



AGENDA
BIRMINGHAM HISTORIC DISTRICT COMMISSION
WEDNESDAY – JULY 6, 2022
BIRMINGHAM CITY HALL, 151 MARTIN ST., COMMISSION ROOM #205*
******* 7:00 PM*******

Per the CDC, Oakland County has a COVID-19 Community level and transmission level of HIGH. The City continues to highly recommend the public wear masks while attending City meetings per CDC guidelines. These precautions are due to COVID-19 transmission levels remaining high in Oakland County that have led to an increase in infections of City employees and board members. All City employees, commissioners, and board members must wear a mask while indoors when 6-feet of social distancing cannot be maintained. This is to ensure the continuity of government is not affected by an exposure to COVID19 that can be prevented by wearing a mask. The City continues to provide KN-95 respirators and triple-layered masks for all in-person meeting attendees.

- 1) Roll Call**
- 2) Approval of the HDC Minutes of June 15, 2022**
- 3) Courtesy Review**
- 4) Historic Design Review**
 - A. 372 Harmon – Benjamin Daniels House**
 - B. 310 E. Maple – Casa Perno/Briggs Building**
 - C. 185 N. Old Woodward – Bell Bistro/Bell Building**
- 5) Sign Review**
- 6) Study Session**
 - A. Historic Design Guidelines – Update**
- 7) Miscellaneous Business and Communication**
 - A. Pre-Application Discussions**
 - B. Draft Agenda**
 - 1. July 20, 2022**
 - C. Staff Reports**
 - 1. Administrative Sign Approvals**
 - 2. Administrative Approvals**
 - 3. Demolitions – June 2022**
 - 4. Action List 2022**
 - 5. 128 S. Old Woodward – Faherty Façade Condition Assessment**
- 8) Adjournment**

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

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

Notice: Individuals requiring accommodations, such as interpreter services for effective participation in this meeting should contact the City Clerk's Office at (248) 530-1880 at least on day in advance of the public meeting.

Las personas que requieren alojamiento, tales como servicios de interpretación, la participación efectiva en esta reunión deben ponerse en contacto con la Oficina del Secretario Municipal al (248) 530-1880 por lo menos el día antes de la reunión pública. (Title VI of the Civil Rights Act of 1964).

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

**Historic District Commission
Minutes Of June 15, 2022**

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

Minutes of the regular meeting of the Historic District Commission ("HDC") held Wednesday, June 15, 2022. Chair John Henke called the meeting to order at 7:00 p.m.

1) Rollcall

Present: Chair John Henke; Board Members Gigi Debbrecht, Natalia Dukas, Dustin Kolo, Patricia Lang, Michael Willoughby; Student Representatives Meghan Murray, Charlie Vercellone

Absent: Board Members Keith Deyer; Alternate Board Members Steven Lemberg, Cassandra McCarthy

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

2) Approval of the HDC Minutes of June 1, 2022

06-40-22

Motion by Ms. Lang

Seconded by Ms. Debbrecht to approve the HDC Minutes of June 1, 2022 as submitted.

Motion carried, 6-0.

VOICE VOTE

Yeas: Henke, Willoughby, Debbrecht, Dukas, Kolo, Lang

Nays: None

3) Courtesy Review

A. 300 W. Merrill - Baldwin Public Library

PD Dupuis introduced the item.

Steve Schneemann, architect, described the project and answered informational questions about the project from the HDC.

Mr. Schneemann confirmed for PD Dupuis that architects familiar with the 1981 Birkerts addition reviewed the plans to ensure that the present plans were complementary to that aspect of the building.

PD Dupuis noted that this phase of the Library renovation project would preserve the Birkerts addition under the proposed changes to the building.

Ms. Dukas said that while the plans likely represented the best case scenario given the project's constraints, the Library was starting to look a bit hodge-podge due to the different additions done over the years.

06-41-22

Motion by Ms. Lang

Seconded by Mr. Kolo to approve the Historic Design Review application and issue a Certificate of Appropriateness for 300 W. Merrill – Baldwin Public Library. The proposed addition meets the Secretary of the Interior's Standards for Rehabilitation standard numbers 1, 2, 3, 5 and 9.

Motion carried, 6-0.

VOICE VOTE

Yeas: Henke, Willoughby, Debbrecht, Dukas, Kolo, Lang

Nays: None

4) Study Session

5) Historic Design Review

A. 128 S. Old Woodward – McBride Building/Faherty

PD Dupuis presented the item.

Jen Nendick, with Faherty Brand, Alyssa Case, also with Faherty Brand, and Ninnie Norris, designer, spoke on behalf of the project.

Mr. Willoughby recommended that matching brick be added to the left side column and the rows under the decorative cornice.

A number of HDC members agreed.

The Chair recommended that the column be done in brick and that the material for the rows below the cornice be decided on once the faux marble is removed from the facade.

Ms. Dukas noted it would look somewhat uneven if the right side of the building is not restored to match.

The type of brick was discussed, and it was noted that it might be white and glazed but that it would be most appropriate to have a brick expert determine the type.

Ms. Nendick expressed some concern that she may not be able to get the appropriate brick but said she would look into doing so.

It was discussed that the HDC might find the current plans with wood appropriate depending on the findings of the required facade condition assessment. It was noted that would be determined once the findings of the facade condition assessment are reviewed by the HDC.

The HDC recommended the applicant ask the building owner if they would be willing to restore the entire building facade at once to maintain a cohesive whole.

Ms. Case said she would be willing to ask but was skeptical that the building owner would agree to do so.

06-42-22

Motion by Mr. Willoughby

Seconded by Ms. Dukas to approve the Historic Design Review application and issue a Certificate of Appropriateness for 128 S. Old Woodward – McBride Building/Faherty. The proposed façade renovation will meet the Secretary of the Interior's Standards for Rehabilitation standard numbers 1-5 and 9 upon the fulfillment of the following conditions:

- 1. The applicant must submit revised sign plans with a projecting sign that meets the illumination requirements of the Sign Ordinance, or remove the illumination from the sign;**
- 2. The applicant must submit a façade condition assessment to the Historic District Commission and allow Staff to inspect the facade upon the removal of the modern tile storefront and prior to the installation of the new wood façade; and,**
- 3. The applicant must exercise extreme caution when working in the area of the decorative cornice.**

Motion carried, 6-0.

VOICE VOTE

Yeas: Henke, Willoughby, Debbrecht, Dukas, Kolo, Lang

Nays: None

6) Sign Review

7) Study Session

8) Miscellaneous Business and Communication

PD Dupuis told the HDC that the Commission awarded the Design Guidelines project to Kraemer at its June 13, 2022 meeting and explained why.

A. Pre-Application Discussions

B. Draft Agenda

C. Staff Reports

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

9) Adjournment

06-43-22

Motion by Ms. Lang

Seconded by Ms. Debbrech to adjourn the HDC meeting of June 15, 2022 at 8:17 p.m.

Motion carried, 6-0.

VOICE VOTE

Yeas: Henke, Willoughby, Debbrecht, Dukas, Kolo, Lang

Nays: None

A blue ink signature of Nicholas Dupuis, consisting of a stylized 'N' and 'D'.

Nicholas Dupuis
Planning Director

A black ink signature of Laura Eichenhorn, appearing as a cursive 'L' followed by a horizontal line.

Laura Eichenhorn
City Transcriptionist



MEMORANDUM

Planning Division

DATE: July 6, 2022

TO: Historic District Commission

FROM: Nicholas Dupuis, Planning Director

SUBJECT: 372 Harmon – Benjamin Daniels House – Historic Design Review

Zoning: R2 (Single-Family Residential)

Existing Use: Single Family Residence

History

(Please see attached history provided by the Birmingham Museum)

Introduction

A Historic Design Review application has been submitted for an extensive exterior renovation at the historic Benjamin Daniels House. The subject site is located on Harmon, just west of N. Old Woodward. The historic house has received several treatments over the years, which has resulted in minimal historic material remaining on the façade, as well as a large wrap-around porch added in the 1990's.

Proposal

The applicant has submitted plans proposing to replace the existing vinyl siding, roof material, and several windows. There are also plans to add gutters, restore the 8 original windows that remain on the first floor, and some minor repair/cosmetic work. A full review of the historic preservation aspects of the design is provided in the relevant section below. The proposed materials for the new addition are as follows:

Material	Location	Color
James Hardie Plank Siding, 4" exposure	All facades	Arctic White
Standing Seam Metal Roofing	Roof	Deep Black
Marvin Aluminum Clad Double Hung Windows	All facades	Ebony
James Hardie Trim	Varies	Arctic White
Paint	Window Frames/Sash	Tricorn Black
Paint	Trim, Garage Door	Ice Cube
Half-Round Aluminum Gutters/Downspouts	Eaves	Black/White

Planning & Zoning

There are no planning and zoning issues to review as a part of the application submitted.

Lighting

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

Signage

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

Design Review Standards and Guidelines

Chapter 127, Section 127-11 of the Birmingham Code of Ordinances states that in reviewing plans, the commission shall follow the U.S. secretary of the interior's standards for rehabilitation and guidelines for rehabilitating historic buildings as set forth in 36 C.F.R. part 67. Design review standards and guidelines that address special design characteristics of historic districts administered by the commission may be followed if they are equivalent in guidance to the secretary of interior's standards and guidelines and are established or approved by the state historic preservation office of the Michigan Historical Center. The U.S. Secretary of the Interior Standards for *Rehabilitation* ("SOI Standards") are provided in full at the end of this report.

In reviewing plans, the commission shall also consider all of the following:

1. The historic or architectural value and significance of the resource and its relationship to the historic value of the surrounding area.
2. The relationship of any architectural features of the resource to the rest of the resource and to the surrounding area.
3. The general compatibility of the design, arrangement, texture, and materials proposed to be used.
4. Other factors, such as aesthetic value, that the commission finds relevant.
5. Whether the applicant has certified in the application that the property where work will be undertaken has, or will have before the proposed project completion date, a fire alarm system or a smoke alarm complying with the requirements of the Stille-DeRossett-Hale single state construction code act, 1972 PA 230, MCL 125.1501 to 125.1531.

Recommendation

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

Considering the above, the proposed exterior rehabilitation of the historic Benjamin Daniels House, as proposed by the applicant, generally meets the Secretary of the Interior Standards for *Rehabilitation* numbers 1, 3, and 5. However, Standard numbers 2 and 6 require further

discussion and review. The following analysis breaks down the proposal through the lens of each standard listed:

1. *A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.*

The building and property will remain a single-family home, which will maintain the historic purpose and characteristics.

2. *The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.*

As a bit of a preamble to the discussion below, it is worth noting that the Planning Division may disagree with the style assessment of the applicant in referring to the architecture as "Farm Style" or "Farmhouse Style." The City is operating under the opinion that the architectural style is more of a Greek Revival-based architecture, which changes some of the character arguments below.

As noted above, the building has received several inappropriate treatments over the years, including the removal of most of the historic material, as well as the addition of a large wrap-around porch. The applicant appears to be retaining and preserving the character through the removal of existing vinyl siding and replacing it with Hardie plank siding at a 4 in. exposure. Although historic photos suggest that the exposure may have been tighter historically, the Planning Division has been advised that 4 in. is the tightest exposure that Hardie plank siding can achieve. This increased exposure may alter what was the original look of the clapboard siding. However, it could be considered an upgrade over the existing vinyl siding with a similar exposure.

In addition to the siding material, the applicant is proposing install new windows and paint existing windows in a black color. Black window frames and sashes were not a feature of Greek Revival-style homes of that era, and may be considered a very modern treatment.

The proposed paint color may be considered an inappropriate alteration to the character of the windows on the building.

Finally, the transition from asphalt shingles to a black standing seam metal roof is a major change in character that should be discussed. A review of historic photographs does not yield clear evidence of the roofing material but basic research into Greek Revival housing of that area suggests that cedar shingles or standing seam metal roofs were common for this type of design. Additionally, it seems as though the older photographs suggest that the roofing material may have been dark, which supports the proposed black standing seam metal roof design.

3. *Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.*

The applicant is not proposing any changes that create a false sense of historical development.

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

Due to the lack of historic material remaining, and the "simpler" Greek Revival design without ornate columns, entrance, window trim/headers, etc.

6. *Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.*

As noted above, there are limited historic materials remaining on the building. The applicant is proposing to restore the 8 original/old windows, and the replacement materials in other locations make an effort to match or mimic the old as closely as possible with the exception of those issues outlined in Standard number 2.

Based on the review above, the Planning Division recommends that the Historic District Commission consider **APPROVAL** of the Design Review application for 372 Harmon – Benjamin Daniels House. The Planning Division feels as though the proposed renovation, subject to the condition below, meets the Secretary of the Interior Standards for Rehabilitation numbers 1, 2, 3, 5 and 6. The Planning Division also recommends the following condition of approval:

1. The applicant must select a new paint color for the window frames and sashes that more closely resembles the historical color scheme found in Greek Revival architecture of the period.

Wording for Motions

I move that the Commission **APPROVE** the Historic Design Review application and issue a Certificate of Appropriateness for 372 Harmon – Benjamin Daniels House. The proposed façade renovation will meet the Secretary of the Interior's Standards for Rehabilitation standard numbers 1, 2, 3, 5 and 6 upon the fulfilment of the following condition:

1. The applicant must select a new paint color for the window frames and sashes that more closely resembles the historical color scheme found in Greek Revival architecture of the period.

OR

I move that the Commission **POSTPONE** the Historic Design Review application and the issuance of a Certificate of Appropriateness for 372 Harmon – Benjamin Daniels House – for the following reason(s):

1. _____
2. _____
3. _____

OR

I move that the Commission **DENY** the Historic Design Review application for 372 Harmon – Benjamin Daniels House. Because of _____ the work does not meet The Secretary of the Interior's Standards for Rehabilitation standard number(s) _____.

Notice to Proceed

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

Choose from one of these conditions:

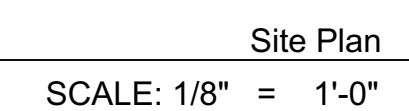
- a) The resource constitutes hazard to the safety of the public or the structure's occupants.
- b) The resource is a deterrent to a major improvement program that will be of substantial benefit to the community and the applicant proposing the work has obtained all necessary planning and zoning approvals,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

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

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

372 HARMON STREET, BIRMINGHAM, MI 48009

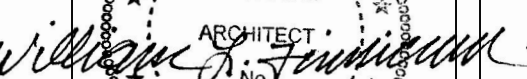
A1	SITE PLAN
A2	SOUTH AND EAST EXTERIOR ELEVATIONS
A3	NORTH AND WEST EXTERIOR ELEVATIONS



**FINNICUM
BROWNLIE
ARCHITECTS**

25885 GERMAN MILL
FRANKLIN, MI 48025
248 851 5022

SITE PLAN



A1

© COPYRIGHT 2022 FINNICUM BROWNIE ARCHITECTS. C:\Users\jpc001\OneDrive\FBAIB\ACKBlack-HDC.rvt

WINDOW SCHEDULE					
ID	Type	Width	Height	Rough Opening	Notes
01R	DOUBLE HUNG	2'-3 1/2"	6'-4"	2'-4"x6'-4 1/2"	HISTORIC WINDOW TO BE RESTORED. NEW WOOD STORM/SCREEN.
02R	DOUBLE HUNG	2'-3 1/2"	6'-4"	2'-4"x6'-4 1/2"	HISTORIC WINDOW TO BE RESTORED. NEW WOOD STORM/SCREEN.
03R	DOUBLE HUNG	2'-3 1/2"	6'-4"	2'-4"x6'-4 1/2"	HISTORIC WINDOW TO BE RESTORED. NEW WOOD STORM/SCREEN.
04R	DOUBLE HUNG	2'-3 1/2"	6'-4"	2'-4"x6'-4 1/2"	HISTORIC WINDOW TO BE RESTORED. NEW WOOD STORM/SCREEN.
05R	DOUBLE HUNG	2'-3 1/2"	6'-4"	2'-4"x6'-4 1/2"	HISTORIC WINDOW TO BE RESTORED. NEW WOOD STORM/SCREEN.
06R	DOUBLE HUNG	2'-3 1/2"	6'-4"	2'-4"x6'-4 1/2"	HISTORIC WINDOW TO BE RESTORED. NEW WOOD STORM/SCREEN.
07P	CASEMENT	2'-11 1/2"	3'-0"	3'-0"x3'-0 1/2"	FIT, FREE AND PAINT EX. WINDOW.
08P	CASEMENT	2'-11 1/2"	3'-0"	3'-0"x3'-0 1/2"	FIT, FREE AND PAINT EX. WINDOW.
09N	DOUBLE HUNG	2'-9 1/4"	6'-0"	2'-10 5/8"x6'-0 1/2"	REPLACE EX. WINDOW WITH MARVIN®.
10N	DOUBLE HUNG	2'-9 1/4"	6'-0"	2'-11 1/2"x6'-0 1/2"	REPLACE EX. WINDOW WITH MARVIN®.
11N	DOUBLE HUNG	2'-9 1/4"	6'-0"	2'-11 1/2"x6'-0 1/2"	REPLACE EX. WINDOW WITH MARVIN®.
12N	DOUBLE HUNG	2'-9 1/4"	6'-0"	2'-10 5/8"x6'-0 1/2"	REPLACE EX. WINDOW WITH MARVIN®.
13N	DOUBLE HUNG	2'-9 1/4"	6'-0"	2'-10 5/8"x6'-0 1/2"	REPLACE EX. WINDOW WITH MARVIN®.
14N	DOUBLE HUNG	2'-9 1/4"	6'-0"	2'-11 1/2"x6'-0 1/2"	REPLACE EX. WINDOW WITH MARVIN®.
15N	DOUBLE HUNG	2'-9 1/4"	6'-0"	2'-11 1/2"x6'-0 1/2"	REPLACE EX. WINDOW WITH MARVIN®.
16N	DOUBLE HUNG	2'-9 1/4"	6'-0"	2'-10 5/8"x6'-0 1/2"	REPLACE EX. WINDOW WITH MARVIN®.
17N	DOUBLE HUNG	2'-5 3/4"	6'-0"	2'-7 1/8"x6'-0 1/2"	REPLACE EX. WINDOW WITH MARVIN®.
18N	DOUBLE HUNG	2'-5 3/4"	6'-0"	2'-7 1/8"x6'-0 1/2"	REPLACE EX. WINDOW WITH MARVIN®.
19P	DOUBLE HUNG	2'-5 1/4"	3'-7 1/2"	2'-5 3/4"x3'-8"	FIT, FREE AND PAINT EX. WINDOW.
20P	DOUBLE HUNG	2'-1 1/2"	5'-4 1/2"	2'-1 7/8"x5'-5"	FIT, FREE AND PAINT EX. WINDOW.
21P	DOUBLE HUNG	2'-1 1/2"	5'-4 1/2"	2'-1 7/8"x5'-5"	FIT, FREE AND PAINT EX. WINDOW.
22P	DOUBLE HUNG	3'-1 1/4"	4'-8 1/2"	3'-1 3/4"x4'-9"	FIT, FREE AND PAINT EX. WINDOW.
23P	DOUBLE HUNG	3'-1 1/4"	4'-8 1/2"	3'-1 3/4"x4'-9"	FIT, FREE AND PAINT EX. WINDOW.
24N	DOUBLE HUNG	2'-9 3/4"	4'-7 1/2"	2'-10 1/8"x4'-8"	REPLACE EX. WINDOW WITH MARVIN®.
25N	DOUBLE HUNG	2'-9 3/4"	4'-7 1/2"	2'-10 1/8"x4'-8"	REPLACE EX. WINDOW WITH MARVIN®.
26R	DOUBLE HUNG	2'-3 1/2"	6'-4"	2'-4"x6'-4 1/2"	HISTORIC WINDOW TO BE RESTORED. NEW WOOD STORM/SCREEN.
27R	DOUBLE HUNG	2'-3 1/2"	6'-4"	2'-4"x6'-4 1/2"	HISTORIC WINDOW TO BE RESTORED. NEW WOOD STORM/SCREEN.
28N	DOUBLE HUNG	2'-3 1/2"	5'-7 1/2"	2'-4"x5'-8"	REPLACE EX. WINDOW WITH MARVIN®.
29N	DOUBLE HUNG	2'-3 1/2"	5'-7 1/2"	2'-4"x5'-8"	REPLACE EX. WINDOW WITH MARVIN®.
30N	DOUBLE HUNG	2'-3 1/2"	5'-7 1/2"	2'-4"x5'-8"	REPLACE EX. WINDOW WITH MARVIN®.
31N	DOUBLE HUNG	3'-1 1/2"	3'-6 1/2"	3'-2"x3'-7"	REPLACE EX. WINDOW WITH MARVIN®.
32N	DOUBLE HUNG	3'-1 1/2"	3'-6 1/2"	3'-2"x3'-7"	REPLACE EX. WINDOW WITH MARVIN®.
33N	DOUBLE HUNG	3'-1 1/2"	3'-6 1/2"	3'-2"x3'-7"	REPLACE EX. WINDOW WITH MARVIN®.
34P	CASEMENT	2'-9 1/2"	3'-11 1/2"	2'-10"x4'-0"	FIT, FREE AND PAINT EX. WINDOW.
35P	CASEMENT	2'-9 1/2"	3'-11 1/2"	2'-10"x4'-0"	FIT, FREE AND PAINT EX. WINDOW.
36P	DOUBLE HUNG	2'-9 1/2"	3'-4"	2'-10"x3'-4 1/2"	FIT, FREE AND PAINT EX. WINDOW.
37P	DOUBLE HUNG	3'-1 1/2"	5'-4 1/2"	3'-2"x5'-5"	FIT, FREE AND PAINT EX. WINDOW.
38P	DOUBLE HUNG	3'-1 1/4"	3'-11 1/2"	3'-1 3/4"x4'-0"	FIT, FREE AND PAINT EX. WINDOW.
39P	DOUBLE HUNG	3'-1 1/4"	3'-11 1/2"	3'-1 3/4"x4'-0"	FIT, FREE AND PAINT EX. WINDOW.
40N	DOUBLE HUNG	2'-9 1/4"	6'-1 1/2"	2'-9 3/4"x6'-2"	REPLACE EX. WINDOW WITH MARVIN®.
41N	DOUBLE HUNG	2'-9 1/4"	6'-1 1/2"	2'-9 3/4"x6'-2"	REPLACE EX. WINDOW WITH MARVIN®.
42N	DOUBLE HUNG	3'-1 1/2"	3'-6 1/2"	3'-2"x3'-7"	REPLACE EX. WINDOW WITH MARVIN®.
43N	DOUBLE HUNG	3'-1 1/2"	3'-6 1/2"	3'-2"x3'-7"	REPLACE EX. WINDOW WITH MARVIN®.
44N	DOUBLE HUNG	3'-1 1/2"	3'-6 1/2"	3'-2"x3'-7"	REPLACE EX. WINDOW WITH MARVIN®.

VERIFY ALL EXISTING FRAME SIZES AND ROUGH OPENING REQUIREMENTS.

NOTES:

- Roof: 26 gauge standing seam steel with black Kynar finish.
- Rakes: 5/4" x 5 1/2" Azek with 1 1/2" x 3 1/2" Azek, Arctic White.
- Sub-Rakes: 5/4" x 5 1/2" Azek, Arctic White.
- Fascias: 5/4" x 5 1/2" Azek, Arctic White.
- Gutters: 6" half-round aluminum, black.
- Downspouts: 4" round aluminum, white.
- Siding: Premium James Hardie, 15 year color plus, smooth Hardie Plank siding with 4" exposure. Color, Arctic White.
- Casings: 5/4" x 3 1/2" Azek, Arctic White.
- Porch ceiling: Hardie Board simulated V-Grove, Arctic white.
- Columns: Paint existing columns white.
- Windows: R: Restore existing historic windows - sash and frame to be black. Add wood storm/screen - black.
*N: Replace existing windows in type and size with Marvin Signature Ultimate Insert wood double-hung - black.
P: Fit, free and paint existing wood windows as required - black.
- Doors: Existing doors to be repainted black to match existing.
- Porch railing: Repair and repaint wood rail and balusters, white.
- Porch floor: Paint existing wood flooring grey to match existing.
- Foundation and Chimney: Existing Michigan Fieldstone.



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



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

HDC: 06-15-2022

**FINNICUM
BROWNIE
ARCHITECTS**
25885 GERMAN MILL
FRANKLIN, MI 48025
248 851 5022

PROJECT:
BLACK RESIDENCE
372 HARMON ST.
BIRMINGHAM, MI 48009

STATE OF MICHIGAN
WILLIAM L. FINNICUM III
ARCHITECT
1301022339
LICENSED ARCHITECT

SHEET NO.
A2

TITLE:
SOUTH AND EAST EXTERIOR ELEVATIONS

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WINDOW SCHEDULE					
ID	Type	Width	Height	Rough Opening	Notes
01R	DOUBLE HUNG	2'-3 1/2"	6'-4"	2'-4"x6'-4 1/2"	HISTORIC WINDOW TO BE RESTORED. NEW WOOD STORM/SCREEN.
02R	DOUBLE HUNG	2'-3 1/2"	6'-4"	2'-4"x6'-4 1/2"	HISTORIC WINDOW TO BE RESTORED. NEW WOOD STORM/SCREEN.
03R	DOUBLE HUNG	2'-3 1/2"	6'-4"	2'-4"x6'-4 1/2"	HISTORIC WINDOW TO BE RESTORED. NEW WOOD STORM/SCREEN.
04R	DOUBLE HUNG	2'-3 1/2"	6'-4"	2'-4"x6'-4 1/2"	HISTORIC WINDOW TO BE RESTORED. NEW WOOD STORM/SCREEN.
05R	DOUBLE HUNG	2'-3 1/2"	6'-4"	2'-4"x6'-4 1/2"	HISTORIC WINDOW TO BE RESTORED. NEW WOOD STORM/SCREEN.
06R	DOUBLE HUNG	2'-3 1/2"	6'-4"	2'-4"x6'-4 1/2"	HISTORIC WINDOW TO BE RESTORED. NEW WOOD STORM/SCREEN.
07P	CASEMENT	2'-11 1/2"	3'-0"	3'-0"x3'-0 1/2"	FIT, FREE AND PAINT EX. WINDOW.
08P	CASEMENT	2'-11 1/2"	3'-0"	3'-0"x3'-0 1/2"	FIT, FREE AND PAINT EX. WINDOW.
09N	DOUBLE HUNG	2'-9 1/4"	6'-0"	2'-10 5/8"x6'-0 1/2"	REPLACE EX. WINDOW WITH MARVIN.
10N	DOUBLE HUNG	2'-9 1/4"	6'-0"	2'-11 1/2"x6'-0 1/2"	REPLACE EX. WINDOW WITH MARVIN.
11N	DOUBLE HUNG	2'-9 1/4"	6'-0"	2'-11 1/2"x6'-0 1/2"	REPLACE EX. WINDOW WITH MARVIN.
12N	DOUBLE HUNG	2'-9 1/4"	6'-0"	2'-10 5/8"x6'-0 1/2"	REPLACE EX. WINDOW WITH MARVIN.
13N	DOUBLE HUNG	2'-9 1/4"	6'-0"	2'-10 5/8"x6'-0 1/2"	REPLACE EX. WINDOW WITH MARVIN.
14N	DOUBLE HUNG	2'-9 1/4"	6'-0"	2'-11 1/2"x6'-0 1/2"	REPLACE EX. WINDOW WITH MARVIN.
15N	DOUBLE HUNG	2'-9 1/4"	6'-0"	2'-11 1/2"x6'-0 1/2"	REPLACE EX. WINDOW WITH MARVIN.
16N	DOUBLE HUNG	2'-9 1/4"	6'-0"	2'-10 5/8"x6'-0 1/2"	REPLACE EX. WINDOW WITH MARVIN.
17N	DOUBLE HUNG	2'-5 3/4"	6'-0"	2'-7 1/8"x6'-0 1/2"	REPLACE EX. WINDOW WITH MARVIN.
18N	DOUBLE HUNG	2'-5 3/4"	6'-0"	2'-7 1/8"x6'-0 1/2"	REPLACE EX. WINDOW WITH MARVIN.
19P	DOUBLE HUNG	2'-5 1/4"	3'-7 1/2"	2'-5 3/4"x3'-8"	FIT, FREE AND PAINT EX. WINDOW.
20P	DOUBLE HUNG	2'-1 1/2"	5'-4 1/2"	2'-1 7/8"x5'-5"	FIT, FREE AND PAINT EX. WINDOW.
21P	DOUBLE HUNG	2'-1 1/2"	5'-4 1/2"	2'-1 7/8"x5'-5"	FIT, FREE AND PAINT EX. WINDOW.
22P	DOUBLE HUNG	3'-1 1/4"	4'-8 1/2"	3'-1 3/4"x4'-9"	FIT, FREE AND PAINT EX. WINDOW.
23P	DOUBLE HUNG	3'-1 1/4"	4'-8 1/2"	3'-1 3/4"x4'-9"	FIT, FREE AND PAINT EX. WINDOW.
24N	DOUBLE HUNG	2'-9 3/4"	4'-7 1/2"	2'-10 1/8"x4'-8"	REPLACE EX. WINDOW WITH MARVIN.
25N	DOUBLE HUNG	2'-9 3/4"	4'-7 1/2"	2'-10 1/8"x4'-8"	REPLACE EX. WINDOW WITH MARVIN.
26R	DOUBLE HUNG	2'-3 1/2"	6'-4"	2'-4"x6'-4 1/2"	HISTORIC WINDOW TO BE RESTORED. NEW WOOD STORM/SCREEN.
27R	DOUBLE HUNG	2'-3 1/2"	6'-4"	2'-4"x6'-4 1/2"	HISTORIC WINDOW TO BE RESTORED. NEW WOOD STORM/SCREEN.
28N	DOUBLE HUNG	2'-3 1/2"	5'-7 1/2"	2'-4"x5'-8"	REPLACE EX. WINDOW WITH MARVIN.
29N	DOUBLE HUNG	2'-3 1/2"	5'-7 1/2"	2'-4"x5'-8"	REPLACE EX. WINDOW WITH MARVIN.
30N	DOUBLE HUNG	2'-3 1/2"	5'-7 1/2"	2'-4"x5'-8"	REPLACE EX. WINDOW WITH MARVIN.
31N	DOUBLE HUNG	3'-1 1/2"	3'-6 1/2"	3'-2"x3'-7"	REPLACE EX. WINDOW WITH MARVIN.
32N	DOUBLE HUNG	3'-1 1/2"	3'-6 1/2"	3'-2"x3'-7"	REPLACE EX. WINDOW WITH MARVIN.
33N	DOUBLE HUNG	3'-1 1/2"	3'-6 1/2"	3'-2"x3'-7"	REPLACE EX. WINDOW WITH MARVIN.
34P	CASEMENT	2'-9 1/2"	3'-11 1/2"	2'-10"x4'-0"	FIT, FREE AND PAINT EX. WINDOW.
35P	CASEMENT	2'-9 1/2"	3'-11 1/2"	2'-10"x4'-0"	FIT, FREE AND PAINT EX. WINDOW.
36P	DOUBLE HUNG	2'-9 1/2"	3'-4"	2'-10"x3'-4 1/2"	FIT, FREE AND PAINT EX. WINDOW.
37P	DOUBLE HUNG	3'-1 1/2"	5'-4 1/2"	3'-2"x5'-5"	FIT, FREE AND PAINT EX. WINDOW.
38P	DOUBLE HUNG	3'-1 1/4"	3'-11 1/2"	3'-1 3/4"x4'-0"	FIT, FREE AND PAINT EX. WINDOW.
39P	DOUBLE HUNG	3'-1 1/4"	3'-11 1/2"	3'-1 3/4"x4'-0"	FIT, FREE AND PAINT EX. WINDOW.
40N	DOUBLE HUNG	2'-9 1/4"	6'-1 1/2"	2'-9 3/4"x6'-2"	REPLACE EX. WINDOW WITH MARVIN.
41N	DOUBLE HUNG	2'-9 1/4"	6'-1 1/2"	2'-9 3/4"x6'-2"	REPLACE EX. WINDOW WITH MARVIN.
42N	DOUBLE HUNG	3'-1 1/2"	3'-6 1/2"	3'-2"x3'-7"	REPLACE EX. WINDOW WITH MARVIN.
43N	DOUBLE HUNG	3'-1 1/2"	3'-6 1/2"	3'-2"x3'-7"	REPLACE EX. WINDOW WITH MARVIN.
44N	DOUBLE HUNG	3'-1 1/2"	3'-6 1/2"	3'-2"x3'-7"	REPLACE EX. WINDOW WITH MARVIN.

VERIFY ALL EXISTING FRAME SIZES AND ROUGH OPENING REQUIREMENTS.

NOTES:

- Roof: 26 gauge standing seam steel with black Kynar finish.
- Rakes: 5/4" x 5 1/2" Azek with 1 1/2" x 3 1/2" Azek, Arctic White.
- Sub-Rakes: 5/4" x 5 1/2" Azek, Arctic White.
- Fascias: 5/4" x 5 1/2" Azek, Arctic White.
- Gutters: 6" half-round aluminum, black.
- Downspouts: 4" round aluminum, white.
- Siding: Premium James Hardie, 15 year color plus, smooth Hardie Plank siding with 4" exposure. Color, Arctic White.
- Casings: 5/4" x 3 1/2" Azek, Arctic White.
- Porch ceiling: Hardie Board simulated V-Grove, Arctic white.
- Columns: Paint existing columns white.
- Windows: R: Restore existing historic windows - sash and frame to be black. Add wood storm/screen - black.
*N: Replace existing windows in type and size with Marvin Signature Ultimate Insert wood double-hung - black.
P: Fit, free and paint existing wood windows as required - black.
- Doors: Existing doors to be repainted black to match existing.
- Porch railing: Repair and repaint wood rail and balusters, white.
- Porch floor: Paint existing wood flooring grey to match existing.
- Foundation and Chimney: Existing Michigan Fieldstone.



West Elevation
SCALE: 1/4" = 1'-0" 2 A3



North Elevation
SCALE: 1/4" = 1'-0" 1 A3

HDC: 06-15-2022

FINNICUM BROWNIE ARCHITECTS
25885 GERMAN MILL
FRANKLIN, MI 48025
248 851 5022

PROJECT: **BLACK RESIDENCE**
372 HARMON ST.
BIRMINGHAM, MI 48009

TITLE: **NORTH AND WEST EXTERIOR ELEVATIONS**

SHEET NO.
A3



Looking west on Harmon from drive of condominiums. The condominiums are an apartment conversion and are in a R-6 multi-family zoning district.



Front of home at 372 Harmon. To the right is a screened porch which is to be removed. To the rear left shows the carport. As part of the homes restoration and move, the original front porch is to be re-established.



Looking east on Harmon just beyond Aten Court.



View northerly along Aten Court.
Weekdays sees parking for the
businesses on Woodward along Harmon
and Aten Court.



View west from the cul-de-sac of Aten
Court. Shows the rear yard of 420
Harmon which is to be incorporated
into new lots off Aten Court.





Visible signs of roof bowing are apparent from outside of home.



Inside attic the rafters are 2 x 6's and 2 x 4's with significant bowing. Heavy snow loading could cause collapse. Also note: post and tube electrical which is not allowed under today's electrical codes. Home already has had one fire in it in past years.



Typical joist-beam detail showing notched joists and splitting beams and joists. This presents a potential structural and safety problem.



90.11



Sprot 1936
Jan

Design Review Application

372 Harmon Street, Birmingham

Attachment

7. Details of the Proposed Development (Continued)

372 Harmon Street is a landmark property located in a single home historical district, specifically the Section 127 – 25 Mill Pond Neighborhood Historic District. The Benjamin Daniels House was built in 1880 and is designated historic for its exterior farmhouse design.

