

AGENDA
VIRTUAL BIRMINGHAM HISTORIC DISTRICT COMMISSION MEETING
WEDNESDAY – January 20th, 2021
******* 7:00 PM*******

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

- 1) Roll Call
- 2) [Approval of the HDC Minutes of January 6th, 2021](#)
- 3) **Courtesy Review**
- 4) **Historic Design Review**
 - A. [380 S. Bates – Community House](#)
- 5) **Sign Review**
- 6) **Study Session**
- 7) **Miscellaneous Business and Communication**
 - A. **Pre-Application Discussions**
 - B. **Draft Agenda**
 1. [February 3rd, 2021](#)
 - C. **Staff Reports**
 1. [Administrative Sign Approvals](#)
 2. [Administrative Approvals](#)
 3. [Demolitions – December 2020](#)
 4. [Action List 2021](#)
- 8) **Adjournment**

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

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

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

Historic District Commission
Minutes Of January 6, 2021
Held Remotely Via Zoom And Telephone Access

Minutes of the regular meeting of the Historic District Commission ("HDC") held Wednesday, January 6, 2021. Chairman John Henke called the meeting to order at 7:00 p.m.

1) ROLL CALL

Present: Chairman John Henke; Vice-Chairman Keith Deyer; Board Members Gigi Debbrecht (arrived 7:16 p.m.), Natalia Dukas, Dustin Kolo, Patricia Lang (arrived 7:14 p.m.), Michael Willoughby; Alternate Board Member Steven Lemberg (all members located in Birmingham, MI)

Absent: Alternate Board Member Cassandra McCarthy

Administration: Nicholas Dupuis, City Planner
Laura Eichenhorn, City Transcriptionist

01-001-21

2) Approval Of Minutes

Mr. Lemberg clarified that he was not sworn in until after the meeting of December 16, 2020, meaning he was not actually absent from the December 16, 2020 meeting.

Motion by Mr. Willoughby

Seconded by Ms. Dukas to approve the HDC Minutes of December 16, 2020 as amended.

Motion carried, 5-0.

ROLL CALL VOTE

Yeas: Willoughby, Dukas, Henke, Kolo, Deyer

Nays: None

Abstain: Lemberg

01-002-21

3) Courtesy Review

None.

01-003-21

4) Historic Design Review

None.

01-004-21

5) Sign Review

None.

01-005-21

6) Study Session

A. 100 N. Old Woodward – Means & Methods Report

Chairman Henke reviewed the item.

CP Dupuis stated the City would most likely hire a building inspector from McKenna, with whom the City already has a consulting contract. The inspector would be present to represent the City's interests in maintaining the historic nature of the building, with CP Dupuis and or Assistant Building Official Mike Morad regularly checking in on the work as well.

There was consensus that the building inspector would need to be sufficiently versed in the City's concerns and goals with regard to the building's historic preservation.

Mr. Deyer recommended that CP Dupuis be present when the representative travertine pieces are taken down. He also asked that some of the lower travertine tiles be removed so the condition of the brick behind them could be check.

CP Dupuis said the builder would be taking a lot of photos so the HDC could have a good sense of the condition of the brick behind all of the tiles.

In reply to a question from Mr. Kolo, Chairman Henke said that he made it clear to City Attorney Currier that he wanted any contract with the builder to make clear that the HDC would have jurisdiction over any work that pertains to historic portions of the building and not just to the exploratory work.

CP Dupuis and Chairman Henke said it is likely that a small, easy-to-repair hole could be made to check the condition of the brick in the upper 1/5 of the building. CP Dupuis said he could confirm that with the builder.

01-006-21

7) Miscellaneous Business and Communication

CP Dupuis recommended that the HDC members plan to attend the January 13, 2021 Planning Board meeting which would be discussing the neighborhood aspects of the master plan draft. He said it would be helpful if they weighed in on historic preservation proposals in the master plan draft.

In reply to CP Dupuis' comments, Ms. Dukas and Ms. Lang said they would be in attendance.

Ms. Lang said in general she would like the HDC to be more proactive in creating more cultural support for historic preservation in the City.

- A. Pre-Application Discussions**
- B. Draft Agenda: January 20, 2021**
- C. Staff Reports**
 - 1. Administrative Sign Approvals**
 - 2. Administrative Approvals**

The HDC assented to allowing CP Dupuis to administratively approve minor roof repair work at 544 S. Bates. The plan is to repair the location of the roof leak and to remove the skylights which were causing the roof to leak.

- 3. Demolitions**
- 3. Action List - 2021**
- 4. Historical Preservation Collaboration Matrix**

01-007-21

Adjournment

Motion by Ms. Dukas

Seconded by Ms. Lang to adjourn the HDC meeting of January 6, 2021 at 7:38 p.m.

Motion carried, 7-0.

ROLL CALL VOTE

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

Nays: None

Nicholas Dupuis
City Planner



MEMORANDUM

Planning Division

DATE: January 20th, 2021
TO: Historic District Commission
FROM: Nicholas Dupuis, City Planner
SUBJECT: 380 S. Bates – Community House – Design Review

Zoning: R-2 Single-Family Residential
Existing Use: Single-family Residential

History

A small frame house served as the first community house, located at the corner of W. Maple and Bates, was leased from the St. James Episcopal Church and opened in 1923. In 1928, a campaign was started to raise funds for the present building. 200 women, under the chairmanship of Mrs. Charles Shain, raised \$115,000 (\$1,226,387.81 in 2005 dollars) in cash and pledges. The property was purchased for \$10,000 from Ethel Bassett in the fall of 1929. The cornerstone was laid on April 28, 1928, and the building completed in the following year. In 1956 the house underwent a major modernization effort including new painting and landscape on the exterior. In 1962 additional property was purchased at the southeast corner of Merrill and Chester. The present Community House has served the Birmingham area as an activities and learning center since its erection. It has been a home for everyone, young and old, who lives in this highly active and mobile community. It is a "home" also in a subjective sense – the home of a community spirit; a community pride.

Proposal

The applicant has submitted a Design Review application to replace 15 non-historic windows on the 1980/90's addition of the historic Community House. The 15 windows are located on the first floor along the early childhood development center. The applicant has advised that the current windows are in poor shape and have design features such as false muntins that detract from the functionality of the windows. The existing windows are white vinyl windows.

The current proposal is to install 15 custom double-hung vinyl windows from Wallside Windows with white frames and white muntins. The two sashes will each be [visually] separated into 6 panes to match the style of the existing windows on the building.

Recommendation

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. The proposal to replace non-historic vinyl windows with new vinyl windows of the same design does not appear to violate many of the applicable standards. As no historic materials are being removed, standards 2, 4, 5 and 6 appear

to be satisfied. In addition, the historic use of the site will remain unchanged as outlined in standard 1.

Although the Secretary of the Interior’s Standards for Rehabilitation appear to be met with the proposed window replacement, windows are one of the few parts of a building serving as both an interior and exterior feature and are nearly always an important part of the historic character of a building. In most buildings, windows also comprise a considerable amount of the historic fabric of the wall plane and thus are deserving of special consideration in a rehabilitation project. Although the proposed window replacement is located on an addition and not the original historic resource, the addition appears to have been built with an intent to match the original 1930’s structure in both material and design; a decision that complicates the current proposal in some regards. If the same addition were to be proposed today, it would likely have been denied or altered to meet standard number 9, which requires additions to differentiate themselves as to avoid jeopardizing the historic integrity of the resource. The Historic District Commission should discuss the proposed vinyl windows in regards to the buildings history and original materials (and original windows, as advised by the applicant) that still characterize the original resource to this day.

Although the windows proposed to be replaced are not historic, the National Park Service offers extensive recommendations and guidance for historic windows through the following categories: (1) identify, retain and preserve, (2) protect and maintain, (3) repair, and (4) replace. A table with all of the recommendations is attached for your review.

Please see the final pages of this report for a full list of the Secretary of the Interior’s Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings. The Standards are to be applied to specific rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility.

Wording for Motions

I move that the Commission **APPROVE** the Historic Design Review application and issue a Certificate of Appropriateness for 380 S. Bates – The Community House. The work as proposed meets The Secretary of the Interior's Standards for Rehabilitation standard numbers _____.

OR

I move that the Commission **APPROVE** the Historic Design Review application and issue a Certificate of Appropriateness for 380 S. Bates – The Community House – with the condition(s) listed below. The work as proposed meets The Secretary of the Interior's Standards for Rehabilitation standard numbers _____.

- 1. _____
- 2. _____
- 3. _____

OR

I move that the Commission **POSTPONE** the Historic Design Review application and the issuance of a Certificate of Appropriateness for 380 S. Bates – The Community House – until the following

conditions listed below are met. The Secretary of the Interior's Standards for Rehabilitation standard number(s) _____ will be met upon fulfillment of condition(s).

1. _____
2. _____
3. _____

OR

I move the Commission issue a **NOTICE TO PROCEED** for 380 S. Bates – The Community House – for number(s) _____. The work is not appropriate, however the following condition prevails (*see list below*): _____ and the proposed application will materially correct the condition.

Choose from one of these conditions:

1. The resource constitutes hazard to the safety of the public or the structure's occupants.
2. 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.
3. 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.
4. Retaining the resource is not in the best of the majority of the community.

OR

I move that the Commission **DENY** the Historic Design Review application for 380 S. Bates – The Community House. Because of _____ the work does not meet The Secretary of the Interior's Standards for Rehabilitation standard number(s) _____.

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

The U. S. secretary of the interior standards for rehabilitation are as follows:

- 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.

National Park Service – Technical Preservation Services

Windows

Identify, Retain, and Preserve	
Recommended	<ul style="list-style-type: none"> Identifying, retaining, and preserving windows--and their functional and decorative features--that are important in defining the overall historic character of the building. Such features can include frames, sash, muntins, glazing, sills, heads, hoodmolds, paneled or decorated jambs and moldings, and interior and exterior shutters and blinds. Conducting an in-depth survey of the conditions of existing windows early in rehabilitation planning so that repair and upgrading methods and possible replacement options can be fully explored.
Not Recommended	<ul style="list-style-type: none"> Removing or radically changing windows which are important in defining the historic character of the building so that, as a result, the character is diminished. Changing the number, location, size or glazing pattern of windows, through cutting new openings, blocking-in windows, and installing replacement sash that do not fit the historic window opening. Changing the historic appearance of windows through the use of inappropriate designs, materials, finishes, or colors which noticeably change the sash, depth of reveal, and muntin configuration; the reflectivity and color of the glazing; or the appearance of the frame. Obscuring historic window trim with metal or other material. Stripping windows of historic material such as wood, cast iron, and bronze. Replacing windows solely because of peeling paint, broken glass, stuck sash, and high air infiltration. These conditions, in themselves, are no indication that windows are beyond repair.
Protect and Maintain	
Recommended	<ul style="list-style-type: none"> Protecting and maintaining the wood and architectural metal which comprise the window frame, sash, muntins, and surrounds through appropriate surface treatments such as cleaning, rust removal, limited paint removal, and re-application of protective coating systems. Making windows weather tight by re-caulking and replacing or installing weather-stripping. These actions also improve thermal efficiency. Evaluating the overall condition of materials to determine whether more than protection and maintenance are required, i.e. if repairs to windows and window features will be required.
Not Recommended	<ul style="list-style-type: none"> Failing to provide adequate protection of materials on a cyclical basis so that deterioration of the window results. Retrofitting or replacing windows rather than maintaining the sash, frame, and glazing. Failing to undertake adequate measures to assure the protection of historic windows.

Repair	
Recommended	<ul style="list-style-type: none"> • Repairing window frames and sash by patching, splicing, consolidating or otherwise reinforcing. • Such repair may also include replacement in kind--or with compatible substitute material--of those parts that are either extensively deteriorated or are missing when there are surviving prototypes such as architraves, hoodmolds, sash, sills, and interior or exterior shutters and blinds.
Not Recommended	<ul style="list-style-type: none"> • Replacing an entire window when repair of materials and limited replacement of deteriorated or missing parts are appropriate. • Failing to reuse serviceable window hardware such as brass sash lifts and sash locks. • Using substitute material for the replacement part that does not convey the visual appearance of the surviving parts of the window or that is physically or chemically incompatible.
Replace	
Recommended	<ul style="list-style-type: none"> • Replacing in kind an entire window that is too deteriorated to repair using the same sash and pane configuration and other design details. If using the same kind of material is not technically or economically feasible when replacing windows deteriorated beyond repair, then a compatible substitute material may be considered.
Not Recommended	<ul style="list-style-type: none"> • Removing a character-defining window that is unrepairable and blocking it in; or replacing it with a new window that does not convey the same visual appearance.



