

AGENDA
BIRMINGHAM HISTORIC DISTRICT COMMISSION
WEDNESDAY – August 4th, 2021
151 MARTIN STREET, CITY COMMISSION ROOM 205, BIRMINGHAM, MI *
******* 7:00 PM*******

- 1) Roll Call
- 2) [Approval of the HDC Minutes of July 21st, 2021](#)
- 3) Courtesy Review
- 4) Historic Design Review
 - A. [160 W. Maple – Dick O’ Dows](#)
 - B. [271 W. Maple – Tender](#)
- 5) Sign Review
- 6) Study Session
- 7) Miscellaneous Business and Communication
 - A. Pre-Application Discussions
 - B. Draft Agenda
 1. [September 1st, 2021](#)
 - C. Staff Reports
 1. [Administrative Sign Approvals](#)
 2. [Administrative Approvals](#)
 3. [Demolitions](#)
 4. [Action List 2021](#)
- 8) Adjournment

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

Link to Access Virtual Meeting: <https://zoom.us/j/91282479817>

Telephone Meeting Access: 877 853 5247 US Toll-free

Meeting ID Code: 912 8247 9817

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

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

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

Historic District Commission
Minutes Of July 21, 2021
151 Martin Street, City Commission Room 205, Birmingham, MI

The HDC selected Michael Willoughby as temporary chair of the meeting.

Minutes of the regular meeting of the Historic District Commission ("HDC") held Wednesday, July 21, 2021. Temporary Chair Michael Willoughby called the meeting to order at 7:05 p.m.

1) Rollcall

Present: Board Members Natalia Dukas, Dustin Kolo, Patricia Lang, Michael Willoughby; Student Representative Charles Cusimano (Birmingham, MI)

Absent: Chair John Henke; Board Members Gigi Debbrecht, Keith Deyer; Alternate Board Members Steven Lemberg, Cassandra McCarthy; Student Representative Elizabeth Wiegand

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

07-071-21

2) Approval Of Minutes

Ms. Dukas noted she voted against the motion for 138 S. Old Woodward – D.U.R. Waiting Room. She asked that the minutes be updated to reflect the 6-1 vote.

Motion by Ms. Dukas

Seconded by Ms. Lang to approve the HDC Minutes of July 7, 2021 as amended.

Motion carried, 4-0.

ROLL CALL VOTE

Yeas: Dukas, Lang, Kolo, Willoughby

Nays: None

07-072-21

3) Courtesy Review

None.

07-073-21

4) Historic Design Review

None.

07-074-21

5) Sign Review

None.

07-075-21

6) Study Session

A. NAPC CAMP Commissioner Training and B. Promoting Historic Preservation

The HDC discussed both topics together.

Ms. Dukas gave a brief introduction to the topic of the NAPC CAMP Commissioner Training.

It was noted that this conversation would be worth continuing on a night where more of the HDC was present.

The HDC decided to schedule a further discussion of increasing the HDC member's skills and promoting historic preservation for their October 6, 2021 meeting. They asked CP Dupuis to ask members of the Historic District Study Committee to attend the meeting as well.

There was enthusiasm among the HDC members present for being more proactive in promoting historic preservation through education and outreach.

Temporary Chair Willoughby said working more on the historic design guidelines would be beneficial. He noted scale was one particular issue that needed more definition. He said having those guidelines for the Planning Department to send out to construction projects would be beneficial.

CP Dupuis noted that the HDC had just received the previously applied for CLG grant money to review the historic design guidelines. In reply to HDC inquiry, CP Dupuis also stated that the Planning Department and the City administration more generally were supportive of historic preservation efforts.

CP Dupuis told the HDC members he would be happy to meet one-on-one with them as well to discuss other historic preservation possibilities.

07-076-21

7) Miscellaneous Business and Communication

A. Pre-Application Discussions

B. Draft Agenda for Next Meeting

C. Staff Reports

1. Administrative Sign Approvals

2. Administrative Approvals

3. Demolitions

4. Action List - 2021

07-077-21

Adjournment

Motion by Ms. Lang

Seconded by Ms. Dukas to adjourn the HDC meeting of July 21, 2021 at 7:23 p.m.

Motion carried, 4-0.

ROLL CALL VOTE

Yeas: Lang, Kolo, Willoughby, Dukas

Nays: None

Nicholas Dupuis
City Planner



MEMORANDUM

Planning Division

DATE: August 4th, 2021

TO: Historic District Commission

FROM: Nicholas Dupuis, City Planner

SUBJECT: 160 W. Maple – Dick O’ Dows – Design Review

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

Existing Use: Commercial

Introduction

The applicant has submitted a Design Review application for façade renovations to the existing Dick O’ Dows restaurant in Downtown Birmingham. The subject site is located on the north side of Maple, west of Pierce St. The building is not a designated historic resource in the City. However, the building is located within the Central Business Historic District, and is directly adjacent to the historic Leonard Building.

Building Exterior

The proposed façade renovations include a removal of a portion of the existing storefront and interior dining area to create a new outdoor dining area in a recessed entryway. The building would retain the existing façade above 9 ft. 3 in., although the existing sign is proposed to be restored and relocated and an awning is proposed above the storefront. In general, the applicant is proposing to match the existing style and color of the existing façade. Please see the following table for a list of all proposed materials:

Material	Location	Color
Sunbrella Canvas	Awning above storefront	Black
Wood & Glass Swing Doors	Storefront	Black
Wood & Glass Entry Door	New storefront	Match existing
Glass	New storefront	?
Limestone	Feature wall (north)	Natural
Mosaic Wall Tile	Feature wall (north)	White
Ventless fireplace	North side of recess	-
?	Column enclosure	Match existing

As the building is located in the Downtown Overlay, there are specific architectural standards that must be met in regards to façade materials and design:

1. At least 90% of the exterior finish material on all facades that face a street shall be limited to the following: glass, brick, cut stone, cast stone, coarsely textured stucco, or wood. Dryvit or E.F.I.S is prohibited.
2. Storefronts shall be directly accessible from public sidewalks. Each storefront must have transparent areas, equal to 70% of its portion of the facade, between one and eight feet from the ground. The wood or metal armature (structural elements to support canopies or signage) of such storefronts shall be painted, bronze, or powder-coated.
3. Facade openings, including porches, windows, and colonnades, shall be vertical in proportion.
4. Sliding doors and sliding windows are prohibited along frontage lines.
5. Facades may be supplemented by awnings, which shall be straight sheds without side flaps, not cubed or curved. Awnings shall be between 8 and 12 feet above sidewalk grade at the lower drip edge.

At this time, it appears as though the applicant meets the majority of the Downtown Overlay Architectural Standards. The existing façade is predominantly wood and glass, the proposal contains façade openings that are vertically proportioned, and the awnings are straight shed with no side flaps and is 8 ft. above grade. However, **the applicant must submit all of the outstanding material specifications to ensure that the Downtown Overlay Architectural Standards are met.**

Additionally, the design plans submitted contain a note at the new window system indicating that they could be sliding or swing doors. Slider doors are not permitted in the Downtown Overlay. The applicant has submitted specification sheets for French swing doors, meeting the requirements.

Signage

As noted above, the applicant is proposing to restore and relocate the existing signage, which reads "Dick O' Dows" with the words "Irish Pub" flanking either side. The principle building frontage measures 24 ft. wide, which permits 24 sq. ft. of signage. The existing sign measures roughly 48.3 sq. ft. in area. However, because the applicant is proposing a restoration of the sign and not a new sign, the applicant may maintain this nonconformity pursuant to Article 2, Section 2.01 (B) of the Sign Ordinance, which states "the maintenance and/or repair of a properly licensed sign shall not require a sign permit, unless changing the advertising material and/or copy." Additionally, the applicant is proposing to utilize the existing four gooseneck light fixtures to illuminate the sign, which is permitted within the Central Business Historic District.

Lighting

The applicant is proposing two new light fixtures at the entry columns along Maple Rd. and two of the same fixtures on the feature wall on the north side of the recess. The applicant has submitted specification sheets for the proposed fixtures, and it appears as though the fixtures will not significantly alter the light distribution or illuminance on a site. Thus, a photometric plan

was not required by the Planning Division pursuant to Article 4, Section 4.21 (C) of the Zoning Ordinance. Additionally, these lighting elements appear to be fully cutoff as defined by Article 9, Section 9.02.

Planning and Zoning

As the building/site is not changing its use or size, there are no bulk, height or area requirements that must be reviewed at this time. However, a review of the following planning and zoning issues is warranted based on the proposed façade renovation:

- Glazing – As the applicant is proposing to renovate the existing storefront, which includes new windows within the recess, the applicant will be required to meet the Glazing standards outlined in Article 3, Section 3.04 of the Zoning Ordinance which requires transparent areas equal to 70% of its portion of the facade, between one and eight feet from the ground. Additionally, only clear glazing is required on the first floor. The applicant has not submitted glazing or clarity figures for the new storefront at this time. Thus, **the applicant must submitted glazing calculations and clarity figures for the new storefront glazing.**
- Projections into the Right-of-Way – The applicant is proposing an awning that projects 3 ft. 4 in. into the W. Maple right-of-way. Article 4, Section 4.74 (D)(4)(c)(i) states that removable architectural elements such as awnings, canopies, marquees may be approved by the Historic District Commission to project into the right of way provided that they are constructed to support applicable loads without any ground mounted supports on public property. Encroachments with less than 15 ft. of clearance above the sidewalk shall not extend into or occupy more than two-thirds of the width of the sidewalk or 5 ft., whichever is less, and must not interfere with any existing or planned streetscape elements or infrastructure. The sidewalk in front of Dick O' Dows is 6 ft. wide, which permits a 4 ft. awning projection. The proposed awning meets the requirements. Thus, **the applicant must obtain approval from the Historic District Commission for the projections into the right-of-way.**
- Outdoor Dining – As the applicant is proposing to add a new outdoor dining area, the requirements of Article 4, Section 4.44 must be met, including the following:
 - Outdoor dining areas shall provide and service refuse containers within the outdoor dining area and maintain the area in good order.
 - All outdoor activity must cease at the close of business.
 - All tables and chairs provided in the outdoor dining area shall be constructed primarily of metal, wood, or material of comparable quality.
 - In order to safeguard the flow of pedestrians on the public sidewalk, such uses shall maintain an unobstructed sidewalk width as required by the Planning Board, but in no case less than 5 ft.

