



AGENDA
BIRMINGHAM HISTORIC DISTRICT COMMISSION
WEDNESDAY – OCTOBER 18, 2023
BIRMINGHAM CITY HALL, 151 MARTIN ST., COMMISSION ROOM #205*
******* 7:00 PM*******

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

- 1) Roll Call**
- 2) Approval of the HDC Minutes of [September 20, 2023](#)**
- 3) Courtesy Review**
- 4) Historic Design Review**
 - A. [120 W. Maple – Ford Building/Warby Parker](#)**
- 5) Sign Review**
- 6) Study Session**
 - A. [Historic Preservation Master Plan – Survey Planning](#)**
- 7) Miscellaneous Business and Communication**
 - A. Pre-Application Discussions**
 - B. Draft Agenda**
 - 1. [November 1, 2023](#)**
 - C. Staff Reports**
 - 1. [Administrative Sign Approvals](#)**
 - 2. [Administrative Approvals](#)**
 - 3. [Demolitions](#)**
 - 4. [Action List 2023](#)**
- 8) Adjournment**

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

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

Notice: Individuals requiring accommodations, such as interpreter services for effective participation in this meeting should contact the City Clerk's Office at [\(248\) 530-1880](tel:2485301880) at least on day in advance of the public meeting.

Las personas que requieren alojamiento, tales como servicios de interpretación, la participación efectiva en esta reunión deben ponerse en contacto con la Oficina del Secretario Municipal al [\(248\) 530-1880](tel:2485301880) por lo menos el día antes de la reunión pública. (Title VI of the Civil Rights Act of 1964).

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

**Historic District Commission
Minutes Of September 20, 2023**

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

Minutes of the regular meeting of the Historic District Commission ("HDC") held September 20, 2023. Chair Henke called the meeting to order at 7:00 p.m.

1) Rollcall

Present: Chair John Henke; Board Members Natalia Dukas, Gigi Debbrecht; Alternate Board Member Steven Lemberg

Absent: Board Members Dustin Kolo, Keith Deyer, Patricia Lang, Michael Willoughby; Alternate Board Member Mary Jaye; Student Representative Ian Weinberg

Staff: Planning Director Dupuis; City Transcriptionist Eichenhorn

2) Approval of the HDC Minutes of September 6, 2023

09-29-23

Motion by Ms. Dukas

Seconded by Mr. Lemberg to approve the HDC Minutes of September 6, 2023 as submitted.

Motion carried, 4-0.

VOICE VOTE

Yeas: Henke, Lemberg, Dukas, Debbrecht

Nays: None

3) Courtesy Review

4) Historic Design Review

A. 138 W. Maple – Blakeslee Building (Postponed from August 16, 2023)

PD Dupuis presented the item. Keith Maziasz of Najor Companies spoke on behalf of the application. Both answered informational questions from the HDC.

HDC members' discussion was as follows:

- The paint might be able to be peeled;
- Alternatively, peeling the brick might prove too difficult;
- It did not seem that the brick had been painted five times;
- The proposal regarding the soffit was a good one, and helped restore the facade to its original shape;
- The proposed black color would modernize the building inappropriately;
- The effort to make the building accessible was appreciated. The building would have more of a historic feel if the handle section of the railing were wood; and,

- The HDC would be willing to compromise on the paint by permitting a color that was neither black nor a shade of grey.

09-30-23

Motion by Ms. Dukas

Seconded by Ms. Debbrecht to approve the Design Review application and issue a Certificate of Appropriateness for 138 W. Maple – Blakeslee Building. The proposed work meet the Secretary of the Interior Standards for Rehabilitation numbers 1, 2, 5, 9, and 10. As a condition of approval, the Historic District Commission will also require the following:

- 1. That the paint color should be assessed by City Staff prior to approval;**
- 2. The applicant must submit to the Commission a façade condition assessment upon the removal of the modern soffit material; and,**
- 3. Should any issues arise during the removal of the modern materials that could compromise the condition of the original material below, work shall immediately be stopped and the applicant shall inform the Planning Division of the issue.**

Motion carried, 4-0.

VOICE VOTE

Yeas: Henke, Lemberg, Dukas, Debbrecht

Nays: None

B. 172 N. Old Woodward – National Bank Building

PD Dupuis presented the item. Stephen Ezra, builder, spoke on behalf of the application. Both answered informational questions from the HDC.

HDC members' discussion was as follows:

- The proposal was very good, and did justice to the historic building with the exception of the proposed black paint color;
- The plans would bring the building closer to what it was in 1919;
- As long as the entire cornice was not peeled, the applicant did not have to look for the transoms;
- Whatever was under the cornice should be documented, and if more than three feet needed to be removed the applicant should return to the HDC for further discussion; and,
- A paint color could be administratively approved as long as it was not black.

09-31-23

Motion by Ms. Debbrecht

Seconded by Ms. Dukas to approve the Design Review application and issue a Certificate of Appropriateness for 172 N. Old Woodward – National Bank Building. The proposed work meet the Secretary of the Interior Standards for Rehabilitation numbers 1, 2, 5, 7, 9 and 10, with the following additions:

1. **When the damaged cornice is removed, if it ends up being more than three feet, be sure to inform the Planning Director and to return to the HDC for further review; and,**
2. **The paint color will be an administrative approval as long as it is not black; and,**
3. **Whatever is underneath the cornice should be described and photo documented.**

Public Comment

Viga Shneyders, owner of Viga USA, and Marlene Mansour, owner of Urban Wick Candle Bar, both raised concerns about the construction's potential impact on their businesses.

The Chair said that the applicant team would work with Ms. Shneyders and Ms. Mansour to try and minimize the impact on their businesses. He said that the applicant team should add signage from the affected businesses to the scaffolding. He also recommended that the City's Building Department consider issuing less parking to contractors.

Motion carried, 4-0.

VOICE VOTE

Yeas: Henke, Lemberg, Dukas, Debbrecht

Nays: None

5) Sign Review

6) Study Session

A. Historic Preservation Master Plan — Update

7) Miscellaneous Business and Communication

A. Pre-Application Discussion

B. Draft Agenda

C. Staff Reports

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

8) Adjournment

No further business being evident, the HDC motioned to adjourn at 8:01 p.m.



Nick Dupuis, Planning Director



Laura Eichenhorn, City Transcriptionist



MEMORANDUM

Planning Division

DATE: October 18, 2023
TO: Historic District Commission Members
FROM: Nicholas Dupuis, Planning Director
SUBJECT: 120 W. Maple – Ford Building – Design Review

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

History

This building was built in 1895 as a part of the Ford Building. In 1925, the Ford Building was clad in limestone. However, the portion of the building that composed 120 W. Maple was never included in the recladding. It was once occupied by William McBride who later expanded his candy store and restaurant known as Billy's Place eastward into the old Hallock Grocery Store.

Introduction

A Design Review application has been submitted for minor façade renovations including the removal of an existing awning and paint on the existing storefront system. The renovations are associated with a new tenant, Warby Parker.

Proposal

The proposal overall is relatively simple in that the applicant is removing the existing awning structure, paint the existing storefront glazing system, and add two new signs. The awning was placed over an existing stone storefront that is proposed to remain once the awning is removed. There are no new awnings being proposed in its place. In regards to the paint, the applicant is proposing a dark blue ("Old Navy") for the majority of the storefront system, with the door to be painted a lighter blue ("Yosemite Blue").

Signage

The site/design plans submitted contain two new signs: one name letter sign and one projecting sign. The dimension details are as follows:

Sign Type	Content	Area (Sq. Ft.)
Name Letter	"Warby Parker"	11.3
Projecting Sign	"Warby Parker"	8.2 (4.1 per side)
Total Combined Sign Area	-	19.5
Permitted Combined Sign Area		36.3

Although the applicant meets the combined sign area requirements of the Sign Ordinance, there are some details that need to be addressed. First, projecting signs are required to have a minimum 6 in. gap from the wall face to the sign, and the total projection of the sign may not exceed 30 in. The projecting sign as designed contains a 3 in. gap and 36 in. total projection. Second, the "Eye Exam" sign that is proposed at the storefront inside of the window to the right of the door is consider a Window Sign by definition, which may not be illuminated. At this time, the applicant is proposing illumination for this sign. Thus, **the applicant must submit revised sign plans that meet the requirements of the Sign Ordinance.**

Lighting

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

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.

Finally, the City of Birmingham has adopted its own [Historic Design Guidelines](#) that should be reviewed for applicability in all historic Design Review applications.

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 revised exterior renovations, as proposed by the applicant, generally meet the Secretary of the Interior Standards for Rehabilitation numbers 1, 2, 5, 9 and 10. The following analysis breaks down the proposal through the lens of each standard above:

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

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

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

The historic building has many distinct features such as a decorative cornice, double hung wood windows and brick detailing. The removal of [arguably] an inappropriate awning and the fact that the applicant is not proposing to alter or remove any historic material will improve the building façade.

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

As emphasized already, the distinctive features of this building (decorative brickwork, windows, cornice) are not proposed to change.

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

The applicant does not appear to be proposing to remove any historic materials.

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

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

Based on the review above, the Planning Division recommends that the Historic District Commission consider **APPROVAL** of the Design Review application for 120 W. Maple – Ford Building. The Planning Division feels as though the proposed work will meet the Secretary of the Interior Standards for Rehabilitation numbers 1, 2, 5, 9 and 10.

Wording for Motions

I move that the Commission **APPROVE** the Design Review application and issue a Certificate of Appropriateness for 120 W. Maple – Ford Building. The proposed work meet the Secretary of the Interior Standards for Rehabilitation numbers 1, 2, 5, 9 and 10. The following condition applies:

1. The applicant must submit revised sign plans that meet the requirements of the Sign Ordinance.

OR

I move that the Commission **POSTPONE** the Design Review application and the issuance of a Certificate of Appropriateness for 120 W. Maple – Ford Building – for the following reason(s):

1. _____
2. _____
3. _____

OR

I move that the Commission **DENY** the Design Review application for 120 W. Maple – Ford 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.