(13) DH WINDOWS - facing north on Merrill St.



(2) DH Windows - facing East on S. Bates St.

#649244



Design Review Application

Planning Division

Form will not be processed until it is completely filled out

1. Applicant

Name: Wallside Windows
Address: 27500 W. Trolley Ind. Drive
Taylor, MI 48180
Phone Number: 313-590-0213
Email address: Frontdesk@wallside.com

2. Property Owner

Name: Astoria Jersey - The Community House
Address: 380 S. Bates St
Birmingham, MI 48009
Phone Number: 248-421-5403
Email address: _____

3. Project Contact Person

Name: Wallside Windows
Address: 27500 W. Trolley Ind. Drive
Taylor, MI 48180
Phone Number: 313-292-4400
Email address: Frontdesk@wallside.com

4. Project Designer/Developer

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

5. Required Attachments

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

6. Project Information

Address/Location of the property: 380 S. Bates
Name of development: _____
Sidwell #: _____
Current Use: _____
Proposed Use: _____
Area of Site in Acres: _____
Current zoning: _____

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

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

Installing (15) vinyl Replacement windows
(same for same)

8. Required and Proposed Parking

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

9. Landscaping

Location of landscape areas: _____

10. Streetscape

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

11. Loading

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

12. Exterior Waste Receptacles

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

13. Mechanical Equipment

Utilities and Transformers:

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

Ground Mounted Mechanical Equipment:

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

Rooftop Mechanical Equipment:

Number of rooftop units: _____
Type of rooftop units: _____

Location of all rooftop units: _____

Size of rooftop units (L•W•H): _____

14. Building & Site Lighting

Number of light fixtures on building: _____

Light level at each property line: _____

Type of light fixtures on building: _____

Location of light fixtures on building: _____

Number of underground parking levels: _____

Typical size of parking spaces: _____

Typical width of maneuvering lanes: _____

Number of handicap spaces: _____

Screenwall material: _____

Height of screenwall: _____

Proposed landscape material: _____

Number of existing street trees: _____

Number of proposed street trees: _____

Number of waste receptacles: _____

Typical size of loading spaces: _____

Screenwall material: _____

Height of screenwall: _____

Size of waste receptacles: _____

Screenwall material: _____

Height of screenwall: _____

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

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

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

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

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

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

Signature of Owner: Patricia Jerzy - Applicant

Date: 12/22/2020

Print name: Patricia Jerzy (For Owner)

Signature of Applicant: Adam Blum

Date: 12-22-2020

Print Name: Adam Blum

Signature of Architect: _____

Date: _____

Print Name: _____

Office Use Only

Application #: _____ Date Received: _____ Fee: _____
Date of Approval: _____ Date of Denial: _____ Accepted By: _____



Notice Sign Rental Application Community Development

1. Applicant

Name: Walside Windows
Address: 27000 W. Trolley Ind Dr.
Taylor, MI 48180
Phone Number: 313-292-4400
Fax Number: _____
Email address: frontdesk@walside.com

2. Property Owner

Name: Patricia Jerzy - The Community House
Address: 380 S. Bates St.
Birmingham, MI 48059
Phone Number: 248-421-5403
Fax Number: _____
Email address: _____

3. Project Information

Address/Location of Property: 380 S. Bates
Name of Development: The Community House
Area in Acres: _____

Name of Historic District, if any: _____
Current Use: _____
Current Zoning: _____

4. Date of Board/Commission Review

City Commission: _____
Planning Board: _____
Historic District Commission: _____
Design Review Board: _____

Board of Zoning Appeals: _____
Board of Building Trades Appeals: _____
Housing Board of Appeals: _____
Other: _____

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

Signature of Applicant: _____

Date: 12-20-20

Office Use Only

Application#: _____ Date Received: _____ Fee: _____

Date of Approval: _____ Date of Denial: _____ Reviewed By: _____

Type of light fixtures on building: _____
Location of light fixtures on building: _____

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

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

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

Proposed landscape material: _____

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

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

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

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

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

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

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Signature of Owner: Patricia Jerzy - Applicant
Print name: Patricia Jerzy (For Owner)

Date: 12/22/2020

Director of Facilities & Project Management

Wallside Windows Since 1944

WE CAN DO THAT. WE ARE THE FACTORY.®

27000 West Trolley Industrial Drive, Taylor, Michigan 48180
Phone: 313-292-4400 Toll Free: 800-521-7800

Muntin Pattern & Specialty Window Rider

This Rider is part of the Contract dated 12 / 10 / 2020 and applies to the windows identified
in lines # 1# - 15# of that contract.

Job # _____ Sales Representative SEAN RUSH
Name THE COMMUNITY HOUSE Home Phone _____ Work Phone _____
Job Address 380 S. BATES ST. City BIRMINGHAM Zip Code 48009

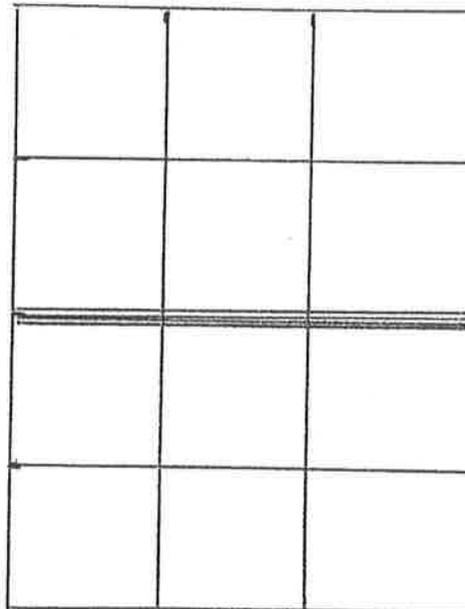
Customer instructs Wallside to provide the following muntin patterns or specialty window design.

(FLAT MUNTINS)

Window color(s) WHITE

Muntin color (s) WHITE

D.H. WINDOW



LINES - 1# - 15#

By Sean Rush
(Authorized Agent)