We are fully committed to maintaining the historical and architectural significance of the subject property and believe that our proposed work will further enhance and reinforce the historical architectural character of the building by undoing some non-historic materials that have been applied primarily to the building façade. Our scope of proposed changes has been mindful of the Planning and Historic Commission's guidelines for changes to a landmark property including the changes affecting the exterior appearance, which rely on and follow the Secretary of the Interior's "Standards for Rehabilitation".

The proposed scope of work includes:

1. **Roof & Gutter Replacement** – the current asphalt shingle roof was installed between 1992 and 1998, and has reached its life expectancy. Given asphalt shingles were not used in the 1880's, our intention is to install a metal standing seam roof, which was a very standard roofing material for homes and specifically farm homes in the 1800's. Sample material and specification sheets are submitted for your review.
 - a. Roof: Standing seam 26ga steel with Krynar finish, Black. Install one row of snow guards.
 - b. Gutters: 6" half-round aluminum, Black
 - c. Downspouts: 4" round aluminum, White
2. **Siding & Trim Replacement** – the existing siding is a non-conforming vinyl material. It is faded and can not be restored by power washing or painting. The material is very substandard and takes away from the quality and old-world craftsmanship typically involved in an old farm home. The original material was certainly a wooden clapboard siding. In trying to replicate that historical appearance, we are intending to install white premium Hardie Plank siding to all exterior walls of the house, garage and underside of all eaves and the wrap-around porch. Hardie Plank samples and product specifications are attached along with photos of the existing siding.
 - a. Siding: Premium James Hardie 15-year ColorPlus Hardie Plank siding, smooth, with 4" exposure. Color Arctic White.
 - b. Trim: Azek, Painted Sherwin Williams SW 6252 Ice Cube (matches James Hardie Arctic White); corner boards 5/4 x 3 1/2, casings 5/4 x 3 1/2, rakes 3/4 x 2 1/2 over 5/4 x 5 1/2, sub-rake 5/4 x 5 1/2
 - c. Soffits: James Hardie soffit panels, Color: Arctic White
3. **Wrap Around Porch** – no changes other than the underside of the porch roof along with repairs and replacements to rotted wood on the hand railings, spindles and columns.

- a. Posts, railing and balusters: repair and paint Sherwin Williams SW 6252 Ice Cube (matches James Hardie Arctic White)
- b. Porch floor, existing wood, repair and repaint gray to match existing
- c. Porch steps, existing Trex, repair and repaint gray to match existing
- d. James Hardie soffit panels (simulated bead-board). Color: Arctic White

4. **Windows** – The subject property currently has a total of forty-eight (48) windows.

Eight (8) of the windows are historically important and are located on the ground floor. Two each flank the front door (facing south) and 2 each are adjacent and perpendicular to the windows flanking the front door (facing west and east). These windows are wooden framed double-hung construction with a single pane of glass. The windows have been painted shut and have had permanent aluminum storm window treatments installed on the outside of the house. We are proposing to have Re-Lite Restoration fully restore each of these windows such that they are fully operational. The exterior sash and frames will be painted black.

Forty (40) of the windows are newer (installed since 1992) and are vinyl and wood, double pane windows. We are proposing to replace twenty-three (23) of the forty (40) windows with Marvin historically accurate windows. They will all be the same double hung construction with the same appearance as what is in place, except the sash and frames will be black. The remaining thirteen (13) existing wood/vinyl windows in the rear and sides of the house will have their sash and frames painted black.

- a. Restore 8 original historic windows by removing the sash to a shop; remove and protect the glass, strip, and structurally repair the sash as needed, reinstall the glass, plant – color Black. Reinstall the sash into restored existing frame – color Black, restore counterweights, weatherstrip.
- b. Provide 8 new wood storm window/screen combinations, painted – color Black.
- c. Fit, free and paint 13 existing wood windows in the rear and sides of the house – Color Black,
- d. Replace 23 existing windows in type and size with Marvin Signature Ultimate insert aluminum-clad wood windows. Finish - Black

5. **Garage Doors** – We are proposing to repaint the garage doors white and paint the frames to black to reflect the windows. The trim will remain white.



b



Street View: The historic house is in the foreground. The garage wing and wraparound porch were added in 1990. The porch replaced an original wraparound porch that was removed in 1930.

The 8 tall windows on the first floor of the historic house are original. They are being restored. Wood storms will replace the existing aluminum storm windows.



West



East

The 8 windows on the second floor of the historic house were replaced in 1990 and have deteriorated. They are to be replaced.



In 1990, the HDC permitted the use of 3" exposure vinyl siding and aluminum trim. All siding and trim will be replaced with James Hardie Premium 15-year Hardie Plank siding, 4" exposure, and Azek trim, painted. The color will match Arctic White



The porch floor, rail and posts will be repaired and repainted



House and garage windows installed in 1990 visible from the street on the south, west and east sides of the house will be replaced with Marvin Signature Ultimate inserts in black.



Windows in the house and garage installed in 1910 and not

visible from the street will be repaired, made operable and the frames and sash painted black



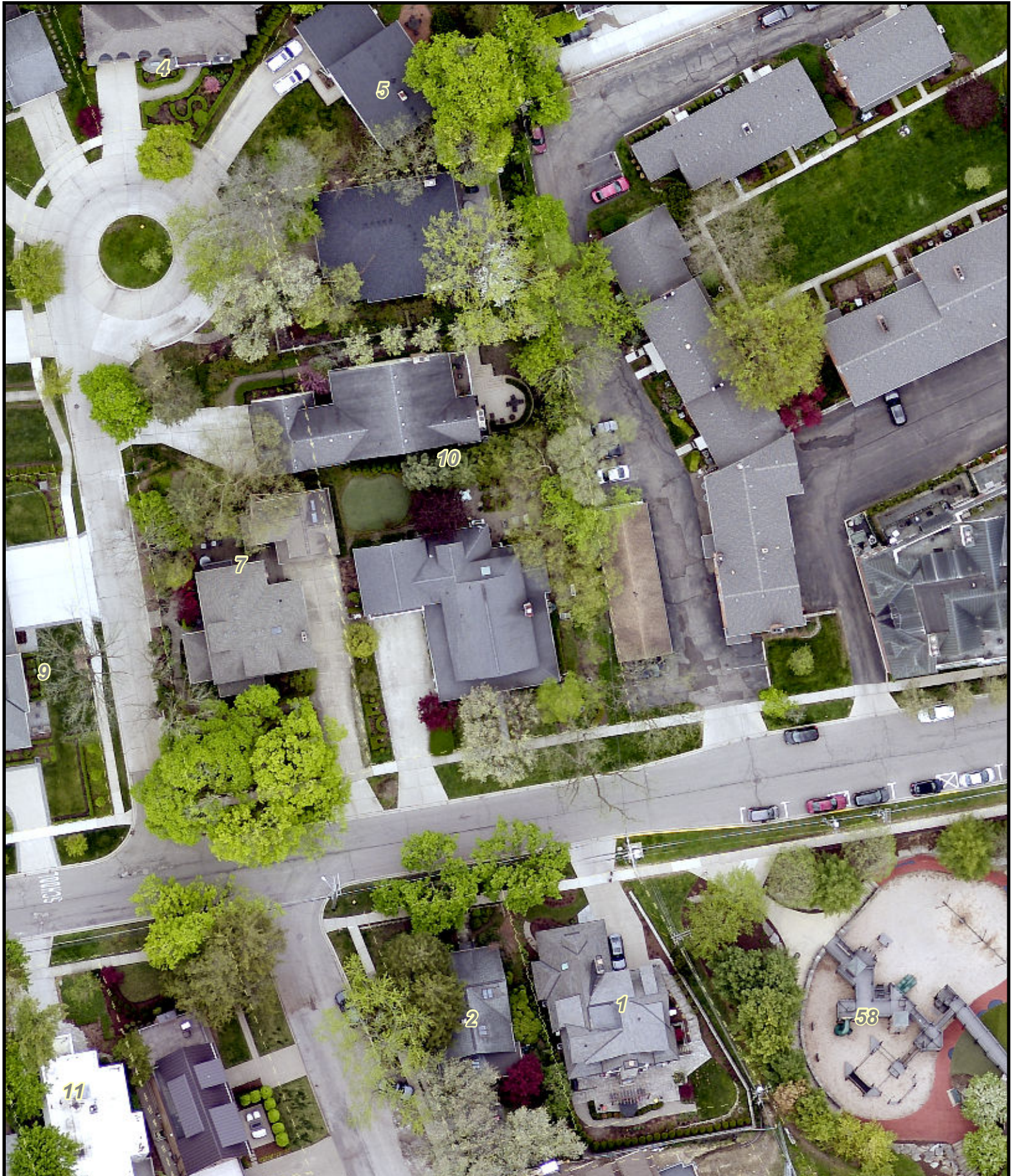
Gutters will be 6" half-round, black
Downspouts will be 4" round, white



Example of black standing seam Roof and white Hardie Plank



372 Harmon



-  2 Foot Contours
-  5 Foot Contours
-  FEMA Base Flood Elevations
-  FEMA Cross Sections
-  100 yr - FEMA Floodplain
-  100 yr (detailed) - FEMA Floodplain
-  500 yr - FEMA Floodplain
-  FLOODWAY - FEMA Floodplain

Disclaimer: The information provided herewith has been compiled from recorded deeds, plats, tax maps, surveys and other public records. It is not a legally recorded map or survey and is not intended to be used as one. Users should consult the information sources mentioned above when questions arise. FEMA Floodplain data may not always be present on the map.



David Coulter
Oakland County Executive

Date Created: 6/15/2022





PROPERTY/FAMILY: Benjamin Daniels House, 372 Harmon
Prepared By: Leslie Pielack
Date: May 26, 2022

Biographical Summary

Benjamin Daniels (c1806 -1895) died in Brandon Township, but was buried in Troy at Crooks Road Cemetery. Benjamin's father was **William Daniels** (1775-1866), who was the son of **Nathaniel Daniels (Jr)** of Massachusetts. Nathaniel Daniels (Sr) fought in the revolutionary war and was the father of **John Daniels** (e.g., Nathaniel Jr's brother), who also fought in the Revolutionary War. John was therefore Benjamin Daniels' great uncle; he came to the Birmingham area in the 1830s as an older man, died here, and is buried in Birmingham's Greenwood Cemetery. John's young son **Hiram Daniels** (Benjamin's second cousin) also migrated to Birmingham in the 1830s; his home still stands on Pierce Avenue. Benjamin's father William Daniels migrated to the Troy area with his wife and children, purchasing land before 1850 that the family farmed for many years. Of their children, **William Willard Daniels** (eldest son-1800-1873) and **Benjamin** stayed in the area. Benjamin farmed his land in Troy for many decades, and was in his 70s when he relocated closer to Birmingham to an approx. 10 acre parcel and built the large house on Harmon.

Benjamin Daniels had three wives:

1. **Laura Clark Daniels**, 1806-1849 (bur. Crooks Rd. Cemetery)
 - **Alanson** (1829-1909)
 - **Newell B.** (1831-1917)
 - **Sarah A.** (1836-1856)
 - **John Graham** (1839-1924)
 - **Harriet** (n.d.)
 - **Cynthia** (n.d.)
2. **Elizabeth Snyder** (1811-1881), m. 27 Nov 1849, shortly after the death of his wife **Laura** (also bur. Crooks Rd. Cemetery)
 - no known children
3. **Phebe A. Patte** (of Ortonville), m. Jul 1882
 - no known children

In 1850, 1860, and the 1870 census, Benjamin resided in Troy, where he had a farm of approx. 80 acres. In 1880, the census shows him on Fremont Street (now Brown St.), in Birmingham, likely renting a house, possibly while his house was being built. In August of 1881, his wife Elizabeth died after a buggy accident, in which she was thrown from the

vehicle driven by Benjamin, who also sustained injuries. They were on their way to a visit in Troy at the time.

Benjamin married his third wife in July of 1882: **Phebe A. (Pattee) Daniels**. It is noted in a land record of 1892 that she received 'a portion of lot 1, Hunter's Plat, Birmingham Village,' with a value of \$2000. (Unless this is an error, it refers not to the Harmon house, which is in Willits' Plat, but another part of Birmingham and inside the village limits, possibly an investment property.) Benjamin died in Brandon Township in 1895, where Alanson and Newell lived. Phebe is not mentioned in the obituary, but she petitioned the court for a widow allowance after his death; it is unclear what became of the house and other property after that time.

Property Summary

The Benjamin Daniels House at 372 Harmon St. was built after the 1880 census, perhaps around 1881 or 1882. It was on a sizable parcel of land (approx. 10 acres) that had been part of the original Elijah Willits property. At the time the house was built, the parcels around it were smaller farm parcels of approx.. 10 acres. Gradually in the 1890s, small subdivision developments began to take place around it.

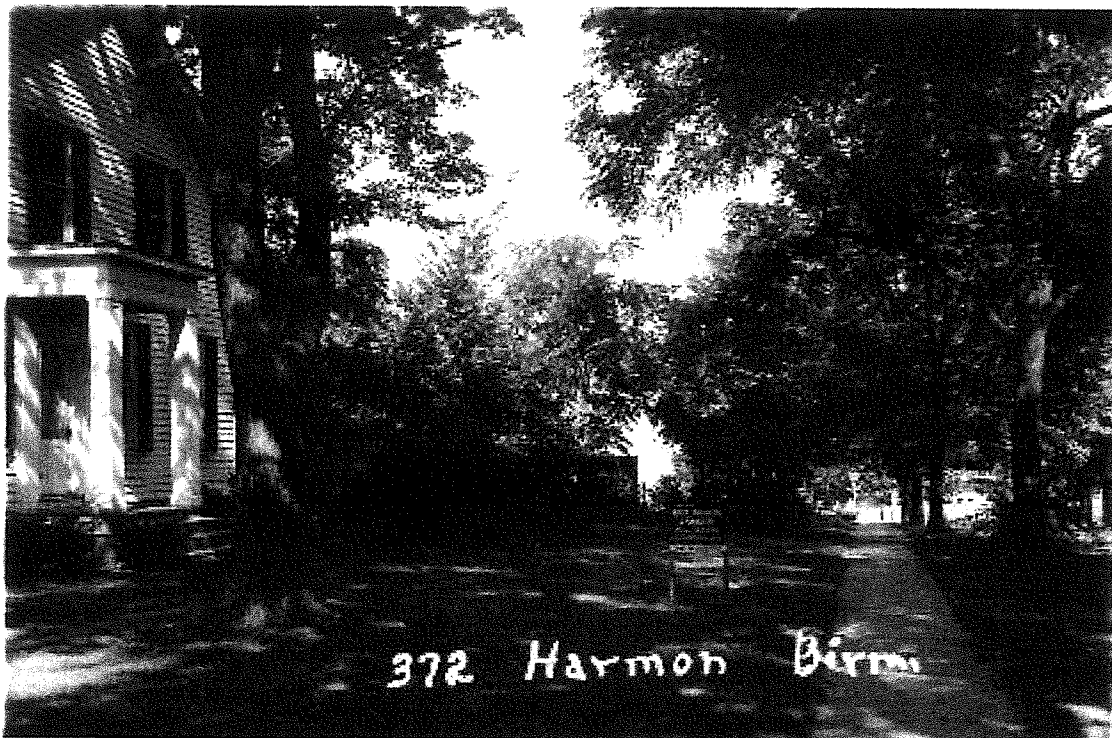
In 1930, a property irregularity was reflected in title work, which was resolved at that time, probably in relation to a sale. Shortly afterward, the house appears to have been remodeled, including removing the wraparound porch and replacing it with a small stoop or entry porch. Photos suggest additions were made to the back of the building around that time, and that accessory structures were added some time after. In 1977, the house received recognition from the Michigan Historical Commission as a historical landmark, according to a *Birmingham Eccentric* article (13 Sep 1990).

In 1990, a property dispute arose; Robertson Brothers Co. purchased the house and adjacent property and proposed to move the Daniels house several feet, split the large lot into four, and build three new high-end homes. A series of photos and a study by the developers show some detail of the timber structure and exterior site. Neighbors objected to the project and the City of Birmingham denied the application because of its adverse effect on the neighborhood and the historic house. A lawsuit followed; the 1992 outcome was a consent judgement that permitted the Robertson Brothers Co to split two lots into four, but required them to preserve both the Benjamin Daniels House and the Birch House next door.

According to tax records and blueprint drawings, the property was remodeled in 1999, adding an addition with attached garage and a wraparound porch. At that time aluminum and vinyl siding and an asphalt roof were installed.



Benjamin Daniels House, c 1960



Benjamin Daniels House, c 1960



Benjamin Daniels House, 1979



B Daniels House, c1980



Benjamin Daniels House, c1990

**Materials in the Birmingham Museum collection relating to the property and family include photos, historic district survey materials, news clippings dating from the 1870s to the 1890s, some tax assessment information, and copies of some land records and the Daniels will/probate record.*

Examples of Re-Lite Restoration Work:

1. Papermill Schoolhouse, built 1863, Monroe, Michigan (before/after)



Photographs by Mary Bindas

Additional Papermill Schoolhouse Pictures

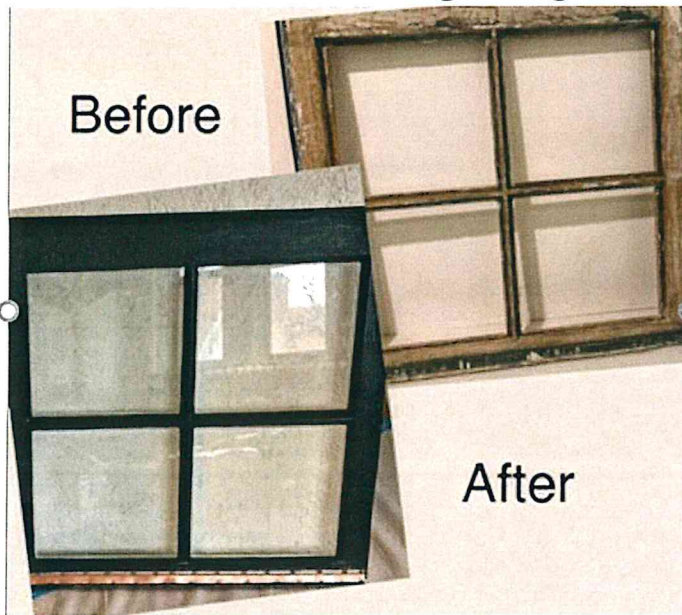


Before Restoration



After Restoration

2. Residence in Indian Village Neighborhood, built 1915, Detroit, MI

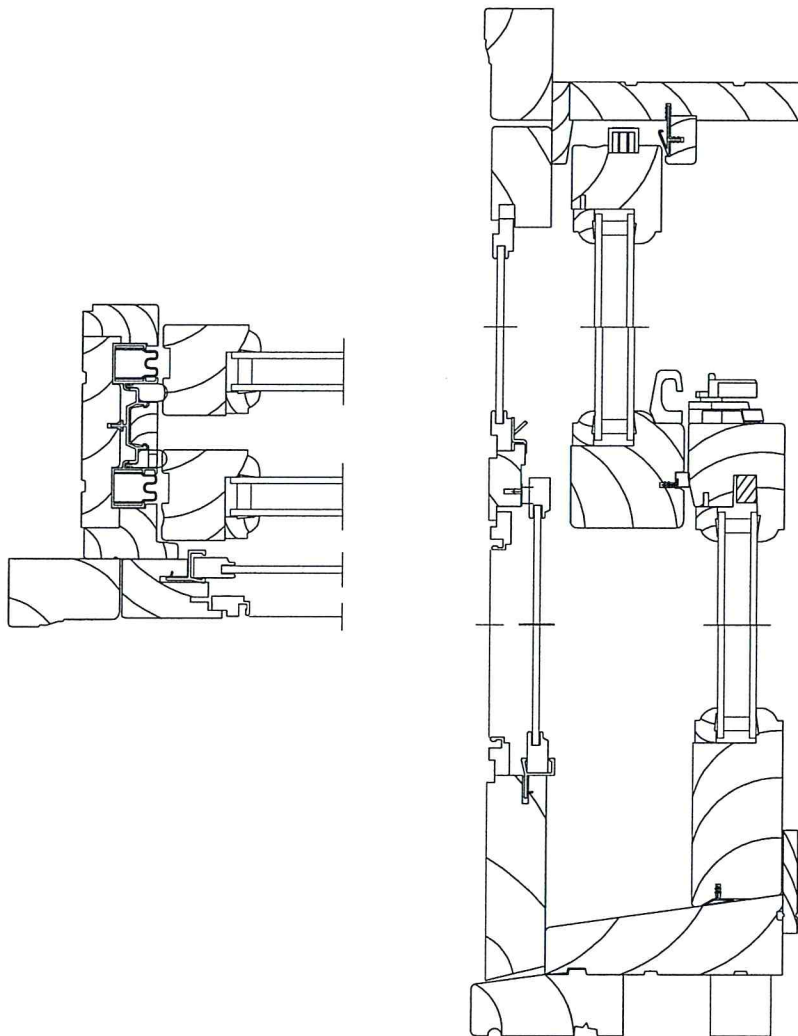


Photographs by Mary Bindas

3. Residence built approx. 1920, (before/after)

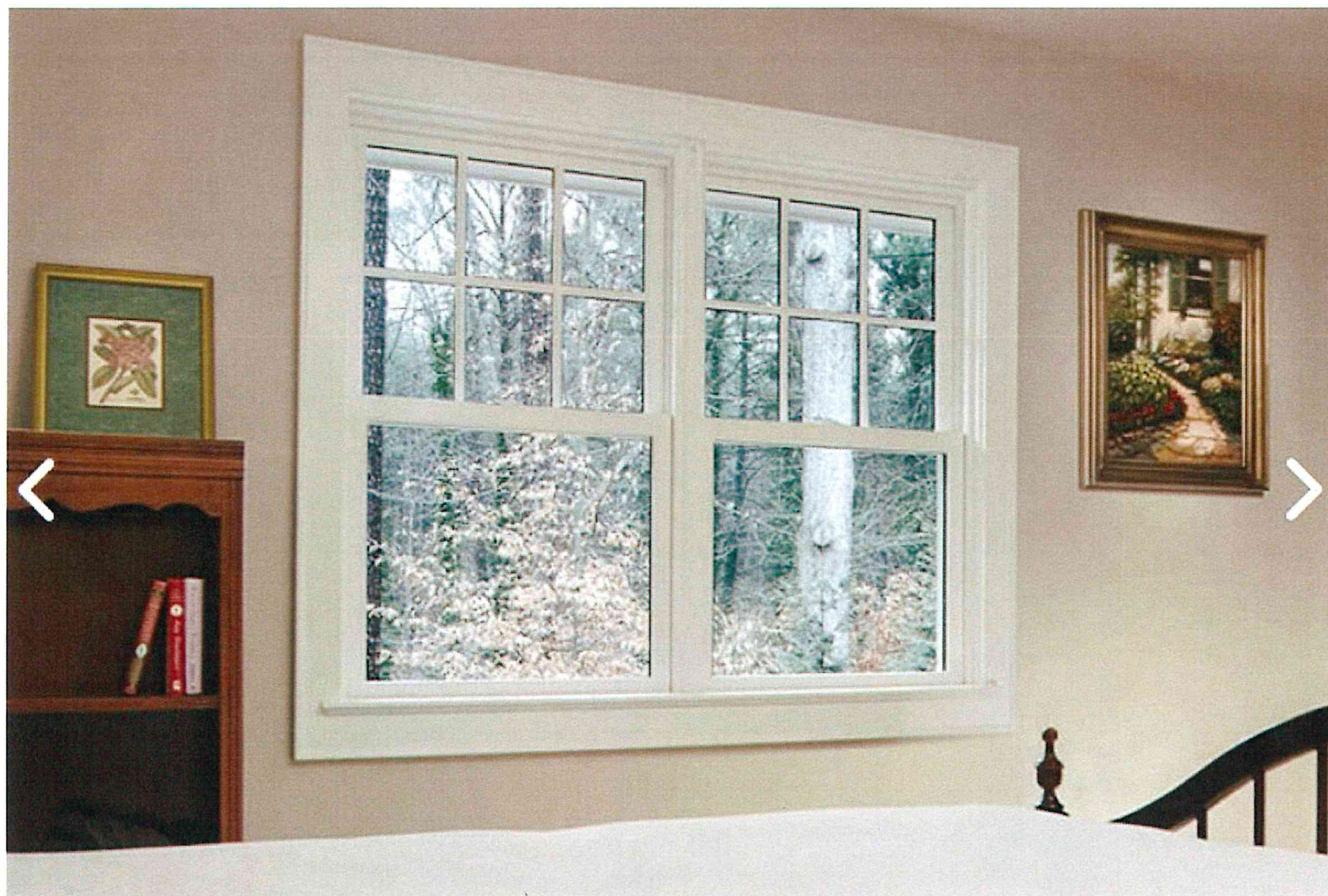


Photographs by Mary Bindas



wood storm/screen at historic window

ULTIMATE WOOD DOUBLE HUNG INSERT



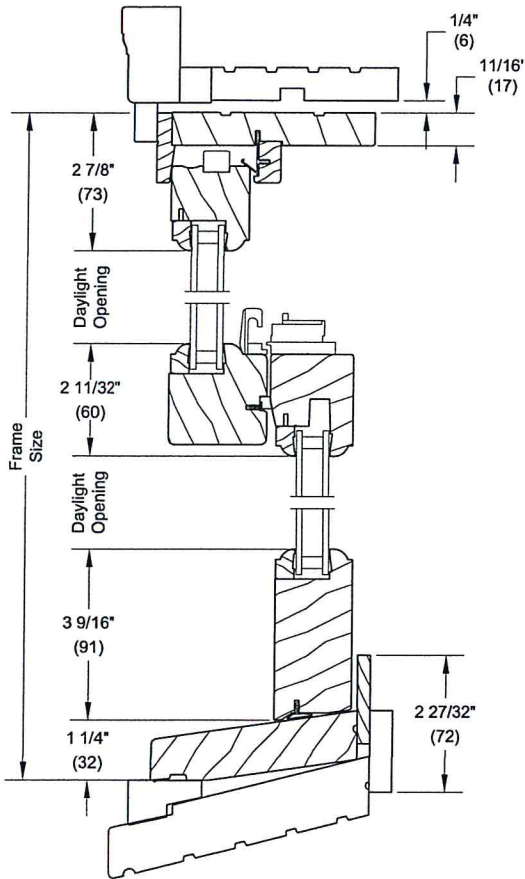
The all-wood Marvin Signature® Ultimate Double Hung Insert window's frame-in-frame design is built to fit into your window opening without removing the existing frame or disturbing exterior or interior trim. The window's all-wood construction means it blends seamlessly with historic architectural details, or adds character to a more contemporary design.

Find Marvin products in your area. Connect with a dealer near you to get started.

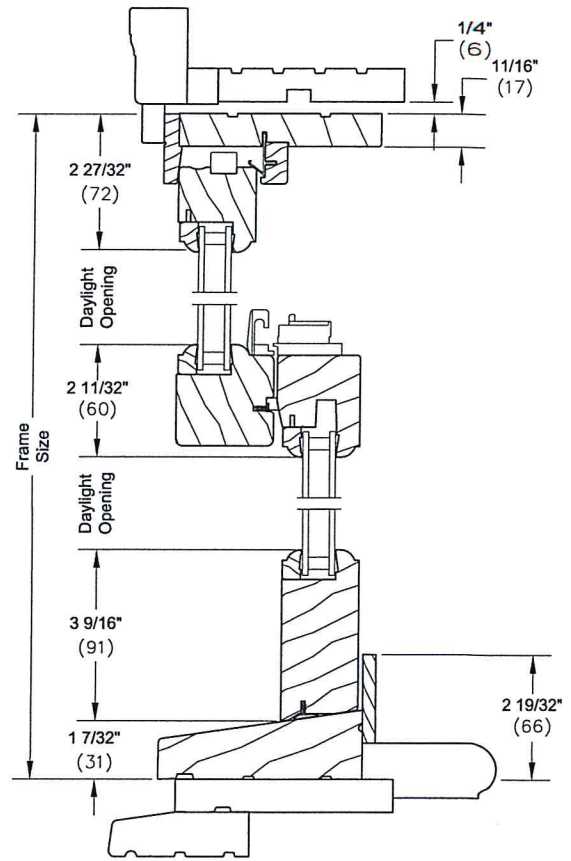
[FIND A DEALER](#)

Section Details: Operator

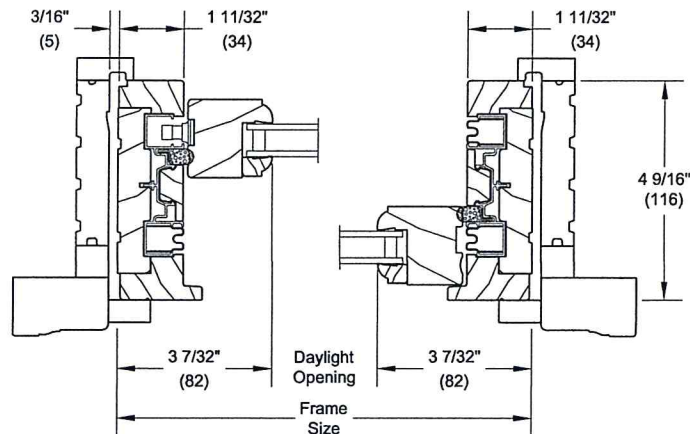
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Head Jamb, Checkrail, with Beveled Sill
installed in existing frame



Head Jamb, Checkrail, with Flat Sill Option
installed in existing frame

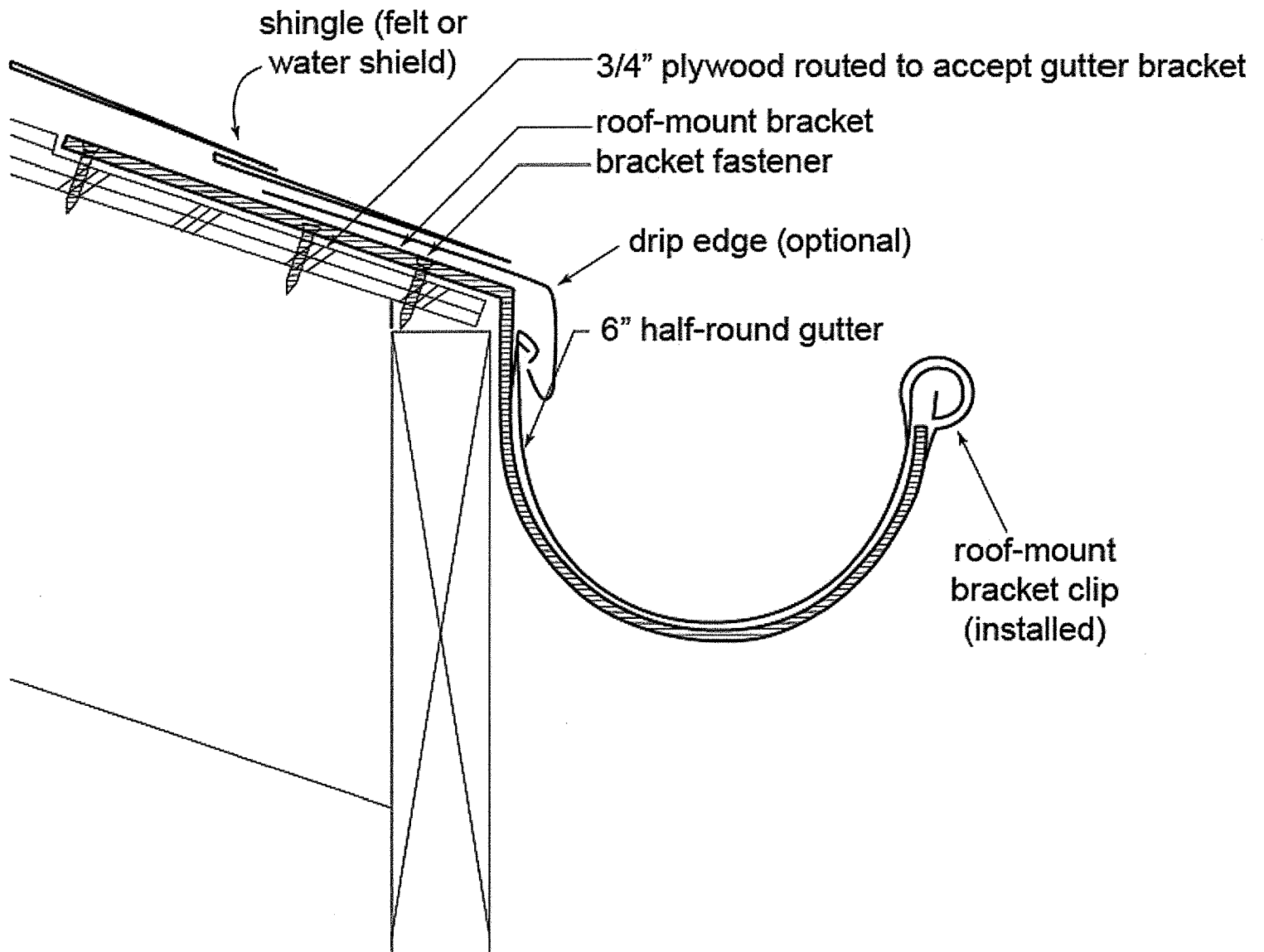


Jambs installed in existing frame

Replacement Window

2. Technical Product Guide

A. HALF-ROUND GUTTER ASSEMBLY





Design Review Application Planning Division

Form will not be processed until it is completely filled out

1. Applicant

Name: Gordon Black
Address: 372 Harmon Street, Birmingham, MI 48009

Phone Number: 312-415-3101
Email address: gordon.black@heitman.com

2. Property Owner

Name: _____
Address: 372 Harmon Street, Birmingham, MI 48009

Phone Number: 312-415-3101
Email address: gordon.black@heitman.com

3. Project Contact Person

Name: Gordon Black, Applicant
Address: William Finnicum Architect

Phone Number: 248-867-8883
Email address: _____

4. Project Designer/Developer

Name: Source One Construction
Address: _____
28317 Beck Rd Suite E-18, Wixom, MI 48393
Phone Number: 313-980-2148
Email address: george@sourceone.com

5. Required Attachments

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

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

6. Project Information

Address/Location of the property: 372 Harmon Street
Birmingham, MI 48009
Name of development: N/A
Sidwell #: 19-25-327-057
Current Use: Residential
Proposed Use: Residential
Area of Site in Acres: 0.265
Current zoning: R2 Single Family Residential

	Yes	No
Is the property located in a floodplain? -----	☐	☒
Is the property within a Historic District? -----	☒	☐
→ If so, which? <u>Sec127-25 Mill Pond Neighb</u>		
Will the project require a variance? -----	☐	☒
→ If so, how many? _____		
Has the project been reviewed by another board?	☐	☒
→ If so, which? _____		

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

Roof replacement, vinyl siding & trim replacement, window restoration & replacement and gutter & downspout replacement. Please see attached for additional information.

