

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

- 1) Roll Call
- 2) [Approval of the HDC Minutes of June 2nd and June 16th, 2021](#)
- 3) Courtesy Review
- 4) Historic Design Review
 - A. [100 N. Old Woodward – Parks/Maplewood Buildings](#)
 - B. [239 N. Old Woodward – Bloom Bistro](#)
 - C. [239 N. Old Woodward – Huston Building](#)
 - D. [138 S. Old Woodward – D.U.R. Waiting Room](#)
- 5) Sign Review
- 6) Study Session
 - A. [NAPC CAMP Commissioner Training](#)
- 7) Miscellaneous Business and Communication
 - A. Pre-Application Discussions
 - B. Draft Agenda
 1. [July 21st, 2021](#)
 - C. Staff Reports
 1. [Administrative Sign Approvals](#)
 2. [Administrative Approvals](#)
 3. [Demolitions](#)
 4. [Action List 2021](#)
- 8) Adjournment

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

Link to Access Virtual Meeting: <https://zoom.us/j/91282479817>
Telephone Meeting Access: 877 853 5247 US Toll-free
Meeting ID Code: 912 8247 9817

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

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

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

Historic District Commission
Minutes Of June 2, 2021
Held Remotely Via Zoom And Telephone Access

Minutes of the regular meeting of the Historic District Commission ("HDC") held Wednesday, June 2, 2021. Chair John Henke called the meeting to order at 7:04 p.m.

1) Rollcall

Present: Chair John Henke; Board Members Gigi Debbrecht, Keith Deyer (Harbor Springs, MI), Dustin Kolo, Patricia Lang (Harbor Springs, MI), Michael Willoughby; Alternate Board Members Steven Lemberg, Cassandra McCarthy; Student Representatives Charles Cusimano, Elizabeth Wiegand

All located in Birmingham, MI unless otherwise noted.

Absent: Board Member Natalia Dukas

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

06-050-21

2) Approval Of Minutes

Motion by Ms. Debbrecht

Seconded by Ms. Lang to approve the HDC Minutes of May 19, 2021 as submitted.

Motion carried, 7-0.

ROLL CALL VOTE

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

Nays: None

06-051-21

3) Courtesy Review

None.

06-052-21

4) Historic Design Review

None.

06-053-21

5) Sign Review

None.

06-054-21

6) Study Session

A. NAPC CAMP Commissioner Training

CP Dupuis recommended postponing this item until Ms. Dukas was present since she wanted to discuss her experience with the training.

Chair Henke concurred.

06-055-21

7) Miscellaneous Business and Communication

A. Pre-Application Discussions

1. 100 N. Old Woodward – Parks/Wooster Building

Chair Henke recommended not holding the pre-application discussion on this item since the applicant submitted no documentation of their proposed changes beyond a memorandum from Kristine Kidorf, a consultant for the applicant, submitted the afternoon of June 2, 2021. He noted that neither the HDC nor the public would likely have had sufficient time to review the memorandum. He stated he found it disrespectful that no documentation was submitted in advance. He recommended the memorandum be made part of the public record and that the item as a whole be adjourned to the HDC's June 16, 2021 meeting.

Motion by Ms. Debbrecht

Seconded by Mr. Deyer to adjourn discussion of 100 N. Old Woodward to the HDC's June 16, 2021 meeting.

Victor Saroki, representing the applicant, said he meant no disrespect to the HDC by not submitting the documentation in advance. Mr. Saroki asked if Ms. Kidorf might be able to make a comment.

While Chair Henke said he did not think it was appropriate for Ms. Kidorf to provide comment presently since the motion was to adjourn the discussion, he said he would defer to opinions of the other members of the HDC.

Mr. Willoughby and Ms. Lang said they would be interested in hearing a brief comment from Ms. Kidorf.

Chair Henke said Ms. Kidorf could speak briefly.

Ms. Kidorf explained she had planned to walk to HDC through the memo and the proposed updates to the plans on the screen. She said she had just provided the memorandum in advance for reference.

Ms. Lang said she would be interested in seeing the presentation.

Chair Henke reiterated that he would not permit the applicant to present at this time since they did not submit documentation in advance of the meeting.

Mr. Saroki said he was fine with the discussion being adjourned to June 16, 2021.

Chair Henke asked Ms. Kidorf if it was her position that there was no historic significance left to 100 N. Old Woodward.

Ms. Kidorf specified that it was her position that there was no historic fabric left on the building.

As Ms. Kidorf began to expand on her position, Chair Henke intervened to offer his thanks to Ms. Kidorf and then returned the conversation to the HDC members.

Motion carried, 7-0.

ROLL CALL VOTE

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

Nays: None

2. 464 Townsend – Toms-Dickinson House

Chair Henke noted that this item also did not have submitted documentation and said he was growing concerned with the trend of items coming before the HDC without previously-submitted plans.

CP Dupuis briefly described the proposed changes. Chair Henke said he wanted to see them at a historic design review and not administratively approved.

B. Draft Agenda for Next Meeting

C. Staff Reports

Mr. Kolo asked that all available historic photographs of 100 N. Old Woodward be provided to the HDC before the June 16, 2021 meeting.

Chair Henke said that if the documentation for 100 N. Old Woodward was not submitted in time for the June 16, 2021 meeting the item should not remain on the evening's agenda.

1. Administrative Sign Approvals

2. Administrative Approvals

3. Demolitions

4. Action List - 2021

06-056-21

Adjournment

Motion by Ms. Lang

Seconded by Mr. Willoughby to adjourn the HDC meeting of June 2, 2021 at 7:50 p.m.

Motion carried, 7-0.

ROLL CALL VOTE

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

Nays: None

Nicholas Dupuis
City Planner

Historic District Commission
Minutes Of June 16, 2021
Held Remotely Via Zoom And Telephone Access

Minutes of the regular meeting of the Historic District Commission ("HDC") held Wednesday, June 16, 2021. Chair John Henke called the meeting to order at 7:00 p.m.

1) Rollcall

Present: Chair John Henke; Board Members Gigi Debbrecht, Keith Deyer, Natalia Dukas, Dustin Kolo, Patricia Lang (Harbor Springs, MI), Michael Willoughby; Alternate Board Member Steven Lemberg; Student Representatives Charles Cusimano, Elizabeth Wiegand (Grosse Pointe Woods, MI)

All located in Birmingham, MI unless otherwise noted.

Absent: Board Member Michael Willoughby; Alternate Board Member Cassandra McCarthy

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

06-057-21

2) Approval Of Minutes

Motion by Ms. Dukas

Seconded by Ms. Lang to approve the HDC Minutes of June 2, 2021 as submitted.

Motion carried, 7-0.

ROLL CALL VOTE

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

Nays: None

06-058-21

3) Courtesy Review

None.

06-059-21

4) Historic Design Review

A. 743 W. Frank – King-Argus House

CP Dupuis presented the item.

John Simlik, builder, and Kabir Mendiratta, applicant, were present on behalf of the item.

Mr. Simlik explained that the goal was to maintain as much of the original cedar boards on the exterior as possible, but said that given the extent of the water, rodent and ant damage he wanted to be realistic about how many boards may need to be removed. He stated that he sent out a sample of the cedar board to get replacement cedar boards with the same dimensions.

Chair Henke asked Mr. Simlik to provide CP Dupuis with a sample of the new boards to verify that they will replicate the existing boards appropriately.

Chair Henke also noted that the applicant has been diligent in working with the HDC and said he believed they would try to maintain as many of the original boards as possible.

Motion by Ms. Debbrecht

Seconded by Mr. Deyer to 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 1, 2, 5, and 6. The HDC also requested periodic updates on the repairs to the exterior as part of the approval.

Motion carried, 7-0.

ROLL CALL VOTE

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

Nays: None

The HDC also confirmed that the applicant could move forward with using the paint colors proposed in the evening's agenda packet.

B. 239 N. Old Woodward – Bloom Bistro and Huston Building

CP Dupuis presented the item.

Ron Rea and Nicole Adler were present on behalf of the application.

After HDC discussion, CP Dupuis noted that the applicant could either pursue a contemporary redesign of the front of the building or an accurate historical restoration.

It was noted by a number of HDC members that the plans as proposed seemed more to imitate a historical style not accurate to the original building, which is not permitted under the Secretary of the Interior's Standards for Rehabilitation.

There was a general consensus among the HDC members that it would be better to undertake a historical restoration of the building.

Chair Henke listed the limestone cladding, elevation of the limestone sill, the transom windows and the signage issues as some of the aspects the applicants should reassess in their proposal.

Motion by Mr. Deyer

Seconded by Ms. Debbrecht to postpone the historic design review for 239 N. Old Woodward – Bloom Bistro and Huston Building to give the applicant a chance to integrate the HDC's comments into their plans.

Motion carried, 7-0.

ROLL CALL VOTE

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

Nays: None

06-060-21

5) Sign Review

None.

06-061-21

6) Study Session

A. NAPC CAMP Commissioner Training

Ms. Dukas said she would rather present this item during a meeting with a lighter agenda. As a result, the item was postponed.

06-062-21

7) Miscellaneous Business and Communication

A. Pre-Application Discussions

1. 100 N. Old Woodward – Parks/Wooster Building

Kristine Kidorf, consultant for the project, reviewed her memorandum to the HDC.

Ron Boji, owner, Victor and Alex Saroki, architects, and John Hindo, attorney, were also present on behalf of the project.

After discussion, Chair Henke summarized that the HDC would prefer to see the building restored to its 1889 appearance. He said that going back to the March 17, 2021 proposal offered by the applicant would be more appropriate in that case.

In reply to Mr. Kolo, Mr. Boji confirmed he would also be interested in restoring the building to its 1889 appearance.

There was discussion about the possibility of awnings or structural metal canopies. A number of HDC expressed initial skepticism about structural metal canopies. Two members of the HDC said they would be more interested in canvas awnings.

In reply to HDC inquiry, Ms. Kidorf said that if the structural canopies were consistent with the design of the building and aesthetically differentiated enough from the historic aspects they could be permissible under the Secretary of the Interior's Standards for Rehabilitation. She stated that she would be able to provide comments regarding the historical basis of an updated design at the applicant's request.

Chair Henke said that would be helpful to demonstrate that the intent of the project was both preserving the historic nature of the building and allowing for some contemporary aspects where appropriate.

Mr. Deyer expressed confidence in Mr. Saroki's design abilities and said he might be able to create something vis-a-vis canopies or awnings that would satisfy the HDC and the applicant team.

CP Dupuis said he would be in touch with the applicant team to determine whether their historic design review would be held on July 7 or July 21, 2021.

B. Draft Agenda for Next Meeting

C. Staff Reports

- 1. Administrative Sign Approvals**
- 2. Administrative Approvals**
- 3. Demolitions**
- 4. Action List - 2021**

06-063-21

Adjournment

Motion by Ms. Lang

Seconded by Ms. Debbrecht to adjourn the HDC meeting of June 16, 2021 at 9:42 p.m.

Motion carried, 7-0.

ROLL CALL VOTE

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

Nays: None

Nicholas Dupuis
City Planner



MEMORANDUM

Planning Division

DATE: July 7th, 2021

TO: Historic District Commission

FROM: Nicholas Dupuis, City Planner

SUBJECT: Historic Design Review – 100 & 136 N. Old Woodward – Parks & Wooster Buildings

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

Existing Use: Two-Story Commercial Building

History (Parks Building)

The first building on this site was a building which had originally been a Presbyterian Church located at the southeast corner of Maple and Woodward. Surrounding much controversy, it was moved to the northeast corner in the mid-1800's to become a meat market occupied by a succession of successful men. Among the list of proprietors were Alex Parks and John Hanna. Their partnership dissolved in 1889. Parks moved the building to the rear and constructed a new 2-story brick and limestone building which is the present building on the site. In 1967, the two original apartments on the second floor were remodeled into offices. In 1969, the brick façade was covered over with a new marble type façade. The City Commission granted a license agreement for the new façade to encroach into the public right-of-way. The change in the façade was concurrent with occupancy by a new tenant, Rose Jewelers which replaced Birmingham Fruit Company, Estelle's Fine Foods, and AAA Drugs. This building if restored to its original brick façade, which stands behind the marble, would be a major contributor to the Maple/Woodward intersection.

History (Wooster Building)

James Wooster, the proprietor of the old National Hotel, erected this building in 1913 or 1914 next to his hotel. When the hotel burned but was not destroyed in 1913, the foundation hole for the Wooster Building had already been dug. This simple, limestone trimmed orange brick building's architectural significance results from its key location in a very important block. Sited between the National Bank Building (which replaced the old National Hotel) and the Parks Building, it would serve as a visual tie between the two buildings if the Parks Building were to be restored by removing the marble cladding. Until the mid-1920's, McBride's Hardware occupied the first floor of the Wooster Building before moving across Old Woodward south of the Johnston and Shaw Building. Later, a barbershop occupied the first floor space. In 1941, Sam Bruni

remodeled the second floor into an apartment for his family. In 1946, Mortimer's Men's Store occupied the street floor. In the 1950's, Arthur Murrays Dance Studio took over the space.

Introduction

Prior to this most recent project, the subject site had not been before the HDC for any substantial historic review for decades. In October 2019, the applicant came before the HDC for a pre-application discussion with plans for a three-story addition to the existing two-story commercial Parks building that involved the restoration of the historic façade while the entire rear of the building was proposed to be removed and built up. This concept was abandoned in favor of a full-scale restoration project that was expected to reveal the original late 1800's brick façade, which was reviewed and conditionally approved on November 18th, 2020. The conditional approval included an investigation period, the results of which were to be brought back to the Historic District Commission for review prior to proceeding with the full restoration.

The applicant completed the façade investigation on the Parks Building in the spring of 2021 and found that the original brick and limestone façade on the Parks Building had been removed somewhere in the 1960's and replaced with a more modern, mid-century brick façade.

At this time, the applicant has returned with a new proposal for a *rehabilitation* of the historic building facade. This proposal comes after much discussion at the Historic District Commission surrounding the application of the Secretary of the Interior Standards and protecting the buildings historic designation. The new proposal will include the removal of the entire mid-century façade and new construction that is based closely on the many available photographs of the original building.

In addition to the rehabilitation of the Parks Building façade, the applicant is also proposing a rehabilitation of the Wooster building, which is located on the same property as the Parks Building and is connected on the second floor. The applicant is proposing to connect the first floors and basements of the buildings as well, along with the addition of a new storefront.

Proposal

The applicant has submitted new plans proposing a *rehabilitation* of the existing two-story commercial building known as the Parks building. The proposal for the Parks building includes the complete removal of the travertine stone panels, mansard roof, and mid-century facade, new brick and limestone, new storefront glazing, rear paint, and one new steel canopy over the main entrance. As noted above, this proposal also includes the Wooster building in which the applicant is proposing a new storefront system, paint removal on the first floor, a new awning, and new windows at the second floor. As shown by the floor plans, the applicant is proposing to transform the two separate buildings into essentially one with combined basement and first floors for a single retail tenant, and maintaining the existing combined second floor space for an office tenant. This work has been referred to as "Phase 1" of a larger project that will eventually include the

Tiger Shoe Repair and Boyd buildings to the east. The following table summarizes the materials that will comprise the façades post-rehabilitation:

| Material | Location | Color |
|--------------------------|---|-------------------|
| Extruded Brick | Parks Building Façade | Red/Browns |
| Limestone | Parks & Wooster Base, Banding, Headers, Accents | Natural |
| Wood Double-Hung Windows | Parks & Wooster Building 2 nd Floor | Black |
| Steel & Glass Canopy | Parks Main Entrance | Stainless Steel |
| Paint (1) | Parks Building (Rear & East Side) | River Reflections |
| Paint (2) | Wooster Building (Rear) | Amerst Gray |
| Striped Fabric Awning | Wooster Building Storefront | Manhattan Classic |

The applicant has advised that the intent of this rehabilitation is now to remove the mid-century brick façade and rebuild the Parks building back to more closely match the original 1890's design. The applicant has based their rehabilitation proposal on photographic documentation that the Birmingham Museum has maintained and provided to the applicant for reference. This has been reflected in the elevation drawings submitted that show some important architectural details that are proposed to be closely reconstructed such as window/transom divisions, pilaster caps, and the storefront base.

As for the Wooster building, the applicant has also based their proposal from historical photographs that show a storefront that has also changed significantly over time. The older photographs appear to show a single entry door located on the right side of the storefront, with the current condition appearing later that separates the storefront into two entrances, one for the retail tenant on the left, and one to access the upper floor on the right.

A detailed review of the exterior façade changes to both buildings in regards to the Secretary of the Interior Standards for Rehabilitation is provided below.

Planning & Zoning

In general, because the existing building footprint it proposed to remain, there are no bulk, placement or height requirements that must be addressed as a part of this review. However, there are several planning and zoning issues that must be reviewed:

Parking: The subject site is located within the Parking Assessment District. Thus, no parking analysis is required for the commercial use.

Landscaping: There are no existing landscaping beds on site, nor are any proposed at this time.

Glazing: The applicant is proposing to completely replace the storefront glazing on both buildings, and significantly alter the amount of glazing present on the Parks Building. Article 3, Section 3.04 (E)(7) states that storefronts must have transparent areas, equal to 70% of its portion of the facade, between 1 ft. and 8 ft. from the ground. The applicant has provided glazing calculations in between 1 ft. and 8 ft. for both storefronts showing the Parks Building containing 75% glazing and the Wooster Building at 76% glazing.

In addition, because the applicant is proposing new glazing, a review of the clarity requirements must be completed, which requires storefront facades to contain clear glazing (80% Visual Light Transmittance) only. The applicant has not submitted specification sheets on the proposed glazing at this time. Thus, **the applicant must submit specification sheets for all new glazing.**

Projections into Right-of-Way: Article 4, Section 4.74 (D)(4)(c)(i) states that removable architectural elements such as awnings, canopies, or marquees may be approved by the Historic District Commission to project into the right of way provided that they are constructed to support applicable loads without any ground mounted supports on public property. Encroachments with less than 15 ft. of clearance above the sidewalk shall not extend into or occupy more than two-thirds of the width of the sidewalk or 5 ft., whichever is less, and must not interfere with any existing or planned streetscape elements or infrastructure.

The applicant is proposing two projections into the right of way: one fabric awning on the Wooster Building and one steel canopy on the Parks Building. Both instances project 5 ft. into the sidewalk, which measures 10 ft. wide. Neither projection interferes with any streetscape elements on S. Old Woodward or E. Maple. Thus, **the applicant must receive approval from the Historic District Commission for the projections into the right-of-way.**

Screening: The applicant is proposing two new screening elements on site. First, the applicant is proposing several new rooftop units ("RTU's") and is proposing a 5 ft. metal panel system to screen the new RTU's. The applicant has submitted specification sheets for the RTU's that show a height dimension of 5 ft. 5 in. Thus, **the applicant must revise the elevation drawings with RTU screening at 5 ft. 5 in. in height.** It is worth noting that the addition of the new RTU's, as well as the new tenants proposed has allowed the applicant to remove a significant amount of the mechanical "clutter" in the rear of the building which includes old RTU's, piping, venting, and wiring for a much cleaner rear façade on both buildings.

In addition to new RTU's, the applicant is also proposing a new dumpster with associated screening. The enclosure proposed is constructed of painted brick at 5 ft. in height (to match the Wooster Building) with a limestone cap and wood gates. Article 4, Section 4.54

(C)(7) states that the screening of trash containers shall be required and shall be constructed of 6 ft. masonry screen wall with a gate. All materials shall match or complement the exterior of the building. Although the applicant meets the material and design requirements for the trash enclosure, the proposed 5 ft. height falls short of the requirement. Thus, **the applicant must submit revised plans showing a trash enclosure at 6 ft. in height.**

Signage

The exterior elevations submitted show one projecting sign proposed on the Wooster Building that reads "BG - Boji Group." The principle building frontage measures roughly 25 ft., which permits the applicant 25 sq. ft. of signage. The projecting sign as proposed measures 6.7 sq. ft. per side for a total of 13.4 sq. ft. in area, falling well within the maximum combined sign area permitted. Furthermore, the projecting sign contains a 6 in. separation from the building face and the sign, and is located within the building sign band as required by the Sign Ordinance.