X Winf
Purchaser

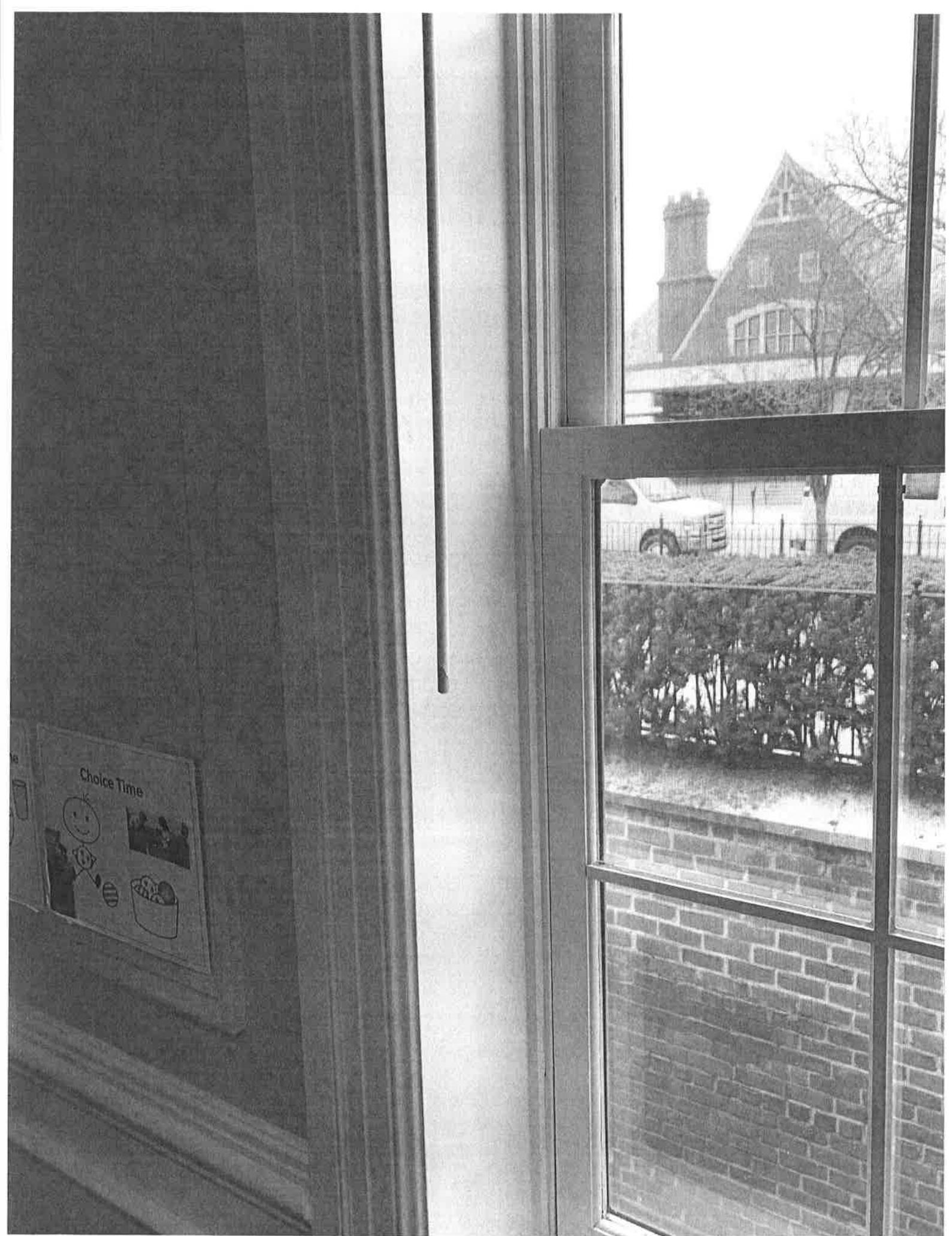
Accepted By: _____

PRESIDENT: CEO 12/10/20
Co-Purchaser



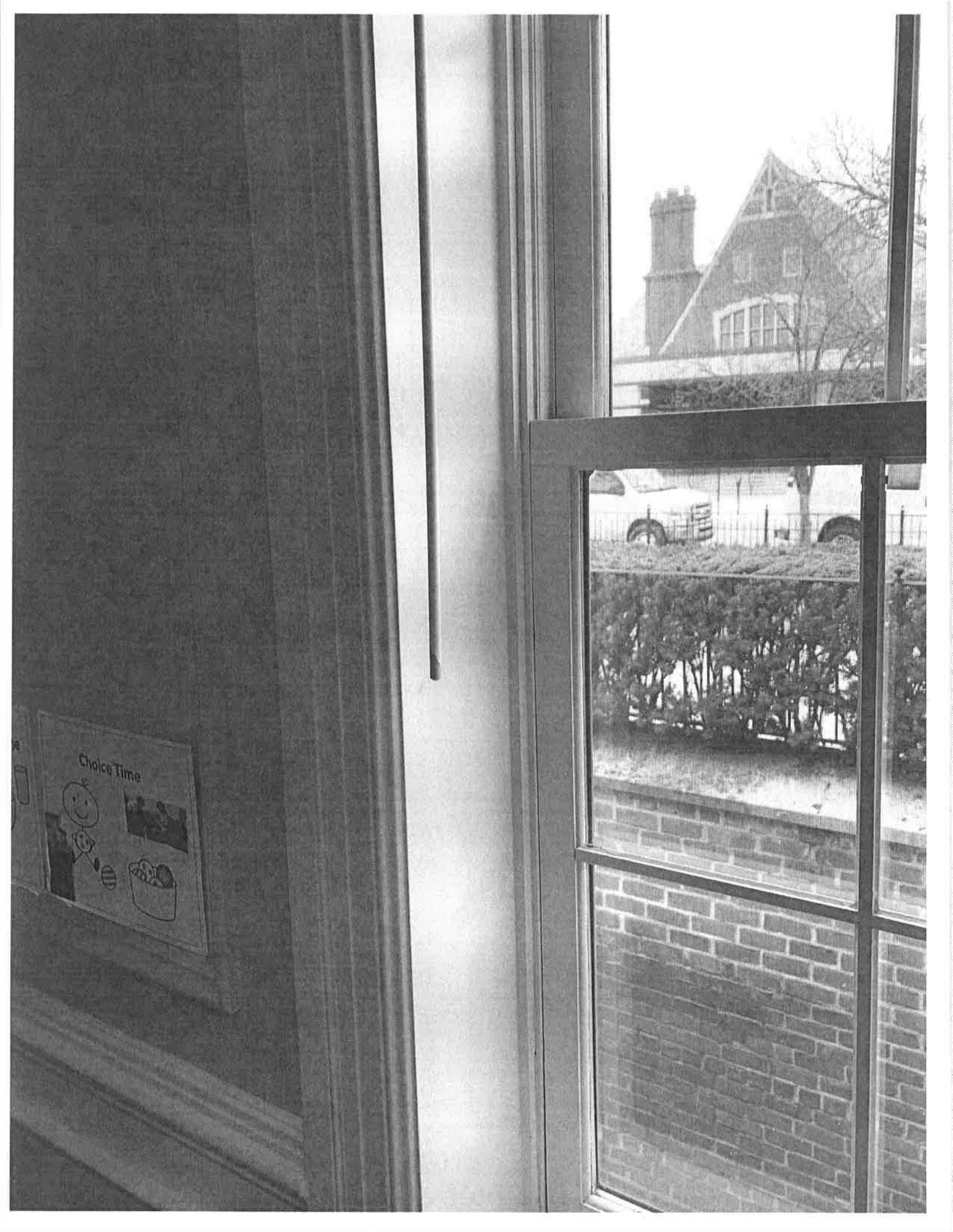






Choice Time

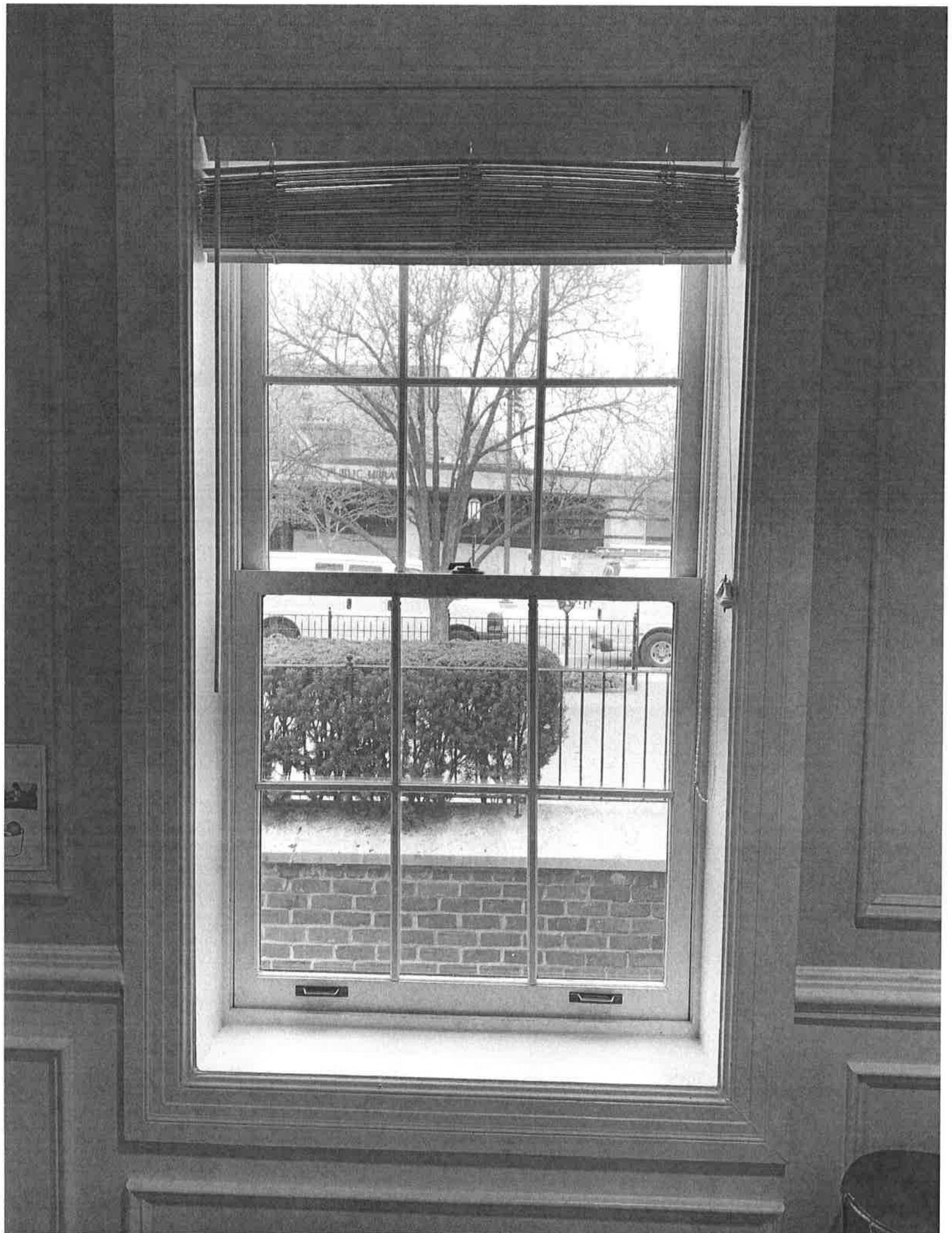




Choice Time



The text "Choice Time" is written in a simple, sans-serif font. Below it are three small illustrations: a smiling face with a crown, a person holding a stick, and a basket filled with fruit.



AGENDA
VIRTUAL BIRMINGHAM HISTORIC DISTRICT COMMISSION MEETING
WEDNESDAY – February 3rd, 2021
******* 7:00 PM*******

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CITY OF BIRMINGHAM
Date 12/22/2020 10:56:31 AM
Ref 00175460
Receipt 557451
Amount \$100.00

Administrative Sign Approval Application Planning Division

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

APPROVED

1/4/21
PAA20-0118

1. Applicant

Name: Bill Carr Signs
Address: PO Box 7340
Flint, MI 48507
Phone Number: 810-232-1569
Fax Number:
Email Address: jim@billcarrsigns.com

2. Property Owner

Name: Pierce Birmingham Place LLC
Address: 159 Pierce Street
Birmingham, MI 48009
Phone Number: 248-752-9709
Fax Number:
Email Address: SCINBA@SIMONGRAPHOLDINGS.COM

3. Applicant's Attorney/Contact Person

Name: Jim Niestroy
Address: PO Box 7340, Flint, MI 48507
Phone Number: 810-232-1569
Fax Number:
Email Address: Jim@billcarrsigns.com

4. Project Designer/Developer

Name: Bill Carr Signs
Address: PO Box 7340, Flint MI 48507
Phone Number: 810-232-1569
Fax Number:
Email Address: jim@billcarrsigns.com

5. Project Information

Address/Location of Property: 147 Pierce Street, Birmingham, MI 48009
Name of Development: Craig Ryan Fine Clothing
Parcel ID#: 08-19-36-201-001
Current Use: Craig Ryan Fine Clothing
Area in Acres:
Current Zoning: B-4

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

6. Required Attachments

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

7. Details of the Request for Administrative Approval

To install a projecting sign to the existing metal sign bracket on the front of the building.

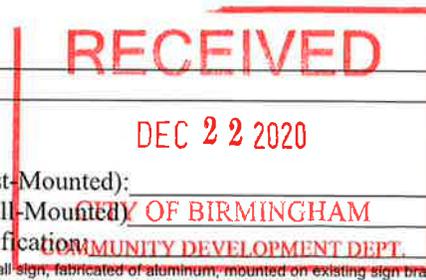
8. Location of Proposed Sign(s)

Front of building over lower level stairs on existing metal sign bracket.

9. Type of Proposed Sign(s)

Wall:
Ground:
Name Letter:
Canopy:

Projecting (Post-Mounted):
Projecting (Wall-Mounted):
Building Identification:
Other: Projecting wall sign, fabricated of aluminum, mounted on existing sign bracket



10. Size of Proposed Sign

Width: 48"
Depth: 1 1/2"
Height of Lettering: Please see drawing.

Overall Height: 22"
Extension from Wall: 54"
Total Square Feet: 7.33

11. Existing Signs Currently on Property

Number: None
Square Feet per Sign:

Sign Type(s):
Total Square Feet:

12. Materials/Style of Proposed Sign(s)

Metal: Aluminum
Plastic:
Wood:
Glass:

Other:
Color #1: Blue PMS 280c
Color #2:
Additional Colors: Grey lettering, PMS 442c

13. Content of Proposed Sign(s)

Craig Ryan Fine Clothing (248) 731-7343

14. Proposed Sign Lighting

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

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

15. Landscaping (Ground Signs Only)

Location of Landscape Areas:

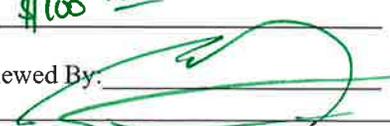
Proposed Landscape Material:

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

Signature of Applicant: 

Date: 12-21-20

Office Use Only

Application # PAA20-0118 Date Received: 12/22/2020 Fee: \$100.00
Date of Approval: 1/4/21 Date of Denial: N/A Reviewed By: 



CONSENT OF PROPERTY OWNER

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

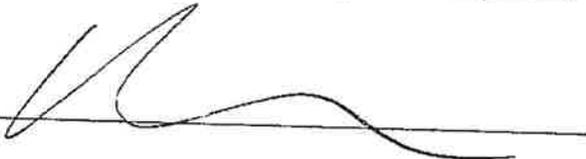
1. That I am the owner of real estate located at 147 Pierce Street;
(Address of Affected Property)

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

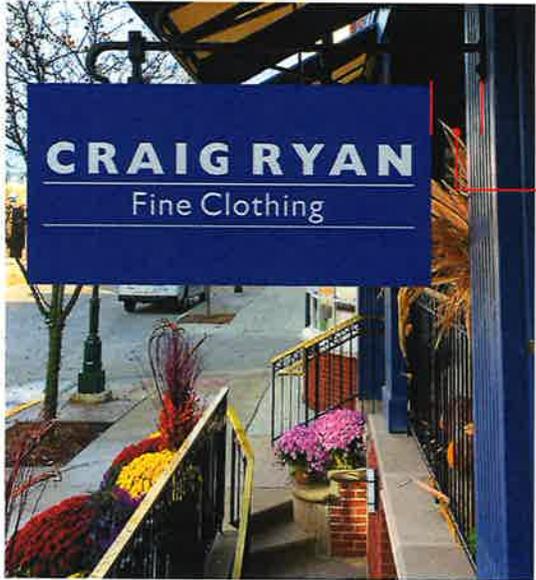
Birmingham by: Bill Carr Signs;
(Name of Applicant)

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

Name of Owner (Printed): Sam Simon

Signature of Owner: 

Date: 12/14/2020



6" Space

REVISED

APPROVED
 (1/4/21)
 PAA 20-0118



Side View

Mount: 1/2" Bolt to Existing Bracket



Qty 1 - Double Sided Sign (2 panels)
 Substrate: .080 Aluminum, Paint PMS 280c
 1 1/2" Aluminum Frame
 Copy: PMS 442c - 4600/3210



CUSTOMER APPROVAL: _____ DATE: _____
Distribution or exhibition of this design other than personnel of your company is expressly forbidden without written agreement. In the event that such an exhibition should occur, all Carr Signs will be compensated for a maximum of \$500 to 15% of the proposed sign project.

