



AGENDA
BIRMINGHAM HISTORIC DISTRICT COMMISSION
WEDNESDAY – FEBRUARY 21, 2024
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 February 7, 2024**
- 3) **Courtesy Review**
- 4) **Historic Design Review**
 - A. **245 S. Eton – Birmingham Grand Trunk Western Railroad Depot (Postponed from February 7, 2024)**
- 5) **Sign Review**
- 6) **Study Session**
- 7) **Miscellaneous Business and Communication**
 - A. **Pre-Application Discussions**
 - B. **Draft Agenda**
 1. **March 6, 2024**
 - C. **Staff Reports**
 1. **Administrative Sign Approvals**
 2. **Administrative Approvals**
 3. **Demolitions**
 4. **Action List 2023/2024**
 - D. **Communications**
 1. **2023 Certified Local Government Annual Report**
 2. **239 N. Old Woodward – Huston Building – Roofing Materials**
- 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 February 7, 2024**

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

Minutes of the regular meeting of the Historic District Commission ("HDC") held February 7, 2024. The meeting was called to order at 7:00 p.m.

1) Roll Call

Present: Vice Chair Dustin Kolo; Board Members Gigi Debbrecht, Natalia Dukas, Patricia Lang, Michael Willoughby (left at 7:54 p.m.); Alternate Board Member Mary Jaye

Absent: Chair John Henke; Board Members Keith Deyer; Alternate Board Member Steven Lemberg

Staff: Planning Director Dupuis; City Transcriptionist Eichenhorn

2) Approval of the HDC Minutes of January 17, 2024

01-02-24

Motion by Ms. Lang

Seconded by Ms. Jaye to approve the HDC Minutes of January 17, 2024 as submitted.

Motion carried, 6-0.

VOICE VOTE

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

Nays: None

3) Courtesy Review

4) Historic Design Review

A. 245 S. Eton – Birmingham Grand Trunk Western Railroad Depot

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

Mark Knauer, architect, and Randy Roberty, Director of Design and Architecture for Cameron Mitchell Restaurants, spoke on behalf of the application.

HDC members commented:

- The main concerns were around the size, scale, and massing, and potential for providing a false sense of historic character with the addition;
- The HDC would not be able to justify an addition with a matching slate roof and a matching brick to the historical building;
- A standing seam would be preferable to slate that is a different color;
- The timber, brick, and slate on the addition would need to change;
- A lighter metal roof might be possible;

- Something should be added to the front wall of the addition so that it would not be entirely brick;
- The addition should look sufficiently differentiated from the historic building; and,
- Bringing options for the next review would be helpful.

01-03-24

Motion by Ms. Lang

Seconded by Ms. Debbrecht to postpone to a date certain of February 21, 2024 to give the applicant time to reconsider the comments made.

Motion carried, 6-0.

VOICE VOTE

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

Nays: None

5) Sign Review

6) Study Session

7) Miscellaneous Business and Communication

The HDC briefly discussed ways of publicizing the ongoing Historic Preservation Master Plan survey.

A. Pre-Application Discussion

B. Draft Agenda

C. Staff Reports

1. Administrative Sign Approvals

2. Administrative Approvals

3. Demolitions

4. Action List

D. Communications

1. 100 N. Old Woodward – MHPN Award Letter (UPDATE)

The HDC expressed their approval of the letter.

8) Adjournment

No further business being evident, the HDC motioned to adjourn at 8:00 p.m.



Nick Dupuis, Planning Director



Laura Eichenhorn, City Transcriptionist



MEMORANDUM

Planning Division

DATE: February 21, 2024

TO: Historic District Commission Members

FROM: Nicholas Dupuis, Planning Director

SUBJECT: 245 S. Eton – Birmingham Grand Trunk Western Railroad Depot – Design Review

Zoning: B2B (General Business)

Existing Use: Two-Story Commercial Building

History

A sixty-float parade and speech by the Governor marked the opening of the Train Station on August 1, 1931. The “new” station was considered modern in every respect. The Eton St. Station was the third built to service the City of Birmingham. The opening of the station symbolized the end of a long struggle over the two basic forms of transportation; rail and the internal combustion engine. The location of the railroad right of way was moved a quarter of a mile to the east to its present location to relieve the continued increasing demands of automobiles. This prompted the construction of the Eton St. Station, the automobile became increasingly popular after World War I and eventually maintenance costs and lack of use led to the closing of the railroad depot in 1978. After the purchase of the depot by Norm Lepage, the Eton Street Station was converted into a restaurant which became the Big Rock Chop and Brew House restaurant.

Introduction

A Design Review application has been submitted for a new addition on the south side of the building and several other minor changes to the building/site that have come from development of construction drawings and issues that have arisen from the first few months of construction. In addition to being a designated historic resource, the building is also listed on the National Register of Historic Places. The proposed renovations are related to a new restaurant tenant that will inhabit the space after the Big Rock Chop and Brew House was closed permanently in 2021.

On April 19, 2024 ([Agenda](#) – [Minutes](#)), the Historic District Commission approved a Design Review application for façade renovations to the existing building that included the removal of awnings on the front façade, paint, new outdoor dining facilities, and other cosmetic changes.

On July 12, 2023 ([Agenda](#) – [Minutes](#)), the Planning Board moved to recommend approval of a Special Land Use Permit, Final Site Plan and Design Review application to the City Commission. No changes occurred to the building or site during this review.

On August 28, 2023 ([Agenda](#) – [Minutes](#)), the City Commission moved to approve the Special Land Use Permit, Final Site Plan and Design Review as presented, which again included no changes to the site.

On February 7, 2024 ([Agenda](#)), the Historic District Commission reviewed a Design Review application for an addition to the south side of the building. Overall, the Historic District Commission felt as though the addition was not differentiated enough from the historic buildings and moved to postpone consideration to the next meeting, and encouraged the applicant to be creative and provide options.

Proposal

The proposed addition on the south side of the building is about 600 sq. ft. and is proposed to be elevated in an attempt to add habitable space to the second floor for use by the restaurants “club room.” The first floor area is proposed to remain open to maintain access to an existing stair and entry/exit doors and facilitate the relocation of existing ground mounted mechanical/electrical equipment.

The addition has been modified from the original proposal of brick and slate to match the existing historic building to a board and batten façade and standing seam metal roof. The façade as indicated would be painted to match an existing stucco, while the roof material would be an aged copper.

As far as the other changes noted above, the main change is the removal of the large covered outdoor dining facility at the south end of the building in favor of a much smaller outdoor dining facility. The existing valet stand and canopy will now remain, with the canopy proposed to be recovered in black fabric and valet stand painted to match the trim style of the building. In addition, the applicant will introduce minor new landscaping in the area.

Planning & Zoning

The applicant is currently operating under a Special Land Use Permit. Due to addition and the added square footage, a Special Land Use Permit Amendment review will be undertaken by the Planning Board and City Commission. At this time, the Planning Division has reviewed the proposal and has no major concerns with the applicable planning/zoning issues. Included in the particular

areas of study will be the outdoor dining facilities, mechanical equipment, and other related issues. Thus, this report will focus on the historical aspects of the renovation.

Signage

The applicant is not proposing any new signs at this time. The sign as pictured in the attached site/design plans was approved by the City Commission after the applicant amended the design to meet the standards of the Sign Ordinance.

Lighting

There are no new light fixtures 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 Historic District Commission (HDC) should consider the applicable recommendations within the [Birmingham Historic District Design Guidelines](#). In particular, the recommendations in "Part 2: Design Guidelines for Historic Commercial Resources" were considered in the analysis below.

Recommendation

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

Considering the above, the proposed exterior renovations, as proposed by the applicant, generally meets the Secretary of the Interior Standards for Rehabilitation numbers 1 and 5. Standard numbers 2, 3, 9 and 10, however, require some discussion. The following analysis breaks down the proposal through the lens of each standard above:

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

Due to the unique circumstance, this standard does not necessarily apply. As stated, and as indicated on the plans, the existing historic building will remain as-is and relatively unchanged in terms of its use as a commercial space/restaurant. Of course, the historic use as a railroad depot no longer remains, but the applicant is not proposing any changes to the existing building that risk altering any defining use-based characteristics of the site.

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 area at the south side of the building is arguably one of the least visible sides of the building, and to our knowledge has no known added significance from its past use as a railroad depot that should be considered here. The south side of site contains several electrical/mechanical units, dumpster enclosure, an electrical tower, and a few doors for ingress/egress. In addition, an elevator shaft was installed on that side of the building sometime before the year 2000. That being said, the south side of the building certainly contains materials that are historic and should be preserved such as brick, stone, wood trim, and windows. Based on the site/floor plans submitted, there *appears* to be minimal removal of historic materials to make way for a doorway to the new addition on the second floor. There are other considerations to be had when it comes to attachments to the original building as well, which raises some concerns.

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

There are several defining features of this building and craftsmanship that is nearly impossible to replicate with modern materials and techniques. The applicant is not proposing to change any of these features or finishes.

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 new addition may destroy some historic material on the site as described in the review of Standard #2. The initial design of the addition that was submitted is not appropriate, as the attempt to match materials/designs from the slate roof to the brick and everything in between did not differentiate the new addition enough from the original building. However, the design of the addition does match the roof slope of the existing building, which could provide some needed compatibility. Furthermore, the new addition is subordinate in that the height is lowered and the addition is set back from the façade of the main building. The new design submitted that shows a standing seam copper roof and board and batten facade could help differentiate the addition from the original structure, but the HDC should discuss these materials and the overall massing of the addition.

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.*

At this point, it is unclear as to whether or not a future removal of the addition would cause any damage to the essential form and integrity of the historic building. However, the addition is small overall and the site/design plans submitted do appear to show limited connection points and could be further explained by the applicant team.

Based on the review above, the Planning Division recommends that the Historic District Commission consider **POSTPONEMENT** of the Design Review application for 245 S. Eton - Birmingham Grand Trunk Western Railroad Depot. The Planning Division feels as though there are some opportunities to better the proposal based on the Secretary of the Interior Standards.

Wording for Motions

I move that the Commission **POSTPONE** the Design Review application and the issuance of a Certificate of Appropriateness for 245 S. Eton - Birmingham Grand Trunk Western Railroad Depot – for the following reason(s):

1. _____
2. _____
3. _____

OR

I move that the Commission **APPROVE** the Design Review application and issue a Certificate of Appropriateness for 245 S. Eton - Birmingham Grand Trunk Western Railroad Depot. The proposed work will meet the Secretary of the Interior Standards for Rehabilitation numbers _____.