At this time, the outdoor dining plan does not show a trash receptacle. Furthermore, the site plan contains a dimension of the sidewalk, but does not indicate the width of the walking path between the existing approved dining platform and the chairs that encroach upon the sidewalk. Finally, the applicant has submitted specification sheets for the proposed tables and chairs to ensure their construction meets the outdoor dining standards of wood and metal. In summary, **the applicant must submit a revised outdoor dining plan that meets the requirements of the Outdoor Dining standards.**

Required Attachments

	Submitted	Not Submitted	Not Required
Detailed and Scaled Site Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Interior Floor Plans	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Landscape Plan	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Photometric Plan	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Colored Elevations	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Material Specification Sheets	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Material Samples	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Site & Aerial Photographs	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Design Standards

Article 7, Section 7.09 states that the Design Review Board shall review all documents submitted pursuant to this section and shall determine the following:

1. All of the materials required by this section have been submitted for review.
2. All provisions of this Zoning Ordinance have been complied with.
3. The appearance, color, texture and materials being used will preserve property values in the immediate neighborhood and will not adversely affect any property values.
4. The appearance of the building exterior will not detract from the general harmony of and is compatible with other buildings already existing in the immediate neighborhood.
5. The appearance of the building exterior will not be garish or otherwise offensive to the sense of sight.
6. The appearance of the building exterior will tend to minimize or prevent discordant and unsightly properties in the City.
7. The total design, including but not limited to colors and materials of all walls, screens, towers, openings, windows, lighting and signs, as well as treatment to be utilized in concealing any exposed mechanical and electrical equipment, is compatible with the intent of the urban design plan or such future modifications of that plan as may be approved by the City Commission.

Planning Division Analysis

Based on the requirements of Article 7, Section 7.09, and the outstanding information required to complete a full Design Review, the Planning Division recommends that the Historic District Commission **POSTPONE** the Design Review application for 160 W. Maple – Dick O’ Dows.

Sample Motion Language

Motion to **POSTPONE** the Design Review application for 160 W. Maple – Dick O’ Dows – pending receipt of the following:

1. The applicant must submit all of the outstanding material specifications to ensure that the Downtown Overlay Architectural Standards are met;
2. The applicant must submitted glazing calculations and clarity figures for the new storefront glazing;
3. The applicant must obtain approval from the Historic District Commission for the projections into the right-of-way; and
4. The applicant must submit a revised outdoor dining plan that meets the requirements of the Outdoor Dining standards.

OR

Motion to **APPROVE** the Design Review application for 160 W. Maple – Dick O’ Dows with the following conditions:

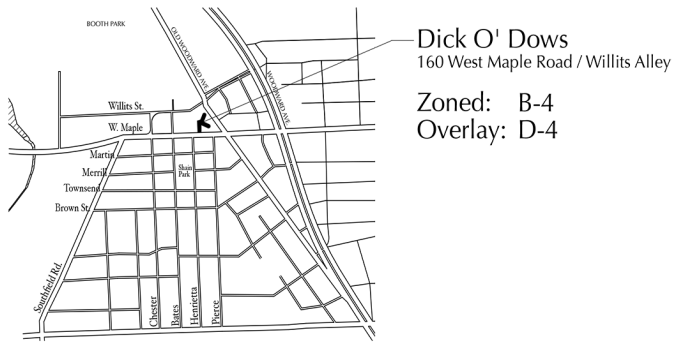
1. The applicant must submit all of the outstanding material specifications to ensure that the Downtown Overlay Architectural Standards are met;
2. The applicant must submitted glazing calculations and clarity figures for the new storefront glazing;
3. The applicant must obtain approval from the Historic District Commission for the projections into the right-of-way; and
4. The applicant must submit a revised outdoor dining plan that meets the requirements of the Outdoor Dining standards.

OR

Motion to **DENY** the Design Review application for 160 W. Maple – Dick O’ Dows – for the following reasons:

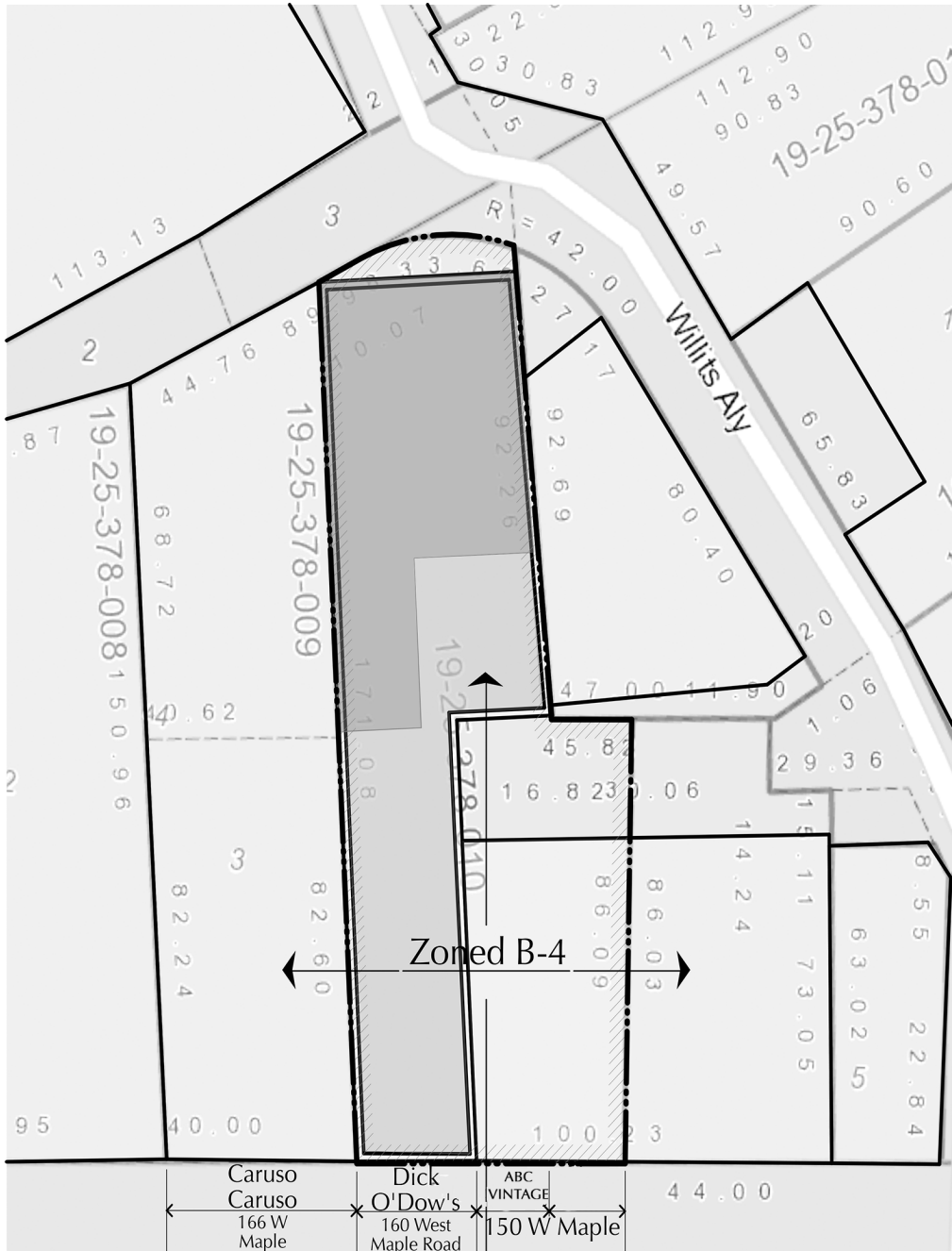
1. _____
2. _____
3. _____

Dick O'Dows
160 West Maple
Birmingham, Michigan 48009



Dick O' Dows
160 West Maple Road / Willits Alley
Zoned: B-4
Overlay: D-4

Loacation Map



West Maple Road

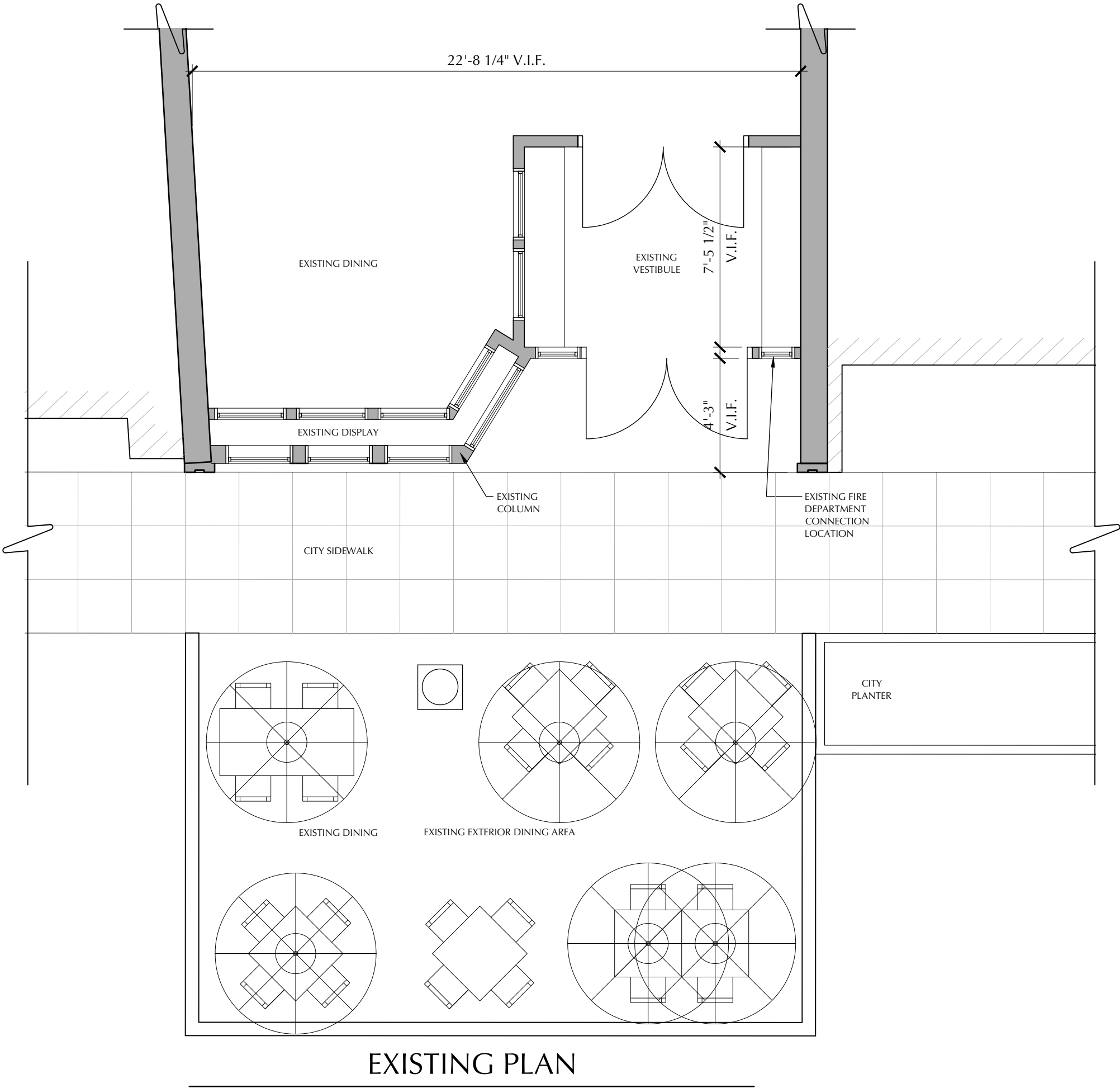
Site Plan



CHRISTOPHER J LONGE AIA
ARCHITECTURE
INTERIORS
124 Peabody, Birmingham, Michigan 48009 248.258.6940



Dick O'Dows
160 West Maple
Birmingham, Michigan 48009

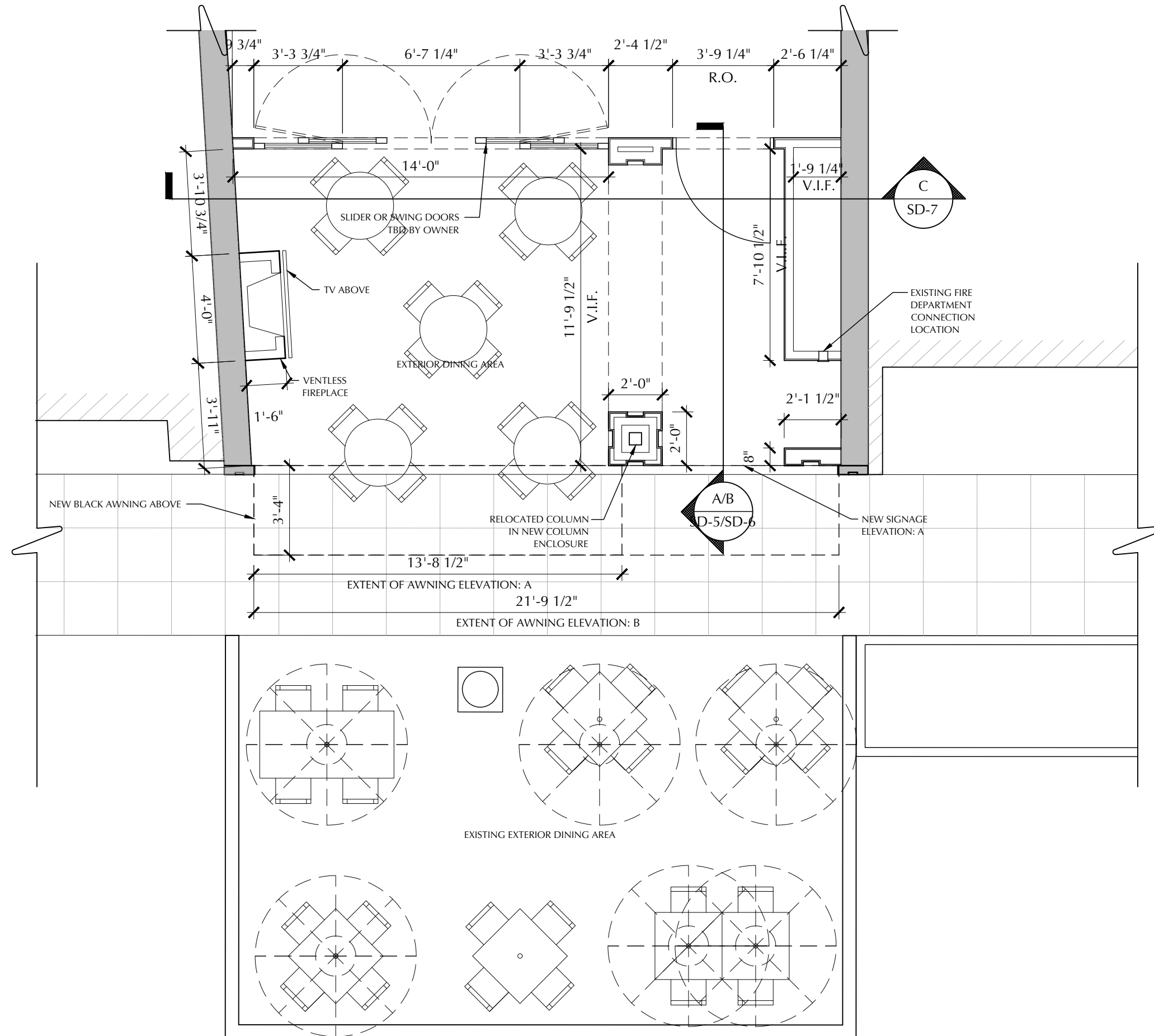


SCALE: 1/4" = 1'-0"

CHRISTOPHER J LONGE AIA
ARCHITECTURE
INTERIORS
124 Peabody, Birmingham, Michigan 48009 248.258.6940