8. Required and Proposed Parking

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

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

9. Landscaping

Location of landscape areas: N/A

NO CHANGES TO EXISTING LANDSCAPING

Proposed landscape material: N/A

10. Streetscape

Sidewalk width: N/A
Number of benches: N/A
Number of planters: N/A

Number of existing street trees: N/A
Number of proposed street trees: N/A
Number of waste receptacles: N/A

11. Loading

Required number of loading spaces: N/A
Proposed number of loading spaces: N/A
Location of loading spaces on site: N/A

Typical size of loading spaces: N/A
Screenwall material: N/A
Height of screenwall: N/A

12. Exterior Waste Receptacles

Required number of waste receptacles: N/A
Proposed number of waste receptacles: N/A
Location of waste receptacles: N/A

Size of waste receptacles: N/A
Screenwall material: V
Height of screenwall: N/A

13. Mechanical Equipment

Utilities and Transformers:

Number of ground mounted transformers: N/A
Location of all utilities & easements: N/A

Size of transformers (L•W•H): N/A
Screenwall material: N/A
Height of screenwall: N/A

Ground Mounted Mechanical Equipment:

Number of ground mounted units: N/A
Location of all ground mounted units: N/A

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

Rooftop Mechanical Equipment:

Number of rooftop units: N/A
Type of rooftop units: N/A
Location of all rooftop units: N/A
Size of rooftop units (L•W•H): N/A

Location of screenwall: N/A
Screenwall material: N/A
Height of screenwall: N/A
Distance from rooftop units to all screenwalls: N/A

14. Building & Site Lighting

Number of light fixtures on building: N/A
Light level at each property line: N/A
Type of light fixtures on building: N/A
Location of light fixtures on building: N/A

Number of light fixtures on site: N/A
Type of light fixtures on site: N/A
Height from grade: N/A
Location of light fixtures on site: N/A

The undersigned states the above information is true and correct, and understands that it is the responsibility of the applicant to advise the Planning Division and / or Building Division of any additional changes made to an approved site plan. The undersigned further states that they have reviewed the procedures and guidelines for Site Plan Review in Birmingham, and have complied with the same. The undersigned will be in attendance at the Planning Board meeting when this application will be discussed.

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

Signature of Owner: _____ Date: 6-20-2022

Print name: Gordon Black & Kristen Lotz

Signature of Applicant: _____ Date: 6-20-2022

Print Name: Gordon Black

Signature of Architect: _____ Date: 6-20-2022

Print Name: William L Finnicum

Office Use Only

Application #: _____ Date Received: _____ Fee: _____

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



MEMORANDUM

Planning Division

DATE: July 6, 2022

TO: Historic District Commission

FROM: Nicholas Dupuis, Planning Director

SUBJECT: 310 E. Maple – Casa Perno/Briggs Building – Historic Design Review

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

Existing Use: 3-Story Commercial Multi-tenant Building

History

This building occupies the southeast corner of the Maple and Old Woodward intersection on the original site of the Library Hall. Library Hall was built in 1895 to house the village offices, the fire and police stations, and the library. Also located on the Briggs site was the Peck Hotel. The property was sold to the Briggs Commercial Development Company in 1927. In May of 1929, the Briggs Commercial Development Company announced plans to build a 10-store project with office space on the second floor. The structure was designed to accommodate two additional office floors. The architect for the Briggs Building was C. Howard Crane. He was an architect with a national reputation for theater design. He designed the Fox Theater in Detroit. The general contractor was C.O. Barton, which was to become Barton-Malow Company, one of the largest construction firms in the state. The construction was \$200,000 (\$3.4 million in 2022 dollars). The initial tenants in the Briggs Building were the Piggly-Wiggly Company grocery store chain, the Birmingham Department Store, Economical Drug Company, and F.W. Woolworth Company. The ground floor commercial storefronts have been altered over the years but the second floor remains unchanged. In 1982, the building was extended to the east.

Introduction

A Historic Design Review application has been submitted for an isinglass enclosure and outdoor dining expansion in the via located on the property behind the Briggs Building. The outdoor dining structure has existed in the via, and has been attached to the building for many years.

On May 28, 2022, the Planning Board moved to recommend approval of a Special Land Use Permit Amendment, Final Site Plan and Design Review application for 310 E. Maple – Casa Perno – with the following conditions:

1. The applicant remove all isinglass and other enclosure systems from the outdoor dining area, or obtain a dimensional variance of 767.25 square feet from the Board of Zoning Appeals;
2. The applicant submitted updated drawings dated May 25, 2022 for the outdoor dining plans showing a total of 64 seats and indicating the locations of all elements within the outdoor dining patio area;
3. The Building Department and Fire Department inspect the canopy to determine that all life safety requirements remain in place and have not been altered;
4. The Planning Board approves the tables and chairs consisting of woven plastic as a material of comparable quality to wood and metal as per the outdoor dining standards requirement of Article 4, Section 4.44(A)(5);
5. The applicant meet all applicable fire codes regarding the locations of the proposed heaters and propane tanks; and,
6. That the May 25, 2022 outdoor dining plans clearly identify the pedestrian clear path through the outdoor dining area.

On June 14, 2022, the applicant appeared before the Board of Zoning Appeals to request a variance for their isinglass enclosure system facilitating year round outdoor dining of 26 seats. The total surface area of the isinglass enclosure is 767.25 square feet. The Board of Zoning Appeals granted the variance request, allowing the applicant to maintain the existing isinglass enclosing 26 outdoor dining seats year round.

The applicant is scheduled for a public hearing at the City Commission on July 11, 2022 for final consideration of the Special Land Use, Final Site Plan and Design Review application.

Proposal

The applicant has submitted plans proposing an isinglass enclosure and new outdoor dining furniture in the via. A full review of the historic preservation aspects of the design is provided in the relevant section below. The proposed materials for the new addition are as follows:

Material	Location	Color
Isnglass	Surrounding 26 Seats	Clear

Planning & Zoning

The Planning Board review on May 28, 2022 provided an in-depth review of the planning and zoning issues associated with the proposed outdoor dining modification. No additional issues are present within the Design Review application submitted.

Lighting

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

Signage

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

Design Review Standards and Guidelines

Chapter 127, Section 127-11 of the Birmingham Code of Ordinances states that in reviewing plans, the commission shall follow the U.S. secretary of the interior's standards for rehabilitation and guidelines for rehabilitating historic buildings as set forth in 36 C.F.R. part 67. Design review standards and guidelines that address special design characteristics of historic districts administered by the commission may be followed if they are equivalent in guidance to the secretary of interior's standards and guidelines and are established or approved by the state historic preservation office of the Michigan Historical Center. The U.S. Secretary of the Interior Standards for *Rehabilitation* ("SOI Standards") are provided in full at the end of this report.

In reviewing plans, the commission shall also consider all of the following:

1. The historic or architectural value and significance of the resource and its relationship to the historic value of the surrounding area.
2. The relationship of any architectural features of the resource to the rest of the resource and to the surrounding area.
3. The general compatibility of the design, arrangement, texture, and materials proposed to be used.
4. Other factors, such as aesthetic value, that the commission finds relevant.
5. Whether the applicant has certified in the application that the property where work will be undertaken has, or will have before the proposed project completion date, a fire alarm system or a smoke alarm complying with the requirements of the Stille-DeRossett-Hale single state construction code act, 1972 PA 230, MCL 125.1501 to 125.1531.

Recommendation

The proposed outdoor dining modification behind the historic Briggs Building, as proposed by the applicant, generally meets the applicable Secretary of the Interior Standards for Rehabilitation numbers 1, 2 and 10. The following analysis breaks down the proposal through the lens of each standard listed:

1. *A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.*

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

2. *The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.*

The new isinglass enclosure and expanded outdoor dining patio does not alter any historic material or character defining spaces of the building and/or property.

10. *New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

The addition of isinglass and new outdoor dining furniture is inherently temporary and unobtrusive, and the removal of such will not damage the property.

Based on the review above, the Planning Division recommends that the Historic District Commission consider **APPROVAL** of the Design Review application for 310 E. Maple – Casa Pernoi/Briggs Building. The Planning Division feels as though the proposed renovation meets the Secretary of the Interior Standards for Rehabilitation numbers 1, 2 and 10. The Planning Division also recommends the following condition of approval:

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

Wording for Motions

I move that the Commission **APPROVE** the Historic Design Review application and issue a Certificate of Appropriateness for 310 E. Maple – Casa Pernoi/Briggs Building. The proposed outdoor dining changes meet the Secretary of the Interior's Standards for Rehabilitation standard numbers 1, 2 and 10. The approval is subject to the following condition:

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

OR

I move that the Commission **POSTPONE** the Historic Design Review application and the issuance of a Certificate of Appropriateness for 310 E. Maple – Casa Pernoi/Briggs Building – for the following reason(s):

1. _____
2. _____
3. _____

OR

I move that the Commission **DENY** the Historic Design Review application for 310 E. Maple – Casa Pernoi/Briggs Building. Because of _____ the work does not meet The Secretary of the Interior's Standards for Rehabilitation standard number(s) _____.

Notice to Proceed

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

Choose from one of these conditions:

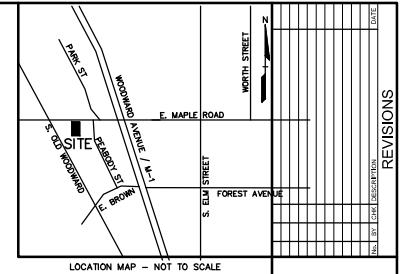
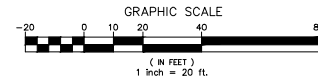
- a) The resource constitutes hazard to the safety of the public or the structure's occupants.
- b) The resource is a deterrent to a major improvement program that will be of substantial benefit to the community and the applicant proposing the work has obtained all necessary planning and zoning approvals,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

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

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

LEGAL DESCRIPTION (PER OAKLAND COUNTY)

PARCEL ID 19-36-206-020
T.02N R.10E, SECTION 36, ASSESSOR'S REPLAT OF PART OF
BROWNELL SUB & HUNTER'S EASTERN ADDITION, LOT 5,
EXCEPT THE EAST PART MEASURED 80.5 FT ON NORTH LOT
LINE & 80.20 FT ON
SOUTH LOT LINE



- LEGEND**
- BOUNDARY LINE
 - PAVEL LINE
 - CONC.
 - CONCRETE
 - ASPH.
 - ASPHALT

NOTE:
No site construction, alterations or repairs are
proposed.
The site is zoned B-4 Business-Residential and D-4
Overlay

CAUTION!
This drawing is a legal description of property and should not be used for any other purpose. It is the responsibility of the user to verify the accuracy of the information and to consult with a professional surveyor or attorney for any questions or concerns. This drawing is not to be used for any other purpose without the written consent of the surveyor or attorney who prepared it.

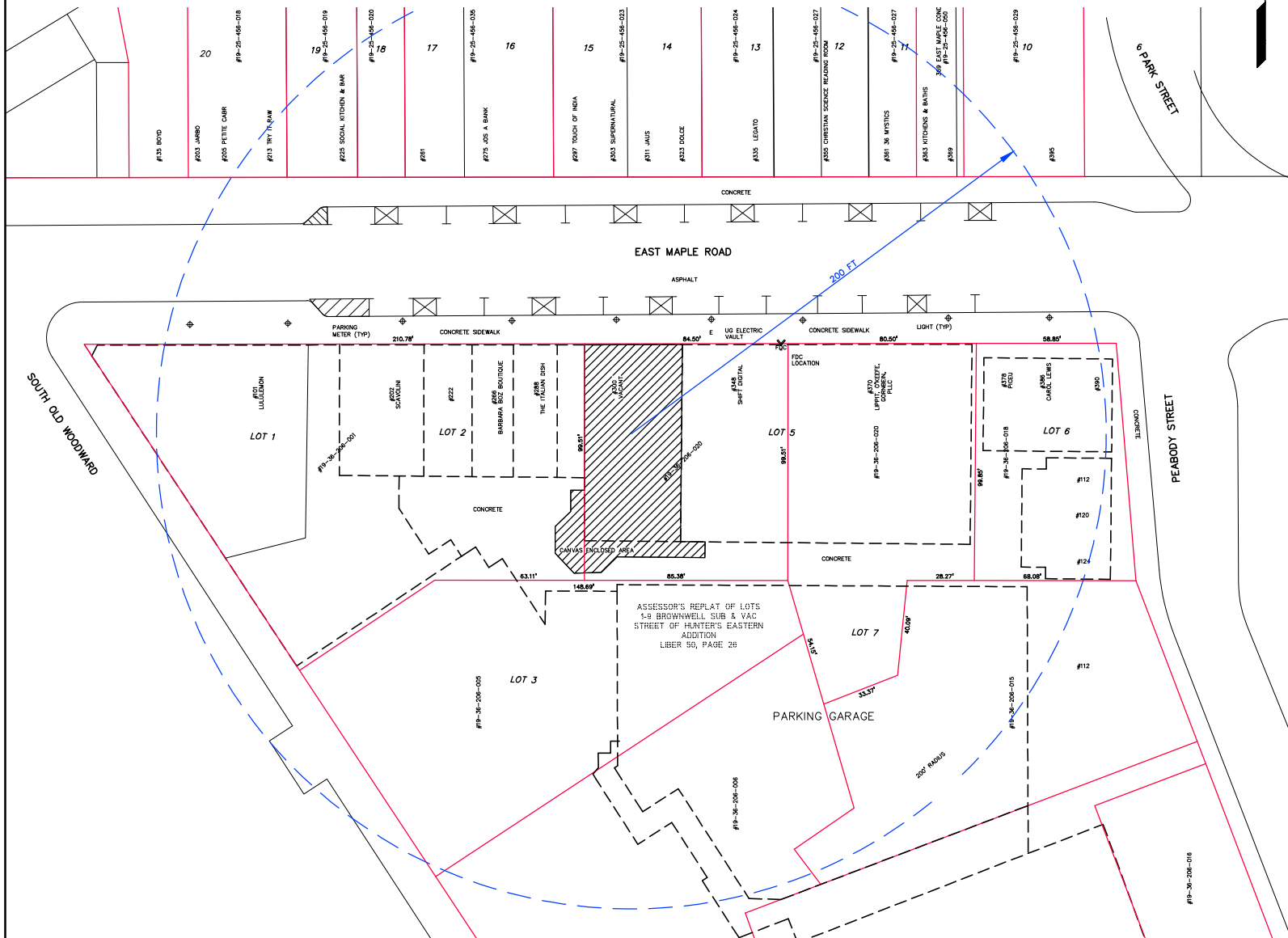
**3 FULL WORKING DAYS
BEFORE YOU DIG CALL
811**
Know what's below
Call before you dig
MISSISSIPPI
1-800-485-2171 www.mississippi.gov



PEA, Inc.
2430 Rochester Ct., Ste. 100
Troy, MI 48063-1872
P: 248.688.9000
F: 248.688.1044
www.peamc.com

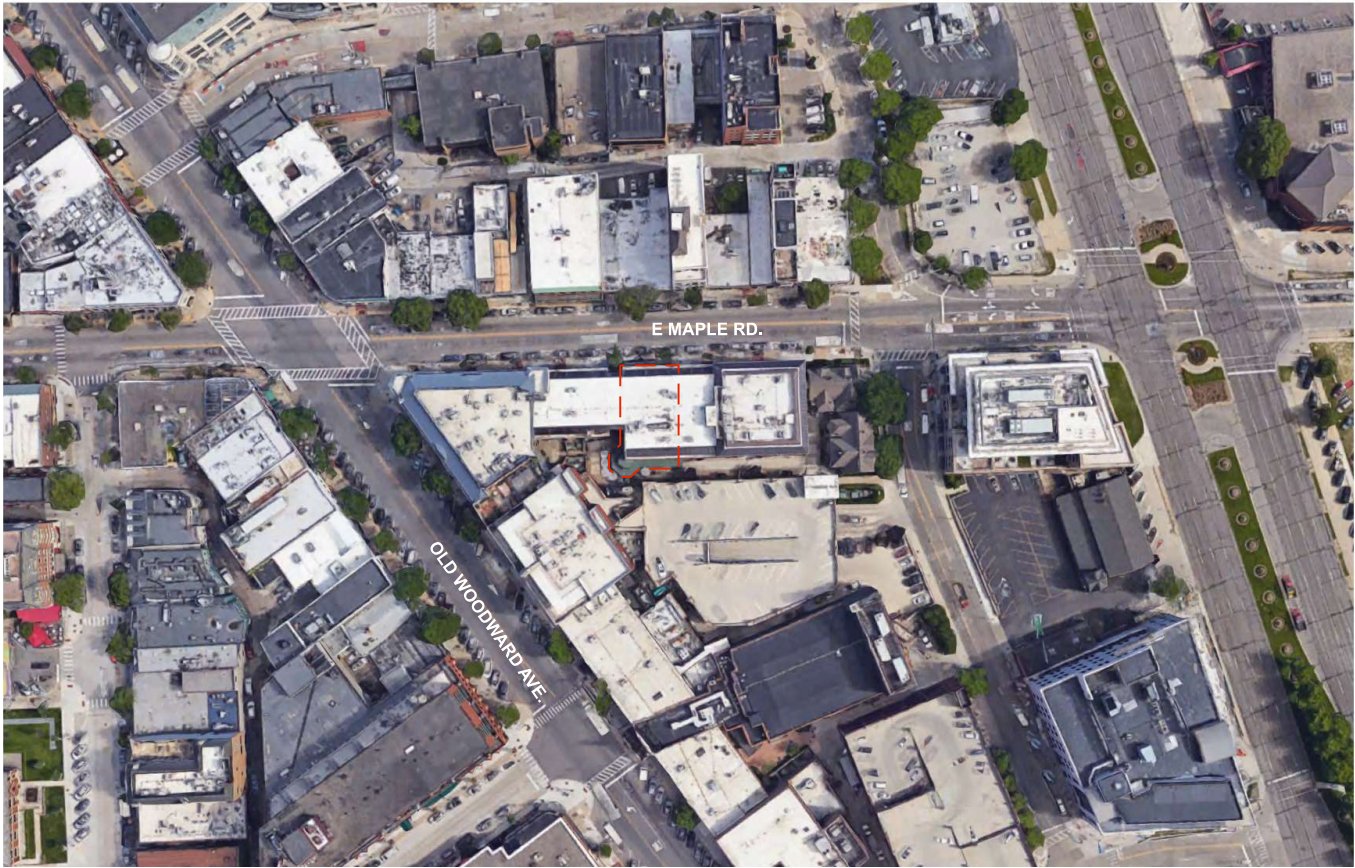
NUOVO HOLDINGS, LLC
2810 NORTHWESTERN HIGHWAY
SUITE 100
TROY, MI 48063-1872
SURVEY PLE ROAD
310 EAST MAPLE ROAD
CITY OF BIRMINGHAM, OAKLAND COUNTY, MICHIGAN
DEES: XXX | DN: GWC | SUR: XXX | PJA: JPB
19-36-206-020-13 30 EAST MAPLE ROAD, BIRMINGHAM, OAKLAND COUNTY, MI 48063-1872

ORIGINAL ISSUE DATE:
APRIL 11, 2019
PEA JOB NO. 2019-113
SCALE: 1" = 20'
DRAWING NUMBER:
1





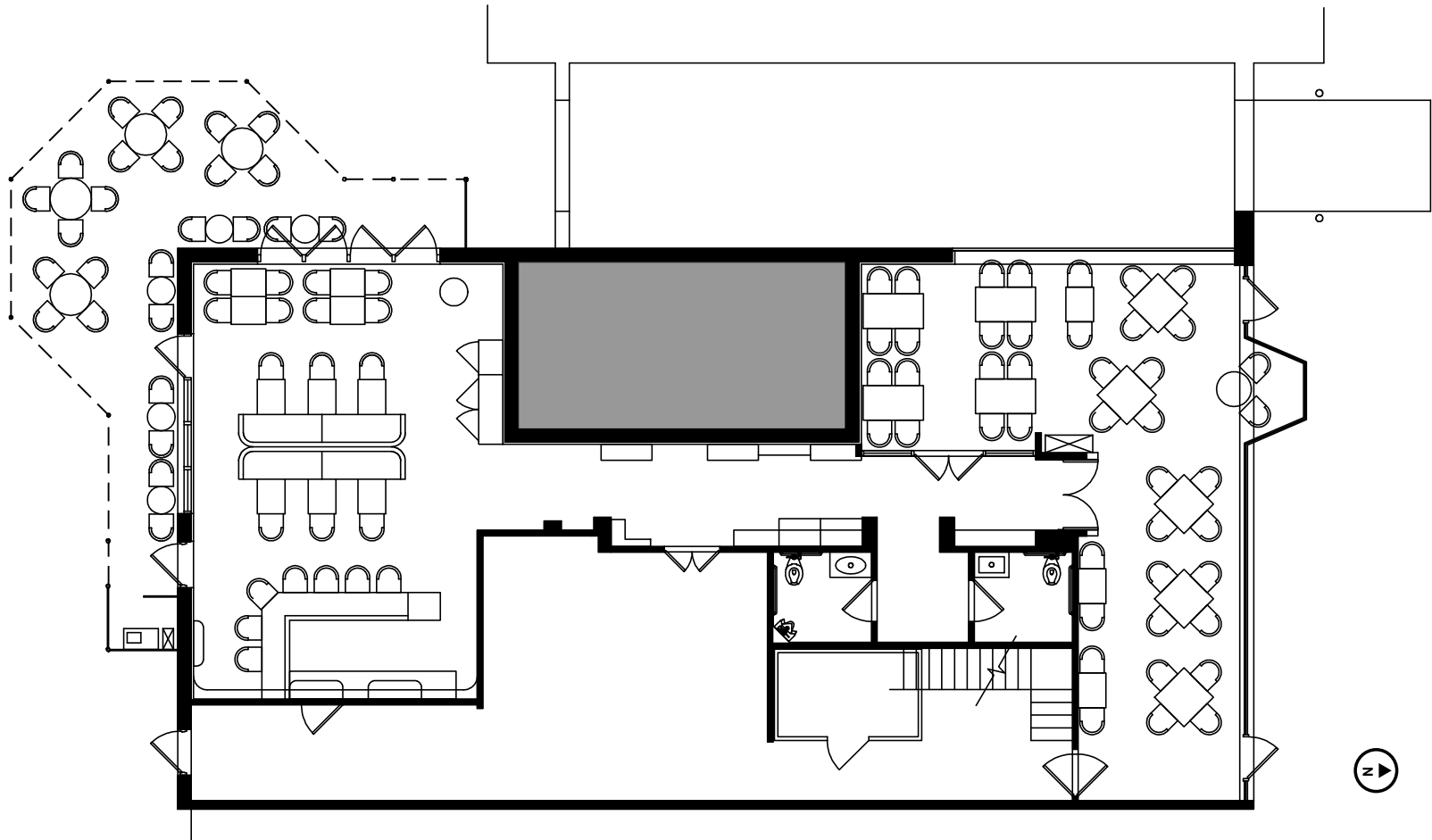
MAP LOCATION



100 ft

AERIAL PHOTOGRAPH OF SITE

Existing Indoor & Outdoor Dining Seating



PERNOI - SEATING PLAN

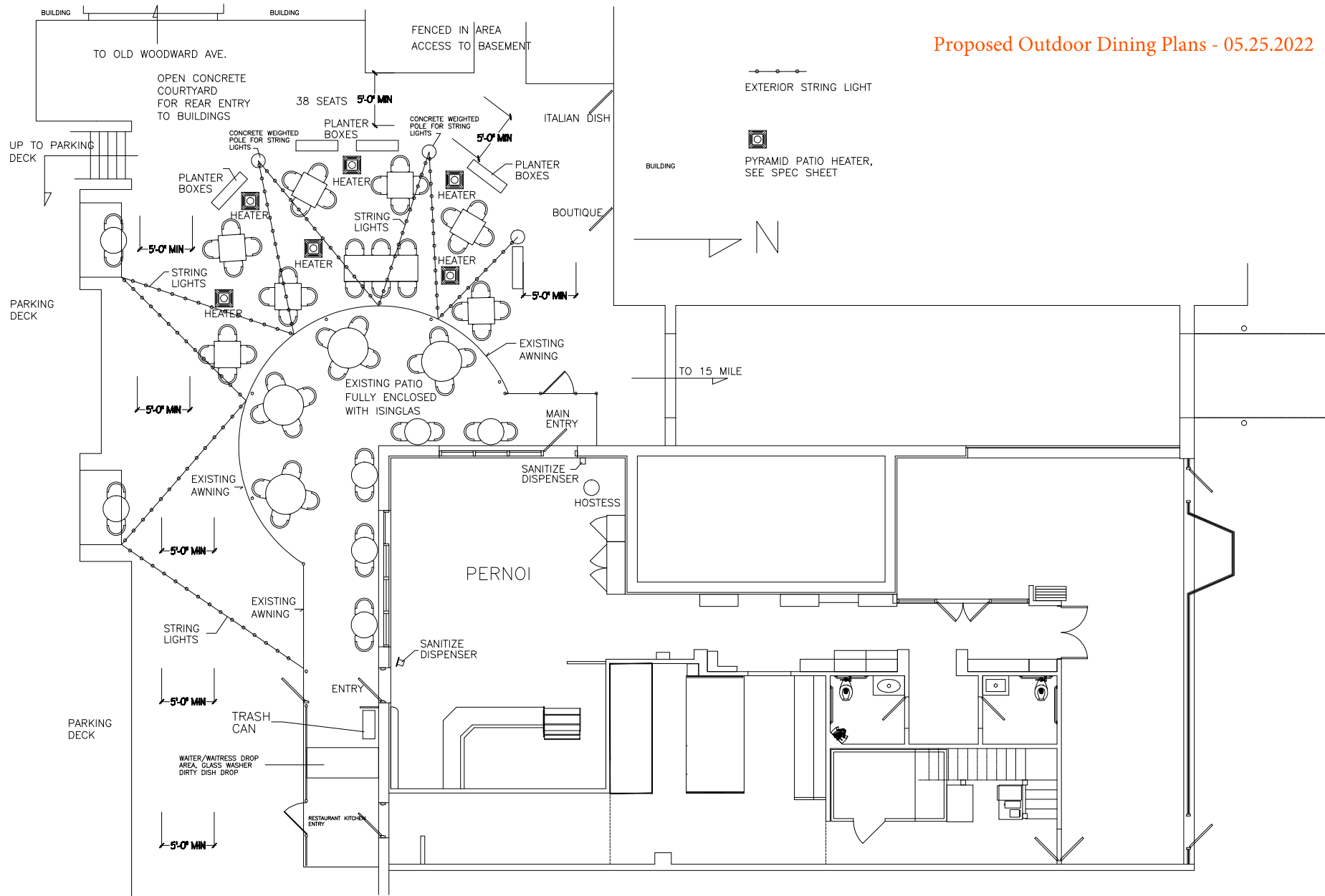
A 002 scale: 1/8"=1'

310 E. MAPLE ST
BIRMINGHAM, MI
48009

NOTES: MINIMAL CHANGES TO FLOOR PLAN, FRONT DINING AREA TO BE OPENED UP (REMOVAL OF FORMER FLORAL SHOP COOLERS, DEMISING WALL, AND INTERIOR ENTRY DOOR ONLY). DINING ROOMS TO RECEIVE NEW WALL FINISHES (SEE SPECIFICATIONS) AND CEILING CLOUDS.

KYLE EVANS DESIGN
NOT FOR CONSTRUCTION, DESIGN INTENT ONLY

Proposed Outdoor Dining Plans - 05.25.2022



CASA PERNOI PATIO SEATING PLAN
1/4" = 1'-0"

PROJECT:
**CASA
PERNOI**
310 E. MAPLE
BIRMINGHAM, MI

SHEET TITLE:
**FLOOR
PLAN**
PATIO

ISSUED FOR:

REVISION
DATE:
1.24.22
1.25.22

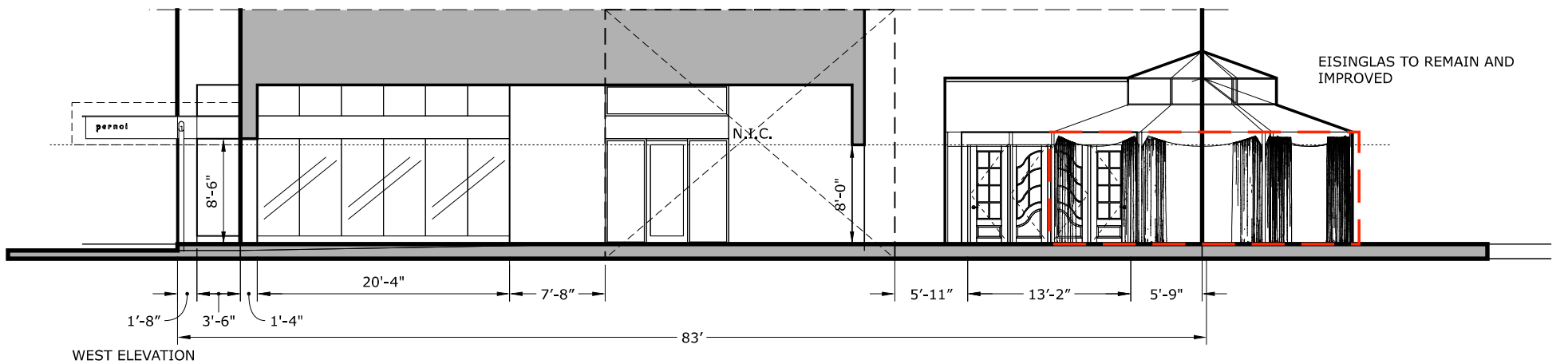
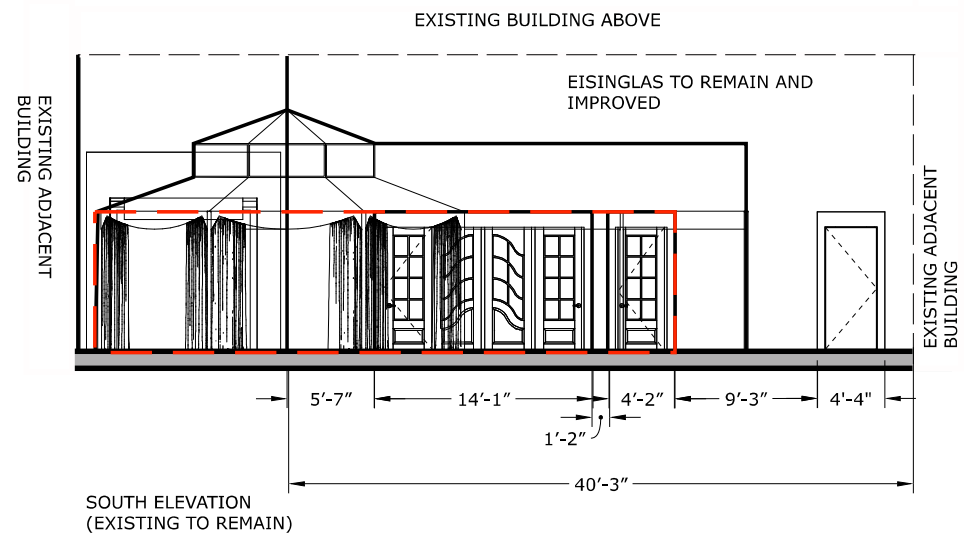
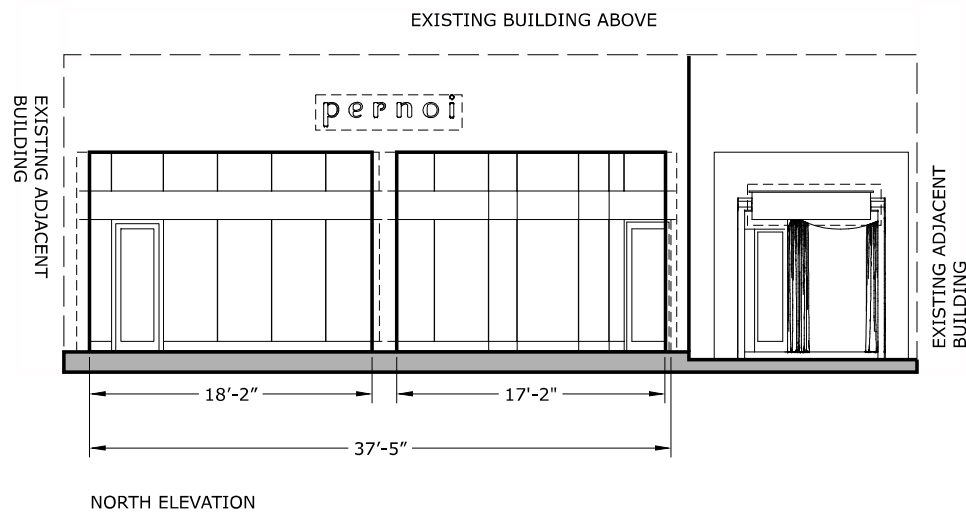
DO NOT SCALE PRINTS
USE PROVIDED
DIMENSIONS ONLY

JOB NO.

01-01

SHEET NO.

P1



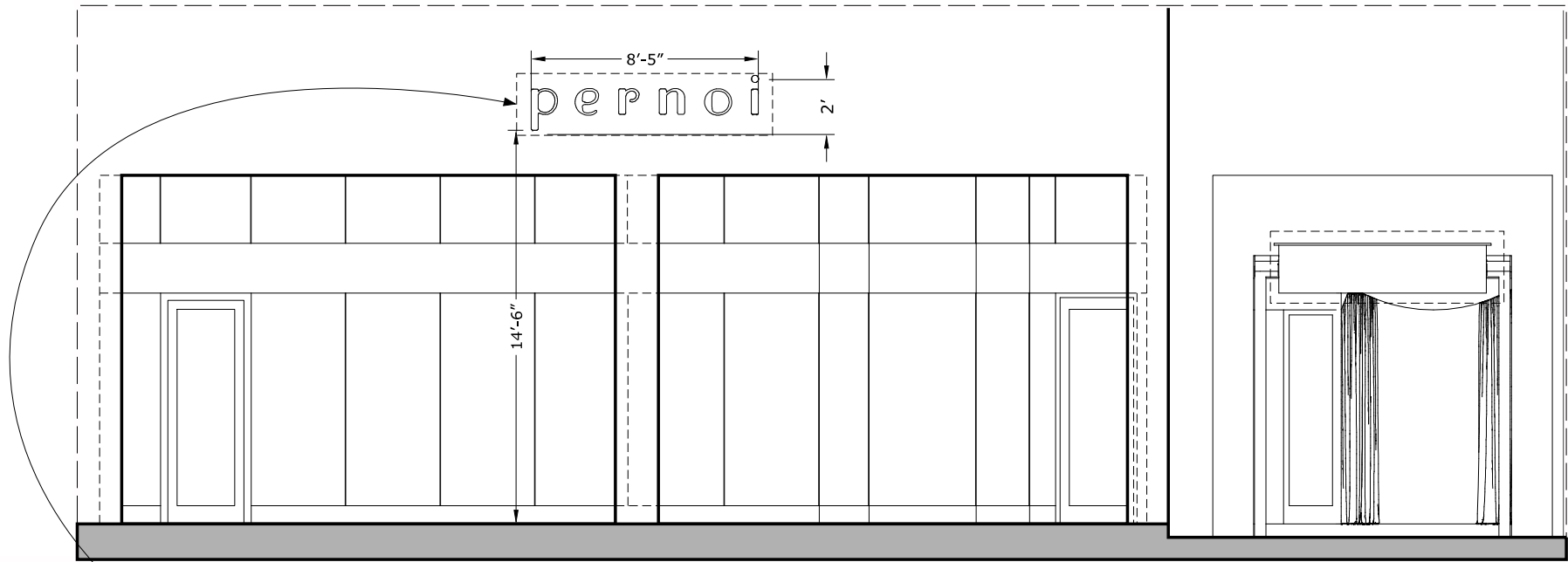
PERNOI - ELEVATIONS

A 001 scale: 1/8"=1'

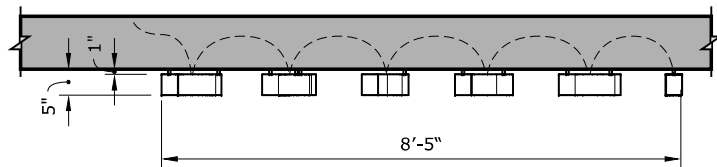
310 E. MAPLE ST
BIRMINGHAM, MI
48009

NOTES: ALL EXISTING LIGHTING AND EXTERIOR BUILDING FINISHES TO REMAIN WITH THE EXCEPTION OF NEW SIGNAGE.