OR

I move that the Commission **DENY** the Design Review application for 245 S. Eton - Birmingham Grand Trunk Western Railroad Depot. 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:

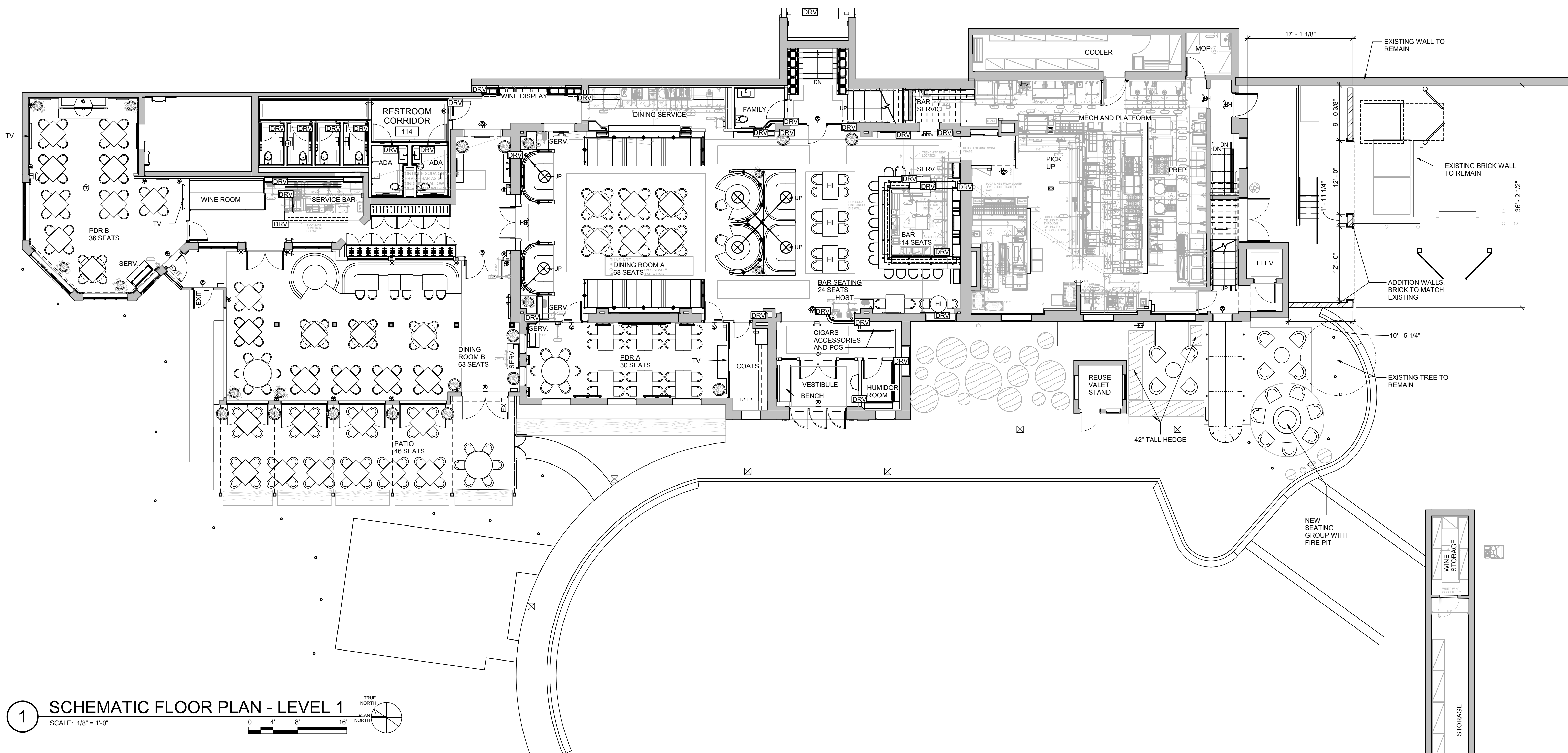
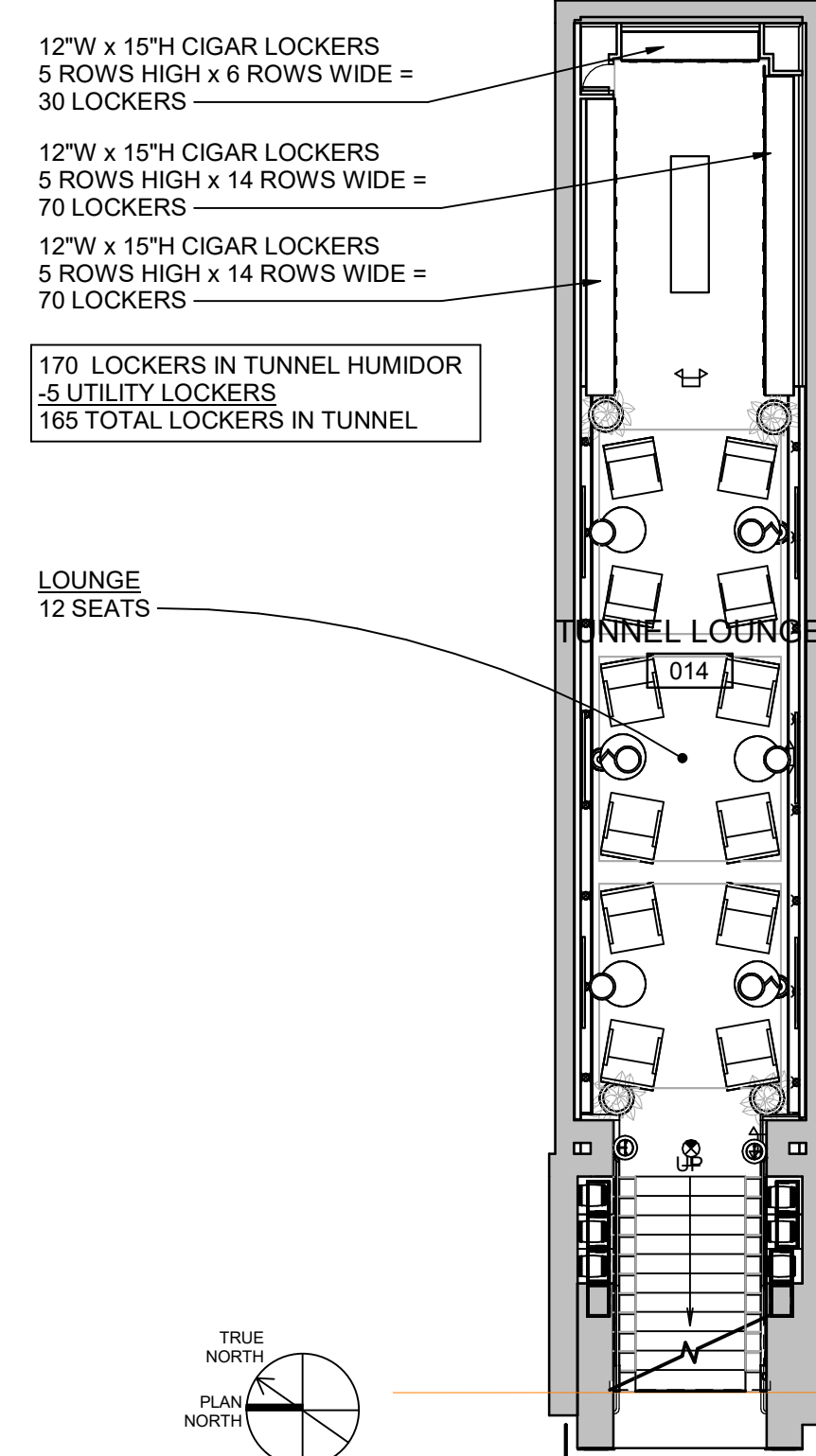
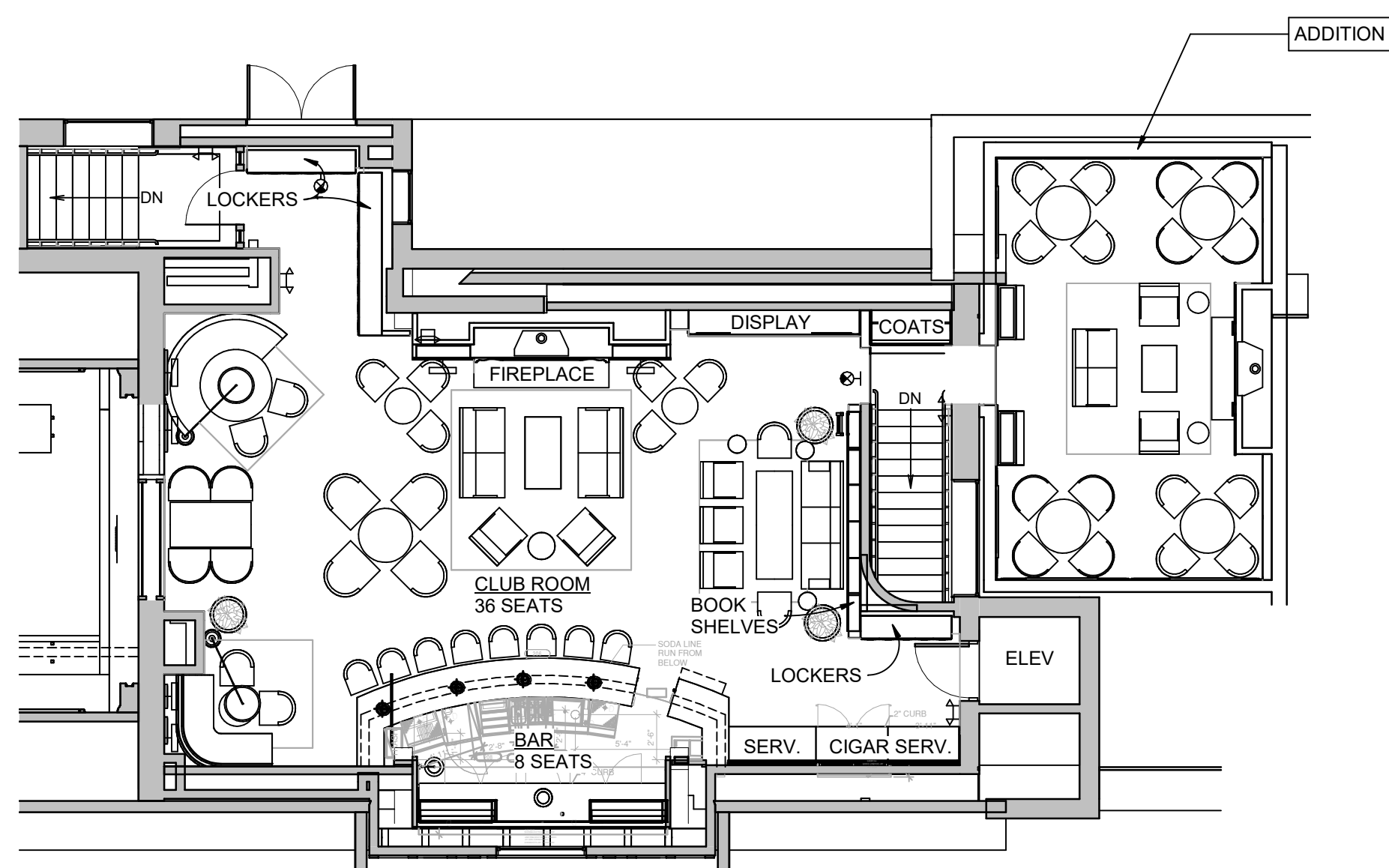
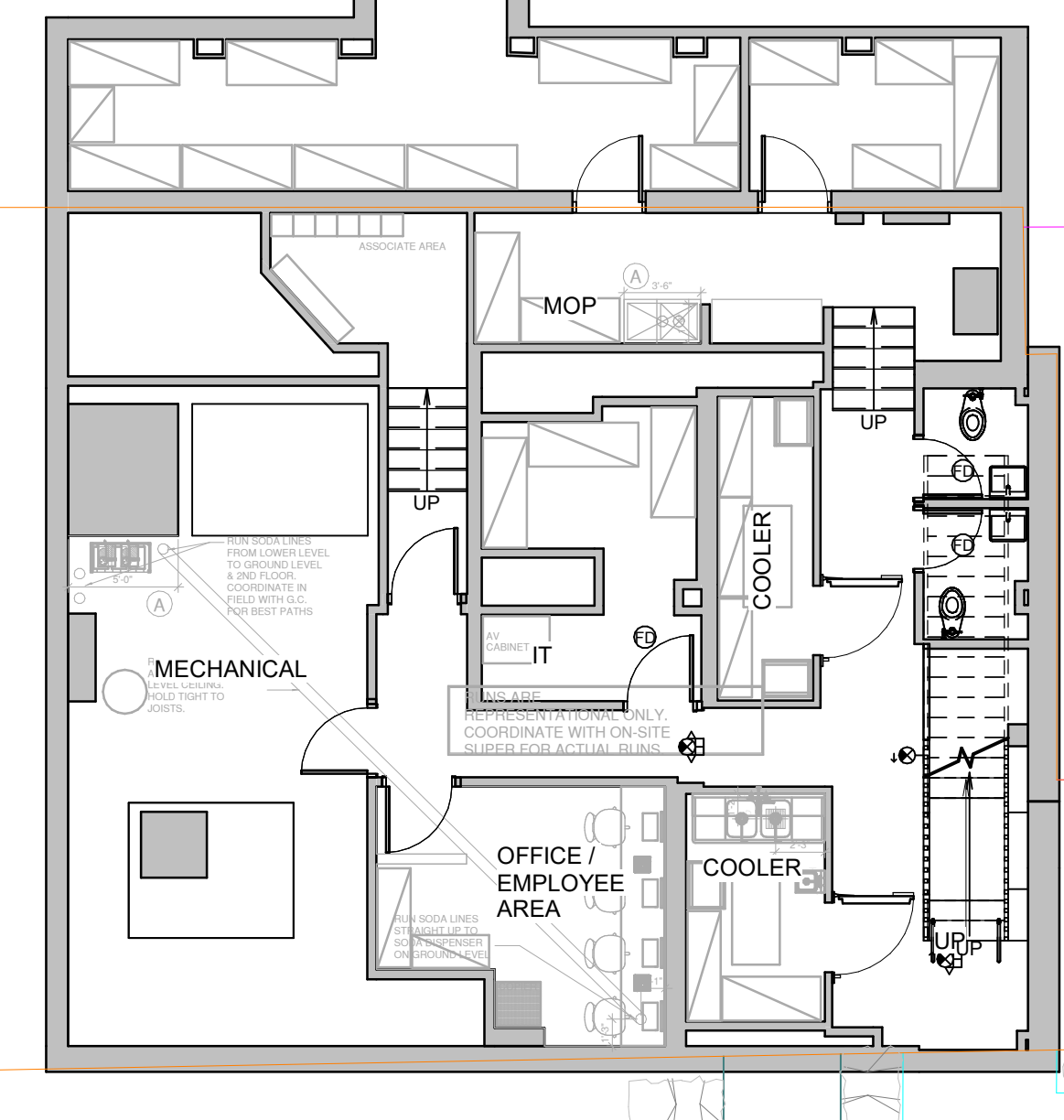
- a) The resource constitutes hazard to the safety of the public or the structure's occupants.
- b) The resource is a deterrent to a major improvement program that will be of substantial benefit to the community and the applicant proposing the work has obtained all necessary planning and zoning approvals,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

