

AGENDA
VIRTUAL BIRMINGHAM HISTORIC DISTRICT COMMISSION MEETING
WEDNESDAY – March 3rd, 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 February 3rd, 2021
- 3) Courtesy Review
 - A. 556 W. Maple - Birmingham Museum
- 4) Historic Design Review
 - A. 743 W, Frank – King-Argus House
 - B. 361 E. Maple – Hawthorne Building
- 5) Sign Review
- 6) Study Session
 - A. Promoting Historic Preservation – Outline
- 7) Miscellaneous Business and Communication
 - A. Pre-Application Discussions
 1. 141 W. Maple – Fields Building
 - B. Draft Agenda
 1. March 17th, 2021
 - C. Staff Reports
 1. Administrative Sign Approvals
 2. Administrative Approvals
 3. Demolitions
 4. Action List 2021
- 8) Adjournment

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

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

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

Historic District Commission
Minutes Of February 3, 2021
Held Remotely Via Zoom And Telephone Access

Minutes of the regular meeting of the Historic District Commission ("HDC") held Wednesday, February 3, 2021. Chair John Henke called the meeting to order at 7:00 p.m.

1) ROLL CALL

Present: Chair John Henke; Board Members Keith Deyer, Natalia Dukas, Dustin Kolo, Patricia Lang, Michael Willoughby; Alternate Board Member Cassandra McCarthy (arrived 7:19 p.m.) (all located in Birmingham, MI)

Absent: Board Member Gigi Debbrecht; Alternate Board Member Steven Lemberg

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

Chair Henke notified the HDC that inclusive of the present meeting and henceforth both the HDC and DRB meetings would be televised.

02-015-21

2) Approval Of Minutes

Motion by Mr. Willoughby

Seconded by Ms. Dukas to approve the HDC Minutes of January 20, 2021 as submitted.

Motion carried, 6-0.

ROLL CALL VOTE

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

Nays: None

02-016-21

3) Courtesy Review

None.

02-017-21

4) Historic Design Review

None.

02-018-21

5) Sign Review

None.

02-019-21

6) Study Session

A. Promoting Historic Preservation – Outline

CP Dupuis offered a potential outline for an HDC workshop on historic preservation. The outline may be found in the evening's agenda packet.

There was a short discussion among the HDC members about some ideas that could be discussed further at the workshop, including: making a list of historic properties available on the City website, documenting and publicizing the appreciation in value of historic properties, distributing the Michigan Historic Preservation Network's brochure more widely within the City, creating a community forum for individuals personally working on historic preservation projects within the City, encouraging children and parents to do walking or cycling tours of the City's historic properties, featuring historic homes and commercial buildings once a month in the Birmingham Eagle, and creating social media posts about historic properties in the City and their preservation.

There was HDC consensus that the outline should be used as-written to guide the March 3, 2021 historic preservation workshop.

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

Chair Henke said he wanted to know how many pieces of original travertine were available in the existing basement. He said he also wanted to know what the contingency plan would be if there were not enough pieces in the basement to replace panels that might be damaged during the removal. He said the HDC does not need to review this item again until there is a new draft agreement available. He said he would also like the HDC to have an opportunity to speak with the project's contractor once a draft agreement is available to discuss additional contingency plans for other aspects of the historic preservation.

The Committee members agreed with Chair Henke's recommendations.

02-020-21

7) Miscellaneous Business and Communication

A. Pre-Application Discussions

B. Draft Agenda: March 3, 2021

C. Staff Reports

1. Administrative Sign Approvals

2. Administrative Approvals

3. Demolitions

4. Action List - 2021

In reply to Mr. Deyer, CP Dupuis said he is working on getting cost quotes for historic plaques. He said there is funding available and that he would be in favor of offering each historic resource its own plaque. He noted that plaques are also an item that can be discussed at the upcoming historic preservation workshop.

02-021-21

Adjournment

Motion by Mr. Deyer

Seconded by Ms. Lang to adjourn the HDC meeting of February 3, 2021 at 7:48 p.m.

Motion carried, 6-0.

ROLL CALL VOTE

Yeas: Dukas, Lang, Henke, Kolo, Deyer, McCarthy

Nays: None

Absent: Willoughby

Nicholas Dupuis
City Planner



MEMORANDUM

DATE: March 3, 2021

TO: Historic District Commission

FROM: Leslie Pielack, Museum Director

SUBJECT: Birmingham Museum - Allen House Historic Window Restoration Project

The Allen House was designed by architect Rupert Koch and built in 1926 for Harry Allen, the first mayor of the City of Birmingham, and his wife Marion. The Allens wished to preserve the mid-19th century red brick school on the site, and Koch integrated it into his design of the 1 ½ story Colonial Revival home with Dutch and English Colonial elements by adding sided wings and an upper floor dominated by dormer windows. The school's original window openings in the central block of the building were preserved and the remaining fenestration of the house reflects the popularity of the period's Colonial Revival styling in the arrangement of double hung windows used singly and in twos and threes. All windows installed at the time are wood, double hung, multi-paned (4 over 4 and 6 over 6) and weighted units that are a key repeated feature that unifies the rather rambling building's various projections, dormer styles, and other elements.

The original house also had wood shutters, as can be seen in early photos. However, during the 1970s or 1980s, those were removed and replaced with faux aluminum shutters. In 2018, the Allen House's cedar siding was repaired and re-painted, and the non-historic shutters removed with the intention of future installation of historically appropriate shutters, possibly in FY 2022-2023.

The windows are original and have never been repaired or removed, but have been painted numerous times on both interior and exterior. They are in need of complete restoration due to areas of water damage, lack of operability due to missing or damaged hardware or overpainting, and need for re-glazing.

In 2020, North Coast Windows Works (a specialty firm dealing in historic window preservation that provides training in window restoration for the Michigan Historic Preservation Network) conducted a detailed assessment and developed a rehabilitation scope of work to be used to seek repair and restoration services for the Allen House windows. Funding has been secured for the current fiscal year to permit completion of the entire project. The repair/restoration schedule specifies the treatment for each individual unit and the hazard mitigation needed. In general, windows will be repaired and restored on site, with some exceptions noted that will require removal and shop repair. Because of the extensive nature of the work, various rooms of the house will be done in sequence with environmental controls in place to manage anticipated hazards, especially lead paint. As the public areas of the building are currently closed due to the pandemic, and anticipated to continue to be closed for some time, it is anticipated

that the public areas will be completed first in this project.

A Request for Proposals was posted on the MITN website, and approximately twelve firms specializing in historic window repair were contacted and invited to submit proposals. The RFP included the prepared scope of work and excerpts from the Secretary of the Interior Standards for the Treatment of Historic Properties (Windows) as reference.

At this time, we respectfully request that the Historic District Commission/Design Review Board provide a courtesy review of the project as proposed, with further consideration of issuing a Certificate of Appropriateness. It is further anticipated that the HDC/DRB recommendations, along with bid results, will be presented to the Museum Board at their March 5 meeting for review and final recommendation to the City Commission for a contract award to complete the project.

Suggested Resolution: To issue a Certificate of Appropriateness for the Birmingham Museum - Allen House Historic Window Restoration Project.

SCOPE OF WORK

The historic Allen House is in the Mill Pond Historic District in the City of Birmingham, built in 1926 and now part of the Birmingham Museum complex. The house's double hung windows are original, and require repair and restoration to return them to operational function. They must be restored by a qualified contractor in strict accordance with the Secretary of Interior Standards for the Treatment of Historic Properties (see Excerpt, Attachment G)

The Contractor shall perform the following services in accordance with the requirements as defined and noted herein for the **Birmingham Museum - Allen House Historic Window Restoration Project**:

1. The Contractor shall furnish all labor, materials, and equipment required to repair and restore the historic double hung windows in the Allen House, located at 556 W. Maple Rd., Birmingham, MI 48009 in accordance with the requirements as defined and noted herein and by the Scope of Work and Window Survey (Attachments E and F):
 - a) This project will remove and restore the original windows dating to 1926 on the first and second floor as follows:
 - 26 double hung windows on first floor
 - 1 arched top window on first floor
 - 1 door on the first floor
 - 23 double hung windows on second floor
 - b) All sashes will be removed for restoration and re-installed as operable in accordance with a detailed window survey and specifications for each individual window (see below and Attachment E, Allen House Historic Window Restoration Scope of Work and Attachment F, Window Survey).
2. The majority of sashes are currently painted in place and non-operable. The sashes are in fair condition with excessive amounts of exterior paint and window glazing. This is the first time the windows will be taken out for repairs & restoration since installed in 1926. The exterior window casings and exterior sills (outside the storms) have recently been scraped and repainted.
3. The building will be occupied by employees during the project and portions of the building may be open to the public based on project progress. The removal of sashes, replacing cords, cleaning weight pockets, and jamb/sill refinishing will produce excessive dust containing lead. These activities must be coordinated to minimize the expose to the interior of the house. Rooms must be closed off and protective barriers/covers put in place to protect all furnishings. HEPA vacuums and air purifiers must be used throughout the process. Hand washing of the walls and floors must be completed before opening the space to the public.

4. Project requirements are detailed in Attachment E, Allen House Historic Window Restoration Scope of Work, and Attachment F, Window Survey, and include:
 - b) Sash removal and installation
 - c) Jamb and sill refinishing
 - d) Sash restoration
 - e) Door restoration
 - f) Wood rot and epoxy repair
5. The Contractor shall provide additional alternative pricing as follows:
 - g) Alternative 1: Provide pricing for the purchase and installation of new storm windows. All sizes to be field verified. Storm windows to be Allied Storm Windows, Model HOL-B with 1/8" low-e glazing, white, no screens.
 - h) Alternative 2: Replace all existing sash weather strips with new.
6. The Contractor shall be responsible for the disposal of all materials in a safe and legal manner. **All bidders will outline their procedures for dust and debris collection during working hours and all cleaning activities.**
7. The Contractor shall operate in a safe manner and will observe all MIOSHA guidelines. **The Contractor shall provide the City with a copy of its COVID-19 Plan required by MIOSHA.**
8. The Contractor shall provide any and all manuals and/or warranty information related to this project to the City upon completion of the project.
9. The Contractor shall comply with all City of Birmingham's regulations for maintaining construction sites.
10. This section and referenced documents shall constitute the Scope of Work for this project and as such all requirements must be met.

Allen House Historic Window Restoration Scope of Work

General Information

The majority of sashes are currently painted in place and are non-operable. The sashes are in fair condition with excessive amounts of exterior paint and window glazing. This is the first time the windows will be taken out for repairs and restoration since installed in 1926. The exterior window casings and exterior sills (outside the storms) have been recently scraped and repainted.

The removal of sashes, replacing cords, cleaning weight pockets, and jamb/sill refinishing will produce excessive dust containing lead. These activities must be coordinated to minimize exposure to the interior of the house. At a minimum, rooms must be closed off and protective barriers/covers in place to protect all furnishings. HEPA vacuums and air purifiers are to be used throughout the process. Hand washing of the walls and floors is to be completed prior to opening the space to the public. All bidders will outline their procedures for dust and debris collection during working hours and all cleaning activities.

Sash Removal/Installation

(Note: weight pockets may be on the exterior of jamb, under top sash.)

- All sash and jamb metal weather strips will be removed from the interior.
- Exterior storm windows will remain in place during restoration.
- 10 mm twin wall polycarbonate secured to the inside of the blind stop will be used as additional temporary barrier.
- Inside stops will be re-used. Remove excessive paint, sand, and paint.
- Sashes will be marked/labeled as to their respective openings and wrapped in plastic with the weather strips prior to removal from the work area.
- Metal weather strips on the sill and head will remain in place.
- All interlocking sash weather strips will be cleaned and re-used.
- Sashes will be installed with new sash cord by Simpson Cordage, Aetna, size #7 or #8 depending on sash weight.
- Parting stops will be stripped and re-used or new can be made to exact dimension out of VG Douglas fir.
- When replacing sash cords, weight pockets are to be vacuumed of debris using HEPA vacuum. (note: Some weight pockets are accessed from the exterior jamb)
- All sash pulleys are to be cleaned of paint and lubricated in place.
- Top and bottom sashes will be installed and field verified that they open, stay open, close and lock with minimal effort.
- Missing or broken hardware will be replaced in kind.
- Sashes will be installed finished and painted.
- All hardware is to be cleaned and re-used, unless broken.

Jamb and Sill Refinishing

- The interior and exterior side and interior head of the jamb, sill up to the storm window, and the blind stop inside of the storm window will be stripped of paint using hand tools and biodegradable chemical strippers or heat. (note: if using environmentally safe chemical strippers, care must be taken to neutralize them appropriately and give adequate time for the treated wood to dry)
- Any hardware present that is no longer used will be removed and the holes filled.
- Small defects due to aging will be left in place.
- Defects caused by hand tools will be filled with wood filler and/or lightly hand sanded.
- Wood surfaces will be scraped clean using carbide blades.
- Refer to **Wood Rot and Epoxy Repairs Section** if defects are discovered requiring more than simple wood filling.
- Finish with one coat of oil-based primer and two top coats latex paint with color matched to original.

Sash Restoration

- All glazing putty, paint, and finishes will be removed from the sashes.
- All glass will be salvaged, cleaned and re-used. Cracked glass will be replaced with clear annealed glass of same thickness.
- Sashes with more than ½" play side to side will have the joinery glued with waterproof glue or epoxy and be re-dowelled/pinned.
- Cracked glazing rebates will be glue or replaced.
- Defects on the milled surface of the interior sash will be repaired with thickened epoxy and sanded to match the original.
- Any screw holes that no longer hold the screw fast will be drilled, doweled, and re-drilled.
- Sash will be sanded to 80 grit on the exterior and 120 grit on the interior. Milled profiles will be hand sanded to preserve the shape.
- Interlocking weather strips at the meeting rail will be cleaned of paint and debris and re-nailed if loose.
- The wood will be treated with a mixture of 60% boiled linseed oil/40% mineral spirits prior to bedding glass and priming.
- Sashes are to be primed with one coat oil based primer inside and outside with the exclusion of the sides, bottom of the bottom rail, top of the top rail, and the glazing rebate.
- Glass will be bedded in a thin layer of glazing compound (SARCO multi-glaze in white), and pinned in place.
- Putty will be glazed in place to allow 1/16" inside the milled profile to allow for finish paint. Allow 4 weeks for the putty to cure prior to finish painting. Putty is not to be primed.

Birmingham Museum – Allen House Historic Window Restoration
Attachment E

- Glass will be washed clean prior to finish painting.
- Finish paint will be 2 coats latex paint on the exterior.
- Interior finishes will match the original in the room. (i.e., oil, natural, latex)

Door Restoration

- The interior of the front employee door will be sanded and repainted.
- Weather strips will be replaced in kind if missing.
- Install so that door swings open and closed without binding, latches and locks with minimal effort, and has no visible gaps between the door edge and jamb.

Wood Rot & Epoxy Repair

Approved wood repair epoxy must be from the following companies and may not be interchanged: System 3; West System; Abatron; or Advanced Repair Technology.

- Where identified, the soft, decayed wood will be removed with hand tools to the point that good, un-rotted wood is reached.
- Good wood is to be pre-treated with a borate solution and allowed to dry to less than 12% moisture content before proceeding to next steps.
- The area 5 cm around the rotted wood is to have borate rods inserted into the good wood.
- Good wood will be hardened with clear penetrating epoxy hardener once moisture goals have been achieved and before applying an epoxy patch.
- After 24 hours (or manufacturer's recommendation), an epoxy patch will be applied to fill and level the defect.
- Area treated must be sanded smooth and level, and be unnoticeable with the surrounding wood.
- Prime and finish according to schedule after manufacturer's schedule of cure times.