KYLE EVANS DESIGN
NOT FOR CONSTRUCTION, DESIGN INTENT ONLY

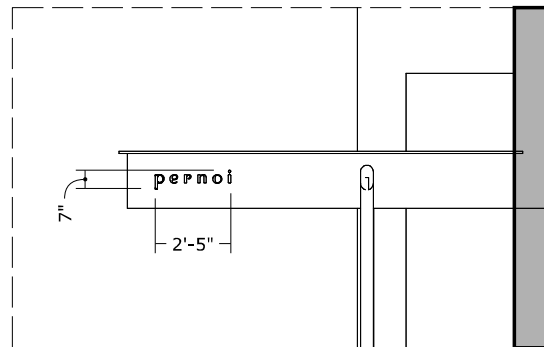


BUILDING SIGN: PIN-MOUNTED INDIVIDUAL CHANNEL LETTERS WITH HALO/BACKLIT LED ILLUMINATION (3000K). BLACK ANODIZED ALUMINUM FINISH WITH 1" STAND-OFF, ELECTRICAL TO BE RAN TO INDIVIDUAL LETTERS, NO EXTERIOR ELECTRICAL RACEWAY.

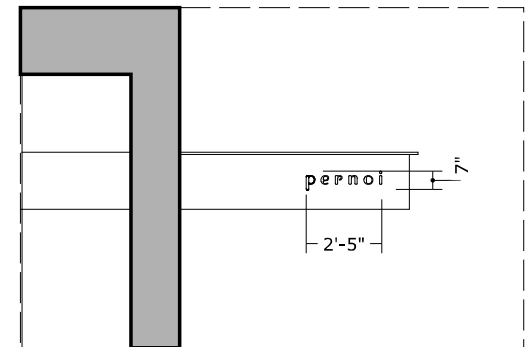


BUILDING SIGN PROTRUSION / TOP VIEW WITH DIMENSIONS

WEST ELEVATION



EAST ELEVATION



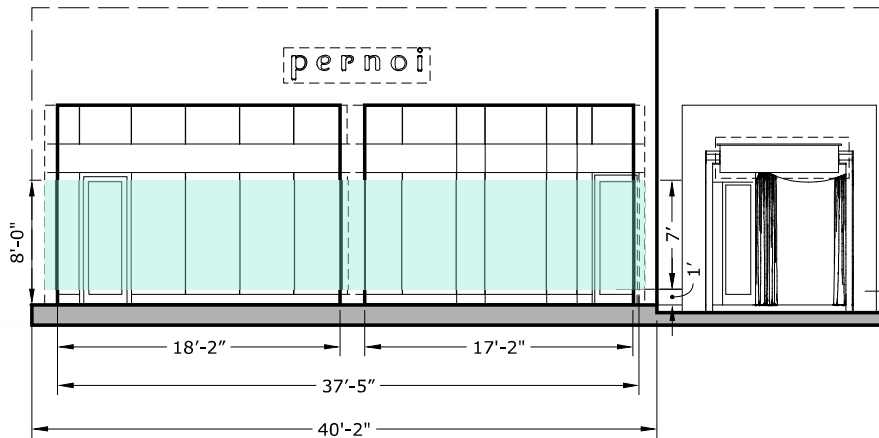
PERNOI - SIGNAGE DIMENSIONS

A 004 scale: 1/4"=1'

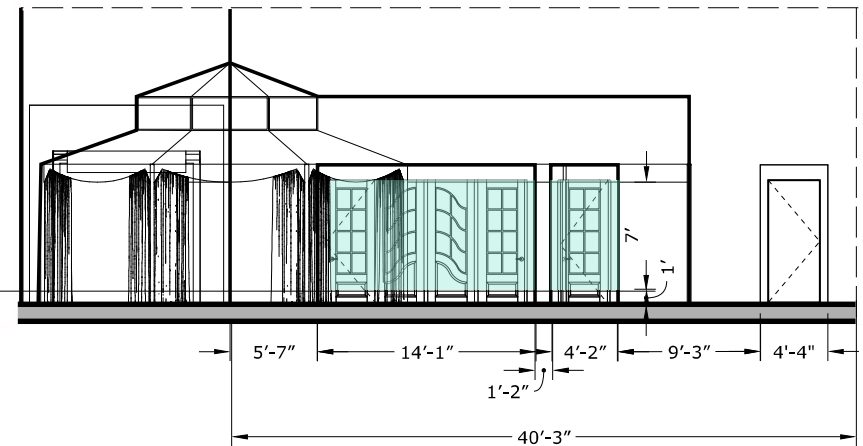
310 E. MAPLE ST
BIRMINGHAM, MI
48009

NOTES: NEW BUILDING SIGNAGE AREA: 16.8 Sq.Ft
AWNING SIGNAGE REPLACEMENT (EAST & WEST SIDES ONLY): 2.81
Sq.Ft. (1.4 sq.ft per side)
TOTAL SIGNAGE SQUARE FOOTAGE: 19.61 Sq.Ft.

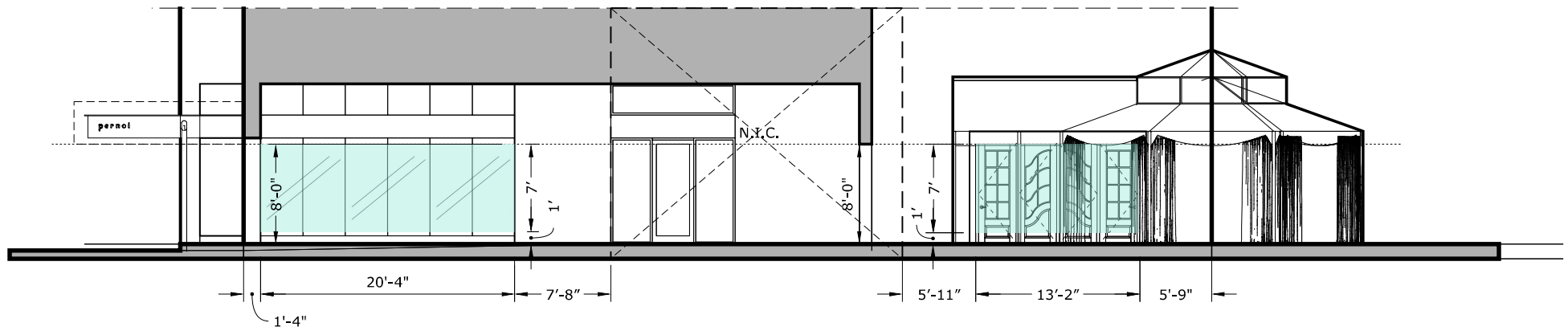
AWNING SIGN TO BE REPLACED WITH BACKLIT PUSH-THROUGH FROSTED ACRYLIC LETTERS ON PAINTED METAL PANEL TO MATCH AWNING RE-CLAD MATERIAL. BACKLIGHT IN LED, 3000K COLOR TEMPERATURE.



NORTH ELEVATION
GLAZING CALCULATION: 93% OF BUILDING FACADE (IN CONTRACT, 37.4' OF 40.2' L/FT. CONTAINS GLAZING)



SOUTH ELEVATION
GLAZING CALCULATION: 45.3% OF BUILDING FACADE (IN CONTRACT, 18.26' OF 40.25' L/FT. CONTAINS GLAZING)



WEST ELEVATION
GLAZING CALCULATION: 72% OF BUILDING FACADE (IN CONTRACT, 33.5' OF 46.4' L/FT CONTAINS GLAZING)

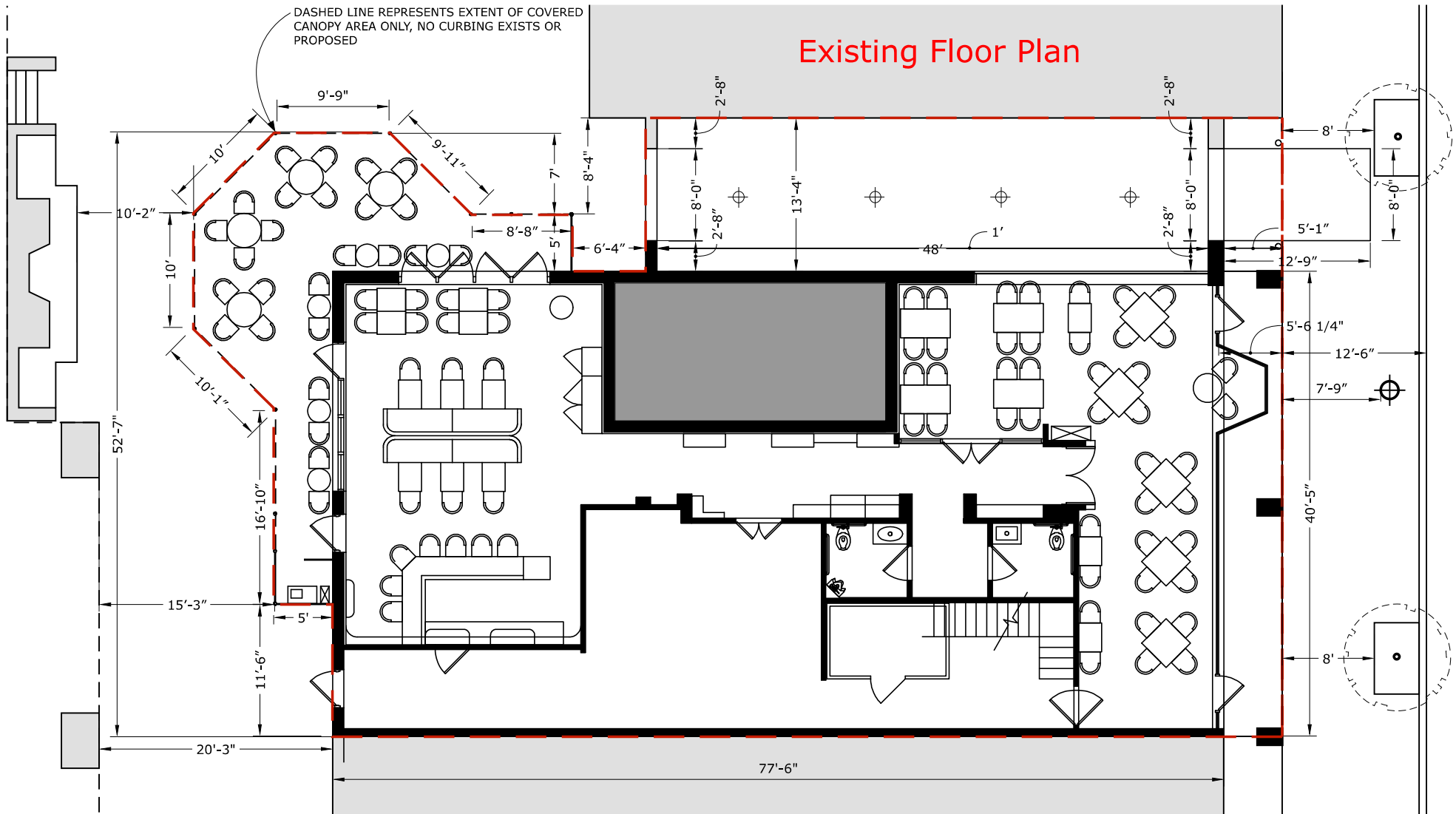
PERNOI - GLAZING CALCULATIONS

A 005 scale: 1/8"=1'

310 E. MAPLE ST
BIRMINGHAM, MI
48009

NOTES: GLAZING CALCULATED BY LINEAL FOOT IN LEASABLE SPACE,
FROM 1' TO 8' (DEMARCATON LINE NOTATED PER CITY CODE)

KYLE EVANS DESIGN
NOT FOR CONSTRUCTION, DESIGN INTENT ONLY



PERNOI - SITE PLAN

A 006 scale: 1/8"=1'

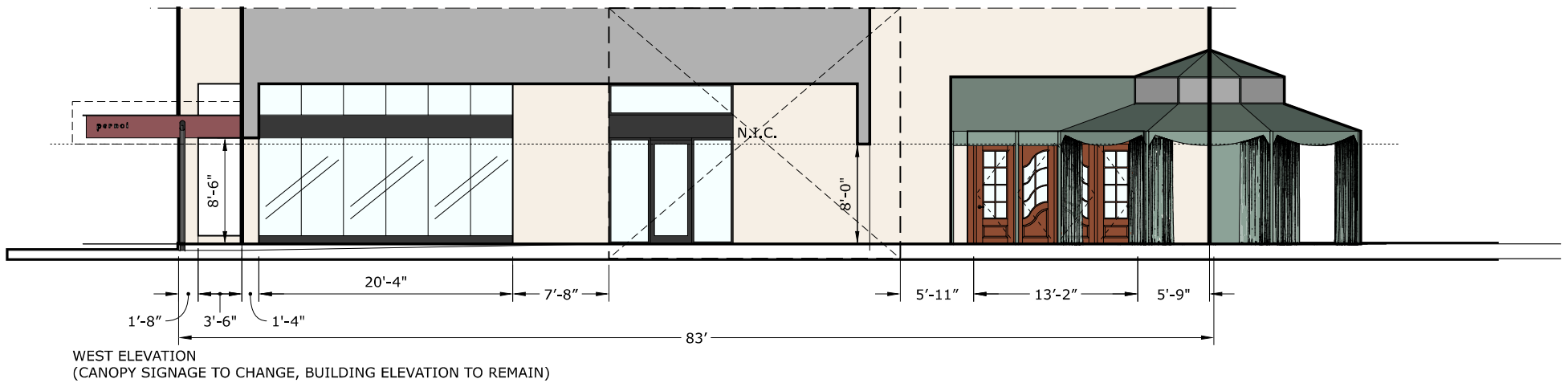
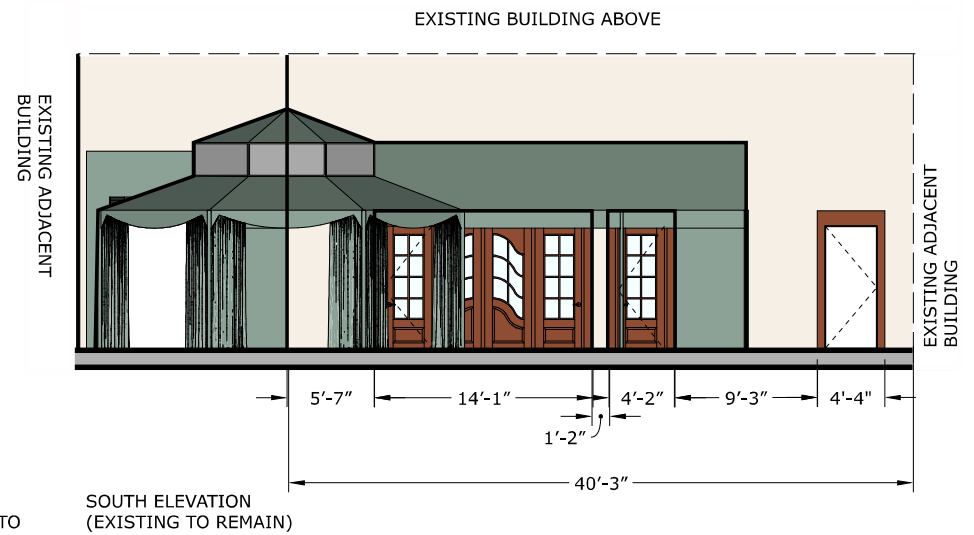
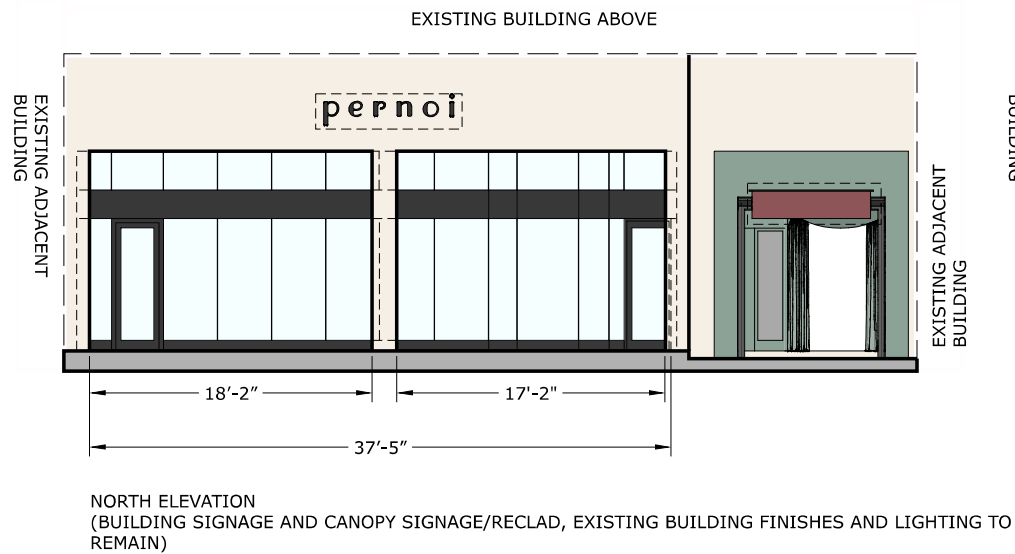
310 E. MAPLE ST
BIRMINGHAM, MI
48009

NOTES: NO CHANGES TO EXTERIOR AREAS, ALL EXISTING LIGHTING, SIDEWALKS, AND VIA ELEMENTS TO REMAIN AS-IS. PATIO CANOPY TO REMAIN.

KYLE EVANS DESIGN
NOT FOR CONSTRUCTION, DESIGN INTENT ONLY

— — — — — PROPERTY LINE & LEASED AREA





PERNOI - ELEVATIONS

A 001 scale: 1/8"=1'

310 E. MAPLE ST
BIRMINGHAM, MI
48009

NOTES: ALL EXISTING LIGHTING AND EXTERIOR BUILDING FINISHES TO REMAIN WITH THE EXCEPTION OF NEW SIGNAGE.

KYLE EVANS DESIGN
NOT FOR CONSTRUCTION, DESIGN INTENT ONLY



Design Review Application Planning Division

Form will not be processed until it is completely filled out

1. Applicant

Name: Nuovo Holdings, LLC
Address: 29410 Northwestern Hwy, Southfield, MI 48304
Phone Number: 248-207-3700
Email address: luciano@bigalora.com

2. Property Owner

Name: Fuller Central Park Properties, LLC
Address: 112 Peabody St., Birmingham, MI 48009
Phone Number: 248-642-0024
Email address: elizabeth@fullercentralpark.com

3. Project Contact Person

Name: Kelly A. Allen, Esq.
Address: 39572 Woodward, Suite 222, Bloomfield Hills, MI 48304
Phone Number: 248-540-7400
Email address: kallen@anafirm.com

4. Project Designer/Developer

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

5. Required Attachments

- I. Two (2) paper copies and one (1) digital copy of all project plans including:
 - i. A detailed and scaled Site Plan depicting accurately and in detail the proposed construction, alteration or repair;
 - ii. Colored elevation drawings for each building elevation;
 - iii. A Landscape Plan (if applicable);
 - iv. A Photometric Plan (if applicable);
- II. Specification sheets for all proposed materials, light fixtures and mechanical equipment;
- III. Samples of all proposed materials;
- IV. Photographs of existing conditions on the site including all structures, parking areas, landscaping and adjacent structures;
- V. Current aerial photographs of the site and surrounding properties;
- VI. Warranty Deed, or Consent of Property Owner if applicant is not the owner;
- VII. Any other data requested by the Planning Board, Planning Department, or other City Departments.

6. Project Information

Address/Location of the property: 310 E Maple
Name of development: _____
Sidwell #: 08-19-36-206-002
Current Use: Bistro
Proposed Use: Bistro
Area of Site in Acres: .03
Current zoning: B-4

	Yes	No
Is the property located in a floodplain? -----	☐	☒
Is the property within a Historic District? -----	☒	☐
→ If so, which? <u>Downtown</u>		
Will the project require a variance? -----	☒	☐
→ If so, how many? _____		
Has the project been reviewed by another board?	☒	☐
→ If so, which? <u>Planning, City Commission and Board of Zoning Appeals</u>		

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

This request is made to have year round enclosure of 26 seats located under the canopy and enclosed with isinglass.
A variance for this has been approved by the ZBA. Also, the petitioner is requesting permission to have 38 outdoor seats in the via, on a seasonal basis.

8. Required and Proposed Parking

Required number of parking spaces: No change
Proposed number of parking spaces: No change
Location of parking on site: No change
Location of parking off site: No change
Shared parking agreement? N/A
Size of surface parking lot: No change

Number of underground parking levels: N/A
Typical size of parking spaces: No change
Typical width of maneuvering lanes: No change
Number of handicap spaces: No change
Screenwall material: N/A
Height of screenwall: N/A

9. Landscaping

Location of landscape areas: No change

Proposed landscape material: No change

10. Streetscape

Sidewalk width: No change
Number of benches: No change
Number of planters: No change

Number of existing street trees: No change
Number of proposed street trees: No change
Number of waste receptacles: No change

11. Loading

Required number of loading spaces: No change
Proposed number of loading spaces: No change
Location of loading spaces on site: No change

Typical size of loading spaces: No change
Screenwall material: No change
Height of screenwall: No change

12. Exterior Waste Receptacles

Required number of waste receptacles: No change
Proposed number of waste receptacles: No change
Location of waste receptacles: No change

Size of waste receptacles: No change
Screenwall material: No change
Height of screenwall: No change

13. Mechanical Equipment

Utilities and Transformers:

Number of ground mounted transformers: No change
Location of all utilities & easements: No change

Size of transformers (L•W•H): No change
Screenwall material: No change
Height of screenwall: No change

Ground Mounted Mechanical Equipment:

Number of ground mounted units: No change
Location of all ground mounted units: No change

Size of ground mounted units (L•W•H): No change
Screenwall material: No change
Height of screenwall: No change

Rooftop Mechanical Equipment:

Number of rooftop units: No change
Type of rooftop units: No change
Location of all rooftop units: No change
Size of rooftop units (L•W•H): No change

Location of screenwall: No change
Screenwall material: No change
Height of screenwall: No change
Distance from rooftop units to all screenwalls: No change

14. Building & Site Lighting

Number of light fixtures on building: No change
Light level at each property line: No change
Type of light fixtures on building: No change
Location of light fixtures on building: No change

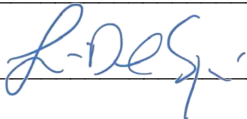
Number of light fixtures on site: No change
Type of light fixtures on site: No change
Height from grade: No change
Location of light fixtures on site: No change

The undersigned states the above information is true and correct, and understands that it is the responsibility of the applicant to advise the Planning Division and / or Building Division of any additional changes made to an approved site plan. The undersigned further states that they have reviewed the procedures and guidelines for Site Plan Review in Birmingham, and have complied with the same. The undersigned will be in attendance at the Planning Board meeting when this application will be discussed.

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

Signature of Owner:  Date: 6/17/2022

Print name: Edward A. Fuller

Signature of Applicant:  Date: 6/17/2022

Print Name: Luciano DelSignore

Signature of Architect: _____ Date: _____

Print Name: _____

Office Use Only

Application #: _____ Date Received: _____ Fee: _____

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



















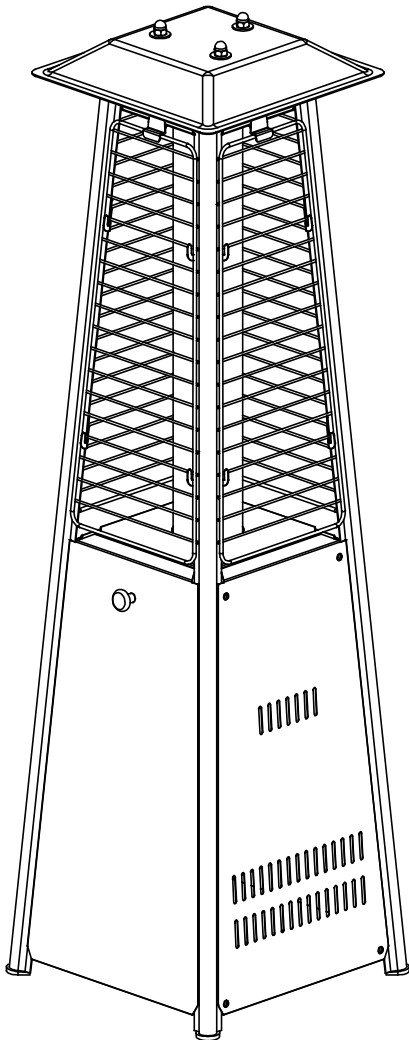






Owner's Manual

Small Glass Tube Patio Heater



DANGER

If you smell gas:

1. Shut off gas to the appliance.
2. Extinguish any open flame.
3. If odor continues, keep away from the appliance and immediately call you gas supplier or fire department.

WARNING

WARNING indicates an imminently hazardous situation which, if not avoided, will result in death or serious injury.

WARNING

Do not store or use gasoline or other flammable vapors and liquids in the vicinity of this or any other appliance. An LP-cylinder not connected for use shall not be stored in the vicinity of this or any other appliance.

WARNING: For Outdoor Use Only

WARNING

Improper installation, adjustment, alteration, service or maintenance can cause property damage, injury or death. Read the installation, operation and maintenance instructions thoroughly before installing or servicing this equipment.



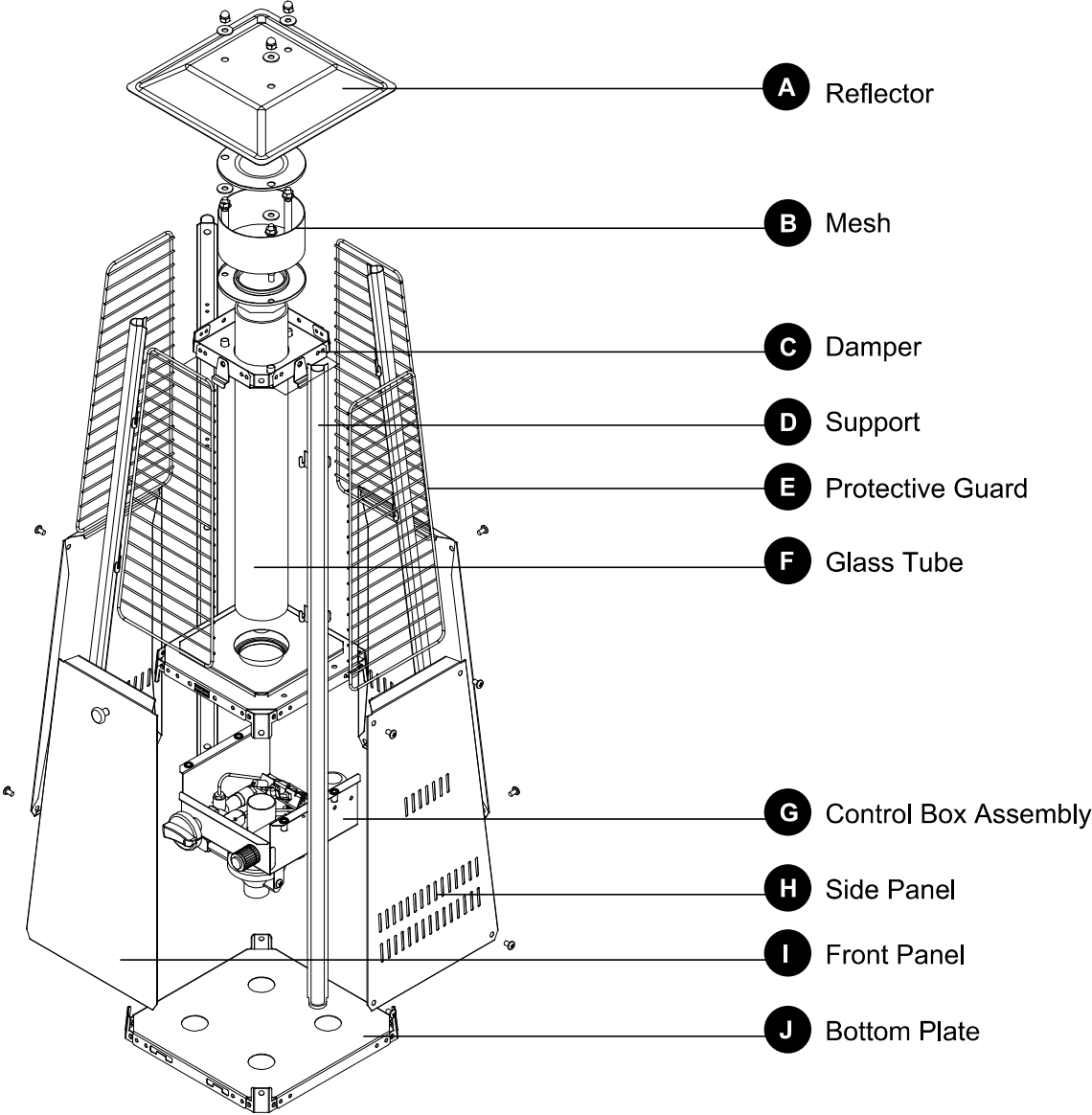
IMPORTANT: RETAIN FOR FUTURE REFERENCE: READ CAREFULLY

Questions, problems, missing parts? Before returning to your retailer, call:
1-800-463-3783, 6 AM - 6 PM PST Monday - Friday, 8 AM - 2 PM PST Saturday,
email warranty@azpatioheaters.com or visit www.azpatioheaters.com

ANS Z83.26-2007/CSA 2.37-2007 Gas-Fired Outdoor Infrared Patio Heaters

ANS Z83.26a-2008/CSA 2.37a-2008 Gas-Fired Outdoor Infrared Patio Heaters

PARTS



PART	DESCRIPTION	QUANTITY
A	Reflector	1
B	Mesh	1
C	Damper	1
D	Support	4
E	Protective Guard	4
F	Glass Tube	1
G	Control Box Assembly	1
H	Side Panel	3
I	Front Panel	1
J	Bottom Plate	1

[Home \(/\)](#) / [Christmas Lights - Indoor and Outdoor String Lights \(/category/christmas-lights\)](#)

/ [String Lights and Outdoor Patio Lights \(/category/patio-lights\)](#) / [100 ft. Patio Light Stringers \(/category/100-ft-patio-light-stringers\)](#)

PLTSOLUTIONS 

100 ft. Patio String Lights - Black Wire - 48 Sockets

24 in. Spacing - Male to Female - Bulbs Not Included - PLTS-12131



[5.0 \(19\)](#)

[Write a review](#)

[Ask a question](#)



Ratings and Certifications	ETL
Bulbs Included	No
Connection	Male to Female
Total String Length	100 ft.
Lighted Length	94 ft.
Lead Length	5 ft.
Tail Length	12 in.
Maximum Run	1,200 Watts
Mounting	In-Line
Socket Type	Medium (E26)
Socket Spacing	24 in.
Sockets Per String	48
Wire Type	SJTW
Warranty	3-Year Limited
Case Quantity	4



Installation Instructions

Patio String Lights - Page 1

Read These Instructions Completely and Carefully

WARNING

- DO NOT LIGHT PRODUCT WHEN COILED ON REEL OR LOOSE TOGETHER
- Place end plug connector over the female plug when not in use
- Risk of fire and personal injury
- For outdoor use only
- Do not use indoors

CAUTION

- To reduce the risk of fire, use only type A, G, S, candelabra base, self-ballasted CFL, or self-ballasted LED lamps, 25 Watts max.
- Always unplug this product before installing or replacing lamps
- This product is intended for all-year use
- Keep clear of combustible objects



Any further questions or interests, please visit

www.pltsolutions.com



Traditions 9 ft. Table Umbrella in Red

by Hanover ★★★★★ (42) 18

[Product Overview](#)

[Specifications](#)

[Questions & Answers](#)

[Customer Reviews](#)

[Home Decor](#)

[Furniture](#)

[Wall Decor](#)

[Small Kitchen Appliances](#)

[Kitchenware & Tableware](#)

[Bedding & Bath](#)

[Lighting](#)

[Window Treatments](#)

[Shop By Room](#)

[Home](#) / [Outdoors](#) / [Patio Furniture](#) / [Patio Umbrellas](#) / [Market Umbrellas](#)

Internet #305016110 Model #TRADUMBRED Store SKU #1003124915

[Hanover](#)

Traditions 9 ft. Table Umbrella in Red

★★★★★ (42) [Questions & Answers \(8\)](#)

18

[Live Chat](#)

[Feedback](#)



Hover Image to Zoom













MEMORANDUM

Planning Division

DATE: July 6, 2022

TO: Historic District Commission

FROM: Leah Blizinski, City Planner

APPROVED: Nick Dupuis, Planning Director

SUBJECT: 185 N. Old Woodward – Bell Building/Bell Bistro – Design Review

Zoning: B-4 (Business-Residential) & D-4 (Downtown Overlay)

Existing Use: Restaurant

History:

In 1915, S.O. Wylie Bell moved an old wooden structure from the site where he and George E. Daines has operated a combined furniture store and undertaking establishment. In the same year, Mr. Bell bought out his partner and erected a brick building, where he continued alone in the same business. In 1928, Mr. Bell gave up selling furniture and moved his undertaking business to his house on E. Maple (Hamilton's Bell Chapel is located there now). In 1929, the store on Old Woodward was remodeled and S.S. Kresge moved in and remained there until a new store was built at the corner of W. Maple and Henrietta in 1953. In 1956, Egglestons Department Store was operating there and stayed until about 1960. In 1961, the Peacock Room Shoe Salon moved in and remained until the early 1980's.

Introduction

The applicant has submitted a Design Review application pursuant to Article 7, Section 7.08 of the Zoning Ordinance. The tenant renovation is proposed at the historic Bell Building in the Central Business Historic District.

Though the building is a designated historic structure, much of the historic façade integrity has been lost due to previous renovations. Originally, the building had a brick façade with a centered doorway for the second-story tenant space, and end entrances for each of the first-story businesses. At some point, in an attempt to update the building, the first and second-story façade was clad in a white marble material. Also, the first-story showroom windows and entrances were rearranged and recessed, the second-story entrance was relocated to the north end of the building, and the two bays of second-story double-hung windows were removed and replaced with a single band of large stationary windows. In 2003, the first-story was renovated and clad

in wood plank stained “Orangewood.” A stone cornice was mounted beneath the second-story windows where the wood met the white marble. A master sign plan was approved that allowed each of the first-story businesses to have a 2’ h x 10’ w = 20 sq. ft. medium density fiberboard signs in the designated space. The building was awarded the “Chairman’s Award for 2003” from the Historic District and Design Review Commission (HDDRC) for the renovation of the building. When the South tenant space became Mad hatter, a new projecting fascia/canopy was installed above the entrance as well as new bi-fold doors. The fascia was mounted to the wall with black painted aluminum wall supports. Three 8’ 10” h non-load bearing black posts were installed on each end and in the center of the projecting fascia.

On May 25th, 2022, the Planning Board moved to recommend to the City Commission approval of a Special Land Use Permit Amendment, Final Site Plan and Design Review application for 185 N. Old Woodward – Bell Bistro – with the following conditions:

1. The applicant must receive Historic District Commission approval for all exterior changes proposed within the Central Business Historic District;
2. The applicant must submit a photometric plan that includes all existing and proposed exterior lighting;
3. The applicant must submit detailed sign plans that include the projection details for all signage;
4. The applicant must provide detailed dimensions for the height and projection into the right of way of the Sunbrella awning; and
5. The applicant must comply with the requests of all City Departments.

The applicant is scheduled for a public hearing at the City Commission on July 11, 2022 for final consideration of the Special Land Use Permit, Final Site Plan and Design Review application.