SEATING COUNT TABLE

TYPE	COUNT	TOTAL
4 TOP	4	= 16
LOUNGE CHAIR	2	= 2
SOFA	1	= 2
		20
BAR SEATING		
2 TOP	1	= 2
4 TOP	4	= 16
4 TOP U-BOOTH	2	= 8
BAR STOOL	13	= 13
BAR SEATING		39
CLUB ROOM		
4 TOP	5	= 20
5 TOP	1	= 5
6 TOP	1	= 6
BAR STOOL	8	= 8
LOUNGE CHAIR	5	= 5
SOFA	2	= 4
CLUB ROOM		48
COVERED PATIO		
4 TOP - PATIO	10	= 40
6 TOP - PATIO	1	= 6
COVERED PATIO		46
DINING ROOM B		
2 TOP	2	= 4
4 TOP	9	= 36
5 TOP	2	= 10
5 TOP - ROUND BOOTH	1	= 5
6 TOP	1	= 6
DINING ROOM B		61
MAIN DINING ROOM		
4 TOP	6	= 24
4 TOP PULLMAN BOOTH	6	= 24
4 TOP U-BOOTH	2	= 8
6 TOP	2	= 12
MAIN DINING ROOM		68
PDR A		
4 TOP	6	= 24
6 TOP	1	= 6
PDR A		30
PDR B		
4 TOP	9	= 36
PDR B		36
TUNNEL		
LOUNGE CHAIR	12	= 12
TUNNEL		12
TOTAL DINING		360
		360

1 SCHEMATIC FLOOR PLAN - LEVEL 1
SCALE: 1/8" = 1'-0"2 SCHEMATIC FLOOR PLAN - TUNNEL
SCALE: 1/8" = 1'-0"3 SCHEMATIC FLOOR PLAN - MEZZ
SCALE: 1/8" = 1'-0"4 SCHEMATIC FLOOR PLAN - LL
SCALE: 1/8" = 1'-0"SCHEMATIC DESIGN FOR
BIG ROCK245 S ETON STREET
BIRMINGHAM, MI 48009

PROJECT NO: 3672

CAD DWG FILE: C:\Users\jamesr\Documents\3672 Big Rock_352_jamesr\BIGAT.rvt

DRAWN BY: Author

CHECKED BY: Checker

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TO EACH DRAWING FOR ITS SCALE.

SHEET TITLE

SCHEMATIC FLOOR
PLAN

A-1.1



WEST EXTERIOR ELEVATION

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

EXISTING VALET STAND
TO REMAIN. PAINT
EXISTING TRIM BLACK.

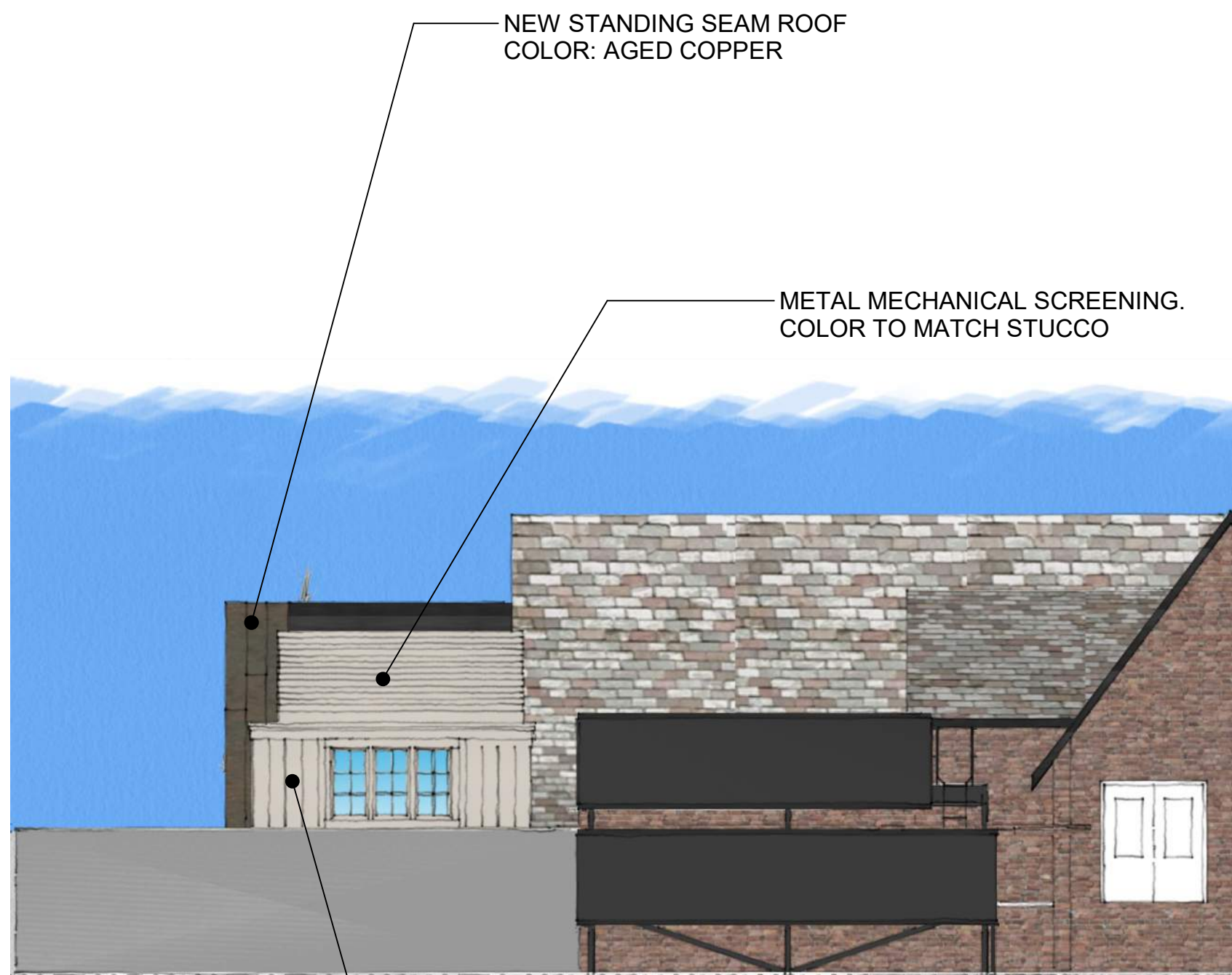
NEW
3'-6" TALL
EVERGREEN
HEDGEROW

NEW STANDING SEAM ROOF
COLOR - AGED COPPER

NEW ADDITION. BOARD AND BATTEN
WOOD SIDING PAINTED COLOR TO
MATCH STUCCO

EXISTING CANOPY
STRUCTURE WITH
NEW CANOPY FABRIC
(BLACK)

NEW SEATING GROUP
WITH FIREPIT



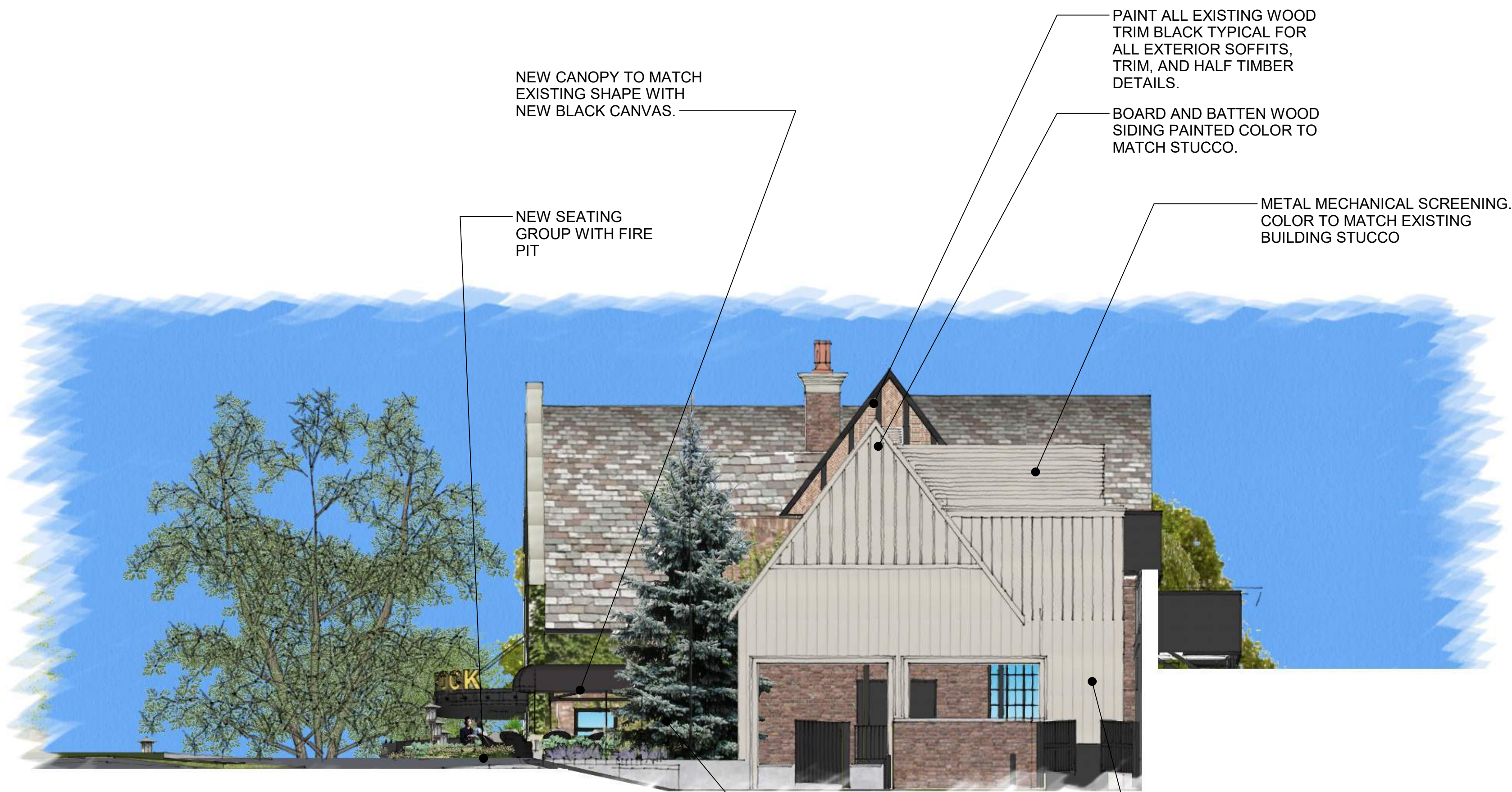
NEW STANDING SEAM ROOF
COLOR: AGED COPPER

METAL MECHANICAL SCREENING.
COLOR TO MATCH STUCCO

NEW ADDITION. BOARD AND BATTEN
WOOD SIDING, PAINTED COLOR TO
MATCH STUCCO.

