

AGENDA
VIRTUAL BIRMINGHAM HISTORIC DISTRICT COMMISSION MEETING
WEDNESDAY – January 6th, 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 December 16th, 2020](#)
- 3) Courtesy Review
- 4) Historic Design Review
- 5) Sign Review
- 6) Study Session
 - A. [100 N. Old Woodward – Means & Methods Report](#)
- 7) Miscellaneous Business and Communication
 - A. Pre-Application Discussions
 - B. Draft Agenda
 1. [January 20th, 2021](#)
 - C. Staff Reports
 1. [Administrative Sign Approvals](#)
 2. [Administrative Approvals](#)
 3. [Demolitions](#)
 4. [Action List 2020/2021](#)
- 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 December 16, 2020
Held Remotely Via Zoom And Telephone Access

Minutes of the regular meeting of the Historic District Commission ("HDC") held Wednesday, December 16, 2020. Chairman John Henke called the meeting to order at 7:03 p.m.

1) ROLL CALL

Present: Chairman John Henke; Vice-Chairman Keith Deyer; Board Members Gigi Debbrecht, Natalia Dukas, Dustin Kolo, Patricia Lang, Michael Willoughby; Alternate Board Member Cassandra McCarthy (arrived 7:07 p.m.) (all members present at roll call were located in Birmingham, MI. Since Ms. McCarthy arrived after roll call, her location was not ascertained.)

Absent: Alternate Board Member Steven Lemberg

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

12-98-20

2) Approval Of Minutes

Motion by Ms. Dukas

Seconded by Ms. Debbrecht to approve the HDC Minutes of November 18, 2020 as submitted.

Motion carried, 6-0.

ROLL CALL VOTE

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

Nays: None

Abstain: Kolo

12-99-20

3) Courtesy Review

None.

12-100-20

4) Historic Design Review

A. 743 W. Frank - King-Argus House

CP Dupuis and Peter Carroll, North Coast Window Works, reviewed the item.

Mr. Carroll explained:

- He would get CP Dupuis information about restoration glass, some of which could be tempered, which might satisfy both the safety needs of the homeowners and the historic preservation requirements for the second floor window.
- The original single-pane leaded glass from the first floor windows will be re-embedded into the sashes and preserved.

There was Committee consensus that:

- If the original design of the front door could not be ascertained that it would be most appropriate to install a front door that is complementary to the entrance but not historic in appearance. This was based on Standard 3 from the Secretary of the Interior recommending that conjectural features or architectural elements from other buildings should not be added to historic buildings.
- Since the sidelights are original to the house they should be retained.
- The applicant should work with their team to devise a proposal for their storm windows which could then be administratively approved.
- If the glass is to be replaced in the second floor window a report with specs must be submitted to the City.
- The updated plans for the pergola were acceptable.

Mr. Willoughby suggested that the applicant's team reach out to Mark Iannuzzi for possible advice on an appropriate front door design.

Motion by Ms. Willoughby

Seconded by Ms. Debbrecht to approve the Historic Design Review application and issue a Certificate of Appropriateness for 743 W. Frank – King-Argus House – with the conditions listed below. The work as proposed meets The Secretary of the Interior's Standards for Rehabilitation standard numbers 1, 2, 5, 6, and 9.

- 1. The front door and side lights are not approved. Approval is only being granted for the windows and the rear porch.**
- 2. The plans for the storm windows may be administratively approved.**

Motion carried, 7-0.

ROLL CALL VOTE

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

Nays: None

12-101-20

5) Sign Review

None.

12-102-20

6) Study Session

None.

12-103-20

7) Miscellaneous Business and Communication

The HDC discussed some concerns that have been raised by a few residents of the Little San Francisco neighborhood regarding the HDC's CLG Grant Application, which will request funds for a reconnaissance-level survey of the neighborhood if the submittal of the application is approved by the City Commission.

Ms. Dukas noted the main concern seemed to be that the HDC would move to historically designate the neighborhood in its entirety and that homeowners would then be limited by historical guidelines in the changes they could make to their homes.

While acknowledging that a reconnaissance-level survey can be used as the first step towards historic designation, CP Dupuis noted the topic of historically designating the area had not been discussed by the HDC. The HDC's main goal is to just understand the historic composition of this rapidly changing neighborhood.