In addition, there are three areas denoted on the Parks Building where future signage may be placed. The HDC may wish to consider this as a sign plan, and direct the Planning Division to require all future signage to be placed in this area. Although there are minor sign details on the elevations, no signs will be approved as a part of this Design Review, and must be applied for separately.

Design Review Standards and Guidelines

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 as set forth in 36 C.F.R. part 67. Design review standards and guidelines that address special design characteristics of historic districts administered by the commission may be followed if they are equivalent in guidance to the secretary of interior's standards and guidelines and are established or approved by the state historic preservation office of the Michigan Historical Center. The U.S. Secretary of the Interior Standards for *Rehabilitation* ("SOI Standards") are provided in full at the end of this report.

In reviewing plans, the commission shall also consider all of the following:

1. The historic or architectural value and significance of the resource and its relationship to the historic value of the surrounding area.
2. The relationship of any architectural features of the resource to the rest of the resource and to the surrounding area.
3. The general compatibility of the design, arrangement, texture, and materials proposed to be used.
4. Other factors, such as aesthetic value, that the commission finds relevant.
5. Whether the applicant has certified in the application that the property where work will be undertaken has, or will have before the proposed project completion date, a fire alarm

system or a smoke alarm complying with the requirements of the Stille-DeRossett-Hale single state construction code act, 1972 PA 230, MCL 125.1501 to 125.1531.

Recommendation

The Michigan State Historic Preservation Office defines *rehabilitation* as the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values.

The National Park's Service offers guidelines that suggest in *rehabilitation*, historic building materials and character-defining features are protected and maintained as they are in the treatment Preservation. However, greater latitude is given in the Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings to replace extensively deteriorated, damaged, or missing features using either the same material or compatible substitute materials. Of the four treatments, only Rehabilitation allows alterations and the construction of a new addition, if necessary for a continuing or new use for the historic building.

Considering the above, the proposed exterior restoration of the historic Parks and Wooster buildings, as proposed by the applicant, generally meets the Secretary of the Interior Standards for *Rehabilitation* numbers 1, 2, 5, 7, and 9. The following analysis breaks down the proposal through the lens of each standard above:

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.*

Both buildings original uses, according to the City's historical files, was a first-floor retail use with residential apartments on the second floor. The buildings have maintained a retail use on the first floor for many years, and the applicant's proposal to retain and enhance the historical use through storefront window systems that more closely resembles the appropriate period for each building adds to the benefit.

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.*

The building façade proposals for the Parks and Wooster Buildings do not remove historic materials, nor does it necessarily alter features that characterize the property. In regards to the Parks Building, the entire front building façade was replaced and is no longer original. However, the original building contained what appeared to be at least four separate entrances across the façade that would have characterized the property at the time. Similarly, although the Wooster Building retained much of its historic materials and features, the original storefront was also replaced which contained distinctive features such as a brick column and decorative wood element above the door.

National Park's Service guidelines suggest that when designing a new storefront - when the historic storefront is completely missing or has previously been replaced by one that is incompatible – the design may be an accurate restoration based on documentary evidence, OR it may be a new design that is compatible with the size, scale, material and color of the historic building. The applicant is not proposing a wholly accurate restoration of either storefront, as the proposed storefronts do not include the features described above. However, the new designs are compatible with the rest of each respective building and the period of significance in which this building rehabilitation is working under.

5. *Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.*

As noted above, the first appropriate treatment for a historic property is to preserve. In the case of the front façade of the Parks building, there is no historic fabric left to preserve, as the original façade was removed in the 1960's. However, it appears as though the east and north sides of the building are original and as such are proposed to be preserved. In addition, the Parks Building has a distinct shape that will remain as a part of this rehabilitation. The Wooster Building contains more of its original or early detailing, and the applicant is proposing to carefully preserve these features.

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.*

The applicant has indicated that the single layer of paint located on the Wooster Building storefront will be removed to expose the original brick. The applicant has advised that this process should be simple and that no harsh treatments will be used to remove the paint.

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.*

For the Parks Building, the only alterations to the historic storefront design that are being proposed are the omission of separate tenant entrances and the introduction of a new canopy over the main entrance. These alterations are not being added at the expense of historic materials, as the original building façade was removed. The new features are compatible with the size, scale and architecture of the original 1890's building design. Similarly, the Wooster Building storefront is not original, and the newly proposed storefront is also compatible with the size, scale and architecture of the Wooster Building.

At this time, the Planning Division recommends that the Historic District Commission **APPROVE** the Design Review application and issue a certificate of appropriateness for 100 & 136 N. Old Woodward – Parks & Wooster Buildings – provided the following conditions are met:

1. The applicant must submit specification sheets for all new storefront and upper floor glass;
2. The Historic District Commission APPROVES the projections into the right-of-way; and
3. The applicant must revise the elevation drawings with RTU screening at 5 ft. 5 in. in height and trash receptacle screening at 6 ft. in height.

Wording for Motions

I move that the Commission **APPROVE** the Historic Design Review application and issue a Certificate of Appropriateness for 100 & 136 N. Old Woodward – Parks & Wooster Buildings – provided the conditions below are met. The Secretary of the Interior's Standards for Rehabilitation standard numbers 1, 2, 5, 7 and 9 will be met upon fulfillment of the condition(s):

1. The applicant must submit specification sheets for all new storefront and upper floor glass;
2. The Historic District Commission APPROVES the projections into the right-of-way; and
3. The applicant must revise the elevation drawings with RTU screening at 5 ft. 5 in. in height and trash receptacle screening at 6 ft. in height.

OR

I move that the Commission **POSTPONE** the Historic Design Review application and the issuance of a Certificate of Appropriateness for 100 & 136 N. Old Woodward – Parks & Wooster Buildings – 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 that the Commission **DENY** the Historic Design Review application for 100 & 136 N. Old Woodward – Parks & Wooster Buildings. Because of _____ the work does not meet The Secretary of the Interior's Standards for Rehabilitation standard 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:

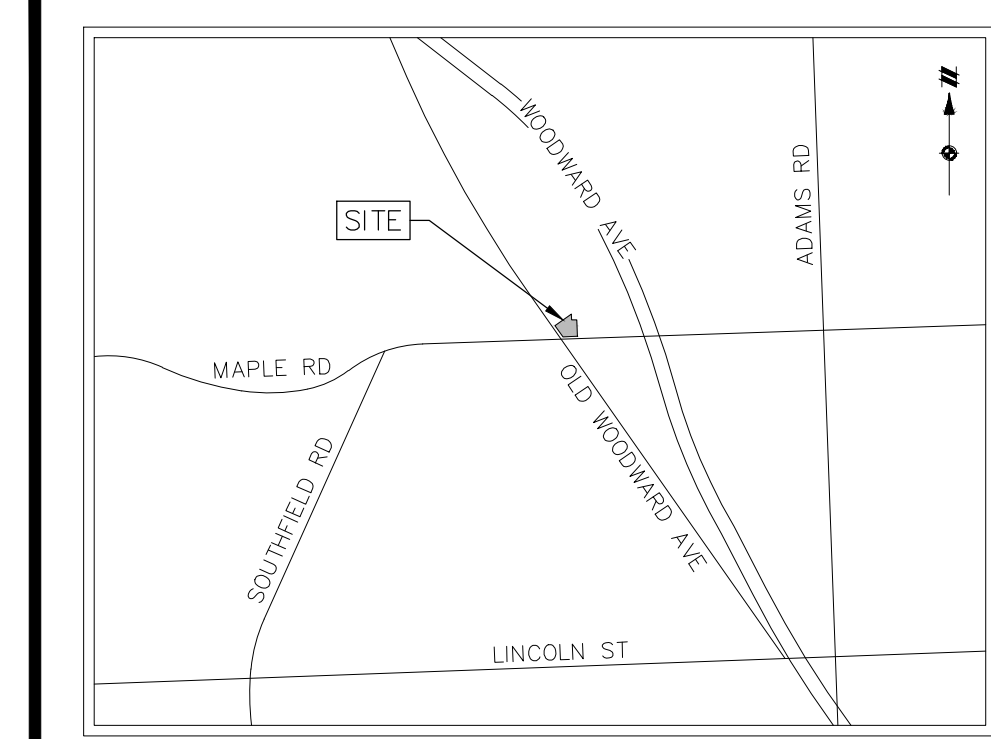
- a) The resource constitutes hazard to the safety of the public or the structure's occupants.
- b) The resource is a deterrent to a major improvement program that will be of substantial benefit to the community and the applicant proposing the work has obtained all necessary planning and zoning approvals, 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

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.



VICINITY MAP
NOT TO SCALE

NOTES:

1. BEARINGS ARE BASED ON ASSESSOR'S PLAT NO. 21, RECORDED IN L.54 OF PLATS, PG.19, OAKLAND COUNTY RECORDS.
2. THE SITE SHOWN HEREON IS LOCATED WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN) ACCORDING TO MAP NUMBER 26125C0537F OF THE FLOOD INSURANCE RATE MAP, EFFECTIVE DATE SEPTEMBER 29, 2006.
3. WATER MAIN, STORM SEWER, SANITARY SEWER AND FRANCHISE UTILITY STRUCTURES HAVE BEEN FIELD LOCATED WHERE VISIBLE. UTILITY AND AS-BUILT MAPS HAVE BEEN REQUESTED AND SOME MAPS HAVE BEEN RECEIVED AT DATE OF THIS SURVEY. FRANCHISE UTILITY MAPS HAVE BEEN REQUESTED FROM THE APPROPRIATE FRANCHISE COMPANIES, BUT NOT ALL MAPS HAVE BEEN RECEIVED AT DATE OF SURVEY.

NOTE: THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED.

NOTE TO THE CLIENT, INSURER, AND LENDER - WITH REGARD TO TABLE A, ITEM 11, SOURCE INFORMATION FROM PLANS AND MARKINGS WILL BE COMBINED WITH OBSERVED EVIDENCE OF UTILITIES PURSUANT TO SECTION 5.E.IV. TO DEVELOP A VIEW OF THE UNDERGROUND UTILITIES, HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY, AND RELIABLY DEPICTED. IN ADDITION, IN SOME JURISDICTIONS, 811 OR OTHER SIMILAR UTILITY LOCATE REQUESTS FROM SURVEYORS MAY BE IGNORED OR RESULT IN AN INCOMPLETE RESPONSE, IN WHICH CASE THE SURVEYOR SHALL NOTE ON THE PLAT OR MAP HOW THIS AFFECTED THE SURVEYOR'S ASSESSMENT OF THE LOCATION OF THE UTILITIES. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION AND/OR A PRIVATE UTILITY LOCATE REQUEST MAY BE NECESSARY.

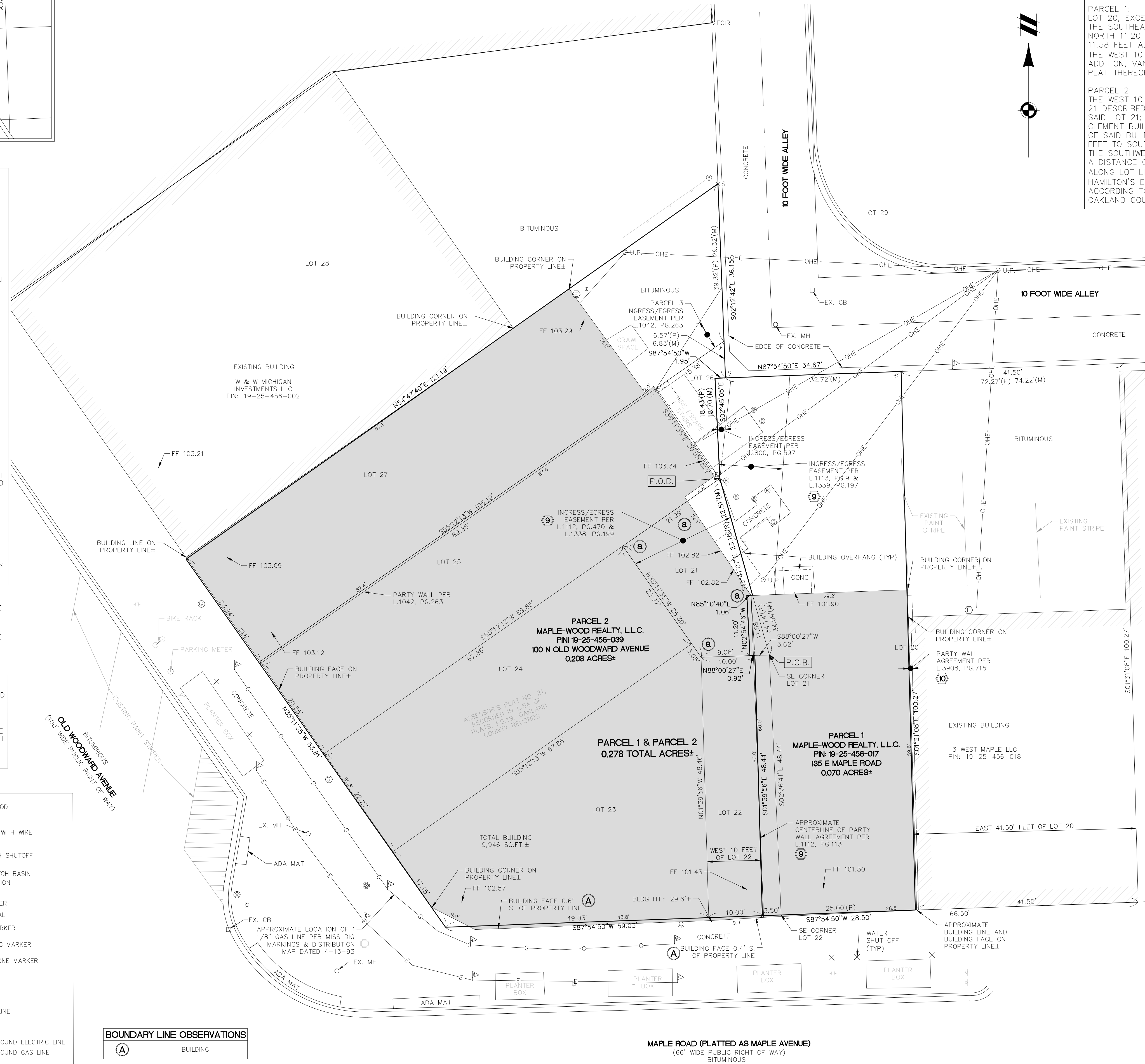
4. ZONING LETTER OR REPORT NOT PROVIDED AT THE DATE OF THE SURVEY.
5. THERE WAS NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
6. THE SURVEYED PROPERTY CONTAINS NO OBSERVED PARKING STALLS OR STRIPING AT THE DATE OF THE SURVEY.
7. THE SUBJECT PROPERTY IS LOCATED AT THE NORTHEAST CORNER OF OLD WOODWARD AVENUE AND MAPLE ROAD.
8. THERE WAS NO OBSERVED EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELD WORK.
9. NO FIELD DELINEATED WETLANDS WERE OBSERVED IN THE PROCESS OF CONDUCTING THE FIELD WORK.
10. THE PROPERTY LISTED AND DEPICTED ON THIS SURVEY DESCRIBES THE SAME PROPERTY AS THE SCHEDULE C DESCRIPTION PER ALTA COMMITMENT FOR TITLE INSURANCE REFERENCED HEREON AND THE CITY OF BIRMINGHAM TAX RECORD DESCRIPTIONS.

LEGEND

| | |
|--------|---------------------------------------|
| × S | SET MAG NAIL |
| ○ FCR | FOUND CAPPED IRON ROD |
| + | EXISTING SIGN |
| ⊕ | EXISTING LIGHTPOLE |
| ⊕--- | EXISTING GUY ANCHOR WITH WIRE |
| ⊕ U.P. | EXISTING UTILITY POLE |
| ⊕ | EXISTING WATER BBOX |
| ⊕ | EXISTING HYDRANT WITH SHUTOFF |
| ⊕ | EXISTING GAS VALVE |
| ⊕ | EXISTING MANHOLE/CATCH BASIN |
| ⊕ | EXISTING FIRE CONNECTION |
| ⊕ | EXISTING BOLLARD |
| ⊕ | EXISTING ELECTRIC METER |
| ⊕ | EXISTING TRAFFIC SIGNAL |
| ⊕ | UNDERGROUND GAS MARKER |
| ⊕ | UNDERGROUND ELECTRIC MARKER |
| ⊕ | UNDERGROUND TELEPHONE MARKER |
| (P) | PLATTED |
| (R) | RECORD |
| (M) | MEASURED |
| --- | BOUNDARY LINE |
| --- | BOUNDARY ADJACENT LINE |
| --- | EASEMENT LINE |
| --- | OVERHEAD UTILITY LINE |
| --- | APPROXIMATE UNDERGROUND ELECTRIC LINE |
| --- | APPROXIMATE UNDERGROUND GAS LINE |
| --- | EXISTING GUARD RAIL |
| --- | EXISTING CURB AND GUTTER |
| --- | EXISTING BUILDING |
| --- | POINT OF BEGINNING |
| 10 | SCHEDULE B, PART II EXCEPTION |
| XX.XX' | PLAT DIMENSION |
| XX.X' | BUILDING DIMENSION |

| BOUNDARY LINE OBSERVATIONS | |
|----------------------------|----------|
| (A) | BUILDING |

| EASEMENT AREA OBSERVATIONS | |
|----------------------------|----------|
| (a) | BUILDING |



SCHEDULE C DESCRIPTION PER ALTA COMMITMENT FOR TITLE INSURANCE ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO.: 869962, REVISION: F, COMMITMENT DATE: FEBRUARY 5, 2020:

LAND IN THE CITY OF BIRMINGHAM, OAKLAND COUNTY, MI, DESCRIBED AS FOLLOWS:

PARCEL 1:
LOT 20, EXCEPT THE EAST 41.50 FEET, ALSO PART OF LOT 21, DESCRIBED AS: BEGINNING AT THE SOUTHEAST LOT CORNER; THENCE WEST 3.62 FEET ALONG THE SOUTH LOT LINE; THENCE NORTH 11.20 FEET; THENCE EAST 1.06 FEET TO THE EAST LOT LINE; THENCE SOUTHERLY 11.58 FEET ALONG THE EAST LOT LINE TO THE POINT OF BEGINNING; ALSO LOT 22 EXCEPT THE WEST 10 FEET OF ASSESSOR'S PLAT NO. 21, A REPLAT OF HAMILTON'S EASTERN ADDITION, VAN EVERY-LAWSON SUBDIVISION, RUNDEL ADDITION, ACCORDING TO THE RECORDED PLAT THEREOF, AS RECORDED IN LIBER 54 OF PLATS, PAGE 19, OAKLAND COUNTY RECORDS.

PARCEL 2:
THE WEST 10 FEET OF LOT 22 AND ALL OF LOTS 23, 24, 25, 26 AND 27 AND PART OF LOT 21 DESCRIBED AS: BEGINNING AT THE NORTHEAST CORNER OR MOST NORTHERLY CORNER OF SAID LOT 21; THENCE SOUTHEASTERLY ALONG LOT LINE 23.16 FEET TO NORTH WALL OF CLEMENT BUILDING; THENCE WEST ALONG FACE OF SAID NORTH WALL 1.06 FEET TO CORNER OF SAID BUILDING; THENCE SOUTHERLY ALONG FACE OF WEST WALL OF SAID BUILDING 11.2 FEET TO SOUTH LINE OF SAID LOT 21; THENCE WEST ALONG SAID SOUTH LINE 9.08 FEET TO THE SOUTHWEST CORNER OF SAID LOT 21; THENCE NORTH ALONG WEST LINE OF SAID LOT 21, A DISTANCE OF 25.30 FEET TO THE NORTHWEST CORNER OF SAID LOT; THENCE EASTERLY ALONG LOT LINE 21.99 FEET TO BEGINNING, ALL IN ASSESSOR'S PLAT NO. 21, A REPLAT OF HAMILTON'S EASTERN ADDITION, VAN EVERY-LAWSON SUBDIVISION, RUNDEL ADDITION, ACCORDING TO THE RECORDED PLAT THEREOF, AS RECORDED IN LIBER 54 OF PLATS, PAGE 19, OAKLAND COUNTY RECORDS.