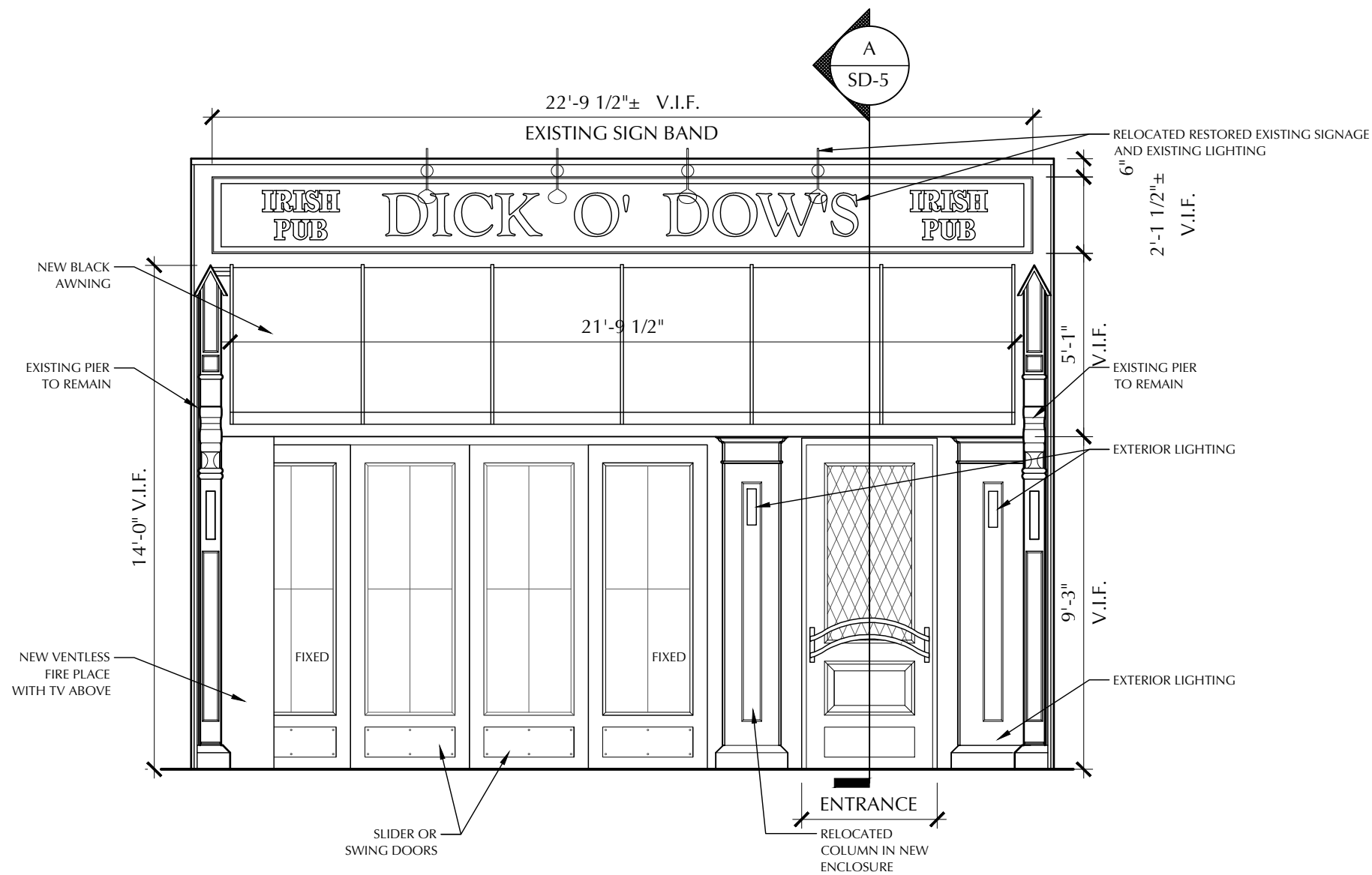
07.15.2021
SD.2

Dick O'Dows
160 West Maple
Birmingham, Michigan 48009

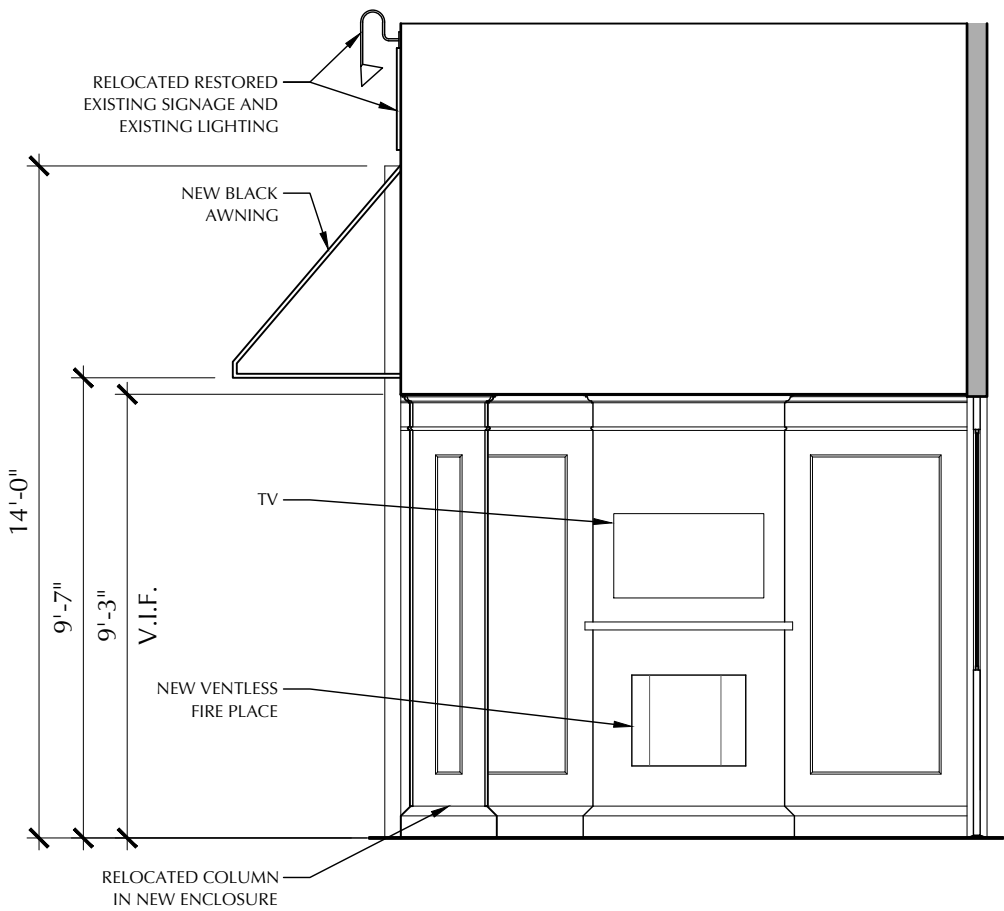


PROPOSED FLOOR PLAN

Dick O'Dows
160 West Maple
Birmingham, Michigan 48009

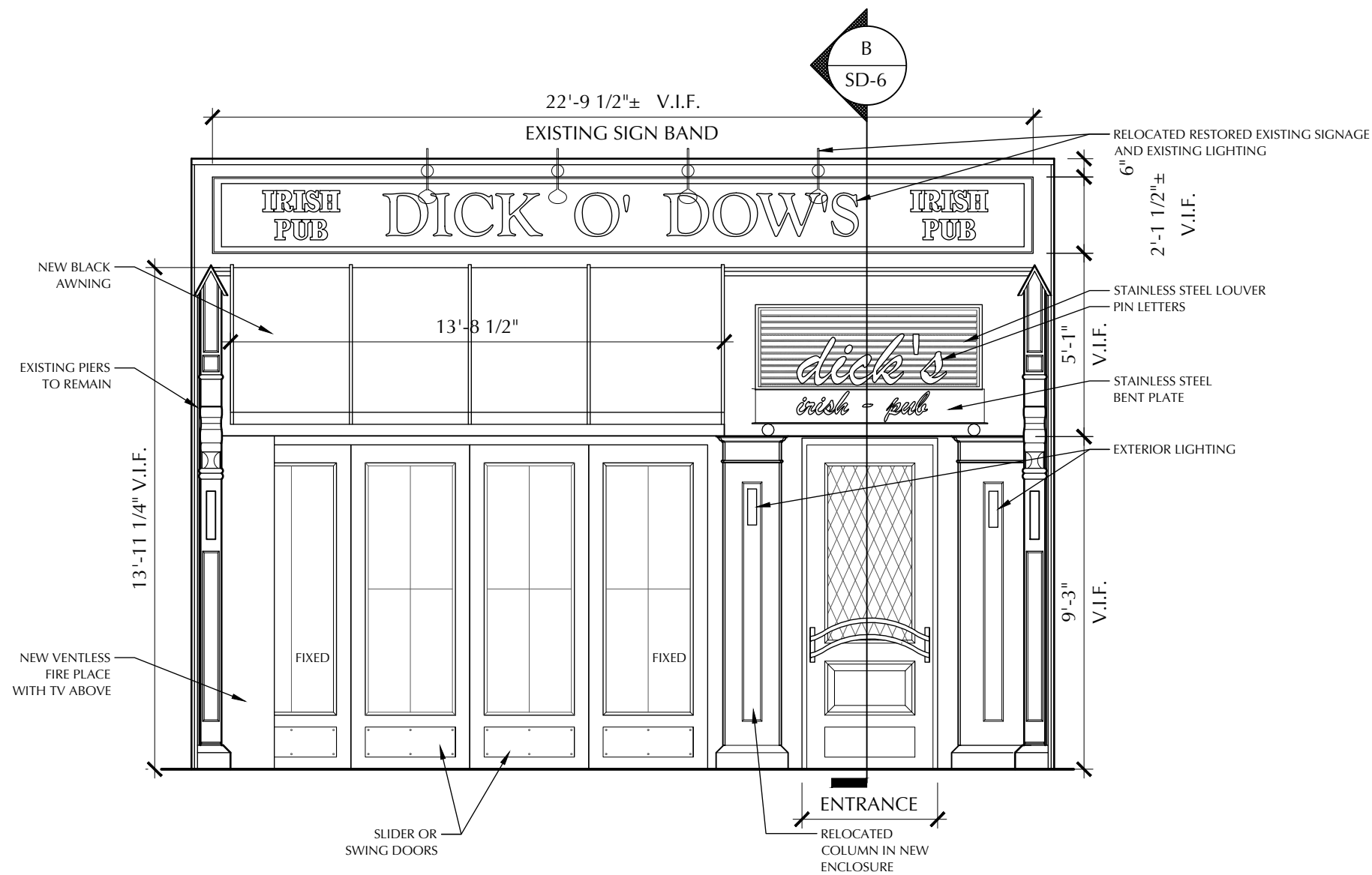


ELEVATION: A

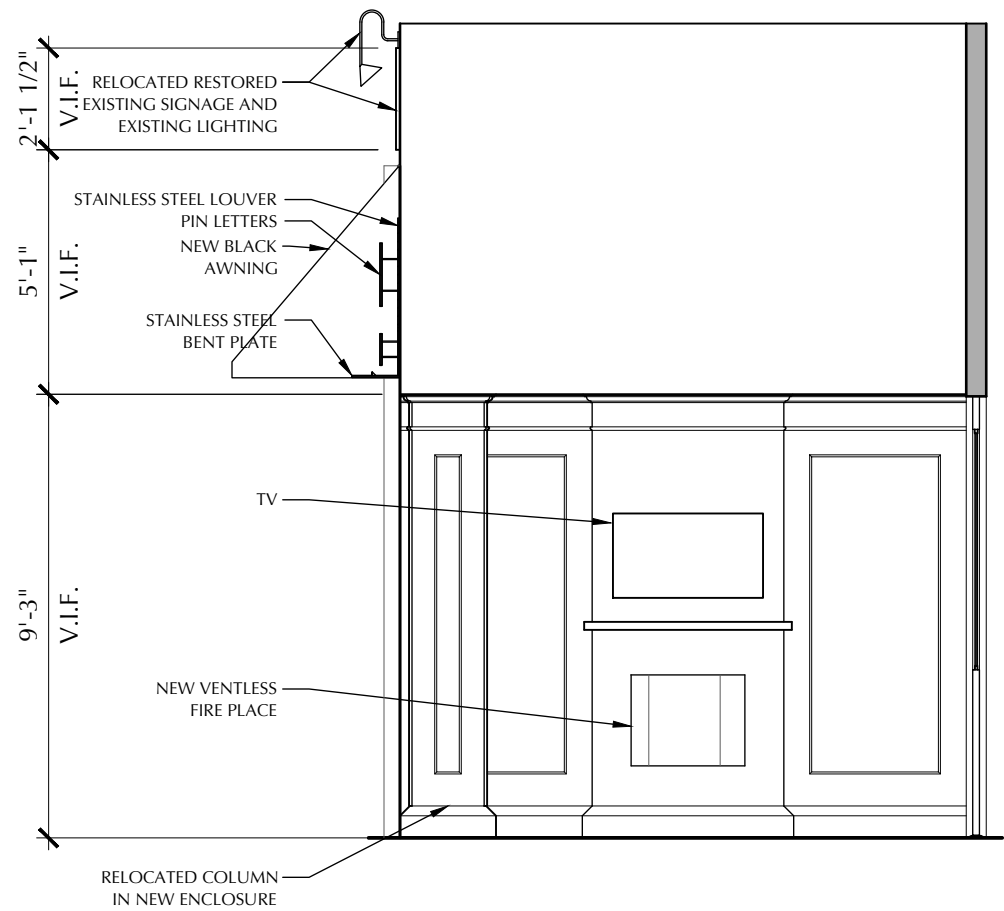


SECTION: A

Dick O'Dows
160 West Maple
Birmingham, Michigan 48009

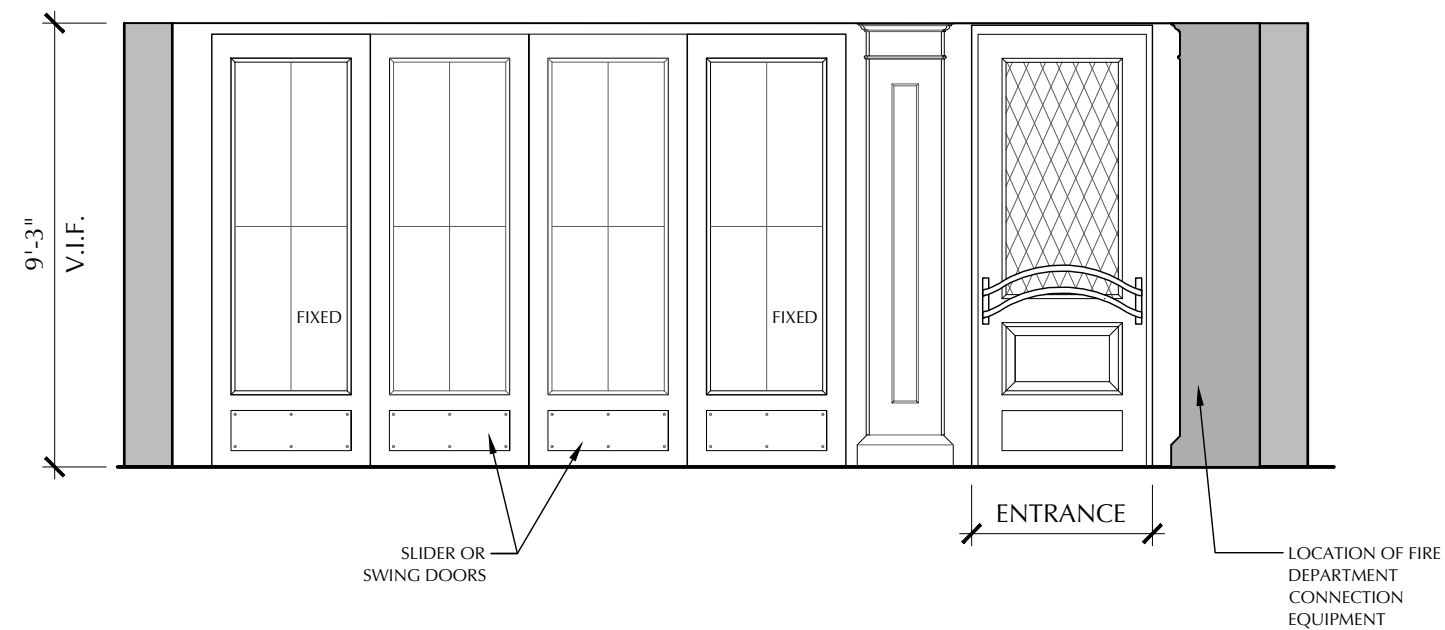


ELEVATION: B



SECTION: B

Dick O'Dows
160 West Maple
Birmingham, Michigan 48009



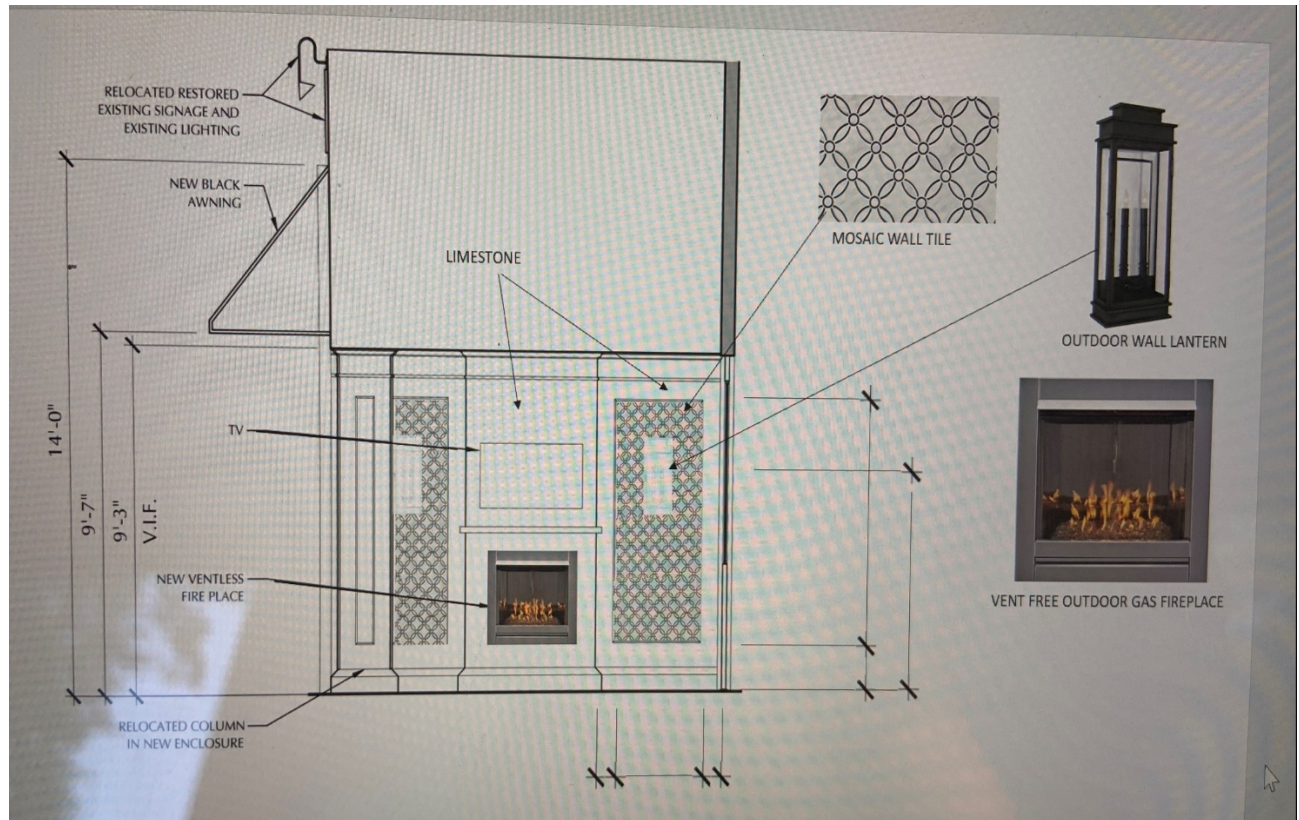
SECTION: C

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

CHRISTOPHER J LONGE AIA
ARCHITECTURE
INTERIORS
124 Peabody, Birmingham, Michigan 48009 248.258.6940

07.15.2021
SD.7

FEATURE WALL



FIREPLACE-FEATURE WALL



Bluegrass Living Vent Free Stainless Outdoor Gas Fireplace Insert With Reflective Crystal Glass Media - 24,000 BTU, Manual Control - Model# BL450SS-G

The Bluegrass Living ventless outdoor stainless steel gas fired fireplace insert is the first affordable fireplace designed to resist the elements for outdoor use. The outdoor zero clearance fireplace insert uses parts and materials that are made from 304 grade stainless steel sourced in the USA. This assures a long and reliable life in the outdoor environment.