Alternative 1: Provide pricing for the purchase and installation of new storm windows. All sizes to be field verified.

Allied Storm Windows: Model HOL-B with 1/8" low – e glazing, white, no screens.

Alternative 2: Replace all sash weather strips with new.

Birmingham Museum - Allen House Historic Window Restoration Project

Attachment F

Window Survey - Allen House

556 W. Maple Rd., Birmingham, MI 48009

All sashes will be removed for restoration and installed as operable.

Survey starts at first window to the left of the main front door

First Floor

Number	Configuration	Type	Location	Int. Finish	Approx size(")	Comments
101	single	9/9 DH	LR	paint	36 x 74	missing lock, storm missing screen
102	single	6/6 DH	Study	stain	28 x 54	
103	single	6/6 DH	Study	stain	28 x 54	
104	mullion set 1	4/4DH	Study	stain	20 x 54	missing sash cords
105	mullion set 2	6/6 DH	Study	stain	28 x 54	
106	mullion set 3	4/4DH	Study	stain	20 x 54	
107	mullion set 1	4/4DH	Sun Rm	paint	20 x 54	missing lock
108	mullion set 2	6/6 DH	Sun Rm	paint	28 x 54	missing lock
109	mullion set 3	4/4DH	Sun Rm	paint	20 x 54	missing lock
110	mullion set 1	6/6 DH	LR	paint	20 x 74	bottom rail defect at lift, lock missing
111	mullion set 2	9/9 DH	LR	paint	28 x 74	missing sash cords
112	mullion set 3	6/6 DH	LR	paint	20 x 74	
113	single	6/6 DH	Bath	paint	28 x 42	missing lift, glass film
114	Bay Window	6/6 DH	Cream	paint	28 x 54	
115	Bay Window	6/6 DH	Cream	paint	28 x 54	
116	Bay Window	6/6 DH	Cream	paint	28 x 54	
117	single	6/6 DH	Cream			Cover with display
118	single	6/6 DH	Cream	paint	28 x 54	missing sash cords
119	single	6/6 DH	hall	paint	28 x 54	
120	mullion set 1	6/6 DH	dining	paint	20 x 74	defect on Int. Milled profile, screws missing

First Floor (Cont.)

121	mullion set 2	9/9 DH	dining	paint	28 x 74	
122	mullion set 3	6/6 DH	dining	paint	20 x 74	broken lock
123	single	2 panel	breeze wy	paint	36 x 42 top	sml defect bottom rail
					36 x 20 bttm	
124	single	6/6 DH	garage	paint	28 x 42	missing cords, locks and lifts.
125	single	6/6 DH	garage	paint	28 x 42	Missing cords, lock, and lifts
126	single	6/6 DH	garage	paint	28 x 42	missing cords, locks and lifts.
127	single	6/6 DH	closet	paint	28 x 42	
128	single	9/9 DH	kitchen	paint	36 x 74	

End of First Floor

First Floor Summary

26 Double Hung Windows

1 Arched Top fixed window

Quantity	Size (Inch)	Configuration
2	36 X 74	9/9 DH
9	28 x 54	6/6 DH
4	20 x 54	4/4 DH
4	20 x 74	4/4 DH
2	28 x 74	6/6 DH
4	28 x 42	6/6 DH
1	36 x 42	single
1	36 x 20	single

Second floor begins at the top of the stair directly ahead.

Number	Configuration	Type	Location	Int. Finish	Approx size	Comments
201	single	6/6DH	office	paint	28 x 54	bottom storm panel broken
202	mullion set 1	4/4DH	Mitchell	paint	20 x 54	missing cords
203	mullion set 2	6/6 DH	Mittchell	paint	28 x 54	
204	mullion set 3	4/4 DH	Mitchell	paint	20 x 54	
205	single	6/6 DH	Bathroom	paint	28 x 54	small defect bottom rail
206	single	6/6 DH	E. Bedroom	paint	28 x 54	
207	single	6/6DH	E. Bedroom	paint	28 x 54	
208	single	6/6 DH	E. Bedroom	paint	28 x 54	
209	mullion set 1	4/4 DH	office	paint	20 x 54	
210	mullion set 2	6/6 DH	office	paint	28 x 54	sash cords missing
211	mullion set 3	4/4 DH	office	paint	20 x 54	
212	single	6/6 DH	wardrobe	paint	28 x 54	
213	single	6/6 DH	wardrobe	paint	28 x 54	muntin repair top sash
214	mullion set 1	4/4 DH	Blakeslee	paint	20 x 54	missing storm screen sash
215	mullion set 2	6/6 DH	Blakeslee	paint	28 x 54	
216	mullion set 3	4/4 DH	Blakeslee	paint	20 x 54	missing Lift
217	single	6/6DH	Men's BR	paint	28 x 54	
218	single	6/6DH	Apprtmnt	paint	28 x 54	
219	single	6/6DH	Apprtmnt	paint	28 x 54	
220	single	6/6DH	Apprtmnt	paint	28 x 54	repair meeting rail joinery, top sash
221	mullion set 1	4/4DH	Swan	paint	20 x 54	repair meeting rail joinery, top sash
222	mullion set 2	6/6DH	Swan	paint	28 x 54	
223	mullion set 3	4/4DH	Swan	paint	20 x 54	missing cords

End Second Floor

Second Floor Summary

23 Double Hung Windows

Quantity	Size (inches)	Configuration
15	28 x 54	6/6DH
8	20 x 54	4/4 DH



MEMORANDUM

Planning Division

DATE: March 3rd, 2021

TO: Historic District Commission

FROM: Nicholas Dupuis, City Planner

SUBJECT: Historic Design Review – 743 W. Frank – King-Argus House

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

History

The King-Argus House, named after the family that built it (King) and the family responsible for much of its present look (Argus), was moved to its present location by Ed Argus sometime after purchasing the house in 1909. According to family members interviewed in 1979, Ed Argus was the general contractor for Barnum Elementary School. The house has undergone no less than four major alterations over its life. However, all of the additions have been in keeping with the style, lines and look of the original structure. The most recent renovation, begun in 2001, was performed under the guidance of local architect Victor Saroki, which added 200 sq. ft. to the 2nd floor.

A separate project was reviewed at the Historic District Commission on April 15th, 2020 which replaced several windows (one original) and reconfigured the entryway on the rear of the house only. The Historic District Commission approved the project citing the Secretary of the Interior's Standards 1, 2 and 9.

On September 2nd, 2020, the Historic District Commission reviewed a new project proposal for the replacement of several historic windows on the front and side of the house, as well as the removal of an existing pergola in favor of a new open porch and a front door replacement. The Historic District Commission approved the rear porch, but asked the applicant to seek out a company that performs window repairs and return with a new proposal based on the findings of said company. The HDC also requested that the applicant seek a more period-appropriate design for the front door.

On December 16th, 2020, the Historic District Commission reviewed the revised proposal for a window repair that would see the windows removed and repaired off-site by North Coast Window Works. The applicant also came to the HDC with a revised front door design and a change to the rear covered porch. The HDC approved the window repair and porch modifications, but again

required the applicant to return with a new design for the front door that more appropriately reflects the period.

Proposal

At this time, the applicant has returned with a revised front door and sidelight design, and one final modification to the rear covered porch that was previously approved by the Historic District Commission. City Staff has worked in-depth with the applicant to research door construction that is appropriate to the colonial revival period in which this home was constructed and designed. In general, research dictates that most early colonial home entries consisted of a solid wood paneled front door, possibly flanked by sidelights.

Although it is apparent that the subject buildings front door system has likely been changed from its original 1909 construction, the characteristics of the entire entrance (portico door, sidelights, columns) has remained true to the colonial revival period. The applicant has submitted a revised door design to try to maintain the period appropriate entryway with a 6-paneled wood door and new sidelights with glass to match the existing historical windows. The applicant has also added a detail panel to the base of the sidelight to match the new door. The existing sidelights are leaded glass windows separated into 8 panes on either side that span roughly two thirds of the door height. As advised by the applicant, the panes of glass have a beveled edge that appear to be (through their investigation) modern and machine made as opposed to old construction techniques. The new sidelights would contain 4 panes of glass in the same disposition, spanning roughly two thirds of the door height.

The change to the rear porch is simple in that the applicant is proposing to increase the width of the stairs from 5 ft. to 14 ft. The previously approved footprint and material composition of the covered porch will remain the same.

Recommendation

Chapter 127, Section 127-11 of the Birmingham Code of Ordinances states that "in reviewing plans, the commission shall follow the U.S. secretary of the interior's standards for rehabilitation and guidelines for rehabilitating historic buildings." The proposal above undertakes work that meets Standards 1 and 5 in that the building will continue as a single-family residence with distinctive features, which will remain intact. Standards 2, 6 and 9 also apply to the proposed door replacement, which (to summarize) require historic materials and features that characterize a property to be maintained and repaired as opposed to altered or replaced.

Due to the lack of historical photographs and information on the entryway, it is unclear as to if, when and how many times the door system may have changed over time. General guidance dictates that if a door must be replaced due to deterioration or the inappropriateness of past modifications, coupled with no known documentation of the original appearance, a new door system should reflect the style, period and use of the building. The proposed door system appears

to meet the guidance in terms of door replacement, as the design reflects the general design characteristics of the colonial revival style.

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

Considering the proposed modifications to the project, the Planning Division recommends that the Historic District Commission **APPROVE** the Historic Design Review for 743 W. Frank – King-Argus House. The work proposed meets the Secretary of the Interior's Standards for Rehabilitation numbers 1, 2, 5, 6 and 9.

Wording for Motions

I move that the Commission **APPROVE** the Historic Design Review application and issue a Certificate of Appropriateness for 743 W. Frank – King-Argus House. The work as proposed meets The Secretary of the Interior's Standards for Rehabilitation standard numbers _____.

OR

I move that the Commission **POSTPONE** the Historic Design Review application and the issuance of a Certificate of Appropriateness for 743 W. Frank – King-Argus House – until the following conditions are met: (*List Conditions*). The Secretary of the Interior's Standards for Rehabilitation standard number(s) _____ will be met upon fulfillment of condition(s).

OR

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

Choose from one of these conditions:

1. The resource constitutes hazard to the safety of the public or the structure's occupants.
2. The resource is a deterrent to a major improvement program that will be of substantial benefit to the community and the applicant proposing the work has obtained all necessary planning and zoning approvals, financing, and environmental clearances.
3. Retaining the resource will cause undue financial hardship to the owner when a governmental action, an act of God, or other events beyond the owner's control created the hardship, and all feasible alternatives to eliminate the financial hardship, which may include offering the resource for sale at its fair market value or moving the

resource to a vacant site within the historic district. have been attempted and exhausted by the owner.

4. Retaining the resource is not in the best of the majority of the community.

OR

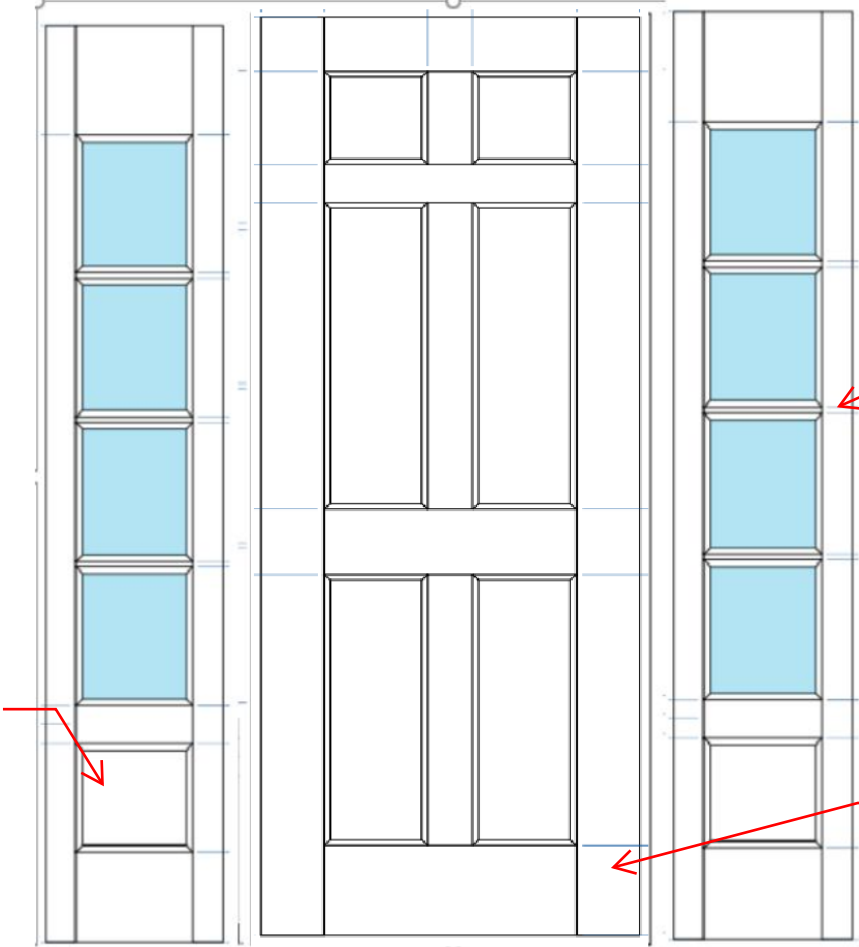
I move that the Commission **DENY** the Historic Design Review application for 743 W. Frank – King-Argus House. Because of _____ the work does not meet The Secretary of the Interior's Standards for Rehabilitation standard number(s) _____.

