

AGENDA
BIRMINGHAM HISTORIC DISTRICT COMMISSION
MUNICIPAL BUILDING-COMMISSION ROOM-151 MARTIN STREET
WEDNESDAY – June 15, 2016
*******7:00 PM*******

- 1) Roll Call
- 2) [Approval of the HDC Minutes of May 18, 2016](#)
- 3) Historic Sign Review
 - [210 S. Old Woodward – KW Domain](#)
- 4) Historic Sign & Design Review
 - [166 W. Maple – Caruso Caruso](#)
- 5) Miscellaneous Business and Communication
 - A. Staff Reports
 - [Administrative Approvals](#)
 - Violation Notices
 - [Demolition Applications](#)
 - B. Communications
 - Commissioners Comments
- 6) **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 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.

**BIRMINGHAM HISTORIC DISTRICT COMMISSION
MINUTES OF MAY 18, 2015**

Municipal Building Commission Room
151 Martin, Birmingham, Michigan

Minutes of the regular meeting of the Historic District Commission ("HDC") held Wednesday, May 18, 2016. Chairman John Henke called the meeting to order at 7 p.m.

Present: Chairman John Henke; Commission Members Mark Coir, Keith Deyer, Natalia Dukas (arrived at 7:05 p.m.), Thomas Trapnell, Vice-Chairperson Shelli Weisberg (left at 7:55 p.m.), Michael Willoughby

Absent: Student Representative Loreal Salter-Dodson

Administration: Matthew Baka, Sr. Planner
Carlos Jorge, Building Facilities
Leslie Pielack, Birmingham Museum Director
Carole Salutes, Recording Secretary

05-20-16

**APPROVAL OF MINUTES
HDC Minutes of April 20, 2016**

Motion by Ms. Weisberg

Seconded by Mr. Willoughby to approve the HDC Minutes of April 20, 2016 as presented.

Motion carried, 5-0.

VOICE VOTE

Yeas: Weisberg, Willoughby, Coir, Deyer, Henke Trapnell

Nays: None

Absent: Dukas

Chairman Henke cautioned the petitioners that the board is one member short this evening and they would need four affirmative votes to be approved. Therefore he offered the option to postpone to the next meeting without penalty in the hope all seven members would be present. The petitioners elected to proceed.

05-21-16

HISTORIC COURTESY REVIEW

**556 W. Maple Rd.
Allen House, Birmingham Historical Park
Mill Pond Historic District**

Zoning: PP Public Property

Proposal: Mr. Baka reported that the applicant proposes to replace the existing cedar shake siding on the building with James Hardie cedar-like shingles. The Historical Park and Museum is a City owned property and therefore is not required to obtain City approvals for exterior changes. However, as the property is designated historic, the Museum is appearing before the Historic District Commission ("HDC") for a courtesy review to seek input and guidance from the commission on the design of the installation. The Birmingham Museum Director, Leslie Pielack, has provided a report outlining the motivation and analysis involved in the consideration of this proposal. The report contains details on the history of the building, as well as details on the current condition of the siding. In addition, photos of the building from several eras and correspondence with the product supplier have been included with the report.

Mr. Baka said the research he did found that James Hardie materials have been used on historic buildings, but not as often on the front. For this building it depends on how the committee feels about the look of the material as to whether it will be acceptable. It will be a lot more durable than cedar because it is pre-painted and can withstand freeze or thaw.

Design: The proposed material would be pre-painted and installed to replicate the existing appearance of the building as closely as possible.

Shawn with James Hardie passed around samples of the cedar shake and trim board. Chairman Henke did not think it is appropriate for this house. Shawn recommended using the Hardie trim on the corners as opposed to mitering them. Mitering is more labor intensive. Hardie comes with a 30 year warranty on the material. The paint has a 15 year warranty.

Chairman Henke stated that cedar siding is rated for 30 to 40 years as well, properly maintained. He questioned why the switch in materials. This board is under the Secretary of the Interior Standards and must ensure that applicants meet those standards. Now the Birmingham Historical Museum is asking to deviate from those standards.

Ms. Pielack advised the cedar siding on the building is past its life span. They have been repairing and repainting it pretty much every three years. This is beginning to be an extremely expensive process. They looked at this material because it is used in some historic settings and it is similar to the Museum's existing profile.

The chairman inquired if due diligence was done to put cedar back on; and secondly if it was done, what is the cost comparison. Mr. Jorge said that preparing and painting the cedar is expensive and no matter how well it is prepared the paint is not holding. Hardie will cost probably \$80 thousand while cedar came to \$40 to \$50 thousand. They would be able to recover the investment in Hardie within five or six years. Ms. Pielack said the \$40 to \$50 thousand cost of the cedar is the cost of the material and not the preparation and painting. Mr. Jorge indicated the last time they painted it cost \$50 thousand.

Ms. Weisberg thought it would be difficult for this board to justify approving non-cedar on a historic building. Shawn said Hardie would offer a very strong aesthetic comparable. Chairman Henke advised the Cedar Shake and Shingle Association is a very good source that he recommended tapping. They can offer information on how to make sure that the prep and the paint is properly applied. The necessity to paint every three to five years is a paint product issue, not a material issue.

Discussion turned to the fact that the estimate to replace with cedar was for selective repair and replacement of existing cedar then and repainting the entire building. It was noted this committee should not let economics drive their decision.