The beautiful and alluring fire glass burner meets almost every need for a classy, modernized element to any outdoor space. The most stunning effect is created as the reflective glass emits a mesmerizing sparkle

throughout the fireplace insert. The sloped H-burner is made from 304 stainless steel and produces 24,000 BTU.

The fireplace front panel has a brushed stainless finish that will enhance any patio or outdoor living room. The inner firebox panels are made from a bright reflective stainless steel that “mirror” the flames on all sides of the firebox allowing you to enjoy your outdoor gas fireplace from various angles.

You and your family members can relax and enjoy your new outdoor living space while you watch the flames dancing through the large bed of reflective crystal fire glass media that comes standard with your fireplace.

This Product Is Proudly Assembled in the USA Using Parts Manufactured in the USA!

- Designed, Engineered, Assembled and Tested in the USA.
- Skilled American workers manufacture parts, assemble and test our products.
- Only high-quality materials and parts are used in the manufacturing of our products.
- Our factory features state of the art manufacturing equipment.
- Product ships from our domestic warehouse in Kentucky, USA.

Product Features:

- 24,000 Maximum Btu/hr.
- Configured for Natural Gas Operation
- Liquid Propane (LP) Conversion Kit Included
- Manual On/Off Gas Control Valve
- 304 Stainless Steel Sloped H-Burner
- Zero Clearance Fireplace Insert Design
- Stainless Steel Draw Screen Barrier
- Viewing Area: 25 3/4" W x 20 3/8" H
- Venting Type: Vent-Free
- No chimney or venting required
- Reflective Stainless Steel Firebox Panels
- Glass media burner pan creates a beautiful, large bed of flames

- Space saving design - the slim profile of the firebox inserts takes up less living space
- Includes a drain tray to help direct any water or moisture that collects beneath the firebox
- Fuel saving design - less BTUs while maintaining an ideal flame effect
- Easy start ignition with a battery assisted Piezo igniter
- ANSI Z21.97 listed / PFS Certified
- Product Dimensions: 31 9/16" Front Width (with front panel installed) x 26 1/8" Rear Width x 31 9/16" Height x 13 1/4" Depth
- Product Weight: 5 lbs.
- Outdoor Vent-Free Fireplace Model Number: BL450SS-G
- Some assembly required
- Manufactured in the USA
- 1 Year Limited Warranty

10 lb. Bag, Premium Reflective Emerald Green - Model# 14REMGM

****Comes Standard with model BL450SS-G Outdoor Fireplace**

LOG & GRATE UPGRADE

7 pcs. Concrete Log Set for 450 Stainless Outdoor Fireplace with Stainless Steel Log Grate - Model# LS450SS-G

FIBER BRICK LINERS

Fiber Liner, Vintage Red - Model# FLB450-VR

Fiber Liner, Sandstone - Model# FLB450-S

Fiber Liner, Slate Gray - Model# FLB450-SG

FEATURE WALL LIGHTING



SPECIFICATIONS

HEIGHT	22.5"
WIDTH	9"
EXTENSION	5"
BACKPLATE	9" x 20" Rectangle

SOCKET

2 - E12 Candelabra

WATTAGE

2 - 60 C

FEATURE WALL TILE



- **APPROX SIZE**
- 11 x 11
- **BRAND**
- Rush River
- **EDGE**
- Rectified
- **FINISH**
- Polished
- **MATCHING TRIM**
- No
- **MATERIAL TYPE**
- Marble

- PIECE PER BOX
- 10

C

CEILING AND SECOND WALL

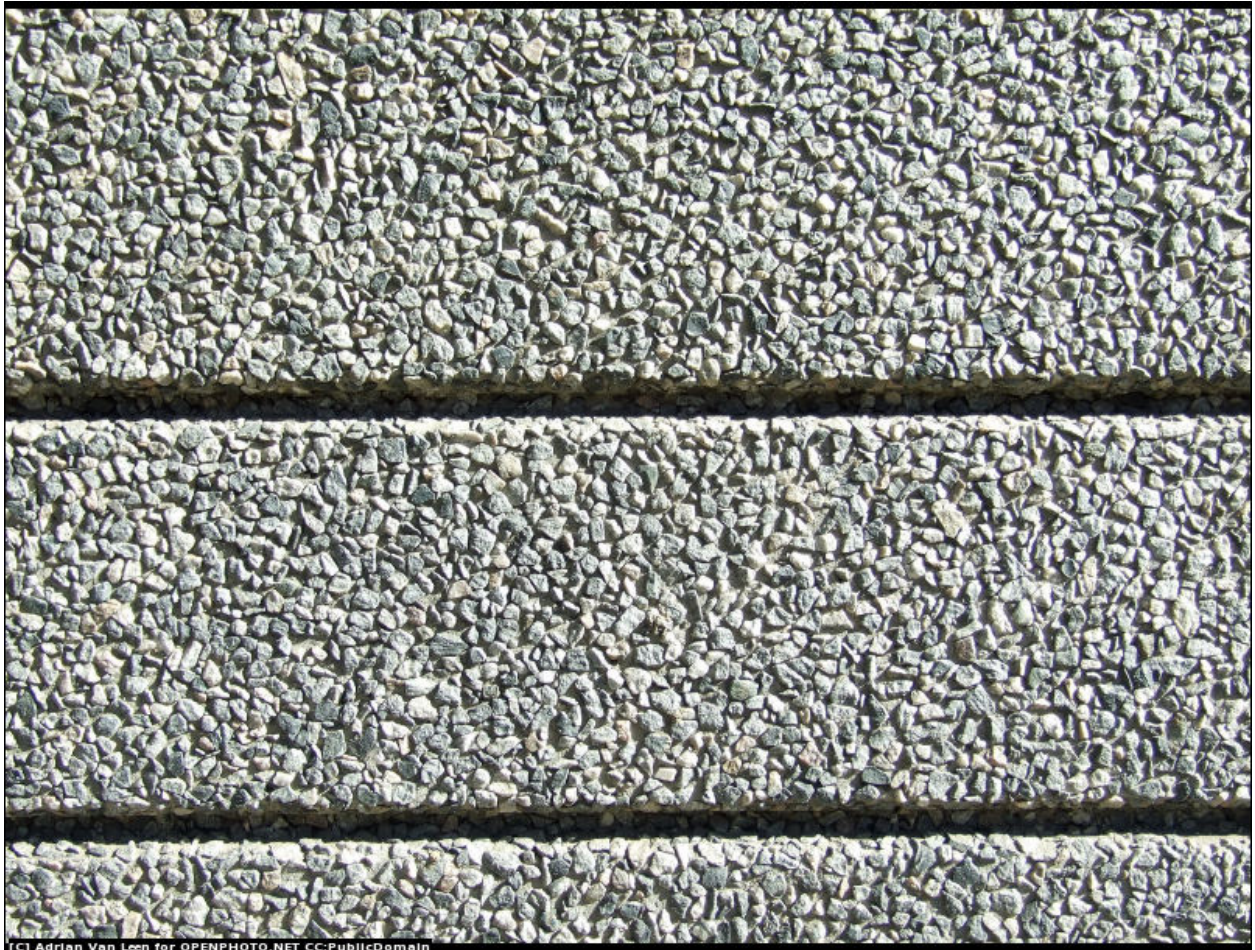


98-INCH W X 38-INCH H X 1-INCH D ROUGH SAWN ENDURATHANE
FAUX WOOD SIDING PANEL, WEATHERED MAHOGANY

by [Ekena Millwork](#)

FLOOR

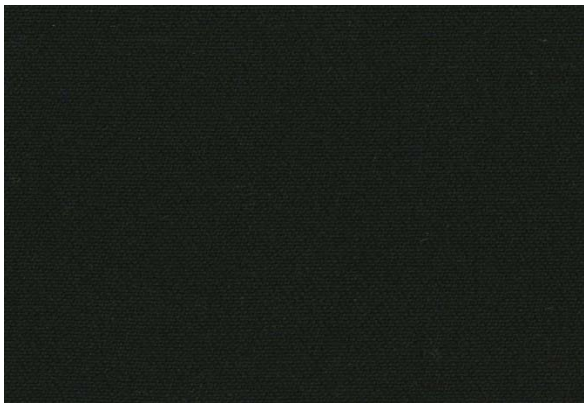
Aggregate-match the existing city sidewalk



[C] Adrian Van Lee for OPENPHOTO.NET CC-PublicDomain

AWNING

Sunbrella Canvas Black 5408-0000
Elements Collection Upholstery Fabric



- This fabric has passed liquid resistance testing in accordance with AATCC 42 and 127.