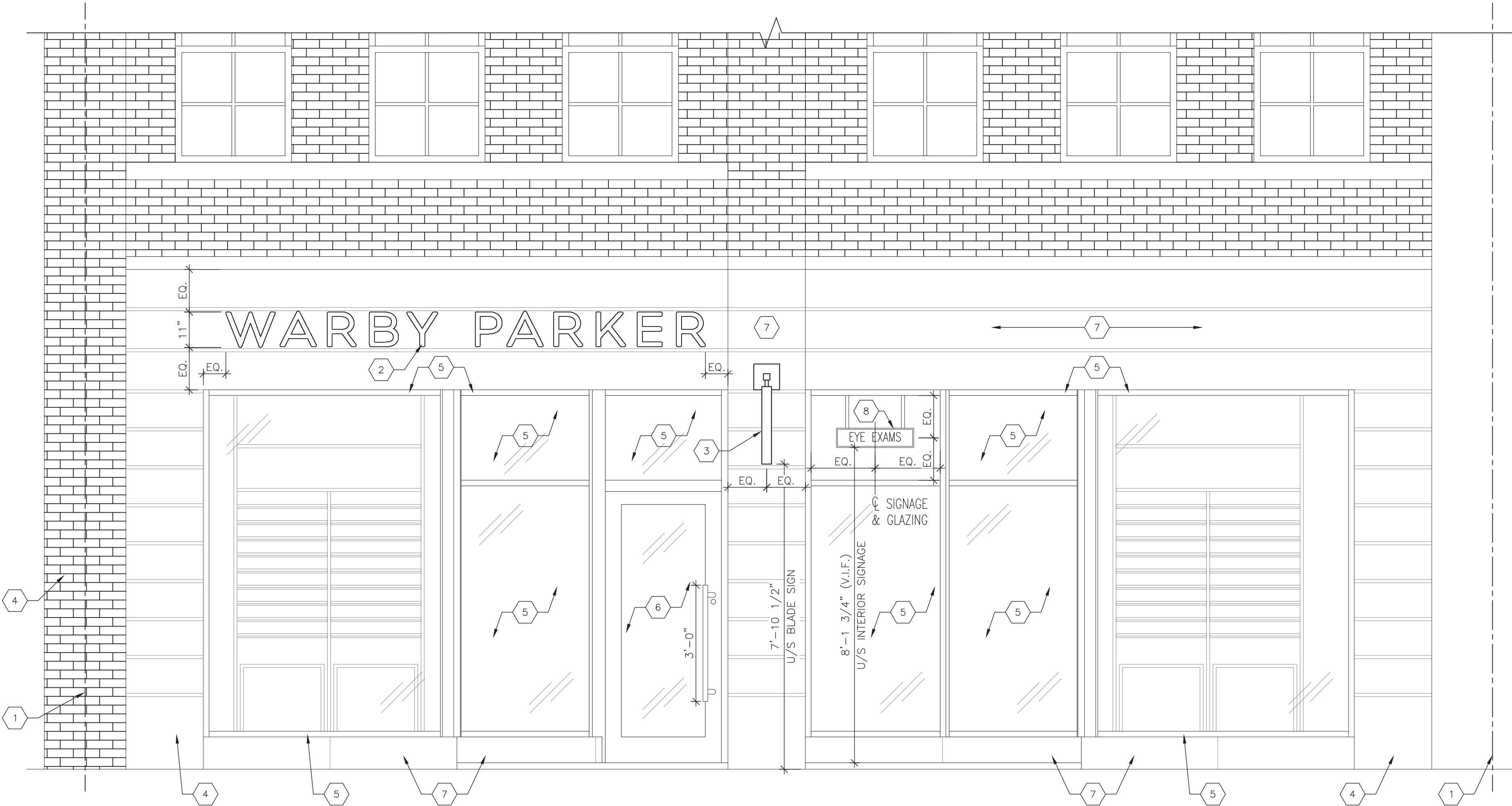
EXISTING STOREFRONT PHOTOS

KEY NOTES

- LEASE LINE
- NEW 11" H HALO-LIT STOREFRONT SIGNAGE, TO BE FILED UNDER SEPARATE PERMIT BY SIGNAGE VENDOR. G.C. TO COORDINATE WITH VENDOR TO PROVIDE POWER AND BLOCKING REQUIREMENTS.
- NEW NON-ILLUMINATED BLADE SIGN. SIGNAGE TO BE FILED UNDER SEPARATE PERMIT BY SIGNAGE VENDOR. G.C. TO COORDINATE WITH VENDOR TO PROVIDE BLOCKING REQUIREMENTS. COORDINATE WITH FINAL APPROVED SIGNAGE SHOP DRAWINGS FOR MOUNTING LOCATION/ HEIGHT FOR SIGNAGE
- EXISTING NEUTRAL PIER AND BUILDING FACADE TO REMAIN AND BE PROTECTED THROUGHOUT CONSTRUCTION.
- EXISTING STOREFRONT GLAZING AND MULLION SYSTEM TO REMAIN. INSPECT FOR CHIPS OR DEFECTS IN GLASS AND NOTIFY CM IMMEDIATELY IF ANY ARE FOUND. MULLIONS ARE TO BE ELECTROSTATIC PAINTED PT-8.
- EXISTING STOREFRONT ENTRY DOOR TO REMAIN AND TO BE ELECTROSTATIC PAINTED PT-8. INSPECT FOR CHIPS OR DEFECTS IN GLASS AND NOTIFY WP CM IMMEDIATELY IF ANY ARE FOUND. REFER TO DOOR HARDWARE SCHEDULE FOR ADDITIONAL INFO. GC TO PATCH AND REPAIR ANY HOLD UPON REMOVAL OF EXISTING HARDWARE WITH BONDED WHEREVER VISIBLE.
- EXISTING STONE CLADDING TO REMAIN AND PATCH/REPAIR ANY HOLES FROM PREVIOUS INSTALLATION.
- NEW ILLUMINATED 24" W, "EYE EXAM" DISPLAY WINDOW SIGNAGE TO BE FILED UNDER SEPARATE PERMIT BY SIGNAGE VENDOR. G.C. TO COORDINATE WITH VENDOR TO PROVIDE POWER AND BLOCKING REQUIREMENTS.

GENERAL NOTES

- ALL SIGNAGE TO BE FURNISHED AND INSTALLED BY SIGN VENDOR. SHOP DRAWINGS TO BE SUBMITTED TO ALL PARTIES FOR APPROVAL & FILED UNDER SEPARATE PERMIT.
- G.C. TO VERIFY ATTACHMENT TO BUILDING STRUCTURE REQUIREMENTS WITH LANDLORD PRIOR TO CONSTRUCTION.
- STOREFRONT CONSTRUCTION SHALL BE SELF SUPPORTING FROM THE FLOOR OR BRACED HORIZONTALLY/LATERALLY TO THE OVERHEAD STRUCTURE (NOT TO DECK). STOREFRONT TO BE STRUCTURALLY INDEPENDENT OF THE MALL/BUILDING FASCIA AND BULKHEAD STRUCTURE.



NOTE: STOREFRONT SIGNAGE IS TO BE FILED UNDER SEPARATE PERMIT, AND SHOWN IN THIS SET FOR REFERENCE ONLY.

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

WARBY PARKER, INC
233 EAST SPRING STREET
6TH FLOOR
NEW YORK, NY 10013
T (646) 517-5223



TRICARICO ARCHITECTURE AND DESIGN PC
502 VALLEY ROAD, WAYNE, NJ 07470
T: 973-692-0222 F: 973-692-0223
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THE GENERAL CONTRACTOR AND/OR ALL SUB-CONTRACTORS WORKING FROM THESE PLANS AND SPECIFICATIONS ARE NOT TO SCALE SUCH INFORMATION BUT TO CONTACT THE ARCHITECT OR HIS REPRESENTATIVE REGARDING MEASUREMENTS, IF SUCH MEASUREMENTS DO NOT APPEAR CORRECT, ADD UP PROPERLY OR SCALE CORRECTLY TO THE INDICATED SIZE.