SCHEDULE B, PART II EXCEPTIONS PER ALTA COMMITMENT FOR TITLE INSURANCE ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO.: 869962, REVISION: F, COMMITMENT DATE: FEBRUARY 5, 2020:

7. OMIT.
8. OMIT.
9. RIGHTS OF OTHERS OVER THAT PORTION OF THE LAND USED AS INGRESS AND EGRESS TO OTHER LANDS, AS DISCLOSED BY INSTRUMENT RECORDED IN LIBER 1010 OF DEEDS, PAGE 205, LIBER 1112 OF DEEDS, PAGE 113, LIBER 1112 OF DEEDS, PAGE 470, LIBER 1113 OF DEEDS, PAGE 9, LIBER 1338 OF DEEDS, PAGE 199 AND LIBER 1339 OF DEEDS, PAGE 197.
RESPONSE: L.1010, PG.205 PARCEL 1 COVERS A PORTION OF PARCEL 2 (LOT 25, ASSESSOR'S PLAT NO. 21), PARCEL 2 COVERS A PORTION OF PARCEL 2 (LOT 26, ASSESSOR'S PLAT NO. 21), PARCEL 3 INGRESS/EGRESS EASEMENT OVER PORTION OF LOT 20, ASSESSOR'S PLAT NO. 21, LOCATION OF EASEMENT NOT DESCRIBED. L.1112, PG.113 AS SHOWN HEREON. L.1112, PG. 470 INGRESS/EGRESS EASEMENT AS SHOWN HEREON. L.1113, PG. 9 INGRESS/EGRESS EASEMENT AS SHOWN HEREON. L.1338, PG. 199 INGRESS/EGRESS EASEMENT AS SHOWN HEREON. L.1339, PG.197 INGRESS/EGRESS EASEMENT AS SHOWN HEREON.
10. RIGHTS OF ADJOINING LAND OWNERS AND TERMS AND CONDITIONS SET FORTH IN PARTY WALL AGREEMENT DATED DECEMBER 10, 1958, RECORDED DECEMBER 15, 1958, IN LIBER 3908, PAGE 715.
AFFECTS: PARCEL 1
RESPONSE: AS SHOWN HEREON.
11. OMIT.
12. TERMS AND CONDITIONS CONTAINED IN RESOLUTION AS DISCLOSED BY INSTRUMENT RECORDED IN LIBER 8715, PAGE 120.
RESPONSE: COVERS SUBJECT PROPERTY AND ADDITIONAL LAND, NOT A SURVEY MATTER.
18. SURVEY BY ATWELL, DATED DECEMBER 19, 2019, JOB NO. 19004427, DISCLOSES THE FOLLOWING:
A. UTILITY POLES AND GUY ANCHORS ON PROPERTY WITHOUT THE BENEFIT OF A RECORDED EASEMENT.
B. OVERHEAD UTILITY LINES CROSSING PROPERTY AND PROPERTY LINES WITHOUT THE BENEFIT OF A RECORDED EASEMENT.
C. BUILDING ENCLOSED ON MAPLE AVENUE RIGHT-OF-WAY.
D. BUILDING ENCROACHES ONTO EASEMENTS RECORDED IN LIBER 1112 OF DEEDS, PAGE 470 AND LIBER 1338 OF DEEDS, PAGE 199.
E. POSSIBLE ENCROACHMENT OF BUILDING ONTO EASEMENTS RECORDED IN LIBER 1010 OF DEEDS, PAGE 205 AND LIBER 1112 OF DEEDS, PAGE 113.
F. BUILDING OVERHANGS ENCROACH ONTO EASEMENTS RECORDED IN LIBER 1113 OF DEEDS, PAGE 9 AND LIBER 1339 OF DEEDS, PAGE 197.
G. ASPHALT CROSSING NORTHERLY, NORTHWESTERLY AND EASTERLY PROPERTY LINES.
H. CONCRETE CROSSING SOUTHERLY AND SOUTHWESTERLY PROPERTY LINES.

SURVEYOR'S CERTIFICATE

TO:
-MAPLEWOOD EQUITIES, LLC, A MICHIGAN LIMITED LIABILITY COMPANY
-BOJI GROUP, LLC, A MICHIGAN LIMITED LIABILITY COMPANY
-FIRST AMERICAN TITLE INSURANCE COMPANY AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS
-COMERICA BANK, A TEXAS BANKING ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(a), 6(b), 7(c), 7(b)(1), 7(c), 8, 9, 10(a), 11, 13, 14, 16, 17, 18, 19, 20 AND 21 OF TABLE A THEREOF.

FIELD WORK WAS COMPLETED ON DECEMBER 18, 2019.

Michael D. Embree
MICHAEL D. EMBREE
PROFESSIONAL SURVEYOR NO. 56860

DATE 06/16/2020

MEMBERE@ATWELL-GROUP.COM
TWO TOWNE SQUARE, SUITE 700
SOUTHFIELD, MICHIGAN 48076
248.447.2000



Know what's below.
Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSURE ANY RESPONSIBILITY FOR SAFETY OF THE WORK OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

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TWO TOWNE SQUARE, SUITE 700
SOUTHFIELD, MI 48076
248.447.2000

SECTION 25

TOWN 2 NORTH, RANGE 10 EAST

CITY OF BIRMINGHAM

OAKLAND COUNTY, MICHIGAN

CLIENT BOJI GROUP

ALTA/NSPS LAND TITLE SURVEY

132-136 N. OLD WOODWARD

LOCATED IN

DATE 12/19/2019

| | |
|------------|---|
| 01/08/2020 | REV. PER REV. TITLE & ATTORNEY COMMENTS |
| 02/17/2020 | REV. PER UPDATED CERT PARTIES |
| 03/05/2020 | REV. PER UPDATED TITLE COMMITMENT |
| 06/16/2020 | REV. PER CLIENT COMMENTS |

REVISIONS

| | |
|-----------|-----------|
| SCALE | 0 5 10 |
| 1" = | 10 FEET |
| DR. | JR CH. ME |
| P.M. | M. EMBREE |
| BOOK | NA |
| JOB | 19004427 |
| SHEET NO. | 1 OF 1 |

CAD FILE: 19004427AS-01.DWG

PRELIMINARY
NOT FOR CONSTRUCTION

A
B
C
D
E
F
G
H

1

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5

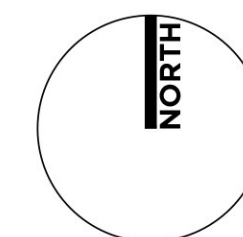
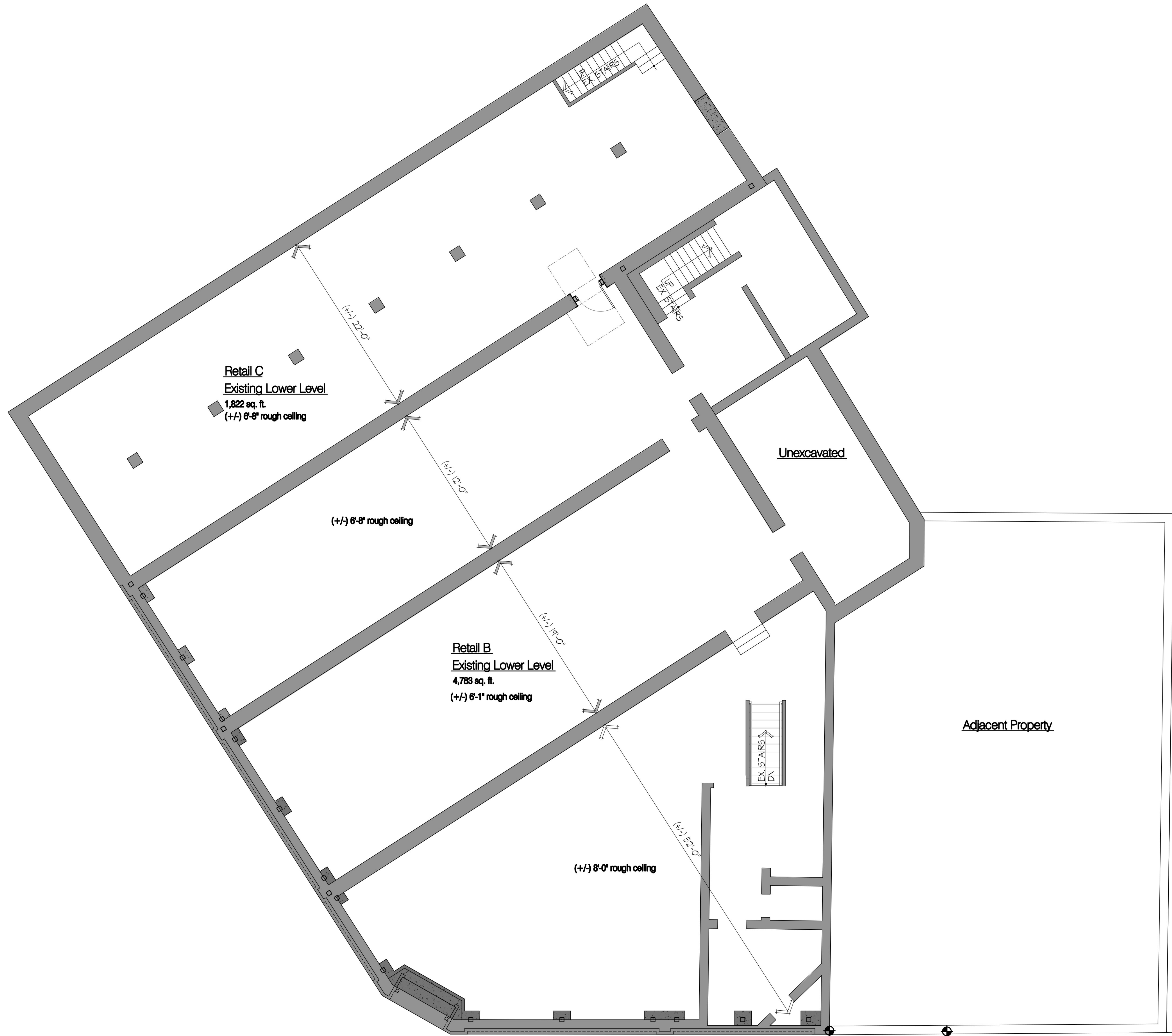
6

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H9
A100

BASEMENT FLOOR PLAN

SCALE: 3/16" = 1'-0"

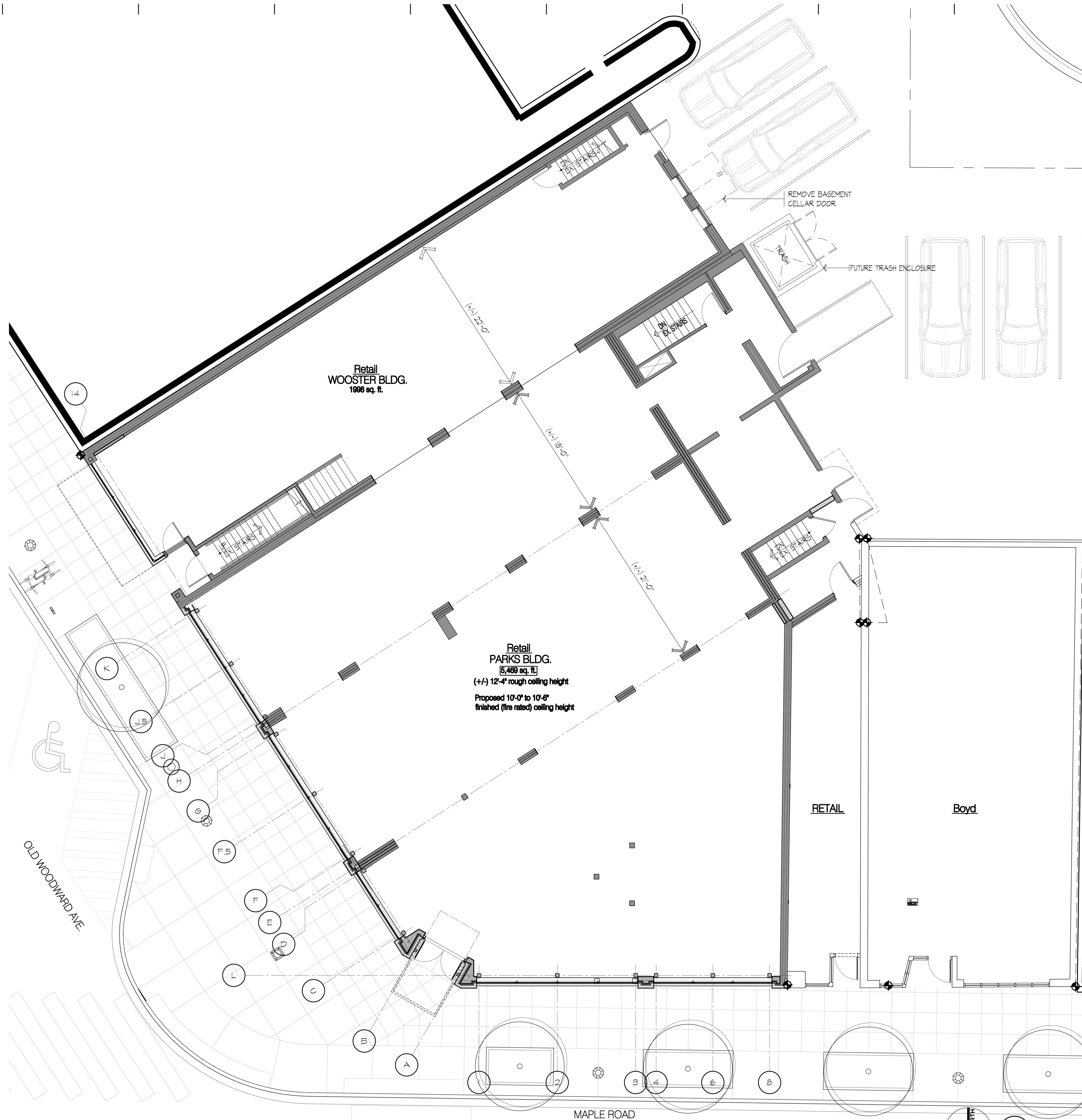
SAROKI
ARCHITECTURE
430 N. OLD WOODWARD
BIRMINGHAM, MI 48009
P. 248.258.5707
F. 248.258.5515
SarokiArchitecture.com

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

Date: 06-29-2021 **Issued For:** DESIGN REVIEW

Sheet No.:
A100
BASEMENT FLOOR PLAN

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Sheet No.:
A101
FIRST LEVEL FLOOR PLAN

FIRST LEVEL FLOOR PLAN
SCALE: 3/16" = 1'-0"
H9
A101

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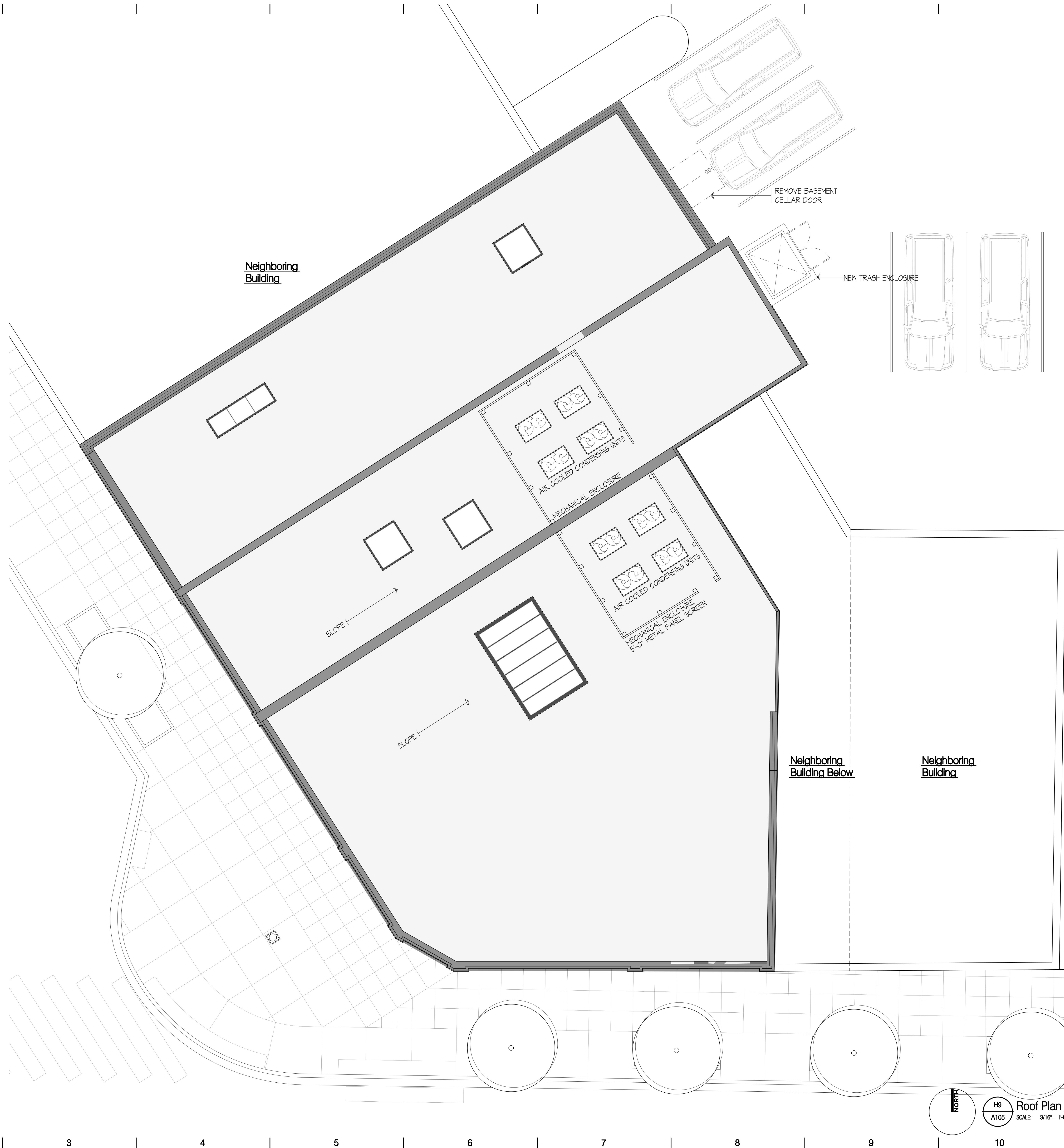
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Sheet No.:
A102
SECOND LEVEL FLOOR PLAN

SECOND LEVEL FLOOR PLAN
SCALE: 3/16" = 1'-0"
H9
A102

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Sheet No.:
A105
ROOF PLAN



69 North Old Woodward Elevation (Existing)
A200 SCALE: 1/4" = 1'-0"

WOOSTER BUILDING
TOTAL FIRST LEVEL GLAZING CALCULATION:
(BETWEEN 1'-0" AND 8'-0" ABOVE AVERAGE GRADE)
TOTAL FIRST LEVEL FACADE AREA: 167 S.F.
TOTAL FIRST LEVEL GLAZING AREA: 127 S.F.
571 S.F. (GLAZING) / 765 S.F. (WALL FACADE) = 76.0 %