Level	Test	Liquid Challenge	Result	
1	AATCC 42 Impact Penetration	Water	≤4.5g	M
2	AATCC 42 Impact PenetrationAATCC 127 Hydrostatic Pressure	WaterWater	≤1.0g ≥20cm	L
3	AATCC 42 Impact PenetrationAATCC 127 Hydrostatic Pressure	WaterWater	≤1.0g≥50cm	M

DOOR WALL IN BLACK- FRENCH DOORS





FURNITURE-SAME AS EXSITING ON MAPLE PATIO

New England Collection Outdoor Side Chair with Barn Wood-Inspired Poly Slats

East Coast Chair & Barstool

(No reviews yet) [Write a Review](#)

SKU: W-NEWEN-SCH-BLK-BARN

Shipping: [LTL Freight](#)

Usage: Outdoor

[Spec Sheet](#)

- Black Powder Coated Frame
- Barn Wood-Inspired Poly Lumber Slats
- Ribbed Legs Offer Additional Support



New England Collection Outdoor Round Table Top with Barn Wood-Inspired Poly Slats

East Coast Chair & Barstool

(No reviews yet) [Write a Review](#)

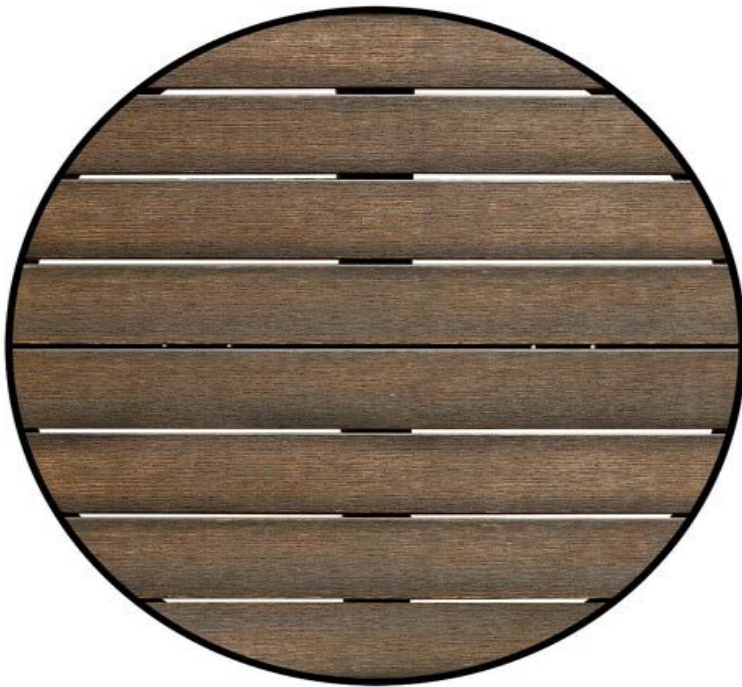
SKU: W-NEWEN-R-BLK-BARN

Shipping: [LTL Freight](#)

Usage: Outdoor

[Spec Sheet](#)

- Black Powder Coated Frame
- Barn Wood-Inspired Poly Lumber Slats
- Umbrella Hole Optional for 36" Table Top





Design Review Application Planning Division

Form will not be processed until it is completely filled out

1. Applicant

Name: Mitch Black
Address: 160 West Maple
Birmingham MI 48009
Phone Number: 248-227-3840
Email address: semblack@sbcglobal.net

2. Property Owner

LEVINSON LEVIN PROPERTIES
Name: DAVID C. LEVINSON
Address: 22519 FISHLERS CREEK
BEVERLY HILLS, MI 48025
Phone Number: 248-766-2226
Email address: LEVINSON53@YAHOO.COM

3. Project Contact Person

Name: Sharon or Mitch Black
Address: 160 W. Maple
Birmingham MI 48009
Phone Number: 248-227-3840 & 248-736-4840
Email address: semblack@sbcglobal.net

4. Project Designer/Developer

Name: Sharon Black
Address: 2144 Garland
Birmingham MI 48009
Phone Number: 248-736-4840
Email address: semblack@sbcglobal.net

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: 160 W. Maple
Birmingham MI
Name of development: _____
Sidwell #: _____
Current Use: _____
Proposed Use: _____
Area of Site in Acres: _____
Current zoning: _____

Is the property located in a floodplain? -----
Is the property within a Historic District? -----
→ If so, which? -----
Will the project require a variance? -----
→ If so, how many? -----
Has the project been reviewed by another board? -----
→ If so, which? -----

Yes	No
<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

• Impror- Replace storefront
• Add sliding doors (open air doors)
• _____
• _____
• _____

8. Required and Proposed Parking

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

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

9. Landscaping

Location of landscape areas: N/A

Proposed landscape material: _____

10. Streetscape

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

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

11. Loading

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

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

12. Exterior Waste Receptacles

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

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

13. Mechanical Equipment

Utilities and Transformers:

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

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

Ground Mounted Mechanical Equipment:

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

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

Rooftop Mechanical Equipment:

Number of rooftop units: _____
Type of rooftop units: _____
Location of all rooftop units: _____
Size of rooftop units (L•W•H): _____

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

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 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: LEVINSON- LEVIN PROPERTIES LLC
David C. Levinson Date: 7/16/2021

Print name: DAVID C. LEVINSON, ITS CO-MANAGER, TRUSTEE

Signature of Applicant: [Signature] Date: 7-14-21

Print Name: _____

Signature of Architect: _____ Date: _____

Print Name: _____

Office Use Only

Application #: PDR21-0011 Date Received: 7-19-2021 Fee: \$350 + \$50 (+ \$100 bond)
Date of Approval: _____ Date of Denial: _____ Accepted By: _____



Notice Sign Rental Application Community Development

1. Applicant

Name: Mitch Black
Address: 160 W. Maple
Birmingham, MI 48009
Phone Number: 248-227-3840
Fax Number: _____
Email address: senblack@sbccglobal.net

2. Property Owner LEVINSON - LEVIN PROPERTIES

Name: _____
Address: 22519 FIDDLERS COVE
BEVERLY HILLS, MI 48025
Phone Number: 248-266-2226
Fax Number: _____
Email address: LEVINSON53@YAHOO.COM

3. Project Information

Address/Location of Property: 160 W. Maple
Name of Development: Dick - O. Paws
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: [Signature]

Date: 7-14-21

Office Use Only

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



MEMORANDUM

Planning Division

DATE: August 4th, 2021
TO: Historic District Commission
FROM: Nicholas Dupuis, City Planner
SUBJECT: 271 W. Maple – Tender – Design Review

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

Introduction

The applicant has submitted a Design Review application for minor façade renovations on an existing 2-story commercial building in Downtown Birmingham. The subject site is located on the south side of Maple, just east of Bates St. The building is not a historically designated historic resource. However, the building is located within the Central Business Historic District. The building is not immediately adjacent to any other historic resources.

Building Exterior

The proposed façade renovations include a fresh paint job and new awnings at the first and second floors. Please see the following table for a list of all proposed materials:

Material	Location	Color
Paint	Wood Trim	Distant Gray
Paint	Front Façade	Silver Satin
Paint	Windows, Railings, Entryway	Black
Sunbrella Fabric	Above 1 st & 2 nd Floor Windows	Beaufort Cloud

Article 3, section 3.04 (E) outlines the architectural standards in the Downtown Overlay district, which include the following relevant requirements:

1. The primary colors of building exteriors shall be compatible with the colors of adjacent buildings and in character with the surrounding area, although the trim may be of a contrasting color.
2. Facades may be supplemented by awnings, which shall be straight sheds without side flaps, not cubed or curved. Awnings shall be between 8 and 12 feet above sidewalk grade at the lower drip edge.

Additionally, Article 3, Section 3.04 (B) states that:

1. First-floor awnings may encroach upon the frontage line and public sidewalk, but must avoid the street trees; provide at least 8 feet of clearance above the sidewalk; and be set back a minimum of 2 feet from the road curb.
2. Upper-floor awnings shall be permitted only on vertically proportioned windows, provided that the awning is only the width of the window, encroaches upon the frontage line no more than 3 feet, and is not used as a backlit sign.

The applicant appears to meet the requirements within the Downtown Overlay. The paint colors proposed are compatible with the area, and the proposed first and second floor awnings meet the dimensional requirements. As these awnings project into the right-of-way, the applicant must also receive approval from the Historic District Commission pursuant to Article 4, Section 4.74 (D)(4)(c)(i), which states that:

“Removable architectural elements such as awnings, canopies, marquees may be approved by the Historic District Commission to project into the right of way provided that they are constructed to support applicable loads without any ground mounted supports on public property. Encroachments with less than 15 ft. of clearance above the sidewalk shall not extend into or occupy more than two-thirds of the width of the sidewalk or 5 ft., whichever is less, and must not interfere with any existing or planned streetscape elements or infrastructure.”

The plans submitted show a sidewalk width of 13 ft., which permits a maximum awning projection of 5 ft. The first floor awning is proposed to project 4 ft., while the second floor awnings are proposed to project 2 ft. Thus, **the applicant must obtain approval from the Historic District Commission for the projections into the W. Maple right-of-way.**

Signage

There are no new signs proposed as a part of this approval.

Lighting

There are no new lights proposed as a part of this approval.

Planning and Zoning

As the building/site is not changing its use or size, there are no bulk, height or area requirements that must be reviewed at this time.

Required Attachments

	Submitted	Not Submitted	Not Required
Detailed and Scaled Site Plan	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Interior Floor Plans	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Landscape Plan	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Photometric Plan	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Colored Elevations	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Material Specification Sheets	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Material Samples	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Site & Aerial Photographs	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Design Standards

Article 7, Section 7.09 states that the Design Review Board shall review all documents submitted pursuant to this section and shall determine the following:

1. All of the materials required by this section have been submitted for review.
2. All provisions of this Zoning Ordinance have been complied with.
3. The appearance, color, texture and materials being used will preserve property values in the immediate neighborhood and will not adversely affect any property values.
4. The appearance of the building exterior will not detract from the general harmony of and is compatible with other buildings already existing in the immediate neighborhood.
5. The appearance of the building exterior will not be garish or otherwise offensive to the sense of sight.
6. The appearance of the building exterior will tend to minimize or prevent discordant and unsightly properties in the City.
7. The total design, including but not limited to colors and materials of all walls, screens, towers, openings, windows, lighting and signs, as well as treatment to be utilized in concealing any exposed mechanical and electrical equipment, is compatible with the intent of the urban design plan or such future modifications of that plan as may be approved by the City Commission.