Proposal

The applicant operates a restaurant at 185 N. Old Woodward under an existing Special Land Use Permit (SLUP). The applicant is proposing to change the name, interior layout, building façade, menu and outdoor dining area. A full review of the historic preservation aspects of the design is provided in the relevant section below. The proposed materials for the renovation are as follows:

Material	Location	Color
CertainTeed Deep Box Channel Steel	Facade	Fine Wedge
Aluminum/Glass Nana Wall Doors	Storefront system	Black/Clear
Sunbrella Canvas	Awning	Black
Aluminum/Glass Entry Door	Main entrance	Black/Clear

A detailed review of the materials in reference to the Downtown Overlay Architectural Standards was performed during the Planning Board Review on May 25, 2022.

Planning & Zoning

The proposed project and the relevant planning and zoning issues were reviewed in depth at the Planning Board for Final Site Plan and Design Review. For this reason, the Planning Division will not be including a review of planning and zoning issues in this report, and will instead focus on a review of applicable design review standards as discussed below.

Lighting

The proposed lighting concept was also discussed at the Planning Board level. The applicant is proposing to add two Bega Compact Flood Lights to the façade mounted at the top of the crown profile and three surface mounted El Capitan LED units on the face of the building located underneath the crown profile and between the doors.

Signage

The applicant proposes to add to the façade a Sign Back Panel, ½" ACM (Alucobond or equal) in a Colorado Gold PVDF color with a signage area of 6.5 sq. ft. with the name 'Bell Bistro' in Century Gothic font. The applicant also proposes signage to read 'Bell Bistro' on the awning with a signage area of 1.17 sq. ft. The awning is 6'4" long and the signage on the valance is 2' long, which meets the awning sign standards of .33 sq. ft. of signage per linear foot of canopy. The canopy height is also less than 18" as required.

Article 2, Section 2.02(A)(2) states that "The City Commission shall hear and deny, approve, or approve with conditions, those signs for special land uses, after receiving the recommendation of the Planning Board." The applicant appears to meet the requirements of the Sign Ordinance at this time.

Design Review Standards and Guidelines

Chapter 127, Section 127-11 of the Birmingham Code of Ordinances states that in reviewing plans, the commission shall follow the U.S. secretary of the interior's standards for rehabilitation and guidelines for rehabilitating historic buildings as set forth in 36 C.F.R. part 67. Design review standards and guidelines that address special design characteristics of historic districts administered by the commission may be followed if they are equivalent in guidance to the secretary of interior's standards and guidelines and are established or approved by the state historic preservation office of the Michigan Historical Center. The U.S. Secretary of the Interior Standards for *Rehabilitation* ("SOI Standards") are provided in full at the end of this report.

In reviewing plans, the commission shall also consider all of the following:

1. The historic or architectural value and significance of the resource and its relationship to the historic value of the surrounding area.
2. The relationship of any architectural features of the resource to the rest of the resource and to the surrounding area.

3. The general compatibility of the design, arrangement, texture, and materials proposed to be used.
4. Other factors, such as aesthetic value, that the commission finds relevant.
5. Whether the applicant has certified in the application that the property where work will be undertaken has, or will have before the proposed project completion date, a fire alarm system or a smoke alarm complying with the requirements of the Stille-DeRossett-Hale single state construction code act, 1972 PA 230, MCL 125.1501 to 125.1531.

Recommendation

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

Considering the above, the proposed exterior rehabilitation of the historic Bell Building, as proposed by the applicant, generally meets the Secretary of the Interior Standards for *Rehabilitation* numbers 1-5 and 9. The following analysis breaks down the proposal through the lens of each standard above:

1. *A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.*

The proposed use as a food and drink establishment store has previously been established in the historic building, and is a commercial use with similar pedestrian activity. No change to approved uses is proposed at this time.

2. *The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.*

The proposed façade renovation includes the removal of the existing modern projecting canopy/fascia which will be replaced with new CertainTeed “Deep Box Channel” powder coated steel and a Sunbrella canvas awning to match the existing awnings on the adjacent buildings. These elements to be removed were added during a previous rehabilitation and are not historic materials. Based on the current modern façade treatments, the original brick façade is likely either non-existent, or has been severely damaged. Although it is unlikely that any materials remain, or remain in good shape, it is a good time to gather some insight as to what may exist behind the current façade treatment in the area proposed to be renovated. **The Historic District Commission should require the applicant to submit a façade condition assessment to the Historic District Commission after the removal of the modern facade with photographs to help understand what exists behind the modern facades of the building.**

3. *Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.*

The proposed steel/canvas storefront does not appear to introduce any conjectural features to the building. The applicant does not appear to be claiming to rebuild a historic façade, or provide any false sense of historical development.

4. *Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.*

The changes to the first floor storefront have not acquired historical significance over time and may be altered.

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

The applicant is not proposing to destroy any distinctive features, finishes or construction that characterize the property.

9. *New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.*

No historic materials should be removed or destroyed before requesting permission from the Historic District Commission. In terms of the new work, it is differentiated from the old work and remains compatible with the scale and features of the building.

Based on the review above, the Planning Division recommends that the Historic District Commission consider **APPROVAL** of the Design Review application for 185 N. Old Woodward – Bell Building/Bell Bistro – with the conditions listed below. The Planning Division feels as though the proposed addition meets the Secretary of the Interior Standards for Rehabilitation numbers 1-5 and 9.

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

Wording for Motions

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

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

OR

I move that the Commission **POSTPONE** the Historic Design Review application and the issuance of a Certificate of Appropriateness for 185 N. Old Woodward – Bell Building/Bell Bistro – for the following reason(s):

1. _____
2. _____
3. _____

OR

I move that the Commission **DENY** the Historic Design Review application for 185 N. Old Woodward – Bell Building/Bell Bistro. Because of _____ the work does not meet The Secretary of the Interior's Standards for Rehabilitation standard number(s) _____.

Notice to Proceed

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

Choose from one of these conditions:

- a) The resource constitutes hazard to the safety of the public or the structure's occupants.
- b) The resource is a deterrent to a major improvement program that will be of substantial benefit to the community and the applicant proposing the work has obtained all necessary planning and zoning approvals, financing, and environmental clearances.
- c) Retaining the resource will cause undue financial hardship to the owner when a governmental action, an act of God, or other events beyond the owner's control created the hardship, and

all feasible alternatives to eliminate the financial hardship, which may include offering the resource for sale at its fair market value or moving the resource to a vacant site within the historic district. have been attempted and exhausted by the owner.

- d) Retaining the resource is not in the best of the majority of the community.

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

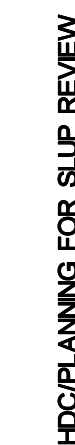
1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Architect's Project Number 44-2022

RAM Restaurant Group, LLC

Zoning

- Zoning = B4
- Downtown Overlay District = D4
- Part of Downtown Birmingham Parking Assessment District
- Downtown Historic District



				SHEET #	DRAWING SHEET TITLE
	●			SD 100	TITLE, SHEET SCHEDULE, AND ZONING INFORMATION
/A	●	●		SD 101	SITE PLAN, LOCATION, AND SITE INFORMATION
				SD 102	REFLECTED CEILING / LIGHTING PLAN
	●			SD 103	FLOOR & OUTDOOR DINING PLAN - FFE INFORMATION
	●			SD 104	EXTERIOR ELEVATION - INTERIOR IMAGES
/A	●	●		SD 105	EXTERIOR ELEVATION DETAIL - WALL SECTION - SIGNAGE DETAILS

HISTORIC DISTRICT COMMISSION + PLANNING BOARD REVIEW FOR SPECIAL LAND USE PERMIT

[illegible]

sheet title:

Title Sheet
Zoning Information
Sheet Schedule

project:

Bell Bistro

Exterior Dining
Planning + HDC
Review

RAM Restaurant Group, LLC

project address:

185 N. Old Woodward Ave.
Birmingham, Michigan

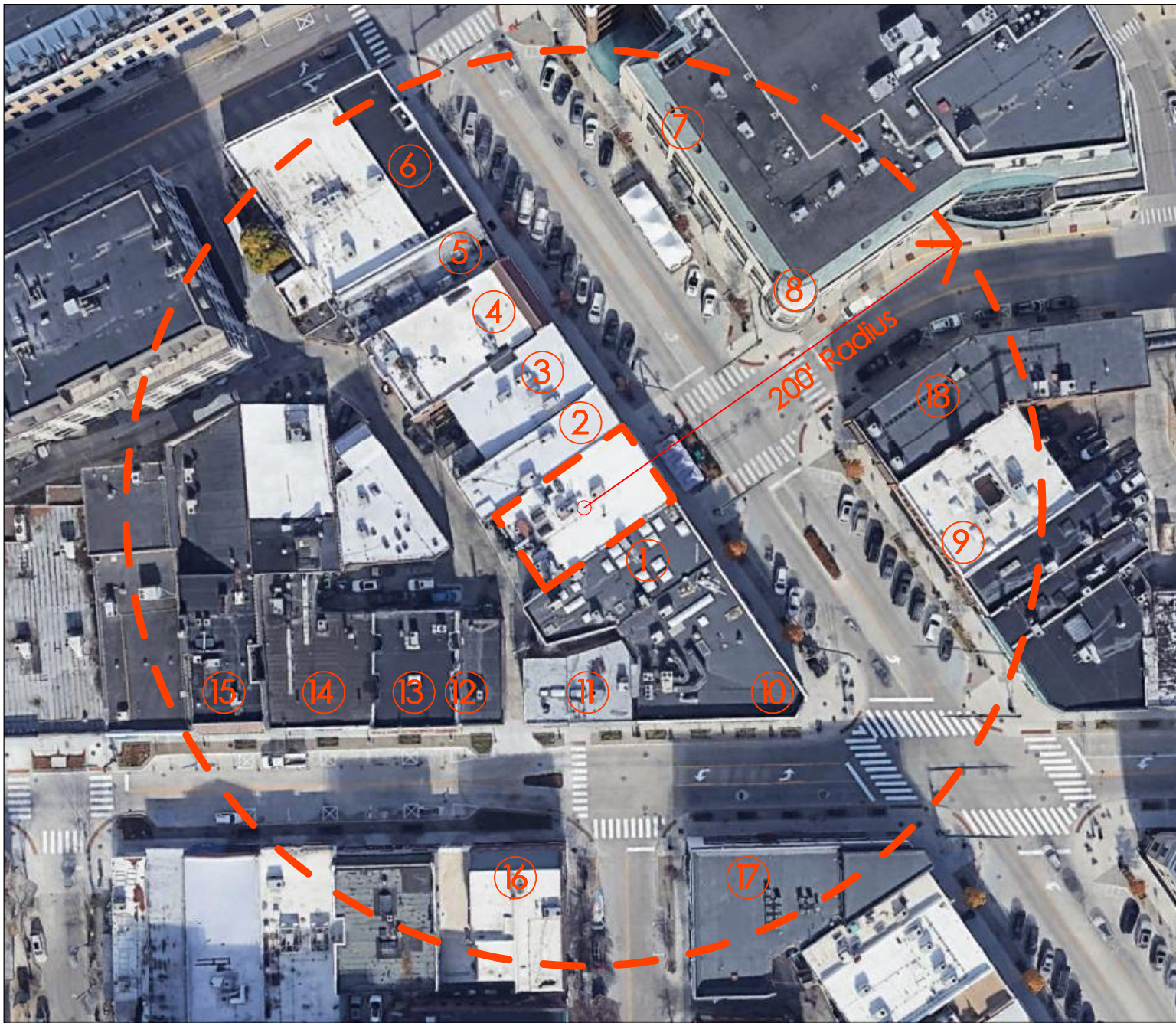
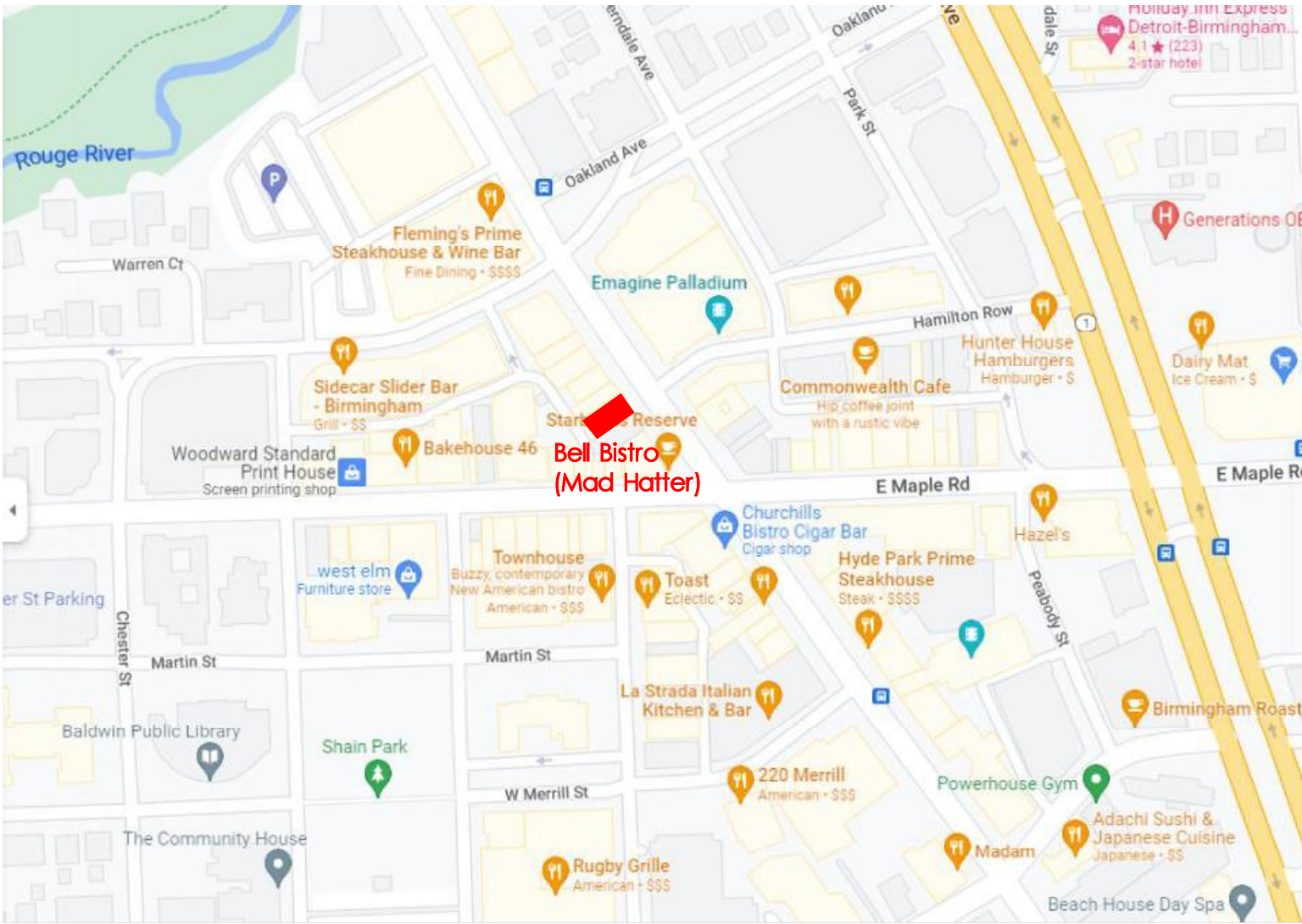
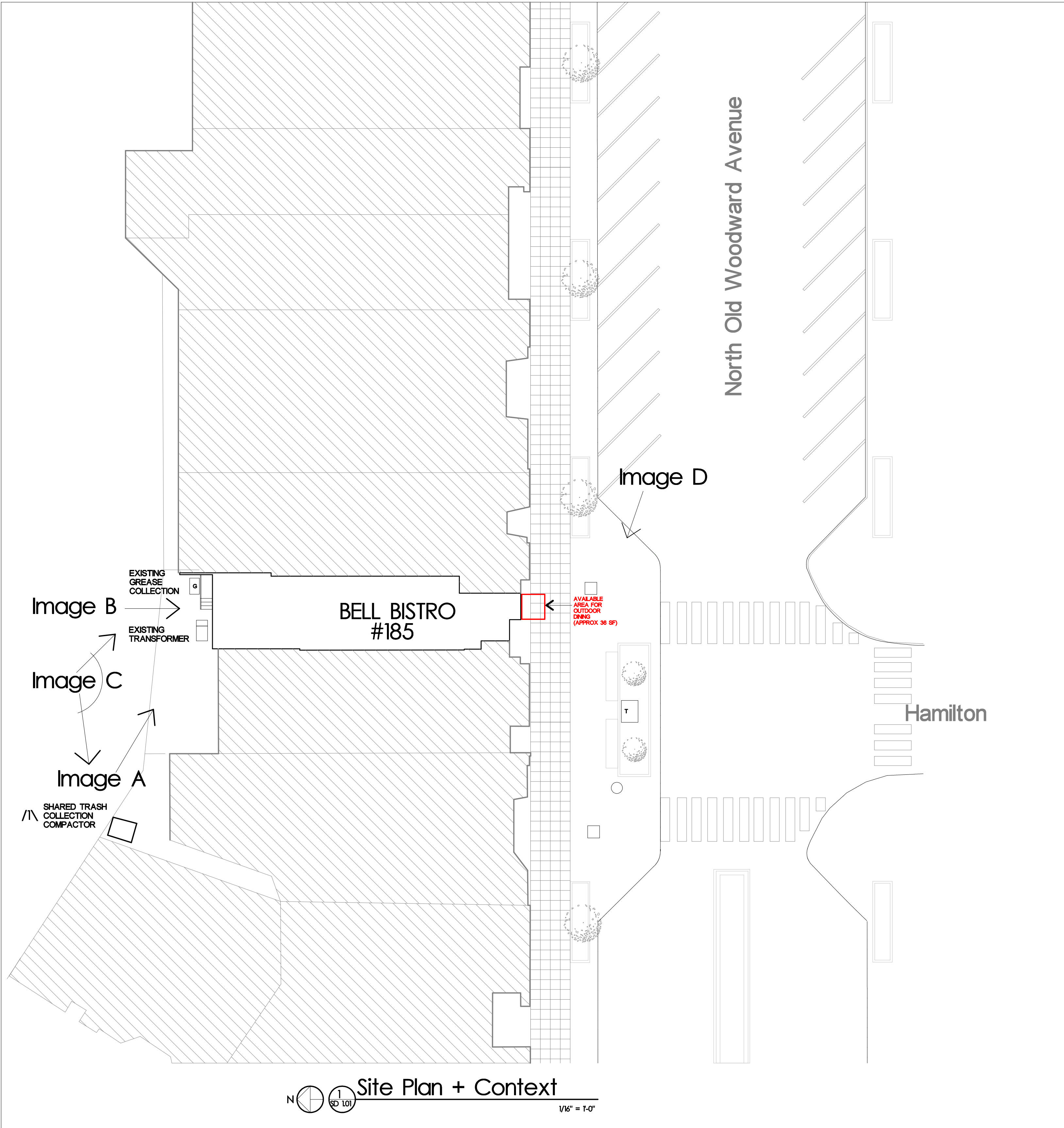
designed
drawn
coordination checked
checked approved

project number:

44-2022

sheet number:

SD-1.00



KEY	
1 Paris Bakery	10 Starbucks Reserve
2 Cristions	11 Astreins Jewelers
3 Paulina BH	12 Suhm-Thing
4 Stacked Deli	13 Allen Edmonds
5 Figo Salon	14 Steele Angel
6 Ethan Allen Furniture	15 Caruso Caruso
7 The Morrie	16 Paper Source
8 Lucido Jewelry	17 Gazelle Sports
9 Wachler Estate	18 Comerica Bank



Image A - Rear Alley



Image B - Rear Alley | Transformer/Utilities

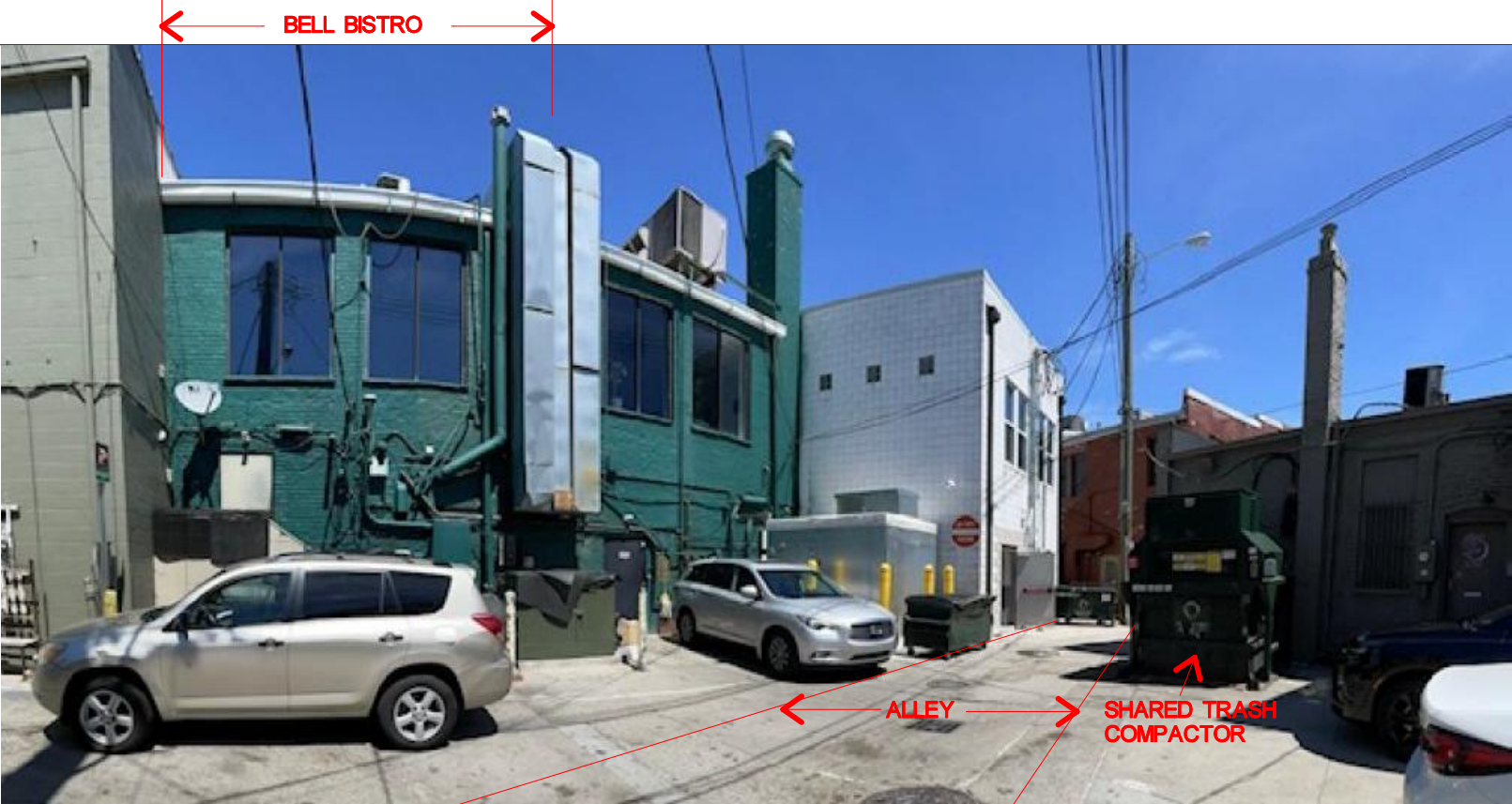


Image C - Existing Rear Alley/Shared Trash Compactor Location



Image D - Existing Streetscape w/ available Outdoor Dining Area

seal:

L|Z|G
Architects

Luckenbach/Ziegelman/Gardner
Architects

555 S. Old Woodward Ave, Suite 27L
Birmingham, Michigan 48009

email:
gardner-arch@sbcbglobal.net

tele:
248.642.3990

issue	date
REVIEW	MAY 12, 2022
/1/	JUNE 15, 2022

sheet title:

Site Plan,
Location Map
Adjacencies

project:

Bell Bistro
Exterior Dining

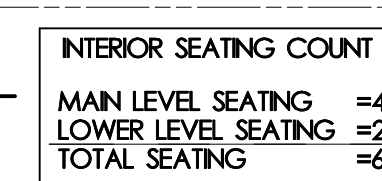
project address:
185 N. Old Woodward Ave.
Birmingham, Michigan

designed
drawn
coordination checked
checked approved

project number:
044-2022

sheet number:

SD-1.01



4 Outdoor Dining Chair



DIM: (2) 27.5" x 27.5 x 28.5H
COLOR: BLACK
BASE: GALV STEEL / POWDERCOAT FINISH
TOP: DICAST ALUM W/ POWDERCOAT FINISH

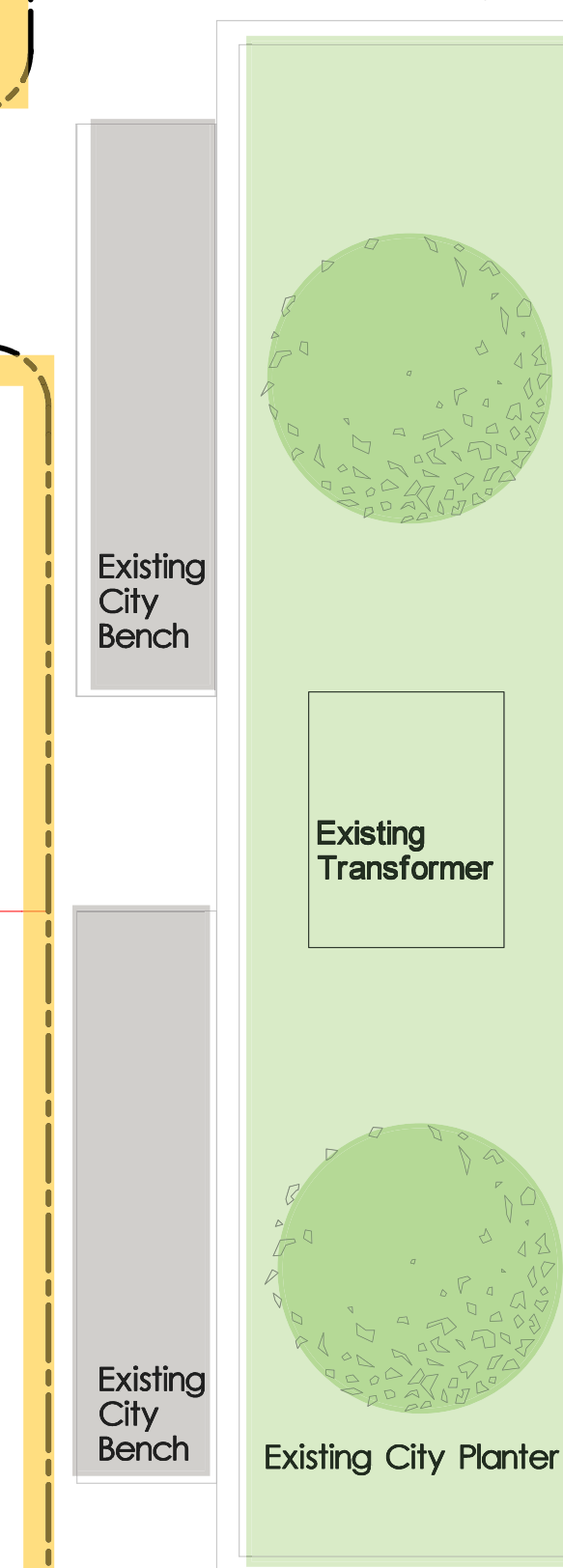
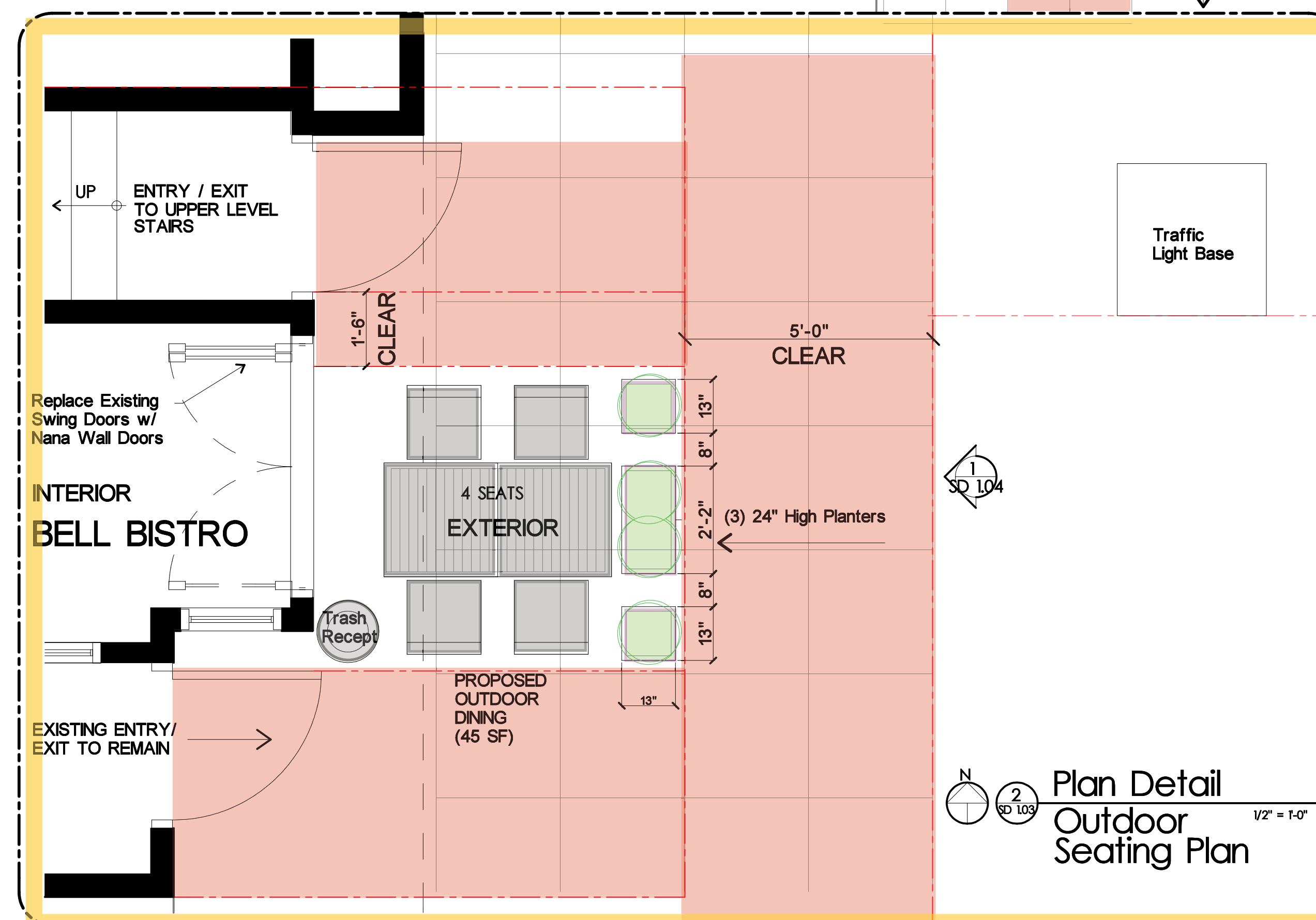
5 Outdoor Dining Table
SD 1.02



6 Planters



Brushed Stainless Steel
Trash Receptacle



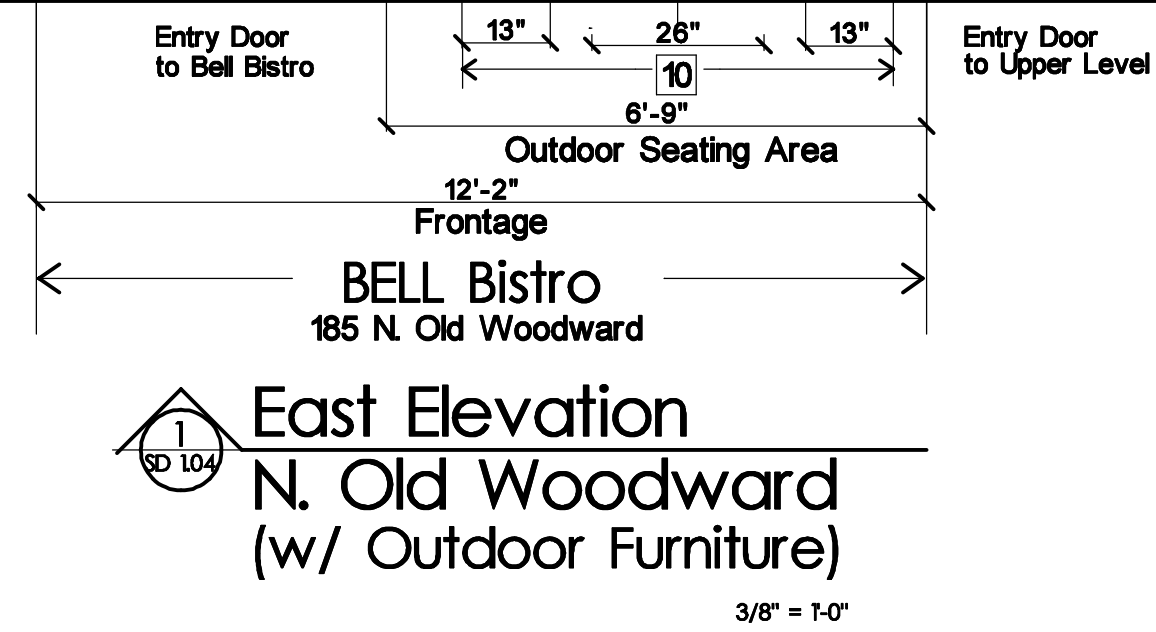
KEY

- ☐ GR Garbage Receptacle
- ☒ SL Street Lamp
- ☐ TL Traffic Lamp
- ☐ T Transformer
- ☐ D Dumpster

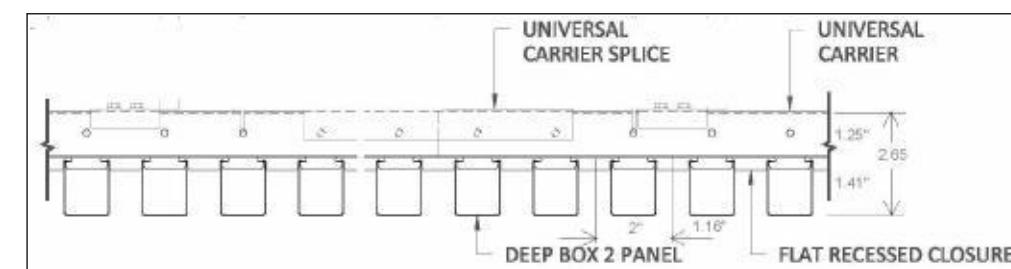


Drawing Key

- 1 _ Existing Crown Profile to Remain
- 2 _ Certainteed "Deep Box Channel"
Powdercoated .020: Steel
Color: 8433 Fine Wenge
- 3 _ Sunbrella Canvas Awning (Color to match exist'g)
- 4 _ AS 1 Surface mounted linear light fixture
- 5 _ AS 2 BEGA Compact narrow beam spread Spotlight
- 6 _ New NanaWall doors w/ Clear  Glass 80% VLT
Black Anodized Aluminum
- 7 _ Sign Back Panel = 1/2" ACM (Alucobond or Equal)
Color = Colorado Gold PVDF
Signage Area = 6.5 sf | Length = 25% of Frontage
Raised Di Cast Alum Letters: Color = Black
Bell H = 10"
Bistro H = 6"
Font = Century Gothic
- 8 _ Existing recessed light fixtures to remain above door
- 9 _ New Entry Door - Black Anodized Aluminum - Insulated
(3'-0" x 8'-0" to match existing size and profile)
w/ Clear  Insulated Glass = 80% VLT
- 10 _ Powdercoated Aluminum Planters:
(2) 13x13x24 + (1) 26x13x24 (WxDxH)