Mr. Willoughby said there are ways to prepare the cedar so the paint will adhere longer. He agreed this is the historic building in Birmingham and to unwind that seems a little crazy to him. Chairman Henke noted that cedar is a maintenance issue on paint; but if it is properly applied and maintained, the longevity and life span of cedar versus Hardie isn't that different. With regard to trim, Mr. Willoughby said you can distinguish the difference between something that is historic or something that is new based on the thickness of the material. It is those little subtle things that make it historic. Chairman Henke said Hardie can mill and clean the product to make sure it is exact. Therefore he doesn't have as much of an issue with trim. Committee members agreed the corners have to be mitered.

Ms. Pielack summed up the committee's remarks as being that they would recommend against using the Hardie product and instead repairing and replacing what needs replacing and repainting and continuing their maintenance cycle the best they can. Maybe the wood trim would not need to be replaced with wood trim. Ms. Weisberg's concern was that the committee doesn't do something they would not do on an existing residence.

Mr. Willoughby noted that to his eye the Hardie Plank straight cut cedar is so precisely machine made that there is a crisp line row after row. There is a human element to the individual cedar shakes nailed to the wall, which is what the Allen House currently has, and the little variation is what he doesn't want to lose. That

is why he is a proponent of replacing cedar with cedar on the shakes, but he is willing to bend a little bit on the straight board trim.

Mr. Deyer said the Museum is the premier house based on its location, and it seems if anyone should go the extra mile and try to make it as authentic as possible it would be the Museum. Ms. Pielack replied they wanted to investigate the practical implications of what they are facing before taking any forward steps. She pointed out the residence has been rehabilitated and it has a completely different use now. It no longer looks like it did in 1928. So she thinks the Museum is a special case because yes, it is a historic district but it is not a historic residence anymore.

Ms. Dukas said they are talking about something that can be touched and felt. Seen close up the difference in material can be understood. In closing Ms. Pielack thanked the committee for their time.

05-22-16

FINAL HISTORIC SIGN/DESIGN REVIEW
100 Townsend St.
Corner Bar

Zoning: B-4 Business Residential

Proposal: The applicant is seeking approval to renovate the north and east exterior of the 100 Townsend St. building. The applicant has indicated that the former Corner Bar establishment will be remodeled into a private dining and meeting venue.

Façade work: The applicant proposes to remove the revolving door and adjoining staircase located at the corner of Pierce St. and Merrill St. and replace it with three (3) windows; add three (3) new windows above the existing metal entrance canopy; build out the entrance with 30 sq. ft. of matching limestone to align with existing curved building corner frontage; replace wood framed windows on north elevation adjacent to entrance with two (2) windows; replace existing wood doors at north elevation with two (2) new brass doors; insert two (2) topiary plants on both sides of brass entry door; build a limestone border around the new brass entry door; replace the turquoise fabric awning above the north elevation door with a 6 in. tall metal canopy; paint both the existing and proposed metal canopies with Benjamin Moore "Gray" 2121-10; install 8 in. applied brushed stainless steel letters along the canopies at the corner entrance; and replace fabric on all existing awnings with Sunbrella Charcoal Tweed.

The applicant has not provided the materials or exact color of the proposed windows. The submitted plans also do not indicate the length, width, or

mounting height of proposed metal awning. The applicant must provide this information.

Glazing Requirement: The Downtown Overlay standards, per Article 3, Section 3.04, (E.4) of the Zoning Ordinance, require that all buildings must have a minimum of 70% glazing on the first floor between 1 and 8 ft. above grade and a maximum of 35% glazing on all upper floors. The applicant plans to replace the existing revolving door. The submitted plans do not indicate the required percentage of glazing for the first floor. However, the existing glazing has been grandfathered in and will not be reduced with the alterations as proposed in the submitted plans, and therefore will be permitted.

Signage: The applicant is proposing an 8 in. tall, 19 ft. 6 in. long, brushed stainless steel name letter sign along the existing canopy. The sign will display "THE TOWNSEND HOTEL" to match the north main entrance sign. The proposed sign will be 13 sq. ft. in area in accordance with Article 1, Section 1.05, Table B of the Sign Ordinance.

Mr. Victor Saroki, Architect, was present with Mr. Steven Kalczynski, General Manager of the Townsend Hotel. Mr. Saroki said his firm has enjoyed their long history with the Townsend Hotel over the years. The time has come for the Corner Bar to move on and be converted to private seating for small functions. It is a small independent space that does not have interior access through the hotel. Part of the goal of using the space is to make it multi-functional. The curb cut-out comes in front of the proposed new entry and can support the valet operation there. The entry is meant to be modest but somewhat classic and elegant. The space will be similar in finishes to the Rugby Grill and have a capacity of about 100 people. The structural canopies will be changed from turquoise to a warm grey. He passed around the materials and colors.

Motion by Mr. Willoughby

Seconded by Mr. Coir to approve the Final Historic Sign/Design Review for 100 Townsend St., Corner Bar, as submitted.

There were no comments from the public on the motion at 7:58 p.m.

Motion carried, 6-0.

VOICE VOTE

Yeas: Willoughby, Coir, Deyer, Dukas, Henke, Trapnell

Nays: None

Absent: Weisberg

05-23-16

MISCELLANEOUS BUSINESS AND COMMUNICATIONS

A. Staff Reports

- Administrative Approvals
 - 230 Merrill, Sweet Thing - One wall sign and one ground sign.
- Violation Notices (none)
- Demolition Applications
 - 1375 Webster
 - 908 Davis
 - 1567 Cole

B. Communications

- Commissioners' Comments (none)

05-24-16

ADJOURNMENT

No further business being evident, the commissioners motioned to adjourn the meeting at 8 p.m.