ENGINEER

PROJECT NUMBER 230224 DATE: 05.10.2023
DRAWN BY: KL CHECK BY: KS

THESE DRAWINGS WERE COMPLETED UNDER THE DIRECT SUPERVISION OF: NJT

REVISION LOG:
ISSUED FOR CLIENT 05.10.23
ISSUED TO CLIENT - PLAN REVISION 07.21.23
ISSUED FOR LL/PERMIT/BID 08.29.23

120 W MAPLE ROAD
BIRMINGHAM, MI 48009

DRAWING NO.
A-201
STOREFRONT ELEVATION
AND NOTES

NICHOLAS J. TRICARICO
ARCHITECT
TRICARICO ARCHITECTURE
AND DESIGN PC

FIRM REGISTRATION NO. LICENSE NO.
- 1301028376



SEAL

PROFESSIONAL SEAL

WARBY PARKER

Store 294
120 W. MAPLE
BIRMINGHAM, MI 48009



93 Industry Drive
PO Box 349
Versailles, KY 40383
859.879.1199



WARBY PARKER

Store 294

120 W. MAPLE
BIRMINGHAM, MI 48009

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

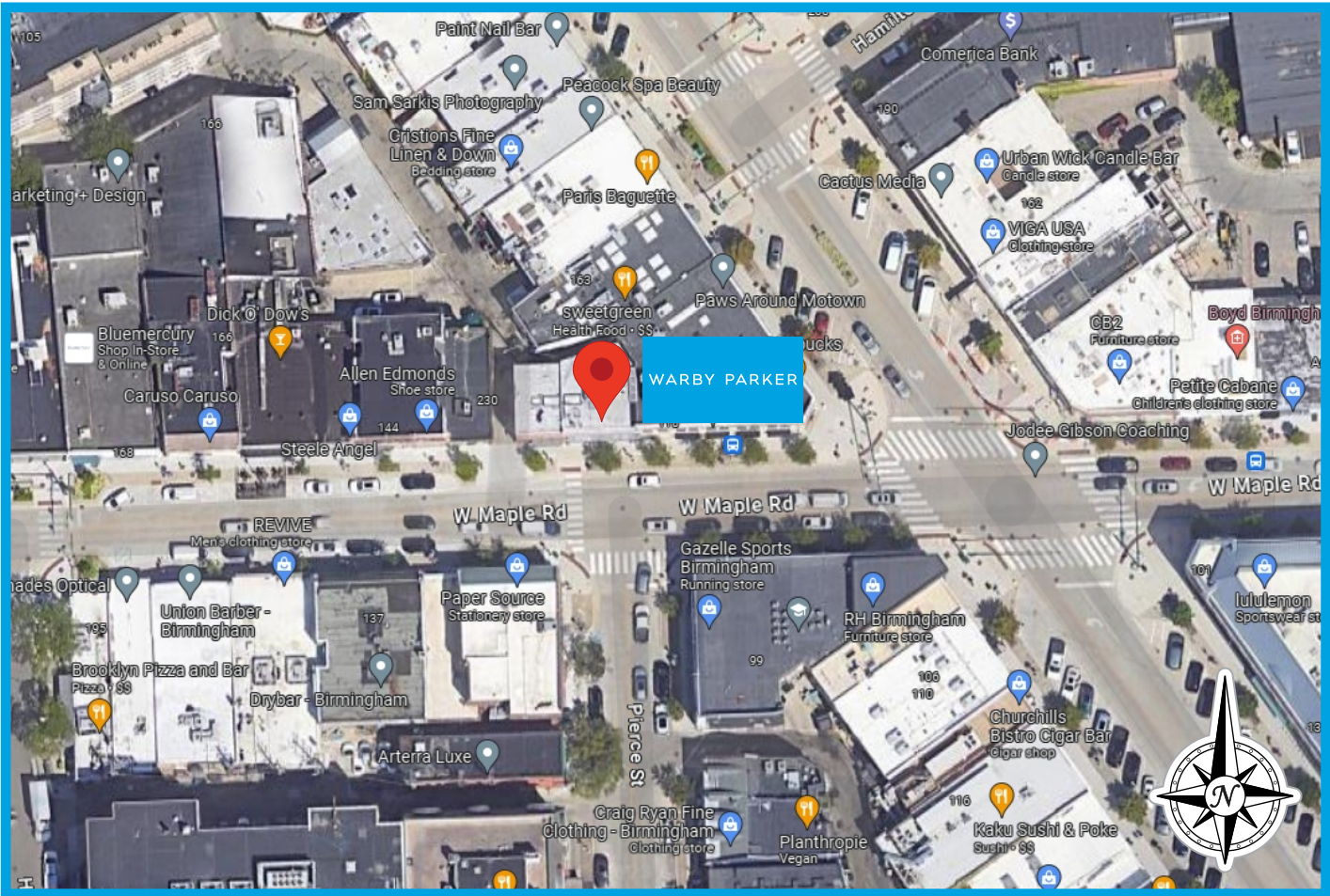
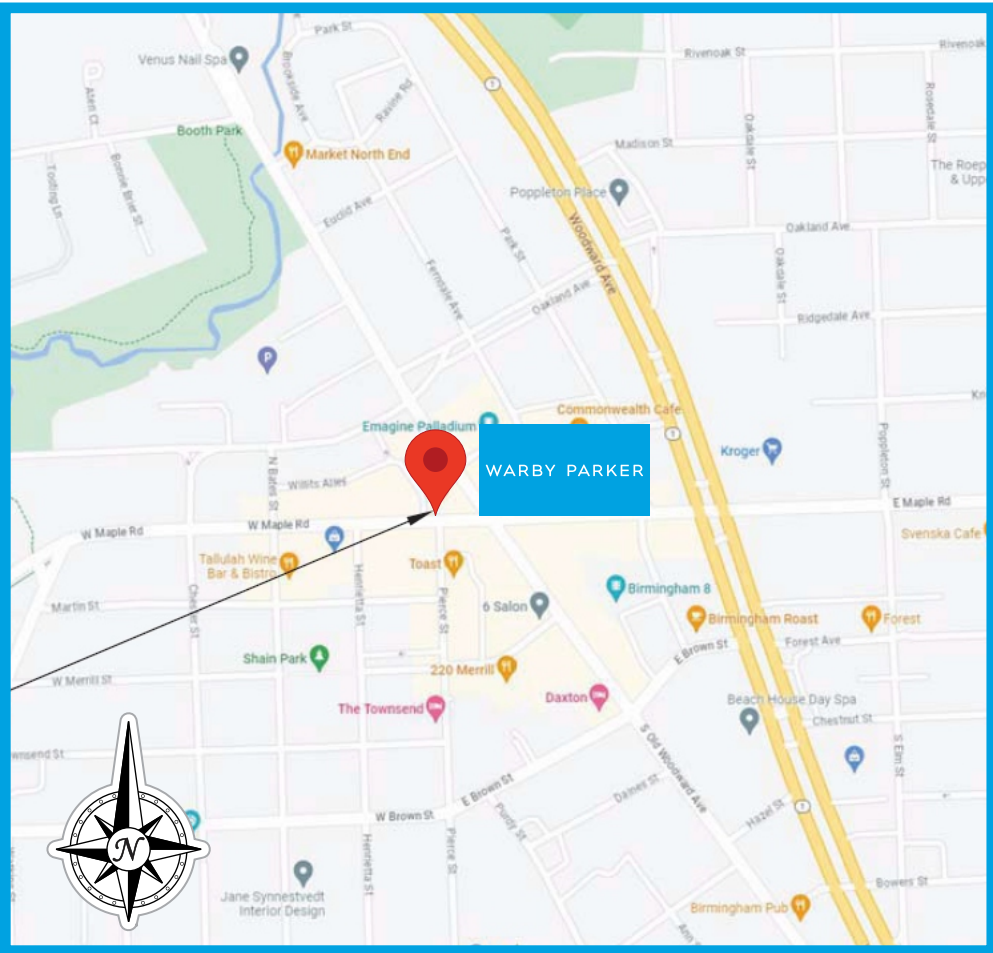
RUGGLES SIGN DOES NOT PROVIDE PRIMARY ELECTRICAL TO SIGN LOCATION!



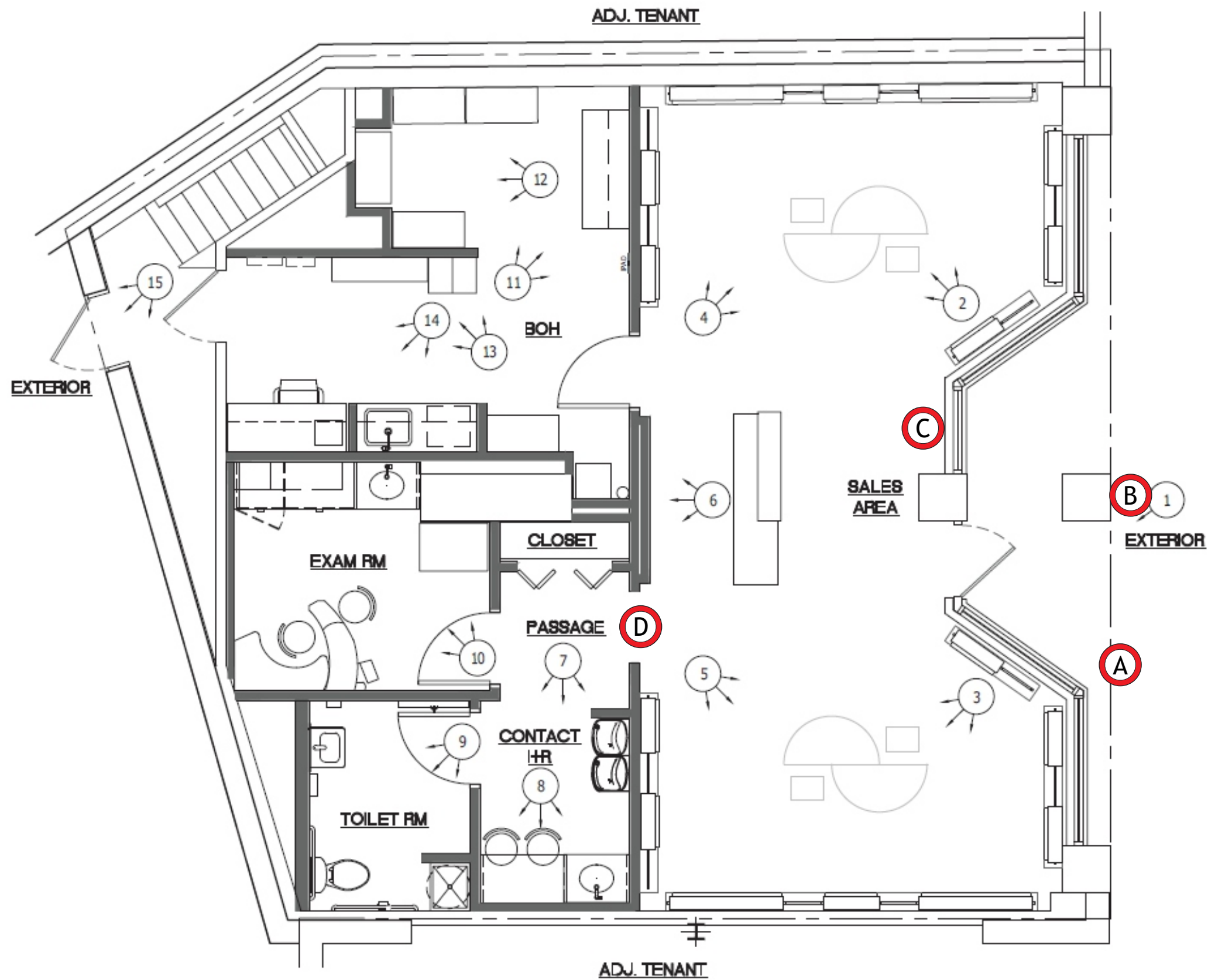
Submittal Date: 09/08/2023
Acct Rep: Rick Branham
Designer: Fred Burch V