WEST ADDITION EXTERIOR ELEVATION

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



NEW CANOPY TO MATCH
EXISTING SHAPE WITH
NEW BLACK CANVAS.

NEW SEATING
GROUP WITH FIRE
PIT

PAINT ALL EXISTING WOOD
TRIM BLACK TYPICAL FOR
ALL EXTERIOR SOFFITS,
TRIM, AND HALF TIMBER
DETAILS.

BOARD AND BATTEN WOOD
SIDING PAINTED COLOR TO
MATCH STUCCO.

METAL MECHANICAL SCREENING.
COLOR TO MATCH EXISTING
BUILDING STUCCO

SOUTH EXTERIOR ELEVATION

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

EXISTING TREE TO REAMIN

NEW ADDITION. BOARD AND BATTEN
WOOD SIDING, PAINTED COLOR TO
MATCH STUCCO.

01/18/2024	ISSUED FOR HDC SUBMISSION
10/20/2023	ISSUED FOR HDC SUBMISSION
06/09/2023	ISSUED FOR PLANNING DEPT. REV.
06/09/2023	ISSUED FOR DESIGN DEVELOPMENT
03/24/2023	DESIGN REVIEW - PLANNING

MARK	DATE	DESCRIPTION
ISSUED		

SCHEMATIC DESIGN FOR
BIG ROCK

245 S ETON STREET
BIRMINGHAM, MI 48009

PROJECT NO: 3672

CAD DWG FILE: C:\Users\jgansler\Documents\3672 Big
Rock_R522_jgansler\BIGAT.rvt

DRAWN BY: Author

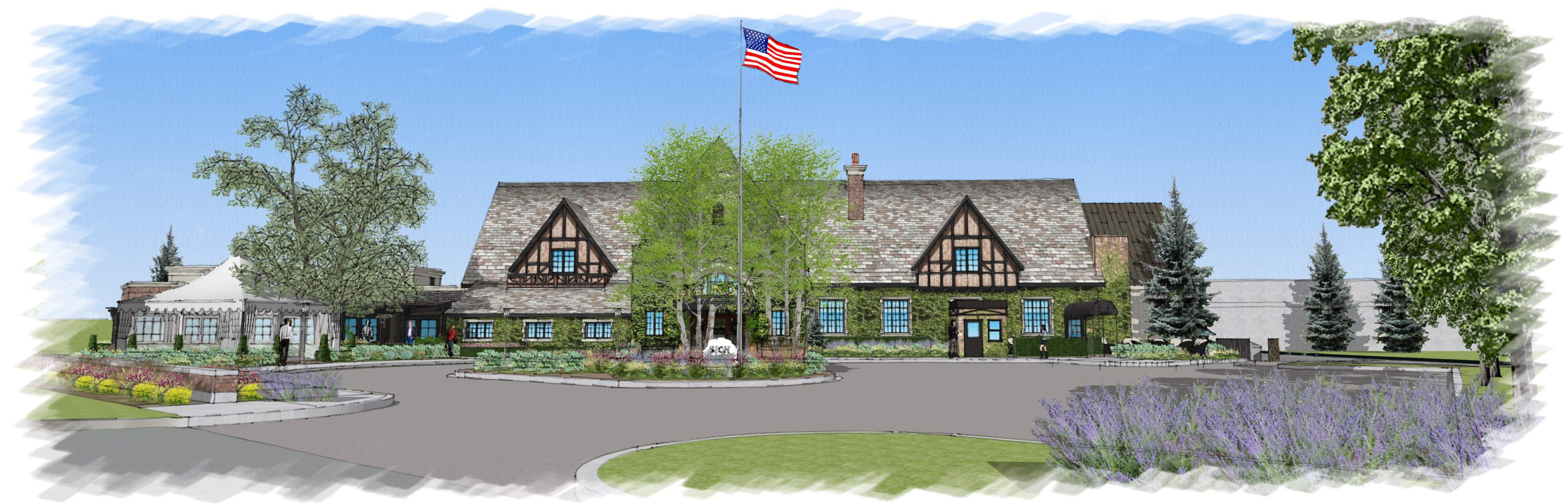
CHECKED BY: Checker

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THE WRITTEN CONSENT OF KNAUER INCORPORATED

SCALE: 0 4' 8' 16'
1/8" = 1'-0"

SHEET TITLE

SCHEMATIC EXTERIOR
ELEVATIONS





















AGENDA
BIRMINGHAM HISTORIC DISTRICT COMMISSION
WEDNESDAY – MARCH 6, 2024
BIRMINGHAM CITY HALL, 151 MARTIN STREET, COMMISSION ROOM 205, BIRMINGHAM, MI*
******* 7:00 PM*******

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 - A. [Historic Preservation Master Plan](#)**
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Meeting ID Code: 912 8247 9817

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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

Applicant:

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

Status: HOLD (FEE)

Demolition

DEMO SINGLE FAMILY

Permit Number:

PD24-0012
JDSF23-0039

Applied: 01/25/2024

Issued:

Expires:

Finalized:

LOCATION	OWNER	CONTRACTOR
0 1622 STANLEY BLVD 08-19-36-308-032 Zoning District: Special District:	VIR PROPERTIES LLC 38462 SAN VALLELUCE DR # C STERLING HEIGHTS MI 48312-1272 Phone: Fax:	PRM CUSTOM BUILDERS LLC 7457 FRANKLIN RD STE 230 BLOOMFIELD HILLS MI 48301 Phone: (248) 240-3051 Email: mooneypaul15@gmail.co

Work Description: DEMO HOME AND GARAGE - 15,000 CUBIC FT

Stipulations:

Primary Constructions Type:

Primary Zoning District:

Primary Use Group:

Project: JDSF23-0039

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: 01/25/2024



1622 STANLEY BLVD BIRMINGHAM MI 48009- ORIGINAL 4 HOUSE PHOTOS





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

Inspection Requests: www.bsaonline.com

Applicant:

SW LUXURY HOMES
30150 TELEGRAPH #255
BINGHAM FARMS MI 48025

Status: HOLD (FEE)

DEMOLITION ONLINE

DEMO SINGLE FAMILY

Permit Number:

PD24-0011
JDSF24-0004

Applied: 01/19/2024

Issued:

Expires:

Finalized:

LOCATION	OWNER	CONTRACTOR
0 1020 RIVENOAK AVE 08-19-25-433-001 Zoning District: Special District:	CLARE DUNKEL & ASSOCIATES 137 B E MICHIGAN AVE STE B SALINE MI 48176-1698 Phone: Fax:	SW LUXURY HOMES 30150 TELEGRAPH #255 BINGHAM FARMS MI 48025 Phone: (248) 766 2275 Email: richardwiand@gmail.co

Work Description: We are demolishing an existing uninhabitable residential structure and a detached garage.

Stipulations:

Primary Construction Type:

Primary Zoning District:

Primary Use Group:

Project: JDSF24-0004

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: 01/19/2024

1020 Rivenoak - 4 Sides of Existing Residence



North Elevation



East Elevation



West Elevation



South Elevation



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

Inspection Requests: www.bsaonline.com

Applicant:

SW LUXURY HOMES
30150 TELEGRAPH #255
BINGHAM FARMS MI 48025

Status: HOLD (FEE)

Demolition

DEMO SINGLE FAMILY

Permit Number:

PD24-0010
JDSF24-0003

Applied: 01/19/2024

Issued:

Expires:

Finalized:

LOCATION	OWNER	CONTRACTOR
0 732 LARCHLEA DR 08-19-35-179-042 Zoning District: Special District:	WIAND, RICHARD 6220 THORNCREST DR BLOOMFIELD HILLS MI 48301-1707 Phone: Fax:	SW LUXURY HOMES 30150 TELEGRAPH #255 BINGHAM FARMS MI 48025 Phone: (248) 766 2275 Email: richardwiand@gmail.co

Work Description: We are demolishing an existing residential structure and a detached garage.

Stipulations:

Primary Constructions Type:

Primary Zoning District:

Primary Use Group:

Project: JDSF24-0003

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



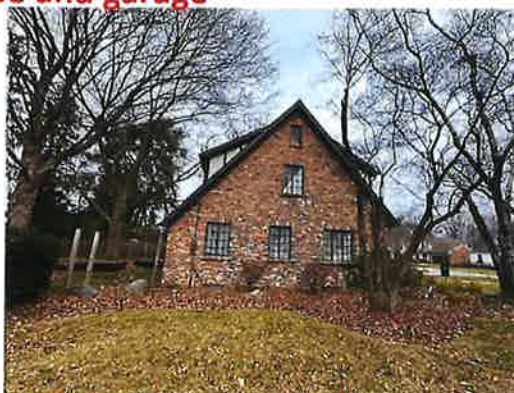
Building Official Approval: _____

Date: 01/19/2024

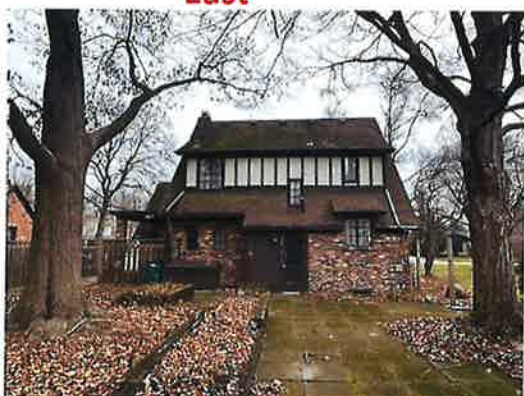
732 Larchlea - House and garage



East



South



West



North



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

RECEIVED

JAN 18 2024

APPLICATION FOR DEMOLITION PERMIT

CITY OF BIRMINGHAM

COMMUNITY DEVELOPMENT DEPT.