Chairman Henke recommended that concerned residents read the grant application and the HDC minutes to get a more accurate understanding of the HDC's aims vis-a-vis this project proposal.

A. Pre-Application Discussions

B. Draft Agenda: January 6, 2021

C. Staff Reports

1. Administrative Sign Approvals

2. Administrative Approvals

3. Demolitions

3. Action List - 2020/2021

CP Dupuis noted the HDC could start considering updates to the HDC Action List at its January 6, 2021 meeting. Updates to the Action List will be due to the City Commission in March 2021.

4. Historical Preservation Collaboration Matrix

12-104-20

Adjournment

Motion by Ms. Dukas

Seconded by Ms. Lang to adjourn the HDC meeting of December 16, 2020 at 7:54 p.m.

Motion carried, 7-0.

ROLL CALL VOTE

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

Nays: None

Nicholas Dupuis
City Planner

DRAFT



December 21, 2020

City of Birmingham
151 Martin St.
Birmingham, MI 48009

Attn: Bruce Johnson – Building Official
Nicholas Dupuis – City Planner/Historical

RE: Historic Façade Renovation
Parks Building
100 N. Old Woodward
Birmingham, MI

Means and Methods Report:

The following outline refers to the means and methods that will be employed to remove the existing travertine panels, in the selected areas, to reveal the condition of the original masonry façade (refer to attached Sheet A200). The new owners of the building have selected DC Byers Company to perform the work and evaluation. They are a proven restoration contractor that specializes in the historic renovation and preservation of masonry facades.

The attached graphic (A200) represents the locations and travertine stone panels to be removed in this phase of the façade condition evaluation. Four locations are proposed for the stone removal, two on N. Old Woodward, one at the corner and one on West Maple Road. The contractor will start this process under their understanding based upon a visual inspection that the travertine panels are mechanically fastened to a plywood substrate that is either mechanically fastened directly to the brick façade and/or to furring strips attached to the brick.

A. Travertine Tile Removal Process –

20 travertine tiles will be removed for façade exploration.

1. The selected tiles are in key areas that should reveal expected masonry elements observed in the historical photos.
2. The restoration contractor will use rolling scaffold/scissor lifts for this exploration work.
3. The contractor will saw cut the travertine tile's joint lines to penetrate the tile and substrate to free them from the façade.
4. The remaining tiles will be supported, as necessary, to ensure they continue to be supported and fastened to the substrate and/or masonry façade.
5. The contractor will make every best effort to preserve each tile as they are removed from the façade and will be numbered and inventoried.



B. Documentation and Evaluation –

The travertine tiles will be photographed, and their location documented in coordination with the graphic presented on the provided sheet A200.

1. The tiles will be stored on site in the instance that reinstallation is necessary after exploration is complete.
2. The existing masonry façade and masonry elements will be observed, photographed and documented by the Boji Group and their architectural team as well as the city's selected building official.
3. After the Boji Group's assessment has been made, a decision to move forward with the brick façade restoration or return the extracted travertine panels to their location will be submitted to the city.
4. Assuming the original brick façade can successfully be restored and there is not a need to return the travertine tiles, the voids created will be filled with pressure treated plywood and painted a similar color of the travertine to conceal and protect the brick façade until the point at which the full façade restoration has the city's approval and that work will commence.

Limited quantities of the original travertine panels have been located within the existing basement. These tiles could be used in the chance that any tiles being removed from the façade should break. The restoration contractor has informed us that the first tile in each cluster may be very difficult to remove without any deformation to the tile. We have chosen the minimum amount of tiles to remove in order to make an accurate conditional assessment of the masonry elements and the brick façade. The restoration contractor will take every reasonable precaution necessary to mitigate the loss of the original travertine tiles. In the case that additional travertine tiles do need to be replaced, they are confident that it can be done with minimal detriment to the façade as existing today.