REVISIONS

r1: 09/12/2023	r7: _____
r2: 09/13/2023	r8: _____
r3: _____	r9: _____
r4: _____	r10: _____
r5: _____	r11: _____
r6: _____	r12: _____



PLAN VIEW



Ruggles
SIGN

93 Industry Drive
PO Box 349
Versailles, KY 40383
859.879.1199



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Store 294

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BIRMINGHAM, MI 48009

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r3: _____	r9: _____
r4: _____	r10: _____
r5: _____	r11: _____
r6: _____	r12: _____

A WP11BL Qty - 1 **B** WP BLD33 Qty - 1 **C** WP CB24 brass eye SUSP Qty - 1 **D** WP CB20 brass eye Qty - 1



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Store 294

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BIRMINGHAM, MI 48009

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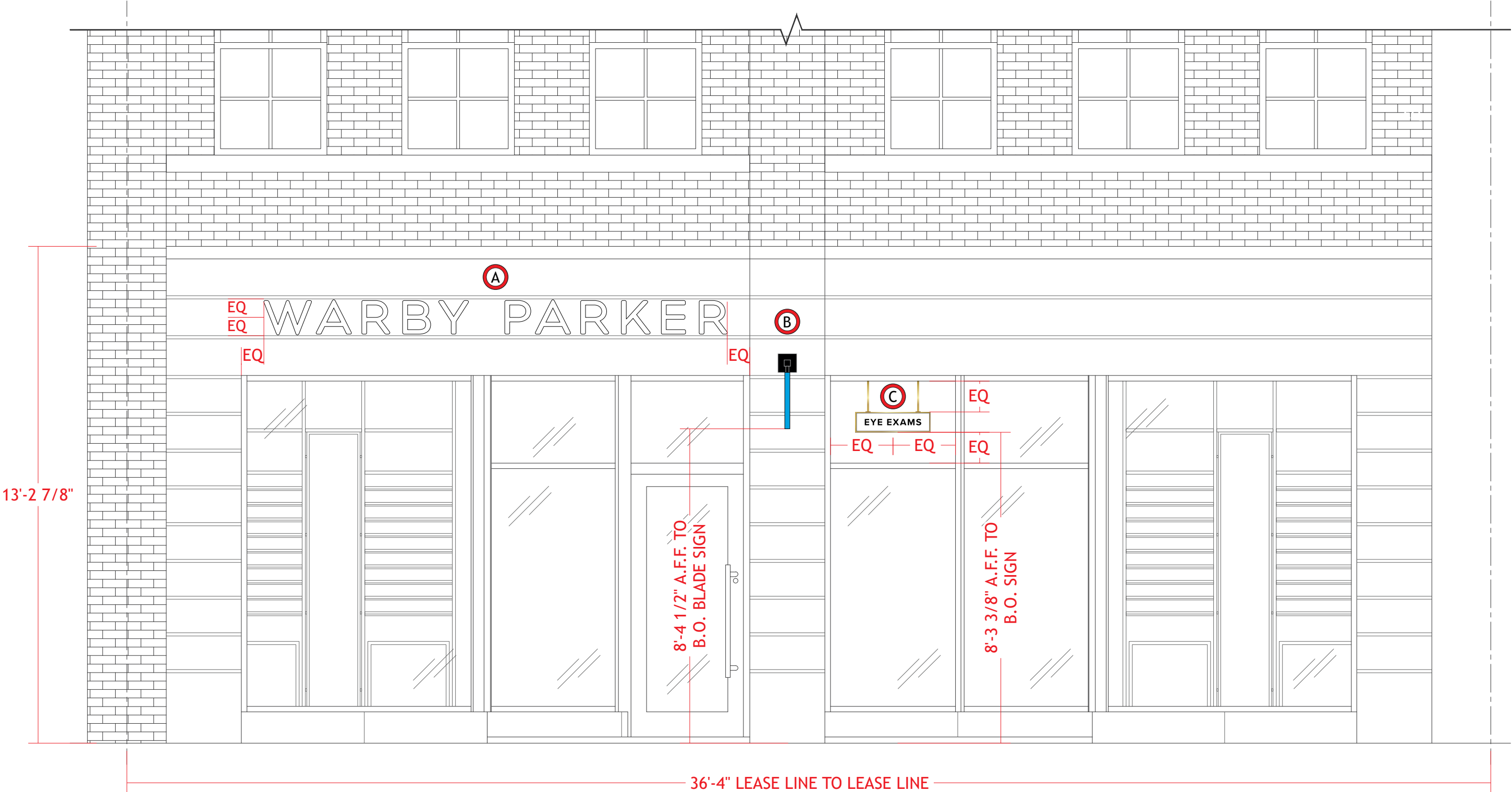
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r3: _____	r9: _____
r4: _____	r10: _____
r5: _____	r11: _____
r6: _____	r12: _____

A WP11BL
Qty - 1

B WP BLD33
Qty - 1

C WP CB24 brass eye SUSP
Qty - 1

D WP CB20 brass eye
Qty - 1



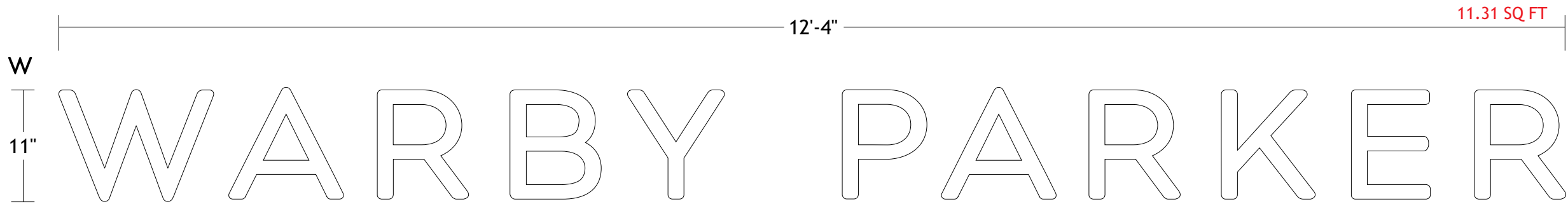
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Qty - 1

B WP BLD33
Qty - 1

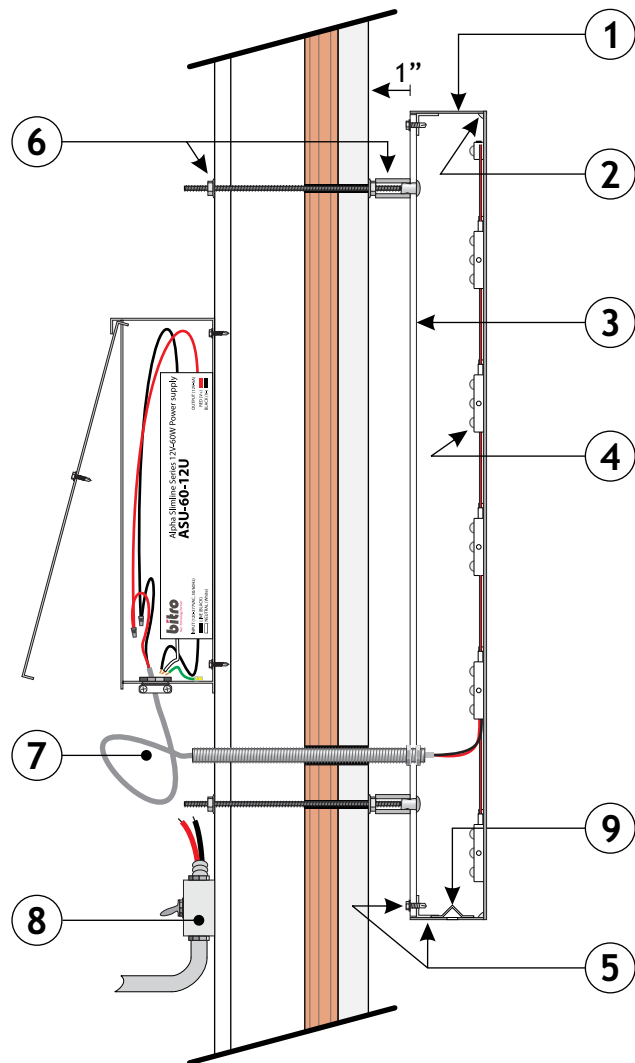
C WP CB24 brass eye SUSP
Qty - 1

D WP CB20 brass eye
Qty - 1

A BACK LIT CHANNEL LETTERS - ELEVATION
Scale: 1" = 1' - 0"



BACK-LIT CHANNEL LETTER - SECTION



SIGN - DETAILS

- 1 1/2" DEEP ALUMINUM BACK-LIT CHANNEL LETTERS, FACE AND RETURNS PAINTED SATIN WHITE. ALL INTERIOR SURFACES ARE PAINTED LIGHT REFLECTIVE GLOSS WHITE.
- LETTER RETURNS AND FACES ARE FULLY CAULKED TO ELIMINATE ANY LIGHT LEAKS.
- 3/16" THICK WHITE POLYCARBONATE LETTER BACKS.
- BITRO BANTAM PLUS 5000K WHITE LED UNITS TO ILLUMINATE LETTERS.
- CLIPS ARE WELDED TO LETTER RETURNS AND BACKS ARE SCREWED TO THE LETTER FROM THE BACK SIDE.
- LETTERS MOUNT 1" OFF THE STOREFRONT SURFACE WITH ALL THREAD LOCKED ONTO LETTER BACKS WITH RIV NUT AND WIZ NUT AFTER SPACER AND FASTENED WITH SITE SPECIFIC FASTENERS AND 1" SPACERS. SPACERS PAINTED TO MATCH FACADE.
- 3/8" RIGID CONDUIT FOR LOW VOLTAGE PASS-THRU (LEAVE SLACK IN THE LINE FOR FUTURE SERVICE) LEADING TO BITRO ASU-60-12U POWER SUPPLY (120-277 VOLT) CONTAINED INSIDE **PAIGE 980054C SNAP 2 ENCLOSURE**.
- DEDICATED PRIMARY SIGN CIRCUIT AND DISCONNECT PROVIDED BY ELECTRICIAN.
- DRAIN HOLE IN BOTTOM OF LETTER RETURN WITH LIGHT COVER.