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

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

- 1.** A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
- 2.** The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
- 3.** Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
- 4.** Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
- 5.** Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
- 6.** Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
- 7.** Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
- 8.** Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
- 9.** New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
- 10.** New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

743 W Frank Street

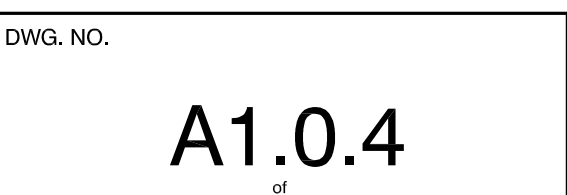


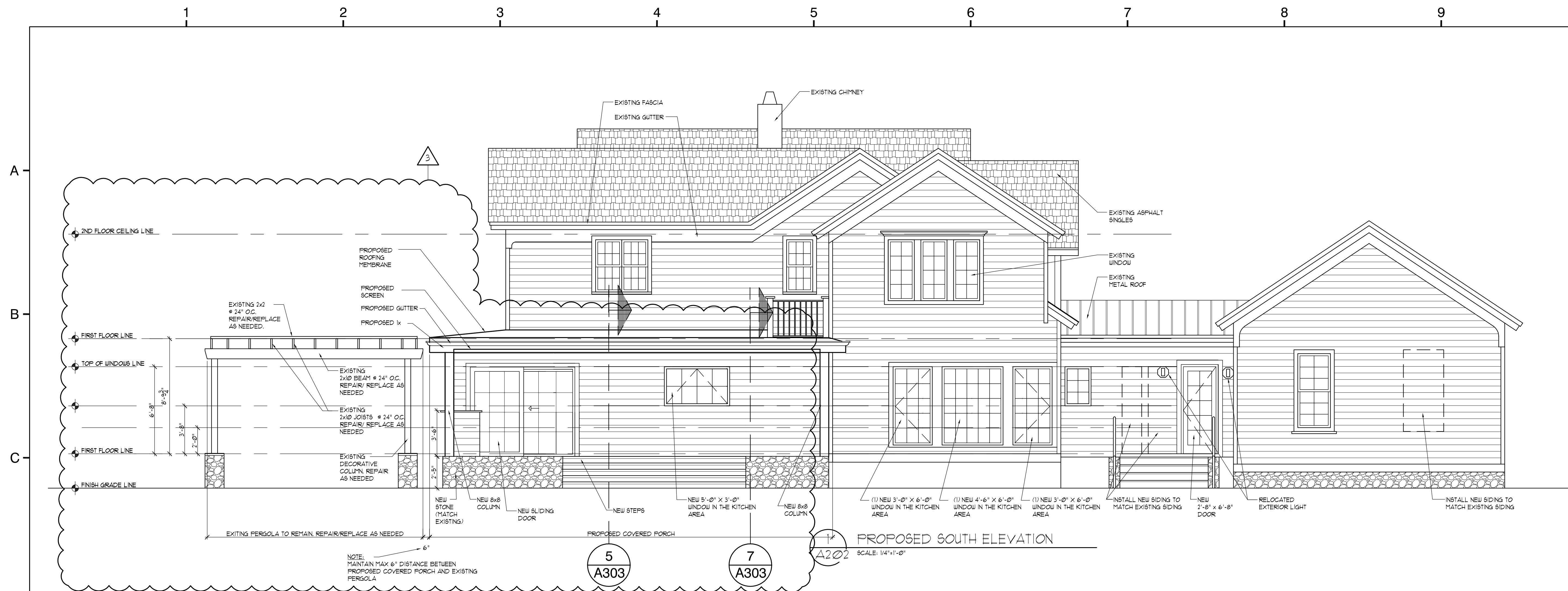
add detail panel to match existing door

change out glass to insulated glass with sticking to match existing historical windows

Match existing front door but change out new door due to existing structure of the door







SERRA - MARKO
& ASSOCIATES

ARCHITECTURAL DESIGNERS

189 E Big Beaver, Suite 100 Troy, MI 48063
Teli: 248.457.6903 Fax: 248.457.6906
Email: info@s-m-associates.com
Website: www.s-m-associates.com

ALL DIMENSIONS SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR COORDINATION OF ALL DIMENSIONS.



PROJECT NAME.
"MR. & MRS.
MENDIRATTA
RESIDENCE "

INTERIOR
RENOVATIONS
11-23-2020

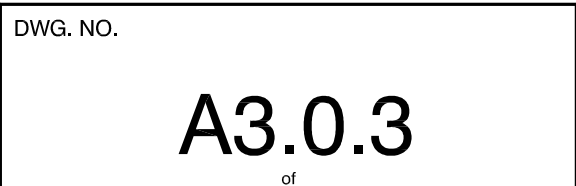
ADDRESS:
743 W. FRANK STREET
BIRMINGHAM, MI 48009

[illegible]

SHEET TITLE
**PROPOSED HOUSE
ELEVATIONS**

DWG. NO.

A2.0.2



Historic Doors and Doorways

Doorways are one of a building's most important architectural features in defining its overall historic character. The significance of a historic doorway is derived from a number of design elements. This includes the shape of the opening, door design (glass panes, divisions, decorative details and panels), materials and method of construction, finishes, door surround, sidelights, fanlights, transoms, means of opening, hardware, and other associated elements. All of these contribute to the architectural interest of a historic doorway not typically found in modern construction.

Carefully integrated into a building's design, original doorways often provide important clues to the age, style and craftsmanship of a building. Because they establish the character and scale of a facade, doorways generally shouldn't be altered in their configu-



ration or design, particularly on primary facades. In addition, a pattern and rhythm of entrances can contribute to the historical significance of groups of buildings and streetscapes. Most residential buildings have a secondary entrance on the side or rear facade. This type of doorway is usually simpler in design than the main entrance.

Many external doors and their frames are made of high quality wood and fine joinery, and extremely durable with a service life equivalent to the life of the building, with minimal maintenance. Since doorways are subject to constant use and are exposed to the elements, they require a regular program of inspection and maintenance. Be sure to care for your doors as problems arise. Repair or limited replacement of damaged or missing parts are often all that is necessary to restore a doorway to good working condition. But if the wall is out of plumb or the building has major settlement issues, you may need to carry out more extensive work to fix a problem. Minor repairs and weatherization will keep doors functional and attractive for many years, and work in much the same way as for windows. To determine if work might be required check the following:

- condition of materials that comprise the doorway
- operation and tightness of hinges and hardware
- glazing condition
- paint condition
- air infiltration
- water drainage

Despite their deceptively simple appearance, traditional doors may be constructed of numerous parts and a bit complex. They typically feature frame-and-panel construction with stiles and rails connected by mortise and tenon joinery. Solid wooden doors are common, although doors with glass panes are also found. Loose joints, splits and damaged areas may require partial or complete disassembly to carry out necessary repairs. Doors can easily be removed for repairs to be handled by a specialist.

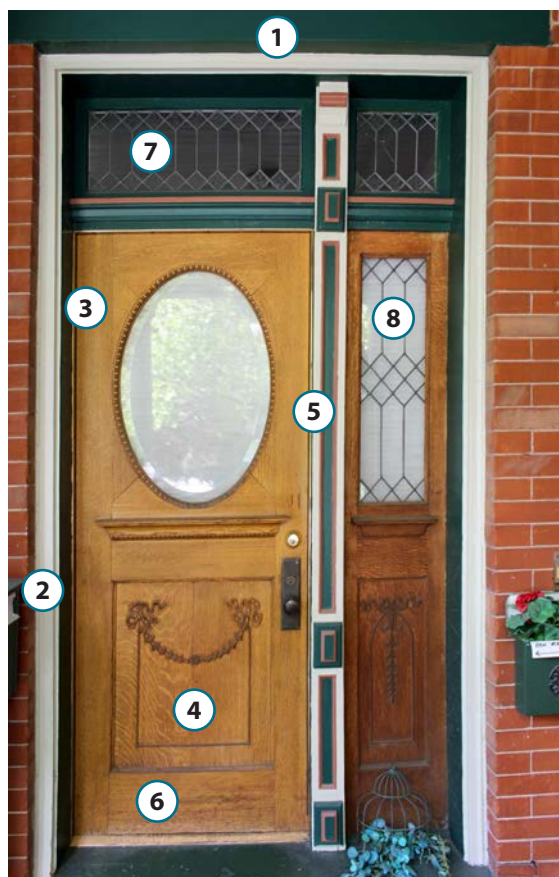


Common Issues with Doors:

- dirt, debris and paint build-up
- paint failure
- loose or missing glazing putty
- cracked or splintered surrounds, panels, or thresholds
- open joints
- worn, sagging, shrinking, swelling, or warping parts
- door sits crooked in its frame
- misaligned or binding door
- corroded, loose, or worn hardware
- water damage or deterioration
- door sills that no longer slope downward away from the building
- corroded metal doors
- absent or ineffective weather stripping

Parts of a Door

1. **LINTEL:** The horizontal structural element that supports the load over the door opening.
2. **FRAME:** The fixed outer portion of a door which is set into the wall to hold the door.
3. **JAMB:** The vertical sides of a frame to which a door is hung.
4. **PANEL:** The recessed portion of a door with a perimeter edge such as molding or some other decorative element.
5. **STILE:** The vertical framing element of a paneled door. The stile in which the lock is set is called the locking stile; the stile to which the hinges attach is called the hanging stile.
6. **RAIL:** The horizontal framing element of a paneled door. The uppermost rail is known as the top rail, the middle rail the lock rail, and the lowest rail the bottom rail.
7. **TRANSOM:** The small horizontal window or series of glass panes located above a door. The horizontal component that separates a transom from the door is called a transom bar.
8. **SIDELIGHT:** A fixed window, usually with a vertical emphasis, at the side of a door.



Not shown in photo:

FANLIGHT: A semicircular or arched shaped window with a radiating glass pane configuration. Commonly seen in Federal and Colonial Revival style buildings.

Maintenance

Cleaning: Dirt, grime and debris should be removed from surfaces following cleaning methods appropriate to the material.

Hardware: Preserve original handles, knobs, hinges and locks where possible. Regular cleaning of their internal parts, tightening of screws and lubrication will help them to work better for years to come.

Finish: Exterior paint can potentially last up to a decade before it starts to break down. This may vary with the orientation and exposure of the door. To prepare for re-painting, remove loose paint, sand the surface, wash with a mild detergent and rinse clean. Use a high quality paint system to repel water and resist wear following the manufacturer's instructions. Period doors often had a stained finish especially on Craftsman style buildings. It is recommended not to paint a door that was originally stained. Conversely, originally painted doors should not be stripped of paint and left natural or stained.



Minor Repairs

Glass: Colored, textured or beveled glass were frequently used for decorative effect. This glass is valuable and an important element in defining the historic character of a doorway. Therefore, consider retaining and preserving old glass with corner cracks or scratches on the surface. Remove loose glazing putty around any glass panes and reglaze. It also is important to check the back putty as it creates a seal that prevents condensation.



Safety note:

All work should be done in a lead-safe manner. Consult lead safe best practices.



Paint Build-up: Remove paint build-up on doors and jambs which hinder the smooth operation of the door using a paint scraper. Cautiously use thermal or chemical removers to remove any excess paint that can't be easily scraped off.

Hinges: Doors that bind, sag or will not close properly are common problems. The solution could just be due to the condition of the hinges. Be aware that a wooden door can expand with the moisture in the air on a seasonal basis, and return to its original dimensions in dryer weather.

HERE'S HOW

1. Beginning at the top hinge, tighten the hinge screws in both the door and jamb as much as possible, and the problem might be solved. Use a screwdriver rather than a drill to avoid overtightening the screw and stripping the screw holes or damaging the screw heads.
2. If the screws don't tighten, usually the holes have been stripped. For stripped screw holes in the door stile, you may be able to correct the problem by replacing the screws with longer screws. Make sure the head of the new screw is the same size as the loose screw.
3. If the screw holes in the jamb are enlarged, you can drill out and plug the holes with short lengths of wood dowel glued into place. Allow the glue to dry before drilling pilot holes slightly smaller than the screws and re-installing the hinge.
4. If the screws are secure, the problem may be with the hinge mounts on the door frame. Open and close the door, looking to see where it sticks, and for uneven gaps between the jamb and the door. Resetting the hinges can correct these problems. Before unscrewing a hinge, swing the door open and push a wedge under it to hold it up firmly.
5. If the door binds on the hinge side, the hinges may be too deep. Add shims to either the top or bottom hinge between the hinge leaf and jamb.
 - Set a level against the hinge-side of the door to measure the sag and determine which hinge needs to be adjusted to straighten the door.
 - Loosen the screws on the door frame from the hinge that needs shimming.
6. Alternately, if there is not enough clearance between the knob edge and the jamb, the hinges are too shallow. Carefully, chisel out the mortise (recess in the wood for the hinge leaf) to set the hinge deeper.



- Cut pieces of thin cardboard to match the shape of the hinge leaf. Mark the screw locations on the shims and cut horizontal slits to fit over the screws.
 - Slide a shim behind the loosened hinge leaf and over the screws.
 - With the shim in place, tighten the screws and close the door to check the fit. Continue to add shims under the hinge until the door is level again.
6. Alternately, if there is not enough clearance between the knob edge and the jamb, the hinges are too shallow. Carefully, chisel out the mortise (recess in the wood for the hinge leaf) to set the hinge deeper.

If the door continues to stick after shimming, you may need to remove some wood at the binding points. This may require removing the door. Carefully use a plane to remove just a little wood at a time. If the door binds at the sides, plane only on the hinge side.



Inappropriate Alterations:

1. **Removal or shaving deteriorating elements.**
2. **Capping or wrapping elements with another material.**
3. **Moving or blocking-up original doors on a primary facade.**
4. **Covering or removing a transom, sidelight or fanlight.**
5. **Altering the size and shape of an original door and its opening.**
6. **Modifying the original framing to fit a new door.**
7. **Changing a double door entry to a single door with additional framing.**
8. **Replacing a sound historic door.**
9. **Removal of an original door surround.**
10. **Installing a historically incompatible replacement door.**
11. **Cutting new entrances on a primary façade.**
12. **Adding elements for which there is no historic precedent.**

Door Surround: The part of the doorway that frames the door itself can vary from plain, undecorated lintels and sills, to elaborate designs (“high-style”) with a high level of ornamentation. Any damaged or missing sections of a surround should be repaired when possible or replaced in form and detailing. Unsound material should be stabilized. Restoring masonry moldings, profiles and ornamentation, however, is a skill that is best handled by a specialist.

Although many doorways survive intact, others have suffered from insensitive alterations. If a door surround is missing, it is recommended to restore the missing feature if it can be accurately reproduced through historical, physical or pictorial evidence. Another acceptable intervention is to replace the feature with a new design that is compatible with the remaining character-defining features of the historic building. Similar neighboring properties may provide insight as to what the missing feature might have looked like.

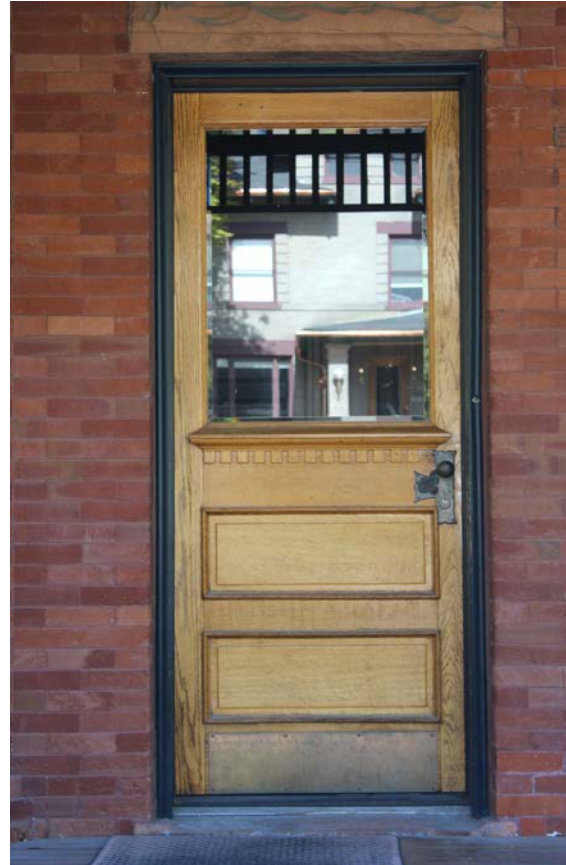


Wood: Wood deterioration is progressive, from sound wood to soft wood to small voids, then to total loss of wood fiber which destroys the integrity of the material. A simple means of testing for rot is to probe the area where the wood is damaged with a screwdriver, awl or ice pick. Soft wood that is easily penetrated and short splinters against the grain are signs of possible rot.

HERE'S HOW

1. If the door will be painted, epoxies are well suited for small, nonstructural areas that have deteriorated but are essentially sound. You can treat the area with a wood consolidant or primer, then use a bit of epoxy filler to rebuild the void or missing part. Use the surrounding wood shape as a guide.
2. If the damage is confined to an area that is less likely to affect the door's structural strength, consider a dutchman patch for the repair.
3. Wood replacement may be the next level of intervention when the damage involves a joint or threatens a door's structural integrity. To replace an entire part, such as a rail or stile, or splice in a new section, use a strong splice joint (scarf or half-lap) for a better bond. The connection can also be secured with a wooden dowel if desired. The replacement piece should have the same visual characteristics of the historic woodwork.

