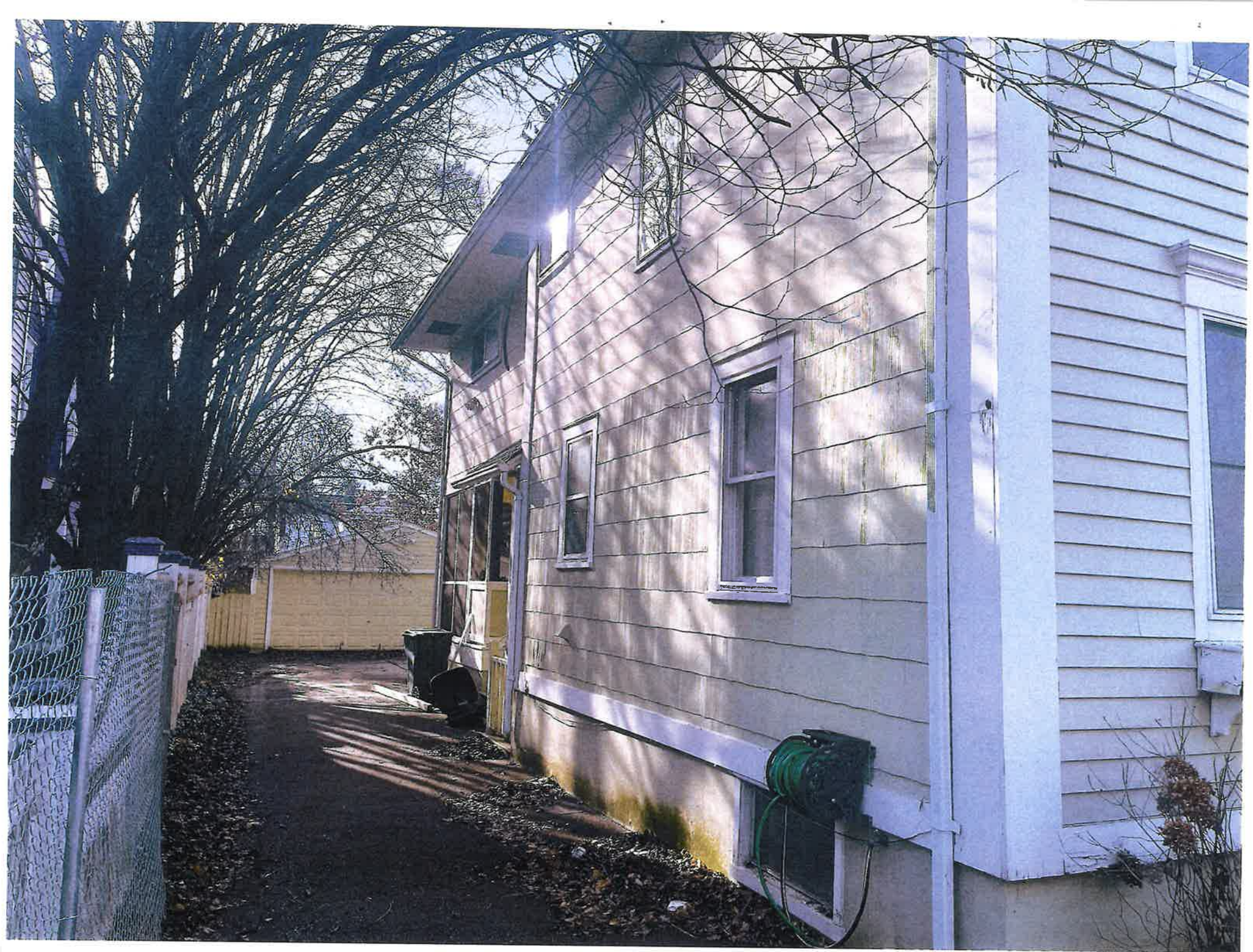
I. Project Type / Location			
☒ HOUSE ☐ HOUSE AND ATTACHED GARAGE ☐ HOUSE AND DETACHED GARAGE ☐ DETACHED GARAGE ☐ COMMERCIAL BUILDING			
☐ EXTERIOR ☐ INTERIOR NON-LOAD BEARING ☐ SHED ☐ OTHER _____			
ADDRESS 559 Wallace		PROPERTY IDENTIFICATION NUMBER (SIDWELL NO.)	LOT NUMBER
II. Applicant / Project Contact Information			
A. Applicant			
NAME RYAN ROSS (COUNTRYSIDE CONSTR.)		ADDRESS 200 ELM ST	
CITY BIRMINGHAM	STATE MI	ZIP CODE 48009	TELEPHONE NUMBER (Include Area Code)
CELL PHONE NUMBER (Include Area Code) 248 705 6465		FAX NUMBER (Include Area Code)	
EMAIL ADDRESS			
B. Owner or Lessee			
NAME NADER HACHEM		ADDRESS 559 WALLACE	
CITY BIRMINGHAM	STATE MI	ZIP CODE 48009	TELEPHONE NUMBER (Include Area Code)
CELL PHONE NUMBER (Include Area Code) 248 790 0209		FAX NUMBER (Include Area Code)	
EMAIL ADDRESS NADER@MIDFIELDCONCESSION.COM			
C. Architect or Engineer			
NAME CHRIS MACKLIN		ADDRESS 12680 JEFFERS LN	
CITY FENTON	STATE MI	ZIP CODE 48340	TELEPHONE NUMBER (Include Area Code)
CELL PHONE NUMBER (Include Area Code) 248 810-714 0080		FAX NUMBER (Include Area Code)	
EMAIL ADDRESS			
LICENSE NUMBER		EXPIRATION DATE	
D. Contractor			
NAME RYAN ROSS COUNTRYSIDE CONSTRUCTION		ADDRESS 200 ELM	
CITY BIRMINGHAM	STATE MI	ZIP CODE 48009	TELEPHONE NUMBER (Include Area Code)
CELL PHONE NUMBER (Include Area Code) 248 705 6465		FAX NUMBER (Include Area Code)	
EMAIL ADDRESS			
INDIVIDUAL BUILDERS LICENSE NUMBER 2102 1109 28		EXPIRATION DATE 5/31/27	
COMPANY BUILDERS LICENSE NUMBER 21011 46159		EXPIRATION DATE 5/24/27	
FEDERAL EMPLOYER ID NUMBER (or reason for exemption) 38-272 3358			
WORKERS COMP INSURANCE CARRIER (or reason for exemption) FMIC			
UNEMPLOYMENT INSURANCE AGENCY EMPLOYER ACCOUNT NUMBER (or reason for exemption)			