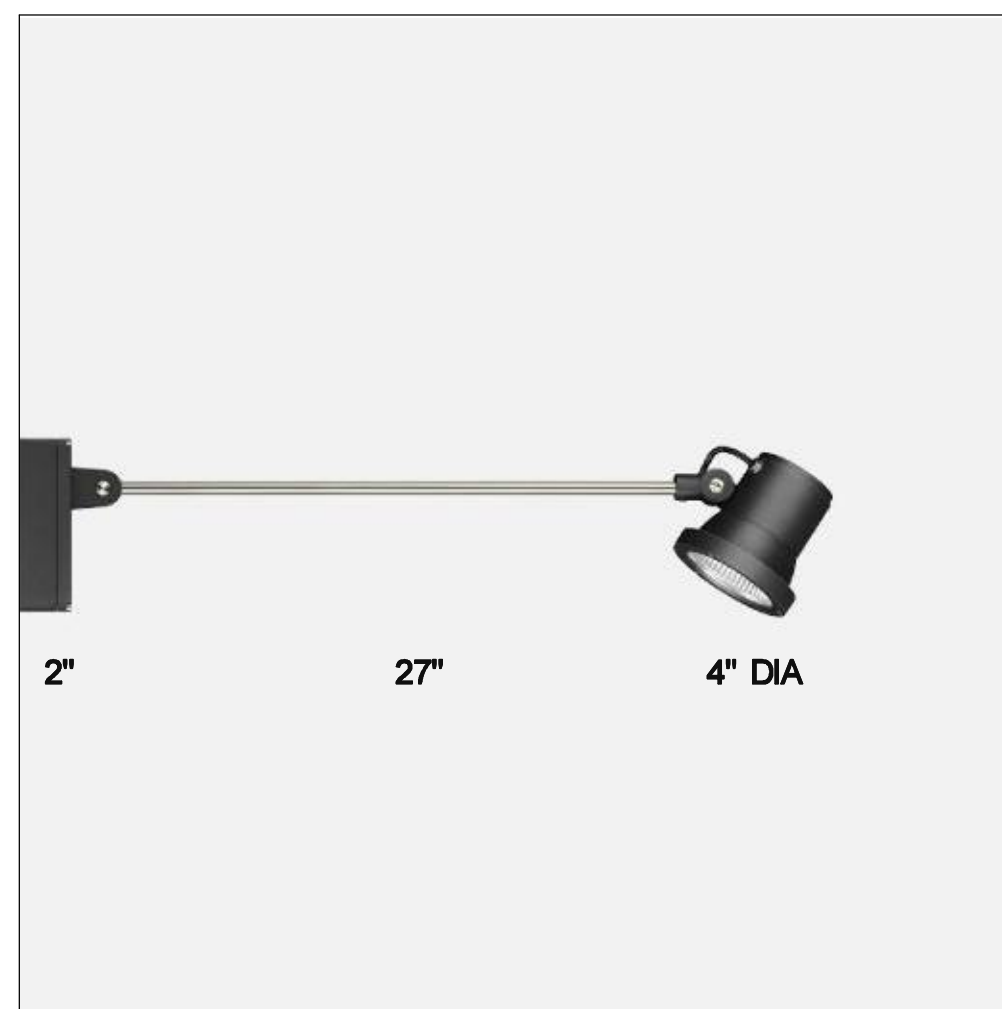
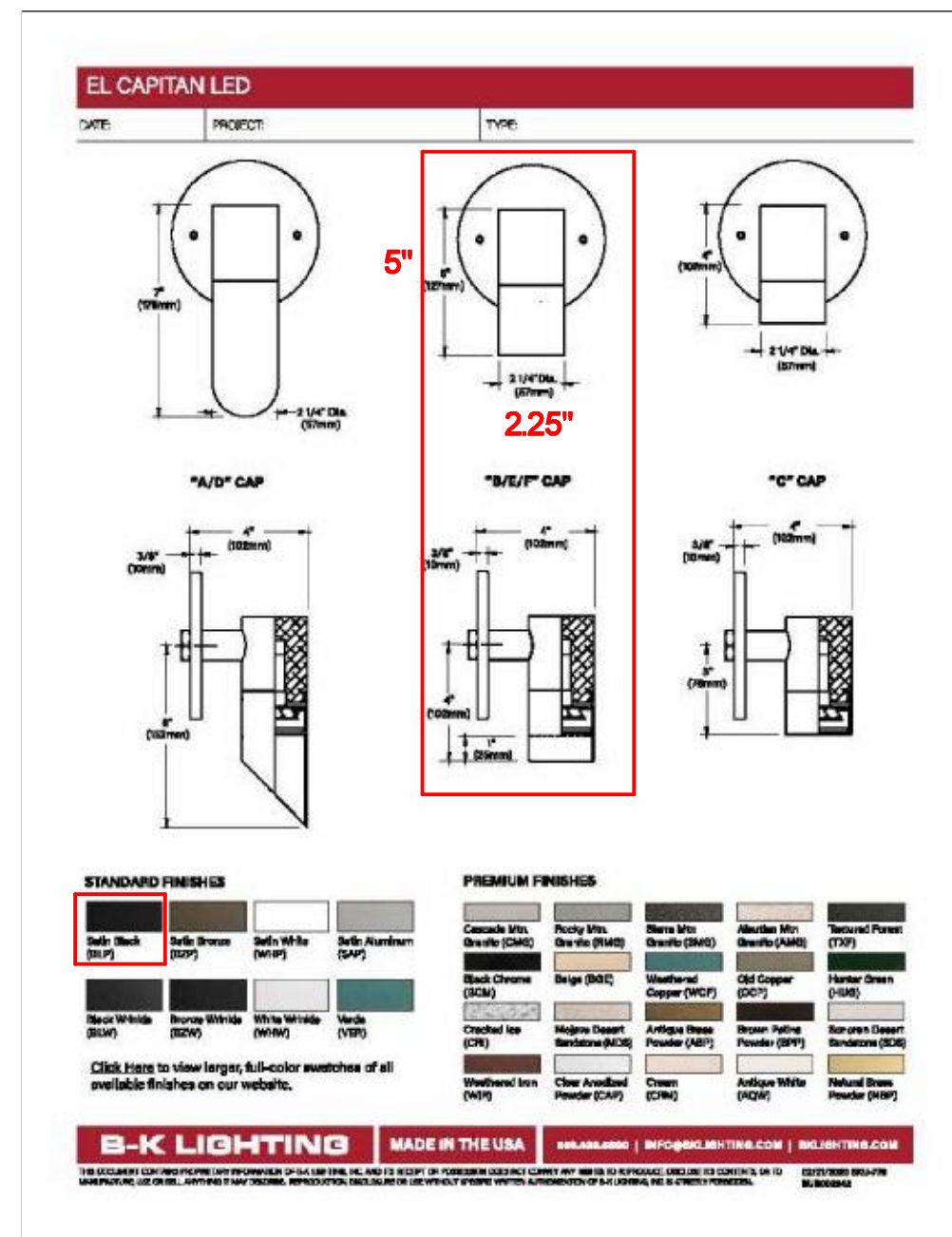


7 Signage ACM
SD 104 Panel Color



3 Plan Detail
SD 1.04 Facia Panel

N



AS-2 Lighting Fixture

BEGA COMPACT FLOOD LIGHT
24V DC 7.9 W 2700 DEG K 888 LM
28 DEG BEAM SPREAD (MEDIUM SPOT)
DI CAST ALUMINUM - COLOR: MATT BLACK
27" LONG ARM



10 Planter Box Plants

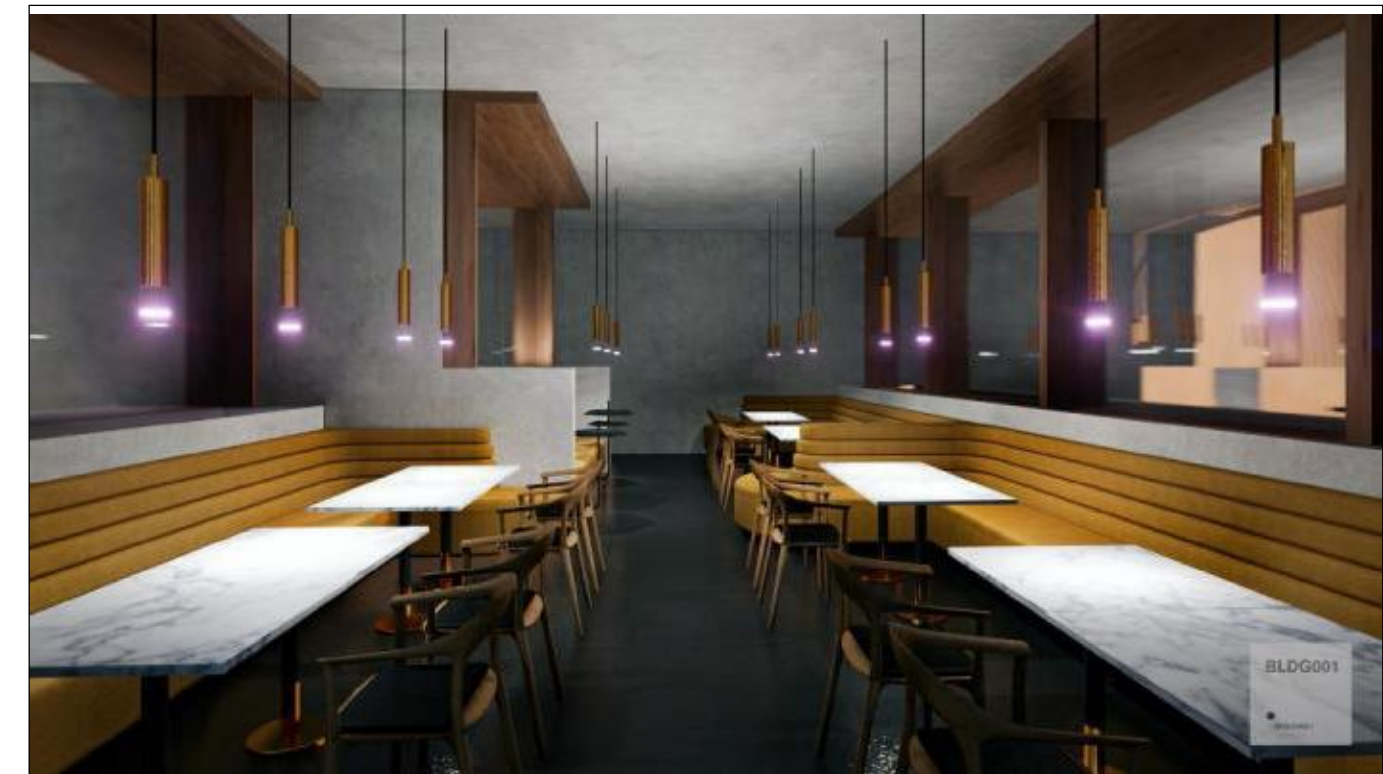
SD 1.04 DEEP PURPLE HYDRANGEA



Main Level Dining & Bar Area



Main Level Dining Area



Lower Level Dining Area



Restrooms

Interior Renderings



seat:

L|Z|G
Architects

Luckenbach|Ziegelman|Gardner
A r c h i t e c t s

555 S. Old Woodward Ave. Suite 27L
Birmingham, Michigan 48009

email:
gardner-arch1@sbcglobal.net

tele:
248.642.3990

[illegible]

Sheet title:

Exterior East
Elevation
Interiors
Lighting
Plants

project:

Bell Bistro

Exterior Dining

project address:

85 N. Old Woodward Ave.
Birmingham, Michigan

Designed

Drawn

Coordination checked

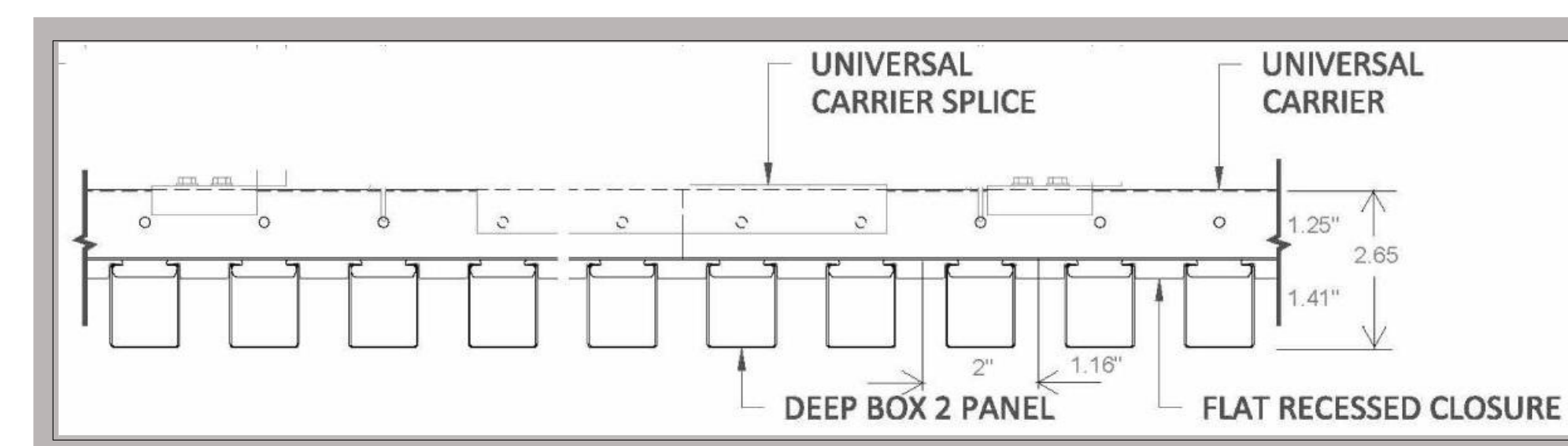
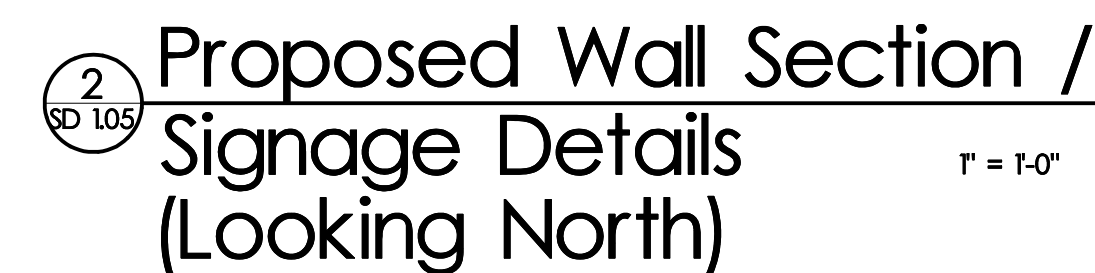
checked approved

project number:

44-2022

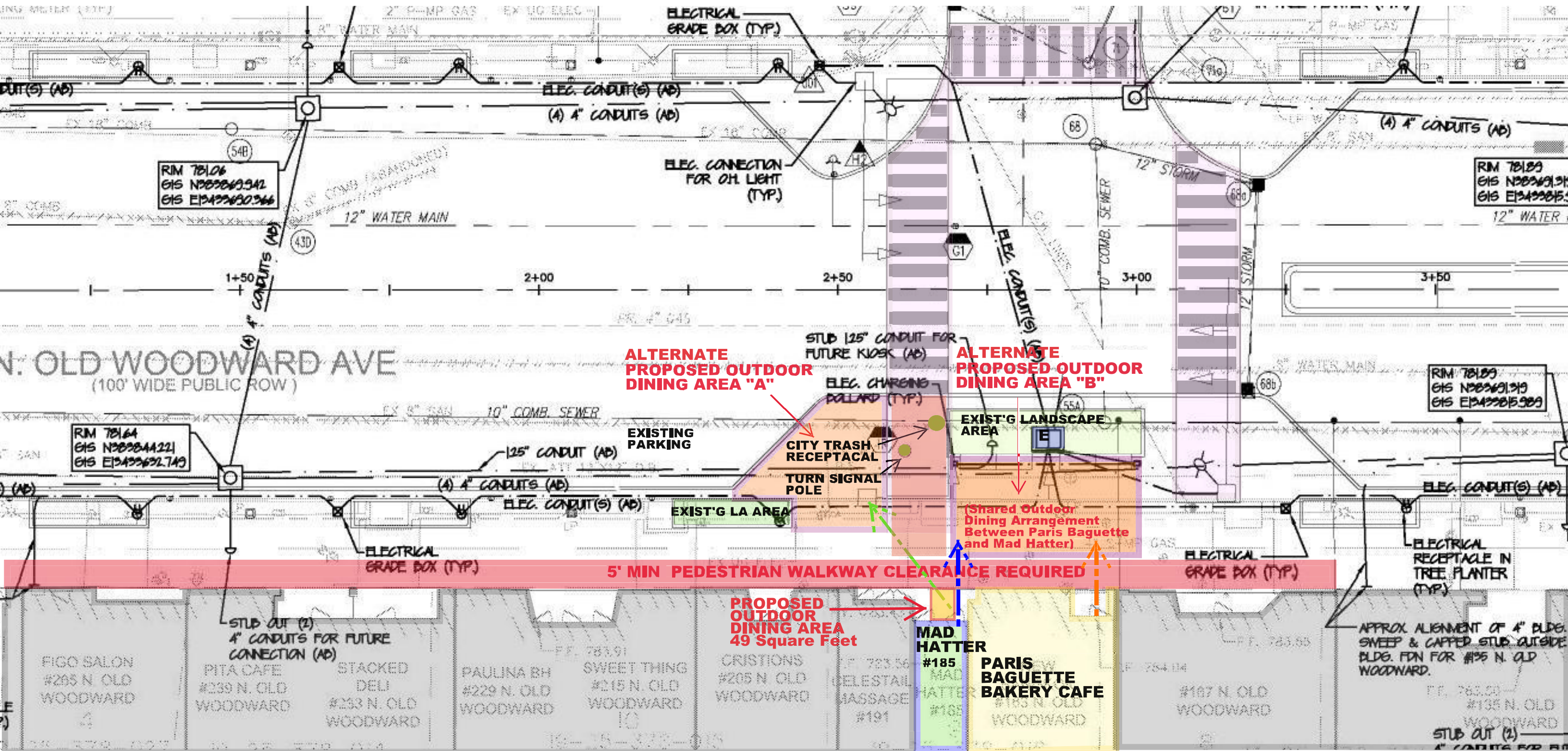
sheet number:

SD-1.04



1. Existing Crown Profile to Remain
2. Certainteed "Deep Box Channel" Powdercoated .020: Steel Color: 8433 Fine Wenge
3. Sunbrella Canvas Awning (Color to match exist'g)
4. AS 1 Surface mounted linear light fixture
5. AS 2 BEGA Compact (narrow beam spread) Spotlight
6. New Nanawall doors w/ Clear Black Anodized Aluminum T Glass 80% VLT Insulated
7. Sign Back Panel = 1/2" ACM (Alucobond or Equal) Color = Colorado Gold PVDF Signage Area = 6.5 ft | Length = 25% of Frontage Raised Di Cast Alum Letters: Color = Black Bell H = 10" Bistro H = 6" Font = Century Gothic
8. Existing recessed light fixtures to remain above door
9. New Entry Door - Black Anodized Aluminum - Insulated (3'-0" x 8'-0" to match existing size and profile) w/ Clear T Insulated Glass = 80% VLT
10. Powdercoated Aluminum Planters:
(2) 13x13x24 ± (1) 26x13x24 (WxHxHt)

Drawing Key



FOR REVIEW ONLY





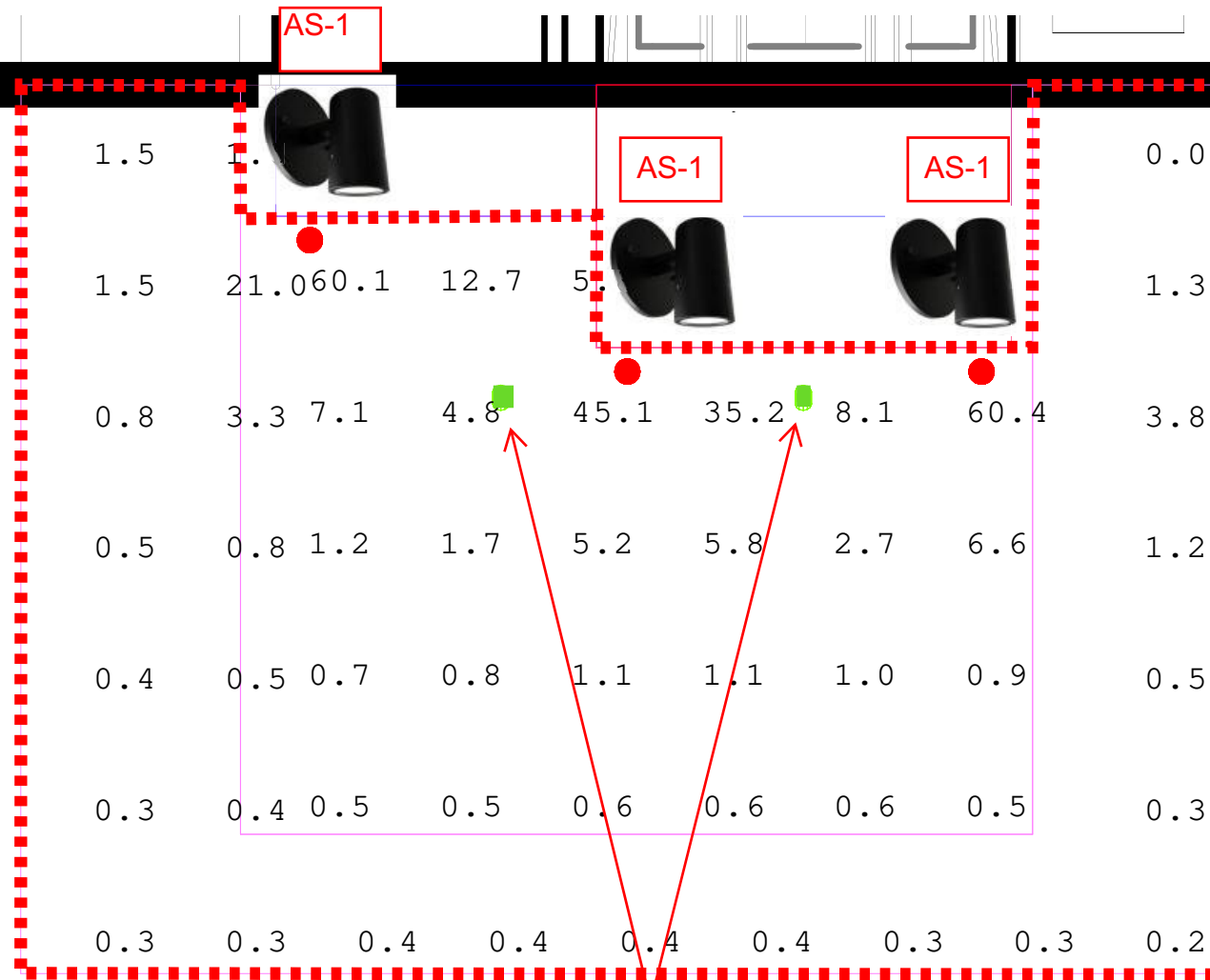
BELL Bistro
Birmingham, Michigan

ILLUMINART

Division of Peter Basso Associates Consulting Engineers

Luckenbach|Ziegelman|Gardner Architects

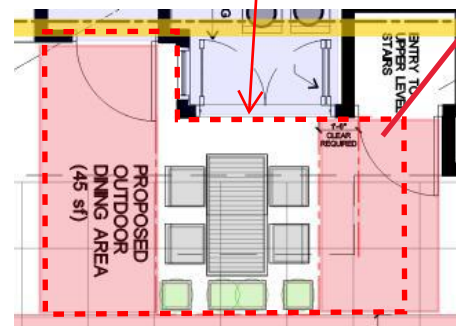
Exterior
Lighting/
Photometrics

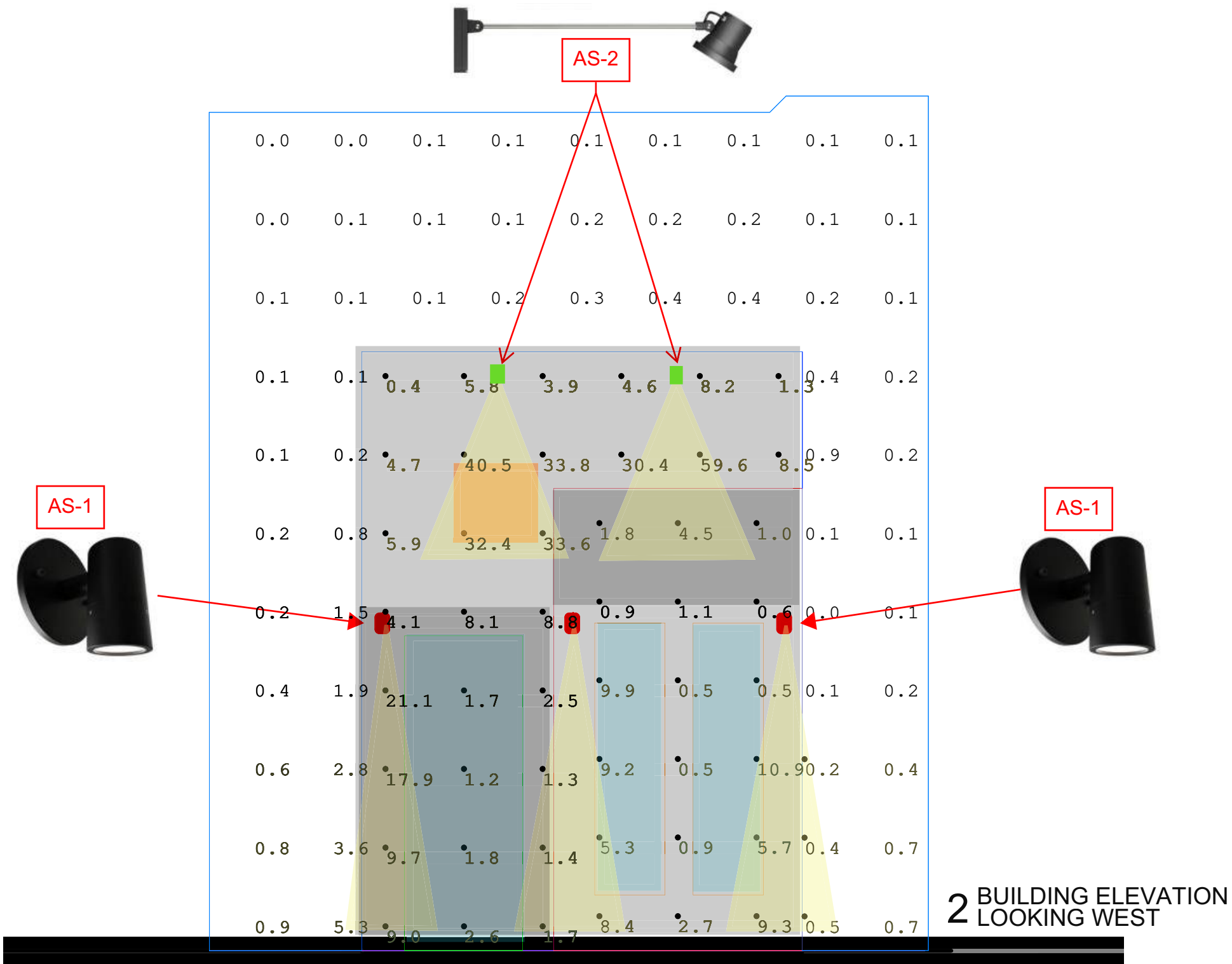


CALC ZONE

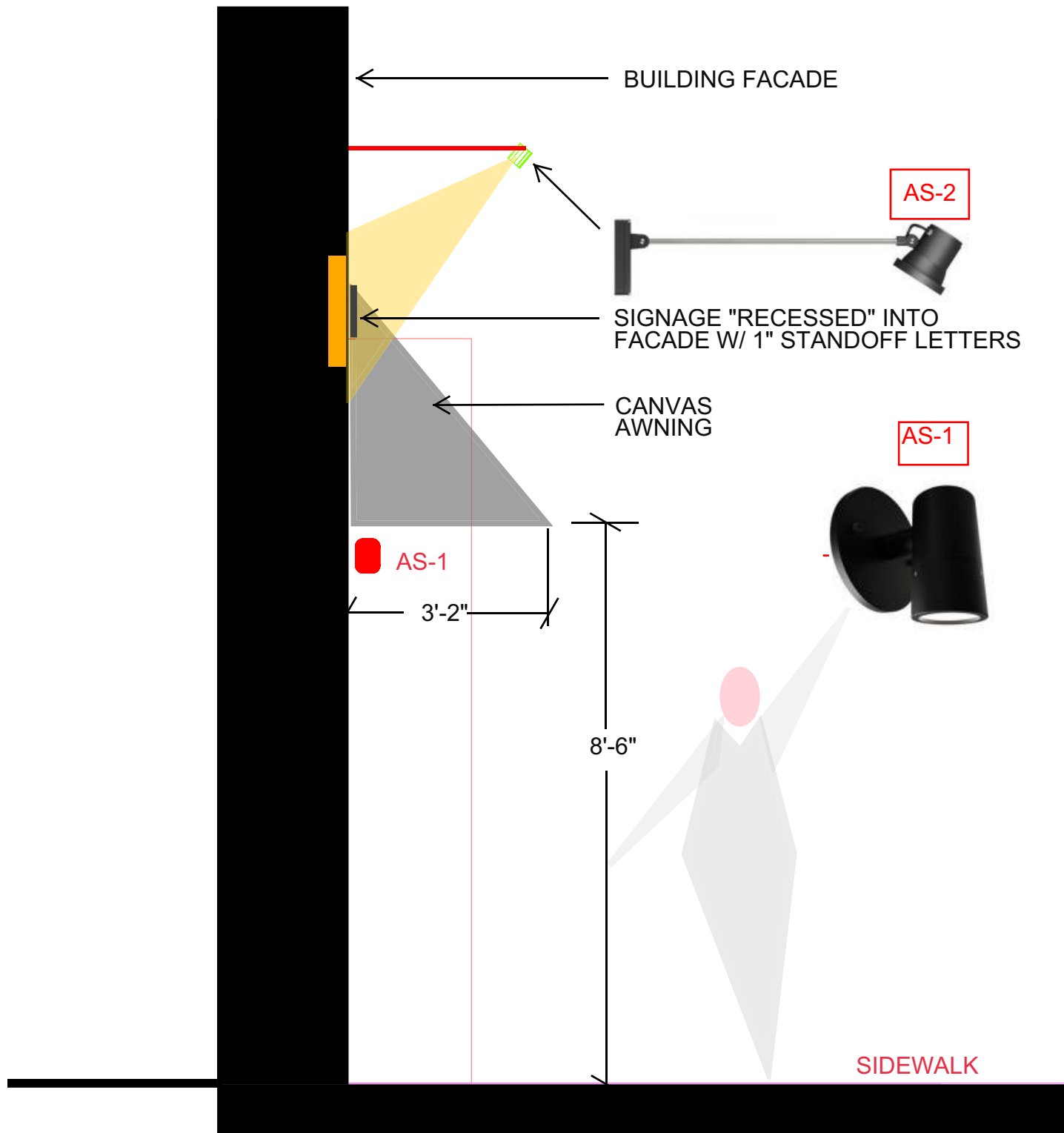
AS-2

1 PLAN BELOW CANOPY
AT SIDEWALK LEVEL





2 BUILDING ELEVATION
LOOKING WEST



3 BUILDING FACADE
SECTION
LOOKING NORTH



LAW OFFICES

ADKISON, NEED, ALLEN, & RENTROP

PROFESSIONAL LIMITED LIABILITY COMPANY

KELLY A. ALLEN
JESSICA A. HALLMARK
JOHN W. KUMMER
GREGORY K. NEED
G. HANS RENTROP

39572 Woodward, Suite 222
Bloomfield Hills, Michigan 48304
Telephone (248) 540-7400
Facsimile (248) 540-7401
www.ANAfirm.com

OF COUNSEL:

PHILLIP G. ADKISON
KEVIN M. CHUDLER
KATHERINE A. TOMASIK

January 13, 2022

Via Electronic Mail

Nicholas Dupuis, Planning Director
City of Birmingham
151 Martin St.
Birmingham, MI 48009

**Re: Request for SLUP Amendment for RAM Restaurant Group, LLC f/k/a Mad
Hatter
185 N. Old Woodward**

Dear Mr. Dupuis:

Attached is an application to amend the SLUP for RAM Restaurant Group, LLC ("RAM") located at 185 N Old Woodward.

Since 2014 this restaurant has operated as the "Mad Hatter."

This request is due to a change in the concept, the name, the interior layout, and the outdoor dining area.

There is no change of ownership. The liquor license and the SLUP are and will remain in the name of RAM. The assumed name of RAM will be changed to "Bell Bistro." This name has been chosen as a tribute to the original owner of the building in the early 1900's, Samuel Oliver Wylie Bell.

Attached with the application are the following:

1. Floor plan;
3. Sign photo;
4. Proposed menu; and
5. Outdoor dining site analysis.

Please note that the architect, John Gardner, is handling the outdoor dining analysis and plans. The attached site analysis is not final. As the City knows, this site was impacted by the change to the streetscape which caused the owner to lose the outdoor dining which was previously in place.

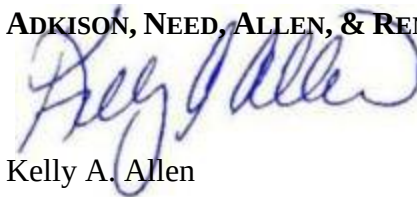
Our client will hand deliver the fee of \$2,800 to the City offices immediately.

Please let us know what further information is needed by the City. The owner and John will continue to finalize the outdoor dining plans in view of the recent discussions with you.

As always, thank you for your assistance.

Very truly yours,

ADKISON, NEED, ALLEN, & RENTROP, PLLC



Kelly A. Allen

KAA/kjp
Enclosures

Cc: Randy Dickow (*via electronic mail*)
Scott Bowers (*via electronic mail*)
John Gardner (*via electronic mail*)



Special Land Use Permit Application – Bistro Planning Division

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

1. Applicant

Name: RAM Restaurant Group
Address: 185 N Old Woodward

Phone Number: 248-790-1212
Fax Number: _____
Email address: randydickow@gmail.com

3. Applicant's Attorney/Contact Person

Name: Kelly A. Allen, Esq.
Address: 39572 Woodward, Suite 222, Bloomfield Hills, MI 48304

Phone Number: 248-540-7400
Fax Number: 248-540-7401
Email address: kallen@anafirm.com

2. Property Owner

Name: Birmingham Riverside LLC
Address: P.O. Box 1415, Birmingham, MI 48012

Phone Number: 248-269-9484
Fax Number: _____
Email address: rslater8388@yahoo.com

4. Project Designer/Developer

Name: Elizabeth Cruz/Scott Bowers
Address: Elizabeth: Parini, 1111 Bellevue St #210, Detroit, MI 48207
Scott: 2400 S Huron Pkwy, Ann Arbor, MI 48104

Phone Number: Elizabeth 313-312-0836/Scott 734-975-2400
Fax Number: _____
Email address: elizabeth@parini.design/scott@bowersarch.com

5. Required Attachments

- I. Two (2) paper copies and one (1) digital copy of all project plans including:
 - i. A detailed Existing Conditions Plan including the subject site in its entirety, including all property lines, buildings, structures, curb cuts, sidewalks, drives, ramps and all parking on site and on the street(s) adjacent to the site, and must show the same detail for all adjacent properties within 200 ft. of the subject sites property lines;
 - ii. A detailed and scaled Site Plan depicting accurately and in detail the proposed construction, alteration or repair;
 - iii. A Certified Land Survey;
 - iv. Interior floor plans;
 - v. A Landscape Plan;
 - vi. A Photometric Plan;
 - vii. Colored elevation drawings for each building elevation;
- II. Specification sheets for all proposed materials, light fixtures and mechanical equipment;
- III. Samples of all proposed materials;
- IV. Photographs of existing conditions on the site including all structures, parking areas, landscaping and adjacent structures;
- V. Current aerial photographs of the site and surrounding properties;
- VI. Warranty Deed, or Consent of Property Owner if the applicant is not the owner;
- VII. Any other data requested by the Planning Board, Planning Department, or other City Departments.