Salesperson - Jim Niestroy
 COMPUTER CODE: Craig Ryan - Flag Signs
 DRAWING SCALE: NA DATE: 12.30.2020 DESIGNED BY: AMD
 719 W. TWELFTH STREET, FLINT, MICHIGAN 48903 810-232-1569 FAX: 810-232-6879 www.billcarrsigns.com





Bottom of Sign to Grade 114"





Administrative Sign Approval Application

Planning Division

APPROVED

1/14/21

PAA 21-0003

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

1. Applicant

Name: LA STRADA CAFE LLC.
Address: 243 E. MERILL ST.
BIRMINGHAM, AL 35204
Phone Number: 248 480-0492
Fax Number: _____
Email Address: PAULSHAW@LAFFCO.COM

2. Property Owner

Name: MERRILLWOOD COLLECTION
Address: 251 MERILL ST #212
BIRMINGHAM, AL 35204
Phone Number: 248-641-8590
Fax Number: _____
Email Address: _____

3. Applicant's Attorney/Contact Person

Name: JOHN W. HENKEL
Address: 251 MERILL ST #212
BIRMINGHAM, AL 35204
Phone Number: _____
Fax Number: _____
Email Address: _____

4. Project Designer/Developer

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

5. Project Information

Address/Location of Property: 243 E MERILL ST
Name of Development: _____
Parcel ID#: _____
Current Use: _____
Area in Acres: _____
Current Zoning: _____

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

6. Required Attachments

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

7. Details of the Request for Administrative Approval

SIGN FONT CHANGE

8. Location of Proposed Sign(s)

SEE ATTACHED

9. Type of Proposed Sign(s)

Wall: 1
Ground: _____
Name Letter: _____
Canopy: _____
Projecting (Post-Mounted): _____
Projecting (Wall-Mounted): _____
Building Identification: _____
Other: _____

10. Size of Proposed Sign

Width: SEE ATTACHED.
Depth: _____
Height of Lettering: _____

Overall Height: _____
Extension from Wall: _____
Total Square Feet: _____

11. Existing Signs Currently on Property

Number: 1 TO BE REPLACED.
Square Feet per Sign: _____

Sign Type(s): _____
Total Square Feet: _____

12. Materials/Style of Proposed Sign(s)

Metal: _____
Plastic: _____
Wood: _____
Glass: _____

Other: _____
Color #1: _____
Color #2: _____
Additional Colors: _____

13. Content of Proposed Sign(s)

LA STRADA CAF

14. Proposed Sign Lighting

Type of Lighting: N/A.
Size of Fixtures (LxWxH): _____
Maximum Wattage per Fixture: _____
Proposed Wattage per Fixture: _____

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

15. Landscaping (Ground Signs Only)

Location of Landscape Areas: N/A.

Proposed Landscape Material: _____

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

Signature of Applicant: [Signature] Date: 12/8/2020.

Office Use Only		
Application # <u>PAA 21-0003</u>	Date Received: <u>1/14/21</u>	Fee: <u>\$100.00</u>
Date of Approval: <u>1/14/21</u>	Date of Denial: <u>N/A</u>	Reviewed By: <u>[Signature]</u>



CONSENT OF PROPERTY OWNER

I, MERRILLWOOD COLLECTION, OF THE STATE OF MICHIGAN AND
(Name of Property Owner)

COUNTY OF OAKLAND STATE THE FOLLOWING:

1. That I am the owner of real estate located at 243 MERILL ST;
(Address of Affected Property)

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

Birmingham by: LA STRADA CAFE LLC;
(Name of Applicant)

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

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

Name of Owner (Printed): MERRILLWOOD INVESTMENT LLC
DBA MERRILLWOOD COLLECTION

Signature of Owner: [Signature] Date: 12/8/2020

La Strada  *Italian Kitchen*

243 E Merrill St,
Birmingham, MI 48009

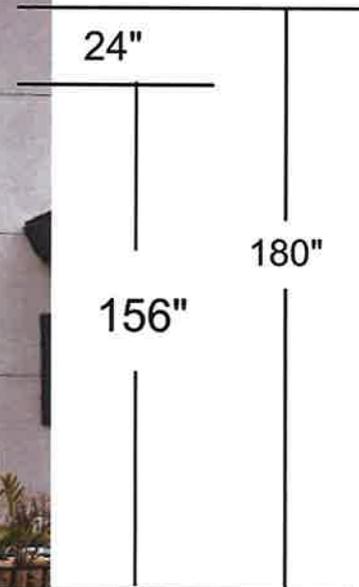
La Strada text and red logo already exist . The project
is to remove The Dolcie Cafe Raised letters and replace
with raised letters "Italian Kitchen"

APPROVED
11/14/21
PAADL-0003



- Sign face = 16"x90"
- Backer = 1/4 black acrylic stud mounted to wall
- 1/2 thick raised letters white acrylic
- Letter Height = 16.25

Overall size = 24"x185"
Total Sqft. = 30.80





Administrative Sign Approval Application Planning Division

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

APPROVED
1/7/2021

PAF 20-0120

1. Applicant

Name: LUNA SHAAAYA
Address: 375 HAMILTON ROW
BIRMINGHAM, MI 48009
Phone Number: 248-979-5862
Fax Number:
Email Address: MANAGER@LUNADESIGNSTUDIO.COM

2. Property Owner

Name: Holly Hung
Address: 375 Hamilton row birmingham, mi 48009
Phone Number: 248-760-7799
Fax Number:
Email Address:

3. Applicant's Attorney/Contact Person

Name: Same as applicant
Address:
Phone Number:
Fax Number:
Email Address:

4. Project Designer/Developer

Name: Fast Signs
Address: 33322 Woodward Avenue
Birmingham, mi
Phone Number: 248-642-9911
Fax Number:
Email Address: fastsigns.212@fastsigns.com

5. Project Information

Address/Location of Property: 375 Hamilton Row
Birmingham, Mi 48009
Name of Development: Luna-Tic Studio
Parcel ID#:
Current Use:
Area in Acres:
Current Zoning:

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

6. Required Attachments

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

7. Details of the Request for Administrative Approval

A new wall sign for Luna-tic Studio.

8. Location of Proposed Sign(s)

375 HAMILTON ROW BIRMINGHAM MI front of building on Hamilton row.

9. Type of Proposed Sign(s)

Wall: x
Ground:
Name Letter:
Canopy:

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



10. Size of Proposed Sign

Width: 48"
Depth: 3"
Height of Lettering: 20"

Overall Height: 24"
Extension from Wall:
Total Square Feet: 8 feet

11. Existing Signs Currently on Property

Number:
Square Feet per Sign:

Sign Type(s):
Total Square Feet:

12. Materials/Style of Proposed Sign(s)

Metal:
Plastic: x
Wood:
Glass:

Other:
Color #1: black
Color #2: white
Additional Colors:

13. Content of Proposed Sign(s)

luna-tic

14. Proposed Sign Lighting

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

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

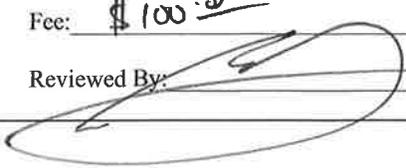
15. Landscaping (Ground Signs Only)

Location of Landscape Areas: n/a

Proposed Landscape Material:

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

Signature of Applicant:  Date: 12/4/2020

Office Use Only		
Application #	PAA 20-0120	Date Received: 12/30/2020
Date of Approval: 1/4/2020	Date of Denial: N/A	Fee: \$100.00
		Reviewed By: 



CONSENT OF PROPERTY OWNER

I, Holly Hung, OF THE STATE OF MI AND
(Name of Property Owner)
COUNTY OF Oakland STATE THE FOLLOWING:

1. That I am the owner of real estate located at 375 Hamilton Row ;
(Address of Affected Property)

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

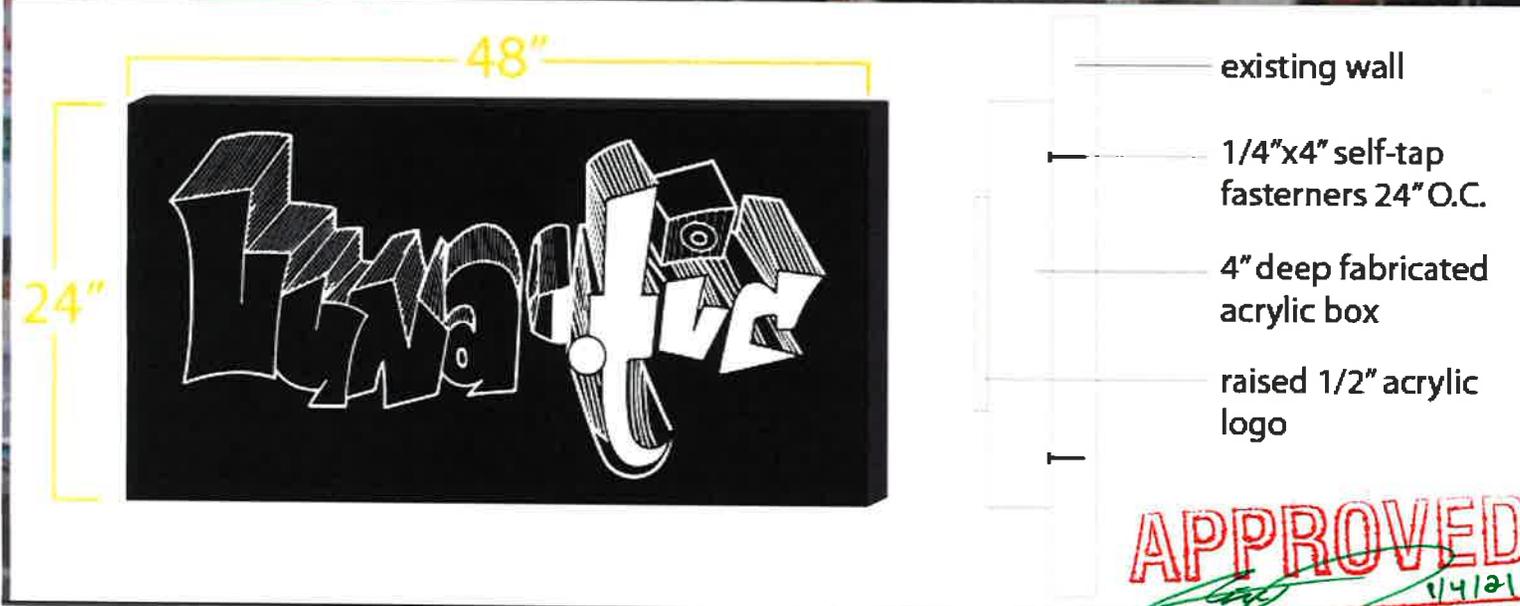
Birmingham by: Lana Shaaya ;
(Name of Applicant)

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

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

Name of Owner (Printed): Holly Hung

Signature of Owner: Holly Hung Date: 12/5/20



APPROVED

1/4/21

PA920-0120

NO OPEN FLAMES

...machines - not smoking and do not study the safety code printed, considered and treated.
- when working with PLEXIGLAS® MC acrylic sheets, use an appropriate machine guards and safety devices.
- connect edges with fine sandpaper after cutting.
- Clean PLEXIGLAS® MC acrylic sheet with water and a mild detergent. Use a soft cloth. Avoid abrasives and organic solvents.

SCHOTT OPTICS
Schott Optics, Inc. 10000 W. 10th Ave. Denver, CO 80202





Administrative Approval Application Planning Division

APPROVED
1/14/21

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

PAA00-0121

1. Applicant

Name: STEVEN M BACKERS
Address: 20522 MARTIN RD
S.C.S. MI 48081
Phone Number: 586-709-1206
Fax Number: 586-779-6632
Email Address: ROSE ANN BACKERS @ AOL.COM

2. Property Owner

Name: GILBERT M FRIMET
Address: 1128 SOUTH FIELD RD
BIRMINGHAM
Phone Number: _____
Fax Number: _____
Email Address: _____

3. Applicant's Attorney/Contact Person

Name: _____
Address: _____

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

4. Project Designer/Developer

Name: _____
Address: _____

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

5. Project Information

Address/Location of Property: 1128 Southfield

Name of Development: -
Parcel ID#: -
Current Use: residential
Area in Acres: -
Current Zoning: -

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

6. Required Attachments

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

7. Details of the Request for Administrative Approval

TEAR-OFF Re-Roof had to Re-sheet house using 1/2 O.S.B

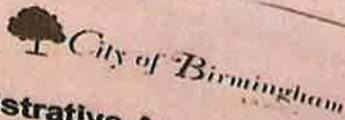
The undersigned states the above information is true and correct, and understands that it is the responsibility of the applicant to advise the Planning Division and/or Building Division of any additional changes to the approved site plan.