The preferred rehabilitation techniques outlined for windows are equally effective on doors and their surrounds. For additional information on how to make minor repairs see pages 29-39.



Weatherization

Weather stripping: Maintaining an airtight seal on your doors can eliminate drafts, keep your home comfortable, and help reduce heating and cooling bills. It can also attenuate noise. An original wooden door is likely to have good thermal properties because of the high quality old growth wood used to construct it. All four edges around a door can permit air to leak in and out of a building. If you see daylight around a door when it is closed or feel a draft, you may need to seal holes and gaps between the frame or trim and wall surfaces with caulk, and install or replace weather stripping.

HERE'S HOW

1. Weather stripping for doors is available in a variety of materials, each with its own level of effectiveness, durability and ease of installation. Select one that can withstand friction and won't impede proper function. The same type of weather stripping can generally be used to cover the sides and top of the door. But if the door sits crooked in the frame, weather stripping may hinder the smooth operation of the door.
2. A gap at the bottom of the door requires a different approach from the gaps on the sides and along the top. A "sweep" can be installed on the interior bottom of an in-swinging door to fill the space between the threshold and the bottom rail. You won't be able to use a sweep, however, if the floor, carpet or rug is even with or higher than the threshold. Altering the threshold may be an option as well.



Storm doors/Screen doors: Historically, detachable storm doors were often used to improve the thermal performance of a door. The storm doors were changed over to screen doors in the warm months. When replacing a traditional wooden storm door or screen that can't be repaired, use a design that duplicates the original door. Buildings in cold climates may benefit from the installation of new storm doors. They can add an airtight barrier, insulation, and protection from direct exposure to the elements. The tighter the fit of a storm door, the more effective it will be.

HERE'S HOW

1. Choose a design that either follows the same pattern as the existing door or choose a door with the largest amount of transparent area to enable the form and detail of the underlying door to be readily visible.
2. If the entrance door is built of wood, the frame of a storm or screen door should be of wood and finished to match the door.
3. Storms and screen doors that are not full view should be compatible with the architectural character of the building.
4. The installation should not damage any part of the historic door framing or jamb.

Door Replacement



Consider a replacement door only if the existing door is truly deteriorated beyond repair or already an inappropriate replacement. Keep in mind, that it is important to preserve the original door frame. This is key to retaining the size and shape of the historic door. Furthermore, replacement of an entire door and frame can be costly and is hardly ever necessary. Once historic doors are removed and discarded, they're probably lost forever.

HERE'S HOW

1. If you must replace a door, a replica of the original, if evidence exists to document its appearance, is the preferred approach. Similar to windows, replacement doors should match the original materials, type, shape, proportions, panel configuration, window pattern, profiles and details as the historic door. Historic doors can be reproduced by a local millwork shop or carpenter to provide an excellent match for the original.
2. Because replacement in kind may not always be feasible, a door may be replaced with a suitable contemporary product. It is always preferable that a new door match the historic door as closely as possible in design as well as material.
3. When the original design of the door is unknown, consider a simple design that reflects the style, period and use of the building. Today's "stock" doors are typically not appropriate to use in historic rehabilitation projects. They have fairly flat surfaces and often simulated divided lights, and therefore lack the proportions, crisp profiles and detail of a historic door. In general, very ornate doors are also incompatible with most styles of residences, unless their use is supported by historical evidence.
4. An economical and eco-friendly approach is to find and restore a historic salvaged door. Typically, doors were made by local mills, so if you shop locally there is a chance you might find a good fit for the style and period of your building. Check salvage yards, yard or estate sales, preservation oriented magazines or catalogues, or suppliers of old building materials.



Design Review Application

Planning Division

Form will not be processed until it is completely filled out

1. Applicant

Name: _____
Address: _____

Phone Number: _____
Email address: _____

2. Property Owner

Name: _____
Address: _____

Phone Number: _____
Email address: _____

3. Project Contact Person

Name: _____
Address: _____

Phone Number: _____
Email address: _____

4. Project Designer/Developer

Name: _____
Address: _____

Phone Number: _____
Email address: _____

5. Required Attachments

- I. Two (2) paper copies and one (1) digital copy of all project plans including:
 - i. A detailed and scaled Site Plan depicting accurately and in detail the proposed construction, alteration or repair;
 - ii. Colored elevation drawings for each building elevation;
 - iii. A Landscape Plan (if applicable);
 - iv. A Photometric Plan (if applicable);
- II. Specification sheets for all proposed materials, light fixtures and mechanical equipment;

- III. Samples of all proposed materials;
- IV. Photographs of existing conditions on the site including all structures, parking areas, landscaping and adjacent structures;
- V. Current aerial photographs of the site and surrounding properties;
- VI. Warranty Deed, or Consent of Property Owner if applicant is not the owner;
- VII. Any other data requested by the Planning Board, Planning Department, or other City Departments.

6. Project Information

Address/Location of the property: _____

Name of development: _____
Sidwell #: _____
Current Use: _____
Proposed Use: _____
Area of Site in Acres: _____
Current zoning: _____

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

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

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: _____
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:  _____ **Date:** _____

Print name: _____

Signature of Applicant:  _____ **Date:** _____

Print Name: _____

Signature of Architect: _____ **Date:** _____

Print Name: _____

Office Use Only

Application #: _____ Date Received: _____ Fee: _____

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



MEMORANDUM

Planning Division

DATE: March 3rd, 2021

TO: Historic District Commission

FROM: Nicholas Dupuis, City Planner

SUBJECT: Preliminary Historic Design Review – 361 E. Maple – Hawthorne Building (ALL UPDATES IN BLUE TEXT)

Zoning: B-4 (Business-Residential) & D-4 (Downtown Overlay)

Existing Use: One-Story Commercial Building

History

The small one story storefront was built in 1927. During the 1940's it housed the Bell telephone company. It has been well kept and changed very little over the years. It is decorated with a sign band, small pediment, and limestone urns at the party walls. It is believed that the pressed metal storefront is original.

Historic District Commission Review History

The review process for the building at 361 E. Maple began with an application for Preliminary Site Plan review in 2017, which was ultimately never reviewed by the Planning Board. Shortly thereafter, the applicant submitted an unsuccessful request to de-designate the building to the City Commission. The applicant then moved to the Historic District Commission with an application for Design Review and was placed on several agendas and on each occasion requested postponement, the final request being made in January 2019 for an indefinite postponement.

The applicant returned to the Historic District Commission on November 18th, 2020 with a proposal for a new 5-story mixed use building constructed behind 3 ft. of preserved historical storefront. The HDC motioned to postpone the Historic Design Review to a future date citing concerns with the massing and the application of the Secretary of the Interior's Standards for Rehabilitation.

Proposal

The applicant has re-submitted an application for Design Review for a ~~four-story~~ **three-story** addition to the one-story commercial historic resource. The proposal is similar to the previous submittals, as the building storefront (first 3 ft.) is proposed to remain and be re-worked while (essentially) a new ~~five-story~~ **four-story** building is proposed to be constructed behind. The applicant is proposing a first floor retail use with a rear garage, ~~two floors~~ **one floor** of office/commercial, two floors of residential and a rooftop use. The materials proposed on the building façade are as follows:

Material	Location	Color
Brick	1 st Floor South Façade, North Facade	Red (Existing)
Metal and Glass	1 st Floor Storefront System	TBD
Limestone	2 nd -5 th Floor South Façade, North & West Façade Headers & Sills	Natural
Glass	2 nd -5 th Floor Windows (North, West & South Facades)	TBD
Aluminum Frame	2 nd -5 th Floor Windows (North, West & South Facades)	TBD
Steel Railing	4 th Floor & Rooftop	TBD
Metal	Roof	TBD
Mechanical Louver	Rooftop (North Façade)	TBD
Stucco	East & West Facades	TBD
Overhead Garage Door	1 st Floor (North Façade)	TBD

The applicant has not yet submitted material specifications or colors for most of the proposed addition. Although the applicant has indeed noted the majority of the materials proposed, the applicant is not customarily required to have detailed material specifications at this preliminary stage. At final Design Review, colors are required to be selected and specification sheets on all newly proposed materials including glass, metal, windows, doors, and all other materials will be required.

In addition to the overall design specifics, there will be considerable discussion of the planning and zoning issues present in the proposal at Final Design Review such as building height, rooftop uses, projections into the right-of-way, setbacks, parking and glazing. At this time, there appear to be no major planning and zoning related disqualifiers present in the current plans submitted. As this project (if approved by the HDC) would be required to go to the Planning Board for Preliminary and Final Site Plan review as well as a Final Design Review at the HDC, the planning and zoning issues will be fully vetted by the Planning Board and do not require an in-depth review at this time.

Recommendation

The proposed development appears to meet, although not entirely, the Secretary of the Interior Standards for Rehabilitation numbers 2, and 5. However, the proposal seems to contradict standards number 1, 4, 9 and 10. The following analysis provides some detail on this viewpoint:

1. Although the proposed development will retain a portion of the historical retail use of the building on the first floor, the proposed four-story addition introduces a new use to the site that will drastically change the defining characteristics of the existing one-story commercial building and its site and environment. These changes include the character and feel of the streetscape to pedestrians on the sidewalk of the Downtown Historic District.
2. The applicant is proposing to retain most of what they feel is the original building façade and its character. The historical description (quoted above) for the building asserts that the storefront is likely to be original. The applicant has provided a counter to that description in a more detailed inspection memo which asserts that the certain elements of the storefront such as the wall framing, limestone, windows and sign band are in fact not original to the building based on their findings. However...

4. As standard number 4 notes, buildings change over time and those changes that have acquired historic significance in their own right shall be retained and preserved. The HDC could reasonably argue that the current storefront (IF it is not original) has gained such significance.
5. The applicant is proposing to preserve the distinctive features of the building, such as the small pediment and limestone urns.
9. The addition and exterior alteration proposed contain plans to remove the entirety of the building beginning at 3 ft. behind the façade. Although it could be argued that the removal of the rear of the building is not removing any materials that *characterize* the property, the HDC must consider the historic building as a whole and not just a storefront façade. Additionally, although the applicant has clearly differentiated the new work from the old, the massing, size, scale, and architectural features of the additional four stories could serve as a detriment to the historic integrity of the property and its environment.
10. The proposed plan to completely remove the rear of the building in favor of (essentially) a new five-story building could be considered an addition that would NOT be easily removed in the future. If it were to be removed, the essential form and integrity of the historic property and its environment could be irreparably damaged.

Due to the arguments examined above, the Planning Division recommends that the Historic District Commission **DENY** the historic Design Review application for 361 E. Maple – Hawthorne Building. The proposed work does not meet the Secretary of the Interior Standards for Rehabilitation numbers 1, 4, 9 and 10.

Wording for Motions

I move that the Commission **DENY** the Historic Design Review application for 361 E. Maple – Hawthorne Building. Because of _____ the work does not meet The Secretary of the Interior's Standards for Rehabilitation number(s) _____.

OR

I move that the Commission **POSTPONE** the Historic Design Review application and the issuance of a Certificate of Appropriateness for 361 E. Maple – Hawthorne Building – until the following conditions are met: (List Conditions). The Secretary of the Interior's Standards for Rehabilitation number(s) _____ will be met upon fulfillment of condition(s).

OR

I move that the Commission **APPROVE** the Historic Design Review application and issue a Certificate of Appropriateness for 361 E. Maple – Hawthorne Building – provided the conditions below are met. The Secretary of the Interior's Standards for Rehabilitation number(s) _____ will be met upon fulfillment of the condition(s):

OR

I move that the Commission **APPROVE** the Historic Design Review application and issue a Certificate of Appropriateness for 361 E. Maple – Hawthorne Building. The work as proposed meets the Secretary of the Interior's Standards for Rehabilitation number(s) _____.

Notice to Proceed

I move the Commission issue a Notice to Proceed for number _____. The work is not appropriate, however the following condition prevails: _____ and the proposed application will materially correct the condition.

Choose from one of these conditions:

- a) The resource constitutes hazard to the safety of the public or the structure's occupants.
- b) The resource is a deterrent to a major improvement program that will be of substantial benefit to the community and the applicant proposing the work has obtained all necessary planning and zoning approvals, financing, and environmental clearances.
- c) Retaining the resource will cause undue financial hardship to the owner when a governmental action, an act of God, or other events beyond the owner's control created the hardship, and all feasible alternatives to eliminate the financial hardship, which may include offering the resource for sale at its fair market value or moving the resource to a vacant site within the historic district. have been attempted and exhausted by the owner.
- d) Retaining the resource is not in the best of the majority of the community.

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

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.



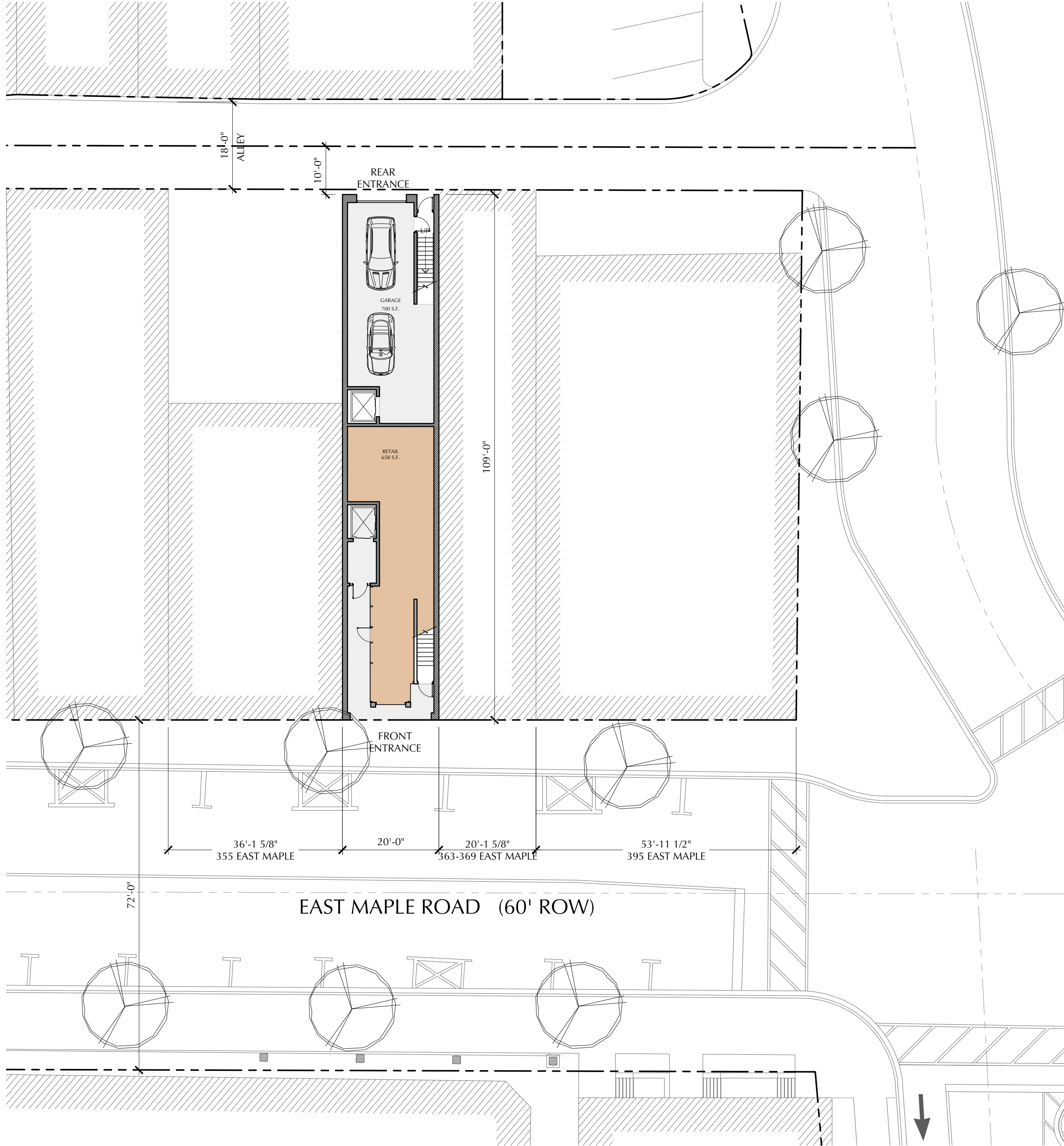
East Maple View (looking north)