N. Old Woodward — Corner — E. Maple Rd.

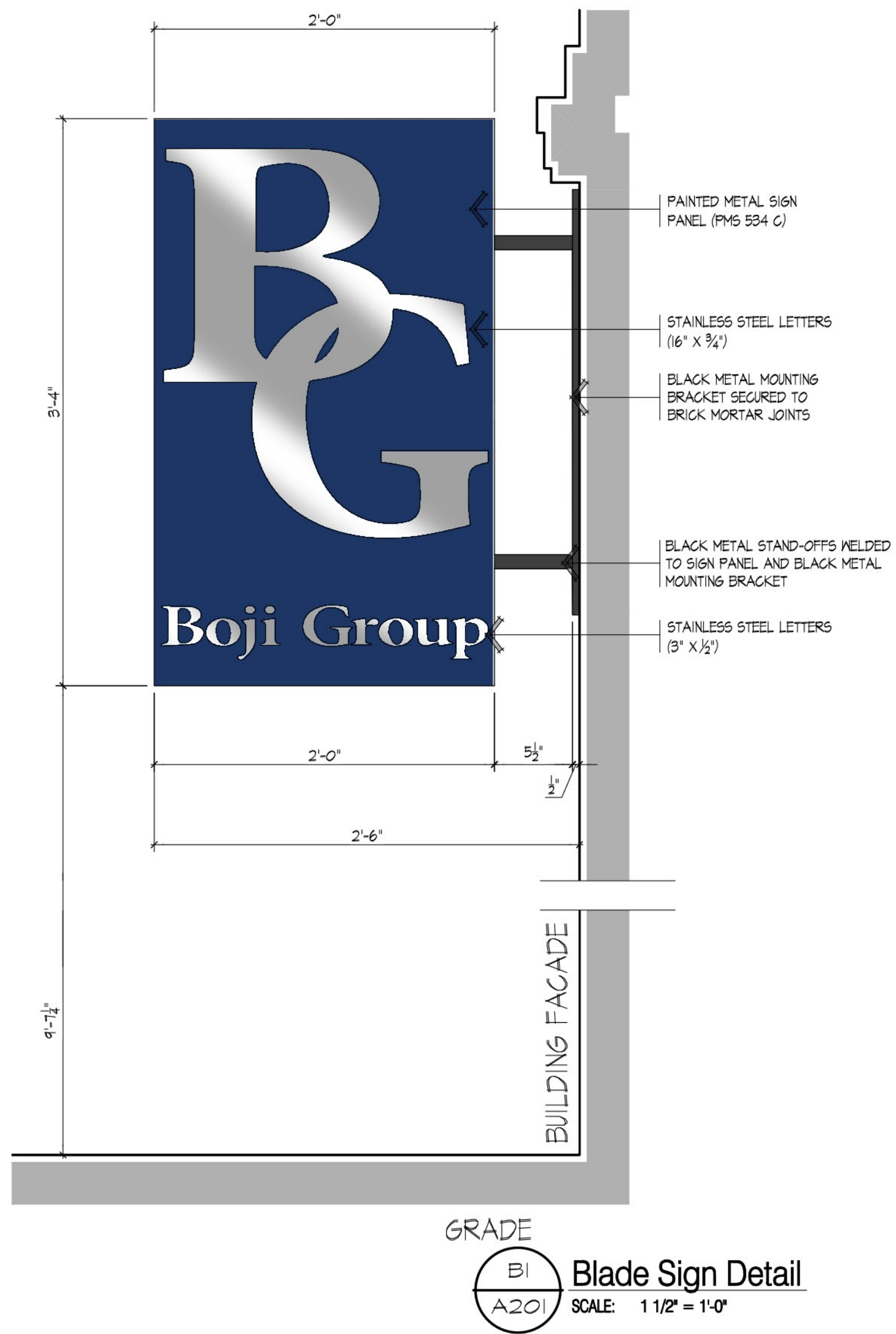
69 North Old Woodward Elevation (Proposed)
A200 SCALE: 1/4" = 1'-0"

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Sheet No.:
A200
NORTH OLD WOODWARD ELEVATION

A
B
C
D
E
F
G
H



G9
A201
East Maple Rd. (Existing)
SCALE: 1/4" = 1'-0"

PARKS BUILDING
TOTAL FIRST LEVEL GLAZING CALCULATION:
(BETWEEN 1'-0" AND 8'-0" ABOVE AVERAGE GRADE)
TOTAL FIRST LEVEL FACADE AREA: 165 S.F.
TOTAL FIRST LEVEL GLAZING AREA: 511 S.F.
511 S.F. (GLAZING) / 165 S.F. (WALL FACADE) = 310.9 %



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Sheet No.:
A201
EAST MAPLE ELEVATION

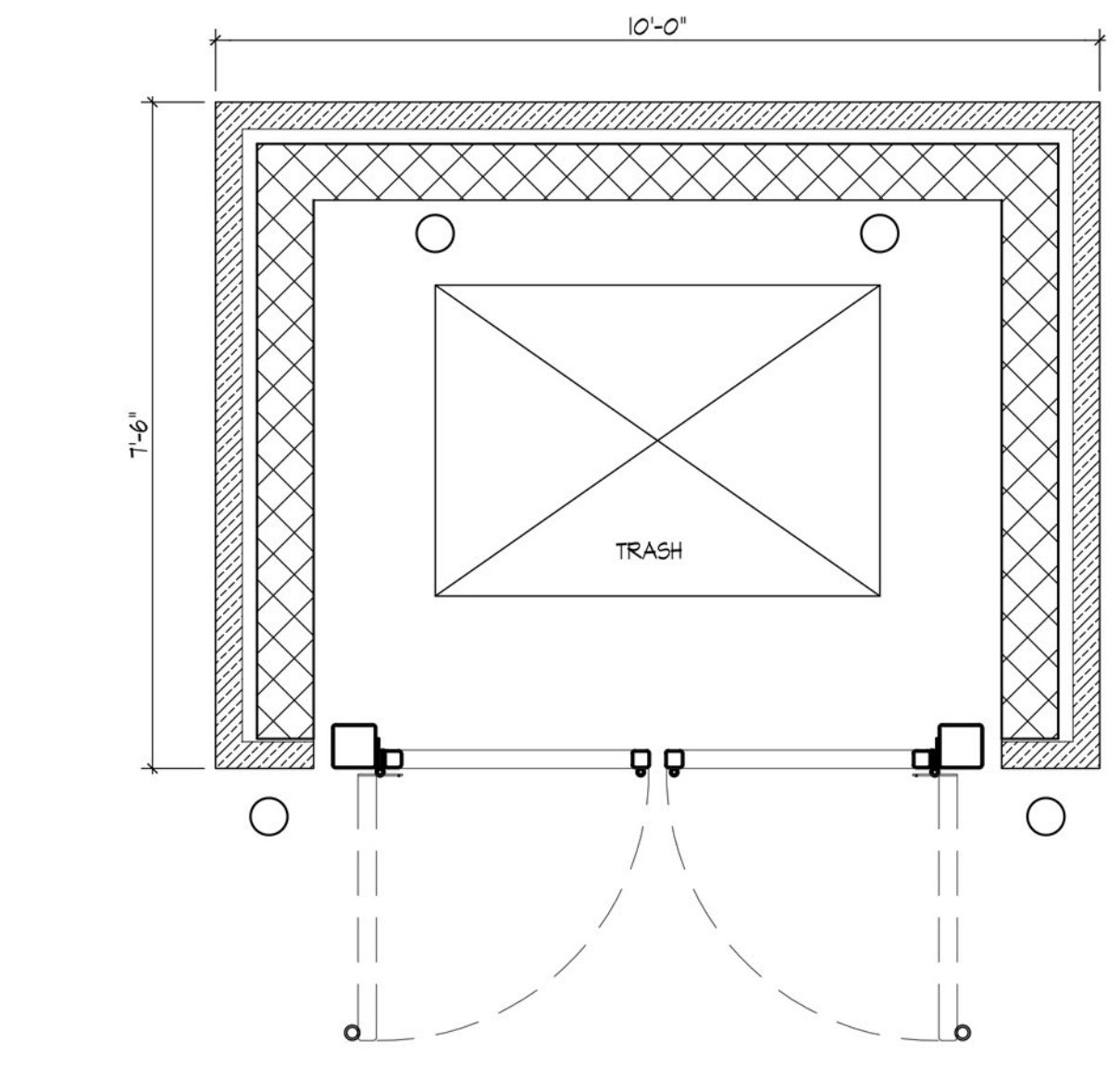
PRELIMINARY
NOT FOR CONSTRUCTION



C9 North / Rear Elevation (Existing)
A202 SCALE: 1/4" = 1'-0"



67 North / Rear Elevation (Proposed)
A202 SCALE: 1/4" = 1'-0"



69 Trash Enclosure (Proposed)
A202 SCALE: 1/2" = 1'-0"

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Sheet No.:
A202
NORTH / REAR ELEVATION

A



New Brick Facade
Ragland Extruded Brick
Parks Building

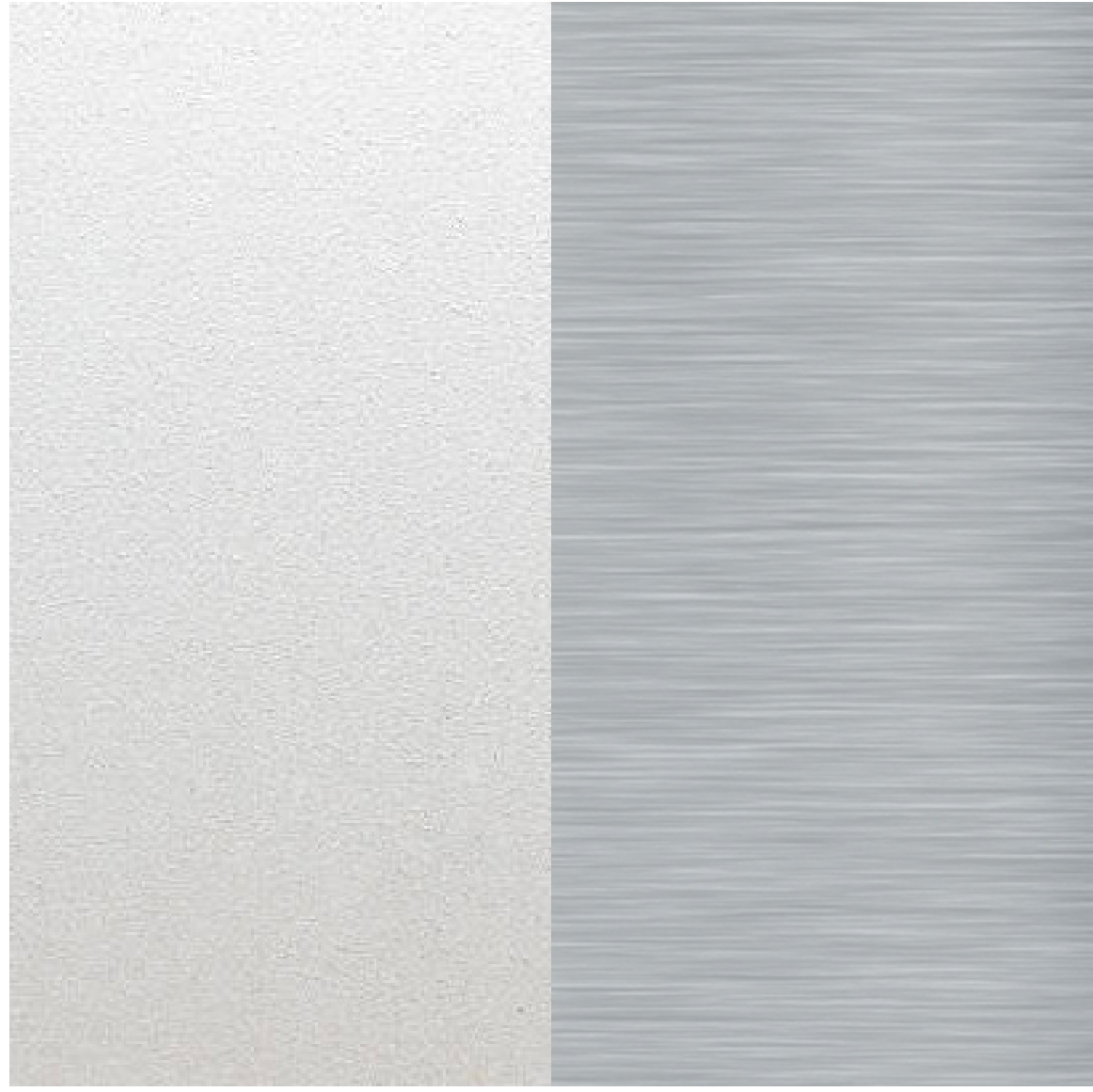
B



Limestone, Typical
At Base, Banding, Headers, and
Accents
Parks & Wooster Buildings



New Painted Wood Double-Hung
Windows, Second Floor Typical
Parks & Wooster Buildings



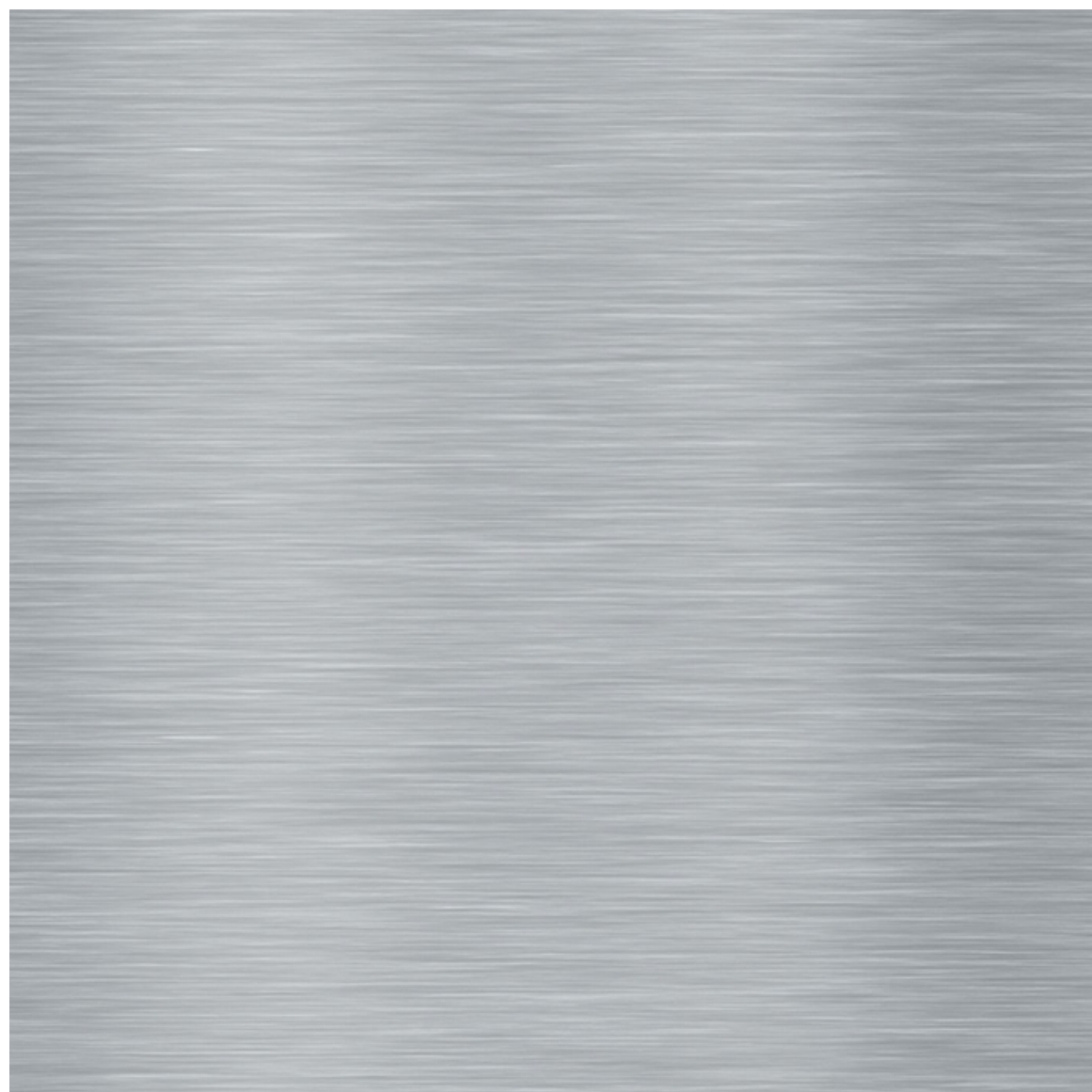
Frosted Glass & Stainless Steel
Canopy at Corner Entrance
Parks Building

C



Paint at Parks Building, Typical
Benjamin Moore
River Reflections (1552)

D



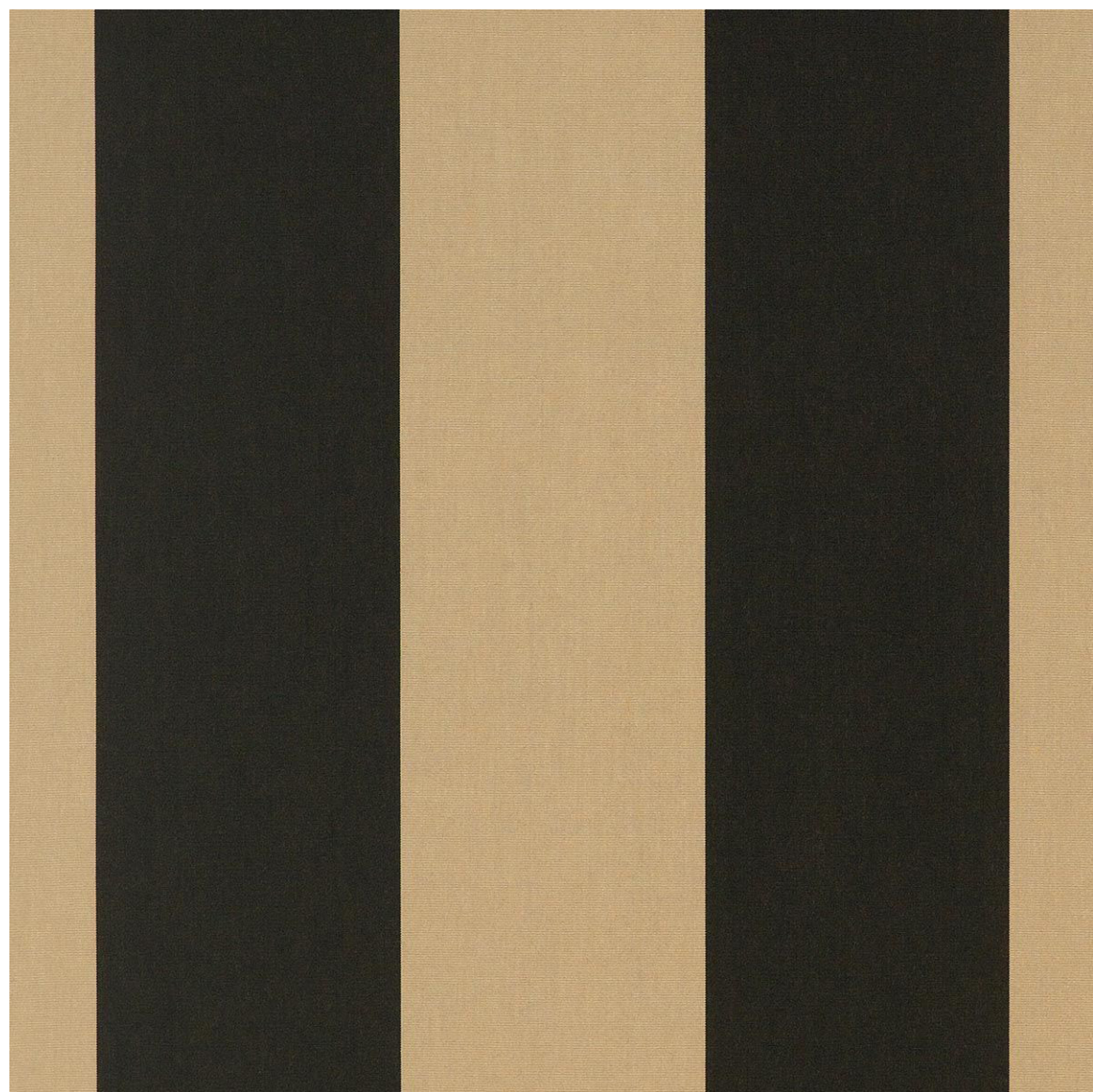
Stainless Steel Letters
Boji Group Blade Signage
Wooster Building