Matthew Baka
Sr. Planner



MEMORANDUM

Planning Division

DATE: June 10, 2016

TO: Historic District Commission

FROM: Matthew Baka, Senior Planner

SUBJECT: Historic Sign Review – 210 S. Old Woodward – KW Domain

Zoning: B-4, Business-Residential

Existing Use: Vacant

Proposal

On April 20, 2016, the applicant was approved to install a wall sign in the sign band to the right of the main entranceway to the building and a projecting sign. The applicant is now requesting that the sign be permitted to be installed in an alternate location. The sign is proposed to be suspended between the two existing columns in line with the existing sign band between the column on the right hand side and the sign band that is above the Chase Bank space. In addition to this request the applicant is also requesting to move the location of the previously approved "Rivage Day Spa". The Rivage sign was approved to be suspended between the two columns directly above the main entrance. This would result in each sign being mounted on either side of the main entrance way to the building. The tenant space is located in a two-story, multi-tenant non-contributing building in the CBD Historic District.

Existing Signage

There are currently three other tenants with approved signage for the building, Bird and the Bread, Chase Bank, and Rivage Day Spa. Their signage totals are as follows:

Bird and the Bread	– 15.1 sq. ft.
Chase Bank	– 48.36 sq. ft.
Rivage Day Spa	- 21.8 sq. ft.
Total	85.2 sq. ft.

Signage

The applicant proposes to revise the previous approval by installing a slightly smaller wall sign and the previously approved projecting sign. The total linear building frontage is 130' 5" permitting 130.5 square feet of sign area. The proposed revised wall sign will measure 33" h x 96" w or 22 square feet. The approved projecting sign measures 72" h x 18" w per side or 15 square feet total. This proposal would bring the total signage for the building to 122.2 sq. ft. *In accordance with Article 1.0, section 1.04 (B) of the Birmingham Sign Ordinance, Combined Sign Area - For all buildings, including multi-tenant office or retail buildings, the combined area of all types of signs shall not exceed 1 square foot (1.5 square feet for addresses on Woodward Avenue) for each linear foot of principal building frontage. **The proposal meets this requirement.*** The wall sign is proposed to be mounted more than 8' 6" above grade. The projecting sign is proposed to be mounted 6" off the face of the column and 8.5' above grade as required by the sign ordinance. *In accordance with Article 1.0, Table B of the Birmingham Sign Ordinance - Wall signs that project more than 3 inches from the building facade shall not*

be attached to the outer wall at a height of less than 8 feet above a public sidewalk and at a height of less than 15 feet above public driveways, alleys and thoroughfares. The proposal meets this requirement.

The proposed wall sign background will be constructed of 3mm thick aluminum panels, painted black. The letters will be acrylic dimensional letters. The verbiage reading "KW Domain" will be ½" thick letters and the verbiage "Luxury Homes International" are proposed to be ¼" thick. The entire sign will be mounted to two (2) 2" black steel tubes that span the distance between the two columns and are fastened to the building using a 4" x 4" aluminum plate welded to the steel tube. 3/8" lag bolts will be fastened to the building through the plates.

The proposed projecting sign is proposed to be constructed of the same materials with ¼" dimensional letters mounted to the black aluminum background.

Illumination

The wall sign is proposed to be externally illuminated with an LED light bar that will up light the sign from an aluminum channel mounted at the bottom edge of the sign. No illumination is proposed for the projecting sign.

Sec. 127-11. Design review standards and guidelines.

1. (a) 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.
 - (b) 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.

RECOMMENDATION

The Planning Division recommends that the Commission issue a Certificate of Approval for the Design and Sign review application for 210 S. Old Woodward:

The work will meet The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings, standard number 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, scale, and architectural features to protect the historic integrity of the property and its environment."

WORDING FOR MOTIONS

I move that the Commission issue a Certificate of Appropriateness for _____. The work as proposed meets "The Secretary of the Interior's Standards for Rehabilitation" standard number_____.

I move that the Commission issue a Certificate of Appropriateness for _____, provided the following conditions are met: (List Conditions). "The Secretary of the Interior's Standards for Rehabilitation" standard number_____ will be met upon fulfillment of condition(s).

I move that the Commission deny the historic _____application for _____. Because of _____ the work does not meet 'The Secretary of the Interior's Standards for Rehabilitation' standard number_____.

"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.

Notice To Proceed

I move the Commission issue a Notice to Proceed for _____. 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.

Current Signs Onsite



The Bird & The Bread = 15.1 SF

Rivage Spa = 21.80 SF

KW Doman = 15 SF

East Elevation

Chase = 48.36

CLIENT APPROVAL By signing this proof I approve the size, quantity, spelling, color(s) and overall design of my order.
I understand that I am 100% responsible for any additional changes made to my order after the date indicated on my approval.

USE OF THIS PROOF The designs, details and plans represented herein are the property of Sign-A-Rama; specifically developed for your personal use in connection with the project being planned for you by Sign-A-Rama. It is not to be shown to anyone outside of your organization, nor are they to be used, reproduced, exhibited or copied in any fashion whatsoever. All or any part of this design (excepting registered trademarks) remains the property of Sign-A-Rama.