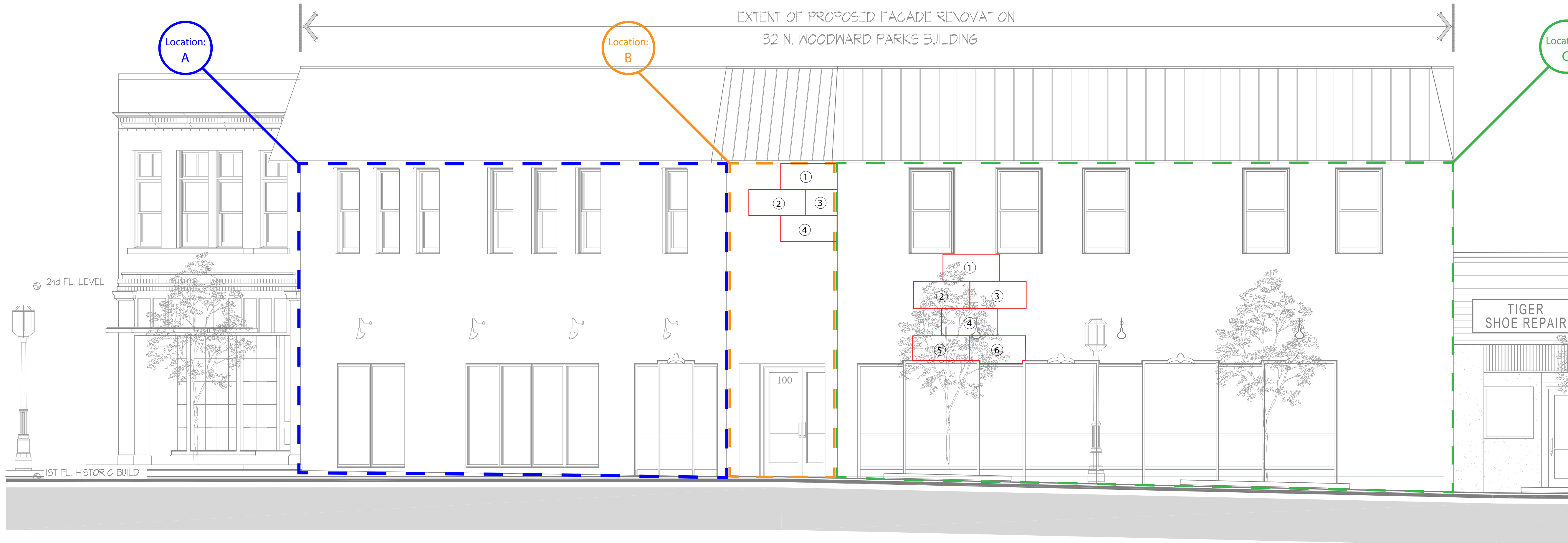
With the approval of this means and methods report the contractor will give the city not less than a 2-week notice before the exploration will commence. The city will have a representative from the building department to be present for some or all working hours while the façade exploration work takes place. The building owner will be responsible for compensating the city for this expense based on an agreed upon amount.

Upon completion of the evaluation, if the brick façade restoration is viable, the building owner will submit a plan for the restoration of the entire historic façade.

Sincerely,

Jeff Chase
Construction Project Director

A
B
C
D
E
F
G
H



D10
A200 Existing South / Maple Elevation
SCALE: 1/4" = 1'-0"