Signature of Applicant: (see next page) Date: _____

Office Use Only

Application #: <u>PAA00-0121</u>	Date Received: <u>12/30/21</u>	Fee: <u>\$100.00</u>
Date of Approval: <u>1/14/21</u>	Date of Denial: <u>N/A</u>	Reviewed By: <u>[Signature]</u>

1
gmt



Administrative Approval Application Planning Division

Form will not be processed until it is completely filled out

1. Applicant

Name: STEVEN M. BACKERS
Address: 20572 MARTIN RD
S.C.S. MI 48081
Phone Number: 586-709-1206
Fax Number: 586-779-6632
Email Address: ROSE ANN BACKERS @ AOL.COM

2. Property Owner

Name: GILBERT M. FRIMET
Address: 1127 SOUTH FIELD RD
BIRMINGHAM
Phone Number: _____
Fax Number: _____
Email Address: _____

3. Applicant's Attorney/Contact Person

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

4. Project Designer/Developer

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

5. Project Information

Address/Location of Property: _____
Name of Development: _____
Parcel ID#: _____
Current Use: _____
Area in Acres: _____
Current Zoning: _____

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

Required Attachments

- Warranty Deed with legal description of property
- Authorization from Owner(s) (if applicant is not owner)
- Completed Checklist
- Material Samples
- Specification sheets for all proposed materials, fixtures, and/or mechanical equipment

- One (1) digital copy of plans
- Two (2) folded copies of plans including an itemized list of all changes for which administrative approval is requested, with the changes marked in color on all elevations
- Photographs of existing conditions on the site where changes are proposed

Details of the Request for Administrative Approval

AR-OFF Re-Roof had to Re-sheet house using 7/16 O.S.B

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

Signature of Applicant: Steven M Backers

Date: 1-5-21



CONSENT OF PROPERTY OWNER

I, GILBERT M. FRIMET OF THE STATE OF MICHIGAN AND
(Name of Property Owner)
COUNTY OF DAKOTA STATE THE FOLLOWING:

- 1. That I am the owner of real estate located at 1128 SOUTHFIELD RD, BIRMINGHAM, MI
(Address of Affected Property)
- 2. That I have read and examined the Application for Administrative Approval made to the City of
Birmingham by: STEVEN M BACKERS
(Name of Applicant)
- 3. That I have no objections to, and consent to the request(s) described in the Application made to the City of
Birmingham.

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

UPON INFORMATION AND BELIEF!
APPROVAL IS GIVEN TO THE ATTACHED
APPLICATION AND DOCUMENTS, PAGES of SAME
INITIALED BY OWNER AS ABOVE

Name of Owner (Printed): GILBERT M. FRIMET

Signature of Owner: [Handwritten Signature]

Date: Dec 4, 2020

2
SMK

Backers Construction

Job Invoice

SOLD TO
 JEFF WILLIAMS CONSTRUCTION
 1128 South Field Rd
 Birmingham

DATE ORDERED	ORDER TAKEN BY
PHONE NO.	CUSTOMER ORDER #
JOB LOCATION	
JOB PHONE	STARTING DATE
TERMS	

QTY.	MATERIAL	UNIT	AMOUNT	DESCRIPTION OF WORK	
	HOUSE		10,425.00	TEAR-OFF 2 LAYERS house + BAEN. Re Shingle using LANDMARK PRO.	
32sq	LANDMARK PRO			TEAR-OFF SHINGLES ON FLAT AREA IN BACK. INSTALL EPDM RUBBER ROOF.	
2 1/2sq	SHADOW RIDGE				
131FT	OMNI ROLL RIDGE VENT				
	BAEN		4,915.00		
15sq	LANDMARK PRO			MISCELLANEOUS CHARGES	
2 BON	SHADOW RIDGE				Replaced 27 Sheets 1/2 OSB 1070.00
34FT	OMNI ROLL RIDGE VENT				
	HOUSE FLAT IN BACK.		1,500.00	REPAIRED RAFTER TAILS AND FASCIA 200.00	
				TOTAL MISCELLANEOUS 1280.00	
				LABOR HRS. RATE AMOUNT	
14	14x8 pcs Rubber Roof.				
	TOTAL MATERIALS		16,840.00	TOTAL LABOR	

WORK ORDERED	9-29-19	TOTAL LABOR	
DATE ORDERED	9-29-19	TOTAL MATERIALS	
DATE COMPLETED		TOTAL MISCELLANEOUS	
CUSTOMER APPROVAL SIGNATURE	<i>[Signature]</i>	SUBTOTAL	
		Total ***	18,120.00

CITY OF BIRMINGHAM
MICHIGAN

04716

RECEIVED OF Bardens Construction

DATE 11/15/19

\$

1128 Southfield

Permit

195.00

bond

200.00

Contractors reg.

25.00

ck # 5050

TOTAL \$ 420.00

MAA / CD

Dept.

This receipt not valid until stamped PAID by City Treasurer

Handwritten signature

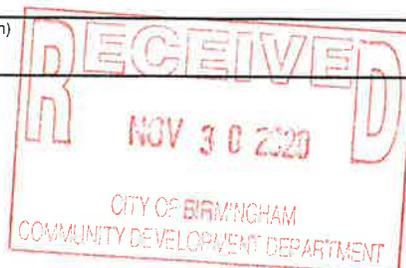
CITY OF BIRMINGHAM
Community Development - Building Department
151 Martin Street, Birmingham, MI 48009
 Community Development: 248-530-1850
 AMG Inspection Request Site: <https://www.accessmygov.com>
 Fax: 248-530-1290 / www.bhamgov.org

Permit # _____

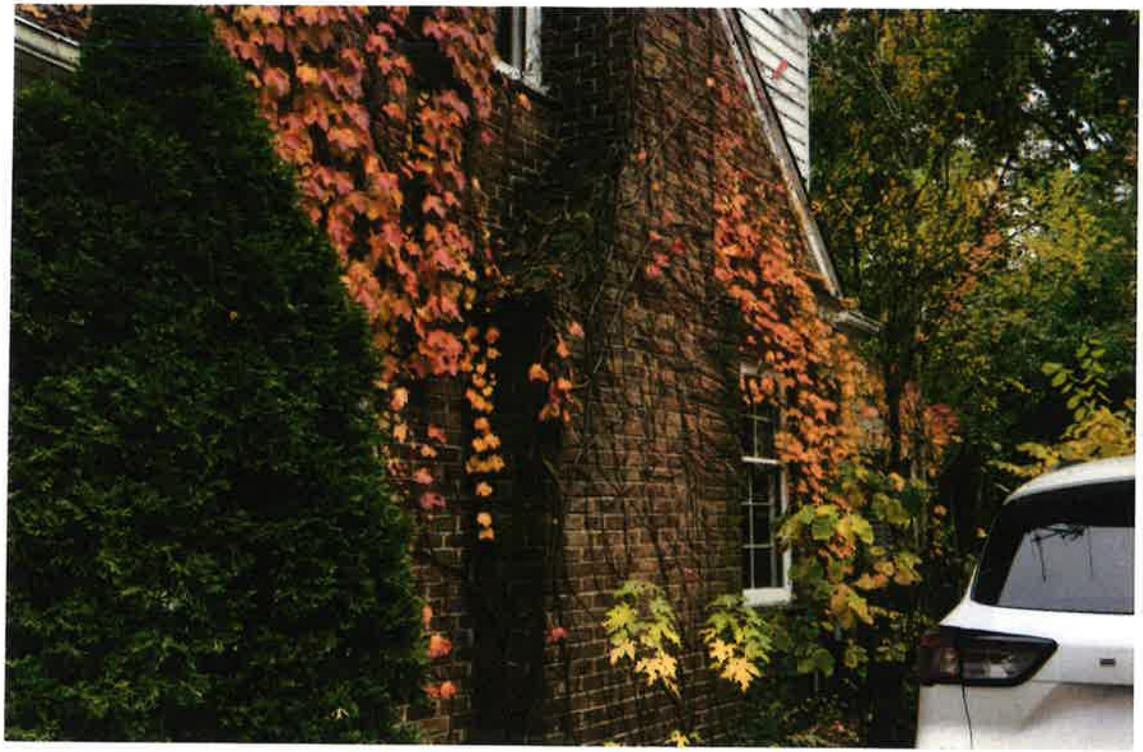
Project # _____

APPLICATION FOR DEMOLITION PERMIT

I. Project Type / Location			
<input checked="" type="checkbox"/> HOUSE	<input type="checkbox"/> HOUSE AND ATTACHED GARAGE	<input checked="" type="checkbox"/> HOUSE AND DETACHED GARAGE	<input type="checkbox"/> DETACHED GARAGE
<input type="checkbox"/> EXTERIOR	<input type="checkbox"/> INTERIOR NON-LOAD BEARING	<input type="checkbox"/> SHED	<input type="checkbox"/> OTHER _____
ADDRESS 1430 Henrietta		PROPERTY IDENTIFICATION NUMBER (SIDWELL NO.)	LOT NUMBER
II. Applicant / Project Contact Information			
A. Applicant			
NAME Chris Bakalis		ADDRESS 1424 Henrietta	
CITY Bham	STATE MI	ZIP CODE 48009	TELEPHONE NUMBER (Include Area Code) 248-302-0217
CELL PHONE NUMBER (Include Area Code) 248-302-0217	FAX NUMBER (Include Area Code)	EMAIL ADDRESS CNBakalis@comcast.net	
B. Owner or Lessee			
NAME Same as above		ADDRESS	
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 Not Required - Lot will remain empty.		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	
CITY Rochester Hills	STATE MI	ZIP CODE 48309	TELEPHONE NUMBER (Include Area Code) 2488530810
CELL PHONE NUMBER (Include Area Code) 2487099928	FAX NUMBER (Include Area Code) 2488536289	EMAIL ADDRESS Jeff@Bedientconstruction.com	
INDIVIDUAL BUILDERS LICENSE NUMBER 2101119220			EXPIRATION DATE 05/31/2023
COMPANY BUILDERS LICENSE NUMBER 2102185303			EXPIRATION DATE 05/31/2023
FEDERAL EMPLOYER ID NUMBER (or reason for exemption) 38-2666637			
WORKERS COMP INSURANCE CARRIER (or reason for exemption) ABC			
UNEMPLOYMENT INSURANCE AGENCY EMPLOYER ACCOUNT NUMBER (or reason for exemption) 02-183-2886			