CLIENT APPROVAL SIGNATURE

CLIENT PRINTED NAME

DATE



130'-5"

CLIENT APPROVAL By signing this proof I approve the size, quantity, spelling, color(s) and overall design of my order.
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CLIENT APPROVAL SIGNATURE

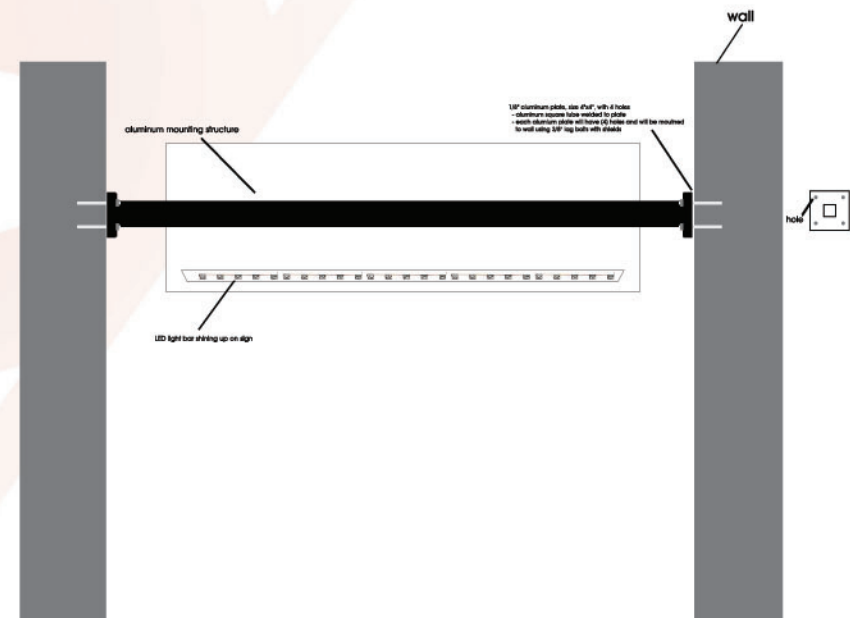
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DATE



- 3mm Metal Face, 2" Deep Box Frame
- 1/2" Thick Acrylic Dimensional Letters "KW DOMAIN"
 - 1/4" Thick Acrylic Dimensional Letters "LUXURY HOMES INTERNATIONAL"
 - Single-Sided Unit
 - Aluminum Channel with white LEDs at bottom of sign shining up on letters
 - Background of sign will not light up
 - UL Listed

22 SF



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CLIENT APPROVAL SIGNATURE

CLIENT PRINTED NAME

DATE



MEMORANDUM

Planning Division

DATE: June 9, 2016

TO: Historic District Commission

FROM: Matthew Baka – Senior Planner

SUBJECT: Final Historic Sign/Design Review – 166 W. Maple – Caruso Caruso

Zoning: B4, Business Residential

Existing Use: Retail

Design

The applicant is proposing to renovate the facade of the Leonard Building, a contributing resource in the Central Business District Historic District, by replacing the storefront window system and doors, adding new signage and replacing the ground stone tile at the entrance way. The storefront window system is proposed to be a protruding white anodized aluminum portal frame built into the existing opening with concealed back-lighting. Black power-coated clad mullions are proposed for the window bays and the existing columns are proposed to be painted black to match. The new doors are proposed to be frameless glass entry doors. The existing stone base is proposed to be clad in black granite. Finally, the ground stone along the ground at the storefront is proposed to be replaced with new black and white 1" hexagon tiles.

One concern that has been identified is the there is currently a fire department connection at the east end of the storefront. It appears that the new storefront design will interfere with this connection. **The Fire Marshall will need to review and approved this design or any changes to the connection prior to a building permit being issued.**

Signage

The applicant proposes to repaint and relocated the existing name letter sign and install additional new signage. The existing sign is proposed to be removed from the sign band, repainted white with a black outline. The letters would then be hung from the top of the storefront window frame by a concealed welded bracket in the right hand window bay. On the left side of the doorway the applicant is proposing to install four logos which would be fabricated from 1" thick galvanized steel and painted white with black outlining to match the existing sign. The logos depict a heart, an image of the state of Michigan, a peace sign, and a face. In addition, the applicant is proposing to install a small blade sign at the west end of the storefront. The lettering on the blade sign is proposed to read "Caruso Caruso". The total linear building frontage is 36' 8" permitting 36.66 square feet of sign area. Each of the proposed name letter signs are proposed to be 2' h x 6' 3" wide, or 12.5 sq. ft. each. The blade sign is proposed to be 1' 9" x 1' 9" or 3 sq. ft. per side for a total of 6sq. ft. The total area of all the sign proposed is 31 sq. ft. *In accordance with Article 1.0, section 1.04 (B) of the Birmingham Sign Ordinance, Combined Sign Area - For all buildings, including multi-tenant office or retail buildings, the combined area of all types of signs shall not exceed 1 square foot (1.5 square feet for addresses on Woodward Avenue) for each linear foot of principal building frontage.* **The proposal meets this requirement.** The submitted plans indicate a mounting

height of 8' for all signage. *In accordance with Article 1.0, Table B of the Birmingham Sign Ordinance - Wall signs that project more than 3 inches from the building facade shall not be attached to the outer wall at a height of less than 8 feet above a public sidewalk and at a height of less than 15 feet above public driveways, alleys and thoroughfares. **The proposal meets this requirement.** In accordance with Article 1.0, Table B of the Birmingham Sign Ordinance - Projecting Signs, projecting signs (wall mounted) shall have a maximum area of 7.5 square feet per side, 15 square feet total. **The proposal meets this requirement.** The proposed sign will have a 6" separation from the wall face and will be mounted 8' above the grade. *In accordance with Article 1.0, Section 1.05 (1)(2), a projecting sign shall have a minimum 6-inch separation between the sign and the wall. Additionally: In accordance with Article 1.0, Table B of the Birmingham Sign Ordinance - Projecting Signs, projecting signs (wall mounted) shall be mounted at the sign band and no less than 8 feet above grade. **The proposal meets these requirements.****