E



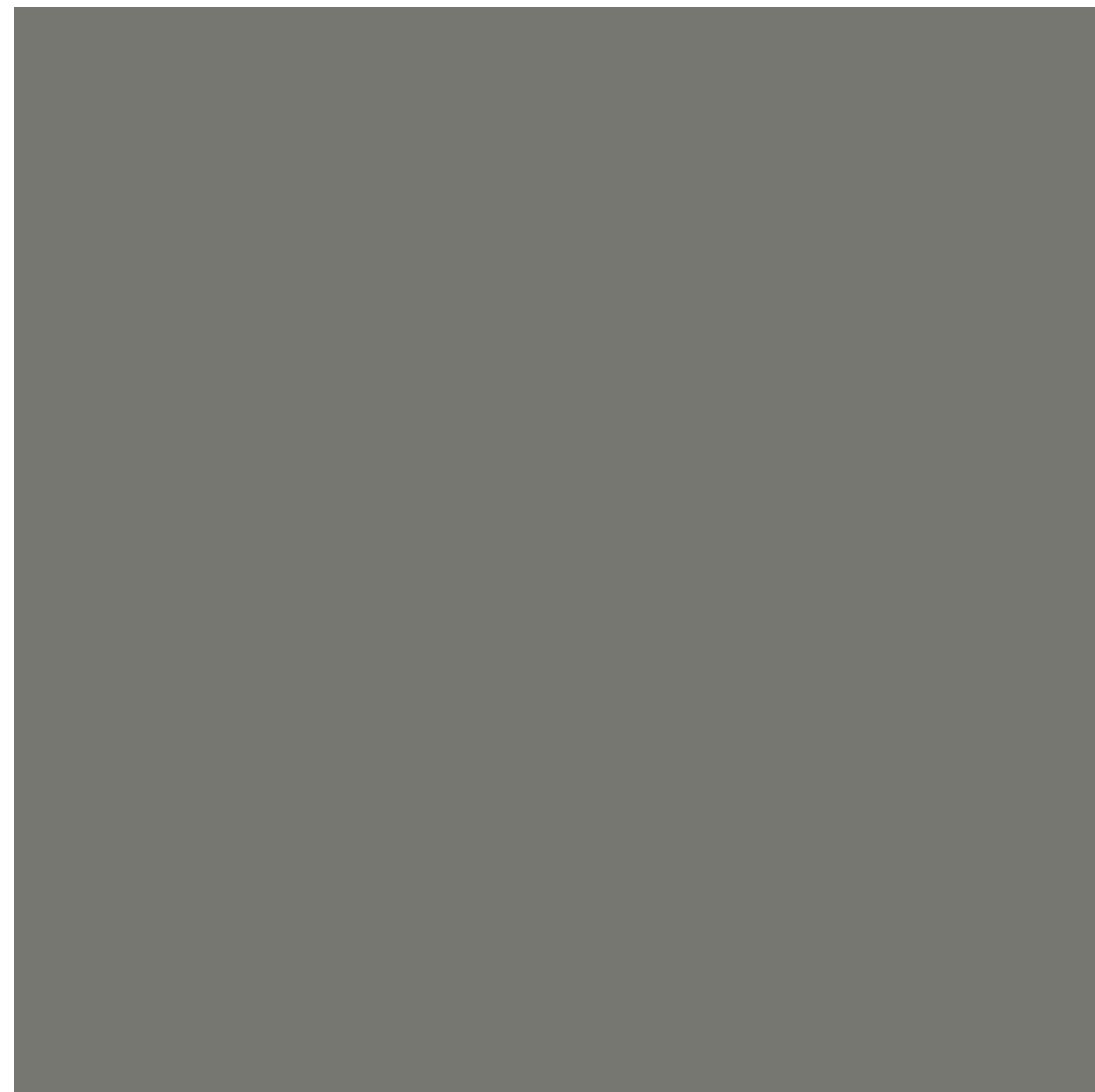
Blue Metal (PMS #534)
Boji Group Blade Signage
Wooster Building

F



Fabric Awning at Wooster Building
Sunbrella
Manhattan Classic (4789-0000)

G



Paint at Wooster Building, Typical
& Rear Elevation
Benjamin Moore
Amerst Gray (HC-167)

H

1

2

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8

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10

PRELIMINARY
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Project:
Boji Group
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Birmingham, MI 48009

Date: 06-29-2021 **Issued For:** DESIGN REVIEW

Sheet No.:
A900
EXTERIOR MATERIAL BOARD



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

Planning Division

1. Applicant

Name: RON BOJI
Address: 255 S. OLD WOODWARD AVE, SUITE 310
BIRMINGHAM, MI 48009
Phone Number: 248-646-3151
Fax Number: N/A
Email Address: RBOJI@BOJIGROUP.COM

Property Owner

Name: MAPLEWOOD EQUITIES, LLC
Address: 255 S. OLD WOODWARD AVE, SUITE 310
BIRMINGHAM, MI 48009
Phone Number: 248-646-3151
Fax Number: N/A
Email Address: RBOJI@BOJIGROUP.COM

2. Applicant's Attorney/Contact Person

Name: JOHN HINDO
Address: 255 S. OLD WOODWARD AVE, SUITE 310
BIRMINGHAM, MI 48009
Phone Number: 248-646-3151
Fax Number: N/A
Email Address: JHINDO@BOJIGROUP.COM

Project Designer/Developer

Name: VICTOR SAROKI
Address: 430 N OLD WOODWARD AVE, FLOOR 3
BIRMINGHAM, MI 48009
Phone Number: 248-258-5707
Fax Number: N/A
Email Address: VSAROKI@SAROKIARCHITECTURE.COM

3. Required Attachments

- Warranty Deed with legal description of property
- Photographs of existing site and buildings
- Completed Checklist
- Certified Land Survey
- Landscape Plan showing all existing and proposed elements
- Required fee (see Fee Schedule for applicable amount)
- Samples of all materials to be used
- Two (2) folded copies of plans including color elevations showing all materials and an itemized list of all changes for which approval is requested with the changes marked in color
- Catalog sheets for all proposed lighting & outdoor furniture
- One (1) digital copy of all plans and specifications

4. Project Information

Address/Location of Property: 132-136 N OLD WOODWARD AVE
BIRMINGHAM, MI 48009
Name of Development: MAPLEWOOD
Sidwell #: Parcel 1 : 19-25-456-017 & Parcel 2 : 19-25-456-039
Current Use: OFFICE & RETAIL
Proposed Use: OFFICE & RETAIL
Area in Acres: .556 ACRES
Current Zoning: D-4 (DOWNTOWN OVERLAY ZONING)
Zoning of Adjacent Properties: D-4 (DOWNTOWN OVERLAY ZONING)

Name of Historic District site is in, if any: CENTRAL BUSINESS DISTRICT
Date of Planning Board Approval, if any: N/A
Date of Application for Preliminary Historic Design Review: TBD
Date of Preliminary Historic Design Review Approval: _____
Date of Application for Preliminary Site Plan: N/A
Date of Preliminary Site Plan Approval: N/A
Date of Final Site Plan Approval: N/A
Will proposed project require the division of platted lots? NO

5. Details of the Nature of Work Proposed (Attach separate sheet if necessary)

(Please specifically list all materials and colors to be used)
SEE ATTACHED (2) LETTERS FROM KIDORF PRESERVATION CONSULTING FOR PROJECT DESCRIPTION
AND APPROACH FOR THE PARKS AND WOOSTER BUILDINGS.
SEE EXTERIOR MATERIAL BOARD FOR ALL MATERIALS AND COLORS.

6. Buildings and Structures

Number of Buildings on site: 6 BUILDINGS (LOT 21-25 & 27)
Height of Building & # of stories: (+/-) 30'-0" AND 2 STORIES

Use of Buildings: OFFICE & RETAIL
Height of rooftop mechanical equipment: 5'-0"

7. Addition

Proposed use: N/A
Number of floors: N/A
Number of sq. ft. on each floor: N/A
Retail space in sq. ft.: N/A
Assembly space in sq. ft.: N/A

Height: N/A
Total Floor area in sq. ft. (all floors): N/A
Office space in sq. ft.: N/A
Industrial space in sq. ft.: N/A
Seating Capacity: N/A

8. Required and Proposed Parking

Required number of parking spaces: 0
Typical angle of parking spaces: 90 DEGREES
Typical width of maneuvering lanes: PARKING OFF OF ALLEY
Location of parking on the site: REAR OF BUILDINGS
Location of off site parking: STREET PARKING
Number of light standards in parking area: N/A
Screenwall material: N/A

Proposed number of parking spaces: 4 (EXISTING PARKING)
Typical size of parking spaces: 180 SF
Number of spaces < 180 sq. ft.: 0
Number of handicap spaces: 0 (EXISTING PARKING)
Shared Parking Agreement?: N/A
Height of light standards in parking area: N/A
Height of screenwall: N/A

9. Landscaping

Location of landscape areas: N/A
STREETSCAPE LANDSCAPING PER CITY STANDARDS

Proposed landscape material: N/A
STREETSCAPE LANDSCAPING PER CITY STANDARDS

10. Building Lighting

Number of light standards on building: N/A (NO LIGHTS INTENDED)
Size of light fixtures (LxWxH): N/A
Maximum wattage per fixture: N/A
Light level at each property line: N/A

Type of light standards on building: N/A (NO LIGHTS INTENDED)
Height from grade: N/A
Proposed wattage per fixture: N/A
Number & location of holiday tree lighting receptacles: N/A

Street Frontage:

Width: N/A (NO LIGHTS INTENDED)
Height: N/A (NO LIGHTS INTENDED)

Length: N/A (NO LIGHTS INTENDED)

11. Location of Proposed Signs

SEE SIGN BAND LOCATIONS ON EXTERIOR ELEVATIONS.
RETAIL SIGNAGE TO BE DETERMINED BY TENANT AND SUBMITTED FOR REVIEW AT A LATER TIME.

12. Type of Sign(s)

Wall: 4 LOCATIONS
Ground: N/A
Projecting: 1 LOCATION

Canopy: N/A
Building Name: N/A
Post-mounted Projecting: N/A

13. If a wall sign, indicate wall to be used:

Front: SEE SIGN BAND LOCATIONS ON EXTERIOR ELEVATIONS
Left side: SEE SIGN BAND LOCATIONS ON EXTERIOR ELEVATIONS

Rear: SEE SIGN BAND LOCATIONS ON EXTERIOR ELEVATIONS
Right side: SEE SIGN BAND LOCATIONS ON EXTERIOR ELEVATIONS

14. Size of Sign

Width: SEE SIGN BAND LOCATIONS ON EXTERIOR ELEVATIONS
Depth: SEE SIGN BAND LOCATIONS ON EXTERIOR ELEVATIONS
Height of lettering: SEE SIGN BAND LOCATIONS ON EXTERIOR ELEVATIONS

Height: SEE SIGN BAND LOCATIONS ON EXTERIOR ELEVATIONS
Total square feet: SEE SIGN BAND LOCATIONS ON EXTERIOR ELEVATIONS

15. Existing signs currently located on property

Number: 2 SIGNS LOCATED ON THE WOOSTER BUILDING
Square feet per sign: 12 SF (WALL SIGN) & 4 SF (PROJECTING SIGN)

Type(s): WALL & PROJECTING ON WOSTER BUILDING
Total square feet: 16 SF

16. Materials/Style

Metal: 1 PROJECTING SIGN ON WOOSTER BUILDING
Plastic: N/A
Color 1(including PMS color #): BLUE, PMS #534-C
Additional colors (including PMS color #):

Wood: N/A
Glass: N/A
Color 2 (including PMS color #) WHITE, PMS #11-0601

17. Sign(s) Read(s): BOJI GROUP

18. Sign Lighting

Type of lighting proposed: N/A
Size of light fixtures (LxWxH): N/A
Maximum wattage per fixture: N/A
Location: N/A

Number proposed: N/A
Height from grade: N/A
Proposed wattage per fixture: N/A
Style (include specifications): N/A

19. Landscaping (Ground signs only)

Location of landscape areas: N/A

Proposed landscape material: N/A



CONSENT OF PROPERTY OWNER

I, RON BOJI, OF THE STATE OF MICHIGAN AND COUNTY OF
(Name of property owner)

OAKLAND STATE THE FOLLOWING:

1. That I am the owner of real estate located at 132-136 N OLD WOODWARD AVE, BIRMINGHAM MI 48009,
(Address of affected property)
2. That I have read and examined the Application for Administrative Approval made to the City of Birmingham by:
RON BOJI;
(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: 6-29-2021

RON BOJI

Owner's Name (Please Print)

Owner's Signature



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

Applicant: RON BOJI Case #: _____ Date: 6-29-2021

Address: 132-136 N OLD WOODWARD AVE, BIRMINGHAM MI Project: MAPLEWOOD

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. Legend and notes, including a graphic scale, north point, and date;
- ☒ 4. A separate location map;
- ☒ 5. A list of all requested elements / changes to the site plan;
- ☒ 6. Any changes requested marked in color on the site plan and on all elevations of any building(s);
- ☒ 7. General description, location, and types of structures on the site;
- ☒ 8. Details of existing or proposed lighting, signage and other pertinent development features;
- ☒ 9. 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
- ☒ 10. Any other information requested in writing by the Planning Division, the HDC, 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:

- ☒ 11. Color elevation drawings showing the proposed design for each façade of the building;
- ☒ 12. List of all materials to be used for the building, marked on the elevation drawings;
- ☒ 13. Details of existing or proposed lighting, signage and other pertinent development features;
- ☒ 14. A list of any requested design changes;
- ☒ 15. Itemized list of all materials to be used, including exact size specifications, color, style, and the name of the manufacturer;
- ☒ 16. All items listed on the **Sign Review Presentation Requirements**
- ☒ 17. Any other information requested in writing by the Planning Division, the HDC, or the Building Official deemed important to the development.



Kidorf Preservation Consulting

451 E. Ferry Street, Detroit, Michigan 48202

313-300-9376

June 23, 2021

Birmingham Historic District Commission
City of Birmingham
151 Martin Street
Birmingham, Michigan 48012

RE: Parks Building – 132 North Old Woodward

Dear Commissioners,

The owner of the Historic Landmark Parks Building at 132 North Old Woodward is proposing to reconstruct the original façade to match the 1889 photograph below. This work will require the removal of the travertine/marble installed in 1969 and removal or reconfiguration of the non-historic brick below the marble. The limestone trim will be replicated with limestone or cast stone. New storefronts, awnings, and second floor windows replicating the opening shape and sizes shown in the historic photograph will also be constructed per the submitted plans and elevations with this application. The proposal returns the façade appearance to the period of historic significance for the City of Birmingham.

Per the history provided by the city from the initial historic designation, the Parks Building was constructed in 1889 by Alex Parks for a butcher shop and meat market. His son Austin ran the business until 1911 when it was taken over by Bell Bros. & La Joie, a grocery store and meat market. Subsequent owners were Frank Schlaak and David Bell, M.R. Blair, and C.F. Smith store. Photos through c. 1910 show the building stayed in its original configuration except for the addition of awnings and signage.



c. 1890s photo

Photos from the 1890s through 1910s, exact dates unknown



By the time of the 1930s, the end of the period of significance for the district, the storefronts had already been changed with new cladding and signage, the opening sizes appear to have remained the same.



In a 1954 photo there were further changes to the storefront, however the upper story brick remained intact.



Sometime after 1954, but before 1969, the entire building façade and storefront were replaced with new brick and windows.



c. 1960 photo

According to the original study committee report the current marble/travertine façade was installed in 1969 – the City Commission granted a license for the new façade to encroach into the public right-of-way. Per the June 1, 1983, designation report it was believed that the 1889 façade still existed below the travertine façade. The report reads, “This building, if restored, would be a major contributor to the Maple/Woodward intersection.” A later report with no date reads, “This building if restored to its original brick façade, which still stands behind the marble, would be a major contributor to the Maple/Woodward intersection.”



Photo from 1983 report



Photo from newer (undated) report

As is common with local historic districts designated in the 1970s and 80s, no period of significance for the Downtown Historic District was established. Staff conversations with the SHPO have identified a period of significance of 1890 to 1930, as that is the date of construction of the bulk of the historic buildings within the district. This period of significance is confirmed in an October 18, 1984, memorandum from the Historic District Study Committee (Max B. Horton, Chairman) to the City Commission which reads as follows:

“Design relationships in architecture appear to have become a problem since the coming of age of the “modern movement” in the last 35 years or so. When “modern” architecture arrived, thumbing its nose at the past and the surroundings, its problems began. The public has become disaffected with modern design. Existing scale is not respected and there is little ornamentation; the result is monotony. ***With this sharp change in designs so profoundly affecting the existing streetscape, preservationists and others reacted and the concept of historic districts was born.***

While there may not be a clear answer to what constitutes a good relationship between old and new buildings, that should not stop us from trying to find a solution. It is only in a quality-built environment that we can achieve a quality life. The 29 “landmark” structures represent what is left of quality development from a previous era.”

The Parks building, which was designated as contributing per the Birmingham City Ordinance at 127-25(2)(m), is a Landmark building in the City. Although the façade has been altered the building still retains historic features on the alley sides of the building, as well as some original chimneys.

Exploration under the current façade indicates that none of the 1889 façade remains on the building. This is further evidenced in the c. 1960 photograph. With 1930 being the end date of the period of significance, the **alterations** made after the 1930’s are considered not historic as those **alterations** have not achieved significance in their own right.

Per the Secretary of the Interior’s Standards for Rehabilitation (“Standards”) when no historic fabric remains either on the surface or underneath there are three treatment options:

- Keep the building as it is; OR
- Restore the building to its original appearance (this is a restoration option and is NOT required under the rehabilitation standards); OR
- *Construct a new façade/storefront that is compatible in massing, size, scale, and materials to the district per standard number 9, which reads: 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.

It **does not** meet the Standards to create a design that is not compatible with the district or return to a design that has no historical significance. It is not recommended to keep the storefront opening sizes and underlying brick facade from the post-1930 renovation which creates an appearance that is outside of the period of significance and is not compatible with the district. Per the Guidelines for Rehabilitation under Storefronts **it is not** recommended to do the following:

- *Introduce a new design that is incompatible in size, scale, material, and color.*

Keeping the existing post-1930 storefront configuration is an incompatible design as the existing and underlying storefronts have not acquired significance in their own right because the changes were made after the period of significance for the district.

When the historic storefront is missing, **it is** recommended to:

- Design and construct a new storefront when the historic storefront is completely missing. It may be an accurate restoration using historical, pictorial, and physical documentation; or be a new design that is compatible with the size, scale, material, and color of the historic building.

As the owner proposes an accurate restoration of the façade and storefront using historical and pictorial documentation this meets the Secretary of the Interior's Standards for Rehabilitation standard number 6.

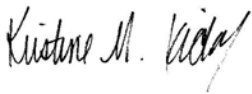
6. *Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.*

Because the proposed new façade and storefronts are based on pictorial evidence, it does not create a false sense of historical development, rather, it is a replacement of missing features substantiated by pictorial evidence and returns the design to a period of historic significance.

For all of the foregoing reasons, the owner of the Historic Landmark Parks Building at 132 North Old Woodward requests that this board approve the reconstruction of the historic façade, including new storefronts, awnings, and second floor windows, per the submitted plans as the design is compatible with the historic district and returns the design to the period of historic significance for the City of Birmingham.

I will be in attendance at the Commission's July 7, 2021, meeting for any questions or further discussion. Thank you for your consideration of this application.

Sincerely,



Kristine M. Kidorf
Kidorf Preservation Consulting



Kidorf Preservation Consulting

451 E. Ferry Street, Detroit, Michigan 48202

313-300-9376

June 23, 2021

Birmingham Historic District Commission
City of Birmingham
151 Martin Street
Birmingham, Michigan 48012

RE: Wooster Building – 136 North Old Woodward

Dear Commissioners,

The owner of the Historic Landmark Wooster Building at 136 North Old Woodward are proposing to construct a new storefront, signage and awning at the first floor, install new double-hung windows with transoms in the original masonry openings at the second floor, and clean and repair the existing stone and brick.

Per the history provided by the city from the initial historic designation, the Wooster Building was constructed in 1913 or 1914 by James Wooster, the proprietor of the National Hotel. McBride's Hardware occupied the building until the mid-1920s, a barbershop then occupied the first floor. Sam Bruni turned the second floor into an apartment in 1941. Beginning in 1946 Mortimer's Men's Store occupied the first floor until the 1950s when Arthur Murray's Dance Studio moved in. In 1967 Warfield Paint Company took over the building and remained there until at least 1983. The building has a key location between the Parks Building to the south and the National Bank Building to the north.



Historic photos from the city provided designation file – unknown dates



1919
National Park Bldg.
152-172 N. Woodward

c. 1914
Wooten Bldg.
136 N. Woodward

1887
Parker Bldg. ©
132 N. Woodward

The last photo above gives the clearest view of the historic storefront as well as the top. By 1960 the arched pedimented top of the building had been removed and the storefront altered.



The 1960s configuration appears to remain until at least 1983 when the district was designated.