Site



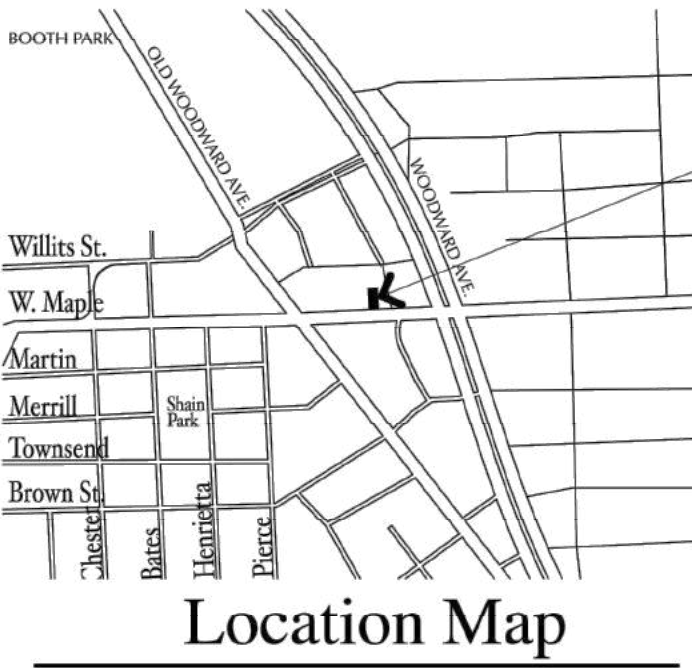
Alley View (looking south)

361 EAST MAPLE
BIRMINGHAM, MICHIGAN 48009



Site Plan (Proposed)

1/16"=1'-0"



Site
361 East Maple

Zoned:
B-4 (business - residence)
Overlay:
D-4



Alley (looking west)



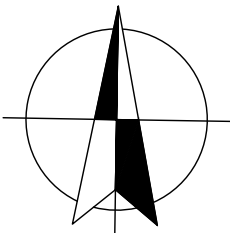
East Maple (looking west)

Occupancy Areas

Occupancy	Location in Building	Net Usable Area
Retail + Lobby + Garage	Level 1	1358 SF
Office	Level 2	1622 SF
Residential	Levels 3 & 4	3300 SF

Parking Tabulation

		Required	Provided
Residential			
Apartments	1 Residence x 1.5	1.5 spaces	2.0 spaces
Retail	parking assement district	0 spaces	
Office			
Total		1.5 spaces	2.0 spaces
Total with 1 street parking spaces			3.0 spaces



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

Current Address

Street Address	Sidwell Number	Zoning
361 East Maple Road	19.25.456.027	B3/D4

Building Calculations

Location	Spaces / Units	Net Usable Area	Gross Area
Level 1	2 Parking Spaces	1,358 SF	2,200 SF
Level 2	Office	1,622 SF	2,140 SF
Level 3	1 Residence	1,610 SF	2,140 SF
Level 4	1 Residence	1,420 SF	1,840 SF
Total	-	6,010 SF	8,320 SF