6. Project Information

Address/Location of the property: 185 N Old Woodward

Name of development: Mad Hatter
Sidwell #: _____
Current Use: Bistro
Proposed Use: Bistro
Area of Site in Acres: _____
Current zoning: B-4 Downtown Overlay
Is the property located in the floodplain? No
Name of Historic District Site is Located in: CBD
Date of Historic District Commission Approval: 9/18/2013

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: 11/13/2013
Date of Application for Revised Final Site Plan: _____
Date of Revised Final Site Plan Approval: _____
Date of Design Review Board Approval: _____
Is there a current SLUP in effect for this site? Yes
Date of Application for SLUP: _____
Date of SLUP Approval: 11/13/2013
Date of Last SLUP Amendment: _____

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

The space has operated as the "Mad Hatter" since 2014. The current ownership, Randy and Andrew Dickow, purchased the business in 2016. The Dickows plan to reconcept the restaurant and make significant improvements. The name of the exciting new concept is "Bell". The name pays homage to the name of the building when it was originally constructed, in 1915, and subsequently owned by Samuel Oliver Wylie Bell, at one time Village Trustee. The cuisine will consist of a diverse menu including pasta, beef, and seafood entrees, specialty side dishes, and desserts. The interior will be remodeled according to the attached design and architectural plans. The outdoor dining area must be moved and improved due to the effect of the new streetscape. See attached plans.

8. Buildings and Structures No change

Number of Buildings on Site: _____
Height of Buildings & # of Stories: _____

Use of Buildings: _____
Height of Rooftop Mechanical Equipment: _____

9. Floor Use and Area (in Square Feet) No change

Structures:

Restaurant Space: _____
Office Space: _____
Retail Space: _____

Number of Residential Units: _____
Rental or Condominium? _____
Total Floor Area: _____

10. Proposed Bistro Operation

Number of Indoor Seats: 65
Number of Outdoor Seats: 24
Entertainment Proposed: No
Previous LCC Complaints? No
Number of Tables along Street Façade: 1
Type of Cuisine: American upscale

Bar Area? 98 sf / Yes
Number of Seats at Bar: 9
Full Service Kitchen? Yes
Percentage of Glazing Proposed: No change
Years of Experience in Birmingham: 6
Years of Experience Outside Birmingham: 12

11. Required and Proposed Setbacks No change

Required Front Setback: _____
Required Rear Setback: _____
Required Total Side Setback: _____

Proposed Front Setback: _____
Proposed Rear Setback: _____
Proposed Total Side Setback: _____

12. Outdoor Dining Facility

Location (sidewalk right-of-way or on-street parking space): _____
Hours of Operation: _____
Width of unobstructed sidewalk between door and café? (5 ft. required): _____
Platform Proposed: _____
Trash Receptacles: _____

Number of Tables/Chairs: _____
Material of Tables/Chairs: _____
Tables Umbrellas Height & Material: _____
Number and Location of Parking Spaces Utilized: _____
Screenwall Material: _____
Enclosure Material: _____

13. Required and Proposed Parking

Required number of parking spaces: None
Location of parking on site: None
Screenwall material: _____

Shared Parking Agreement? No
Location of parking off site: Pierce/Peabody structures
Height of screenwall: _____

14. Landscaping See outdoor dining plans

Location of landscape areas: _____

Proposed landscape material: _____

15. Streetscape See outdoor dining plans

Sidewalk width: _____
Number of benches: _____
Number of planters: _____
Number of existing street trees: _____
Number of proposed street trees: _____
Streetscape plan submitted? _____

Description of benches or planters: _____

Species of existing trees: _____

Species of proposed trees: _____

16. Loading No change

Required number of loading spaces: _____
Typical angle of loading spaces: _____
Screenwall material: _____
Location of loading spaces on site: _____

Proposed number of loading spaces: _____

Typical size of loading spaces: _____

Height of screenwall: _____

Typical time loading spaces are used: _____

17. Exterior Waste Receptacles See outdoor dining plans

Required number of waste receptacles: _____
Location of waste receptacles: _____
Screenwall material: _____

Proposed number of waste receptacles: _____

Size of waste receptacles: _____

Height of screenwall: _____

18. Mechanical Equipment No change

Utilities and Transformers:

Number of ground mounted transformers: _____
Size of transformers (L•W•H): _____
Number of utility easements: _____
Screenwall material: _____

Location of all utilities & easements: _____

Height of screenwall: _____

Ground Mounted Mechanical Equipment:

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

Location of all ground mounted units: _____

Height of screenwall: _____

Rooftop Mechanical Equipment:

Number of rooftop units: _____
Type of rooftop units: _____
Screenwall material: _____
Location of screenwall: _____

Location of all rooftop units: _____

Size of rooftop units (L•W•H): _____

Percentage of rooftop covered by mechanical units: _____

Height of screenwall: _____

Distance from rooftop units to all screenwalls: _____

19. Accessory Buildings No change

Number of accessory buildings: _____
Location of accessory buildings: _____

Size of accessory buildings: _____

Height of accessory buildings: _____

20. Building Lighting No change

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

Type of light standards on building: _____

Height from grade: _____

Proposed wattage per fixture: _____

21. Site Lighting See interior design plans

Number of light fixtures: _____
Size of light fixtures (L•W•H): _____
Maximum wattage per fixture: _____
Light level at each property line: _____

Type of light fixtures: _____

Height from grade: _____

Proposed wattage per fixture: _____

Holiday tree lighting receptacles: _____

22. Adjacent Properties No change

Number of properties within 200 ft.: _____

Property #1

Number of buildings on site: _____
Zoning district: _____
Use type: _____
Square footage of principal building: _____
Square footage of accessory buildings: _____
Number of parking spaces: _____

Property Description: _____

North, south, east or west of property? _____

Property #2

Number of buildings on site: _____
Zoning district: _____
Use type: _____
Square footage of principal building: _____
Square footage of accessory buildings: _____
Number of parking spaces: _____

Property Description: _____

North, south, east or west of property? _____

Property #3

Number of buildings on site: _____
Zoning district: _____
Use type: _____
Square footage of principal building: _____
Square footage of accessory buildings: _____
Number of parking spaces: _____

Property Description: _____

North, south, east or west of property? _____

Property #4

Number of buildings on site: _____
Zoning district: _____
Use type: _____
Square footage of principal building: _____
Square footage of accessory buildings: _____
Number of parking spaces: _____

Property Description: _____

North, south, east or west of property? _____

Property #5

Number of buildings on site: _____
Zoning district: _____
Use type: _____
Square footage of principal building: _____
Square footage of accessory buildings: _____
Number of parking spaces: _____

Property Description: _____

North, south, east or west of property? _____

Property #6

Number of buildings on site: _____
Zoning district: _____
Use type: _____
Square footage of principal building: _____
Square footage of accessory buildings: _____
Number of parking spaces: _____

Property Description: _____

North, south, east or west of property? _____

So
1.17.22

The undersigned states the above information is true and correct, and understands that it is the responsibility of the applicant to advise the Planning Division and / or Building Division of any additional changes made to an approved site plan. The undersigned further states that they have reviewed the procedures and guidelines for Site Plan Review in Birmingham, and have complied with same. The undersigned will be in attendance at the Planning Board meeting when this application will be discussed.

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

Signature of Owner:

BIRMINGHAM RIVERSIDE LLC.

Date:

12.22

Print Name:

Richard Slater

Signature of Applicant:



Date:

1/12-22

Print Name:

Randy Dickow

Signature of Architect:



Date:

1.13.22

Print Name:

Scott Bowers

Office Use Only

Application #:

Date Received:

Fee:

Date of Approval:

Date of Denial:

Accepted by:



Notice Signs - Rental Application Community Development

1. Applicant

Name: RAM Restaurant Group

Address: 185 N Old Woodward
Birmingham, MI

Phone Number: 248-780-1212

Fax Number:

Email address: randydickow@gmail.com

Property Owner

Name: Richard Slater

Address: PO Box 99999
Troy, MI 48068

Phone Number: 248-269-9484

Fax Number:

Email address: rslater8388@yahoo.com

2. Project Information

Address/Location of Property: 185 N Old Woodward

Name of Development: Mad Hatter/Maple & One

Area in Acres:

Name of Historic District site is in, if any:

Current Use: Restaurant

Current Zoning: B-24 Downtown Overlay

3. Date of Board Review

Board of Building Trades Appeals:

City Commission:

Historic District Commission:

Planning Board:

Board of Zoning Appeals:

Design Review Board:

Housing Board of Appeals:

The undersigned states the above information is true and correct, and understands that it is the responsibility of the applicant to post the Notice Sign(s) at least 15 days prior to the date on which the project will be reviewed by the appropriate board or commission, and to ensure that the Notice Sign(s) remains posted during the entire 15 day mandatory posting period. The undersigned further agrees to pay a rental fee and security deposit for the Notice Sign(s), and to remove all such signs on the day immediately following the date of the hearing at which the project was reviewed. The security deposit will be refunded when the Notice Sign(s) are returned undamaged to the Community Development Department. Failure to return the Notice Sign(s) and/or damage to the Notice Sign(s) will result in forfeiture of the security deposit.

Signature of Applicant:

Randy Dickow

Date:

1-12-22

Office Use Only

Application #:

Date Received:

Fee:

Date of Approval:

Date of Denial:

Reviewed by:

BELL

BISTRO

APPETIZERS

CHILLED JUMBO SHRIMP With Cocktail & Classic Mustard Sauces	\$12
STEAK BITES Beef Tenderloin Tips, Blackened Flamed in Bourbon Zip Sauce	\$14
CALAMARI Lemon Cream, Tomatoes and Capers	\$12
BAKED BRIE Honey Nut Preserves, Assorted breads	\$9
AHI TUNA * On top of Shaved English Cucumber Served with a Spicy Seaweed Salad	\$15

PASTA

SPICY RIGATONI VODKA Rigatoni with Calabrian Chili Peppers, Vodka and Cream	\$18
BASIL PESTO PASTA Pesto over Penne Noodles, Topped with Fresh Parmesan and Pine Nuts	\$24
RAVIOLI Spinach and Ricotta Cheese, with Butter and Sage	\$22

ENTREES

BELL BURGER House Blend Burger with Melted Cheddar, Lettuce, Tomato, Red Onion, with Secret Sauce, served with House Cut Fries	\$15
CEDAR PLANKED SALMON With Roasted Potatoes and Seasonal Vegetables	\$28
GRILLED CHICKEN DELIGHT Served with Rosemary, Garlic, Thyme, Mushroom and Wild Rice	\$21
PAN SEARED HALIBUT With Lemon Caper Sauce and Seasonal Vegetables	\$24
CREOLE JUMBO SHRIMP Served with basmati rice	\$26
KOBE BEEF HOT DOG 1/3 Pound Served with house fries and coleslaw	\$19

SPREADS & SALADS

NICE LITTLE CAESAR Grated Reggiano with House Made Croutons	\$12
BELLHOUSE SALAD Tomato, Cucumber, Red Onion, Olives, Feta, Bell Pepper with House Dressing	\$14
BRUSSELS SPROUT SALAD Romaine, Arugula, Blue Cheese, Cranberry, Chives and Olive Oil	\$14
HEIRLOOM TOMATO SALAD Seasonal Offering (Changes Daily)	\$18

SIDES

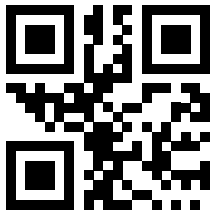
TWISTED POTATOES	\$6
CRISPY BRUSSEL SPROUTS	\$9
GRILLED CARROTS	\$8
GINGER MISO GRILLED ASPARAGUS	\$7

DESSERT

PISTASCHIO CHEESECAKE	\$8
WARM CHOCOLATE CHIP COOKIES Milk served upon request	\$7
ALMOND CAKE	\$9

*Menu items are cooked to order or are served raw.

Consuming raw or undercooked meats, seafood, or eggs may increase your risk of food borne illness. Please inform our wait staff of any allergies or concerns you may have.



View our menu
photo gallery

DATE:	PROJECT:	TYPE:
-------	----------	-------

CATALOG NUMBER LOGIC:



*Requires magnetic low voltage dimmer.

**Please see Adjust-e-Lume photometry to determine desired intensity.

CATALOG NUMBER LOGIC

Example: B - EC - LED - e66 - SP - A6 - MAC - 12 - 11 - B

MATERIAL

(Blank) - Aluminum B - Brass S - Stainless Steel

SERIES

EC - El Capitan

SOURCE

LED - with Integral Dimming Driver (25W min. load when dimmed)*

LED TYPE

e64 - 7W LED/2700K	e66 - 7W LED/4000K
e65 - 7W LED/3000K	e74 - 7W LED/Amber

OPTICS

NSP - Narrow Spot (13°)	MFL - Medium Flood (23°)
Spot (16°)	WFL - Wide Flood (31°)

ADJUST-E-LUME OUTPUT INTENSITY**

A9 (Standard), A8, A7, A6, A5, A4, A3, A2, A1

FINISH (See page 2 for full-color swatches)

Standard Finishes (BZP, BZW, BLP, BLW, WHP, WHW, SAP, VER)

Premium Finish (ABP, AMG, AQW, BCM, BGE, BPP, CAP, CMG, CRI, CRM, HUG, MDS, NBP, OCP, RMG, SDS, SMG, TXF, WCP, WIR)

Also available in RAL Finishes

Brass Finishes (MAC, POL, MIT)

Stainless Steel Finishes (MAC, POL)

LENS TYPE

12 - Soft Focus 13 - Rectilinear

SHIELDING

11 - Honeycomb Baffle

CAP STYLE

A - 45°

B - 90°

C - Flush

D - 45° Less Weephole (Interior use only)

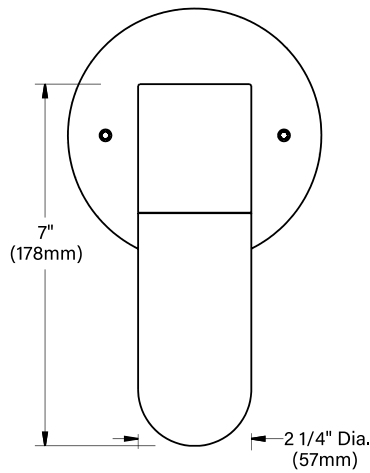
E - 90° Less Weephole (Interior use only)

F - 90° with Flush Lens

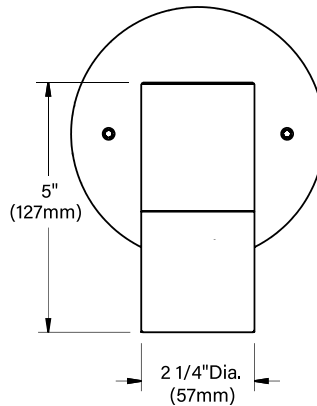
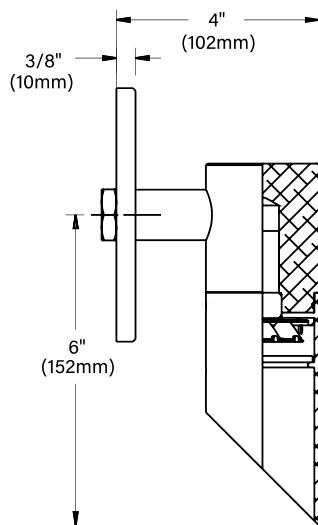
DATE:

PROJECT:

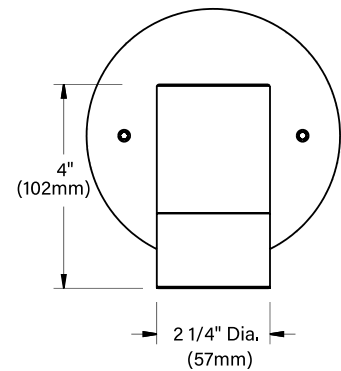
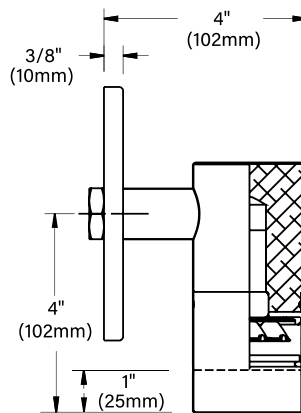
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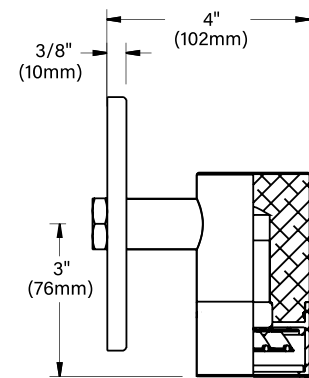
"A/D" CAP



"B/E/F" CAP



"C" CAP

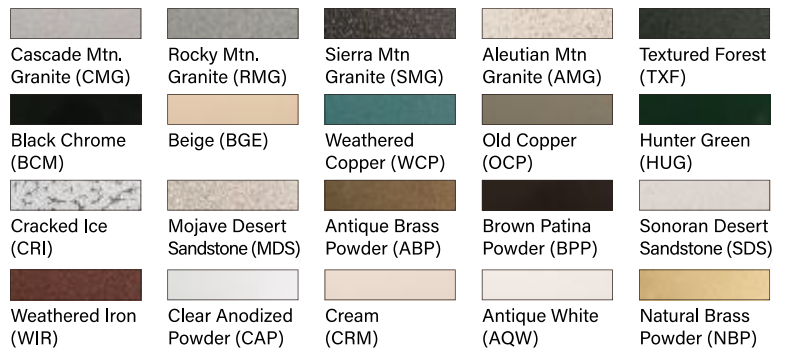


STANDARD FINISHES



[Click Here](#) to view larger, full-color swatches of all available finishes on our website.

PREMIUM FINISHES



5

B-K LIGHTING

MADE IN THE USA

559.438.5800 | INFO@BKLIGHTING.COM | BKLIGHTING.COM

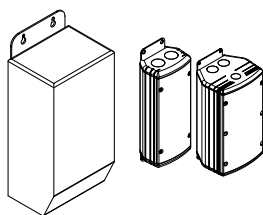
DATE:

PROJECT:

TYPE:

Accessories (Configure separately)

Drivers (Configure separately)



TR Series

UPMRM

**REMOTE TRANSFORMERS TO BE LOCATED
WITHIN BUILDING (TO BE CONFIREMD)**

SPECIFICATIONS

ELECTRICAL	WATTAGE	7W
	ADJUST-E-LUME	Integral electronics allow for dynamic lumen response at the individual fixture. Indexed (100% to 25% nom.) lumen output. Maintains output at desired level or may be changed. Specify factory preset output intensity.
	WIRING	XLPE, 18GA,150C, 600V, rated and certified to UL3321.
	REMOTE TRANSFORMER	For use with 12VAC remote transformer or magnetic transformers only. B-K Lighting cannot guarantee performance with third party manufacturers' transformers.
PHYSICAL	MATERIALS	Furnished in copper-free aluminum (6061-T6), brass (360) or stainless steel (304).
	BODY	Unibody design with enclosed, water-proof wireway and integral heat sink is fully machined from solid billet.
	CAP	Fully machined and accommodates one (1) lens or louver media.
	LENS	Shock-resistant, tempered glass lens is factory adhered to fixture cap and provides hermetically sealed optical compartment.
	LED	Integrated solid state system and modular design with electrical disconnects allow for easy field upgrade and maintenance. High power, forward throw source complies with ANSI C78.377 binning requirements and exceeds ENERGY STAR® lumen maintenance requirements. LM-80 certified components. Integral, constant current driver. 12VAC/VDC input. 50/60Hz. Proprietary input control scheme achieves power factor correction and eliminates inrush current (limited to <250mA non-dimming). Output, overvoltage, open-circuit, and short circuit protected. Conforms to Safety Std. C22.2 No. 250.13-12.
	DIMMING	Line voltage dimmable via magnetic low voltage dimmer with dedicated neutral conductor. Remote magnetic transformer with LED loads should be loaded to 25% of the transformer VA (watts) rated value.
	OPTICS	Interchangeable OPTIKIT modules permit optical field changes. Color-code: Narrow Spot (NSP) = red; Spot (SP) = green; Medium Flood (MFL) = yellow; Wide Flood (WFL) = blue.
	INSTALLATION	5" dia., machined canopy with stainless steel universal mounting ring permits mounting to 4" octagonal junction box (by others). Suitable for uplight or downlight installation.
	HARDWARE	Tamper-resistant, stainless steel hardware. Canopy mounting screws are black oxide treated for additional corrosion resistance.
	FINISH	StarGuard, our 15-stage chromate-free process cleans and conversion coats aluminum components prior to application of Class 'A' TGIC polyester powder coating and is RoHS compliant. Powder coat or metal finish options available for brass material and metal finish option only for stainless steel material.
	WARRANTY	5-year limited warranty.
	CERTIFICATION & LISTING	ITL tested to IESNA LM-79. UL Listed, Certified to CAN/CSA/ ANSI Standards. RoHS compliant. Suitable for indoor or outdoor use and in wet locations. Made in the USA with sustainable processes.



LED compact floodlight - narrow beam distribution

Application

LED compact floodlights with 1/2" I.P.S, nipple and narrow beam light distribution designed for use in illuminating landscaping, facades, flag poles, trees and signage.

Materials

Luminaire housing constructed of die-cast marine grade, copper free (≤0,3% copper content) A360,0 aluminum alloy
Clear safety glass
Reflector made of pure anodized aluminum
Silicone optical lens
High temperature silicone gasket
Mechanically captive stainless steel fasteners
1/2" stainless steel I.P.S, nipple

NRTL listed to North American Standards, suitable for wet locations
Protection class IP 65

Weight: 2.0 lbs.

EPA (Effective projection area): 0,13 sq. ft.

Electrical

Operating voltage	24V DC (remote power supply req.)
Minimum start temperature	-40° C
LED module wattage	7,9W
System wattage	9,0W
Color rendering index	Ra > 80
Luminaire lumens	888 lumens (3000K)
LED service life (L70)	60,000 hours

LED color temperature

- ☐ 4000K - Product number + **K4**
- ☐ 3500K - Product number + **K35**
- ☐ 3000K - Product number + **K3**
- ☐ 2700K - Product number + **K27**
- ☐ Amber - Product number + **AMB**

Wildlife friendly amber LED - Optional

Luminaire is optionally available with a narrow bandwidth, amber LED source (585-600nm) approved by the FWC. This light output is suggested for use within close proximity to sea turtle nesting and hatching habitats. Electrical and control information may vary from standard luminaire.

LED module wattage	9,0W (Amber)
System wattage	9,69W (Amber)
Luminaire lumens	290 lumens (Amber)

BEGA can supply you with suitable LED replacement modules for up to 20 years after the purchase of LED luminaires - see website for details

Finish

All BEGA standard finishes are matte, textured polyester powder coat with minimum 3 mil thickness.

Available colors	☐ Black (BLK)	☐ White (WHT)	☐ RAL:
	☐ Bronze (BRZ)	☐ Silver (SLV)	☐ CUS:



LED compact floodlight - narrow beam distribution					
	LED	β	A	B	C
77655	7,9W 24V DC	28°	4 1/8"	6"	4 3/8"

β = Beam angle

BEGA 1000 BEGA Way, Carpinteria, CA 93013 (805) 684-0533 info@bega-us.com

Due to the dynamic nature of lighting products and the associated technologies, luminaire data on this sheet is subject to change at the discretion of BEGA North America. For the most current technical data, please refer to bega-us.com
© copyright BEGA 2018 Updated 03/18/19

BEGA

TYPE AS-2
FLOODLIGHT

Type:

BEGA Product:

Project:

Modified:

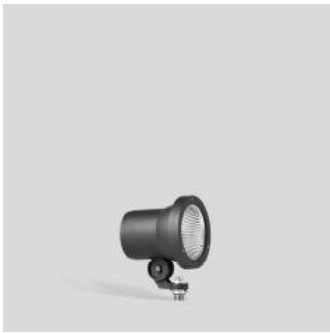
Available Accessories

- ☐ **77755** 180° glare shield
- ☐ **70050** Elliptical spread lens
- ☐ **19591** Remote 50W LED driver and box
- ☐ **19580** Remote 25W LED driver and box

Mounting options

- ☐ **70379** Pole mount arm
- ☐ **70252** Wood screw
- ☐ **70204** Earth spike
- ☐ **79511** Mounting block
- ☐ **70280** Tube clamp
- ☐ **70283** Screw clamp
- ☐ **19593** Surface mounted wiring box
- ☐ **19594** Direct burial wiring box
- ☐ **70249** Pole cap - for 3" O.D.

See individual accessory spec sheet for details.



7



Compact floodlights
with outrigger arm

A series of very compact floodlights with mounting canopy and outrigger arm. This family of floodlights is available in various sizes and light distributions. When paired with the comprehensive range of accessories, this family of luminaires sets the floodlighting standard with regards to cost effectiveness, compactness and efficiency.

Die-cast aluminum · Stainless steel outrigger arm · Safety glass
Reflector made of pure anodized aluminum

LED color temperatures: 2700 K, 3000 K, 3500 K, 4000 K

BEGA luminaires offer a minimum service life of 60,000 hours, with suitable LED replacement modules guaranteed for up to 20 years after date of purchase. Further LED technical data including luminous flux, CRI, dimming and electrical characteristics are provided on the individual luminaire specification sheets, available at www.bega-us.com

All BEGA standard finishes are matte, textured powder coat with minimum 3 mil thickness. BEGA Unidure® finish, a fluoropolymer technology, provides superior fade protection in Black, Bronze, and Silver. BEGA standard White, as well as optionally available RAL and custom colors, are a polyester powder.

NRTL listed to North American standards · Suitable for wet locations · Protection class IP 65

Page 170



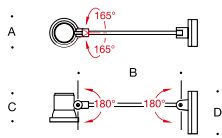
1/2" L.P.S. nipple

Page 168



Mounting canopy

TYPE AS-2
BRACKET



Compact floodlights · wide							Accessories	
	LED	β	A	B	C	D		
77 756	8.2 W	28 deg	4 1/4	27 5/8	4 1/4	7 1/2	70 050	70 755
77 757	19.0 W		5 5/8	27 5/8	5 5/8	7 1/2	70 055	70 756
77 665	17.7 W		6 1/4	27 5/8	6 1/4	7 1/2	70 060	70 757

Elliptical spread lens 180° glare shield β = Beam angle



AGENDA

BIRMINGHAM HISTORIC DISTRICT COMMISSION

WEDNESDAY – JULY 20, 2022

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

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

Per the CDC, Oakland County has a COVID-19 Community level and transmission level of HIGH. The City continues to highly recommend the public wear masks while attending City meetings per CDC guidelines. These precautions are due to COVID-19 transmission levels remaining high in Oakland County that have led to an increase in infections of City employees and board members. All City employees, commissioners, and board members must wear a mask while indoors when 6-feet of social distancing cannot be maintained. This is to ensure the continuity of government is not affected by an exposure to COVID19 that can be prevented by wearing a mask. The City continues to provide KN-95 respirators and triple-layered masks for all in-person meeting attendees.

- 1) Roll Call**
- 2) Approval of the HDC Minutes of July 6, 2022**
- 3) Courtesy Review**
- 4) Historic Design Review**
 - A. 167 N. Old Woodward – Sweet Green/Erity and Nixon Building**
- 5) Sign Review**
- 6) Study Session**
 - A. Historic Design Guidelines - Update**
- 7) Miscellaneous Business and Communication**
 - A. Pre-Application Discussions**
 - B. Draft Agenda**
 - 1. August 3, 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.

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 # DD22-0079

Project # DDSE22-0031

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 <u>408 Bird Ave Birmingham Mi 48009</u>		PROPERTY IDENTIFICATION NUMBER (SIDWELL NO.) <u>081930457 001</u>	LOT NUMBER
II. Applicant / Project Contact Information			
A. Applicant			
NAME <u>Edge Construction, LLC</u>		ADDRESS <u>2806 E West Maple Road Com</u>	
CITY <u>Commerce</u>	STATE <u>MI</u>	ZIP CODE <u>48390</u>	TELEPHONE NUMBER (Include Area Code) <u>248-579 9756</u>
CELL PHONE NUMBER (Include Area Code) <u>248 579 9756</u>	FAX NUMBER (Include Area Code) <u>N/A</u>	EMAIL ADDRESS <u>David @ Edge kb.com</u>	
B. Owner or Lessee			
NAME <u>Blue Sea Properties LLC</u>		ADDRESS <u>33515 Argonne Rd</u>	
CITY <u>Farmington hills</u>	STATE <u>MI</u>	ZIP CODE <u>48335</u>	TELEPHONE NUMBER (Include Area Code) <u>-</u>
CELL PHONE NUMBER (Include Area Code) <u>770-815-6263</u>	FAX NUMBER (Include Area Code) <u>-</u>	EMAIL ADDRESS <u>Linda miller 831@gmail.com</u>	
C. Architect or Engineer			
NAME <u>Studio 515, LLC</u>		ADDRESS <u>628 East Parent Ave Suite 104</u>	
CITY <u>Royal Oak</u>	STATE <u>MI</u>	ZIP CODE <u>48067</u>	TELEPHONE NUMBER (Include Area Code) <u>-</u>
CELL PHONE NUMBER (Include Area Code) <u>248-207-6579</u>	FAX NUMBER (Include Area Code) <u>-</u>	EMAIL ADDRESS <u>Jeff @ Studio515llc.com</u>	
LICENSE NUMBER		EXPIRATION DATE	
D. Contractor			
NAME <u>Edge Construction, LLC (David Pfosi)</u>		ADDRESS <u>2806 E West Maple Road</u>	
CITY <u>Commerce</u>	STATE <u>MI</u>	ZIP CODE <u>48390</u>	TELEPHONE NUMBER (Include Area Code) <u>-</u>
CELL PHONE NUMBER (Include Area Code) <u>248 579-9756</u>	FAX NUMBER (Include Area Code) <u>-</u>	EMAIL ADDRESS <u>David @ Edge kb.com</u>	
INDIVIDUAL BUILDERS LICENSE NUMBER <u>2101220574</u>		EXPIRATION DATE <u>5/31/2025</u>	
COMPANY BUILDERS LICENSE NUMBER <u>2102221678</u>		EXPIRATION DATE <u>5/31/2025</u>	
FEDERAL EMPLOYER ID NUMBER (or reason for exemption) <u>83-0949070</u>			
WORKERS COMP INSURANCE CARRIER (or reason for exemption) <u>Accident Fund</u>			
UNEMPLOYMENT INSURANCE AGENCY EMPLOYER ACCOUNT NUMBER (or reason for exemption) <u>ARP 12064394600</u>			











CITY OF BIRMINGHAM
Date 05/09/2022 10:11:27 AM
Ref 00190887
Receipt 625401
Amount \$2,000.00

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 #

PD22-0026

Project #

JDSE22-

0016

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 1355 Northlawn		PROPERTY IDENTIFICATION NUMBER (SIDWELL NO.) LOT NUMBER	
II. Applicant / Project Contact Information			
A. Applicant			
NAME John Bloomingdale - Bloomingdale Homes		ADDRESS 602 W. University	
CITY Rochester	STATE mi	ZIP CODE 48307	TELEPHONE NUMBER (Include Area Code)
CELL PHONE NUMBER (Include Area Code) 2488776773	FAX NUMBER (Include Area Code)	EMAIL ADDRESS john@builtbybh.com	
B. Owner or Lessee			
NAME Bloomingdale Homes		ADDRESS 602 W. University	
CITY Rochester	STATE	ZIP CODE	TELEPHONE NUMBER (Include Area Code)
CELL PHONE NUMBER (Include Area Code) 2488776773	FAX NUMBER (Include Area Code)	EMAIL ADDRESS* john@builtbybh.com	
C. Architect or Engineer			
NAME		ADDRESS	
CITY	STATE	ZIP CODE	TELEPHONE NUMBER (Include Area Code)
CELL PHONE NUMBER (Include Area Code)	FAX NUMBER (Include Area Code)	EMAIL ADDRESS	
LICENSE NUMBER	EXPIRATION DATE		
D. Contractor			
NAME John Bloomingdale		ADDRESS 602 W. University	
CITY Rochester	STATE mi	ZIP CODE 48307	TELEPHONE NUMBER (Include Area Code)
CELL PHONE NUMBER (Include Area Code) 2488776773	FAX NUMBER (Include Area Code)	EMAIL ADDRESS	
INDIVIDUAL BUILDERS LICENSE NUMBER 2101142536	EXPIRATION DATE 5-31-2023		
COMPANY BUILDERS LICENSE NUMBER 2102193770	EXPIRATION DATE 5-31-2023		
FEDERAL EMPLOYER ID NUMBER (or reason for exemption) 261861067			
WORKERS COMP INSURANCE CARRIER (or reason for exemption) Hastings Mutual			
UNEMPLOYMENT INSURANCE AGENCY EMPLOYER ACCOUNT NUMBER (or reason for exemption)			













Applicant:

HRH CONSTRUCTION LLC
1233 MARYLAND BLVD
BIRMINGHAM MI 48009

Status: HOLD (FEE)

DEMOLITION ONLINE

DEMO SINGLE FAMILY

ONLINE APP

Permit Number:

PD22-0061
JDSF22-0013

Applied: 05/13/2022

Issued:

Expires:

Finalized:

LOCATION	OWNER	CONTRACTOR
0 1398 CHESTERFIELD AVE 08-19-26-204-001 Zoning/District: Special District:	LOPETRONE, ANTHONY 1398 CHESTERFIELD AVE BIRMINGHAM MI 48009-1073 Phone: Fax:	HRH CONSTRUCTION LLC 1233 MARYLAND BLVD BIRMINGHAM MI 48009 Phone: (248) 644 4910 Email: jill@hunterrobertshomes.