Permit # _____

Project # _____

I. Project Type / Location			
☐ HOUSE	☐ HOUSE AND ATTACHED GARAGE	☒ HOUSE AND DETACHED GARAGE	☐ DETACHED GARAGE
☐ EXTERIOR	☐ INTERIOR NON-LOAD BEARING	☐ SHED	☐ COMMERCIAL BUILDING
ADDRESS 2263 Manchester		PROPERTY IDENTIFICATION NUMBER (SIDWELL NO.) 08-20-30-402-032	LOT NUMBER
II. Applicant / Project Contact Information			
A. Applicant			
NAME Alimofa Build.		ADDRESS P.O. Box 281	
CITY Birmingham	STATE MI	ZIP CODE 48012	TELEPHONE NUMBER (Include Area Code) 248-775-1111
CELL PHONE NUMBER (Include Area Code)	FAX NUMBER (Include Area Code)	EMAIL ADDRESS alimofahomes@gmail.com	
B. Owner or Lessee			
NAME AB Homes LLC		ADDRESS Same - 11 -	
CITY Birmingham	STATE MI	ZIP CODE 48009	TELEPHONE NUMBER (Include Area Code)
CELL PHONE NUMBER (Include Area Code)	FAX NUMBER (Include Area Code)	EMAIL ADDRESS	
C. Architect or Engineer			
NAME		ADDRESS	
CITY	STATE	ZIP CODE	TELEPHONE NUMBER (Include Area Code)
CELL PHONE NUMBER (Include Area Code)	FAX NUMBER (Include Area Code)	EMAIL ADDRESS	
LICENSE NUMBER		EXPIRATION DATE	
D. Contractor			
NAME Bedient Construction		ADDRESS 2573 Leach Rd	
CITY Rochester Hills	STATE MI	ZIP CODE 48309	TELEPHONE NUMBER (Include Area Code) 248-853-0810
CELL PHONE NUMBER (Include Area Code)	FAX NUMBER (Include Area Code)	EMAIL ADDRESS	
INDIVIDUAL BUILDERS LICENSE NUMBER		EXPIRATION DATE	
COMPANY BUILDERS LICENSE NUMBER		EXPIRATION DATE	
FEDERAL EMPLOYER ID NUMBER (or reason for exemption)			
WORKERS COMP INSURANCE CARRIER (or reason for exemption)			
UNEMPLOYMENT INSURANCE AGENCY EMPLOYER ACCOUNT NUMBER (or reason for exemption)			







**Community Development Department****151 Martin Street****Birmingham, MI 48012-3001****(248) 530-1850****Inspection Requests: www.bsaonline.com****Applicant:****GREAT LAKES CUSTOM BUILDER****2525 INDUSTRIAL ROW DR****TROY MI 48084-7037****Status: HOLD (FEE)****DEMOLITION ONLINE****DEMO SINGLE FAMILY****Permit Number:****PD24-0001****JDSF23-0027****Applied: 01/03/2024****Issued:****Expires:****Finalized:**

LOCATION	OWNER	CONTRACTOR
0 1551 LAKESIDE RD 08-19-26-226-025 Zoning District: Special District:	GREAT LAKES CUSTOM BUILDERS 2525 INDUSTRIAL ROW DR TROY MI 48084-7037 Phone: Fax:	GREAT LAKES CUSTOM BUILD 2525 INDUSTRIAL ROW DR TROY MI 48084-7037 Phone: (248) 268 1914 Email: glr@glroofinginc.com

Work Description: Demolition of all existing structures**Stipulations:****Primary Construction Type:****Primary Zoning District:****Primary Use Group:****Project: JDSF23-0027**

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: 01/03/2024**







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

RECEIVED

JAN 04 2021

Permit # **P024-0003**

CITY OF BIRMINGHAM
COMMUNITY DEVELOPMENT

Project # **JDSF23-0049**

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 1368 Berraville		PROPERTY IDENTIFICATION NUMBER (SIDWELL NO.)	LOT NUMBER
II. Applicant / Project Contact Information			
A. Applicant			
NAME Alimoff Building & Dev LLC		ADDRESS P.O. Box 281	
CITY Birmingham	STATE MI	ZIP CODE 48012	TELEPHONE NUMBER (Include Area Code) 248-775 1111
CELL PHONE NUMBER (Include Area Code)	FAX NUMBER (Include Area Code)	EMAIL ADDRESS alimoff Building	
B. Owner or Lessee			
NAME AB Homes LLC		ADDRESS Same - 11 -	
CITY	STATE	ZIP CODE	TELEPHONE NUMBER (Include Area Code)
CELL PHONE NUMBER (Include Area Code)	FAX NUMBER (Include Area Code)	EMAIL ADDRESS alimoffhome@gmail.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 Bedient Construction		ADDRESS 2573 Leach Rd	
CITY Rochester Hills	STATE MI	ZIP CODE 48309	TELEPHONE NUMBER (Include Area Code) 248-853 0810
CELL PHONE NUMBER (Include Area Code)	FAX NUMBER (Include Area Code)	EMAIL ADDRESS	
INDIVIDUAL BUILDERS LICENSE NUMBER		EXPIRATION DATE	
COMPANY BUILDERS LICENSE NUMBER		EXPIRATION DATE	
FEDERAL EMPLOYER ID NUMBER (or reason for exemption)			
WORKERS COMP INSURANCE CARRIER (or reason for exemption)			
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:

demo existing house → (5600 cubic ft)
detached garage (1600 cubic ft)
one car

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

DATE

SIGNATURE OF OWNER (Required)

TYPE OR PRINT

DATE

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 48002
 Community Development: 248-530-1850
 AMG Inspection Request Site: <https://www.accessmygov.com>
 Fax: 248-530-1290 / www.bhamgov.org

RECEIVED

JAN 04 2024

Permit # **PD24-0002**

Project # **JDSF23-0048**

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 1507 Ruffner		PROPERTY IDENTIFICATION NUMBER (SIDWELL NO.)	LOT NUMBER
II. Applicant / Project Contact Information			
A. Applicant			
NAME Alimoff Building & Dev		ADDRESS P.O. Box 281	
CITY Birmingham	STATE MT	ZIP CODE 48012	TELEPHONE NUMBER (Include Area Code) 248 775 1111
CELL PHONE NUMBER (Include Area Code)	FAX NUMBER (Include Area Code)	EMAIL ADDRESS alimoffhomes@gmail.com	
B. Owner or Lessee			
NAME AB Homes LLC		ADDRESS Same - 11 -	
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		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 Bedien + Construction		ADDRESS 2573 Leach Rd	
CITY Rochester Hills	STATE MI	ZIP CODE 48309	TELEPHONE NUMBER (Include Area Code) 248-853 6810
CELL PHONE NUMBER (Include Area Code)	FAX NUMBER (Include Area Code)	EMAIL ADDRESS	
INDIVIDUAL BUILDERS LICENSE NUMBER		EXPIRATION DATE	
COMPANY BUILDERS LICENSE NUMBER		EXPIRATION DATE	
FEDERAL EMPLOYER ID NUMBER (or reason for exemption)			
WORKERS COMP INSURANCE CARRIER (or reason for exemption)			
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:

demo existing house (8000 cubic ft)
and shed (400 cubic ft)

V. Signature

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

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

SIGNATURE OF APPLICANT	TYPE OR PRINT	DATE
	Alvin R. Nally	12/12/24
SIGNATURE OF OWNER (Required)	TYPE OR PRINT	DATE
	AB Homes	12/12/23
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

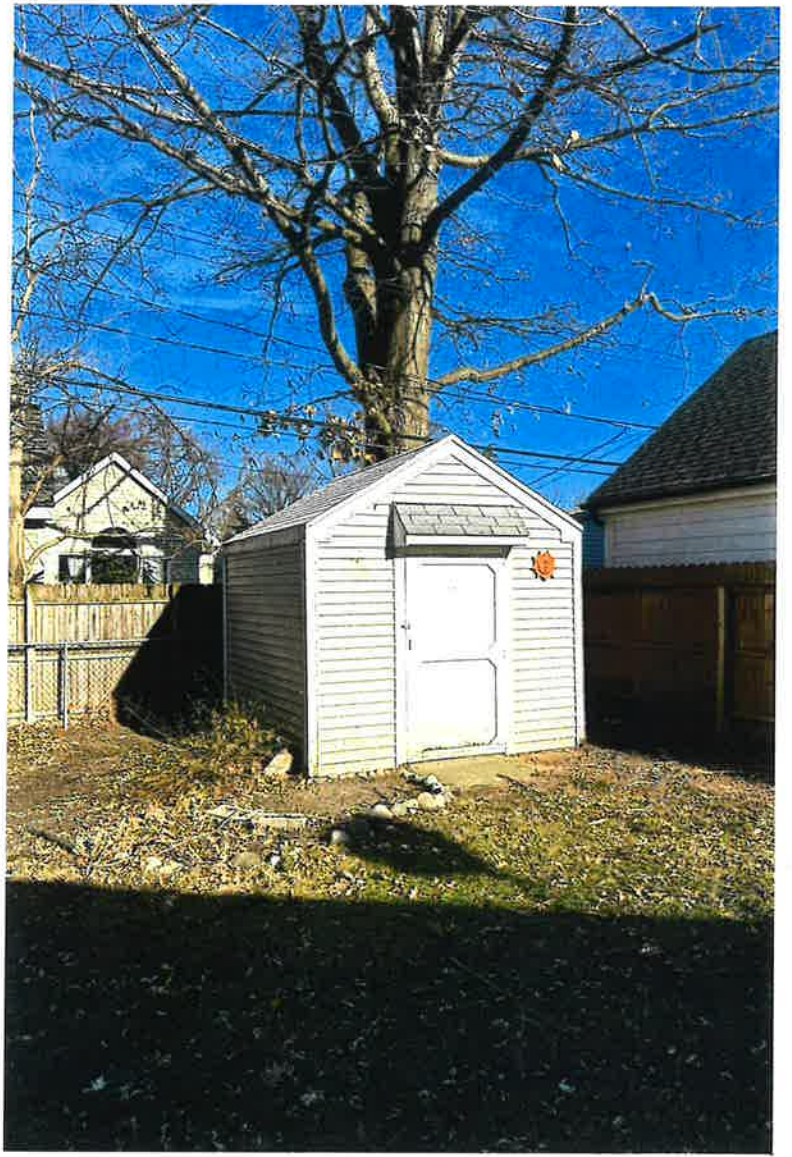
DATE













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

Status: HOLD (FEE)

DEMOLITION ONLINE

DEMO SINGLE FAMILY

Permit Number:

PD24-0004
JDSF23-0047

Applied: 01/04/2024

Issued:

Expires:

Finalized:

LOCATION	OWNER	CONTRACTOR
0 477 FAIRFAX AVE 08-19-26-451-015 Zoning District: Special District:	FITZPATRICK, MARY M 477 FAIRFAX AVE BIRMINGHAM MI 48009-1292 Phone: Fax:	HRH CONSTRUCTION LLC 1233 MARYLAND BLVD BIRMINGHAM MI 48009 Phone: (248) 644 4910 Email: jill@hunterrobertshomes.com

Work Description: Demolition of home and semi-detached garage.

Stipulations:

Primary Construction Type:

Primary Zoning District:

Primary Use Group:

Project: JDSF23-0047

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



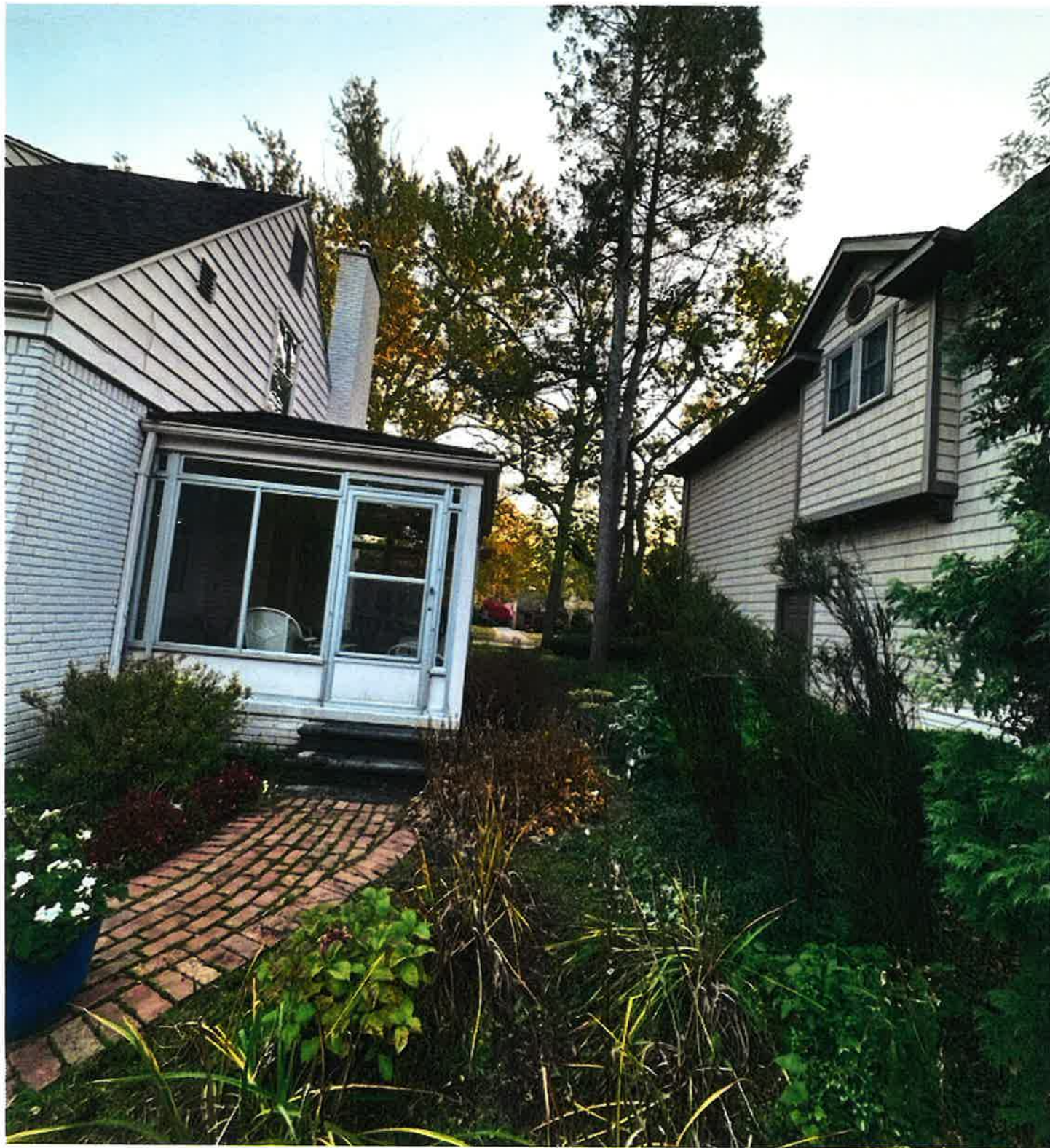
Building Official Approval: _____

Date: 01/04/2024











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

Status: HOLD (FEE)

DEMOLITION ONLINE

DEMO SINGLE FAMILY

Permit Number:

PD24-0005
JDSF23-0041

Applied: 01/10/2024

Issued:

Expires:

Finalized:

LOCATION	OWNER	CONTRACTOR
0 1025 PURITAN AVE 08-19-26-254-014 Zoning District: Special District:	PURITAN 1025 LLC 2 TOWNE SQ STE 900 SOUTHFIELD MI 48076-3761 Phone: Fax:	HRH CONSTRUCTION LLC 1233 MARYLAND BLVD BIRMINGHAM MI 48009 Phone: (248) 644 4910 Email: jill@hunterrobertshomes.com

Work Description: Demolition of home with attached garage.

Stipulations:

Primary Construction Type:

Primary Zoning District:

Primary Use Group:

Project: JDSF23-0041

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: 01/10/2024









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

PD24-0008
Permit # _____

JDSF23-0050
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 1256 PURITAN AVENUE		PROPERTY IDENTIFICATION NUMBER (SIDWELL NO.) 19-26-228-006		LOT NUMBER	
II. Applicant / Project Contact Information					
A. Applicant					
NAME HM HOMES LLC		ADDRESS 4426 FERNLEE			
CITY ROYAL OAK	STATE MI	ZIP CODE 48073	TELEPHONE NUMBER (Include Area Code) 248) 302-1099		
CELL PHONE NUMBER (Include Area Code) 248) 302-1099		FAX NUMBER (Include Area Code)		EMAIL ADDRESS marcie@hmbuilt.com	
B. Owner or Lessee					
NAME HM HOMES LLC		ADDRESS 4426 FERNLEE			
CITY ROYAL OAK	STATE MI	ZIP CODE 48073	TELEPHONE NUMBER (Include Area Code) 248) 302-1099		
CELL PHONE NUMBER (Include Area Code) 248) 302-1099		FAX NUMBER (Include Area Code)		EMAIL ADDRESS marcie@hmbuilt.com	
C. Architect or Engineer					
NAME BRIAN NEEPER		ADDRESS 630 Old Woodward			
CITY BIRMINGHAM	STATE MI	ZIP CODE 48009	TELEPHONE NUMBER (Include Area Code) 248) 259-1784		
CELL PHONE NUMBER (Include Area Code) 248) 259-1784		FAX NUMBER (Include Area Code)		EMAIL ADDRESS brian.brianneper.com	
LICENSE NUMBER 1301059253		EXPIRATION DATE			
D. Contractor					
NAME HM HOMES		ADDRESS 4426 FERNLEE			
CITY R.O.	STATE MI	ZIP CODE 48073	TELEPHONE NUMBER (Include Area Code) 248) 955-9988		
CELL PHONE NUMBER (Include Area Code) 248) 302-1099		FAX NUMBER (Include Area Code)		EMAIL ADDRESS marcie@hmbuilt.com	
INDIVIDUAL BUILDERS LICENSE NUMBER 2101190089				EXPIRATION DATE 5/31/2026	
COMPANY BUILDERS LICENSE NUMBER 2102199975				EXPIRATION DATE 5/31/2026	
FEDERAL EMPLOYER ID NUMBER (or reason for exemption) 82-4623995					
WORKERS COMP INSURANCE CARRIER (or reason for exemption) KIG INSURANCE					
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 house and attached 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	DATE
<i>[Signature]</i>	<i>JUSTIN FRIEDMAN</i>	<i>10/2/23</i>
SIGNATURE OF OWNER (Required)	TYPE OR PRINT	DATE
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

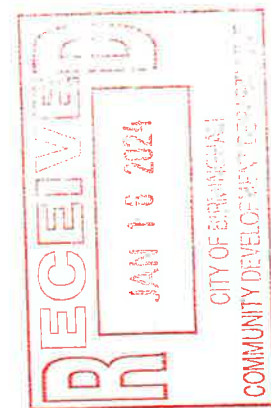
TITLE

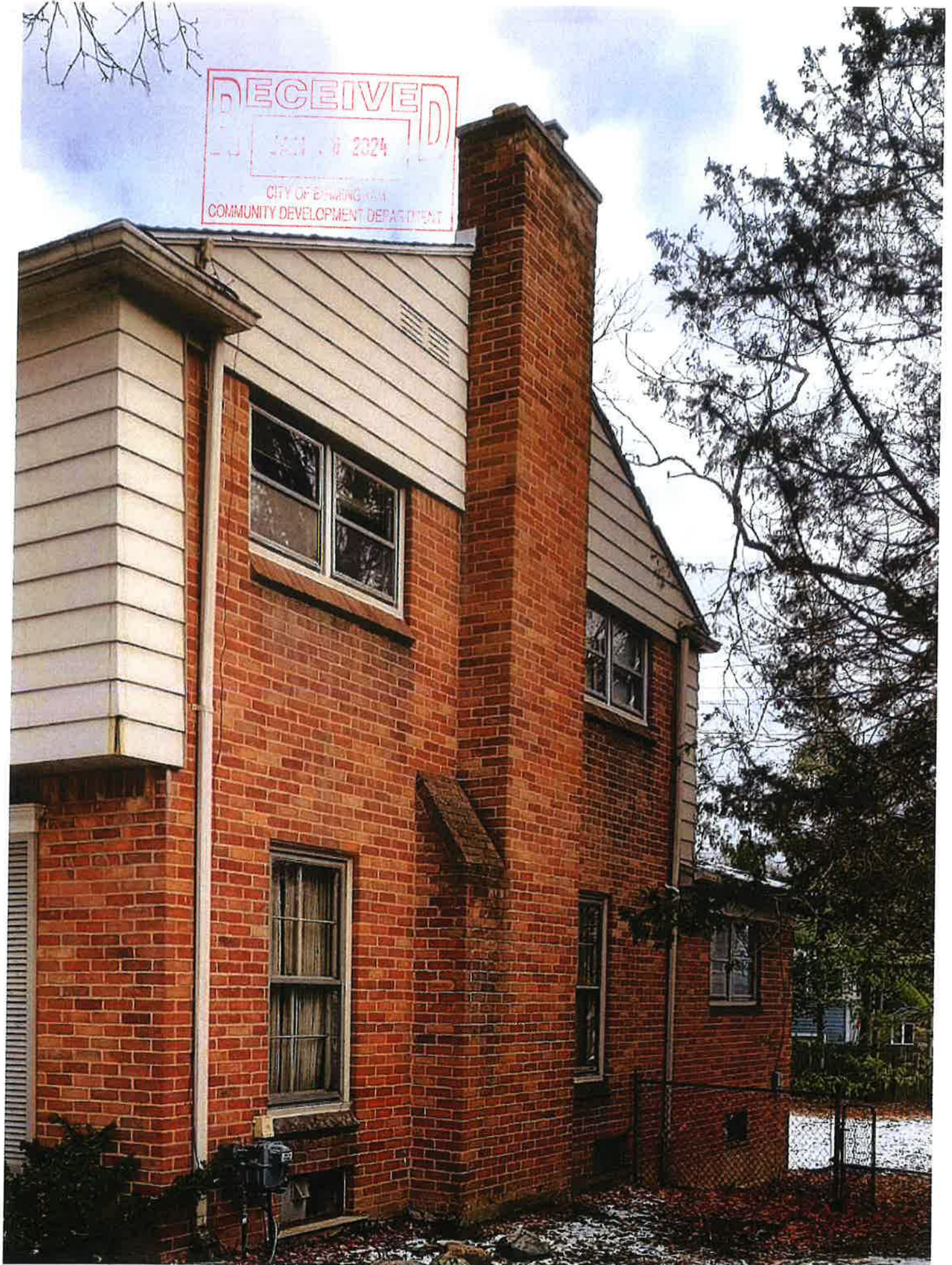
DATE



RECEIVED
JAN 6 2024
CITY OF BIRMINGHAM
COMMUNITY DEVELOPMENT DEPARTMENT







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)	☒	☐



Michigan State Historic Preservation Office
Certified Local Government Program
CLG 2023 Annual Report

1. CLG BASIC INFORMATION

CERTIFIED LOCAL GOVERNMENT
CITY OF BIRMINGHAM

CHIEF ELECTED OFFICIAL
ELAINE MCLAIN, MAYOR

CLG CONTACT PERSON (official person on file with National Park Service)
NICHOLAS DUPUIS

TITLE
PLANNING DIRECTOR

MAILING ADDRESS
151 MARTIN, BIRMINGHAM MI 48012

EMAIL
NDUPUIS@BHAMGOV.ORG

TELEPHONE
248-530-1856

CLG/HISTORIC DISTRICT COMMISSION WEBSITE (if applicable)
https://bhamgov.org/about_birmingham/city_government/boards__commissions/historic_district_commission.php

2. HISTORIC DISTRICT ORDINANCE AND PRESERVATION PLANNING

A. DID THE CLG KEEP ITS HISTORIC DISTRICT ORDINANCE IN EFFECT FOR THE ENTIRE YEAR? ☒ YES ☐ NO (if no, briefly explain)
N/A

B. DID THE CLG ADOPT OR AMEND/REVISE/MODIFY ANY OF THE FOLLOWING DURING THE YEAR?
(Provide a link or attach any documents for which you select yes)

HISTORIC DISTRICT ORDINANCE
☐ YES ☒ NO

PRESERVATION PLAN (including master plan component)
☐ YES ☒ NO

HDC BYLAWS OR RULES OF PROCEDURE
☐ YES ☒ NO

DESIGN GUIDELINES (under PA 169, guidelines must be approved by SHPO)
☒ YES ☐ NO

COA APPLICATION/REQUIREMENTS
☐ YES ☒ NO

SURVEY PLAN
☐ YES ☒ NO

OTHER PRESERVATION-RELATED REGULATIONS/PROCEDURES (e.g., blight ordinances, demolition ordinances, downtown design standards, etc.)
☐ YES ☒ NO

3. HISTORIC DISTRICT COMMISSION

A. PROVIDE THE NAME AND TITLE FOR THE COMMUNITY'S STAFF LIAISON TO THE HDC
NICHOLAS DUPUIS, PLANNING DIRECTOR

B. DOES THE HDC USE AN ON-CALL PRESERVATION SPECIALIST (e.g., architect, historian, etc.)? ☐ YES ☒ NO (if yes, provide name/title)
N/A