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

Permit # PD00-0055

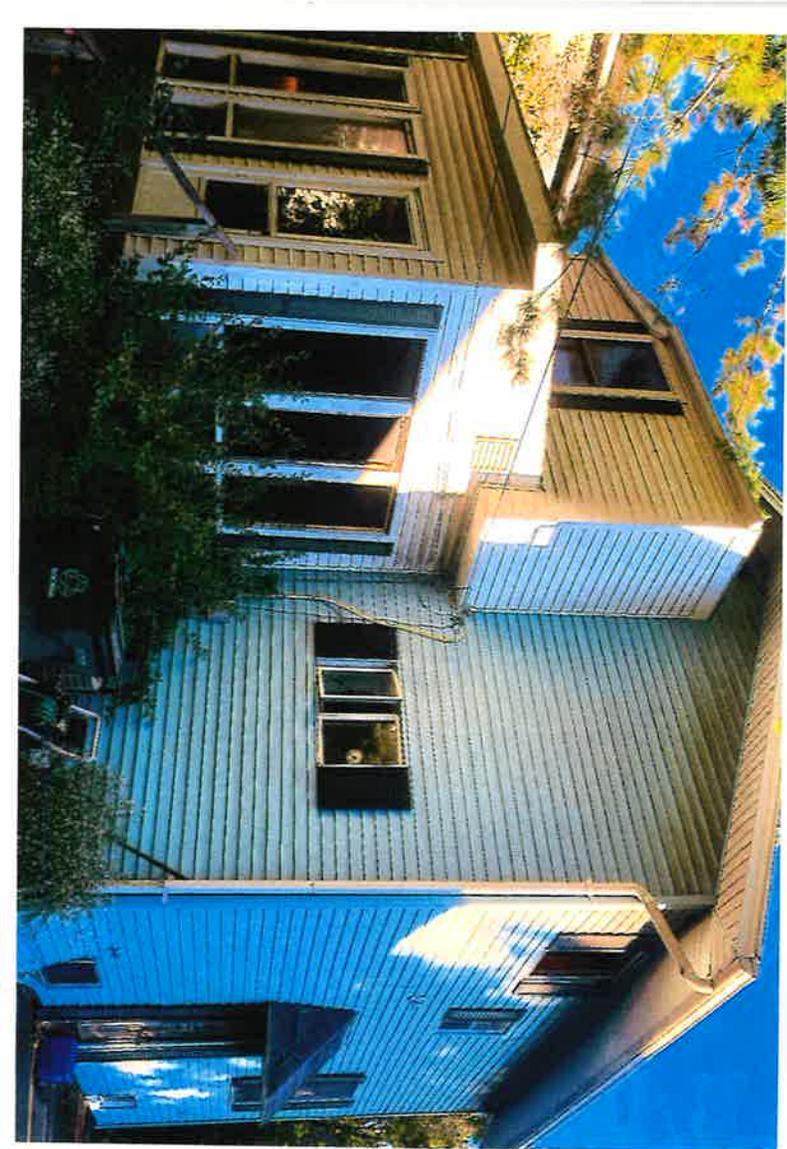
Project # JOSF20-0077

APPLICATION FOR DEMOLITION PERMIT

I. Project Type / Location			
<input checked="" type="checkbox"/> HOUSE		<input type="checkbox"/> HOUSE AND ATTACHED GARAGE	
<input type="checkbox"/> EXTERIOR		<input type="checkbox"/> INTERIOR NON-LOAD BEARING	
<input type="checkbox"/> HOUSE AND DETACHED GARAGE		<input type="checkbox"/> DETACHED GARAGE	
<input type="checkbox"/> SHED		<input type="checkbox"/> OTHER _____	
ADDRESS <u>1243 Ruffner</u>		PROPERTY IDENTIFICATION NUMBER (SIDWELL NO.)	LOT NUMBER
II. Applicant / Project Contact Information			
A. Applicant			
NAME <u>Ideal Builders, Harry Potash</u>		ADDRESS <u>6931 Chase Court</u>	
CITY <u>W. Bloomfield</u>	STATE <u>MI</u>	ZIP CODE <u>48322</u>	TELEPHONE NUMBER (Include Area Code) <u>248-425-0321</u>
CELL PHONE NUMBER (Include Area Code)	FAX NUMBER (Include Area Code)	EMAIL ADDRESS <u>potashbr@gmail.com</u>	
B. Owner or Lessee			
NAME <u>Ideal Builders and Renovate</u>		ADDRESS <u>6931 Chase Court</u>	
CITY <u>W. Bloomfield</u>	STATE <u>MI</u>	ZIP CODE <u>48322</u>	TELEPHONE NUMBER (Include Area Code) <u>248-425-0321</u>
CELL PHONE NUMBER (Include Area Code)	FAX NUMBER (Include Area Code)	EMAIL ADDRESS* <u>potashbr@gmail.com</u>	
C. Architect or Engineer			
NAME _____		ADDRESS _____	
CITY _____	STATE _____	ZIP CODE _____	TELEPHONE NUMBER (Include Area Code) _____
CELL PHONE NUMBER (Include Area Code)	FAX NUMBER (Include Area Code)	EMAIL ADDRESS _____	
LICENSE NUMBER _____			EXPIRATION DATE _____
D. Contractor			
NAME <u>Ideal Builders and Renovating</u>		ADDRESS <u>6931 Chase Court</u>	
CITY <u>W. Bloomfield</u>	STATE <u>MI</u>	ZIP CODE <u>48322</u>	TELEPHONE NUMBER (Include Area Code) <u>248-425-0321</u>
CELL PHONE NUMBER (Include Area Code)	FAX NUMBER (Include Area Code)	EMAIL ADDRESS <u>potashbr@gmail.com</u>	
INDIVIDUAL BUILDERS LICENSE NUMBER <u>210299832</u>			EXPIRATION DATE <u>5/31/2023</u>
COMPANY BUILDERS LICENSE NUMBER <u>2101043094</u>			EXPIRATION DATE <u>5/31/2023</u>
FEDERAL EMPLOYER ID NUMBER (or reason for exemption) <u>383811496</u>			
WORKERS COMP INSURANCE CARRIER (or reason for exemption) <u>Auto owner</u>			
UNEMPLOYMENT INSURANCE AGENCY EMPLOYER ACCOUNT NUMBER (or reason for exemption) <u>NONE</u>			

RECEIVED
 DEC 01 2020
 CITY OF BIRMINGHAM
 COMMUNITY DEVELOPMENT DEPT.





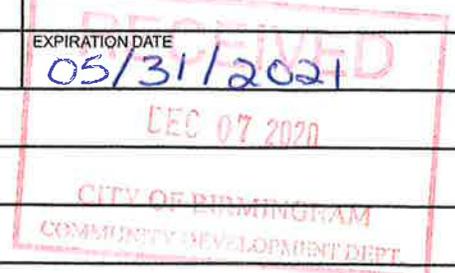
CITY OF BIRMINGHAM
Community Development - Building Department
151 Martin Street, Birmingham, MI 48009
 Community Development: 248-530-1850
 AMG Inspection Request Site: <https://www.accessmygov.com>
 Fax: 248-530-1290 / www.bhamgov.org

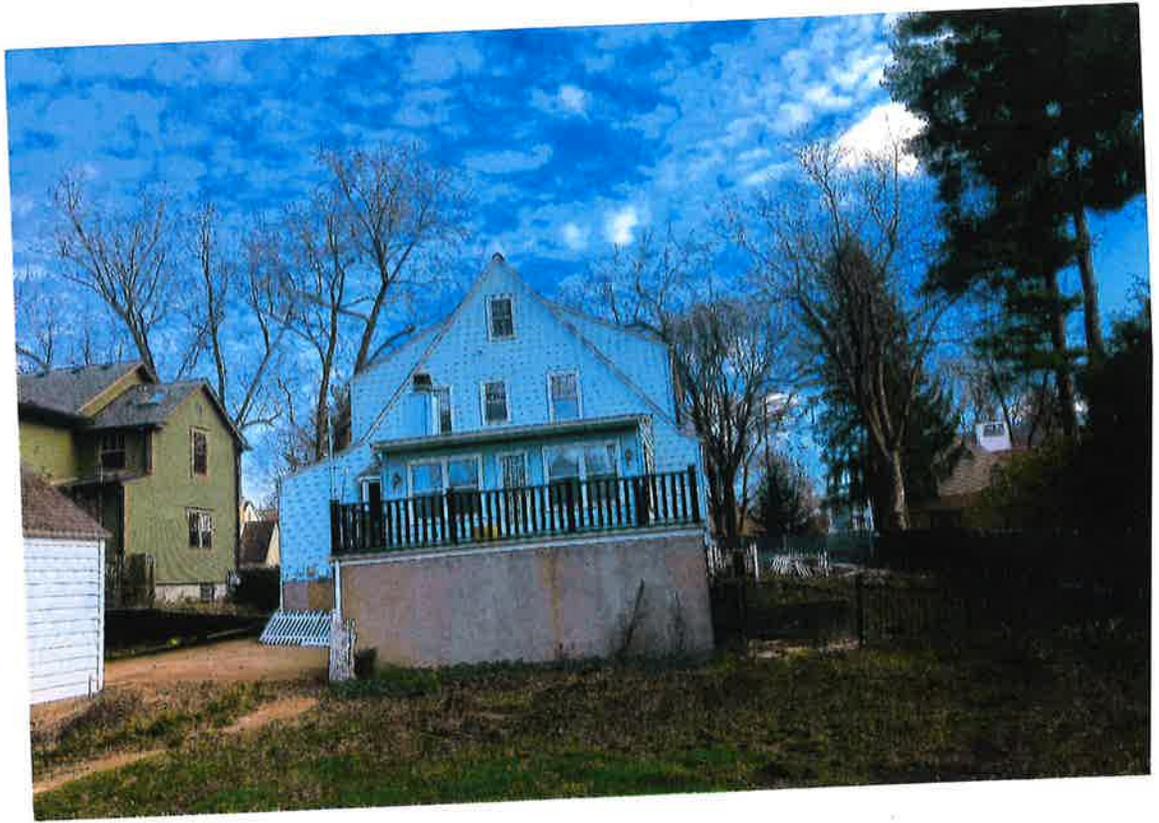
Permit # _____

Project # _____

APPLICATION FOR DEMOLITION PERMIT

I. Project Type / Location			
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<input type="checkbox"/> EXTERIOR	<input type="checkbox"/> INTERIOR NON-LOAD BEARING	<input type="checkbox"/> SHED	<input checked="" type="checkbox"/> OTHER <u>pool (inground)</u>
ADDRESS <u>707 Lakeview Avenue</u>		PROPERTY IDENTIFICATION NUMBER (SIDWELL NO.) <u>19-26-427-038</u>	LOT NUMBER <u>43244</u>
II. Applicant / Project Contact Information			
A. Applicant			
NAME <u>Mark Patchak</u>		ADDRESS <u>20409 Robinway</u>	
CITY <u>Clinton Twp</u>	STATE <u>MI</u>	ZIP CODE <u>48036</u>	TELEPHONE NUMBER (Include Area Code) <u>586-995-1500</u>
CELL PHONE NUMBER (Include Area Code)	FAX NUMBER (Include Area Code)	EMAIL ADDRESS <u>M.Patchak56@yahoo.com</u>	
B. Owner or Lessee			
NAME <u>Brandon Lipari</u>		ADDRESS <u>359 Ferndale Avenue</u>	
CITY <u>Birmingham</u>	STATE <u>MI</u>	ZIP CODE <u>48009</u>	TELEPHONE NUMBER (Include Area Code)
CELL PHONE NUMBER (Include Area Code) <u>586-484-0340</u>	FAX NUMBER (Include Area Code)	EMAIL ADDRESS <u>brandon.lipari@gmail.com</u>	
C. Architect or Engineer			
NAME <u>Brian Neper Architecture</u>		ADDRESS <u>630 North Old Woodward</u>	
CITY <u>Birmingham</u>	STATE <u>MI</u>	ZIP CODE <u>48009</u>	TELEPHONE NUMBER (Include Area Code) <u>248-259-1784</u>
CELL PHONE NUMBER (Include Area Code) <u>248-259-1784</u>	FAX NUMBER (Include Area Code)	EMAIL ADDRESS <u>brian@brianeper.com</u>	
LICENSE NUMBER			EXPIRATION DATE
D. Contractor			
NAME <u>Alpine Construction Co Inc</u>		ADDRESS <u>20409 Robinway</u>	
CITY <u>Clinton Twp</u>	STATE <u>MI</u>	ZIP CODE <u>48036</u>	TELEPHONE NUMBER (Include Area Code) <u>586-995-1500</u>
CELL PHONE NUMBER (Include Area Code)	FAX NUMBER (Include Area Code)	EMAIL ADDRESS <u>M.Patchak56@yahoo.com</u>	
INDIVIDUAL BUILDERS LICENSE NUMBER			EXPIRATION DATE
COMPANY BUILDERS LICENSE NUMBER <u>2102103910</u>			EXPIRATION DATE <u>05/31/2021</u>
FEDERAL EMPLOYER ID NUMBER (or reason for exemption) <u>38-2689312</u>			
WORKERS COMP INSURANCE CARRIER (or reason for exemption) <u>Accident Fund</u>			
UNEMPLOYMENT INSURANCE AGENCY EMPLOYER ACCOUNT NUMBER (or reason for exemption) <u>2081446000</u>			









CITY OF BIRMINGHAM
Community Development - Building Department
151 Martin Street, Birmingham, MI 48009