In 1996 the Historic District Commission approved the following:

- 1.Revising the 4, second-story windows to add glass transoms above the existing double hung windows.
- 2.Removing the existing glass and tile storefront materials and the existing signage.
- 3.Constructing a new storefront of medium brown painted wood and glass.
- 4.Installing a new limestone base to match the existing pilaster base.
- 5.Establishing the sign band as the wood fascia above the display windows to include tan painted letters and address numerals to be reviewed by the Commission.

These changes appear to have lasted at least until 2005.





Undated updated designation report photo



October 2020 photo from *Google Earth*

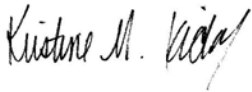
From the photos and information above the existing storefront is not original, nor is it in its original configuration. The building owner is proposing to install a new storefront with a recessed door on the right (south) side. The recess will also access a side facing door that leads to the storefront. The remainder of the storefront will be large windows with a base in proportions similar to the historic and existing storefront. The existing wood panel sign band above the storefront will be reconstructed with a slightly different panel design.

Storefront reconfigurations and alterations are typical in historic commercial buildings. The existing storefront appears to date from 1996 or later, well outside of the period of significance for the district which ends in 1930. The existing storefront has not achieved significance in its own right. The proposed new storefront, awning, signage and windows are compatible with the historic district and does not destroy any historic materials or characteristics of the district. The work meets *The Secretary of the Interior's Standards for Rehabilitation*, in particular standard numbers 5, 6 and 9, which read as follows:

5. *Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic 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.*
9. *New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.*

I will be in attendance at the Commission's July 7, 2021, meeting for any questions or further discussion. Thank you for your consideration of this application.

Sincerely,

A handwritten signature in black ink, appearing to read "Kristine M. Kidorf". The signature is fluid and cursive, with a stylized "K" and "M".

Kristine M. Kidorf
Kidorf Preservation Consulting

COVENANT DEED

MAPLE-WOOD REALTY, L.L.C., a Michigan limited liability company, whose address is 132 N. Old Woodward Avenue, Birmingham, Michigan 48009 ("**Grantor**"), hereby sells, conveys, grants and bargains to **MAPLEWOOD EQUITIES, LLC**, a Michigan limited liability company, whose address is 255 S. Old Woodward, Suite 310, Birmingham, Michigan 48009 ("**Grantee**"), the premises situated in City of Birmingham, Oakland County, Michigan, more specifically described as:

See **Exhibit A** attached hereto, and made a part hereof by this reference ("**Property**");

for the sum set forth on the Real Estate Transfer Tax Valuation Affidavit filed herewith.

Grantor, for itself, its successors and assigns, covenants, grants, bargains and agrees to and with Grantee, its successors and assigns, that, subject to the exceptions set forth on **Exhibit B** hereto, Grantor has not done, committed or knowingly suffered to be done or committed any act, matter or thing whatsoever, whereby the premises hereby granted, or any part thereof, is, or shall or may be, charged or encumbered in title, estate or otherwise.

If the land being conveyed is unplatted, the following is deemed to be included:

Grantor grants to Grantee the right to make all available divisions under Section 108 of the Land Division Act, Act No. 288 of the Public Acts of 1967, as amended.

This property may be located within the vicinity of farmland or a farm operation. Generally accepted agricultural and management practices which may generate noise, dust, odors, and other associated conditions may be used and are protected by the Michigan Right to Farm Act.

[Signature page follows]

[SIGNATURE PAGE TO COVENANT DEED]

Dated as of JUNE 30th, 2020.

GRANTOR:

MAPLE-WOOD REALTY, L.L.C.,
Michigan limited liability company

By: [Signature]
Name: David Wetsman
Its: Authorized Representative

STATE OF _____)
) ss.
COUNTY OF _____)

This instrument was acknowledged before me in Hartford County,
CT, on JUNE 23, 2020, by David Wetsman the Authorized Representative of
MAPLE-WOOD REALTY, L.L.C., a Michigan limited liability company

[Signature]
Print Name of Notary Public: Steven M Levin
Notary Public, State of CT, County of Hartford
My commission expires: 11/30/23
Acting in the County of Hartford CT

Drafted by:
Daniel P. Mooney, Esq.
Honigman LLP
660 Woodward Avenue
2290 First National Building
Detroit, Michigan 48226

When recorded return to: Grantee

Send subsequent tax bills to: Grantee

Recording Fee: \$ _____

Transfer Tax: Real Estate Transfer Tax Valuation Affidavit filed.

EXHIBIT A
LEGAL DESCRIPTION

Real property located in the City of Birmingham, County of Oakland, State of Michigan, and further described as follows:

PARCEL 1:

Lot 20, except the East 41.50 feet, ALSO part of Lot 21, described as: Beginning at the Southeast lot corner; thence West 3.62 feet along the South lot line; thence North 11.20 feet; thence East 1.06 feet to the East lot line; thence Southerly 11.58 feet along the East lot line to the point of beginning; also Lot 22 except the West 10 feet of ASSESSOR'S PLAT NO. 21, A REPLAT OF HAMILTON'S EASTERN ADDITION, VAN EVERY-LAWSON SUBDIVISION. RUNDEL ADDITION, according to the recorded plat thereof, as recorded in Liber 54 of Plats, page 19, Oakland County Records.

PARCEL 2:

The West 10 feet of Lot 22 and all of Lots 23, 24, 25, 26 and 27 and part of Lot 21 described as: Beginning at the Northeast corner or most Northerly corner of said Lot 21; thence Southeasterly along lot line 23.16 feet to North wall of Clement Building; thence West along face of said North wall 1.06 feet to corner of said building; thence Southerly along face of West wall of said building 11.2 feet to South line of said Lot 21, thence West along said South line 9.08 feet to the Southwest corner of said Lot 21; thence North along West line of said Lot 21, a distance of 25.30 feet to the Northwest corner of said lot; thence Easterly along lot line 21.99 feet to beginning, all in ASSESSOR'S PLAT NO. 21, A REPLAT OF HAMILTON'S EASTERN ADDITION, VAN EVERY-LAWSON SUBDIVISION. RUNDEL ADDITION, according to the recorded plat thereof, as recorded in Liber 54 of Plats, page 19, Oakland County Records.

Commonly known as: 100, 132-136 North Old Woodward and 135 E. Maple Road, Birmingham, Michigan 48009

Tax Parcel No.: 19-25-456-017 (Parcel 1) & 19-25-456-039 (Parcel 2)



IMAGE 1



IMAGE 2



IMAGE 3



IMAGE 4



IMAGE 5



Submittal Data Sheet

10-Ton, 230V VRV AURORA HR

RELQ120TATJU

FEATURES

- VRF Industry's first air cooled system that delivers heating down to -22°F (-30°C) as standard
- Daikin's inverter based vapor injection compressor delivers high heating capacity of up to 100% at 0°F (-18°C), up to 85% at -13°F (-25°C) and up to 60% at -22°F (-30°C)
- Refrigerant-cooled efficient and stable inverter board operation, independent of ambient conditions
- Added peace of mind with Auto Changeover ability to back up (auxiliary) heat
- Year round comfort and energy efficiency delivered by combining VRV and VRT technologies
- Available in 6, 8, 10 ton single modules and 12, 16, 20 ton multi-module systems
- Compatible with the VRV-IV T-series Branch Selector Boxes
- Seamless connection to all VRV M, P and T series indoor and air processing units
- Ships factory standard with coil guards
- Assembled in the US to increase flexibility and reduce lead times
- Standard Limited Warranty: 10-year limited parts warranty



BENEFITS

- Refrigerant cooled inverted technology allows installation without an additional drain pan heater
- Designed and optimized for Total Cost of Construction (TCC) and reduced Life Cycle Cost (LCC)
- Modular and lightweight - enables flexibility in system layout and installation
- Engineered with Daikin's inverter based vapor injection compressor for optimized part load efficiency
- Heat exchanger coil wraps around on all 4 sides of the unit to increase the surface area / efficiency
- Corrosion resistant, 1000 hours salt spray tested Daikin PE blue fin heat exchanger
- Long pipe lengths up to 1640 ft total and ability to connect up to 20 indoor units with up to 98 ft vertical separation between indoor units provides design and installation flexibility
- Digital display on the unit for improved and faster configuration, commissioning, and troubleshooting





Submittal Data Sheet

10-Ton, 230V VRV AURORA HR

RELQ120TATJU

PERFORMANCE

| | | | |
|----------------------------------|---|--------------------------------------|---|
| Outdoor Unit Model No. | RELQ120TATJU | Outdoor Unit Name: | 10-Ton, 230V VRV AURORA HR |
| Type: | Heat Recovery | Unit Combination: | |
| Rated Cooling Conditions: | Indoor (°F DB/WB): 80 / 67 Ambient (°F DB/WB): 95 / 75 | Rated Heating Conditions: | Indoor (°F DB/WB): 70 / 60 Ambient (°F DB/WB): 47 / 43 |
| Rated Piping Length(ft): | | | |
| Rated Height Difference (ft): | 0.00 | | |
| Rated Cooling Capacity (Btu/hr): | 114,000 | Rated Heating Capacity (Btu/hr): | 129,000 |
| Nom Cooling Capacity (Btu/hr): | 120,000 | Nom Heating Capacity (Btu/hr): | 135,000 |
| Cooling Input Power (kW): | 8.10 | Heating Input Power (kW): | 9.47 |
| EER (Non-Ducted/Ducted): | 13.70 / 12.40 | Heating COP (Non-Ducted/Ducted): | 4.0 / 3.5 |
| IEER (Non-Ducted/Ducted): | 23.40 / 19.60 | Heating COP 17F (Non-Ducted/Ducted): | 2.3 / 2.3 |
| | | SCHE (Non-Ducted/Ducted): | 26.70 / 21.40 |

OUTDOOR UNIT DETAILS

| | | | |
|---------------------------------------|-------------------|----------------------------------|--------------|
| Power Supply (V/Hz/Ph): | 208-230 / 60 / 3 | Compressor Stage: | |
| Power Supply Connections: | L1, L2, L3 Ground | Capacity Control Range (%): | 9 - 100 |
| Min. Circuit Amps MCA (A): | 83.4 | Capacity Index Limit: | 84.0 - 156.0 |
| Max Overcurrent Protection (MOP) (A): | 90 | Airflow Rate (H) (CFM): | 8806 |
| Max Starting Current MSC(A): | | Gas Pipe Connection (inch): | 1-1/8 |
| Rated Load Amps RLA(A): | 39.3 | Liquid Pipe Connection (inch): | 1/2 |
| Dimensions (Height) (in): | 66-11/16 | H/L Pressure Connection (inch) | 3/4 |
| Dimensions (Width) (in): | 48-7/8 | H/L Equalizing Connection (inch) | |
| Dimensions (Depth) (in): | 30-3/16 | Sound Pressure (H) (dBA): | 64 |
| Net Weight (lb): | 793 | Sound Power Level (dBA): | 84.5 |
| | | Max. No. of Indoor Units: | 20 |

Submittal Data Sheet

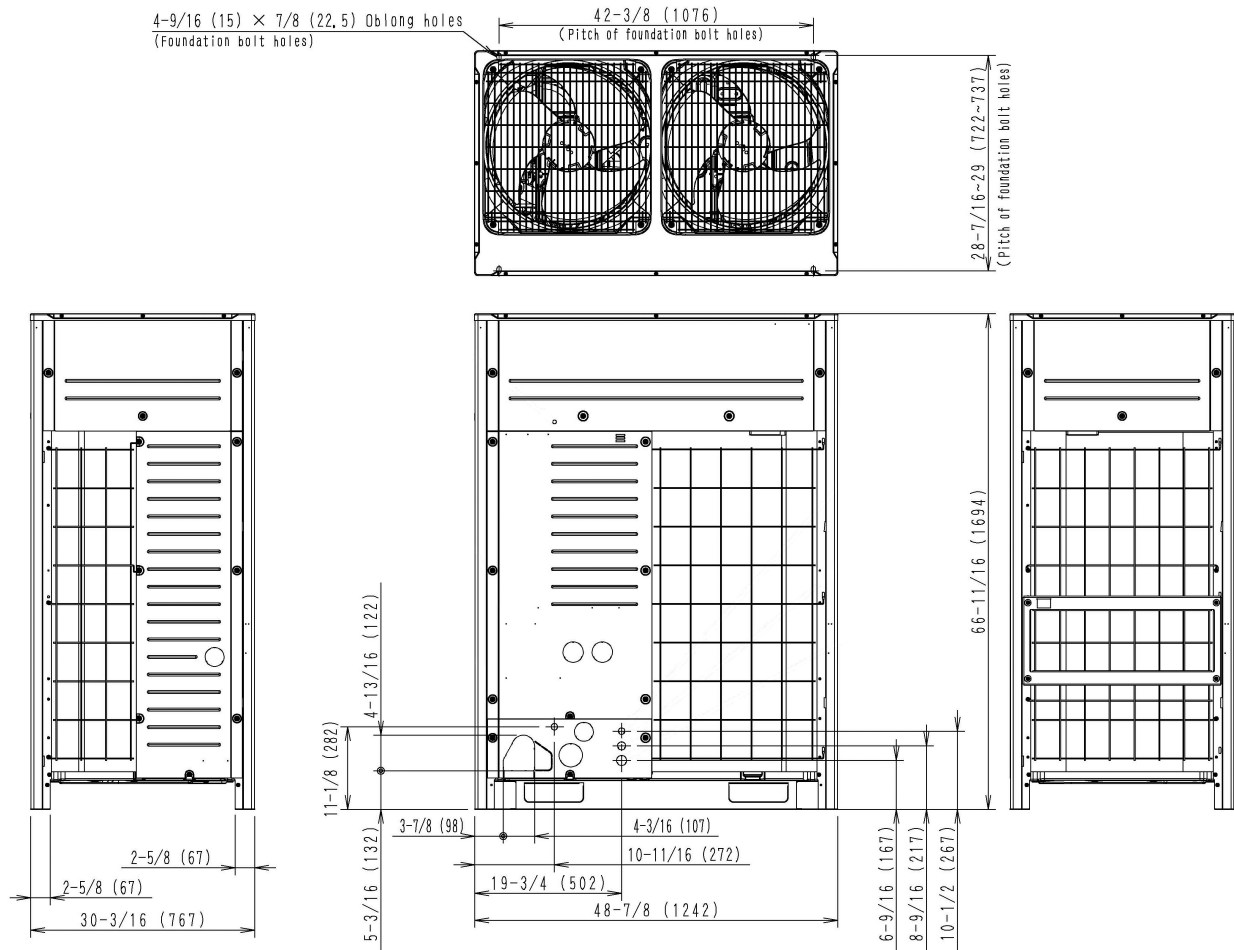
10-Ton, 230V VRV AURORA HR

RELQ120TATJU

SYSTEM DETAILS

| | | | |
|--|--------|-----------------------------------|----------|
| Refrigerant Type: | R-410A | Cooling Operation Range (°F DB): | 23 - 122 |
| Holding Refrigerant Charge (lbs): | 25.8 | Heating Operation Range (°F WB): | -22 - 60 |
| Additional Charge (lb/ft): | | Max. Pipe Length (Vertical) (ft): | 295 |
| Pre-charge Piping (Length) (ft): | | Cooling Range w/Baffle (°F DB): | - |
| Max. Pipe Length (Total) (ft): | 1,640 | Heating Range w/Baffle (°F WB): | - |
| Max Height Separation (Ind to Ind ft): | 0 | | |

DIMENSIONAL DRAWING





MEMORANDUM

Planning Division

DATE: July 7th, 2021

TO: Historic District Commission

FROM: Nicholas Dupuis, City Planner

SUBJECT: 239 N. Old Woodward – Bloom Bistro – Design Review

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

Existing Use: 2-Story Commercial Building

History

Elmer Huston put up this building with 2 stores on the ground level and apartments above in 1923. It housed the Post Office and variety store from 1924 to 1928. In 1929, the Mulholland Dry Goods Company moved into both spaces. Mulholland went out of business in 1963 or 1964. Several businesses were located there until Irving Kay moved into the north half in 1967. Between then and not several businesses, have succeeded each other in the southern half. In the spring of 1982, Irving Kay expanded and occupied the entire ground floor. The second floor façade resembles that of the Leonard Building in W. Maple.

Introduction

The subject site is located on the west side of N. Old Woodward just north of Hamilton Row. The multi-tenant building is located in the Central Business Historic District and is a designated historic resource. The applicant has submitted a Design Review application for exterior changes to an existing first-floor tenant space, Bloom Bistro.

On May 26th, 2020, the Planning Board reviewed the Special Land Use, Final Site Plan and Design Review application for Bloom Bistro and recommended approval to the City Commission with the following conditions:

1. The applicant must receive Historic District Commission approval for all exterior changes proposed;
2. The applicant must submit revised site plans showing non-public trash receptacles in each outdoor dining area;
3. The Planning Board APPROVES the projection into the Willits Alley right-of-way;
4. The applicant must submit specification sheets with Visual Light Transmittance figures for all proposed glazing;

5. The applicant must revise the sign concept for Bloom to meet the dimensional requirements of the Sign Ordinance;
6. The applicant must comply with the requests of all City Departments; and
7. The Planning Board APPROVES outdoor dining in the Willits Alley.

As required, the applicant is seeking Historic District Commission approval for the Bloom Bistro, and subsequently the exterior changes to the Huston Building proposed with the new tenant.

On June 16th, 2020, the Historic District Commission postponed consideration of the Design Review application citing concerns about historic materials and the overall design proposal for the historic façade.

Proposal

At this time, the applicant is proposing several exterior changes related to the Bloom bistro specifically in an effort to keep the Bloom approval process moving while the overall Huston Building proposal is reviewed separately. Please see the table below for a summary of all of the proposed façade materials related to Bloom Bistro:

| Material | Location | Color |
|---------------------------|-------------------------------------|------------------|
| Metal Header Panel | Above 1 st floor windows | Blackened Patina |
| Wood & Glass Door | Storefront entry | Black Gloss |
| Wood & Glass French Doors | Storefront | Black Gloss |
| Paint (1) | Existing standing seam metal roof | Kendall Charcoal |
| Paint (2) | 2 nd floor window frames | Caviar |
| Paint (3) | Existing brick facade | Glacier White |
| Paint (4) | Existing gutter & downspouts | Kendall Charcoal |
| Paint (5) | Rear of building | Glacier White |
| Granite | Storefront Base | Black |

Although the applicant is proposing changes to the façade and some of its original materials, it is worth noting that the proposed façade meets several architectural standards required in the Downtown Overlay District including the following:

1. At least 90% of the exterior finish material on all facades that face a street shall be limited to the following: glass, brick, cut stone, cast stone, coarsely textured stucco, or wood.
2. The primary colors of building exteriors shall be compatible with the colors of adjacent buildings and in character with the surrounding area, although the trim may be of a contrasting color.
3. Sliding doors and sliding windows are prohibited along frontage lines.

A more detailed analysis of the façade in relation to the Secretary of the Interior (SOI) Standards will be provided below.

Signage

Article 2, Section 2.02 of the Sign Ordinance states that the City Commission shall hear and deny, approve, or approve with conditions, those signs for special land uses, after receiving the recommendation of the Planning Board. The Planning Board reviewed signage at the May 26th meeting and provided a condition of approval that the applicant must revise the sign concept for Bloom to meet the dimensional requirements of the Sign Ordinance. The applicant has revised the signage proposal and removed the green canvas panel, which is reviewed below.

The applicant is proposing five total signs. The linear frontage of the building measures roughly 42 ft., which permits the building 42 sq. ft. of total signage. Article 3, Section 3.02 of the Sign Ordinance defines a sign as any object, device, logo, display or structure, or part thereof, which is intended to advertise, identify, display, or direct or attract attention to an object, person, institution, organization, business, product, service, event or location by any means.

In addition, Article 2, Section 2.03 requires sign area to be computed by means of the smallest square or rectangle that will encompass the extreme limits of the writing, representation, emblem or other display, together with any material or color forming an integral part of the background of the display or used to differentiate the sign from the backdrop or structure against which it is placed. Considering the definition and computation regulations above, a breakdown of the building signage is provided in the following table:

| Sign Content (Type) | Sign Area (Sq. Ft.) |
|--|----------------------------|
| Stacked Deli (Existing Wall Sign) | 16 |
| Bloom (Wall Sign – Sign Panel) | 15 |
| Bloom (Projecting Sign) | 1.3 |
| Bloom (Name Letter Sign – Window Header, Vinyl) | 3.1 |
| Bloom (Projecting Signs – Rear) | 60* |
| Bloom (Wall Sign – Rear Door) | 2* |
| Total Proposed Combined Sign Area: | 35.4 |
| Total Permitted Combined Sign Area: | 42 |
| <i>*Area not included in proposed combined sign area per Activation Overlay District</i> | |

Additionally, the Sign Ordinance permits wall signs to project no more than 9 in. from the building face. As the signage is presently designed, the sign projects 6 in. from the building face, meeting the requirements of the Sign Ordinance.