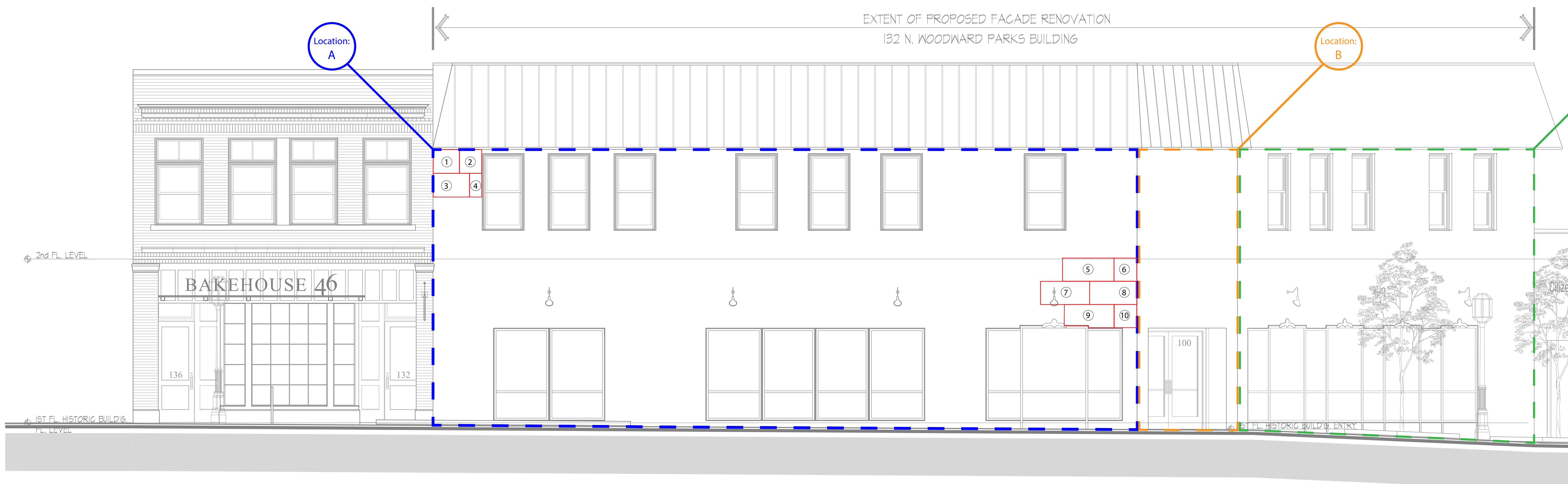
PHOTOGRAPHIC REFERENCE



Location A & B



Location C



D9
A200 Existing West / Old Woodward Elevation
SCALE: 1/4" = 1'-0"

SAROKI
ARCHITECTURE
430 N. OLD WOODWARD
BIRMINGHAM, MI 48009
P. 248.258.5707
F. 248.258.5515
SarokiArchitecture.com

Project:
Boji Group
N. Old Woodward Ave & W. Maple Rd.
Birmingham, MI 48009
Date: 12-11-2020
Issued For:
Facade Restoration-Means & Methods