12/14 Need colored photos.
Bm









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

Date 12/17/2021 11:51:32 AM
Ref 00185892
Receipt 606097
Amount \$2,000.00

Permit # PD21-0065

Project # JDSF21-0052

APPLICATION FOR DEMOLITION PERMIT

I. Project Type / Location			
☐ HOUSE	☒ HOUSE AND ATTACHED GARAGE	☐ HOUSE AND DETACHED GARAGE	☐ DETACHED GARAGE
☐ EXTERIOR	☐ INTERIOR NON-LOAD BEARING	☐ SHED	☐ COMMERCIAL BUILDING
ADDRESS 1025 Fairfax		PROPERTY IDENTIFICATION NUMBER (SIDWELL NO.) 19-26-251-013	LOT NUMBER
II. Applicant / Project Contact Information			
A. Applicant			
NAME Brandywine		ADDRESS 490 Lakeside Dr.	
CITY Birmingham	STATE MI	ZIP CODE 48009	TELEPHONE NUMBER (Include Area Code) 248-635-9925
CELL PHONE NUMBER (Include Area Code) Same	FAX NUMBER (Include Area Code)	EMAIL ADDRESS arya26@att.net	
B. Owner or Lessee			
NAME Alex & Nikki Calderone		ADDRESS 909 Bennaville	
CITY Birmingham	STATE MI	ZIP CODE 48009	TELEPHONE NUMBER (Include Area Code) 248-792-1297
CELL PHONE NUMBER (Include Area Code) Same	FAX NUMBER (Include Area Code)	EMAIL ADDRESS alex@calderoneag.com	
C. Architect or Engineer			
NAME Fenn & Associates, Inc		ADDRESS 14933 Commercial Dr	
CITY Shelby Twp	STATE MI	ZIP CODE 48315	TELEPHONE NUMBER (Include Area Code) 586-254-9577
CELL PHONE NUMBER (Include Area Code) 586-419-7033	FAX NUMBER (Include Area Code)	EMAIL ADDRESS jeff@fennsurveying.com	
LICENSE NUMBER 42665	EXPIRATION DATE		3-18-2024
D. Contractor			
NAME brandywine		ADDRESS 490 Lakeside Dr.	
CITY Birmingham	STATE MI	ZIP CODE 48009	TELEPHONE NUMBER (Include Area Code) 248-635-9925
CELL PHONE NUMBER (Include Area Code) Same	FAX NUMBER (Include Area Code)	EMAIL ADDRESS arya26@att.net	
INDIVIDUAL BUILDERS LICENSE NUMBER 2101188966	EXPIRATION DATE		5/31/2023
COMPANY BUILDERS LICENSE NUMBER 2102183651	EXPIRATION DATE		5/31/2024
FEDERAL EMPLOYER ID NUMBER (or reason for exemption) 06-1802235			
WORKERS COMP INSURANCE CARRIER (or reason for exemption) N/A			
UNEMPLOYMENT INSURANCE AGENCY EMPLOYER ACCOUNT NUMBER (or reason for exemption) N/A			



Date 12/17/2021 11:51:32 AM
Ref 00185892
Receipt 606097
Amount \$2,000.00





Historic District Commission Action List – 2021

Historic District Commission	Quarter	Rank	Status
Schedule Training Sessions for HDC and Community	1 st (January-March)	1	☐
Create RFP for Historic Design Guidelines	1 st (January-March)	2	☒
Develop and Market Historic Walking Tours	2 nd (April-June)	3	☒
Develop Resources for the Michigan Historic Preservation Tax Credit	3 rd (July-September)	4	☒
Adopt Historic Preservation Marketing Plan	3 rd (July-September)	5	☒
Historic District Ordinance Enforcement	4 th (October-December)	6	☒

Updates:

1. Three trainings selected (**need to be scheduled**):
 - Historic District Commissioner Training
 - Building Assessment 101
 - Understanding Historic Designation
2. RFP was posted in November, 2021
3. Mill Pond walking tour created (**others in development**)
4. Historic Preservation Tax Credit not fully adopted, HDC and Staff keeping up to date with happenings
5. Staff received direction to create marketing plan, will carry over to 2022
- 6.

Historic District Commission Action List – 2022

Historic District Commission	Quarter Goals	In Progress	Complete
Schedule Training Sessions for HDC and Community	1 st (January-March)	☐	☐
Begin Historic Design Guidelines Project	1 st (January-March)	☒	☐
Historic Plaque for Community House	2 nd (April-June)	☐	☐
Develop Resources for the Michigan Historic Preservation Tax Credit	3 rd (July-September)	☐	☐
Historic District Ordinance Enforcement	4 th (October-December)	☐	☐
First Draft – Historic Preservation Master Plan	4 th (October-December)	☐	☐