* Tile or reflective background signage receives an inset letter back and will be fully caulked to eliminate light leaks



93 Industry Drive
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Versailles, KY 40383
859.879.1199



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Store 294

120 W. MAPLE
BIRMINGHAM, MI 48009

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RUGGLES SIGN DOES NOT PROVIDE PRIMARY ELECTRICAL TO SIGN LOCATION!



Submittal Date: 09/08/2023
Acct Rep: Rick Branham
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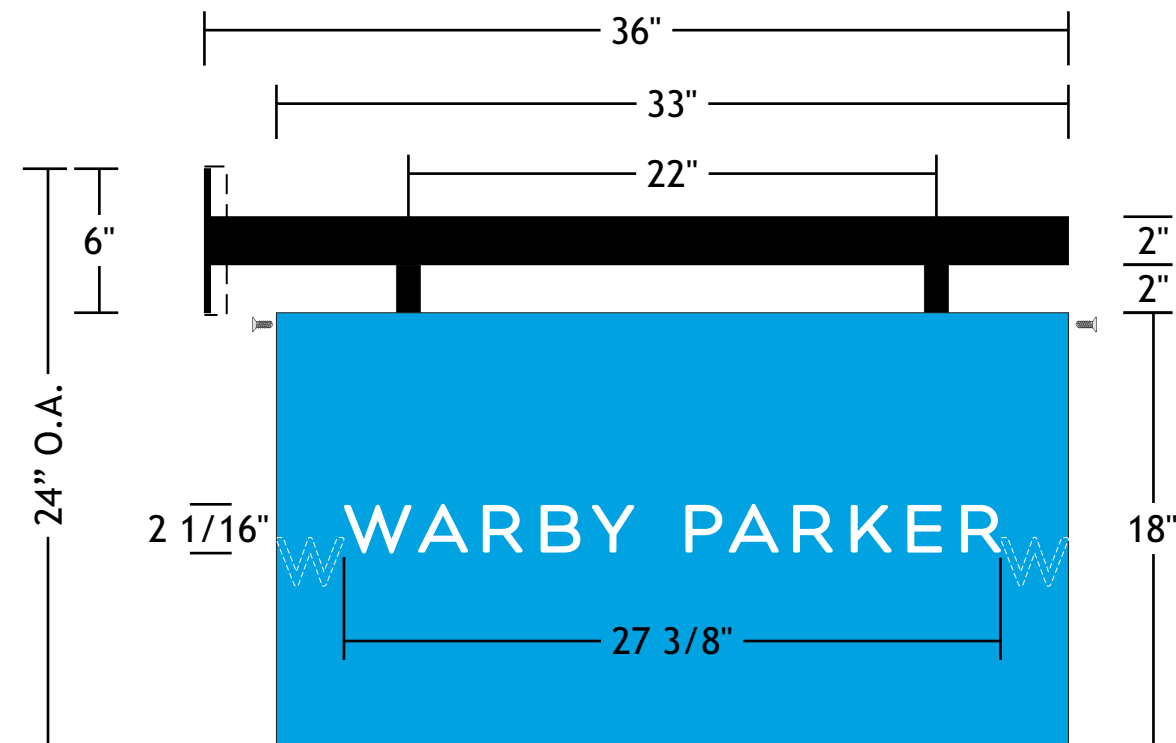
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WP11BL

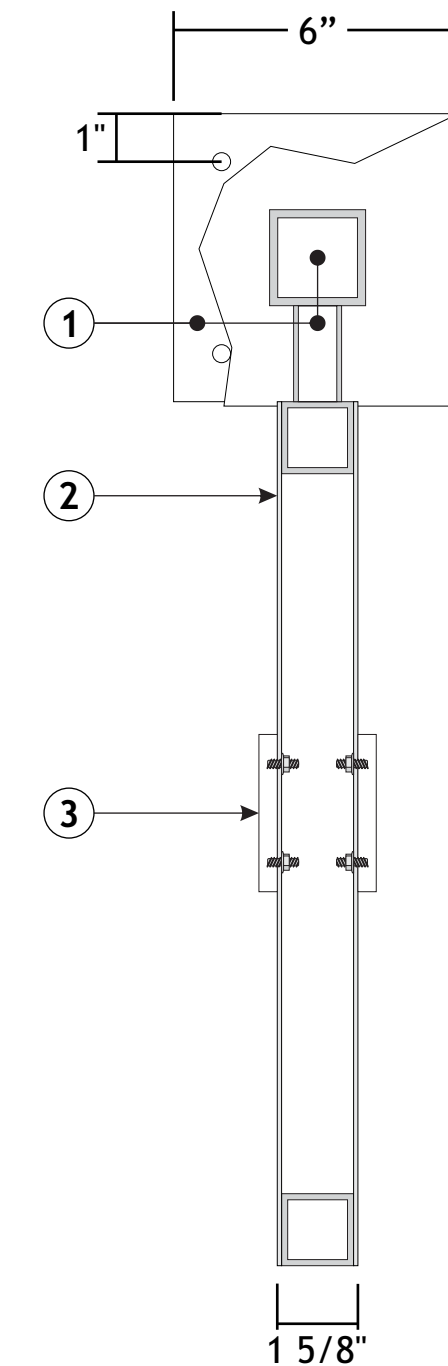
PAGE: 5

Scale: $1\frac{1}{2}'' = 1' - 0''$



- 1 6" X 6" X 3/8" THICK MOUNTING PLATE (WITH ALUMINUM ESCUTCHEON) WELDED TO 2" X 2" ARMATURE, WELDED TO 1" X 1" X 2" DOWN TUBES, ALL PAINTED MATTE BLACK. BLADE IS BOLTED DIRECTLY TO EXISTING BRICK/BLOCK FACADE WITH SITE SPECIFIC FASTENERS.
- 2 ROUTED 1/8" ALUMINUM FACES AND 1 1/2" X 1 1/2" ALUMINUM TUBE FRAME PAINTED PMS 2995 WP CORPORATE BLUE, SATIN FINISH ON ALL SIDES. FABRICATED CABINET WILL SLIDE OVER MOUNTING FRAME AND SECURE WITH COUNTERSINK SCREWS ON SIDES.
- 3 3/8" THICK (WARBY PARKER) ACRYLIC LETTERS PAINTED SATIN WHITE AND TAPPED IN THE BACK LETTERS. LETTERS MOUNTED TO BLADE SIGN FACES WITH ALL THREAD AND FASTENED WITH NUTS ON THE INSIDE OF THE BLADE.

Scale: 3" = 1' - 0"



93 Industry Drive
PO Box 349
Versailles, KY 40383
859.879.1199



WARBY PARKER

Store 294

120 W. MAPLE
BIRMINGHAM, MI 48009

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

RUGGLES SIGN DOES NOT PROVIDE PRIMARY ELECTRICAL TO SIGN LOCATION!

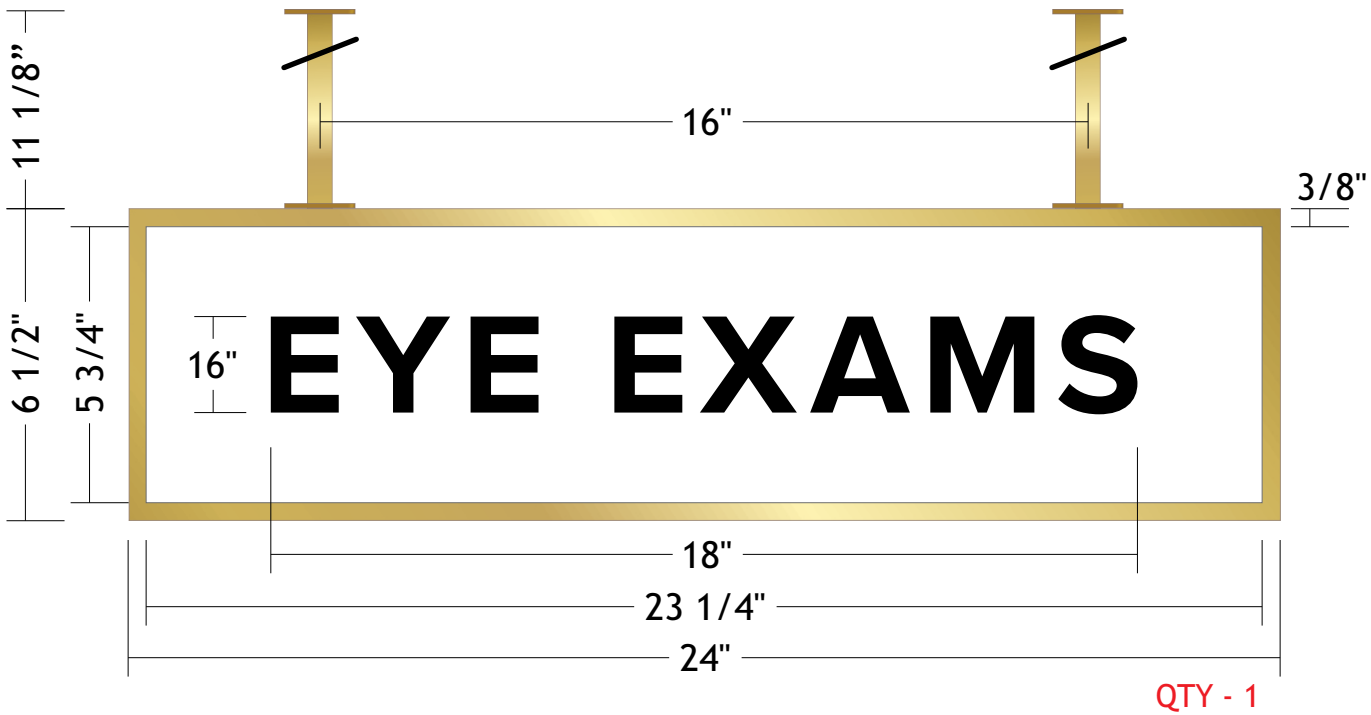


Submittal Date: 09/08/2023
Acct Rep: Rick Branham
Designer: Fred Burch V

REVISIONS

r1: 09/12/2023 r7: _____
r2: 09/13/2023 r8: _____
r3: _____ r9: _____
r4: _____ r10: _____
r5: _____ r11: _____
r6: _____ r12: _____