Sheet No.:
A200
SOUTH / MAPLE ELEVATION

1 2 3 4 5 6 7 8 9 10

A

B

C

D

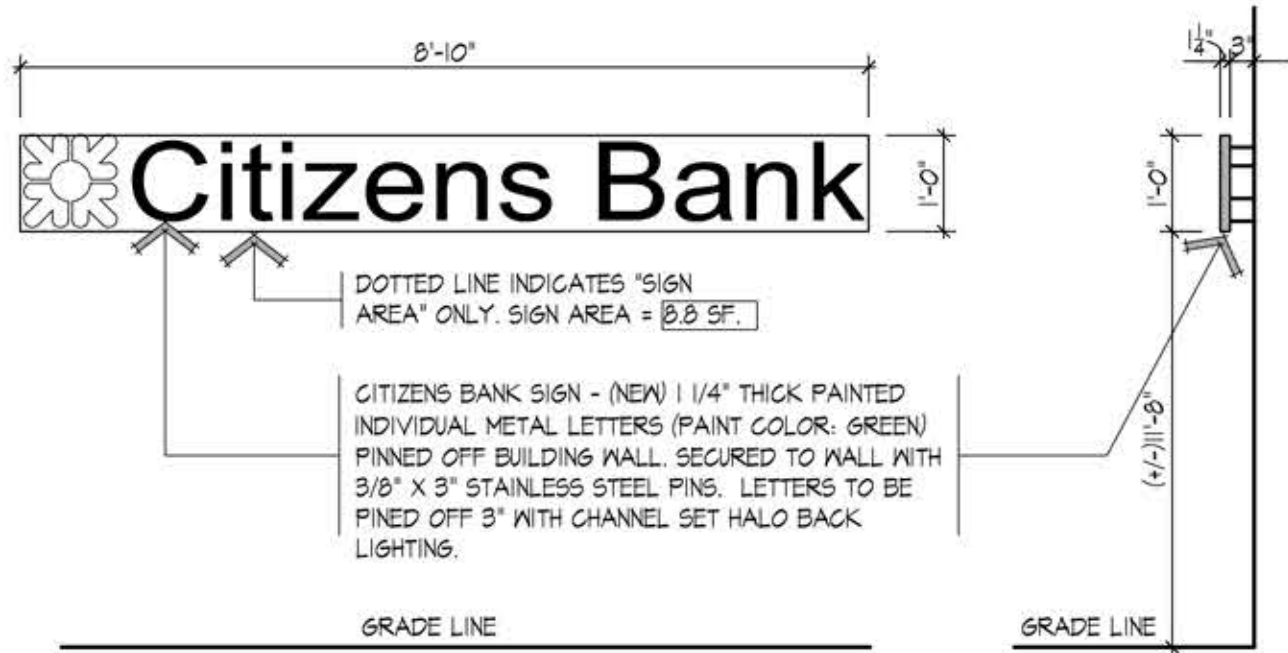
E

F

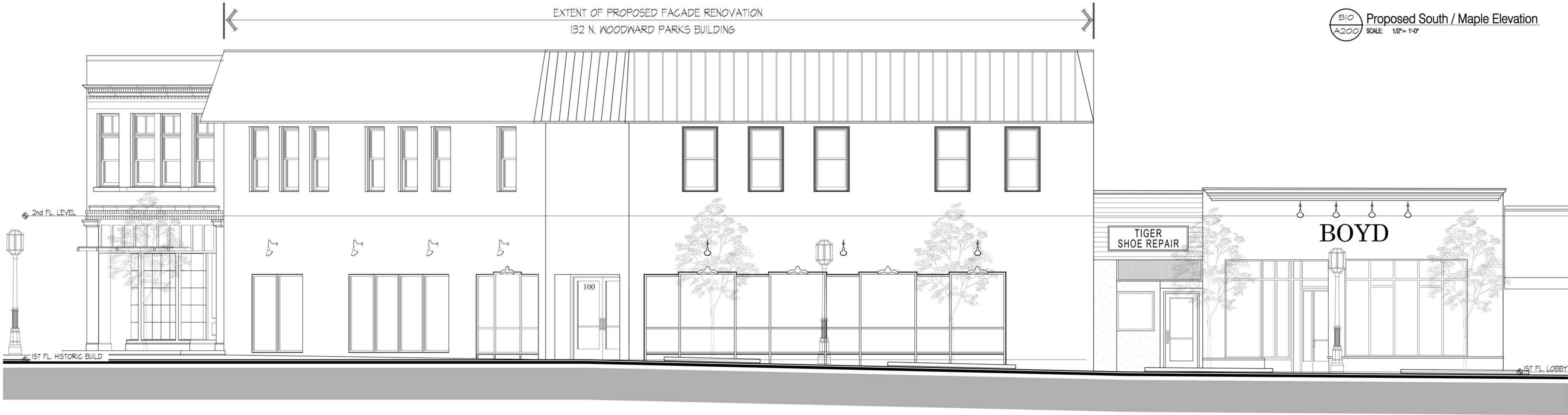
G

H

SIGNAGE STANDARDS	
Linear Frontage	10'-0" = OVERALL LENGTH OF SOUTHERN EXTERIOR (FRONTAGE) ELEVATION
Existing Signage	NO EXISTING SIGNAGE
Signage Lighting	CHANNEL BACK "HALO" LIGHTING "HALO" AT SIGNAGE
Proposed Signage	1) NAME LETTER SIGN - CITIZENS BANK - WALL MOUNTED (SOUTH SIDE) ± 8.8 SQ. FT. TOTAL SQUARE FEET OF PROPOSED SIGNAGE ± 8.8 SQ. FT.
	1 SQUARE FOOT FOR EACH LINEAR FOOT OF PRINCIPAL BUILDING FRONTAGE PERMITTED SIGNAGE SQUARE FOOTAGE 1 S.F. X 10.0 FT (FRONTAGE) = 10.00 S.F. PERMITTED



B10
A200 Proposed South / Maple Elevation
SCALE: 1/2" = 1'-0"



D10
A200 Existing South / Maple Elevation
SCALE: 1/4" = 1'-0"



B10
A200 Proposed South / Maple Elevation
SCALE: 1/4" = 1'-0"

SAROKI
ARCHITECTURE
430 N. OLD WOODWARD
BIRMINGHAM, MI 48009
P. 248.258.5707
F. 248.258.5515
SarokiArchitecture.com

Project:
Boji Group
N. Old Woodward Ave & W. Maple Rd.
Birmingham, MI 48009
Date: 10-15-2020
Issued For: Historic District Commission App.