Community Development: 248-530-1850

AMG Inspection Request Site: <https://www.accessmygov.com>

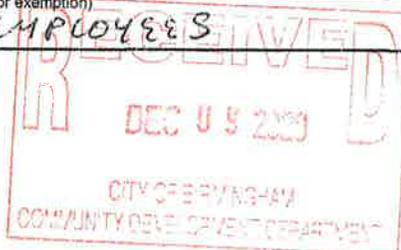
Fax: 248-530-1290 / www.bhamgov.org

Permit # _____

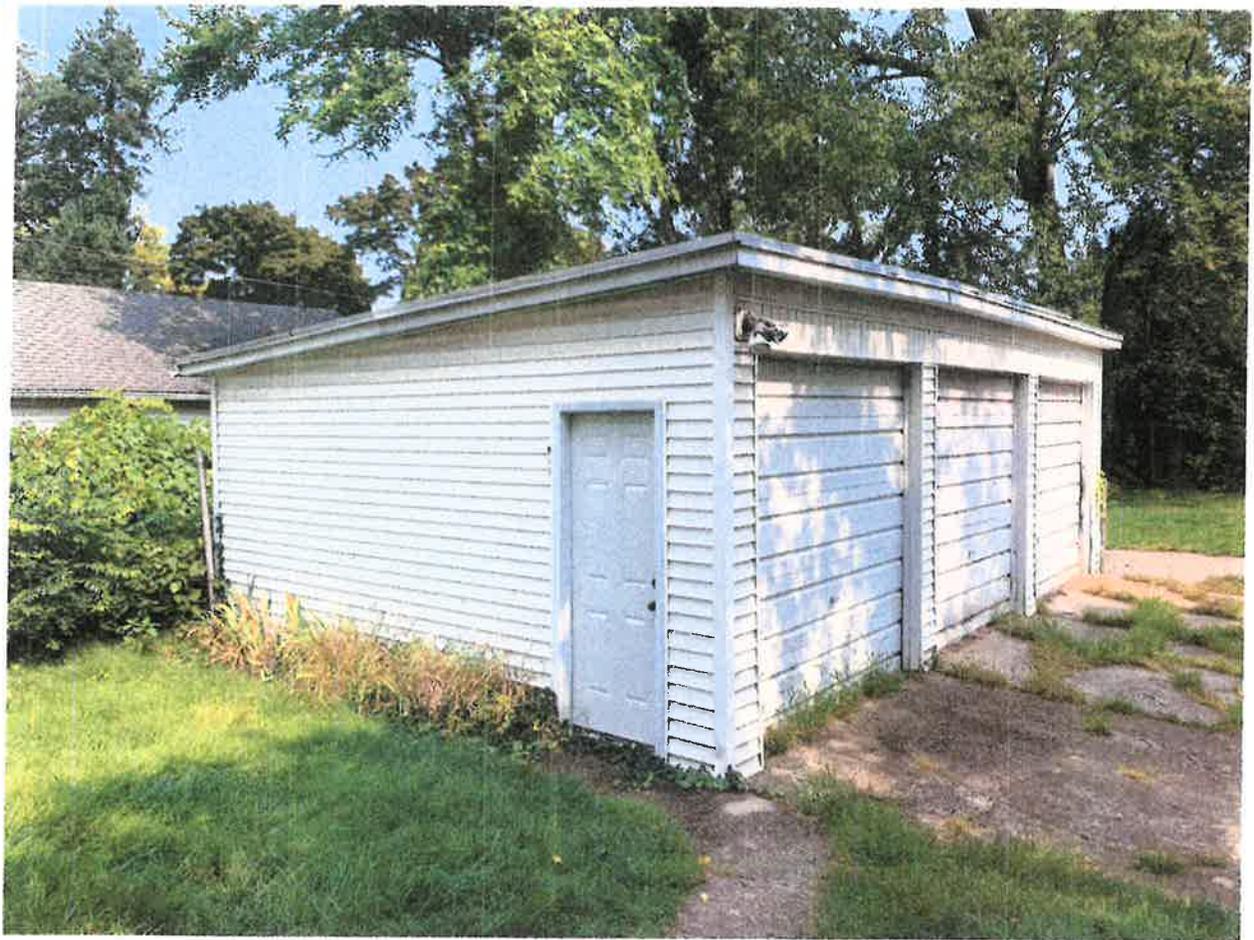
Project # _____

APPLICATION FOR DEMOLITION PERMIT

I. Project Type / Location			
<input type="checkbox"/> HOUSE	<input type="checkbox"/> HOUSE AND ATTACHED GARAGE	<input checked="" type="checkbox"/> HOUSE AND DETACHED GARAGE	<input type="checkbox"/> DETACHED GARAGE
<input type="checkbox"/> EXTERIOR	<input type="checkbox"/> INTERIOR NON-LOAD BEARING	<input type="checkbox"/> SHED	<input type="checkbox"/> OTHER _____
ADDRESS 780 GREENWOOD STREET		PROPERTY IDENTIFICATION NUMBER (SIDWELL NO.)	LOT NUMBER
II. Applicant / Project Contact Information			
A. Applicant			
NAME GREGORY AERTS, AIA		ADDRESS 787 GREENWOOD ST	
CITY BIRMINGHAM	STATE MI	ZIP CODE 48009	TELEPHONE NUMBER (Include Area Code) —
CELL PHONE NUMBER (Include Area Code) 248-622-6263	FAX NUMBER (Include Area Code)	EMAIL ADDRESS greg@gaerts.com	
B. Owner or Lessee			
NAME 1844 COLLE STREET LLC		ADDRESS 787 GREENWOOD ST	
CITY BIRMINGHAM	STATE MI	ZIP CODE 48009	TELEPHONE NUMBER (Include Area Code) —
CELL PHONE NUMBER (Include Area Code) SAME	FAX NUMBER (Include Area Code)	EMAIL ADDRESS* SAME	
C. Architect or Engineer			
NAME GREGORY AERTS, AIA		ADDRESS SAME	
CITY	STATE	ZIP CODE	TELEPHONE NUMBER (Include Area Code)
CELL PHONE NUMBER (Include Area Code)	FAX NUMBER (Include Area Code)	EMAIL ADDRESS	
LICENSE NUMBER 1301034137	EXPIRATION DATE 10/31/21		
D. Contractor			
NAME GGA SERVICES, LLC		ADDRESS SAME	
CITY	STATE	ZIP CODE	TELEPHONE NUMBER (Include Area Code)
CELL PHONE NUMBER (Include Area Code)	FAX NUMBER (Include Area Code)	EMAIL ADDRESS	
INDIVIDUAL BUILDERS LICENSE NUMBER 2101138948	EXPIRATION DATE 5/31/23		
COMPANY BUILDERS LICENSE NUMBER 2102208707	EXPIRATION DATE 5/31/23		
FEDERAL EMPLOYER ID NUMBER (or reason for exemption) NO EMPLOYEES			
WORKERS COMP INSURANCE CARRIER (or reason for exemption) NO EMPLOYEES			
UNEMPLOYMENT INSURANCE AGENCY EMPLOYER ACCOUNT NUMBER (or reason for exemption) NO EMPLOYEES			











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

Permit # _____

Project # _____

APPLICATION FOR DEMOLITION PERMIT

I. Project Type / Location			
<input checked="" type="checkbox"/> HOUSE		<input type="checkbox"/> HOUSE AND ATTACHED GARAGE	
<input type="checkbox"/> EXTERIOR		<input type="checkbox"/> INTERIOR NON-LOAD BEARING	
<input type="checkbox"/> HOUSE AND DETACHED GARAGE		<input type="checkbox"/> DETACHED GARAGE	
<input type="checkbox"/> SHED		<input type="checkbox"/> COMMERCIAL BUILDING	
<input type="checkbox"/> OTHER _____			
ADDRESS 1234 Willow Lane Birmingham MI 48009		PROPERTY IDENTIFICATION NUMBER (SIDWELL NO.)	LOT NUMBER
II. Applicant / Project Contact Information			
A. Applicant			
NAME Great Lakes Custom Builder LLC		ADDRESS 2525 Industrial Row Dr	
CITY Troy	STATE MI	ZIP CODE 48084	TELEPHONE NUMBER (Include Area Code) 248-268-1914
CELL PHONE NUMBER (Include Area Code) 586-668-0836	FAX NUMBER (Include Area Code)	EMAIL ADDRESS Jameswiese@yahoo.com	
B. Owner or Lessee			
NAME James Wiese		ADDRESS 2525 Industrial Row Dr	
CITY Troy	STATE MI	ZIP CODE 48084	TELEPHONE NUMBER (Include Area Code)
CELL PHONE NUMBER (Include Area Code) 586-668-0836	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		ADDRESS	
CITY	STATE	ZIP CODE	TELEPHONE NUMBER (Include Area Code)
CELL PHONE NUMBER (Include Area Code)	FAX NUMBER (Include Area Code)	EMAIL ADDRESS	
INDIVIDUAL BUILDERS LICENSE NUMBER			EXPIRATION DATE
COMPANY BUILDERS LICENSE NUMBER 2102178013			EXPIRATION DATE
FEDERAL EMPLOYER ID NUMBER (or reason for exemption) 77-0642411			
WORKERS COMP INSURANCE CARRIER (or reason for exemption) Travelers			
UNEMPLOYMENT INSURANCE AGENCY EMPLOYER ACCOUNT NUMBER (or reason for exemption)			











CITY OF BIRMINGHAM
Community Development - Building Department
151 Martin Street, Birmingham, MI 48009

CITY OF BIRMINGHAM
 Date 12/29/2020 4:16:00 PM
 Ref 00175551
 Receipt 558182
 Amount \$2,000.00