361 EAST MAPLE
BIRMINGHAM, MICHIGAN 48009



3 6 1 E A S T M A P L E
BIRMINGHAM, MICHIGAN 48009

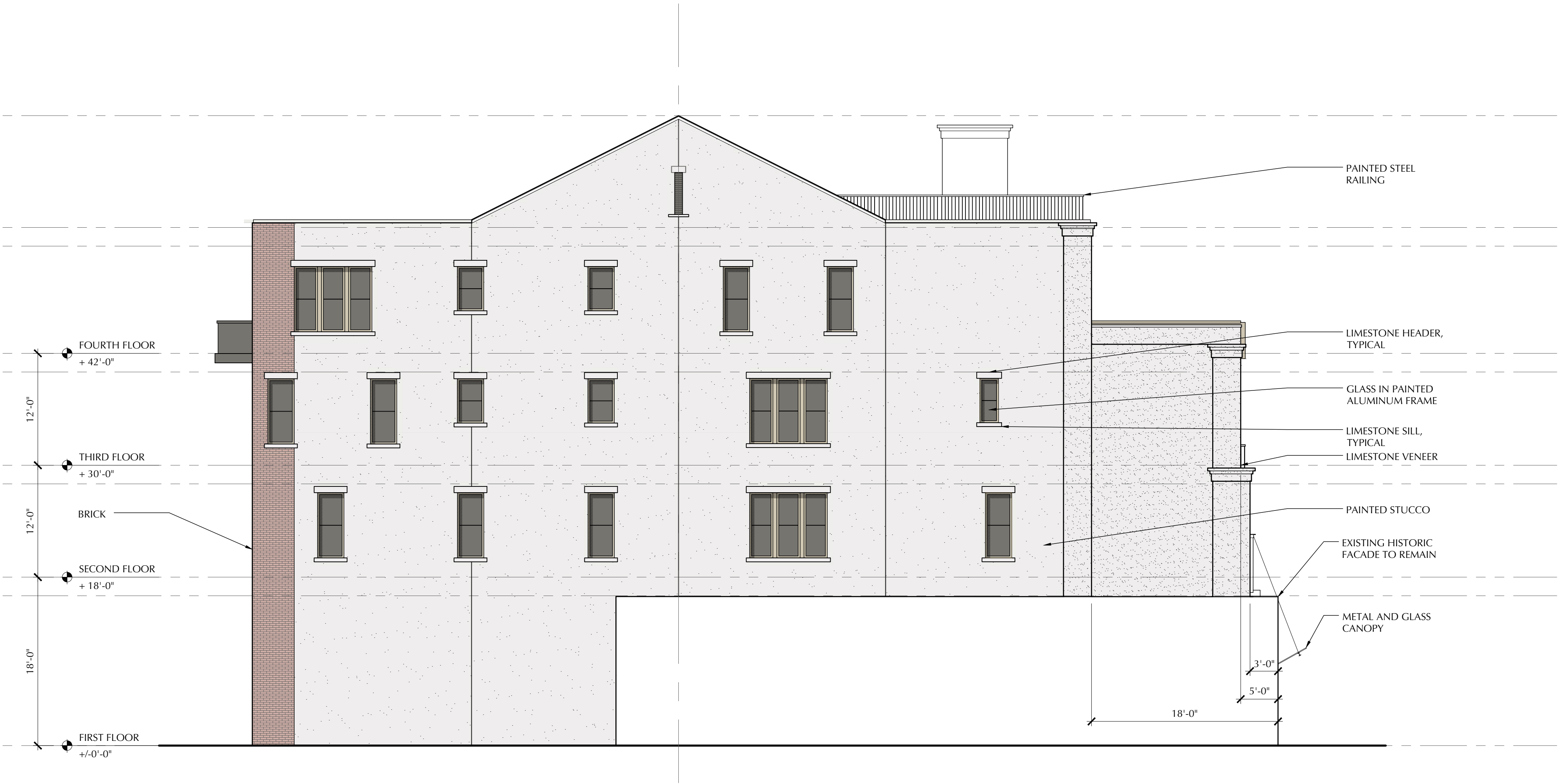


PROPOSED EAST MAPLE STREETSCAPE

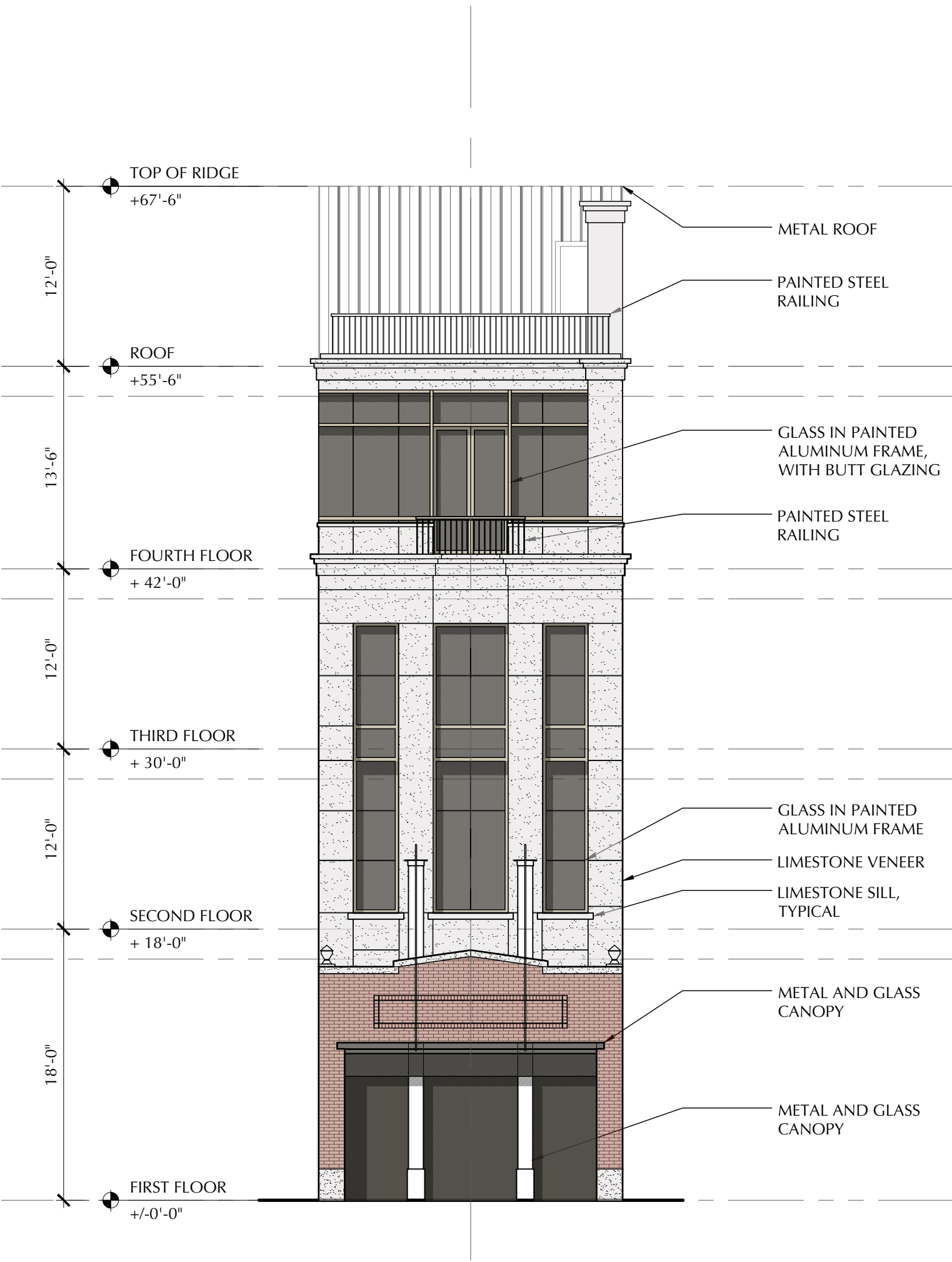


EXISTING EAST MAPLE STREETSCAPE

361 EAST MAPLE
BIRMINGHAM, MICHIGAN 48009

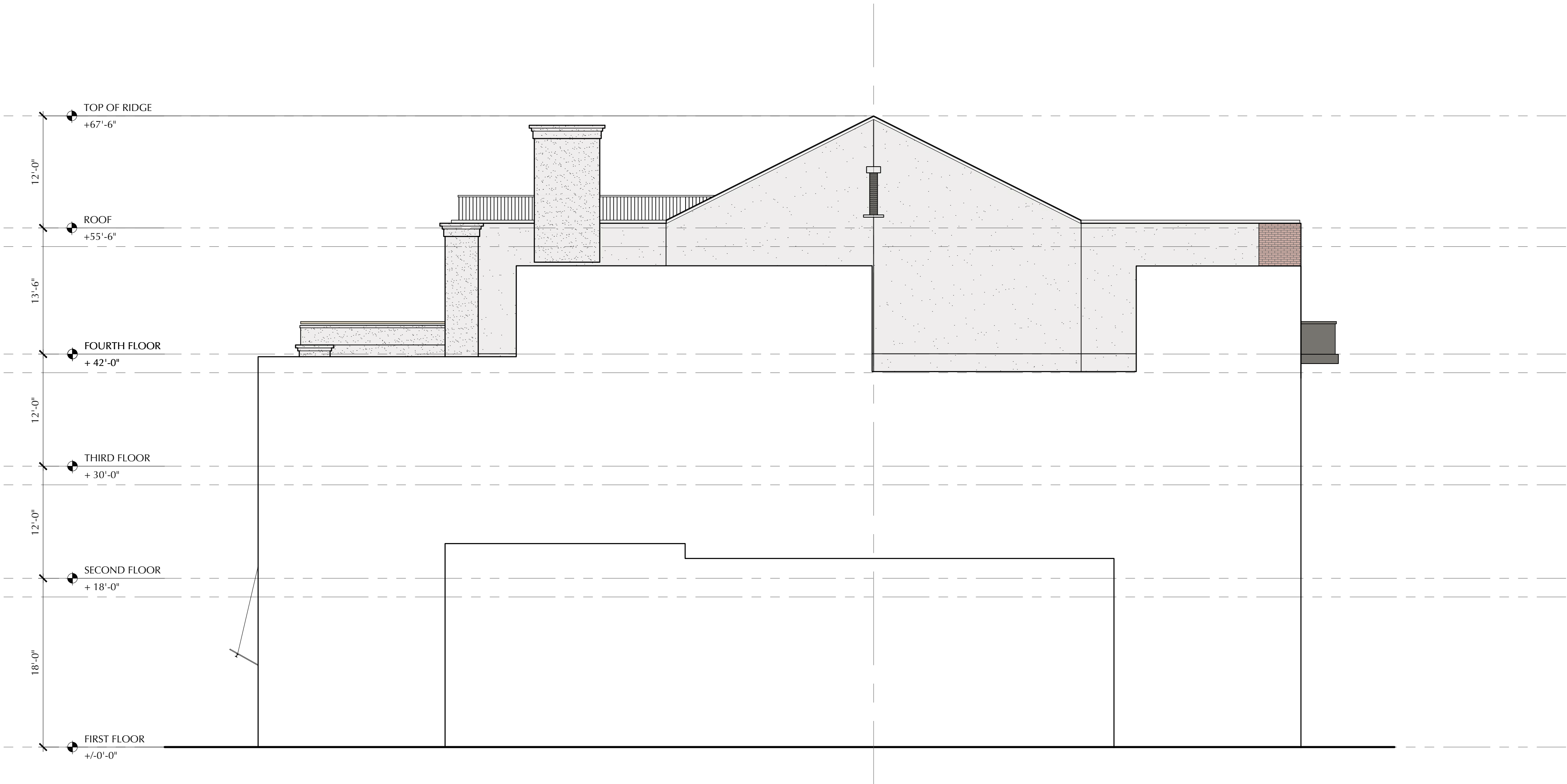


WEST ELEVATION

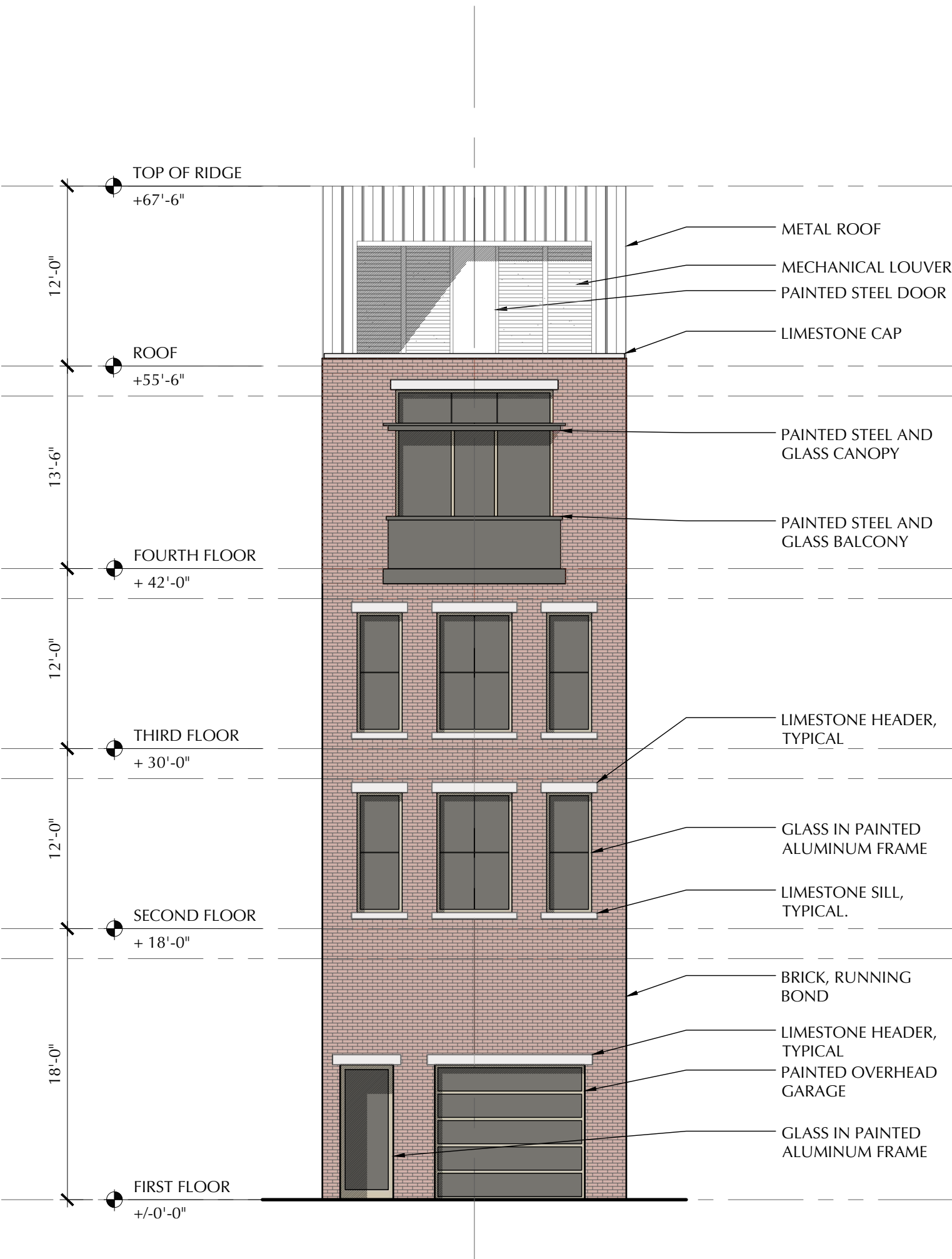


SOUTH ELEVATION

361 EAST MAPLE
BIRMINGHAM, MICHIGAN 48009



EAST ELEVATION



NORTH ELEVATION

361 EAST MAPLE
BIRMINGHAM, MICHIGAN 48009



STREET WEST VIEW

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



STREET EAST VIEW

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

361 EAST MAPLE
BIRMINGHAM, MICHIGAN 48009



PRECEDENT STUDY

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

Memorandum re: 361 EAST MAPLE

Dear Nick,

I have examined and photographed the 361 East Maple building in an effort to explain and determine what architectural components are believed to not be original to the building construction (1927) and its Architectural design. Please see the list of Architectural & Construction elements and corresponding pictures below.

Display Window Knee Wall

Generally, the present entry system is not of the original design and had been altered sometime after the original building was constructed. The storefront window is constructed on top of limestone sill set on 7 courses of a brick knee wall. As the photo below indicates, the wall is stepped back from the adjacent limestone base of the building. The stepped back limestone stone sill and brick knee wall is constructed as a single width brick wall with a metal stud backer. The metal stud knee wall backer shown in the photo is in fact 'new' and significantly postdates the building age. There is no further use of metal studs in the building.

In support of the above explanation, the limestone sill on top of the brick knee wall is of a different limestone (*unselect variegated limestone*) than the adjacent building (*select*) limestone – clearly shown in the photo below indicating the construction of the knee wall came sometime after the original building was constructed.

While certainly the prerogative of the designer or mason, the brick portion of the knee wall - if it were original – would have more typically been constructed as a continuous limestone knee wall.



Display Window

The display window itself has been significantly altered over the course of time. The painted pressed metal frame (photo below) of the window glass has been haphazardly ‘pieced’ together to reflect the altered storefront- suggesting the glass size was originally different than the present configuration. This has probably been done over the course of time to reflect the needs of the building owner or tenant.



Sign Band (as part of the storefront)

The sign band is clearly not original to the building design. It is constructed of wood with faux dentils along with the louvered vent above the front door.

There are clear exterior indications (and interior) that this wooden sign band altered the original building façade. As mentioned above, the exterior stamped metal frame has been altered (to accommodate different glass sizes). The interior ceiling (above the lay-in ceiling) is much higher than the present display window head and in fact aligns with remnants of what would have trim work for an originally taller display window.



Sign Band (original)

The brick detail consisting of a rowlock (proud of the adjacent brick field) with limestone corner blocks was clearly to be the storefront signage band – as would be customary for a building of this vintage reinforcing the idea that the wood sign band was added sometime after the original building was constructed.



RECEIVED

AUG 25 2020

CITY OF BIRMINGHAM
COMMUNITY DEVELOPMENT DEPT.



CITY OF BIRMINGHAM
Date 08/28/2020 12:16:23 PM
Ref 00172163
Receipt 542996
Amount \$400.00

Preliminary or Final Historic Sign/Design Review Application Historic District Commission Planning Division

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

1. Applicant

Name: Faiz Simon
Address: 335 East Maple
Birmingham, Michigan 48009
Phone Number: 313.662.3568
Fax Number:
Email address: fsimon@simongroupholdings.com

2. Property Owner

Name: 361 East Maple LLC
Address: 335 East Maple
Birmingham, Michigan 48009
Phone Number: 313.662.3568
Fax Number:
Email address: fsimon@simongroupholdings.com

3. Applicants Attorney/Contact Person

Name: Victor Simon
Address: 335 East Maple
Birmingham, Michigan 48009
Phone Number: 313.662.3568
Fax Number:
Email address: fsimon@simongroupholdings.com

4. Project Designer/Developer

Name: Christopher J. Longe, AIA
Address: 124 Peabody
Birmingham, Michigan 48009
Phone Number: 248.258.6940
Fax Number:
Email address: cjlonge@cjlongeaia.com

5. Required Attachments

- Required fee (see [Fee Schedule](#) for applicable amount)
- Two (2) folded copies of scaled plans including color elevations showing all materials and an itemized list of all changes for which approval is requested with changes marked in color.
- Certified land survey
- Landscape plan showing all existing and proposed elements
- Photographs of existing site and/or building.
- Current aerial photos of the subject site, including all adjacent properties within 200 ft.

- Warranty Deed with legal description of property.
- Samples of all materials to be used
- Catalog sheets for all proposed lighting, mechanical equipment and outdoor furniture.
- Completed Checklist.
- Digital copy of plans.
- Any new structures or additions will require a signed letter from DTE approving the location of all electrical transformers and electrical equipment.
- Additional information as required.

6. Project Information

Address/Location of the property: 361 East Maple
Name of development:
Sidwell #: 19.25.456.027
Current Use: Vacant
Proposed Use: Mixed Use
Area of Site in Acres: .05 AC (2200 SF)
Current zoning: B4 (D4 Overlay)
Zoning of Adjacent Properties: Same
Name of Historic District Site is Located in: CBD
Date of Application for Preliminary Historic Design Review:

Date of Preliminary Historic Design Review Approval:

Date of Planning Board Approval:

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:

Will proposed project require the division of platted lots?
No

Will proposed project require the combination of platted lots?
No

CITY OF BIRMINGHAM
Date 08/28/2020 12:16:23 PM
Ref 00172164
Receipt 542996
Amount \$400.00

7. Details of the Nature of Work Proposed (attach separate sheet if necessary)
(Please specifically list all materials and colors to be used)

Proposed 4 Story addition to 1 story existing building

8. Buildings and Structures

Number of Buildings on Site: 1
Height of Buildings & # of Stories: +/- 12'-0"

Use of Buildings: N/A
Height of Rooftop Mechanical Equipment:

9. Additions (in Square Feet)

Proposed Use: Mixed Use
Number of Floors: 4 Floors
Number of Sq. Ft. on Each Floor: See Plans
Height: 58'-0" (Total)
Total Floor Area: 7197 SF

Retail Space: 660 SF
Assembly Space:
Office Space: 1615 SF
Industrial Space:
Seating Capacity:

10. Required and Proposed Parking

Required number of parking spaces: 1.5
Typical angle of parking spaces: 0
Typical width of maneuvering lanes: N/A
Location of parking on site: Rear @ Alley
Location of parking off site: N/A
Number of light standards in parking area: N/A
Screenwall material: N/A

Proposed number of parking spaces: 2
Typical size of parking spaces: 14.20
Number of spaces <180 sq. ft.: N/A
Number of handicap spaces: N/A
Shared parking agreement? N/A
Height of light standards in parking area: N/A
Height of screenwall:

11. Landscaping

Location of landscape areas: N/A

Proposed landscape material: N/A

12. Building Lighting

Number of light standards on building: N/A
Size of light fixtures (L•W•H):
Maximum wattage per fixture:
Light level at each property line:

Type of light standards on building: N/A
Height from grade:
Proposed wattage per fixture:

13. Maximum Signage Allowance Calculation

Building Frontage (in feet): 20 Feet
Maximum Sign Area Allowed: 20 SF
Sign Area Proposed: 20 SF Max

Maximum Sign Area = 1 square foot (1.5 for Woodward addresses) per each linear foot of principal building frontage.

14. Location of Proposed Signs

On existing sign band

15. Number of Sign(s)

Wall: _____ 1
Ground: _____
Projecting (Blade): _____

Canopy: _____
Building Name: _____ Hawthorn Building
Post-Mounted Projecting: _____ N/A

16. Sign Size, Material & Content**Sign #1**

Type of Sign: _____ Unknown
Width: _____
Depth: _____
Height: _____
Total Square Feet: _____
Height of Lettering: _____
Height from Grade: _____

Projection from Wall: _____
Sign Reads: " _____ "

Sign Materials: _____

Sign Color(s) (including PMS color #): _____

Sign #2

Type of Sign: _____
Width: _____
Depth: _____
Height: _____
Total Square Feet: _____
Height of Lettering: _____
Height from Grade: _____

Projection from Wall: _____
Sign Reads: " _____ "

Sign Materials: _____

Sign Color(s) (including PMS color #): _____

Sign #3

Type of Sign: _____
Width: _____
Depth: _____
Height: _____
Total Square Feet: _____
Height of Lettering: _____
Height from Grade: _____

Projection from Wall: _____
Sign Reads: " _____ "

Sign Materials: _____

Sign Color(s) (including PMS color #): _____

17. Existing Signs Located on Property

Number of Signs: _____ N/A
Sign Type(s): _____

Square Feet per Sign: _____
Total Square Feet of Existing Signage: _____

18. Sign Lighting

Type of Lighting Proposed: _____ Unknown
Size of Light Fixtures (LxWxH): _____
Maximum Wattage per Fixture: _____
Location: _____

Number Proposed: _____
Lighting Height from Grade: _____
Proposed Wattage per Fixture: _____
Style (include specifications): _____

19. Landscaping (ground signs only)

Location of Landscape Areas: _____

Proposed Landscape Material: _____

The undersigned states the above information is true and correct, and understands that it is the responsibility of the applicant to advise the Planning Division and / or Building Division of any additional changes 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 same. The undersigned will be in attendance at the Planning Board meeting when this application will be discussed.

Signature of Owner:



Date: 8.18.20

Print Name: Faiz Simon

Signature of Applicant:



Date: 8.18.20

Print Name: Faiz Simon

Signature of Architect:



Date: 8.18.20

Print Name: Christopher J. Longe, AIA

Office Use Only

Application #: _____ Date Received: _____ Fee: _____

Date of Approval: _____ Date of Denial: _____ Accepted by: _____



CONSENT OF PROPERTY OWNER

I, Faiz Simon, OF THE STATE OF Michigan AND
(Name of property owner)


COUNTY OF Oakland STATE THE FOLLOWING:

1. That I am the owner of the real estate located at 361 East Maple;
(Address of affected property)
2. That I have read and examined the Application made to the City of Birmingham
by: Faiz Simon;
(Name of applicant)
3. That I have no objections to, and consent to the request(s) described in the
Application made to the City of Birmingham.

Dated: 8.18.20

Faiz Simon

Owner's Name (Please Print)


Owner's Signature



PRELIMINARY or FINAL HISTORIC SIGN/ DESIGN REVIEW APPLICATION CHECKLIST - PLANNING DIVISION

Applicant: Faiz Simon Case #: _____ Date: 8.18.20
Address: 335 East Maple Project: 361 East Maple

All site plans and elevation drawings prepared for approval shall be prepared in accordance with the following specifications and other applicable requirements of the City of Birmingham. If more than one page is used, each page shall be numbered sequentially. All plans must be legible and of sufficient quality to provide for quality reproduction or recording. Plans must be no larger than 24" x 36", and must be folded and stapled together. The address of the site must be clearly noted on all plans and supporting documentation.

Final Site Plan

A full site plan detailing the proposed changes for which approval is requested shall be drawn at a scale no smaller than 1" = 100' (unless the drawing will not fit on one 24" X 36" sheet) and shall include:

- ☒ 1. Name and address of applicant and proof of ownership;
- ☒ 2. Name of Development (if applicable);
- ☒ 3. Address of site and legal description of the real estate;
- ☒ 4. Name and address of the land surveyor;
- ☒ 5. Legend and notes, including a graphic scale, north point, and date;
- ☒ 6. A separate location map;
- ☒ 7. A map showing the boundary lines of adjacent land and the existing zoning of the area proposed to be developed as well as the adjacent land;
- ☒ 8. Ariel photographs of the subject site and surrounding properties;
- ☒ 9. A list of all requested elements/changes to the site plan;
- ☒ 10. Any changes requested marked in color on the site plans and on all elevations of any building(s)
- ☒ 11. A chart indicating the dates of any previous approvals by the Planning Board, Board of Zoning Appeals, Design Review Board, or the Historic District Commission ("HDC");
- ☒ 12. General description, location, and types of structures on site;
- ☒ 13. Details of existing or proposed lighting, signage and other pertinent development features;
- ☒ 14. Elevation drawings showing proposed design;
- ☒ 15. Screening to be utilized in concealing any exposed mechanical or electrical equipment and all trash receptacle areas;
- ☒ 16. Location of all exterior lighting fixtures;
- ☒ 17. A landscape plan showing all existing and proposed planting and screening materials, including the number, size, and type of plantings proposed and the method of irrigation; and
- ☒ 18. Any other information requested in writing by the Planning Division, the Planning Board, or the Building Official deemed important to the development.