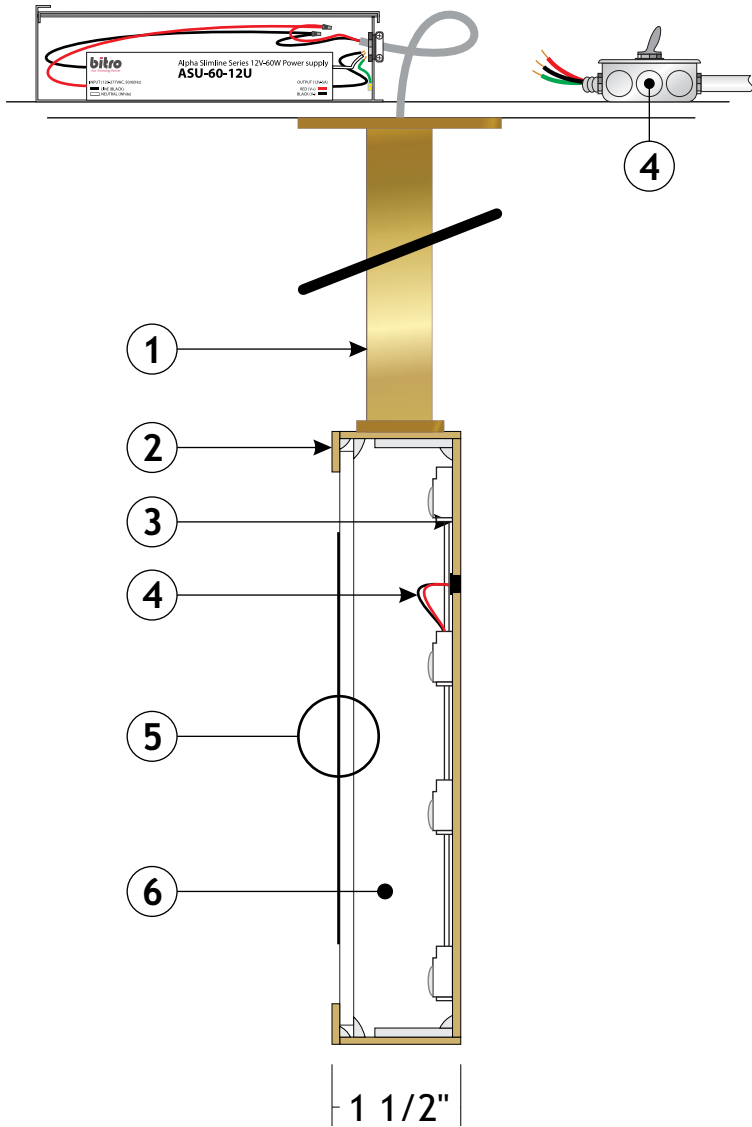
C **SUSPENDED SLIM LIGHT BOX - ELEVATION**
Scale: 3" = 1' - 0"



● **SIGN - DETAILS**

- ① LIGHT BOX IS SUSPENDED WITH 3/4" #4 BRUSHED BRASS SQUARE TUBES AND MATCHING MOUNTING PLATES.
- ② 3/8" WIDE BRASS FACE RING ATTACHES TO 1 1/2" DEEP #4 BRUSHED BRASS, SATIN FINISH RETURN.
- ③ FINISHED BRUSHED BRASS BACK. COUNTERSINK BRUSHED BRASS SCREWS NOT VISIBLE FROM GROUND.
- ④ BITRO PICO BRIGHT WHITE 5000K WHITE LED UNITS MOUNT INTO BACK PAN. LOW VOLTAGE WIRE TO RUN THROUGH 3/4" TUBE TO REMOTE BITRO ASU-60-12U LED DRIVER (120-277 VOLT) CONTAINED IN PAIGE 980054C SNAP 2 ENCLOSURE IN CEILING ABOVE. SECONDARY CONNECTIONS MUST BE AS SHORT AS POSSIBLE. JUNCTION BOX AND SERVICE DISCONNECT PROVIDED BY OTHERS.
- ⑤ OPAQUE MATTE BLACK VINYL APPLIED FIRST SURFACE TO 3/16" THICK 7328 WHITE LIGHT DIFFUSING ACRYLIC PANEL IS EPOXY GLUE TO BACKSIDE OF LIGHT BOX RING.
- ⑥ ALL INTERIOR SURFACES ARE PAINTED LIGHT REFLECTIVE HIGH GLOSS WHITE.

● **SUSPENDED SLIM LIGHT BOX - SECTION**



93 Industry Drive
PO Box 349
Versailles, KY 40383
859.879.1199



WARBY PARKER

Store 294

120 W. MAPLE
BIRMINGHAM, MI 48009

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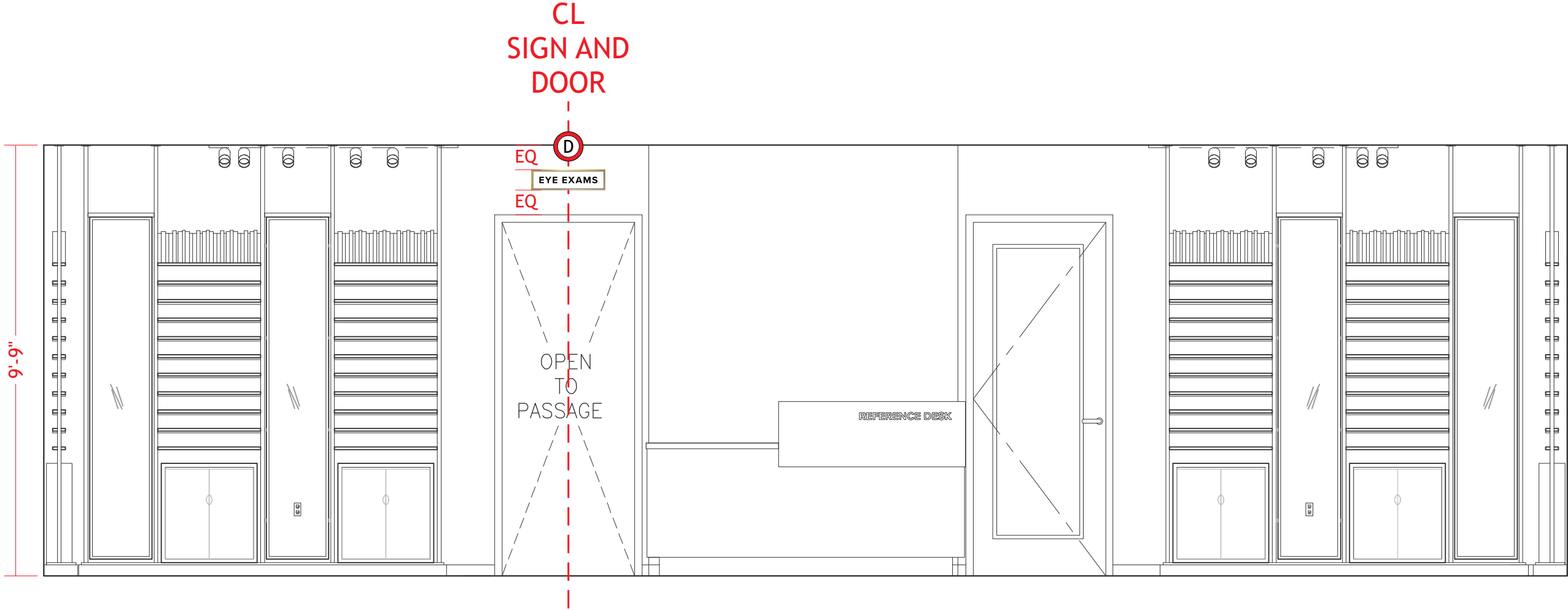
RUGGLES SIGN DOES NOT PROVIDE PRIMARY ELECTRICAL TO SIGN LOCATION!