Sheet No.:
A200
SOUTH / MAPLE ELEVATION

A

B

C

D

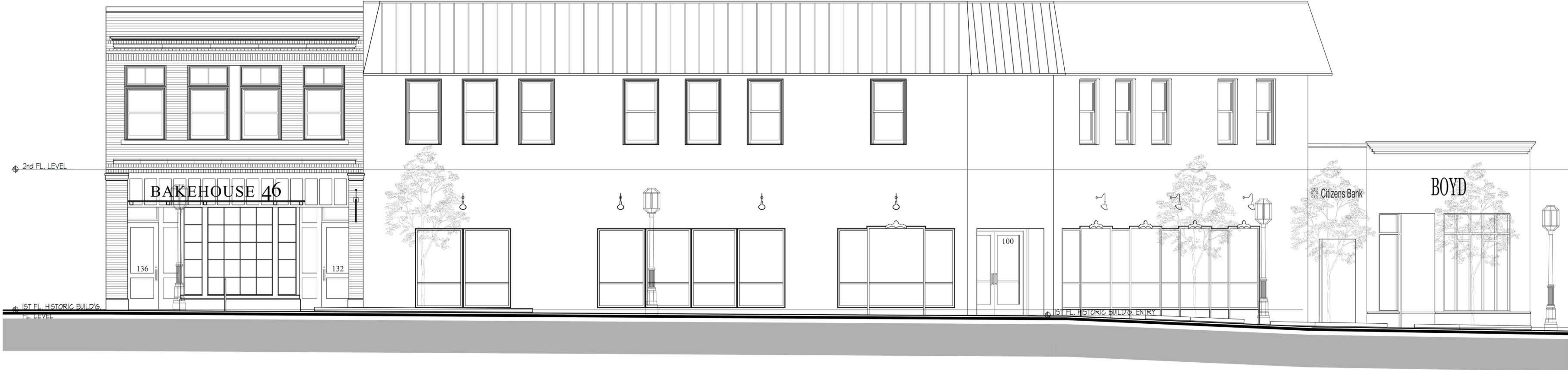
E

F

G

H

EXTENT OF PROPOSED FACADE RENOVATION
132 N. WOODWARD PARKS BUILDING



D9
A201 Existing West / Old Woodward Elevation
SCALE: 1/4" = 1'-0"

EXTENT OF PROPOSED FACADE RENOVATION
132 N. WOODWARD PARKS BUILDING

PROPOSED LIMESTONE PILASTER TOP
DETAIL TO MATCH 1894 DETAILING

PROPOSED LIMESTONE PARAPET WALL
CAP DETAIL TO MATCH 1894 DETAILING

PROPOSED RISIN HOLE DETAILING
WITHIN BRICK COURSE TO MATCH
ORIGINAL 1894 DETAILING

PROPOSED CORBELLED BRICK COURSE
DETAIL TO MATCH 1894 DETAILING

LIMESTONE AND BRICK WINDOW HEAD
DETAILING TO MATCH 1894 DETAILING

NEW ALUMINUM CLAD DOUBLE HUNG
WOOD WINDOWS - BLACK IN COLOR

PROPOSED BRICK FACADE TO
MATCH ORIGINAL 1894 EXTERIOR
BRICK IN DETAIL AND COLOR

PROPOSED CORBELLED BRICK COURSE
DETAIL TO MATCH 1894 DETAILING

2nd FL. LEVEL

LIMESTONE DETAILING TO MATCH 1894
DETAILING

PROPOSED STORE FRONT TRANSOM WINDOW
SYSTEM WITH APPLIED BLACK MANTIN SYSTEM

PROPOSED STRUCTURAL STEEL "C" CHANNEL
CANOPY IN GLASS TOP AND STEEL ROD TIE-BACK
SYSTEM - STEEL TO BE BLACK IN COLOR

LIMESTONE DETAILING TO MATCH 1894
DETAILING

PROPOSED STORE FRONT WINDOW SYSTEM -
BLACK IN COLOR

PROPOSED "CAST STONE" AT BUILDING BASE TO
MATCH LIMESTONE DETAILING FROM 1894 DETAILING

1ST FL. HISTORIC BUILDG. F.L. LEVEL

PROPOSED NEW WINDOW OPENING TO
REESTABLISH THE ORIGINAL WINDOW
PRESENT IN THE 1894 BUILDING



G9
A201 Proposed West / Old Woodward Elevation
SCALE: 1/4" = 1'-0"