Elevation Drawings

Complete elevation drawings detailing the proposed changes for which approval is requested shall be drawn at a scale no smaller than 1" = 100' (unless the drawing will not fit on one 24" X 36" sheet) and shall include:

- ☒ 19. Color elevation drawings showing the proposed design for each façade of the building;
- ☒ 20. List of all materials to be used for the building, marked on the elevation drawings;
- ☒ 21. Elevation drawings of all screenwalls to be utilized in concealing any exposed mechanical or electrical equipment, trash receptacle areas and parking areas;
- ☒ 22. Details of existing or proposed lighting, signage and other pertinent development features;
- ☒ 23. A list of any requested design changes;
- ☒ 24. Itemized list of all materials to be used, including exact size specifications, color, style, and the name of the manufacturer;
- ☒ 25. All items listed on the [Sign Review Presentation Requirements](#);
- ☒ 26. Location of all exterior lighting fixtures, exact size specifications, color, style and the name of the manufacturer of all fixtures, and a photometric analysis of all exterior lighting fixtures showing light levels to all property lines; and
- ☒ 27. Any other information requested in writing by the Planning Division, the Planning Board, or the Building Official deemed important to the development.



MEMORANDUM

Planning Division

DATE: February 3rd, 2021

TO: Historic District Commission

FROM: Nicholas Dupuis, City Planner

SUBJECT: Promoting Historic Preservation – Study Session Outline

On January 20th, 2021, the Historic District Commission expressed interest in putting together a plan or strategy to promote historic preservation in Birmingham and reignite proactive preservation efforts that have been relatively dormant for the last decade.

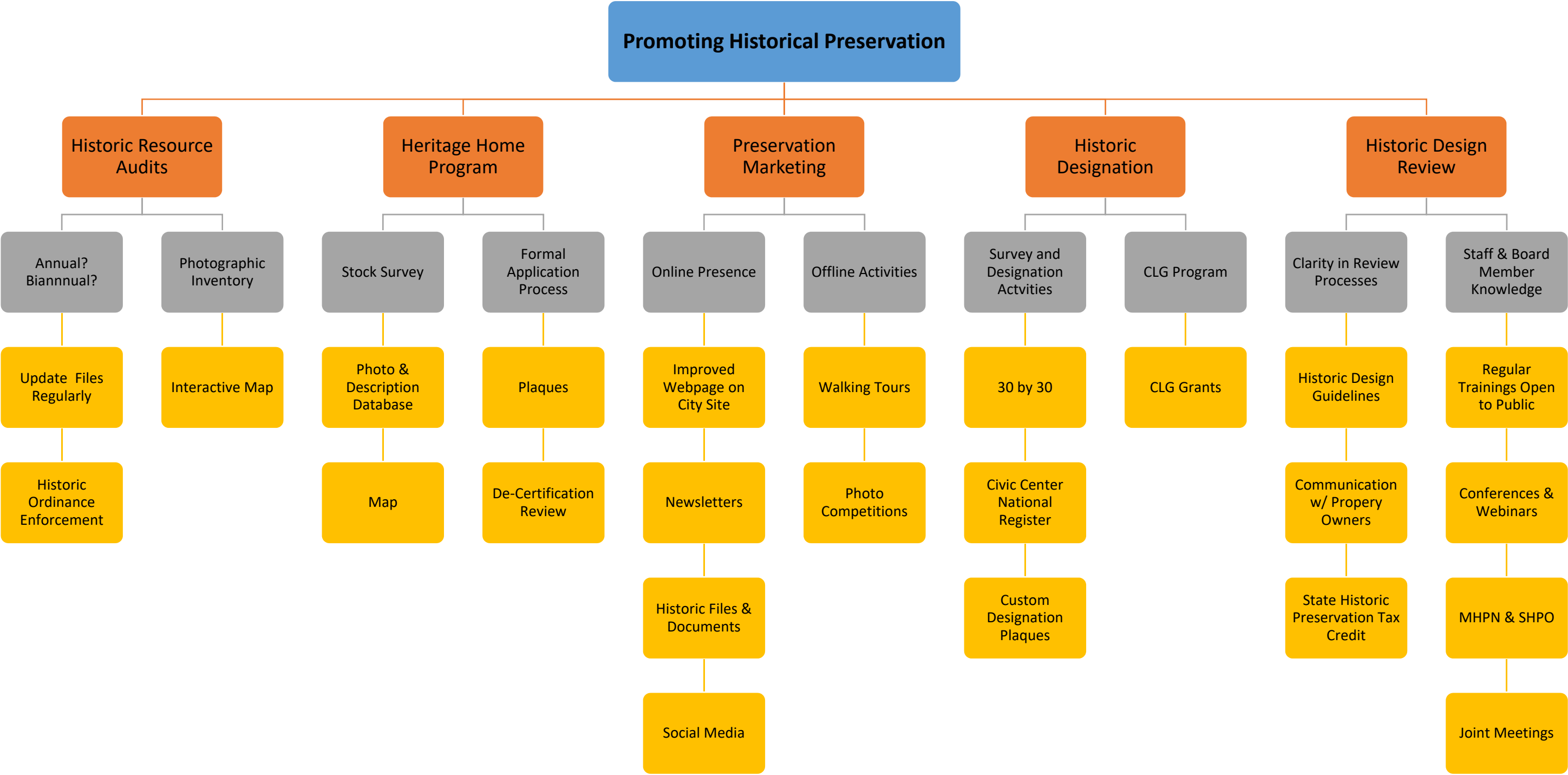
According to the National Trust for Historic Preservation, local historic districts can have several advantages:

1. Local districts protect the investments of owners and residents of historic properties.
2. Properties within local historic districts appreciate at rates greater than the local market overall as well as faster than similar, non-designated neighborhoods.
3. Local districts encourage better quality design.
4. Local districts help the environment.
5. Local districts are energy-efficient.
6. Historic districts are a vehicle for education.
7. Historic districts can positively impact the local economy through tourism.
8. Protecting local historic districts can enhance business recruitment potential.
9. Local districts provide social and psychological benefits.
10. Local districts give communities a voice in their future.

For effective promotion, the Historic District Commission must put together a series of direct and actionable strategies with an emphasis on continuity through changes over time. This plan or strategy should include short-term plans and goals that relate to and interact with overarching long-term plans and goals. The following promotion strategy outline is intended to start the conversation between the HDC and City Staff to help refine the contents of a future study session (the “what”). This future study session will include more research and more information as to the action items for promotion (the “how”).

Promoting Historical Preservation in Birmingham – An Outline

- Historic Resource Audits
 - Annual? Biannual?
 - Update/maintain photographic inventory
- Reinstate Heritage Home Program
 - Formal application
 - Plaques
 - Survey of existing & future
 - Public review process for demolition
- Preservation Marketing & Activities
 - Walking Tours
 - Photo competitions
 - Newsletters
 - Social media groups
- Historic Designation
 - Designate 30 buildings by 2030 (30 by 30)
 - Birmingham Civic Center – National Register nomination
 - Plaques for current and future resources
- Historic Design Review
 - Adopt historic design guidelines
 - Communication with historic building owners
 - Trainings (HDC & Public)



AGENDA
VIRTUAL BIRMINGHAM HISTORIC DISTRICT COMMISSION MEETING
WEDNESDAY – March 17th, 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 March 3rd, 2021](#)
- 3) Courtesy Review
- 4) Historic Design Review
 - A. [100 N. Old Woodward – Parks Building?](#)
- 5) Sign Review
- 6) Study Session
 - A. [Promoting Historic Preservation](#)
- 7) Miscellaneous Business and Communication
 - A. Pre-Application Discussions
 - B. Draft Agenda
 1. [April 7th, 2021](#)
 - C. Staff Reports
 1. [Administrative Sign Approvals](#)
 2. [Administrative Approvals](#)
 3. [Demolitions](#)
 4. [Action List 2021](#)
- 8) Adjournment

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

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

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

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

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

Permit # _____

Project # _____

APPLICATION FOR DEMOLITION PERMIT

I. Project Type / Location					
<input type="checkbox"/> HOUSE	<input type="checkbox"/> HOUSE AND ATTACHED GARAGE	<input type="checkbox"/> HOUSE AND DETACHED GARAGE	<input type="checkbox"/> DETACHED GARAGE	<input checked="" type="checkbox"/> COMMERCIAL BUILDING	
<input type="checkbox"/> EXTERIOR	<input type="checkbox"/> INTERIOR NON-LOAD BEARING	<input type="checkbox"/> SHED	<input type="checkbox"/> OTHER _____		
ADDRESS 1144 DAVIS			PROPERTY IDENTIFICATION NUMBER (SIDWELL NO.) 08-19-36-479-003		LOT NUMBER
II. Applicant / Project Contact Information					
A. Applicant					
NAME Live Well Custom Homes			ADDRESS 626 E 4th Street		
CITY Royal Oak	STATE MI	ZIP CODE 48067	TELEPHONE NUMBER (Include Area Code) 248 677-8484		
CELL PHONE NUMBER (Include Area Code)		FAX NUMBER (Include Area Code)	EMAIL ADDRESS rick@rcmgroups.com		
B. Owner or Lessee					
NAME Live Well Custom Homes			ADDRESS 626 E 4th Street		
CITY Royal Oak	STATE MI	ZIP CODE 48067	TELEPHONE NUMBER (Include Area Code) 248 677-8484		
CELL PHONE NUMBER (Include Area Code)		FAX NUMBER (Include Area Code)	EMAIL ADDRESS*		
C. Architect or Engineer					
NAME DAS			ADDRESS 7341 Triangle Dr		
CITY Sterling Heights	STATE MI	ZIP CODE 48314	TELEPHONE NUMBER (Include Area Code) 586 803 1410		
CELL PHONE NUMBER (Include Area Code)		FAX NUMBER (Include Area Code)	EMAIL ADDRESS		
LICENSE NUMBER			EXPIRATION DATE		
D. Contractor					
NAME Live Well Custom Homes			ADDRESS 626 E 4th Street		
CITY Royal Oak	STATE MI	ZIP CODE 48067	TELEPHONE NUMBER (Include Area Code) 248 677 8484		
CELL PHONE NUMBER (Include Area Code)		FAX NUMBER (Include Area Code)	EMAIL ADDRESS rick@rcmgroups.com		
INDIVIDUAL BUILDERS LICENSE NUMBER			EXPIRATION DATE		
COMPANY BUILDERS LICENSE NUMBER 210219 8545			EXPIRATION DATE 5/31/2022		
FEDERAL EMPLOYER ID NUMBER (or reason for exemption) 27-2803385					
WORKERS COMP INSURANCE CARRIER (or reason for exemption) Frankenmuth					
UNEMPLOYMENT INSURANCE AGENCY EMPLOYER ACCOUNT NUMBER (or reason for exemption) 1639014					





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

Permit # _____

Project # _____

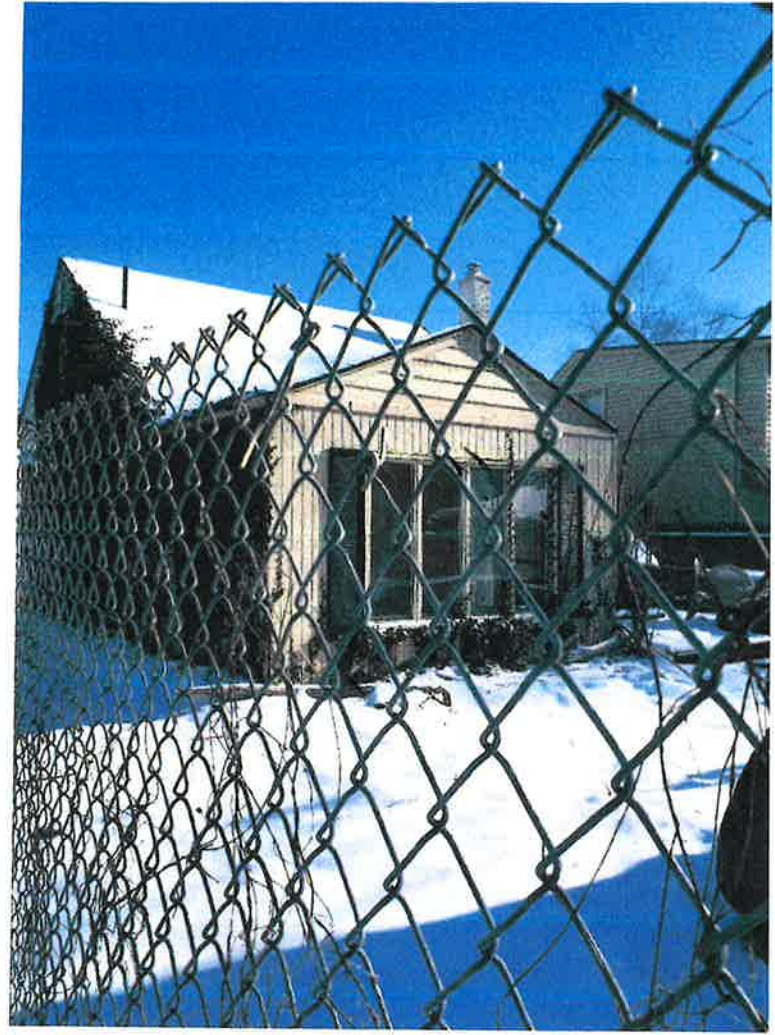
APPLICATION FOR DEMOLITION PERMIT

I. Project Type / Location					
<input type="checkbox"/> HOUSE		<input type="checkbox"/> HOUSE AND ATTACHED GARAGE		<input type="checkbox"/> HOUSE AND DETACHED GARAGE	
<input type="checkbox"/> EXTERIOR		<input type="checkbox"/> INTERIOR NON-LOAD BEARING		<input type="checkbox"/> SHED	
				<input checked="" type="checkbox"/> OTHER <u>DEMOLITION</u>	
ADDRESS <u>1708 S BATES</u>			PROPERTY IDENTIFICATION NUMBER (SIDWELL NO.) <u>19-36-377-019</u>		LOT NUMBER <u>part of 192</u>
II. Applicant / Project Contact Information					
A. Applicant					
NAME <u>DAVID SHAHRIGIAN</u>			ADDRESS <u>29157 FIVE MILE RD</u>		
CITY <u>LIVONIA</u>	STATE <u>MI</u>	ZIP CODE <u>48154</u>	TELEPHONE NUMBER (Include Area Code) <u>734-458 8700</u>		
CELL PHONE NUMBER (Include Area Code) <u>248 756-4685</u>		FAX NUMBER (Include Area Code)	EMAIL ADDRESS <u>ds@ActionDESIGNTEAM.Com</u>		
B. Owner or Lessee					
NAME <u>ARA DARAKJIAN</u>			ADDRESS <u>217 PIERCE ST STE 209</u>		
CITY <u>BIRMINGHAM</u>	STATE <u>MI</u>	ZIP CODE <u>48009</u>	TELEPHONE NUMBER (Include Area Code)		
CELL PHONE NUMBER (Include Area Code)		FAX NUMBER (Include Area Code)	EMAIL ADDRESS*		
C. Architect or Engineer					
NAME <u>G.A.V & ASSOCIATES INC</u>			ADDRESS <u>24001 ORCHARD LAKE RD STE 180A</u>		
CITY <u>FARMINGTON</u>	STATE <u>MI</u>	ZIP CODE <u>48336</u>	TELEPHONE NUMBER (Include Area Code) <u>248-985-9101</u>		
CELL PHONE NUMBER (Include Area Code)		FAX NUMBER (Include Area Code) <u>248-985-9105</u>	EMAIL ADDRESS <u>ghassan@gavassociates.com</u>		
LICENSE NUMBER			EXPIRATION DATE		
D. Contractor					
NAME <u>ACTION CONSTRUCTION Co.</u>			ADDRESS <u>29157 Five Mile Rd</u>		
CITY <u>LIVONIA</u>	STATE <u>MI</u>	ZIP CODE <u>48154</u>	TELEPHONE NUMBER (Include Area Code) <u>734-458-8700</u>		
CELL PHONE NUMBER (Include Area Code) <u>248-756-4685</u>		FAX NUMBER (Include Area Code) <u>734-458-8703</u>	EMAIL ADDRESS <u>ds@ActionDESIGNTEAM.Com</u>		
INDIVIDUAL BUILDERS LICENSE NUMBER <u>2101161557</u>			EXPIRATION DATE		
COMPANY BUILDERS LICENSE NUMBER <u>2102157234</u>			EXPIRATION DATE		
FEDERAL EMPLOYER ID NUMBER (or reason for exemption) <u>38-3577277</u>					
WORKERS COMP INSURANCE CARRIER (or reason for exemption) <u>Auto Owners Insurance</u>					
UNEMPLOYMENT INSURANCE AGENCY EMPLOYER ACCOUNT NUMBER (or reason for exemption) <u>1407803</u>					