Planning Division Analysis

Based on the requirements of Article 7, Section 7.09, the Planning Division recommends that the Historic District Commission **APPROVE** the Design Review application for 271 W. Maple – Tender – with the following condition:

1. The Historic District Commission APPROVES the awning projections into the right-of-way.

The applicant appears to meet each of the Design Review requirements outlined in the above ordinance language, including the submittal of all the required documents and a proposal that is a perceived upgrade to the existing storefront conditions. The façade renovations are not garish

or unsightly, are compatible with other buildings in the immediate area, and should not adversely affect neighboring property values.

Sample Motion Language

Motion to **APPROVE** the Design Review application for 271 W. Maple – Tender – with the following condition:

1. The Historic District Commission APPROVES the awning projections into the right-of-way.

OR

Motion to **POSTPONE** the Design Review application for 271 W. Maple – Tender – pending receipt of the following:

1. _____
2. _____
3. _____

OR

Motion to **DENY** the Design Review application for 271 W. Maple – Tender – for the following reasons:

1. _____
2. _____
3. _____

BEN. MOORE OC68
DISTANT GREY

SUNBRELLA
BEAUFORT CLOUD
4752-0000

BEN MOORE OC-26
SILVER SATIN

BEN MOORE OC-68

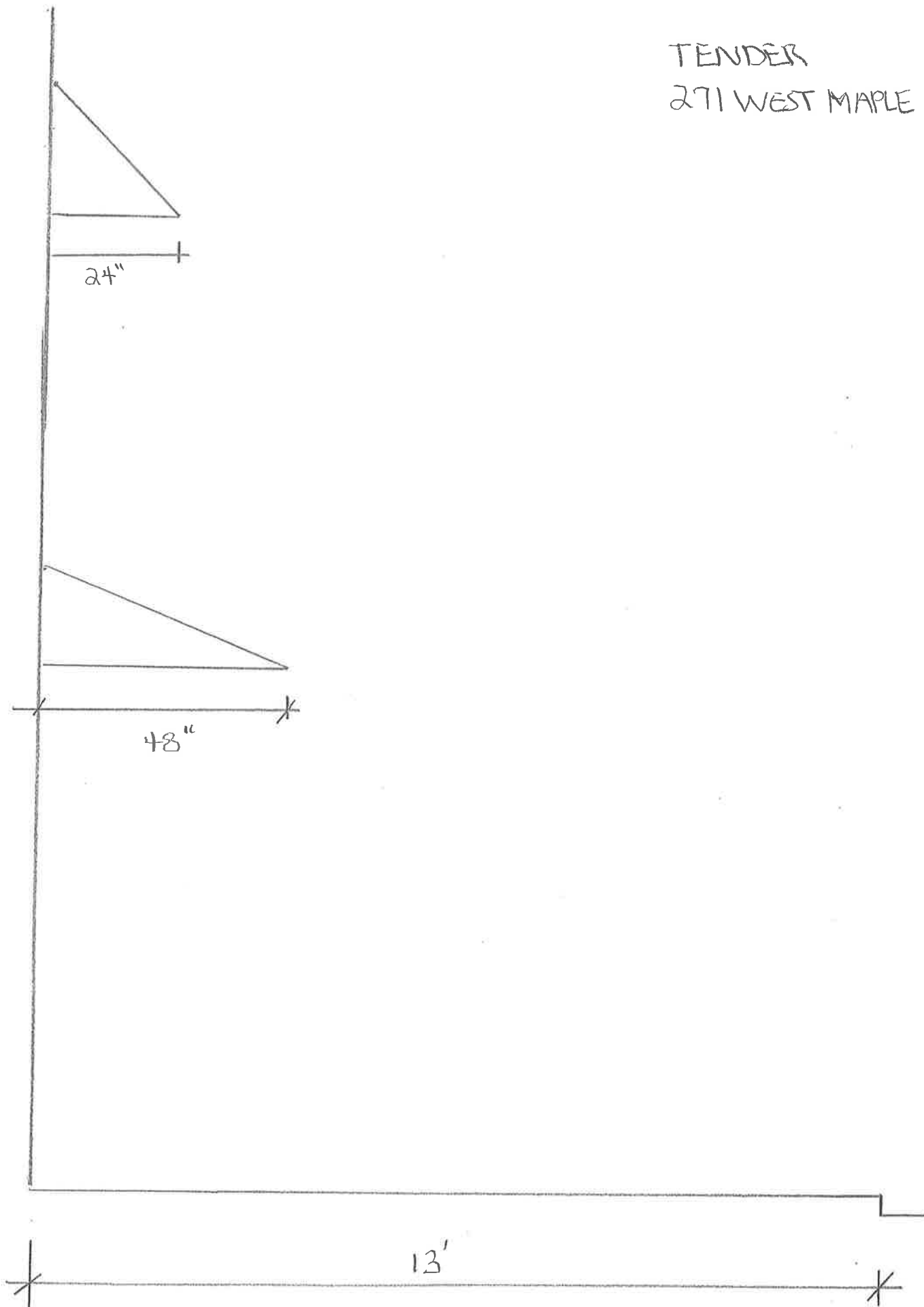
NEW AWNING

GLOSSY BLACK

PAINT WINDOWS & RAILINGS GLOSSY BLACK



TENDER
271 WEST MAPLE





TENDER

100% • CLOSER • BELLEST • HENRY STONE
Voted #1
Best of Detroit
HOUR Magazine
LARGE • PRIVATE ROOM • 8121 • 734.555.5555

DISTANT GRAY

SILVER SATIN

BLACK

BEAUFORT CLOUD



Design Review Application Planning Division

Form will not be processed until it is completely filled out

1. Applicant

Name: G.J. Perelli Company
Address: 222 East Merrill
Birmingham, Michigan 48009
Phone Number: (248) 646-1717
Email address: gary@gjperelli.com

2. Property Owner

Name: Tender Store
Address: 271 West Maple
Birmingham, Michigan 48009
Phone Number: (248) 258-0212
Email address: karen@tenderbirmingham.com

3. Project Contact Person

Name: Gary Perelli
Address: 222 East Merrill
Birmingham, Michigan 48009
Phone Number: (248) 646-1717
Email address: gary@gjperelli.com

4. Project Designer/Developer

Name: Kevin McManamon Interior Design
Address: P.O. Box 891
Aspen, Colorado 81612
Phone Number: (248) 703-5618
Email address: kevin@kevinmcmamon.com

5. Required Attachments

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

6. Project Information

Address/Location of the property: 271 West Maple
Name of development: Tender Store
Sidwell #: _____
Current Use: Retail Store
Proposed Use: Retail Store
Area of Site in Acres: _____
Current zoning: B-4

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

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

Painting of the exterior of the building, replacement of existing awning fabric and the addition of two new awnings.

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: _____

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

9. Landscaping

Location of landscape areas: _____

Proposed landscape material: _____

10. Streetscape

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

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

11. Loading

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

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

12. Exterior Waste Receptacles

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

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

13. Mechanical Equipment

Utilities and Transformers:

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

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

Ground Mounted Mechanical Equipment:

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

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

Rooftop Mechanical Equipment:

Number of rooftop units: _____
Type of rooftop units: _____
Location of all rooftop units: _____
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Light level at each property line: _____
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Height from grade: _____
Location of light fixtures on site: _____

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Signature of Owner: Karen Daskas Date: 07/15/21

Print name: Karen Daskas

Signature of Applicant: Gary Perelli

Date: 07/15/21

Print Name: Gary Perelli

Signature of Architect: _____

Date: _____

Print Name: _____

Office Use Only

Application #: _____ Date Received: _____ Fee: _____

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

AGENDA
BIRMINGHAM HISTORIC DISTRICT COMMISSION
WEDNESDAY – September 1st, 2021
151 MARTIN STREET, CITY COMMISSION ROOM 205, BIRMINGHAM, MI *
******* 7:00 PM *******

- 1) Roll Call
- 2) [Approval of the HDC Minutes of August 4th, 2021](#)
- 3) Courtesy Review
- 4) Historic Design Review
 - A. [210 S. Old Woodward – The Plaza](#)
- 5) Sign Review
- 6) Study Session
- 7) Miscellaneous Business and Communication
 - A. Pre-Application Discussions
 - B. Draft Agenda
 1. [October 6th, 2021](#)
 - C. Staff Reports
 1. [Administrative Sign Approvals](#)
 2. [Administrative Approvals](#)
 3. [Demolitions](#)
 4. [Action List 2021](#)
- 8) Adjournment

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

Link to Access Virtual Meeting: <https://zoom.us/j/91282479817>

Telephone Meeting Access: 877 853 5247 US Toll-free

Meeting ID Code: 912 8247 9817

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

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

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

Historic District Commission Action List – 2021

Historic District Commission	Quarter	Rank	Status
Schedule Training Sessions for HDC and Community	1 st (January-March)	1	<input type="checkbox"/>
Create RFP for Historic Design Guidelines	1 st (January-March)	2	<input type="checkbox"/>
Develop and Market Historic Walking Tours	2 nd (April-June)	3	<input type="checkbox"/>
Develop Resources for the Michigan Historic Preservation Tax Credit	3 rd (July-September)	4	<input type="checkbox"/>
Adopt Historic Preservation Marketing Plan	3 rd (July-September)	5	<input type="checkbox"/>
Historic District Ordinance Enforcement	4 th (October-December)	6	<input type="checkbox"/>

Updates:

1. Three trainings selected (**need to be scheduled**):
 - Historic District Commissioner Training
 - Building Assessment 101
 - Understanding Historic Designation
- 2.