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Project:
Boji Group
N. Old Woodward Ave & W. Maple Rd.
Birmingham, MI 48009

Date: 10-15-2020
Issued For: Historic District Commission App.

Sheet No.:
A201
WEST/ OLD WOODWARD ELEVATION

1

2

3

4

5

6

7

8

9

10

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

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Meeting ID Code: 912 8247 9817

- 1) Roll Call
- 2) [Approval of the HDC Minutes of January 6th, 2020](#)
- 3) Courtesy Review
- 4) Historic Design Review
- 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](#)
 4. [Action List 2021](#)
- 8) Adjournment

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APPROVED

12/17/2020

PA 20-0110

Administrative Approval Application Planning Division

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

1. Applicant

Name: EUKO DESIGN SIGNS INC.
Address: 24849 HATHAWAY
FARMINGTON HILLS MI. 48335
Phone Number: _____
Fax Number: _____
Email Address: _____

2. Property Owner

Name: COMERICA BANK
Address: 188 N. OLD WOODWARD
Phone Number: _____
Fax Number: _____
Email Address: _____

3. Applicant's Attorney/Contact Person

Name: EUGENE DIACHENKO
Address: 24849 HATHAWAY
FARMINGTON HILLS MI. 48335
Phone Number: (248) 248-6593
Fax Number: 248-478-5405
Email Address: _____

4. Project Designer/Developer

Name: EUKO DESIGN SIGNS INC
Address: 24849 HATHAWAY
FARMINGTON HILLS MI. 48335
Phone Number: 248-478-1330
Fax Number: 248-478-5405
Email Address: SALES@EUKOSIGNS.COM

5. Project Information

Address/Location of Property: 188 N. OLD WOODWARD
Name of Development: COMERICA BANK
Parcel ID#: _____
Current Use: BANK
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

- 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

AWNING OVER NIGHT DEPOSIT

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: _____

E. DIACHENKO

Date: 11/25/2020

CITY OF BIRMINGHAM
Date 12/01/2020 9:53:49 AM
Ref: 00174906
Receipt # 54580
Amount \$500.00