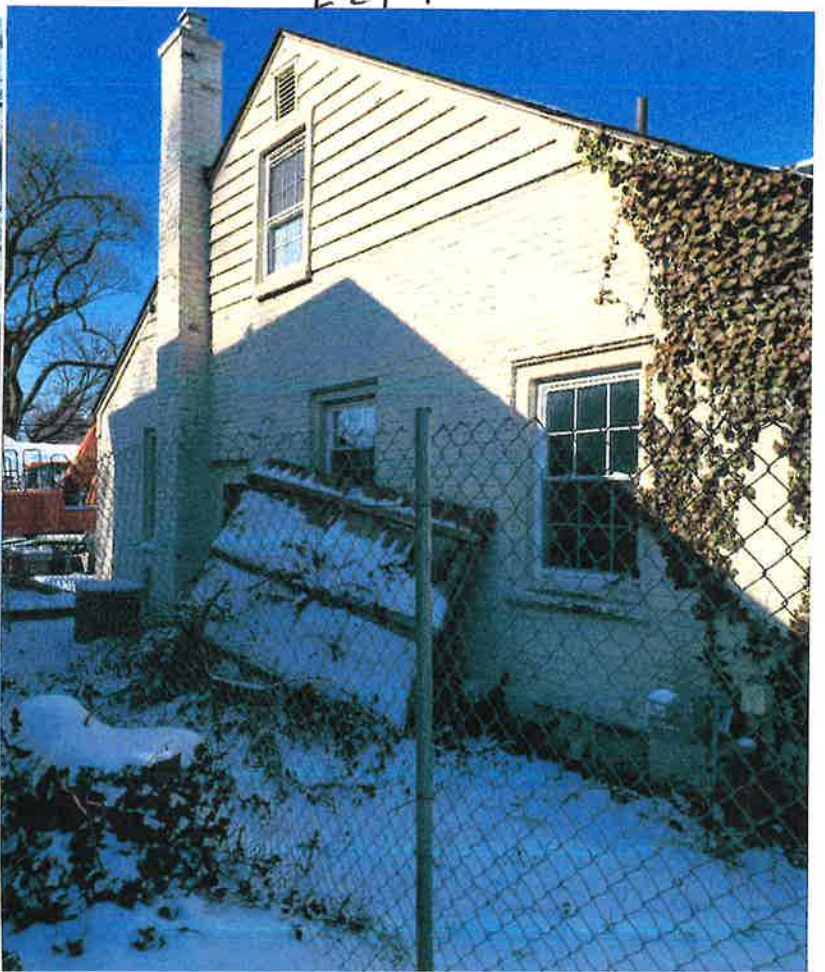




FRONT
RIGHT



REAR
LEFT



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

Community Development: 248-530-1850

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

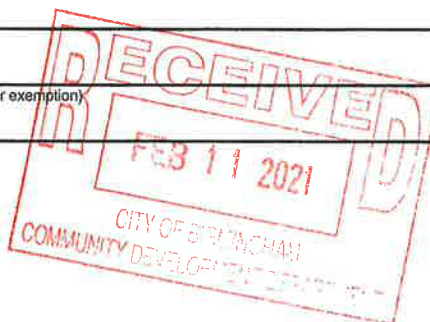
Fax: 248-530-1290 / www.bhamgov.org

Permit # _____

Project # _____

APPLICATION FOR DEMOLITION PERMIT

I. Project Type / Location					
<div style="display: flex; justify-content: space-between;"><div><input type="checkbox"/> HOUSE <input type="checkbox"/> HOUSE AND ATTACHED GARAGE <input checked="" type="checkbox"/> HOUSE AND DETACHED GARAGE <input type="checkbox"/> DETACHED GARAGE <input type="checkbox"/> COMMERCIAL BUILDING</div><div><input type="checkbox"/> EXTERIOR <input type="checkbox"/> INTERIOR NON-LOAD BEARING <input type="checkbox"/> SHED <input type="checkbox"/> OTHER _____</div></div>					
ADDRESS 1791 Bowers		PROPERTY IDENTIFICATION NUMBER (SIDWELL NO.) 08-20-31-104-044		LOT NUMBER 85	
II. Applicant / Project Contact Information					
A. Applicant					
NAME Hunter Roberts Homes		ADDRESS 36800 Woodward Ave, Suite 115			
CITY Bloomfield Hills	STATE Michigan	ZIP CODE 48304	TELEPHONE NUMBER (Include Area Code) (248) 644-4910		
CELL PHONE NUMBER (Include Area Code) 248-766-2275	FAX NUMBER (Include Area Code) 248-594-9797	EMAIL ADDRESS karyn.hunterroberts@gmail.com rickw@hunterrobertshomes.com			
B. Owner or Lessee					
NAME Keith Wurn		ADDRESS 36800 Woodward Suite 115			
CITY Bloomfield Hills	STATE Michigan	ZIP CODE 48304	TELEPHONE NUMBER (Include Area Code) 248-766-2275		
CELL PHONE NUMBER (Include Area Code) 248-766-2275	FAX NUMBER (Include Area Code)	EMAIL ADDRESS* rickw@hunterrobertshomes.com			
C. Architect or Engineer					
NAME DJW Associates		ADDRESS PO Box 7026			
CITY Bloomfield Hills	STATE MI	ZIP CODE 48302	TELEPHONE NUMBER (Include Area Code) 248-494-1544		
CELL PHONE NUMBER (Include Area Code) 248-494-1544	FAX NUMBER (Include Area Code)	EMAIL ADDRESS djwhomedesigner@hotmail.com			
LICENSE NUMBER				EXPIRATION DATE	
D. Contractor					
NAME Hunter Roberts Homes		ADDRESS 36800 Woodward Ave Suite 115			
CITY Bloomfield Hills	STATE MI	ZIP CODE 48302	TELEPHONE NUMBER (Include Area Code) 248-766-2275		
CELL PHONE NUMBER (Include Area Code) 248-766-2275	FAX NUMBER (Include Area Code) 248-594-9797	EMAIL ADDRESS karyn.hunterroberts@gmail.com rickw@hunterrobertshomes.com			
INDIVIDUAL BUILDERS LICENSE NUMBER Richard Wland 2101142208				EXPIRATION DATE 5/31/22	
COMPANY BUILDERS LICENSE NUMBER LMB Properties LLC 212212715				EXPIRATION DATE 5/31/22	
FEDERAL EMPLOYER ID NUMBER (or reason for exemption) 30-0873674					
WORKERS COMP INSURANCE CARRIER (or reason for exemption) Frankenmuth Insurance					
UNEMPLOYMENT INSURANCE AGENCY EMPLOYER ACCOUNT NUMBER (or reason for exemption) Frankenmuth Insurance					





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02 Pre Demo Photos



Share



IMG_9903.HEIC

02 Pre Demo Photos



Share



36%



IMG_9902.HEIC

02 Pre Demo Photos



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IMG_9905.HEIC

02 Pre Demo Photos



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

Community Development: 248-530-1850

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

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

Permit # _____

Project # _____

APPLICATION FOR DEMOLITION PERMIT

I. Project Type / Location			
<input type="checkbox"/> HOUSE <input type="checkbox"/> HOUSE AND ATTACHED GARAGE <input checked="" type="checkbox"/> HOUSE AND DETACHED GARAGE <input type="checkbox"/> DETACHED GARAGE <input type="checkbox"/> COMMERCIAL BUILDING <input type="checkbox"/> EXTERIOR <input type="checkbox"/> INTERIOR NON-LOAD BEARING <input type="checkbox"/> SHED <input type="checkbox"/> OTHER _____			
ADDRESS 455 PARK		PROPERTY IDENTIFICATION NUMBER (SIDWELL NO.) 19-25-482-012	LOT NUMBER 62
II. Applicant / Project Contact Information			
A. Applicant			
NAME Nate Forman / Tech Home Building		ADDRESS 28715 GREENFIELD	
CITY SOUTHFIELD	STATE MI	ZIP CODE 48076	TELEPHONE NUMBER (Include Area Code) 248-704-5313
CELL PHONE NUMBER (Include Area Code) 248-704-5313	FAX NUMBER (Include Area Code) 248-440-5991	EMAIL ADDRESS nate@techhomebuilding.com	
B. Owner or Lessee			
NAME Tech Home Building		ADDRESS 21875 GREENFIELD	
CITY SOUTHFIELD	STATE MI	ZIP CODE 48076	TELEPHONE NUMBER (Include Area Code) 248-982-4488
CELL PHONE NUMBER (Include Area Code) 248-704-5313	FAX NUMBER (Include Area Code) 248-440-5991	EMAIL ADDRESS nate@techhomebuilding.com	
C. Architect or Engineer			
NAME GreenTech Engineering INC.		ADDRESS 5117 FONTAINE TRAIL	
CITY WIXOM	STATE MI	ZIP CODE 48393	TELEPHONE NUMBER (Include Area Code) 248-668-0700
CELL PHONE NUMBER (Include Area Code) 248-826-6281	FAX NUMBER (Include Area Code) 248-668-0701	EMAIL ADDRESS Jesse@GREENTECHENGINEERING.NET	
LICENSE NUMBER		EXPIRATION DATE	
D. Contractor			
NAME Tech Home Building		ADDRESS 21875 South Greenfield	
CITY Southfield	STATE MI	ZIP CODE 48076	TELEPHONE NUMBER (Include Area Code) 248-982-4488
CELL PHONE NUMBER (Include Area Code) 248-704-5313	FAX NUMBER (Include Area Code) 248-440-5991	EMAIL ADDRESS nate@techhomebuilding.com	
INDIVIDUAL BUILDERS LICENSE NUMBER 2102206822		EXPIRATION DATE	
COMPANY BUILDERS LICENSE NUMBER		EXPIRATION DATE	
FEDERAL EMPLOYER ID NUMBER (or reason for exemption) 46-4280890			
WORKERS COMP INSURANCE CARRIER (or reason for exemption) LIBERTY MUTUAL			
UNEMPLOYMENT INSURANCE AGENCY EMPLOYER ACCOUNT NUMBER (or reason for exemption) 01556173-01			











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

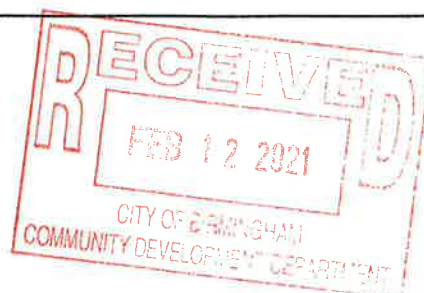
Community Development: 248-530-1850
 AMG Inspection Request Site: <https://www.accessmygov.com>
 Fax: 248-530-1290 / www.bhamgov.org

Permit # _____

Project # _____

APPLICATION FOR DEMOLITION PERMIT

I. Project Type / Location					
<input type="checkbox"/> HOUSE <input checked="" type="checkbox"/> HOUSE AND ATTACHED GARAGE <input type="checkbox"/> HOUSE AND DETACHED GARAGE <input type="checkbox"/> DETACHED GARAGE <input type="checkbox"/> COMMERCIAL BUILDING <input type="checkbox"/> EXTERIOR <input type="checkbox"/> INTERIOR NON-LOAD BEARING <input type="checkbox"/> SHED <input type="checkbox"/> OTHER _____					
ADDRESS 1190 S. Bates			PROPERTY IDENTIFICATION NUMBER (SIDWELL NO.)		LOT NUMBER
II. Applicant / Project Contact Information					
A. Applicant					
NAME DAN LYNCH LYNCH CUSTOM HOMES			ADDRESS 24395 Nantucket		
CITY NOVI	STATE MI	ZIP CODE 48374	TELEPHONE NUMBER (Include Area Code) 248 361 8226		
CELL PHONE NUMBER (Include Area Code) 248 361 8226		FAX NUMBER (Include Area Code)	EMAIL ADDRESS dan@lynchcustomhomes.com		
B. Owner or Lessee					
NAME DJL 3 LLC			ADDRESS 24395 Nantucket		
CITY NOVI	STATE MI	ZIP CODE 48374	TELEPHONE NUMBER (Include Area Code) 248 361 8226		
CELL PHONE NUMBER (Include Area Code) 248 361 8226		FAX NUMBER (Include Area Code)	EMAIL ADDRESS dan@lynchcustomhomes.com		
C. Architect or Engineer					
NAME			ADDRESS		
CITY	STATE	ZIP CODE	TELEPHONE NUMBER (Include Area Code)		
CELL PHONE NUMBER (Include Area Code)		FAX NUMBER (Include Area Code)	EMAIL ADDRESS		
LICENSE NUMBER			EXPIRATION DATE		
D. Contractor					
NAME Bedient Excavating			ADDRESS 2573 Leach Rd.		
CITY Rochester Hills	STATE MI	ZIP CODE 48309	TELEPHONE NUMBER (Include Area Code) 248 709 9928		
CELL PHONE NUMBER (Include Area Code) 248 709 9928		FAX NUMBER (Include Area Code) 248 853 6789	EMAIL ADDRESS jeff@bedientconstruction.com		
INDIVIDUAL BUILDERS LICENSE NUMBER 2101119220			EXPIRATION DATE 5/31/23		
COMPANY BUILDERS LICENSE NUMBER 2102185303			EXPIRATION DATE 5/31/23		
FEDERAL EMPLOYER ID NUMBER (or reason for exemption) 38-2666637					
WORKERS COMP INSURANCE CARRIER (or reason for exemption) ABC					
UNEMPLOYMENT INSURANCE AGENCY EMPLOYER ACCOUNT NUMBER (or reason for exemption) 02-183-2886					





1190 S. BATES FRONT



1190 S. BATES REAR



1190 S. BATES SOUTH Rear/Side



1190 S. BATES SOUTH/FRT Side



1190 S. BATES NORTH

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.