C. IDENTIFY **CURRENT** HISTORIC DISTRICT COMMISSION MEMBERS.
(Submit a resume or Attachment A for each **NEW** commissioner appointed during the year)

NAME	ROLE (e.g., chair, vice-chair, etc.)	TERM STARTED	TERM ENDS
GIGI DEBBRECHT	REGULAR MEMBER		9/25/24
KEITH DYER	ENGINEER		9/25/26
NATALIA DUKAS	REGULAR MEMBER		9/25/25
JOHN HENKE III	HISTORICAL SOCIETY REP		9/25/24
MICHAEL WILLOUGHBY	REGULAR MEMBER		9/25/25
DUSTIN KOLO	REGULAR MEMBER		9/25/26
PATRICIA LANG	REGULAR MEMBER		9/25/24
STEVEN LEMBERG	ALTERNATE MEMBER		9/25/25

MARY JAYE				ALTERNATE MEMBER								9/25/25			
D. DOES THE HDC INCLUDE AT LEAST ONE MEMBER WHO IS A QUALIFIED PRESERVATION PROFESSIONAL? ☐ YES ☒ NO If you answer no, briefly identify how the CLG sought to identify qualified professionals (architects, historians, architectural historians, archaeologists, etc.) to fill vacancies AND submit a copy of related announcements, advertisements, or other means used to seek qualified members. WHEN VACANCIES ARE PRESENT, WE ADVERTISE THE POSITION WITH PREFERENCE TOWARD A PRESERVATION PROFESSIONAL. OTHERWISE, WE MAKE TRAININGS AVAILABLE TO ALL STAFF AND HDC MEMBERS TO BUILD SKILL SETS RELATED TO PRESERVATION.															
E. ARE THERE CURRENTLY ANY HDC VACANCIES? ☐ YES ☒ NO If yes, how many?															
F. DID NEW COMMISSIONERS RECEIVE TRAINING MATERIALS AND INFORMATION ON THE LOCAL HISTORIC DISTRICT ORDINANCE? ☐ YES ☐ NO ☒ NOT APPLICABLE															
G. DID AT LEAST ONE COMMISSIONER AND/OR STAFF PERSON PARTICIPATE IN TRAINING (e.g., conferences, webinars, and in-person workshops)? ☒ YES ☐ NO If yes, identify the training and participants below. If no, briefly explain why no one participated in training. -															
NAME OF TRAINING				PROVIDER				ATTENDEES							
MISHPO/NAPC 2023 HISTORIC DISTRICT COMMISSION TRAINING				MEDC				NICHOLAS DUPUIS							
VIRTUAL SUMMER SHORT COURSE				NAPC				NICHOLAS DUPUIS							
CREATING A PRESERVATION REALTOR/DEVELOPER COURSE				NAPC				NICHOLAS DUPUIS							
-															
-															
-															
H. WHEN ARE YOUR HDC'S REGULARLY SCHEDULED MEETINGS? (e.g., first Wednesday of each month) FIRST AND THIRD WEDNESDAYS OF EACH MONTH															
I. IDENTIFY THE MONTHS IN WHICH YOUR HDC MET AT LEAST ONCE.															
MONTH		MEETING HELD?	QUORUM PRESENT?	MINUTES ON WEBSITE?*	MONTH		MEETING HELD?	QUORUM PRESENT?	MINUTES ON WEBSITE?*						
January 2023		☒	☒	☒	July 2023		☒	☒	☒						
February 2023		☒	☒	☒	August 2023		☒	☒	☒						
March 2023		☒	☒	☒	September 2023		☒	☒	☒						
April 2023		☒	☒	☒	October 2023		☒	☒	☒						
May 2023		☒	☒	☒	November 2023		☒	☒	☒						
June 2023		☒	☒	☒	December 2023		☒	☒	☒						
*if not available on your website, <u>submit minutes for at least two meetings</u>															
J. PROVIDE INFORMATION ON DESIGN REVIEW APPLICATIONS RECEIVED FOR REVIEW DURING THE YEAR.															
APPLICATION TOTALS					RESULTS OF REVIEWS										
# OF APPLICATIONS RECEIVED: 5					# OF CERTIFICATES OF APPROPRIATENESS ISSUED: 5										
# OF APPLICATIONS REVIEWED BY STAFF ONLY: 12					# OF DENIALS ISSUED: 0										
# OF APPLICATIONS REVIEWED BY THE HDC: 5					# OF NOTICES TO PROCEED ISSUED: 0										
WERE ANY HDC DECISIONS APPEALED? ☐ YES ☒ NO (if yes, complete the information below)															
# OF HDC DECISIONS APPEALED: -															

# OF DECISIONS OVERTURNED:		
# OF DECISIONS AFFIRMED:		
4. INVENTORY AND DESIGNATION		
A. IDENTIFY NEW SURVEY PLANS, PROGRESS ON EXISTING PLANS, AND/OR CHANGES TO EXISTING SURVEY PLANS, INCLUDING CHANGES IN PRIORITIES OR PROCESSES. N/A		
B. DID THE CLG ACTIVELY WORK ON OR COMPLETE HISTORIC RESOURCE SURVEYS? ☐ YES ☒ NO If yes, identify them below. If the survey was completed but data and reports were not previously provided to SHPO, <u>submit a copy</u> with this report. Use additional sheets if necessary to capture all surveys in progress or completed.		
NAME OF SURVEY	HOW MANY RESOURCES?	SURVEY PROVIDED TO SHPO?
-	-	☐ YES ☐ NO
-	-	☐ YES ☐ NO
-	-	☐ YES ☐ NO
-	-	☐ YES ☐ NO
-	-	☐ YES ☐ NO
-	-	☐ YES ☐ NO
C. DOES THE CLG HAVE SURVEYS TENTATIVELY PLANNED FOR NEXT YEAR? ☐ YES ☒ NO If yes, briefly identify them, including the reason for the survey (e.g., part of work plan, development pressure, considering designation, etc.). If no, identify future survey goals that may be of interest. WE HAVE BEGUN DRAFTING A HISTORIC PRESERVATION MASTER PLAN AND WILL IDENTIFY GOALS FOR SURVEY WITHIN ITS RECOMMENDATIONS		
D. WAS ANY MUNICIPAL-SPONSORED ARCHAEOLOGICAL SURVEY COMPLETED DURING THE YEAR? ☐ YES ☒ NO If yes, identify them below.		
NAME OF SURVEY	SHPO CONTACTED PRIOR TO WORK?	FOLLOWED STATE STANDARDS?
-	☐ YES ☐ NO	☐ YES ☐ NO
-	☐ YES ☐ NO	☐ YES ☐ NO
-	☐ YES ☐ NO	☐ YES ☐ NO
E. DID THE CLG ENGAGE IN LOCAL HISTORIC DISTRICT DESIGNATION ACTIVITIES DURING THE YEAR? ☒ YES ☐ NO If yes, identify them below. If associated reports were not previously provided to SHPO, <u>submit a copy</u> with this report. Use additional sheets if necessary.		
DISTRICT NAME	STATUS AND ACTION	REPORT PROVIDED TO SHPO?
1238 BUCKINGHAM	☒ Draft/Underway ☐ Final/Completed ☐ New District ☐ Modification ☐ Elimination	☒ YES ☐ NO
-	☐ Draft/Underway ☐ Final/Completed ☐ New District ☐ Modification ☐ Elimination	☐ YES ☐ NO
-	☐ Draft/Underway ☐ Final/Completed ☐ New District ☐ Modification ☐ Elimination	☐ YES ☐ NO
-	☐ Draft/Underway ☐ Final/Completed ☐ New District ☐ Modification ☐ Elimination	☐ YES ☐ NO
-	☐ Draft/Underway ☐ Final/Completed ☐ New District ☐ Modification ☐ Elimination	☐ YES ☐ NO
-	☐ Draft/Underway ☐ Final/Completed ☐ New District ☐ Modification ☐ Elimination	☐ YES ☐ NO
-	☐ Draft/Underway ☐ Final/Completed	☐ YES ☐ NO

	☐ New District ☐ Modification ☐ Elimination	
-	☐ Draft/Underway ☐ Final/Completed ☐ New District ☐ Modification ☐ Elimination	☐ YES ☐ NO
F. DO YOU KNOW OF ANY NATIONAL REGISTER OR LOCAL DISTRICT PROPERTIES THAT WERE MOVED OR DEMOLISHED? ☐ YES ☒ NO If yes, briefly identify them below.		
NAME/ADDRESS OF PROPERTY	NAME OF DISTRICT (IF APPLICABLE)	
-	-	
-	-	
-	-	

5. PUBLIC PARTICIPATION		
A. WERE ALL HDC MEETINGS HELD IN ACCORDANCE WITH THE OPEN MEETINGS ACT, P.A. 267 OF 1976? ☒ YES ☐ NO (if no, briefly explain) -		
B. WAS INFORMATION ABOUT THE HDC, ITS MEETINGS, AND ITS ACTIVITIES MAINTAINED ON THE LOCAL GOVERNMENT'S WEBSITE? ☒ YES ☐ NO		
C. BEYOND A WEBSITE, HOW DOES THE HDC PROVIDE INFORMATION ABOUT MEETINGS AND ACTIVITIES TO THE PUBLIC? ☐ Mailings ☐ Newspapers ☒ Posting at Municipal Building ☒ On-site Project Signs ☒ Direct Email ☐ Door Fliers ☒ Email List/Listserv ☐ Local Access Channels ☐ Community Events ☒ Other NEWSLETTERS		
D. DID THE CLG/HDC PROVIDE, SPONSOR, OR PARTICIPATE IN PUBLIC EDUCATIONAL ACTIVITIES (e.g., walking tours, lectures, Preservation Month activities, historical marker programs) OR FORMAL TRAINING ON HISTORIC PRESERVATION? ☐ YES ☒ NO If yes, identify the activities below. SHPO encourages sharing photos so we can highlight your efforts! Use additional sheets if necessary.		
ACTIVITY	SPONSORING ORGANIZATION	DATE
-		
-		
-		
-		
-		

6. CLG/HISTORIC PRESERVATION GOALS		
A. BRIEFLY DESCRIBE IF/HOW YOU MET THE GOALS IDENTIFIED IN YOUR LAST ANNUAL REPORT.		
GOAL	DID YOU MEET THIS GOAL?	IF YES, DESCRIBE HOW IT WAS MET. IF NO, DESCRIBE WHY IT WAS NOT MET.
PLEASE SEE ATTACHED 2023 ACTION LIST	☒ YES ☐ NO	
-	☐ YES ☐ NO	
-	☐ YES ☐ NO	
-	☐ YES ☐ NO	
B. BRIEFLY DESCRIBE YOUR TOP GOALS FOR NEXT YEAR (2022). EACH CLG MUST IDENTIFY AT LEAST ONE GOAL.		
GOAL	IS THIS A MULTI-YEAR GOAL?	DO YOU NEED SHPO ASSISTANCE TO MEET THIS GOAL? IF SO, BRIEFLY DESCRIBE.
DRAFT & ADOPT HISTORIC PRESERVATION MASTER PLAN	☐ YES ☒ NO	NOT AT THIS TIME
PERFORM A HISTORIC DISTRICT AUDIT	☐ YES ☒ NO	NOT AT THIS TIME
CONTINUE DETAILED ANALYSIS OF SOI STANDARDS DURING HISTORIC REVIEWS	☒ YES ☐ NO	NOT AT THIS TIME