Work Description: Demolition of family house with attached garage

Stipulations:

Primary Constructions Type:

Primary Zoning District:

Primary Use Group:

Project: JDSF22-0013

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



Building Official Approval: _____

Date: 05/13/2022









CITY OF BIRMINGHAM
Date 05/13/2022 3:16:31 PM
Ref 00191109
Receipt 626137
Amount \$200.00

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

Permit #

PD22-00062

Project #

JDSF

21-0045

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 <u>1792 Henrietta</u>		PROPERTY IDENTIFICATION NUMBER (SIDWELL NO.) <u>19-36-378-022</u>	LOT NUMBER <u>114/115</u>
II. Applicant / Project Contact Information			
A. Applicant			
NAME <u>Ray Babi</u>		ADDRESS <u>PO Box 974</u>	
CITY <u>Bham</u>	STATE <u>MI</u>	ZIP CODE <u>48012</u>	TELEPHONE NUMBER (Include Area Code)
CELL PHONE NUMBER (Include Area Code) <u>248-217-2224</u>	FAX NUMBER (Include Area Code)	EMAIL ADDRESS	
B. Owner or Lessee			
NAME <u>BABI CONSTRUCTION</u>		ADDRESS <u>PO Box 974</u>	
CITY <u>Bham</u>	STATE <u>MI</u>	ZIP CODE <u>48012</u>	TELEPHONE NUMBER (Include Area Code)
CELL PHONE NUMBER (Include Area Code) <u>(248) 217-2224</u>	FAX NUMBER (Include Area Code)	EMAIL ADDRESS*	
C. Architect or Engineer			
NAME <u>Urban Land Consultants</u>		ADDRESS <u>8800 23 mile Rd.</u>	
CITY <u>Shelby Twp.</u>	STATE <u>MI</u>	ZIP CODE <u>48316</u>	TELEPHONE NUMBER (Include Area Code) <u>586-731-8030</u>
CELL PHONE NUMBER (Include Area Code)	FAX NUMBER (Include Area Code)	EMAIL ADDRESS	
LICENSE NUMBER		EXPIRATION DATE	
D. Contractor			
NAME <u>BABI CONSTRUCTION</u>		ADDRESS <u>PO Box 974</u>	
CITY <u>Birmingham</u>	STATE <u>MI</u>	ZIP CODE <u>48012</u>	TELEPHONE NUMBER (Include Area Code)
CELL PHONE NUMBER (Include Area Code) <u>248-217-2224</u>	FAX NUMBER (Include Area Code)	EMAIL ADDRESS <u>BABIBUILDERS@YAHOO.COM</u>	
INDIVIDUAL BUILDERS LICENSE NUMBER <u>2101194234</u>	EXPIRATION DATE <u>5/31/2023</u>		
COMPANY BUILDERS LICENSE NUMBER <u>2102122889</u>	EXPIRATION DATE <u>5/31/2023</u>		
FEDERAL EMPLOYER ID NUMBER (or reason for exemption) <u>38-3194839</u>			
WORKERS COMP INSURANCE CARRIER (or reason for exemption) <u>Accident Fund Insurance</u>			
UNEMPLOYMENT INSURANCE AGENCY EMPLOYER ACCOUNT NUMBER (or reason for exemption) <u>1261027</u>			



1792 Henrietta











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

PD22-0057
Permit # _____

JDSF21-0044
Project # _____

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	☐ OTHER _____
ADDRESS 1174 SHIPMAN		PROPERTY IDENTIFICATION NUMBER (SIDWELL NO.) 08-19-36-301-009	LOT NUMBER
II. Applicant / Project Contact Information			
A. Applicant			
NAME BIRKHAM DEVELOPMENT		ADDRESS 401 S. OLD WOODWARD #470	
CITY BIRMINGHAM	STATE MI	ZIP CODE 48009	TELEPHONE NUMBER (Include Area Code) _____
CELL PHONE NUMBER (Include Area Code) 248-505-8811	FAX NUMBER (Include Area Code) 888-727-6333	EMAIL ADDRESS DAVID@BIRKHAMLLC.COM	
B. Owner or Lessee			
NAME BIRKHAM SHIPMAN LLC		ADDRESS 401 S. OLD WOODWARD #470	
CITY BIRMINGHAM	STATE MI	ZIP CODE 48009	TELEPHONE NUMBER (Include Area Code) _____
CELL PHONE NUMBER (Include Area Code) 248-505-8811	FAX NUMBER (Include Area Code) 888-727-6333	EMAIL ADDRESS DAVID@BIRKHAMLLC.COM	
C. Architect or Engineer			
NAME BRIAN NEPPER		ADDRESS 630 N. OLD WOODWARD #203	
CITY BIRMINGHAM	STATE MI	ZIP CODE 48009	TELEPHONE NUMBER (Include Area Code) _____
CELL PHONE NUMBER (Include Area Code) 248-559-1784	FAX NUMBER (Include Area Code) _____	EMAIL ADDRESS BRIAN@BRIANNEPPER.COM	
LICENSE NUMBER 1301059253	EXPIRATION DATE 7/1-7/24		
D. Contractor			
NAME BIRKHAM DEVELOPMENT		ADDRESS 401 S. OLD WOODWARD #470	
CITY BIRMINGHAM	STATE MI	ZIP CODE 48009	TELEPHONE NUMBER (Include Area Code) _____
CELL PHONE NUMBER (Include Area Code) 248-505-8811	FAX NUMBER (Include Area Code) 888-727-6333	EMAIL ADDRESS DAVID@BIRKHAMLLC.COM	
INDIVIDUAL BUILDERS LICENSE NUMBER	EXPIRATION DATE		
COMPANY BUILDERS LICENSE NUMBER 210214218-7	EXPIRATION DATE		
FEDERAL EMPLOYER ID NUMBER (or reason for exemption) 38-3736595			
WORKERS COMP INSURANCE CARRIER (or reason for exemption) LIBERTY MUTUAL			
UNEMPLOYMENT INSURANCE AGENCY EMPLOYER ACCOUNT NUMBER (or reason for exemption)			



III. Construction Documents Required

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

Construction Documents Required:

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

IV. Project Description

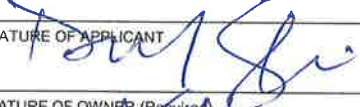
Provide a description of buildings/structures to be demolished including their size in cubic feet.

Work Description: DEMOLISH EXISTING HOME & GARAGE

V. Signature

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

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

SIGNATURE OF APPLICANT 	TYPE OR PRINT DAN SCHMECK	DATE 5/4/22
SIGNATURE OF OWNER (Required) 	TYPE OR PRINT DAN SCHMECK	DATE 5/4/22
SIGNATURE OF OWNER'S AGENT (Permit holder)	TYPE OR PRINT	DATE

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

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

VI. Department Use Only

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

VII. Department Use Only

APPROVAL SIGNATURE

TITLE

DATE



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 # P022-0065

Project # JDS02-0003

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 1250 Redding Road, Birmingham MI 48009		PROPERTY IDENTIFICATION NUMBER (SIDWELL NO.) 08-19-26-226-014	LOT NUMBER
II. Applicant / Project Contact Information			
A. Applicant			
NAME Lakes Development Group, Inc		ADDRESS 1821 Orchard Lake Rd.	
CITY Sylvan Lake	STATE MI	ZIP CODE 48320	TELEPHONE NUMBER (Include Area Code) 248-606-4852
CELL PHONE NUMBER (Include Area Code) 248-285-0845	FAX NUMBER (Include Area Code) n/a	EMAIL ADDRESS mike@ldgmi.com	
B. Owner or Lessee			
NAME Sheri Mark		ADDRESS 344 N. Glenhurst	
CITY Bloomfield Township	STATE MI	ZIP CODE 48301	TELEPHONE NUMBER (Include Area Code) 248-310-5782
CELL PHONE NUMBER (Include Area Code) 248-310-5782	FAX NUMBER (Include Area Code) n/a	EMAIL ADDRESS* slmark792@gmail.com	
C. Architect or Engineer			
NAME MGA,Architects		ADDRESS 4351 Delemere Court	
CITY Royal Oak	STATE MI	ZIP CODE 48073	TELEPHONE NUMBER (Include Area Code) 248-549-4500
CELL PHONE NUMBER (Include Area Code)	FAX NUMBER (Include Area Code) 2448-549-7300	EMAIL ADDRESS www.mga-architects.net	
LICENSE NUMBER		EXPIRATION DATE	
D. Contractor			
NAME Lakes Development Group, Inc.		ADDRESS 1821 Orchard Lake Road	
CITY Sylvan Lake	STATE MI	ZIP CODE 48320	TELEPHONE NUMBER (Include Area Code) 248-606-4852
CELL PHONE NUMBER (Include Area Code) 248-285-0845	FAX NUMBER (Include Area Code) n/a	EMAIL ADDRESS mike@ldgmi.com	
INDIVIDUAL BUILDERS LICENSE NUMBER		EXPIRATION DATE	
COMPANY BUILDERS LICENSE NUMBER 2102214252		EXPIRATION DATE 05/31/2023	
FEDERAL EMPLOYER ID NUMBER (or reason for exemption) 81-3603921			
WORKERS COMP INSURANCE CARRIER (or reason for exemption) Accident Fund Insurance Company Of Amercia			
UNEMPLOYMENT INSURANCE AGENCY EMPLOYER ACCOUNT NUMBER (or reason for exemption) 2115624			



1250 Redding





1250 Redding



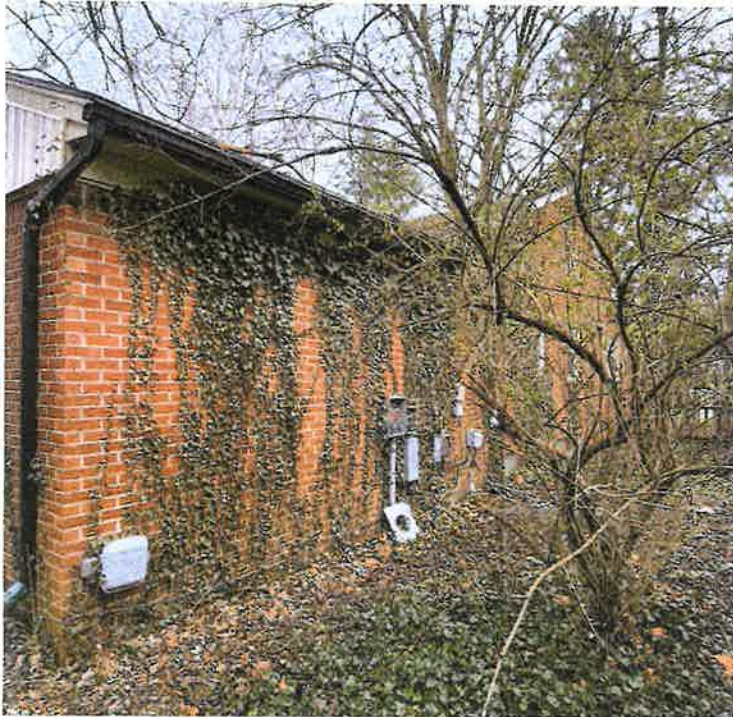












CITY OF BIRMINGHAM
Community Development - Building Department
151 Martin Street, Birmingham, MI 48009
 Community Development: 248-530-1850
 AMG Inspection Request Site: <https://www.accessmygov.com>
 Fax: 248-530-1290 / www.bhamgov.org

Permit # PD22-0022

Project # SDSF22-0022

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 <u>1347 Smith</u>		PROPERTY IDENTIFICATION NUMBER (SIDWELL NO.)	LOT NUMBER
II. Applicant / Project Contact Information			
A. Applicant			
NAME <u>Live Well Custom Homes</u>		ADDRESS <u>626 E 4th Street</u>	
CITY <u>Royal Oak</u>	STATE <u>MI</u>	ZIP CODE <u>48067</u>	TELEPHONE NUMBER (Include Area Code) <u>248 677-8484</u>
CELL PHONE NUMBER (Include Area Code)	FAX NUMBER (Include Area Code)	EMAIL ADDRESS <u>rick@remgroups.com</u>	
B. Owner or Lessee			
NAME <u>Live Well Custom Homes</u>		ADDRESS <u>626 E 4th Street</u>	
CITY <u>Royal Oak</u>	STATE <u>MI</u>	ZIP CODE <u>48067</u>	TELEPHONE NUMBER (Include Area Code) <u>248 677 8484</u>
CELL PHONE NUMBER (Include Area Code)	FAX NUMBER (Include Area Code)	EMAIL ADDRESS <u>rick@remgroups.com</u>	
C. Architect or Engineer			
NAME <u>DAS</u>		ADDRESS <u>7341 Triangle Dr</u>	
CITY <u>Sterling Heights</u>	STATE <u>MI</u>	ZIP CODE <u>48314</u>	TELEPHONE NUMBER (Include Area Code) <u>586 803 1410</u>
CELL PHONE NUMBER (Include Area Code)	FAX NUMBER (Include Area Code)	EMAIL ADDRESS	
LICENSE NUMBER		EXPIRATION DATE	
D. Contractor			
NAME <u>Live Well Custom Homes</u>		ADDRESS <u>626 E 4th Street</u>	
CITY <u>Royal Oak</u>	STATE <u>MI</u>	ZIP CODE <u>48067</u>	TELEPHONE NUMBER (Include Area Code) <u>248 677 8484</u>
CELL PHONE NUMBER (Include Area Code)	FAX NUMBER (Include Area Code)	EMAIL ADDRESS <u>rick@remgroups.com</u>	
INDIVIDUAL BUILDERS LICENSE NUMBER		EXPIRATION DATE	
COMPANY BUILDERS LICENSE NUMBER <u>2102198565</u>		EXPIRATION DATE <u>5/31/2025</u>	
FEDERAL EMPLOYER ID NUMBER (or reason for exemption) <u>27-2803385</u>			
WORKERS COMP INSURANCE CARRIER (or reason for exemption) <u>Frankenmuth</u>			
UNEMPLOYMENT INSURANCE AGENCY EMPLOYER ACCOUNT NUMBER (or reason for exemption) <u>1639014</u>			

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MAY 18 2022

CITY OF BIRMINGHAM
 COMMUNITY DEVELOPMENT DEPT.





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

Inspection Requests: www.bsaonline.com

Applicant:

HRH CONSTRUCTION LLC
1233 MARYLAND BLVD
BIRMINGHAM MI 48009

DEMOLITION ONLINE

DEMO SINGLE FAMILY

Permit Number:

PD22-0070
JDSF22-0020

Applied: 06/03/2022

Issued:

Expires:

Finalized:

Status: HOLD (FEE)

LOCATION	OWNER	CONTRACTOR
0 1128 CHESTERFIELD AVE 08-19-26-204-009 Zoning District: Special District:	BRITTON LIVING TRUST 1128 CHESTERFIELD AVE BIRMINGHAM MI 48009-1012 Phone: Fax:	HRH CONSTRUCTION LLC 1233 MARYLAND BLVD BIRMINGHAM MI 48009 Phone: (248) 644 4910 Email: jill@hunterrobertshomes.com

Work Description: Demolition of current house with attached garage to build new house.

Stipulations:

Primary Construction Type:

Primary Zoning District:

Primary Use Group:

Project: JDSF22-0020

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



Building Official Approval: _____

Date: 06/07/2022









Applicant:

MAC CONSTRUCTION, INC.

4909 FERNLEE #1018

ROYAL OAK MI 48073

Status: HOLD (FEE)

DEMOLITION ONLINE

DEMO SINGLE FAMILY

Permit Number:

PD22-0072
JDSF22-0023

Applied: 06/07/2022

Issued:

Expires:

Finalized:

LOCATION	OWNER	CONTRACTOR
0 321 LAKE PARK DR 08-19-26-476-021 Zoning District: Special District:	CARLSON III, GLEN A 1669 WEBSTER ST BIRMINGHAM MI 48009-6867 Phone: Fax:	MAC CONSTRUCTION, INC. 4909 FERNLEE #1018 ROYAL OAK MI 48073 Phone: (248) 650 9600 Email: shane@macconstructioni

Work Description: Demo existing house & attached garage, including foundation

Stipulations:

Primary Constructions Type:

Primary Zoning District:

Primary Use Group:

Project: JDSF22-0023

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



Building Official Approval: _____

Date: 06/07/2022









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 # PD22-0073

Project # JDSF22-0074

APPLICATION FOR DEMOLITION PERMIT

I. Project Type / Location					
☒ HOUSE		☒ HOUSE AND ATTACHED GARAGE		☐ HOUSE AND DETACHED GARAGE	
☐ EXTERIOR		☐ INTERIOR NON-LOAD BEARING		☐ SHED	
				☐ DETACHED GARAGE	
				☐ COMMERCIAL BUILDING	
☐ OTHER _____					
ADDRESS <u>1020 Pleasant Street</u>			PROPERTY IDENTIFICATION NUMBER (SIDWELL NO.)		LOT NUMBER
II. Applicant / Project Contact Information					
A. Applicant					
NAME <u>Salem Fiddou</u>			ADDRESS <u>29870 Middlebelt Road</u>		
CITY <u>Farmington Hills</u>		STATE <u>MI</u>		ZIP CODE <u>48334</u>	TELEPHONE NUMBER (Include Area Code) <u>248-331-6591</u>
CELL PHONE NUMBER (Include Area Code) <u>248-331-6591</u>		FAX NUMBER (Include Area Code)		EMAIL ADDRESS <u>syfiddou@gmail.com</u>	
B. Owner or Lessee					
NAME <u>Victor Talia</u>			ADDRESS <u>4260 Rouge Circle Dr.</u>		
CITY <u>Troy</u>		STATE <u>MI</u>		ZIP CODE <u>48098</u>	TELEPHONE NUMBER (Include Area Code) <u>248-895-5198</u>
CELL PHONE NUMBER (Include Area Code) <u>248-736-4505</u>		FAX NUMBER (Include Area Code)		EMAIL ADDRESS <u>Victortalia@hotmail.com</u>	
C. Architect or Engineer					
NAME			ADDRESS		
CITY		STATE		ZIP CODE	TELEPHONE NUMBER (Include Area Code)
CELL PHONE NUMBER (Include Area Code)		FAX NUMBER (Include Area Code)		EMAIL ADDRESS	
LICENSE NUMBER			EXPIRATION DATE		
D. Contractor <u>Salem Design & Const.</u> <u>25855 Lahser Road</u>					
NAME <u>Salem Fiddou</u>			ADDRESS <u>29870 Middlebelt</u>		
CITY <u>Farmington Hills</u>		STATE <u>MI</u>		ZIP CODE <u>48334</u>	TELEPHONE NUMBER (Include Area Code) <u>248-331-6591</u>
CELL PHONE NUMBER (Include Area Code) <u>248-331-6591</u>		FAX NUMBER (Include Area Code)		EMAIL ADDRESS <u>syfiddou@gmail.com</u>	
INDIVIDUAL BUILDERS LICENSE NUMBER <u>2101139315</u>			EXPIRATION DATE <u>5/31/2023</u>		
COMPANY BUILDERS LICENSE NUMBER			EXPIRATION DATE		
FEDERAL EMPLOYER ID NUMBER (or reason for exemption) <u>46-163 8615</u>					
WORKERS COMP INSURANCE CARRIER (or reason for exemption) <u>The Hartford</u>					
UNEMPLOYMENT INSURANCE AGENCY EMPLOYER ACCOUNT NUMBER (or reason for exemption)					

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JUN 10 2022

CITY OF BIRMINGHAM
COMMUNITY DEVELOPMENT DEPT.

III. Construction Documents Required

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

Construction Documents Required:

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

IV. Project Description

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

Work Description:

Demolish the whole house and garage

V. Signature

I HEREBY CERTIFY THAT THE PROPOSED WORK IS AUTHORIZED BY THE OWNER OF RECORD AND THAT I HAVE BEEN AUTHORIZED BY THE OWNER TO MAKE THIS APPLICATION AS HIS/HER AUTHORIZED AGENT, AND WE AGREE TO CONFORM TO ALL APPLICABLE LAWS OF THE STATE OF MICHIGAN. ALL INFORMATION SUBMITTED ON THIS APPLICATION IS ACCURATE TO THE BEST OF MY KNOWLEDGE.

**BY PROVIDING YOUR EMAIL TO THE CITY, YOU AGREE TO RECEIVE NEWS AND NOTIFICATIONS FROM THE CITY. IF YOU DO NOT WISH TO RECEIVE THESE MESSAGES, YOU MAY UNSUBSCRIBE AT ANY TIME.

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

SIGNATURE OF APPLICANT

Salem Jiddou

TYPE OR PRINT

Salem Jiddou

DATE

6/10/2022

SIGNATURE OF OWNER (Required)

Victor Talia

TYPE OR PRINT

Victor Talia

DATE

6/10/2022

SIGNATURE OF OWNER'S AGENT (Permit holder)

Salem Jiddou

TYPE OR PRINT

Salem Jiddou

DATE

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

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

VI. Department Use Only

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

VII. Department Use Only**APPROVAL SIGNATURE**

TITLE

DATE





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 # PD22-0074

Project # JDSE22-0023

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	☐ OTHER _____
ADDRESS <u>1572 Holland ST.</u>		PROPERTY IDENTIFICATION NUMBER (SIDWELL NO.) <u>08-20-31-153-067</u>	LOT NUMBER <u>78/79</u>
II. Applicant / Project Contact Information			
A. Applicant			
NAME <u>Ray Bab.</u>		ADDRESS _____	
CITY _____	STATE _____	ZIP CODE _____	TELEPHONE NUMBER (Include Area Code) _____
CELL PHONE NUMBER (Include Area Code) <u>248-217-2224</u>	FAX NUMBER (Include Area Code) _____	EMAIL ADDRESS _____	
B. Owner or Lessee			
NAME <u>BABI CONSTRUCTION</u>		ADDRESS <u>PO BOX 974</u>	
CITY <u>B'ham</u>	STATE <u>MI</u>	ZIP CODE <u>48012</u>	TELEPHONE NUMBER (Include Area Code) _____
CELL PHONE NUMBER (Include Area Code) <u>248-217-2224</u>	FAX NUMBER (Include Area Code) _____	EMAIL ADDRESS* <u>BABIBUILDERS@YAHOO.COM</u>	
C. Architect or Engineer			
NAME _____		ADDRESS _____	
CITY _____	STATE _____	ZIP CODE _____	TELEPHONE NUMBER (Include Area Code) _____
CELL PHONE NUMBER (Include Area Code) _____	FAX NUMBER (Include Area Code) _____	EMAIL ADDRESS _____	
LICENSE NUMBER _____		EXPIRATION DATE _____	
D. Contractor			
NAME <u>BABI CONSTRUCTION</u>		ADDRESS <u>PO BOX 974</u>	
CITY <u>B'ham</u>	STATE <u>MI</u>	ZIP CODE <u>48012</u>	TELEPHONE NUMBER (Include Area Code) <u>(248) 217-2224</u>
CELL PHONE NUMBER (Include Area Code) _____	FAX NUMBER (Include Area Code) _____	EMAIL ADDRESS <u>BABIBUILDERS@YAHOO.COM</u>	
INDIVIDUAL BUILDERS LICENSE NUMBER <u>2101194234</u>		EXPIRATION DATE <u>5/31/2023</u>	
COMPANY BUILDERS LICENSE NUMBER <u>2102122889</u>		EXPIRATION DATE <u>5/31/2023</u>	
FEDERAL EMPLOYER ID NUMBER (or reason for exemption) <u>38-3194839</u>			
WORKERS COMP INSURANCE CARRIER (or reason for exemption) <u>Accident Fund Insurance</u>			
UNEMPLOYMENT INSURANCE AGENCY EMPLOYER ACCOUNT NUMBER (or reason for exemption) <u>1261027</u>			

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JUN 13 2022

CITY OF BIRMINGHAM
 COMMUNITY DEVELOPMENT DEPT.

1572 Holland St.













Count on Us

Support Specialist Mailing Center

530 W Willow Street, PO Box 30162 Lansing, MI 48937-001

May 12, 2022

BABI CONSTRUCTION INC
2455 BUCKINGHAM AVE
BIRMINGHAM, MI 48009-7551

Notification #1057118589

RE: CONSUMERS ENERGY DISCONNECTION OF GAS SERVICE

Dear Valued Customer:

This is to notify you that Consumers Energy has disconnected the GAS SERVICE for 1572 HOLLAND ST, in BIRMINGHAM, Michigan.

In the interests of safety, the applicant agrees to make a final inspection of the building and if not satisfied that GAS SERVICE are disconnected, will call Consumers Energy. A company representative will respond as soon as practical to resolve the problem.

If you need any further information or assistance, please feel free to call me at 844-316-9537.

DENISE F TRUMBLE
Customer Energy Specialist

REMEMBER: Please contact MISS DIG at 1-800-482-7171, 72 hours prior to digging.

Northwest Regional Planning and Design
37849 Interchange Dr.
Farmington Hills, MI 48335
Tel: 248 427-2200 Fax: 248 427-2390



Date: 05/12/2022

To: Derek Babi

Fax # / Email babibuilders@yahoo.com

Customer and Marketing Services
Customer Services Division

Wrecking Clearance

Concerning building to be wrecked at 1572 Holland St, Birmingham, MI 48009-7801.

Electric meter(s) and service connection(s) were disconnected and removed from the building on 05/12/2022.

- ☒ No hazardous conditions existed by reason of proximity of Detroit Edison installations.
- ☐ Agreement has been reached with the contractor regarding elimination of hazards from adjacent Detroit Edison installations.

Matthew Sawman /S/

(Employee signature)

Letter of Intent

Date: 5/12/22

To: City of Birmingham
Building Department

RE: 1572 Holland

From: Babi Construction

To Whom It May Concern:

1. It is my intention, per your requirement, that I will be fencing with rigid fencing and the front fencing will be back a minimum of 1 foot from the side-walk.
2. The silt fencing will be buried 6" around the perimeter of the property inside the rigid fencing.
3. Also the property address will be posted.
4. The sidewalks will be clear for passage at all times during demolition or sidewalk obstruction permit obtained from the City Engineering Division if necessary.
5. Sidewalks, streets and parkways will be maintained free of dirt and debris.
6. City trees in the right of way will be protected from any damage during construction.
7. Also please be advised that there is no asbestos located at said address indicated above
8. Telephone and Cable have been cut off going to the house.

Below are the addresses that have been advised per your request of the demolition that will occur.

1. 1556 Holland
2. 1591 Webster (Behind)
3. 1563 Webster (Behind)

Respectfully submitted,



Contractor Signature

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 # PD22-0078

Project # JD22-0007

APPLICATION FOR DEMOLITION PERMIT

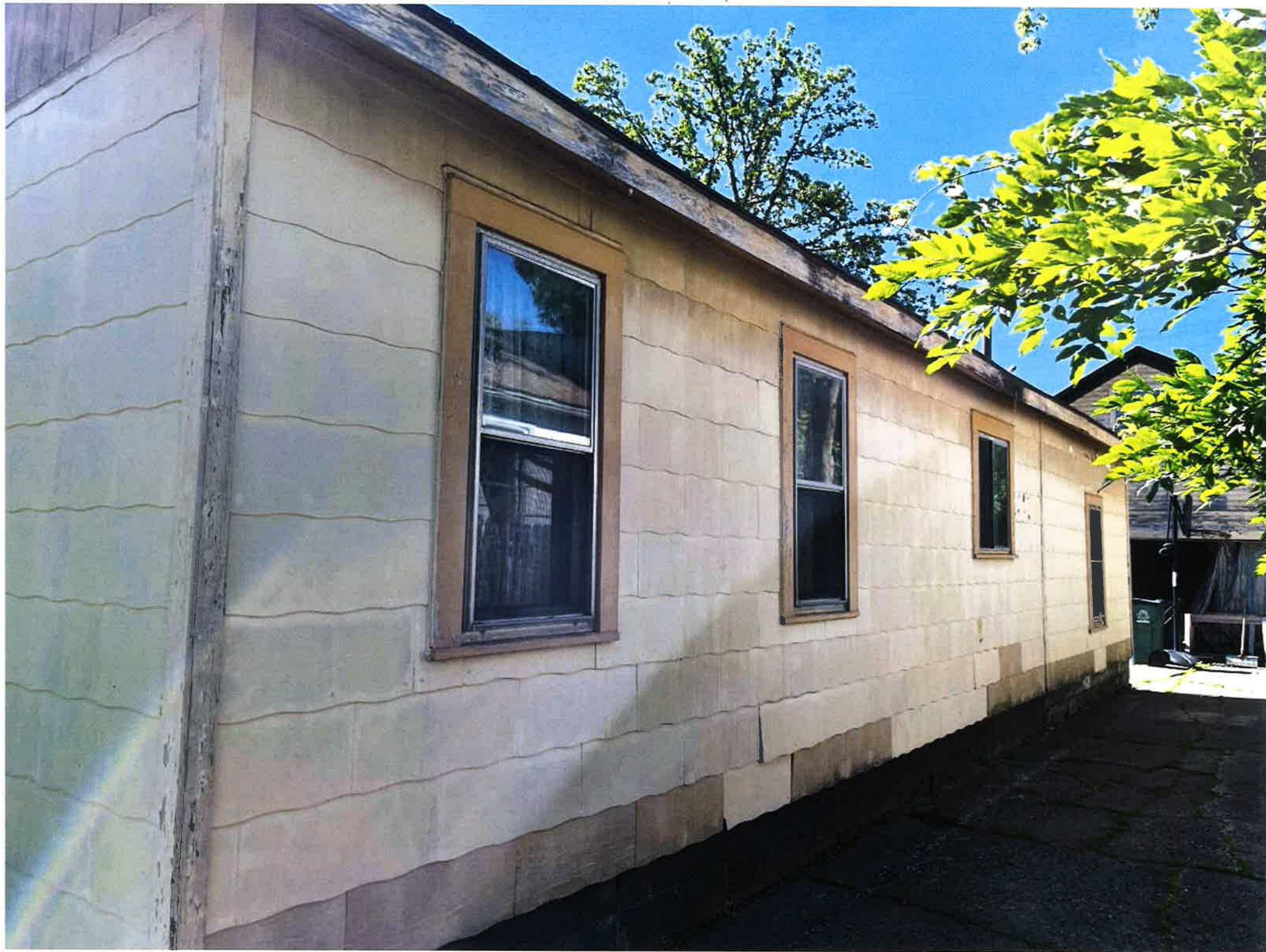
I. Project Type / Location					
☐ HOUSE ☐ HOUSE AND ATTACHED GARAGE ☒ HOUSE AND DETACHED GARAGE ☐ DETACHED GARAGE ☐ COMMERCIAL BUILDING					
☐ EXTERIOR ☐ INTERIOR NON-LOAD BEARING ☐ SHED ☐ OTHER _____					
ADDRESS <u>1244 COLE STREET</u>		PROPERTY IDENTIFICATION NUMBER (SIDWELL NO.) <u>2031153007</u>		LOT NUMBER <u>244 PART OF 248</u>	
II. Applicant / Project Contact Information					
A. Applicant					
NAME <u>ALAN ANCHESLAVSKY</u>		ADDRESS <u>1954 DEER PATH TRL</u>			
CITY <u>COMMERCE TWP</u>	STATE <u>MI</u>	ZIP CODE <u>48390</u>	TELEPHONE NUMBER (Include Area Code) <u>248-420-0805</u>		
CELL PHONE NUMBER (Include Area Code) <u>248-420-0805</u>		FAX NUMBER (Include Area Code)	EMAIL ADDRESS <u>AMSON CUSTOM HOMES</u>		
B. Owner or Lessee					
NAME <u>SAME AS ABOVE</u>		ADDRESS <u>ABOVE</u>			
CITY	STATE	ZIP CODE	TELEPHONE NUMBER (Include Area Code)		
CELL PHONE NUMBER (Include Area Code)		FAX NUMBER (Include Area Code)	EMAIL ADDRESS*		
C. Architect or Engineer					
NAME <u>ZACK M. OSTROFF, PLLC</u>		ADDRESS <u>2640 WATER OAKS DR</u>			
CITY <u>WEST BLOOMFIELD</u>	STATE <u>MI</u>	ZIP CODE <u>48324</u>	TELEPHONE NUMBER (Include Area Code) <u>248-425-4190</u>		
CELL PHONE NUMBER (Include Area Code)		FAX NUMBER (Include Area Code)	EMAIL ADDRESS <u>ZACK@ZOARCHITECTURE.COM</u>		
LICENSE NUMBER			EXPIRATION DATE		
D. Contractor					
NAME <u>ALAN ANCHESLAVSKY</u>		ADDRESS <u>1954 DEER PATH TRL</u>			
CITY <u>COMMERCE TWP</u>	STATE <u>MI</u>	ZIP CODE <u>48390</u>	TELEPHONE NUMBER (Include Area Code) <u>248-420-0805</u>		
CELL PHONE NUMBER (Include Area Code)		FAX NUMBER (Include Area Code)	EMAIL ADDRESS <u>AMSON CUSTOM HOMES</u>		
INDIVIDUAL BUILDERS LICENSE NUMBER <u>242000082</u>			EXPIRATION DATE <u>5/31/2025</u>		
COMPANY BUILDERS LICENSE NUMBER <u>2620000287</u>			EXPIRATION DATE <u>5/31/2023</u>		
FEDERAL EMPLOYER ID NUMBER (or reason for exemption) <u>802416932</u>					
WORKERS COMP INSURANCE CARRIER (or reason for exemption) <u>NO EMPLOYEES</u>					
UNEMPLOYMENT INSURANCE AGENCY EMPLOYER ACCOUNT NUMBER (or reason for exemption) <u>NO EMPLOYEES</u>					













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 # PB22-0608

Project # JDSF22-0029

APPLICATION FOR DEMOLITION PERMIT

I. Project Type / Location					
☐ HOUSE		☐ HOUSE AND ATTACHED GARAGE		☒ HOUSE AND DETACHED GARAGE	
☐ EXTERIOR		☐ INTERIOR NON-LOAD BEARING		☐ SHED	
				☐ DETACHED GARAGE	
				☐ COMMERCIAL BUILDING	
				☐ OTHER _____	
ADDRESS <u>1821 HAZEL AVE</u>			PROPERTY IDENTIFICATION NUMBER (SIDWELL NO.) <u>20-30-129-015</u>		LOT NUMBER
II. Applicant / Project Contact Information					
A. Applicant					
NAME <u>Exclusive Custom Homes</u>			ADDRESS <u>5366 Wright Way West</u>		
CITY <u>West Bloomfield</u>	STATE <u>MI</u>	ZIP CODE <u>48322</u>	TELEPHONE NUMBER (Include Area Code) <u>248 202 6660</u>		
CELL PHONE NUMBER (Include Area Code) <u>248 931-5660</u>		FAX NUMBER (Include Area Code)	EMAIL ADDRESS <u>EXCLUSIVECustomHomes@gmail.com</u>		
B. Owner or Lessee					
NAME <u>Exclusive Custom Homes</u>			ADDRESS <u>5366 Wright Way West</u>		
CITY <u>West Bloomfield</u>	STATE <u>MI</u>	ZIP CODE <u>48322</u>	TELEPHONE NUMBER (Include Area Code) <u>248-202-6660</u>		
CELL PHONE NUMBER (Include Area Code) <u>248-931-5660</u>		FAX NUMBER (Include Area Code)	EMAIL ADDRESS <u>ExclusiveCustomHomes@gmail.com</u>		
C. Architect or Engineer					
NAME			ADDRESS		
CITY	STATE	ZIP CODE	TELEPHONE NUMBER (Include Area Code)		
CELL PHONE NUMBER (Include Area Code)		FAX NUMBER (Include Area Code)	EMAIL ADDRESS		
LICENSE NUMBER			EXPIRATION DATE		
D. Contractor					
NAME <u>EXCLUSIVE Custom Homes</u>			ADDRESS <u>5366 Wright Way West</u>		
CITY <u>West Bloomfield</u>	STATE <u>MI</u>	ZIP CODE <u>48322</u>	TELEPHONE NUMBER (Include Area Code) <u>248 202 6660</u>		
CELL PHONE NUMBER (Include Area Code) <u>248 931-5660</u>		FAX NUMBER (Include Area Code)	EMAIL ADDRESS <u>EXCLUSIVE Custom Homes@gmail.com</u>		
INDIVIDUAL BUILDERS LICENSE NUMBER <u>201086258</u>			EXPIRATION DATE <u>5/31/23</u>		
COMPANY BUILDERS LICENSE NUMBER <u>2101086258</u>			EXPIRATION DATE <u>5/31/23</u>		
FEDERAL EMPLOYER ID NUMBER (or reason for exemption) <u>DBA</u>					
WORKERS COMP INSURANCE CARRIER (or reason for exemption)					
UNEMPLOYMENT INSURANCE AGENCY EMPLOYER ACCOUNT NUMBER (or reason for exemption)					











Historic District Commission Action List – 2022-2023

Historic District Commission	Quarter Goals	In Progress	Complete
Schedule Training Sessions for HDC and Community	1 st (January-March)	☐	☐
Draft Recommendations for Bates St. Historic District Signage	1 st (January-March)	☐	☐
Begin Historic Design Guidelines Project	2 nd (April-June)	☒	☐
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)	☐	☐