Submittal Date: 09/08/2023
Acct Rep: Rick Branham
Designer: Fred Burch V

REVISIONS

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WARBY PARKER

Store 294

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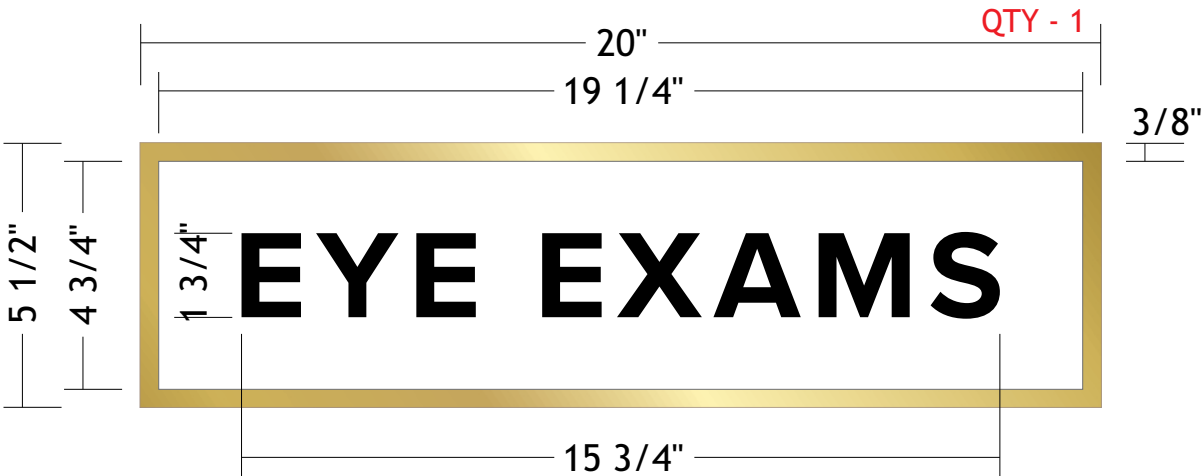
A WP11BL
Qty - 1

B WP BLD33
Qty - 1

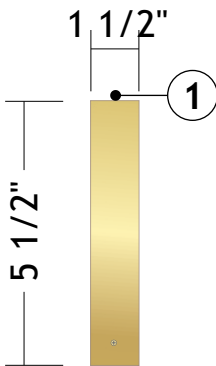
C WP CB24 brass eye SUSP
Qty - 1

D WP CB20 brass eye
Qty - 1

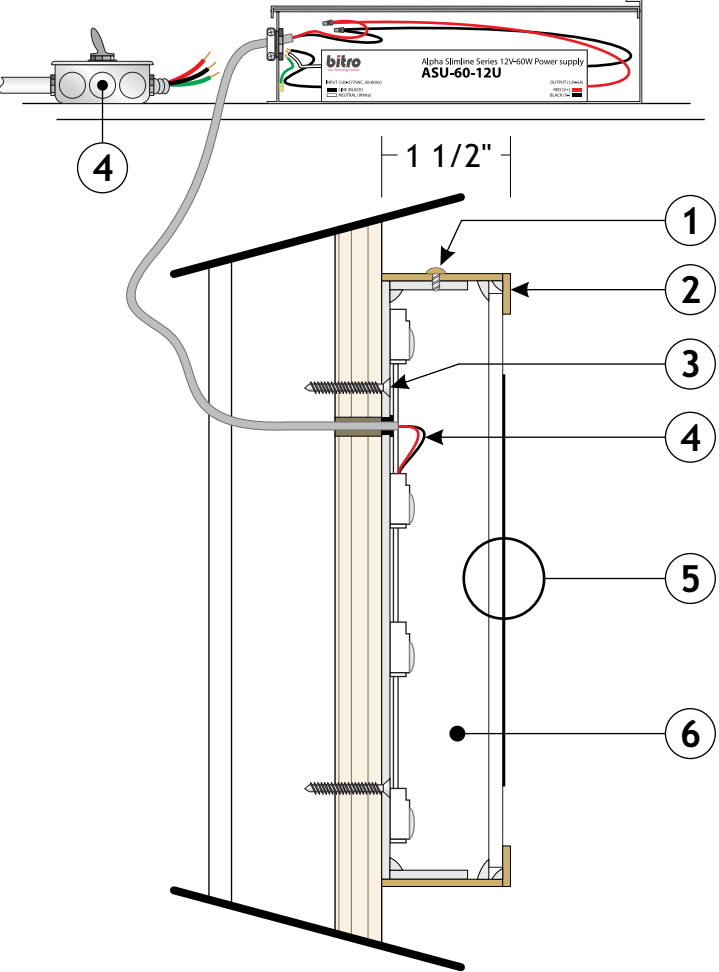
D SLIM LIGHT BOX - ELEVATION
Scale: 3" = 1' - 0"



● SIDE ELEVATION



● SLIM LIGHT BOX - SECTION



● SIGN - DETAILS

- ① LIGHT BOX SECURES WITH SMALL BRASS PAN HEAD SCREWS ON TOPSIDE ONLY. INSTALLER MUST TAKE CARE NOT TO OVER/UNDER TIGHTEN SO AS TO KEEP COVER FLUSH TO WALL.
- ② 3/8" WIDE BRASS FACE RING ATTACHES TO 1" DEEP #4 BRUSHED BRASS, SATIN FINISH RETURN.
- ③ ALUMINUM BACK PAN WITH LIP FOR FACE ATTACHMENT AND ELIMINATION OF LIGHT LEAKS WILL SCREW FLUSH TO WALL WITH SITE SPECIFIC FASTENERS.
- ④ BITRO PICO BRIGHT WHITE 3000K WHITE LED UNITS MOUNT UNTO BACK PAN. LOW VOLTAGE WIRE THROUGH SNAP BUSHING TO REMOTE BITRO ASU-60-12U LED DRIVER (120-277 VOLT) CONTAINED IN PAIGE 980054C SNAP 2 ENCLOSURE IN CEILING ABOVE. JUNCTION BOX AND SERVICE DISCONNECT PROVIDED BY OTHERS.
- ⑤ OPAQUE MATTE BLACK VINYL APPLIED FIRST SURFACE TO 3/16" THICK 7328 WHITE LIGHT DIFFUSING ACRYLIC PANEL IS EPOXY GLUE TO BACKSIDE OF LIGHT BOX FACE RING.
- ⑥ ALL INTERIOR SURFACES ARE PAINTED LIGHT REFLECTIVE HIGH GLOSS WHITE.



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WARBY PARKER

Store 294

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RUGGLES SIGN DOES NOT PROVIDE PRIMARY ELECTRICAL TO SIGN LOCATION!



Submittal Date: 09/08/2023
Acct Rep: Rick Branham
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r6: _____	r12: _____

WARBY PARKER

Downtown Birmingham | Birmingham, MI

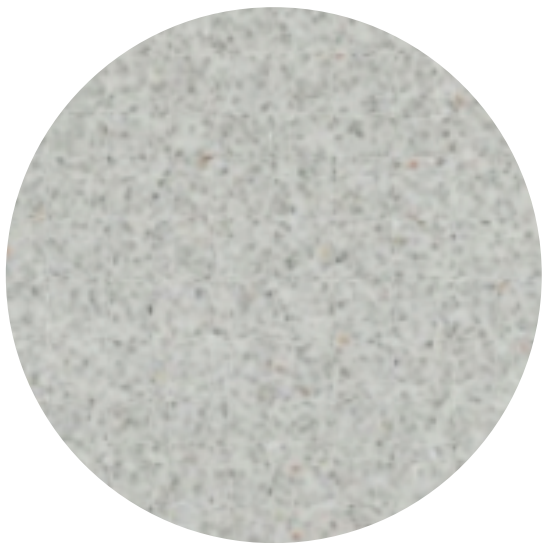
HISTORIC REVIEW SUBMISSION

September 1, 2023

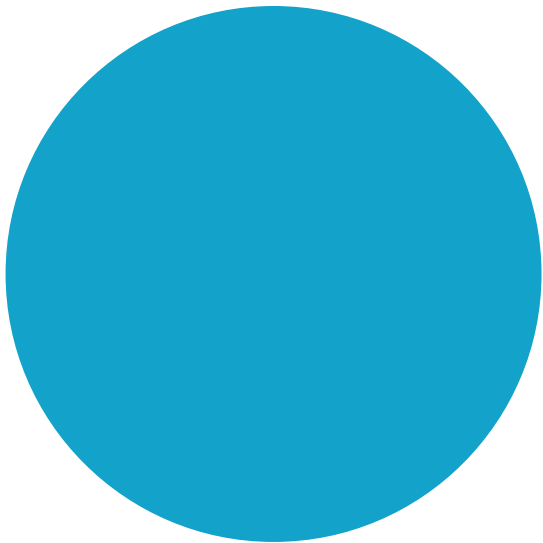
EXISTING PHOTOS



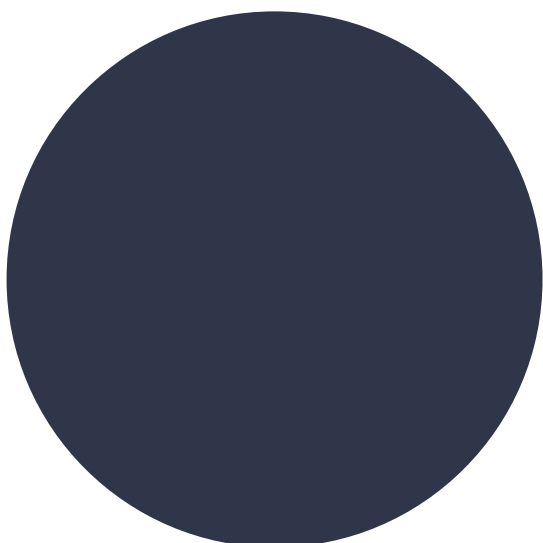
FINISHES



STOREFRONT MASSING
Existing to Remain



STOREFRONT DOOR
Benjamin Moore
Yosemite Blue 2059-40



STOREFRONT METAL
Benjamin Moore
Old Navy 2063-10

STOREFRONT





AGENDA
BIRMINGHAM HISTORIC DISTRICT COMMISSION
WEDNESDAY – NOVEMBER 1, 2023
BIRMINGHAM CITY HALL, 151 MARTIN STREET, COMMISSION ROOM 205, BIRMINGHAM, MI*
******* 7:00 PM*******

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

- 1) Roll Call
- 2) Approval of the HDC Minutes of **October 18, 2023**
- 3) Courtesy Review
- 4) Historic Design Review
- 5) Sign Review
- 6) Study Session
 - A. **Historic Preservation Master Plan**
- 7) Miscellaneous Business and Communication
 - A. Pre-Application Discussions
 - B. Draft Agenda
 1. **November 15, 2023**
 - C. Staff Reports
 1. **Administrative Sign Approvals**
 2. **Administrative Approvals**
 3. **Demolitions**
 4. **Action List 2023**
- 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.