-	☐ YES ☐ NO	
7. MISCELLANEOUS INFORMATION		
A. SHPO WILL HAVE A NEW CLG COORDINATOR IN 2023. WHAT IS ONE THING YOU WOULD LIKE THE NEW COORDINATOR TO UNDERSTAND ABOUT YOUR COMMUNITY AND LOCAL PRESERVATION ACTIVITIES/NEEDS? AS MUCH AS POSSIBLE, BEING AVAILABLE FOR QUESTIONS HAS BEEN VERY HELPFUL AND THAT COMMUNICATION IS KEY.		
B. WHAT ACCOMPLISHMENT/ACHIEVEMENT/EVENT FROM 2023 IS YOUR CLG/HDC MOST PROUD OF? OR IS THERE A PRESERVATION SUCCESS STORY FROM YOUR COMMUNITY THAT YOU WOULD LIKE TO HIGHLIGHT? SHPO encourages sharing photos! THE CITY OF BIRMINGHAM RECEIVED A DESIGN REVIEW APPLICATION FOR THE HISTORIC BIRMINGHAM GRAND TRUNK RAILROAD DEPOT FOR A NEW RESTAURANT TENANT. THE HDC TOOK THE OPPORTUNITY TO REMOVE SEVERAL INAPPROPRIATE CHANGES THAT OCCURRED OVER THE LAST 40 YEARS. THE DEPOT IS ONE OF THE MOST SIGNIFICANT RESOURCES IN THE CITY AND WILL BE RENOVATED (PREDOMINANTLY INTERIOR) FOR USE FO R MANY MORE YEARS.		
C. DESCRIBE ANY PROBLEMS, ISSUES, OR CHALLENGES (e.g., economic, political, operational) ENCOUNTERED IN THE LOCAL PRESERVATION PROGRAM IN 2023. A GENERAL LACK OF STAFF/RESOURCES TO LEND TO THE HISTORIC PRESERVATION GOALS OF THE HDC.		
D. WHAT ARE THE MOST CRITICAL PRESERVATION ISSUES/NEEDS FACING YOUR COMMUNITY? TEARDOWNS AT A RATE OF 100+ BUILDING A YEAR.		
E. DID YOUR COMMUNITY RECEIVE ANY PRESERVATION GRANTS (other than CLG grants) IN 2023? ☐ YES ☒ NO (If yes, briefly identify them below.) -		
F. DID YOUR COMMUNITY HAVE ANY LOCAL INCENTIVE/GRANT/LOAN PROGRAMS (e.g., façade grant programs, DDA programs, low-interest loans, abatements, etc.) AVAILABLE FOR HISTORIC PROPERTIES IN 2023? ☐ YES ☒ NO (If yes, briefly identify them below.)		
NAME OF PROGRAM		# OF PROPERTIES BENEFITED
-		
-		
-		
-		
G. DO YOU HAVE ANY UPCOMING PROJECTS YOU WOULD LIKE TO DISCUSS FOR A POTENTIAL CLG GRANT APPLICATION? ☐ YES ☒ NO -		
H. IF REIMBURSEMENT WERE AVAILABLE FOR SOME OF THE COSTS TO ATTEND THE MHPN STATEWIDE PRESERVAION CONFERENCE OR BIANNUAL NATIONAL ALLIANCE OF PRESERVATION COMMISSIONS CONFERENCE, WOULD YOU BE INTERESTED? ☒ YES ☐ NO		

I. IS THERE ANYTHING ELSE YOU WOULD LIKE TO SHARE WITH SHPO?
KEEP UP THE GOOD WORK!



MEMORANDUM

Planning Division

DATE: February 21, 2024

TO: Historic District Commission Members

FROM: Nicholas Dupuis, Planning Director

SUBJECT: 239 N. Old Woodward – Huston Building – Roof Material Change

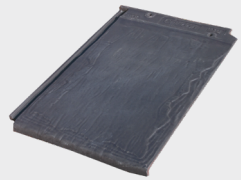
On July 7, 2021 ([Agenda](#) – [Minutes](#)), the Historic District Commission approved a Design Review application for major façade renovations at the historic Huston Building in Downtown Birmingham. Included in the renovations was the removal of an existing standing seam metal roof in favor of a new “Ludowici Terra Cotta Roof Tile” imitation slate.

At this time, the applicant/property owner have modified the roofing material to “Davinci Inspire Slate Roof” imitation slate. A material sample will be provided to the Historic District Commission to inspect. The applicant/property owner would like to understand the approval process that would be required for this change.



LudoSlate is a lightweight interlocking terra cotta roof tile featuring the texture and chiseled edges of natural slate and can be installed in straight rows or staggered for a more authentic look. Random width tiles are available in **LudoSlate Premier**. Available in 12 standard slate colors or a variety of custom colors or blends, LudoSlate will never fade or curl like other slate alternatives. LudoSlate tiles are Class A fire resistant, easy to install, and maintenance-free. LudoSlate is ASTM certified Grade 1.

PHYSICAL CHARACTERISTICS

CHARACTERISTIC	LUDOSLATE	LUDOSLATE PREMIER			PROFILE
Weight Per Square	598 lbs.	676 lbs.			
Pieces Per Square	109 pcs.	119 pcs. (Full Tile: 100, Two-thirds Tile: 9, Half Tile: 10)			
Overall Size	10 3/4" x 16"	5 3/4" x 16"	7 3/4" x 16"	10 3/4" x 16"	
Exposure	10 1/8" x 13"	5" x 13"	7" x 13"	10 1/8" x 13"	
Minimum Slope	3:12	3:12			
Standard Color Blends	Antiqued Brunswick Black, Antiqued Montpelier Green, Antiqued Slate Gray, Brunswick Black, Ebony Mist, Montpelier Green, Mottled Green Purple, Plumstone, Slate Gray, Slate Red, Strata Gray, Vermont Gray Black (Also available in all standard and custom colors. Please see the Colors of Ludowici for more information.)				
Base Texture	Quarried Slate (Also available in custom textures. Please see our Terra Cotta Textures for more information.)				

*Premier sizes do not come pre-blended on pallets. Each size is packaged individually and must be blended in the field by the installer.

APPROVALS & CERTIFICATIONS

- ◆ Miami-Dade NOA No: 13-0430.08
- ◆ State of Florida Approval No: FL 13777
- ◆ ASTM C1167 Grade 1 Roof Tile With Water Absorption Less Than 2%
- ◆ Class A Fire Rated
- ◆ IAPMO UES ER-452
- ◆ Texas Department of Insurance (TDI) Approved

LUDOWICI WARRANTY

All Ludowici tiles are manufactured in the United States and carry a 75-year warranty against color fading and manufacturing defects. For complete warranty details, please visit www.ludowici.com.



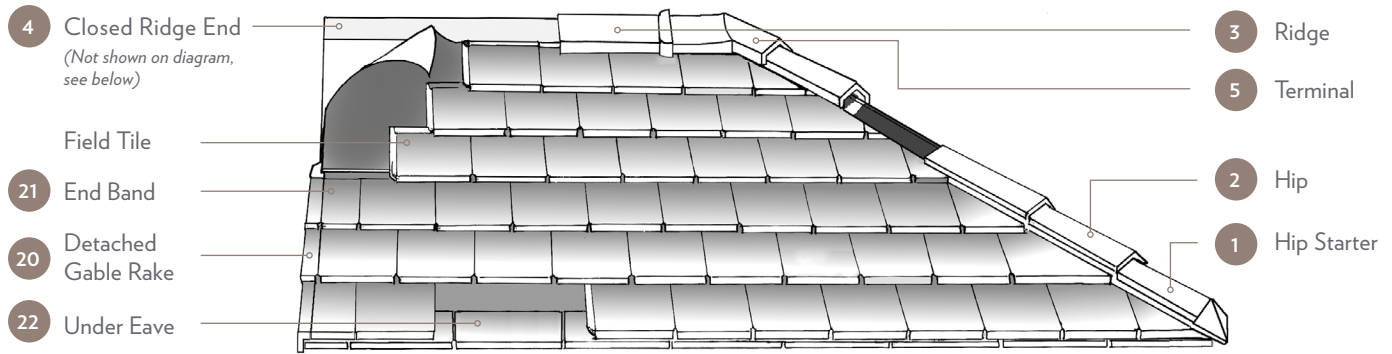
MADE IN
AMERICA FOR
OVER 130 YEARS

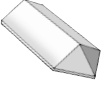
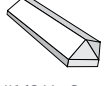
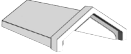
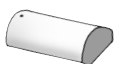
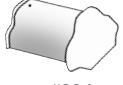
GREEN ATTRIBUTES

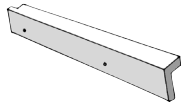
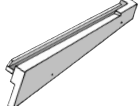
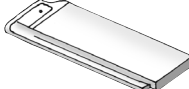
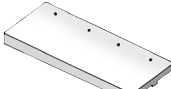
Ludowici terra cotta is an energy-efficient, sustainable choice for your new roof. Learn more about our green story in the Ludowici Green Promise brochure.



Photos are for representation purposes only and should not be used for final product selection. Tiles ordered should be chosen from actual samples available at the time of order. Ludowici reserves the right to alter and adjust products, colors and finishes at any time. Please contact a sales representative for more information.



HIP & RIDGE							
Visit www.ludowici.com to download a detailed product sheet on Hip, Ridge and Decorative Hip Starters.							
PROFILE	1 HIP STARTER	2 HIP	3 RIDGE	4 CLOSED RIDGE END	5 TERMINAL		
V-Hip & Ridge Trim Group	 V-Hip Starter	 V-Hip	 V-Ridge	 V-Closed Ridge End	 V-2 Hip 1 Ridge Terminal		
#118/#211 Hip & Ridge Trim Group	 #168 Hip Starter	 #118 Hip Roll	 #211 Ridge	 #211 Closed Ridge End	 #118/#211 2 Hip 1 Ridge Terminal		
Circular Cover Hip & Ridge Trim Group	 CC-Hip Starter	 CC-Hip	 CC-Ridge	 CC-Closed Ridge End	 CC-2 Hip 1 Ridge Terminal	 CC-Low Bump 2 Hip 1 Ridge Terminal	
#102/#206 Hip & Ridge Trim Group	 #152 Hip Starter	 #102 Hip Roll	 #206 Ridge	 #206 Closed Ridge End	 #102/#206 2 Hip 1 Ridge Terminal	 #405 High Bump 2 Hip 1 Ridge Terminal	 #406 High Bump Gable Terminal

FITTINGS				
	20	21	22	
PROFILE	DETACHED GABLE RAKE		END BAND	UNDER EAVE
	 Left Rake	 Right Rake		
Length	16"		16"	12"
Exposure	13"		13"	12"
Weight	2.8 lbs./pc.		5.5 lbs./pc.	2.3 lbs./pc.



- Lightweight
- Low Maintenance
- Class 4 Hail Rated
- 110 Wind Resistant
- Class A Fire Rated
- Limited Lifetime Warranty

MIST GREY | 803



GREY/BLACK BLEND | 718



SAGE GREEN | 815



RED ROCK | 809



PERFECT PLUM | 706



STEEL GREY | 804



CHARCOAL BLACK | 801



OLIVE | 814



BRANDYWINE | 806



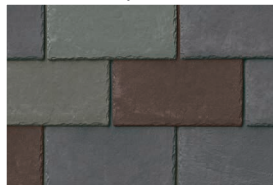
BRICK RED | 709



CHESTNUT BROWN | 712



CONCORD (MIX) | 789



NOTTINGHAM (MIX) | 788



BRUNSWICK (MIX) | 791



COACHMAN (MIX) | 790



ASH GREY (COOL ROOF) | 731



GRAPHITE (COOL ROOF) | 733



GRANITE (COOL ROOF) | 732



EVERGREEN (COOL ROOF) | 730



WINTERGREEN (COOL ROOF) | 792



Exposure	Width	Height	Piece	Piece/BU	Weight/Bundle	Weight/Square	Weight/Pallet	Weight/Truck
Max: 7-1/2" Can be installed at 6" to 7-1/2"	12"	18"	1.5 lbs.	25	38 lbs.	240 lbs.	2,400 lbs.	42,500 lbs.

**** Indicates color number.

The printed colors shown may vary from actual available tile colors. Always use actual product samples for color selection.

800.328.4624 | DaVinciRoofscapes.com