Illumination

The existing goose neck lamps are proposed to be removed. The new portal frame surrounding the windows is proposed to contain concealed back lights. **The specifications on the concealed lighting were not included with the plans.**

Sec. 127-11. Design review standards and guidelines.

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 - (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.

RECOMMENDATION

The Planning Division recommends that the Commission issue a Certificate of Approval for the sign review application for 166 W. Maple with the following conditions;

1. The Fire Marshall must review and approved any changes to the FDC prior to a building permit being issued;
2. Provide specification sheets on the concealed lighting.

The work meets The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings, standard number 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, scale, and architectural features to protect the historic integrity of the property and its environment."

WORDING FOR MOTIONS

I move that the Commission issue a Certificate of Appropriateness for _____. The work as proposed meets "The Secretary of the Interior's Standards for Rehabilitation" standard number_____.

I move that the Commission issue a Certificate of Appropriateness for _____, provided *the* following conditions are met: (List Conditions). "The Secretary of the Interior's Standards for Rehabilitation" standard number_____.

I move that the Commission deny application number. Because of _____ the work does not meet 'The Secretary of the Interior's Standards for Rehabilitation" standard number_____.

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- (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.

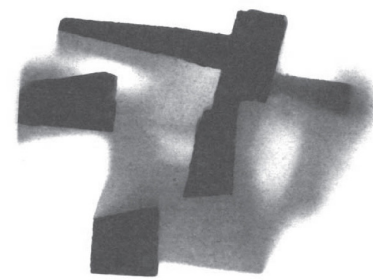
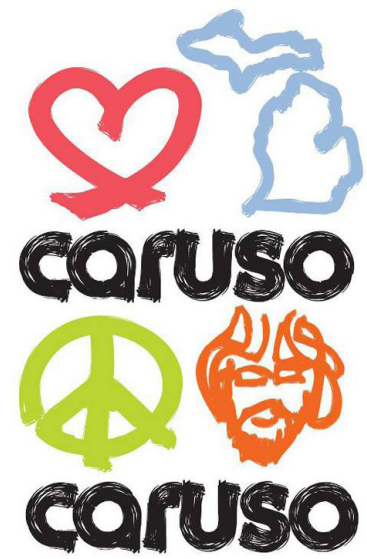
- (7) Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
- (8) Significant archaeological resources affected by a project shall be 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.

Notice to Proceed

I move the Commission issue a Notice to Proceed for application 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.



VON STADEN ARCHITECTS

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HISTORIC DESIGN REVIEW
05.2016