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

Inspection Requests: www.bsaonline.com

Permit Number:

PD23-0068
JDSF23-0033

Applied: 09/20/2023

Issued:

Expires:

Finalized:

Applicant:

THOMAS SEBOLD & ASSOCIATES,
35990 WOODWARD AVE
BLOOMFIELD HILLS MI 48304

DEMOLITION ONLINE

DEMO SINGLE FAMILY

Status: HOLD (FEE)

LOCATION	OWNER	CONTRACTOR
0 550 SUFFIELD AVE 08-19-26-403-035 Zoning District: Special District:	ROBERTS, BRETT A 271 FAIRFAX AVE BIRMINGHAM MI 48009-1294 Phone: Fax:	THOMAS SEBOLD & ASSOCIAT 35990 WOODWARD AVE BLOOMFIELD HILLS MI 48304 Phone: (248) 642-7711 Email: seans@tsagc.com

Work Description: Demo Existing home & detached garage

Stipulations:

Primary Construction Type:

Primary Zoning District:

Primary Use Group:

Project: JDSF23-0033

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



Building Official Approval: _____

Date: 09/20/2023









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

PD23-0065
Permit # _____

JDSF23-0028
Project # _____

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 2455 FAIRWAY		PROPERTY IDENTIFICATION NUMBER (SIDEWELL NO.) 19-35-305-002	LOT NUMBER 20
II. Applicant / Project Contact Information			
A. Applicant			
NAME William SARACINO		ADDRESS 501 WATTLES	
CITY Bloomfield	STATE MICH.	ZIP CODE 48304	TELEPHONE NUMBER (Include Area Code) 248-563-6428
CELL PHONE NUMBER (Include Area Code) 248-563-6428		FAX NUMBER (Include Area Code)	
		EMAIL ADDRESS KLSaracino@gmail.com	
B. Owner or Lessee			
NAME MILLCREEK CONSTRUCTION MANAG.		ADDRESS 501 WATTLES	
CITY Bloomfield	STATE MICH.	ZIP CODE 48304	TELEPHONE NUMBER (Include Area Code)
CELL PHONE NUMBER (Include Area Code) 248-563-6428		FAX NUMBER (Include Area Code)	
		EMAIL ADDRESS KLSaracino@gmail.com	
C. Architect or Engineer			
NAME CARL PALAZZOLA		ADDRESS	
CITY	STATE	ZIP CODE	TELEPHONE NUMBER (Include Area Code)
CELL PHONE NUMBER (Include Area Code) 248-467-7010		FAX NUMBER (Include Area Code)	
		EMAIL ADDRESS	
LICENSE NUMBER		EXPIRATION DATE	
D. Contractor			
NAME MILLCREEK CONST. MANAG. BILL SARACINO		ADDRESS 501 WATTLES	
CITY Bloomfield	STATE MICH.	ZIP CODE 48304	TELEPHONE NUMBER (Include Area Code)
CELL PHONE NUMBER (Include Area Code) 248-563-6428		FAX NUMBER (Include Area Code)	
		EMAIL ADDRESS	
INDIVIDUAL BUILDERS LICENSE NUMBER 2101040103		EXPIRATION DATE 5-31-2026	
COMPANY BUILDERS LICENSE NUMBER		EXPIRATION DATE	
FEDERAL EMPLOYER ID NUMBER (or reason for exemption) 382186860			
WORKERS COMP INSURANCE CARRIER (or reason for exemption) Assure			
UNEMPLOYMENT INSURANCE AGENCY EMPLOYER ACCOUNT NUMBER (or reason for exemption) 0910511			







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

PD23-0066
 Permit # _____

JDSF 23-0029
 Project # _____

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 1586 REDDING		PROPERTY IDENTIFICATION NUMBER (SIDWELL NO.) 08-19-26-226-011	LOT NUMBER
II. Applicant / Project Contact Information			
A. Applicant			
NAME THE ADAMS GROUP.		ADDRESS 1700 E. AUBURN RD	
CITY ROCHESTER HILLS	STATE MI	ZIP CODE 48307	TELEPHONE NUMBER (Include Area Code) 248-550-5751
CELL PHONE NUMBER (Include Area Code) 248-550-5751	FAX NUMBER (Include Area Code)	EMAIL ADDRESS KEITH@ADAMS-INCORPORATED.COM	
B. Owner or Lessee			
NAME F. CEDRIC CORERA		ADDRESS 31010 Bingham Rd.	
CITY Bingham Farm	STATE MI	ZIP CODE 48025	TELEPHONE NUMBER (Include Area Code) 248-227-7711
CELL PHONE NUMBER (Include Area Code)	FAX NUMBER (Include Area Code)	EMAIL ADDRESS* CCORERA@VENTEON.US.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 THE ADAMS GROUP.		ADDRESS 1700 E. AUBURN RD	
CITY ROCHESTER HILLS	STATE MI	ZIP CODE 48307	TELEPHONE NUMBER (Include Area Code)
CELL PHONE NUMBER (Include Area Code) 248-550-5751	FAX NUMBER (Include Area Code)	EMAIL ADDRESS KEITH@ADAMS-INCORPORATED.COM	
INDIVIDUAL BUILDERS LICENSE NUMBER 2102193459		EXPIRATION DATE 5/31/26	
COMPANY BUILDERS LICENSE NUMBER		EXPIRATION DATE	
FEDERAL EMPLOYER ID NUMBER (or reason for exemption) 38-3342322			
WORKERS COMP INSURANCE CARRIER (or reason for exemption) Accident Fund NATIONAL			
UNEMPLOYMENT INSURANCE AGENCY EMPLOYER ACCOUNT NUMBER (or reason for exemption) 1298180			





8-11-2023
1586 REDDING SOUTH



8-11-2023

1586 REDDING NORTH



8-11-2023

1586 REDDING. EAST



8-11-2023
1586 REDDING WEST



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

Inspection Requests: www.bsaonline.com

Applicant:

ARMANDO GIUSEPPE INC
3675 W. Tienken Rd.
Rochester MI 48306

Status: HOLD FOR

DEMOLITION ONLINE

DEMO SINGLE FAMILY

Permit Number:

PD23-0069
JDSF23-0035

Applied: 09/21/2023

Issued:

Expires:

Finalized:

LOCATION	OWNER	CONTRACTOR
0 1307 HUMPHREY AVE 08-20-31-302-039 Zoning District: Special District:	ADELSON, TODD A 1185 MANCHESTER RD BIRMINGHAM MI 48009-5806 Phone: Fax:	ARMANDO GIUSEPPE INC 3675 W. Tienken Rd. Rochester MI 48306 Phone: (248) 830 6679 Email: agdesignbuildinc@gmail.com

Work Description: Demolition of existing home

Stipulations:

Primary Construction Type:

Primary Zoning District:

Primary Use Group:

Project: JDSF23-0035

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



Building Official Approval: _____

Date: 09/21/2023







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

0023-0067
 Permit # _____

JDSF23-0032
 Project # _____

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 2498 Buckingham			PROPERTY IDENTIFICATION NUMBER (SIDWELL NO.) 0820-30-452-011		LOT NUMBER
II. Applicant / Project Contact Information					
A. Applicant					
NAME Gene Smakaj			ADDRESS 40021 Carini Dr		
CITY Sterling Hts	STATE MI	ZIP CODE 48313	TELEPHONE NUMBER (Include Area Code)		
CELL PHONE NUMBER (Include Area Code) 586-275-9204		FAX NUMBER (Include Area Code)			
		EMAIL ADDRESS RapshaHomes@gmail.com			
B. Owner or Lessee					
NAME Rapsha Homes LLC			ADDRESS 40021 Carini Dr		
CITY Sterling Hts	STATE MI	ZIP CODE 48313	TELEPHONE NUMBER (Include Area Code)		
CELL PHONE NUMBER (Include Area Code) 586-275-9204		FAX NUMBER (Include Area Code)			
		EMAIL ADDRESS RapshaHomes@gmail.com			
C. Architect or Engineer					
NAME ADLER Associates LLC			ADDRESS 1335 Park Dr		
CITY White Lake	STATE MI	ZIP CODE 48386	TELEPHONE NUMBER (Include Area Code)		
CELL PHONE NUMBER (Include Area Code) 586-214-5520		FAX NUMBER (Include Area Code)			
		EMAIL ADDRESS Aledadler@gmail.com			
LICENSE NUMBER 1301058238			EXPIRATION DATE 07-25-2025		
D. Contractor					
NAME Complete Home Improvement LLC			ADDRESS 40021 Carini Dr		
CITY Sterling Hts	STATE MI	ZIP CODE 48313	TELEPHONE NUMBER (Include Area Code)		
CELL PHONE NUMBER (Include Area Code) 586-275-9204		FAX NUMBER (Include Area Code)			
		EMAIL ADDRESS			
INDIVIDUAL BUILDERS LICENSE NUMBER			EXPIRATION DATE		
COMPANY BUILDERS LICENSE NUMBER 2102219783			EXPIRATION DATE 05-31-2024		
FEDERAL EMPLOYER ID NUMBER (or reason for exemption) 81-1835805					
WORKERS COMP INSURANCE CARRIER (or reason for exemption) Liberty Mutual					
UNEMPLOYMENT INSURANCE AGENCY EMPLOYER ACCOUNT NUMBER (or reason for exemption)					









Historic District Commission Action List –2023

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