Finally, the logo wall sign is proposed to be illuminated by a small architectural light fixture above the sign, which is permitted in the Central Business Historic District.

Lighting

The applicant is not proposing any new building lighting as a part of the Design Review for Bloom.

Planning and Zoning

In general, because the existing building footprint it proposed to remain, there are no bulk, placement or height requirements that must be addressed as a part of this review. However, there are four planning and zoning issues that must be reviewed:

Parking: The subject site is located within the Parking Assessment District. Thus, no parking analysis is required for the commercial use.

Landscaping: There are no existing landscaping beds on site, nor are any proposed at this time. However, there is a small planter in the rear of the building that contains ivy. The applicant is proposing to replant Boston Ivy after the building is repainted.

Glazing: As the applicant is proposing to install new glazing, the new glazing will be required to conform to the window standards outlined in Article 4, Section 4.90 of the Zoning Ordinance, which state that:

1. No less than 70% of a storefront/ground floor façade between 1 and 8 ft. above grade shall be clear glazing.
2. Only Clear glazing (80% Visual Light Transmittance) is permitted on storefront facades at the first floor. Lightly tinted glazing (70% Visual Light Transmittance) above the first floor may be permitted. Mirrored glass is prohibited.
3. Required window areas shall be either pedestrian entrances, windows that allow views into retail space, working areas or lobbies. Display windows set into the wall may be approved by the Planning Board.
4. Windows shall not be blocked with opaque materials or the back of shelving units or signs.
5. The bottom of the window shall be no more than 3 feet above the adjacent exterior grade.

The New Storefront Elevation drawing shown on sheet A-2 contains a calculation showing that the new Bloom storefront contains 63% glazing in between 1 ft. and 8 ft. from grade, falling short of the requirement. However, to allow flexibility in design, these standards may be modified by a majority vote of those appointed and serving on the Historic District Commission for architectural design considerations provided that the following conditions are met:

1. The subject property must be in a zoning district that allows mixed uses;
2. The scale, color, design and quality of materials must be consistent with the building and site on which it is located;
3. The proposed development must not adversely affect other uses and buildings in the neighborhood;

4. Glazing above the first story shall not exceed a maximum of 70% of the façade area;
5. Windows shall be vertical in proportion.

The Planning Division finds that each of these conditions are met and that the Historic District Commission has additional authority to approve a storefront based on historical context and construction that may not meet the current ordinance. Thus, **the applicant must receive approval from the Historic District Commission for the proposed 63% glazing, provide additional glazing, or obtain a variance from the Board of Zoning appeals.**

Additionally, the applicant has not submitted specification sheets on any proposed glazing to ensure that the clarity requirements of 80% VLT are met. **The applicant must submit specification sheets with Visual Light Transmittance figures for all proposed glazing.**

Projections into Right-of-Way: The applicant is proposing a vertical canvas banner that extends from the top of the first floor to just below the roofline at the rear of the building along the alley that projects 1.5 ft. into the Willits Alley right-of-way. The Planning Board approved this projection into the right-of-way.

Design Review Standards and Guidelines

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 as set forth in 36 C.F.R. part 67. Design review standards and guidelines that address special design characteristics of historic districts administered by the commission may be followed if they are equivalent in guidance to the secretary of interior's standards and guidelines and are established or approved by the state historic preservation office of the Michigan Historical Center. The U.S. Secretary of the Interior Standards for Rehabilitation are provided in full at the end of this report.

In reviewing plans, the commission shall also consider all of the following:

1. The historic or architectural value and significance of the resource and its relationship to the historic value of the surrounding area.
2. The relationship of any architectural features of the resource to the rest of the resource and to the surrounding area.
3. The general compatibility of the design, arrangement, texture, and materials proposed to be used.
4. Other factors, such as aesthetic value, that the commission finds relevant.
5. Whether the applicant has certified in the application that the property where work will be undertaken has, or will have before the proposed project completion date, a fire alarm

system or a smoke alarm complying with the requirements of the Stille-DeRossett-Hale single state construction code act, 1972 PA 230, MCL 125.1501 to 125.1531.

Recommendation

The Michigan State Historic Preservation Office defines rehabilitation as the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values.

The National Park's Service offers guidelines that suggest in *rehabilitation*, historic building materials and character-defining features are protected and maintained as they are in the treatment Preservation. However, greater latitude is given in the Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings to replace extensively deteriorated, damaged, or missing features using either the same material or compatible substitute materials. Of the four treatments, only Rehabilitation allows alterations and the construction of a new addition, if necessary for a continuing or new use for the historic building.

Considering the above, the applicant appears, generally, to meet Standards 1, 2, 7 and 9. However, the proposal in relation to Standards 3 and 6 should be discussed. A Planning Division review of each applicable standard is provided below:

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.*

As noted in the building history above, the building has historically contained retail uses on the ground floor since its construction. The introduction of the Bloom Bistro in the northern tenant space will continue to offer use that is compatible with the building and its history, with appropriate access to each tenant space.

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.*

The exterior changes for the introduction of Bloom Bistro do not remove or alter features or spaces that characterize the property. This is especially true because the original significant storefront no longer exists. The proposed new storefront appears to bring the tenant space closer to its historic character by bringing the glazing out from the inset and making it flush with the façade.

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.*

The introduction of tall, operable French doors at the storefront could foster a false sense of historical development and may be inappropriate. When it comes to replacing windows, National Park's Service guidelines recommend replacing incompatible, non-historic windows with new windows that are compatible with the historic character of the building. Operable French-door styled windows were not a feature of this 1923 building. However, Historic District Commission could realistically consider French style doors or operable windows IF they more closely matched the pane configuration, size, and component makeup that were a feature of the original windows.

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.*

Although the historic features of the original storefront had previously been removed rather than left to deteriorate, the proposed storefront does not closely match the design, color and texture evident in the photographs available of the original building façade. Specifically, the fenestration as a result of the French door styled windows conflicts with the original large paned glass storefront that existed originally.

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.*

As noted on the plans, the applicant is not proposing to remove the paint on the building to expose the original brick and restore the original look. Rather, the applicant is proposing to paint the front façade brick Glacier White. National Park Service guidance suggests that this is the best treatment when approaching brick that has been painted numerous times over a buildings lifetime. When repainting, the paint color should be, at a minimum, appropriate to the style and setting of the building. This also means that if the building is in a historic district, the color selection should complement the building in question as well as other buildings in the block. In general, color schemes for wall and major decorative trim or details should be kept simple; in most cases the color or colors chosen for a storefront should be used on other painted exterior detailing to unify upper and lower portions of the facade. The applicant appears to be doing just that.

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.*

As the storefront is not original, the proposed work does not remove any historic materials from the building.

Based on a review of the SOI standards and other guidance, the Planning Division recommends that the Historic District Commission **APPROVE** the Design Review for 239 N. Old Woodward – Bloom – with the condition below. The Secretary of the Interior Standards for Rehabilitation numbers 1, 2, 3, 6, 7, and 9 will be met upon completion.

1. The Historic District Commission approves the proposed 63% glazing on the ground floor façade;

OR

1. The applicant must provide additional glazing or obtain a variance from the Board of Zoning Appeals;
2. The applicant must submit specification sheets with Visual Light Transmittance figures for all proposed glazing; and
3. The applicant must revise the storefront glazing to meet the requirements of the Secretary of the Interior Standards for Rehabilitation and guidelines for rehabilitating historic buildings.

Sample Motion Language

I move that the Commission **APPROVE** the Historic Design Review application and issue a Certificate of Appropriateness for 239 N. Old Woodward – Bloom Bistro – provided the conditions below are met. The Secretary of the Interior's Standards for Rehabilitation standard number(s) 1, 2, 3, 6, 7 and will be met upon fulfillment of the condition(s):

1. The Historic District Commission approves the proposed 63% glazing on the ground floor façade;

OR

1. The applicant must provide additional glazing or obtain a variance from the Board of Zoning Appeals;
2. The applicant must submit specification sheets with Visual Light Transmittance figures for all proposed glazing; and
3. The applicant must revise the storefront glazing to meet the requirements of the Secretary of the Interior Standards for Rehabilitation and guidelines for rehabilitating historic buildings.

OR

Motion to **POSTPONE** the Design Review application for 239 N. Old Woodward – Bloom Bistro – to allow the applicant time to address the conflicts noted above with the Secretary of the Interior Standards.

OR

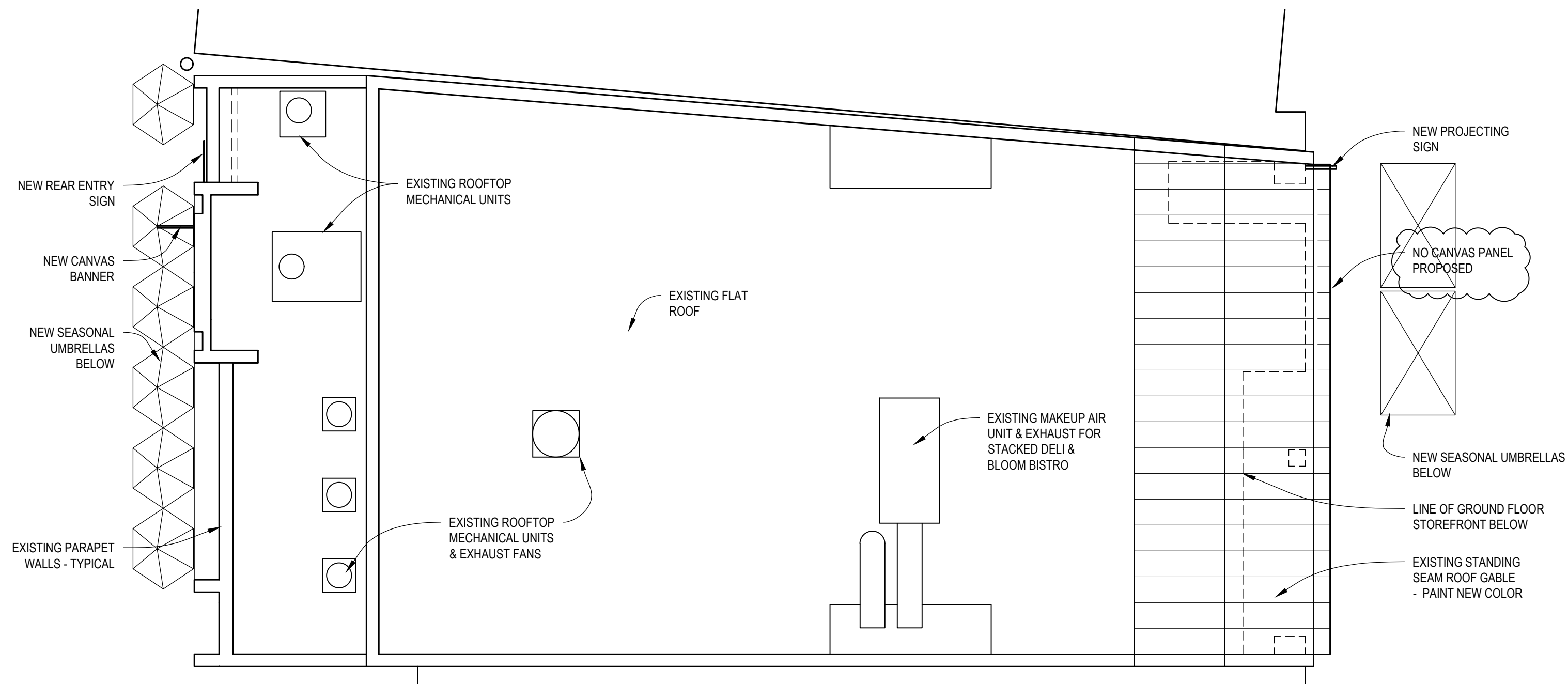
Motion to **DENY** the Design Review application for 239 N. Old Woodward – Bloom Bistro – for the following reasons:

1. _____
2. _____
3. _____

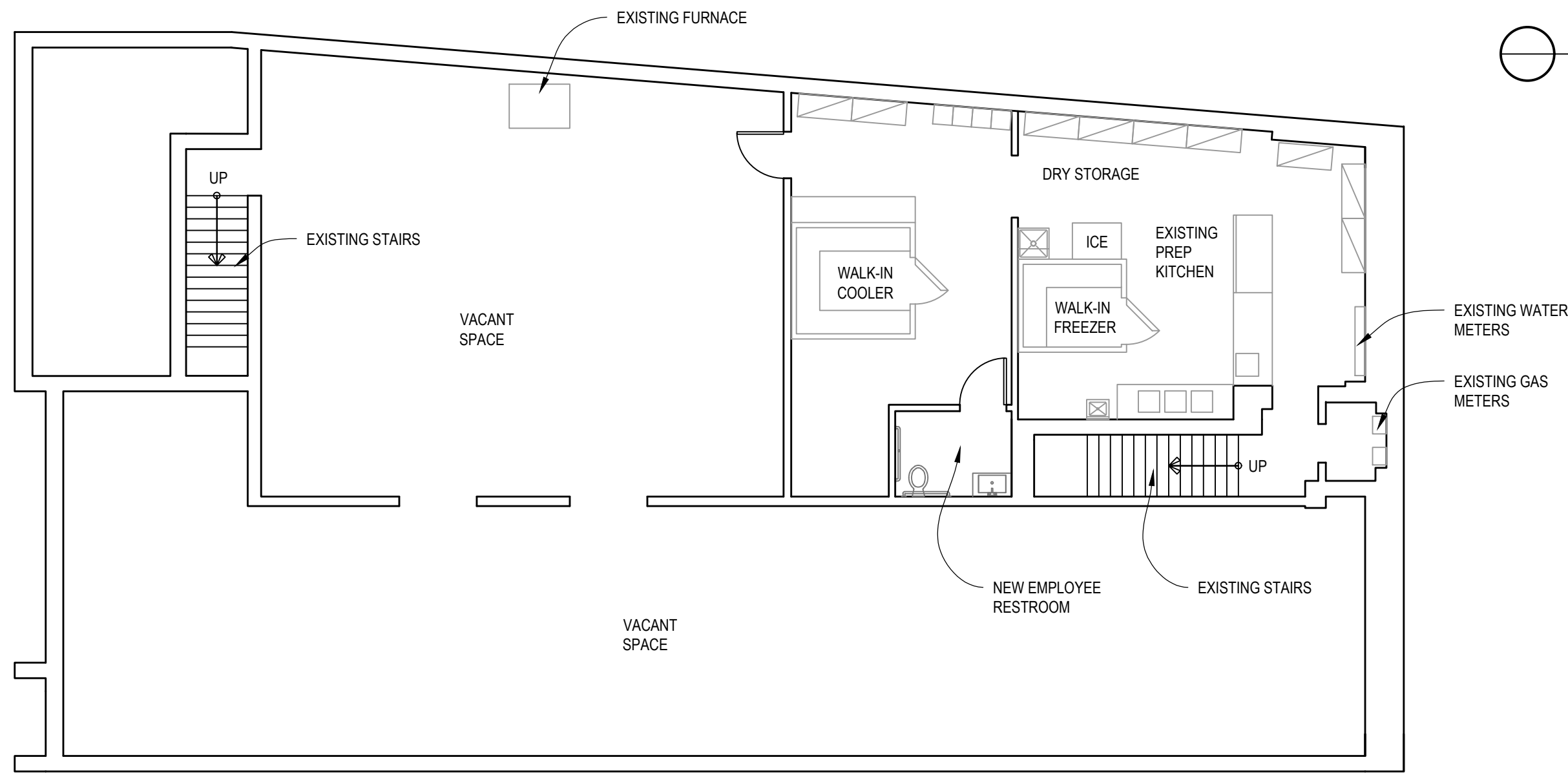
THE SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION AND GUIDELINES FOR REHABILITATING HISTORIC BUILDINGS

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.



3 ROOF PLAN
scale: 1/8" = 1'-0"



2 BASEMENT FLOOR PLAN
scale: 1/8" = 1'-0"



LOCATION MAP

PROJECT INFORMATION:

ZONING: B-4, D-4 OVERLAY & HISTORIC DISTRICT
CURRENT USE GROUP: A-2, RESTAURANT
PROPOSED USE GROUP: A-2, RESTAURANT

PROJECT AREAS:
MAIN FLOOR = 2,148 SF
BASEMENT = 917 SF

PARCEL NUMBER: 08-19-25-378-014

LEGAL DESCRIPTION -
T2N, R10E, SEC 25 ASSESSOR'S PLAT NO 19
PART OF LOT 10 BEG AT NE LOT COR, TH S
33-28-00 E 41.58 FT, TH S 57-35-00 W 90.60 FT, TH
N 33-26-50 W 49.57 FT, TH N 90.83 FT TO BEG