STORE FRONT | FRONT VIEW | PROPOSED DESIGN



STORE FRONT | PROPOSED DESIGN ELEMENTS



PROTRUDING PORTAL FRAME
BUILT INTO EXISTING OPENING



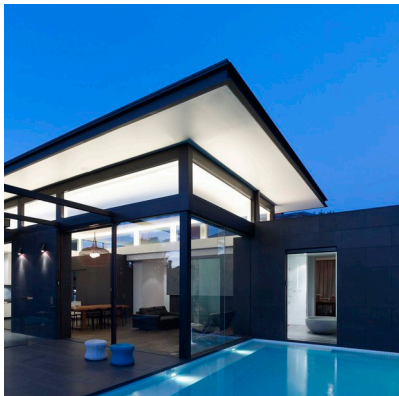
DIMENSIONAL BRAND SYMBOLS



FRAMELESS GLASS ENTRY DOORS

REMOVE EXISTING GOOSE-NECK LIGHT FIXTURES

RELOCATE & PAINT EXISTING DIMENSIONAL SIGNAGE



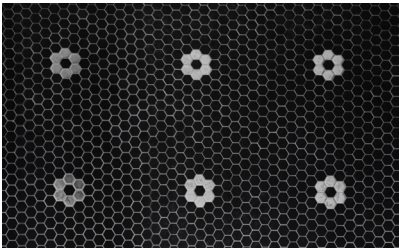
CONCEALED BACK-LIT GLOW

SIGNAGE MOUNTED ON STAND-OFFS



CLAD/BLACK OUT MULLIONS & COLUMNS

CLAD EXISTING STONE BASE



REPLACE GROUND STONE TILE





EXISTING



PROPOSED



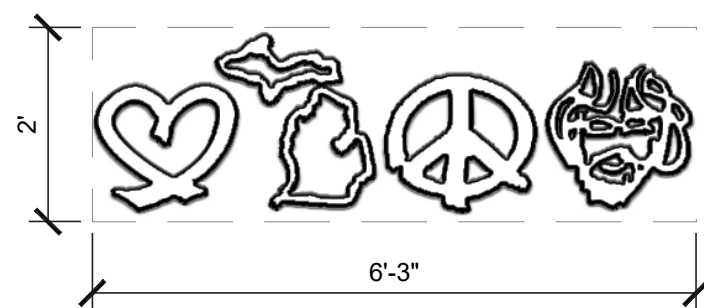


STORE FRONT | ELEVATION | PROPOSED DESIGN

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



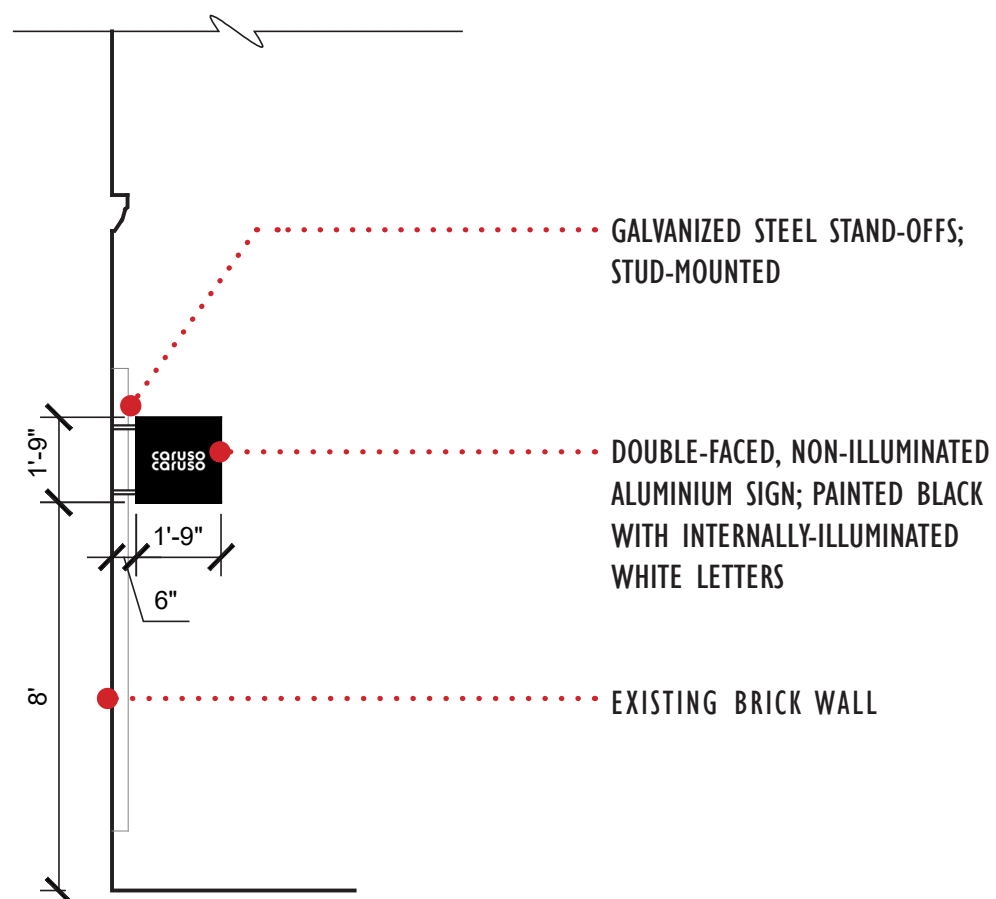
STORE FRONT | SIGNAGE



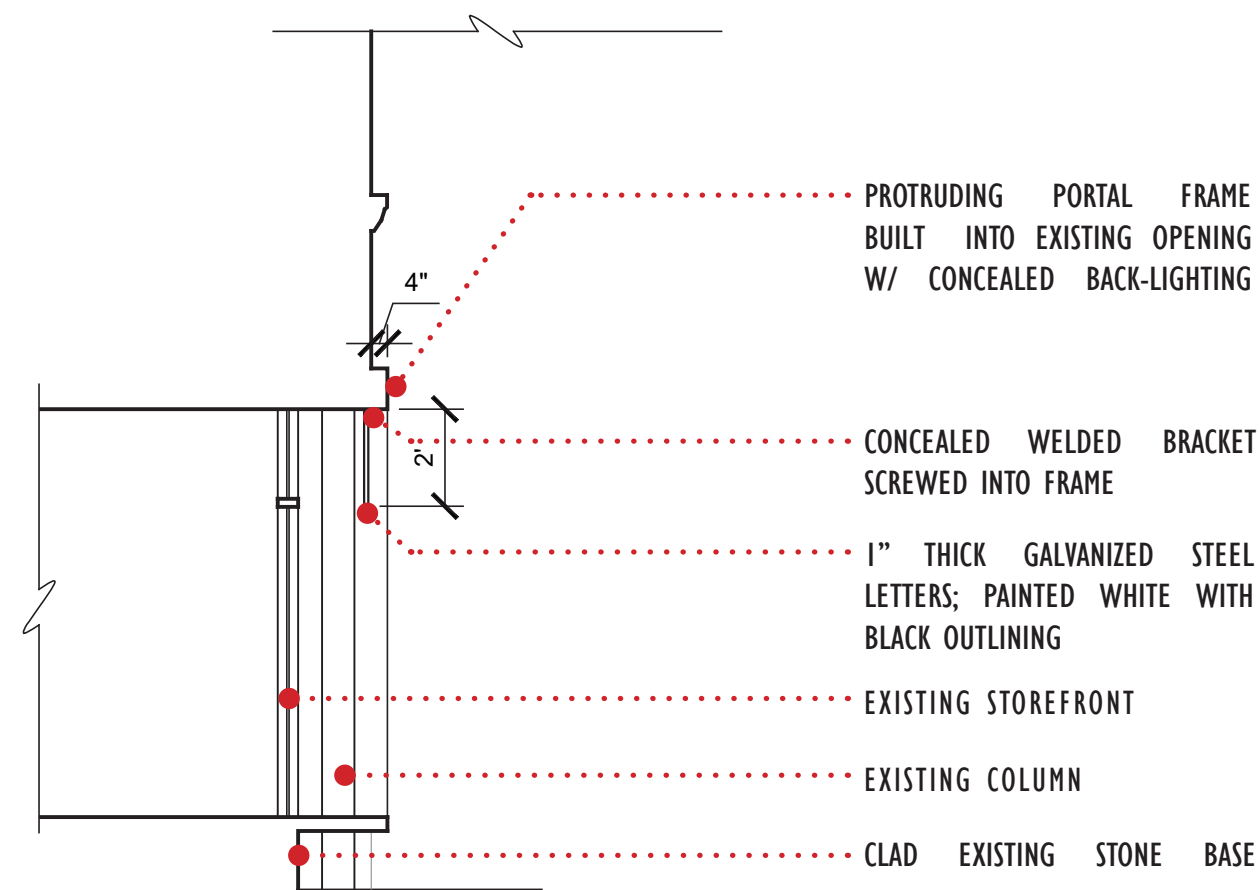
STOREFRONT SIGN: LEFT
SCALE: 1/2" = 1'-0"