Community Development: 248-530-1850

AMG Inspection Request Site: <https://www.accessmygov.com>

Fax: 248-530-1290 / www.bhamgov.org

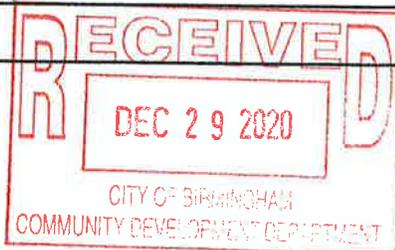
Permit # PD 20-0094

Project # JDSF

20-0054

APPLICATION FOR DEMOLITION PERMIT

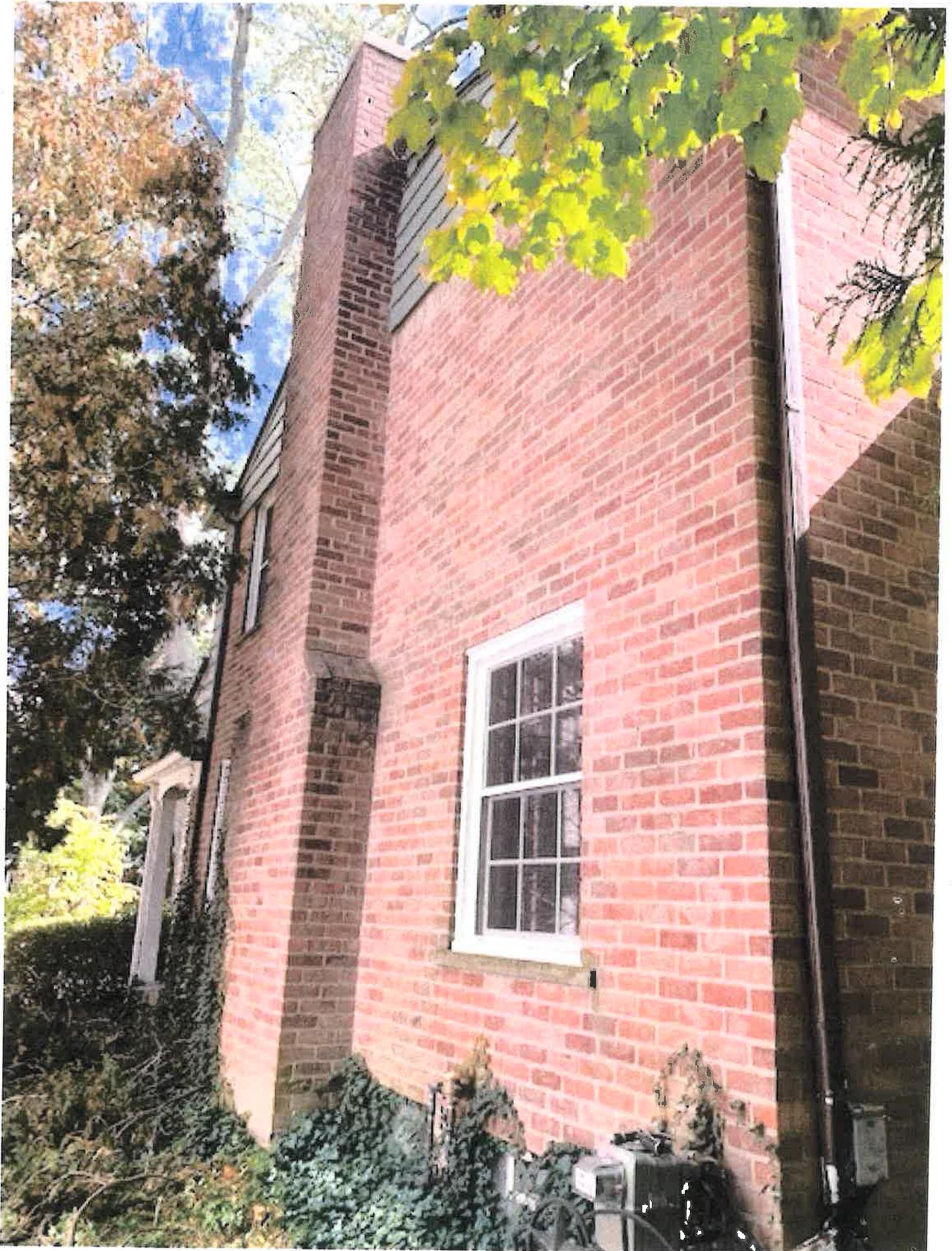
I. Project Type / Location			
<input type="checkbox"/> HOUSE	<input checked="" type="checkbox"/> HOUSE AND ATTACHED GARAGE	<input type="checkbox"/> HOUSE AND DETACHED GARAGE	<input type="checkbox"/> DETACHED GARAGE
<input type="checkbox"/> EXTERIOR	<input type="checkbox"/> INTERIOR NON-LOAD BEARING	<input type="checkbox"/> SHED	<input type="checkbox"/> OTHER _____
ADDRESS 353 Fairfax		PROPERTY IDENTIFICATION NUMBER (SIDWELL NO.) 08-19-26-451-019	LOT NUMBER 50
II. Applicant / Project Contact Information			
A. Applicant			
NAME Hunter Roberts Homes		ADDRESS 36800 Woodward Ave. Suite 115	
CITY Bloomfield Hills	STATE Michigan	ZIP CODE 48304	TELEPHONE NUMBER (Include Area Code) (248) 644-4910
CELL PHONE NUMBER (Include Area Code) 586-219-6030	FAX NUMBER (Include Area Code) 248-594-9797	EMAIL ADDRESS karyn.hunterroberts@gmail.com	heath.hunterroberts@gmail.com
B. Owner or Lessee			
NAME David and Marisa Ruby		ADDRESS 353 Fairfax	
CITY Birmingham	STATE Michigan	ZIP CODE 48009	TELEPHONE NUMBER (Include Area Code) 248-464-2120
CELL PHONE NUMBER (Include Area Code) 248-464-2120	FAX NUMBER (Include Area Code)	EMAIL ADDRESS*	david@gemstonecommunities.com
C. Architect or Engineer			
NAME N/A		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 Hunter Roberts Homes		ADDRESS 36800 Woodward Ave Suite 115	
CITY Bloomfield Hills	STATE MI	ZIP CODE 48302	TELEPHONE NUMBER (Include Area Code) 248-766-2275
CELL PHONE NUMBER (Include Area Code) 248-766-2275	FAX NUMBER (Include Area Code) 248-594-9797	EMAIL ADDRESS karyn.hunterroberts@gmail.com	rickw@hunterrobertshomes.com
INDIVIDUAL BUILDERS LICENSE NUMBER Richard Wiand 2101142208			EXPIRATION DATE 5/31/22
COMPANY BUILDERS LICENSE NUMBER LMB Properties LLC 212212715			EXPIRATION DATE 5/31/22
FEDERAL EMPLOYER ID NUMBER (or reason for exemption) 30-0873674			
WORKERS COMP INSURANCE CARRIER (or reason for exemption) Frankenmuth Insurance			
UNEMPLOYMENT INSURANCE AGENCY EMPLOYER ACCOUNT NUMBER (or reason for exemption) Frankenmuth Insurance			



CITY OF BIRMINGHAM
 Date 12/29/2020 4:16:00 PM
 Ref 00175551
 Receipt 558182
 Amount \$200.00









CITY OF BIRMINGHAM
Community Development - Building Department
151 Martin Street, Birmingham, MI 48009

Community Development: 248-530-1850

AMG Inspection Request Site: <https://www.accessmygov.com>

Fax: 248-530-1290 / www.bhamgov.org

CITY OF BIRMINGHAM
 Date 12/29/2020 4:16:00 PM
 Ref 00175551
 Receipt 558182
 Amount \$2,000.00

Permit # PD 20-0094

Project # JDSF
20-0054

APPLICATION FOR DEMOLITION PERMIT

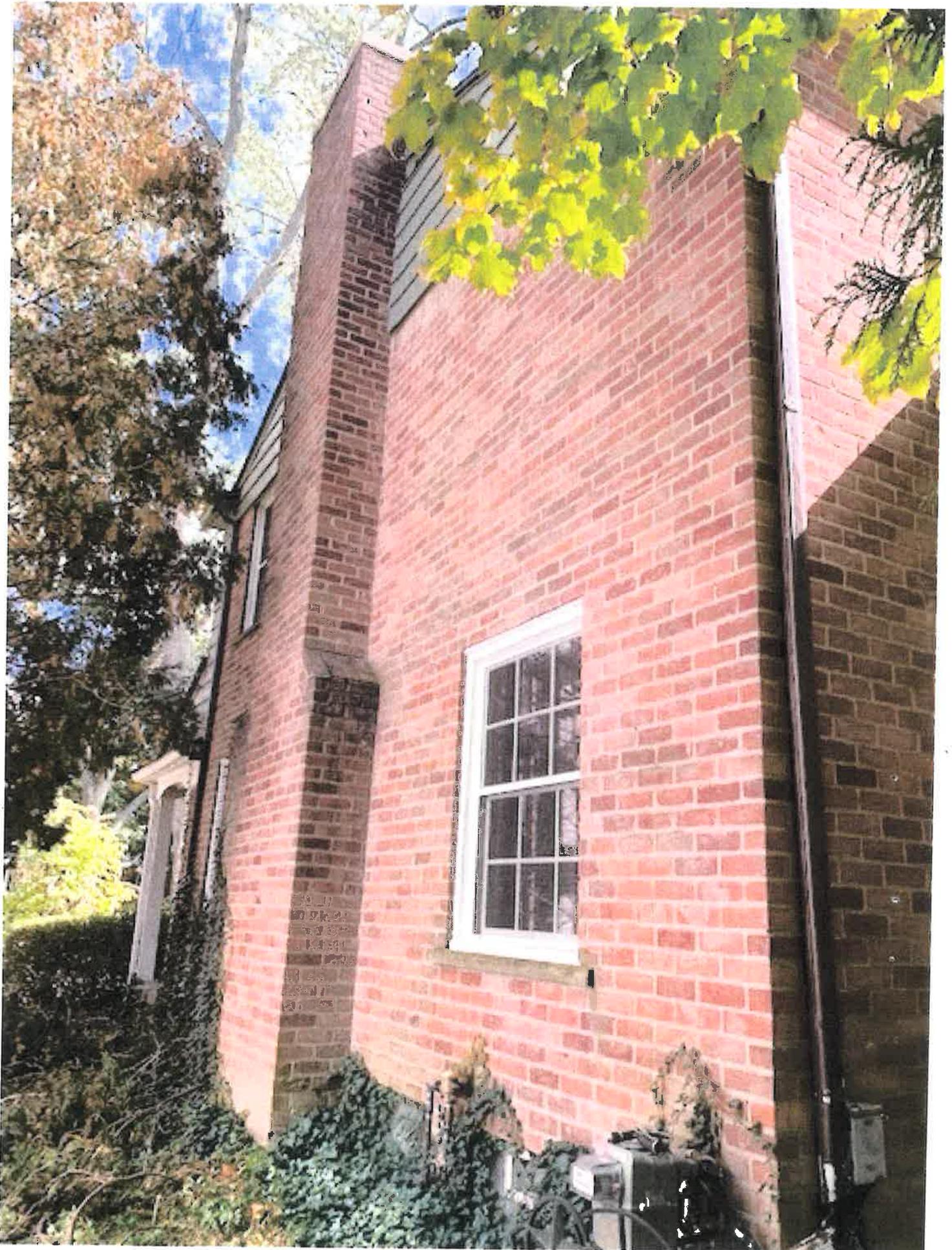
I. Project Type / Location			
<input type="checkbox"/> HOUSE	<input checked="" type="checkbox"/> HOUSE AND ATTACHED GARAGE	<input type="checkbox"/> HOUSE AND DETACHED GARAGE	<input type="checkbox"/> DETACHED GARAGE
<input type="checkbox"/> EXTERIOR	<input type="checkbox"/> INTERIOR NON-LOAD BEARING	<input type="checkbox"/> SHED	<input type="checkbox"/> OTHER _____
ADDRESS 353 Fairfax		PROPERTY IDENTIFICATION NUMBER (SIDWELL NO.) 08-19-26-451-019	LOT NUMBER 50
II. Applicant / Project Contact Information			
A. Applicant			
NAME Hunter Roberts Homes		ADDRESS 36800 Woodward Ave. Suite 115	
CITY Bloomfield Hills	STATE Michigan	ZIP CODE 48304	TELEPHONE NUMBER (Include Area Code) (248) 644-4910
CELL PHONE NUMBER (Include Area Code) 586-219-6030	FAX NUMBER (Include Area Code) 248-594-9797	EMAIL ADDRESS karyn.hunterroberts@gmail.com heath.hunterroberts@gmail.com	
B. Owner or Lessee			
NAME David and Marisa Ruby		ADDRESS 353 Fairfax	
CITY Birmingham	STATE Michigan	ZIP CODE 48009	TELEPHONE NUMBER (Include Area Code) 248-464-2120
CELL PHONE NUMBER (Include Area Code) 248-464-2120	FAX NUMBER (Include Area Code)	EMAIL ADDRESS* david@gemstonecommunities.com	
C. Architect or Engineer			
NAME N/A		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 Hunter Roberts Homes		ADDRESS 36800 Woodward Ave Suite 115	
CITY Bloomfield Hills	STATE MI	ZIP CODE 48302	TELEPHONE NUMBER (Include Area Code) 248-766-2275
CELL PHONE NUMBER (Include Area Code) 248-766-2275	FAX NUMBER (Include Area Code) 248-594-9797	EMAIL ADDRESS karyn.hunterroberts@gmail.com rickw@hunterrobertshomes.com	
INDIVIDUAL BUILDERS LICENSE NUMBER Richard Wiand 2101142208		EXPIRATION DATE 5/31/22	
COMPANY BUILDERS LICENSE NUMBER LMB Properties LLC 212212715		EXPIRATION DATE 5/31/22	
FEDERAL EMPLOYER ID NUMBER (or reason for exemption) 30-0873674			
WORKERS COMP INSURANCE CARRIER (or reason for exemption) Frankenmuth Insurance			
UNEMPLOYMENT INSURANCE AGENCY EMPLOYER ACCOUNT NUMBER (or reason for exemption) Frankenmuth Insurance			



CITY OF BIRMINGHAM
 Date 12/29/2020 4:16:00 PM
 Ref 00175550
 Receipt 558182
 Amount \$200.00









Historic District Commission Action List – 2020

Historic District Commission	Quarter	Rank	Status
Complete CLG Community Partnership Program Applications	1 st (January-March)	1	<input checked="" type="checkbox"/>
Schedule Training Sessions for HDC and Community	1 st (January-March)	2	<input type="checkbox"/>
Redesign HDC Board Applications	2 nd (April-June)	3	<input checked="" type="checkbox"/>
Draft Letter to Historic Property Owners	2 nd (April-June)	4	<input type="checkbox"/>
Revamp Heritage Home Program	3 rd (July-September)	5	<input type="checkbox"/>
Historic District Ordinance Enforcement	3 rd (July-September)	6	<input type="checkbox"/>
Develop Interactive Map of Historic Properties in Birmingham	4 th (October-December)	7	<input type="checkbox"/>

Updates:

1. CLG Community Partnership Applications submitted February 3rd, 2019
 - Survey – Little San Francisco (The “Ravines”)
 - Design Guidelines – New and Emerging Materials
 - **Projects were not selected**
 - Projects submitted for CLG Grant Program opportunity
2. Three trainings selected (**need to be scheduled**):
 - Historic District Commissioner Training
 - Building Assessment 101
 - Understanding Historic Designation
3. Updated Design Review application for HDC as of June 2020
 - Simplified, reformatted, and trimmed unnecessary sections
 - Updated PDF to be a fillable form