Office Use Only

Application #: PA 20-0110

Date Received: 12/12/2020

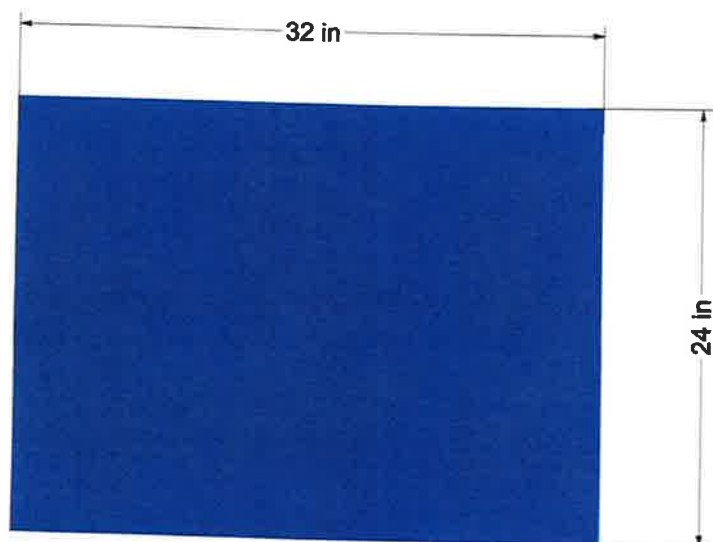
Fee: \$100.00

Date of Approval: 12/17/2020

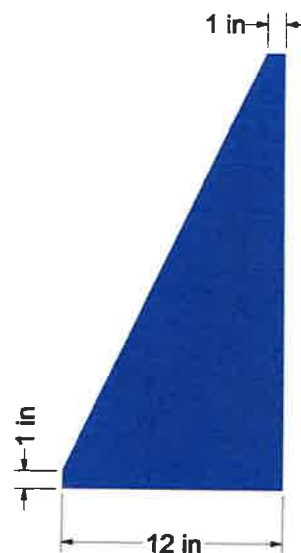
Date of Denial: N/A

Reviewed By: _____

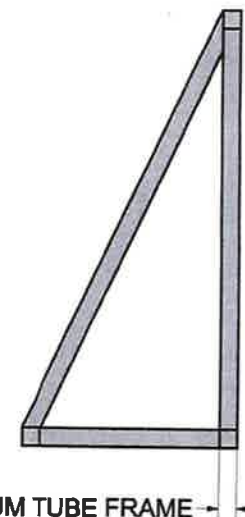
FRONT VIEW



SIDE VIEW



CROSS SECTION



SPECIFICATIONS

1 INCH WELDED ALUMINUM TUBE FRAME
Z-CHANNEL GALVANIZED STEEL MOUNTING BRACKETS
- AFFIXED TO BUILDING WITH LAG & SHIELD FASTENERS
COOLEY BRITE MEDIUM BLUE VINYL

APPROVED

5/17/2020

PAA20-0110

Client: Comerica Bank
Location: BC 49 - Woodward & Hamilton
Date: 11/19/2020
Drawing/Revision: Night Deposit Awning Details
Signature: _____

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EUKO
DESIGN/SIGNS

34849 Hathaway, Farmington Hills, MI 48335 248-475-1330 Fax: 248-475-5405 ssales@eukodesigns.com



Client: Comerica Bank

Location: BC 49 - Woodward & Hamilton

Date: 11/19/2020

Drawing/Revision: Night Deposit Awning Rendering - R1

Signature: _____

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EUKO
DESIGN/SIGNS

24849 Halloway, Farmington Hills, MI 48335 248-476-1330 Fax: 248-476-5426 sales@eukodesigns.com

Letter of Authorization

Krempa, Thomas A <takrempa@comerica.com>

Tue 12/1/2020 1:55 PM

To: Euko Signs eukosigns.com <sales@eukosigns.com>

This note is to authorize Gene Diachenko from Euko Signs to proceed with permitting procedures and approvals in regard to signage and awning work at the various Comerica locations. Thank you for your assistance in this matter. If you have any questions or concerns related to this note please contact me.

Thomas A. Krempa | Vice President Corporate Real Estate
Comerica Bank | MC 2220 | 3501 Hamlin | Auburn Hills, MI 48326
P: 248.371.5244 | C: 586.292.8380 | takrempa@comerica.com



raise your expectations

Please be aware that if you reply directly to this particular message, your reply may not be secure. Do not use email to send us communications that contain unencrypted confidential information such as passwords, account numbers or Social Security numbers. If you must provide this type of information, please visit comerica.com to submit a secure form using any of the "Contact Us" forms. In addition, you should not send via email any inquiry or request that may be time sensitive. The information in this e-mail is confidential. It is intended for the individual or entity to whom it is addressed. If you have received this email in error, please destroy or delete the message and advise the sender of the error by return email.

Comerica Incorporated

P.O. Box 75000
Detroit Michigan 48275

February 1, 2017

To Whom It May Concern:

This letter is to authorize Gene Diachenko of Euko Signs to proceed with permitting procedures on behalf of Comerica Bank, in regard to signage at the various Comerica Bank locations.

Thank you for your cooperation in this matter. If you have any questions or concerns, please do not hesitate to contact me.


Thomas A. Krempa

Vice President Real Estate

Comerica Incorporated

3501 Hamlin Road

Auburn Hills, MI 48326

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:

- 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
- Three trainings selected (need to be scheduled):
 - Historic District Commissioner Training
 - Building Assessment 101
 - Understanding Historic Designation
- Updated Design Review application for HDC as of June 2020
 - Simplified, reformatted, and trimmed unnecessary sections
 - Updated PDF to be a fillable form