STOREFRONT SIGN: RIGHT
SCALE: 1/2" = 1'-0"



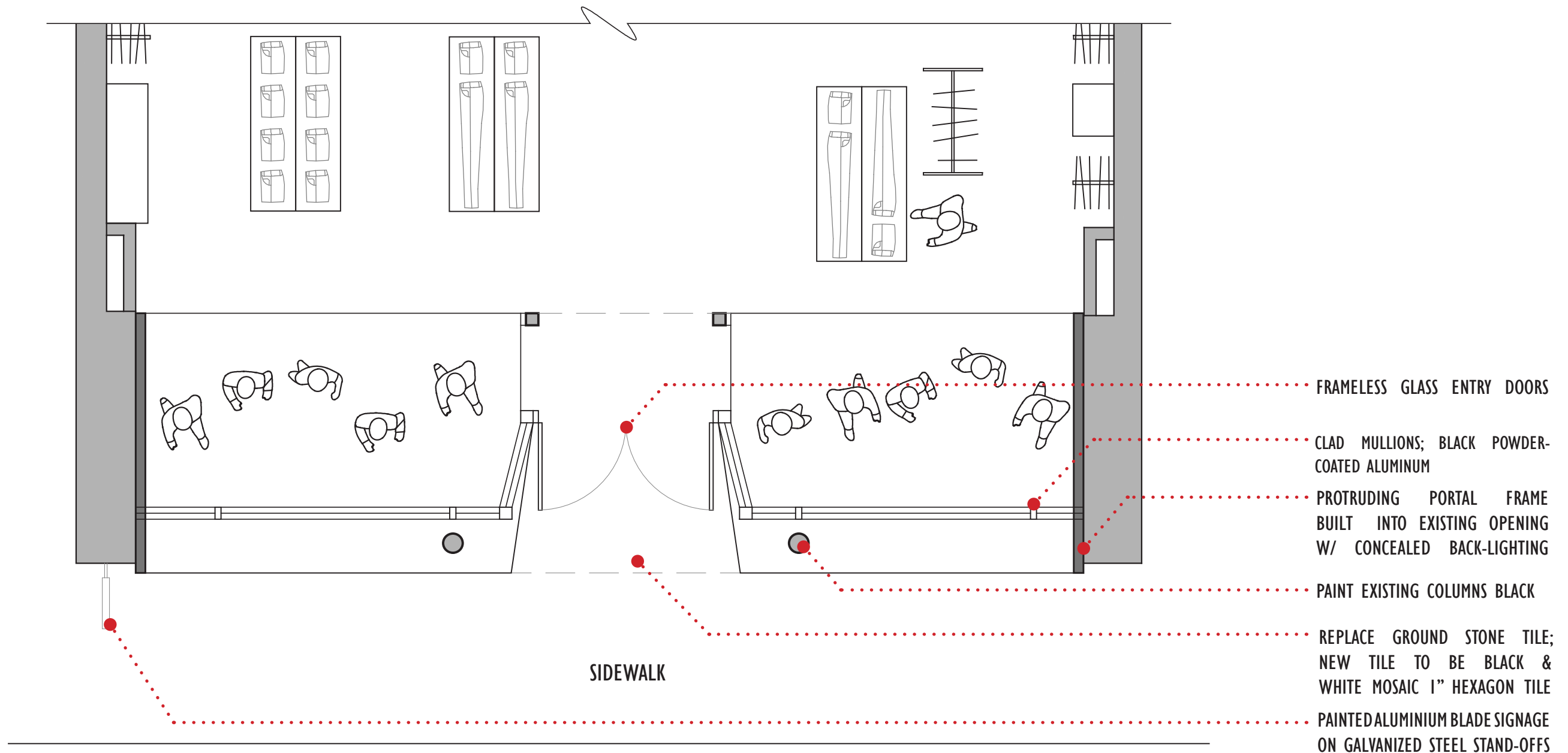
SIDE ELEVATION: BLADE SIGN
SCALE: 1/4" = 1'-0"



SECTION: STORE FRONT SIGNAGE
SCALE: 1/4" = 1'-0"

STORE FRONT | FLOOR PLAN | PROPOSED DESIGN

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



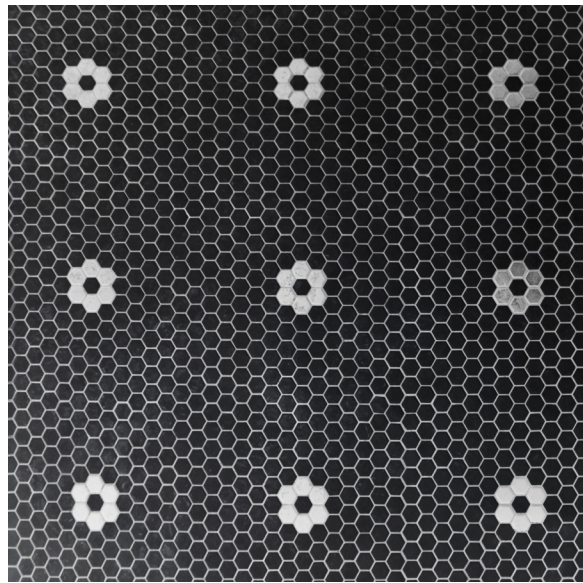
SITE MAP

MAPLE RD



166 W MAPLE BIRMINGHAM, MI 48009 | HISTORICAL DESIGN REVIEW
caruso caruso | VON STADEN ARCHITECTS | MAY 2016 | 10

STORE FRONT | MATERIALS



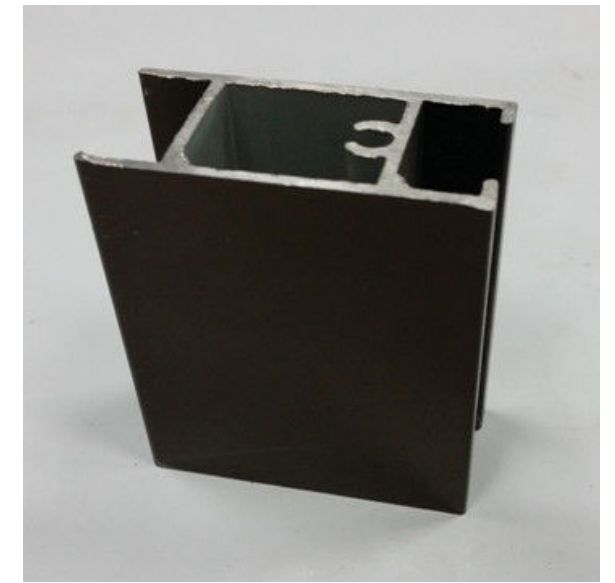
FLOOR TILE
BLACK & WHITE 1" HEXAGON TILE



STOREFRONT BASE
BLACK GRANITE



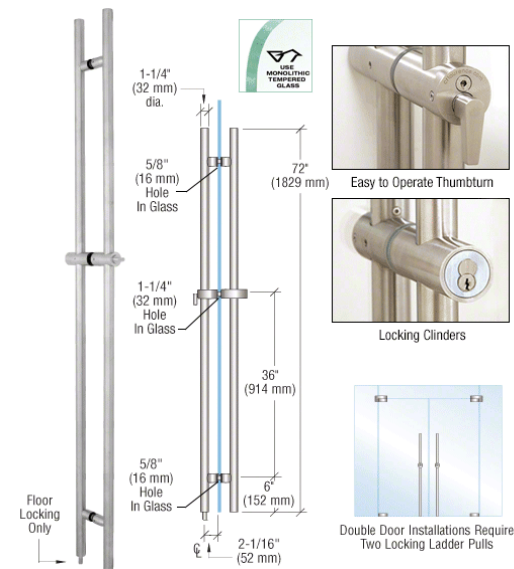
PORTAL FRAME
WHITE ANNOIDIZED ALUMINIUM



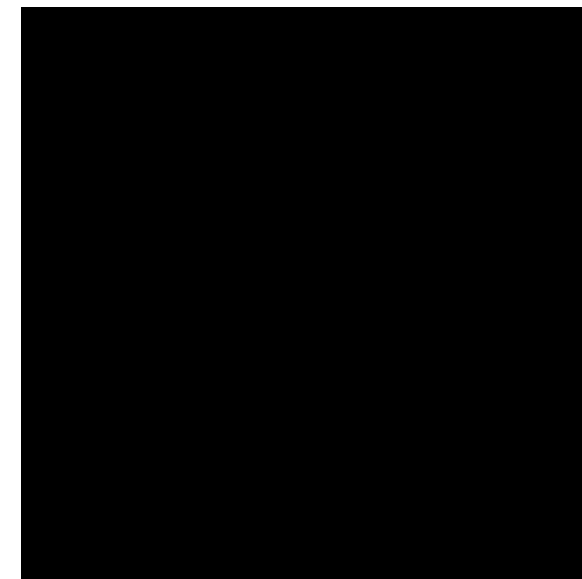
STOREFRONT MULLION CLADDING
BLACK POWDER-COATED ALUMINIUM ALLOY



GLASS DOORS
LOW-IRON TEMPERED GLASS



DOOR HANDLES
BRUSHED STAINLESS STEEL



COLUMNS
BLACK PAINT



SIGNAGE
WHITE PAINTED STEEL WITH BLACK OUTLINING



1920's



1930's



1950's



1950's