SEATING CAPACITY

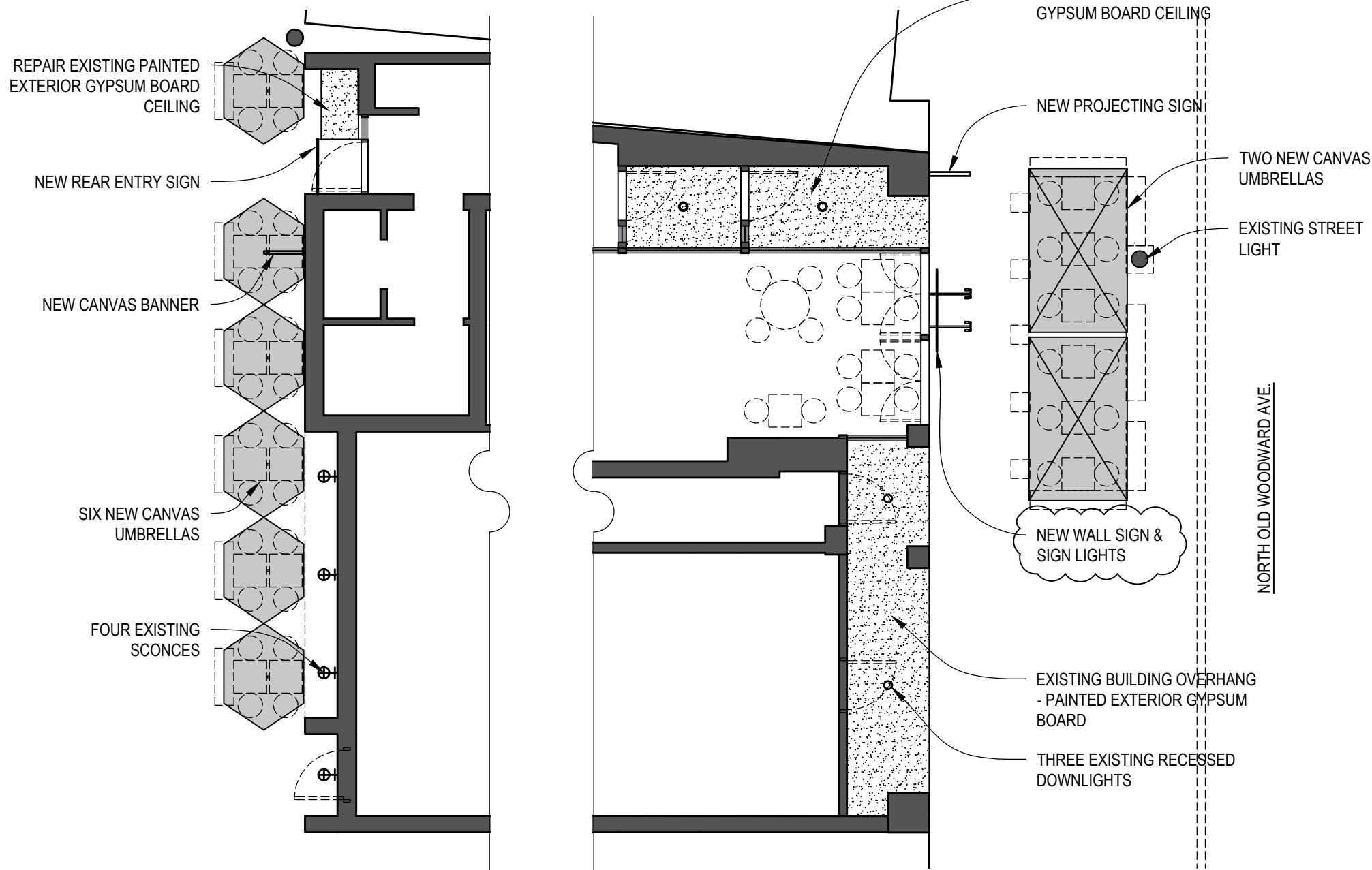
INTERIOR SEATING

| | |
|----------------|----|
| BAR | 7 |
| BAR DINING | 22 |
| DINING | 36 |
| TOTAL INTERIOR | 65 |

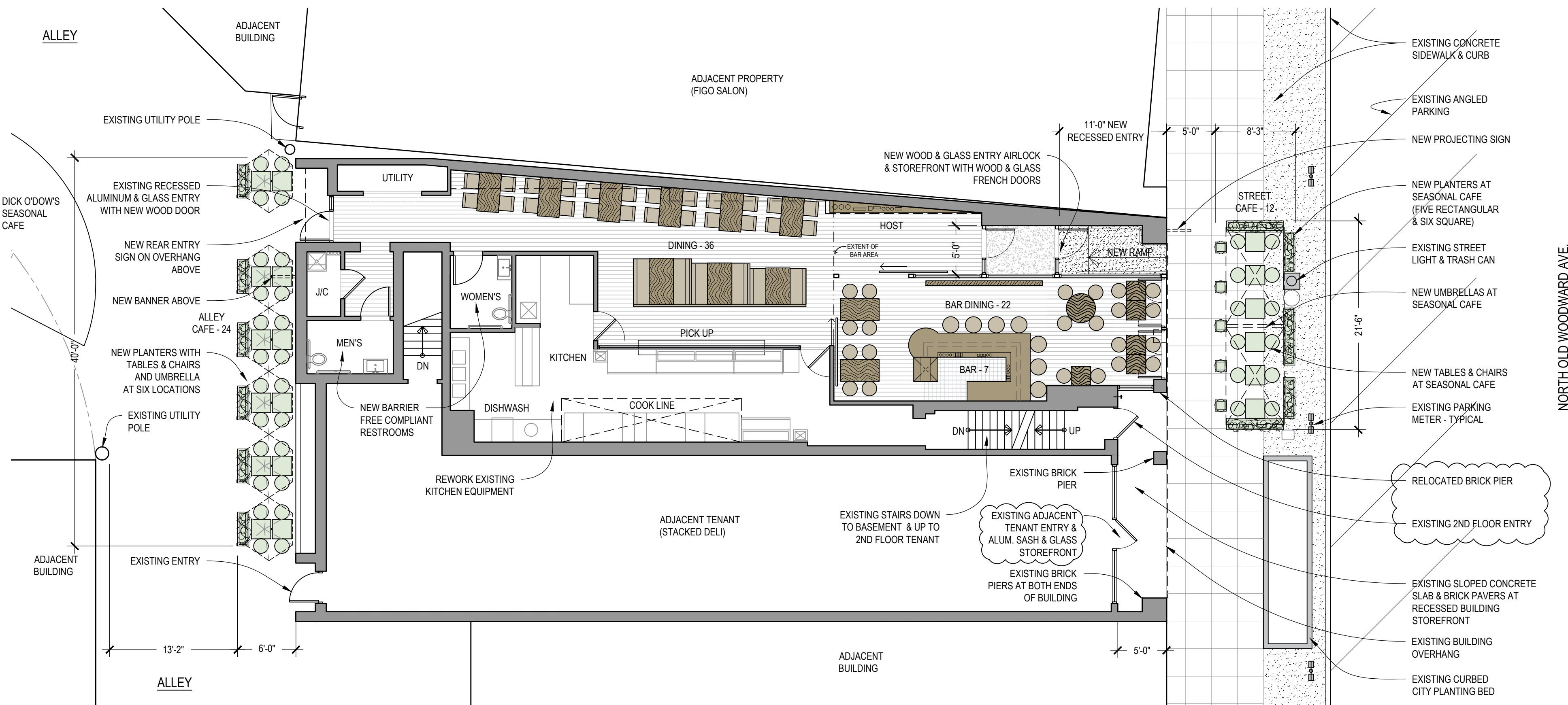
SEASONAL SEATING, IN CITY R.O.W.

| | |
|--------------------|----|
| STREET CAFE | 12 |
| ALLEY CAFE | 24 |
| TOTAL CAFE SEATING | 36 |

GRAND TOTAL 101



4 EXTERIOR LIGHTING PLAN
scale: 1/8" = 1'-0"



1 MAIN LEVEL FLOOR PLAN
scale: 1/8" = 1'-0"

Project:

BLOOM
NEW BISTRO IN AN EXISTING RESTAURANT SPACE
239 N. OLD WOODWARD AVE., BIRMINGHAM, MI 48009

Seal:

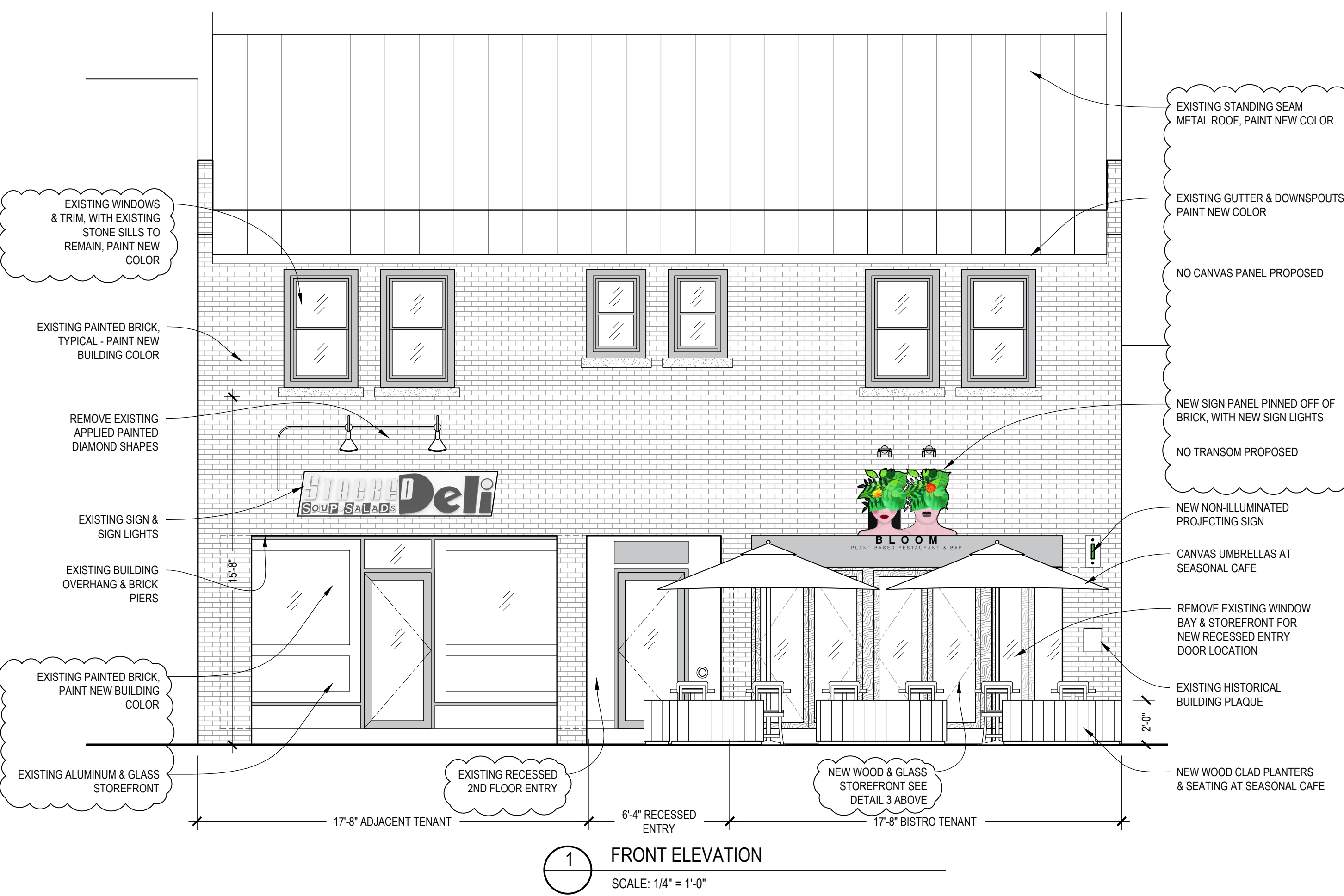
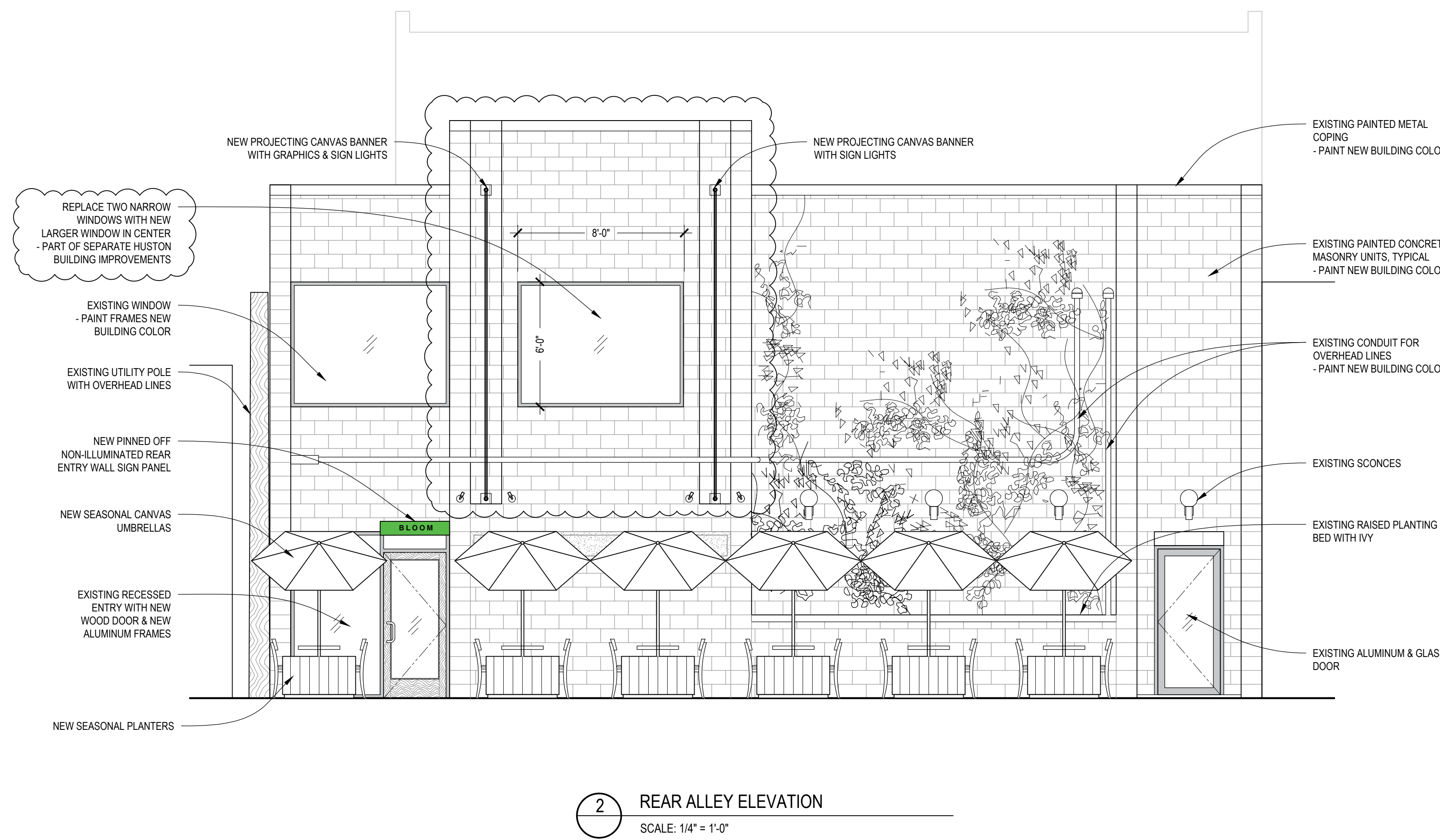
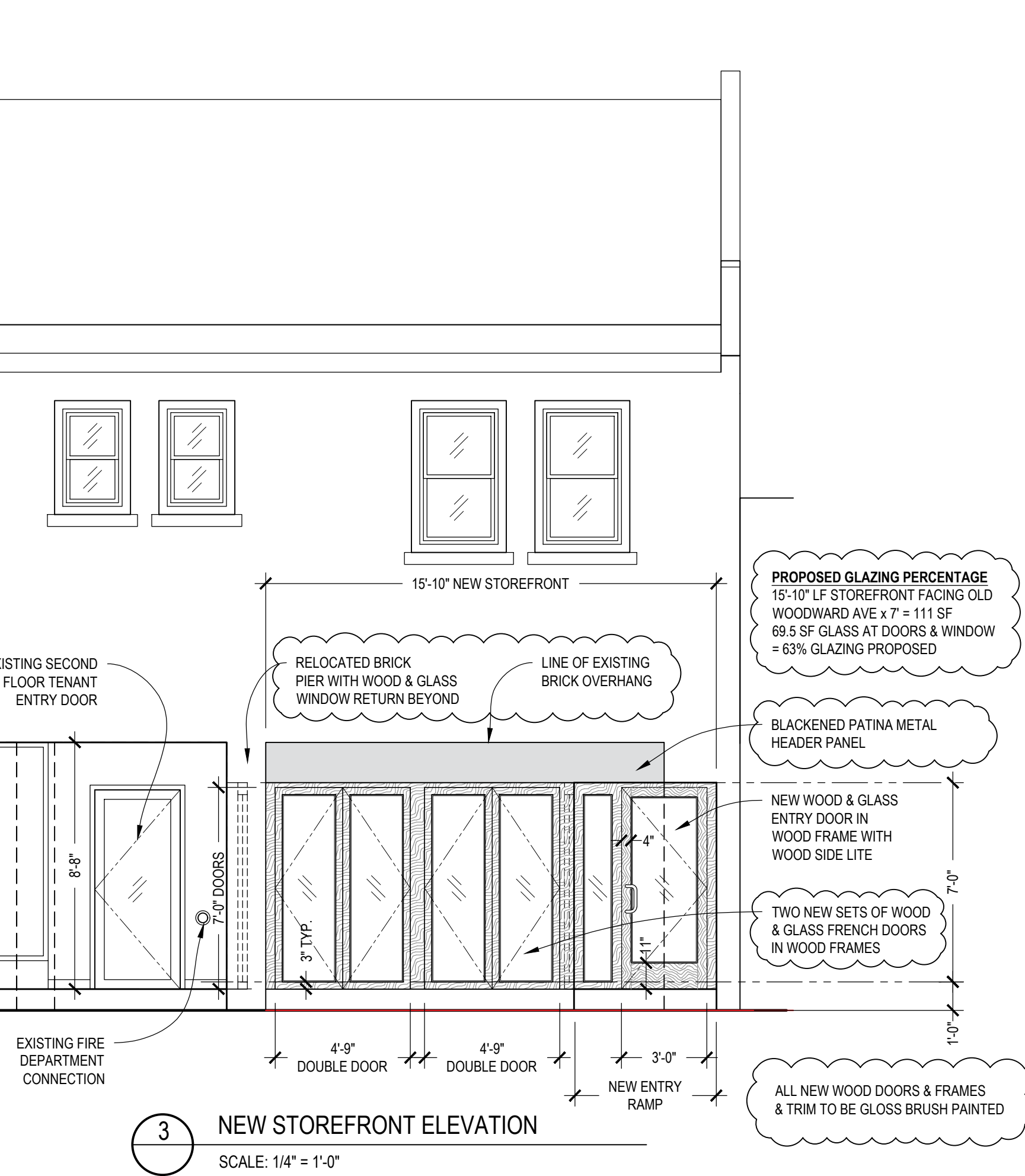
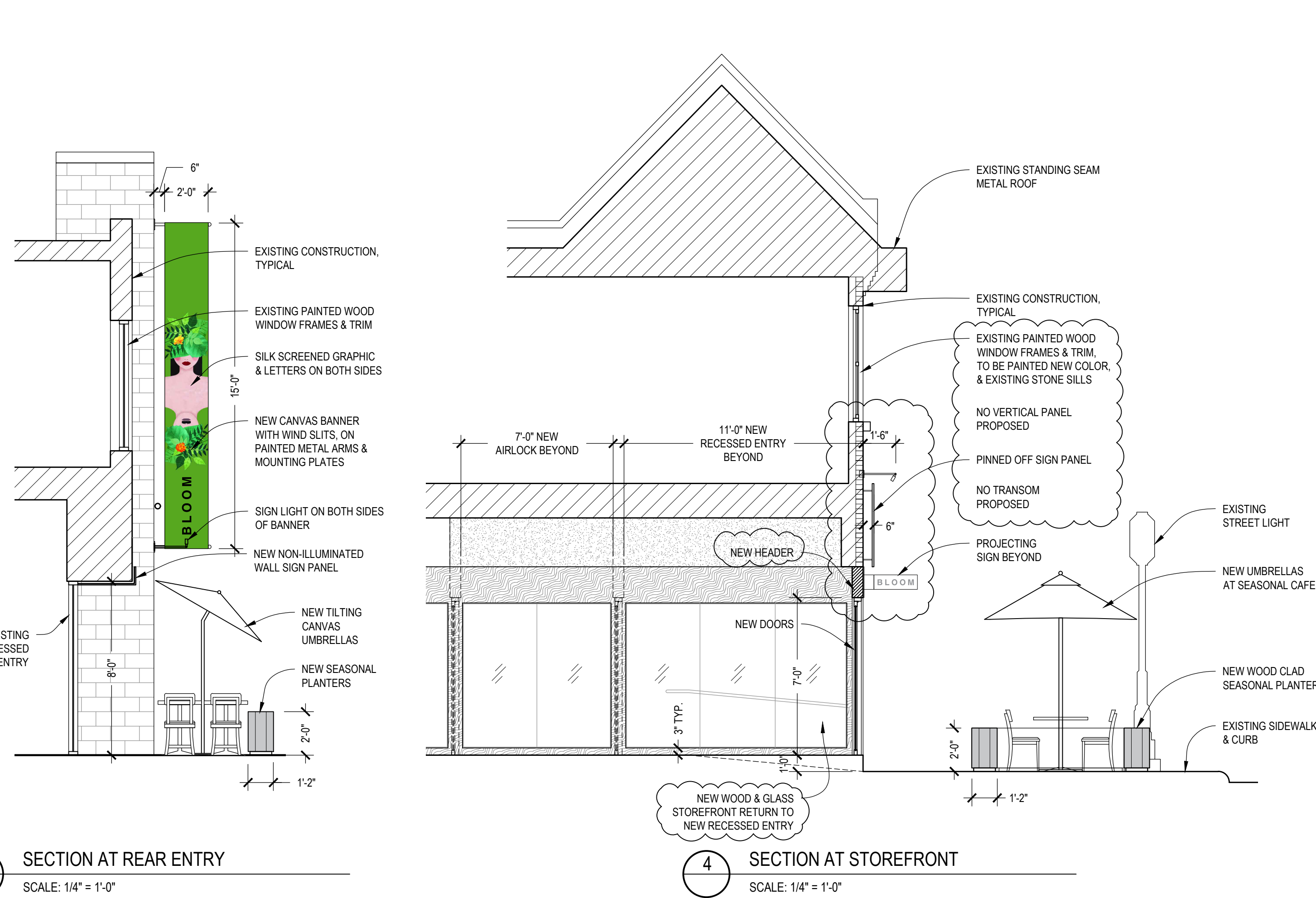
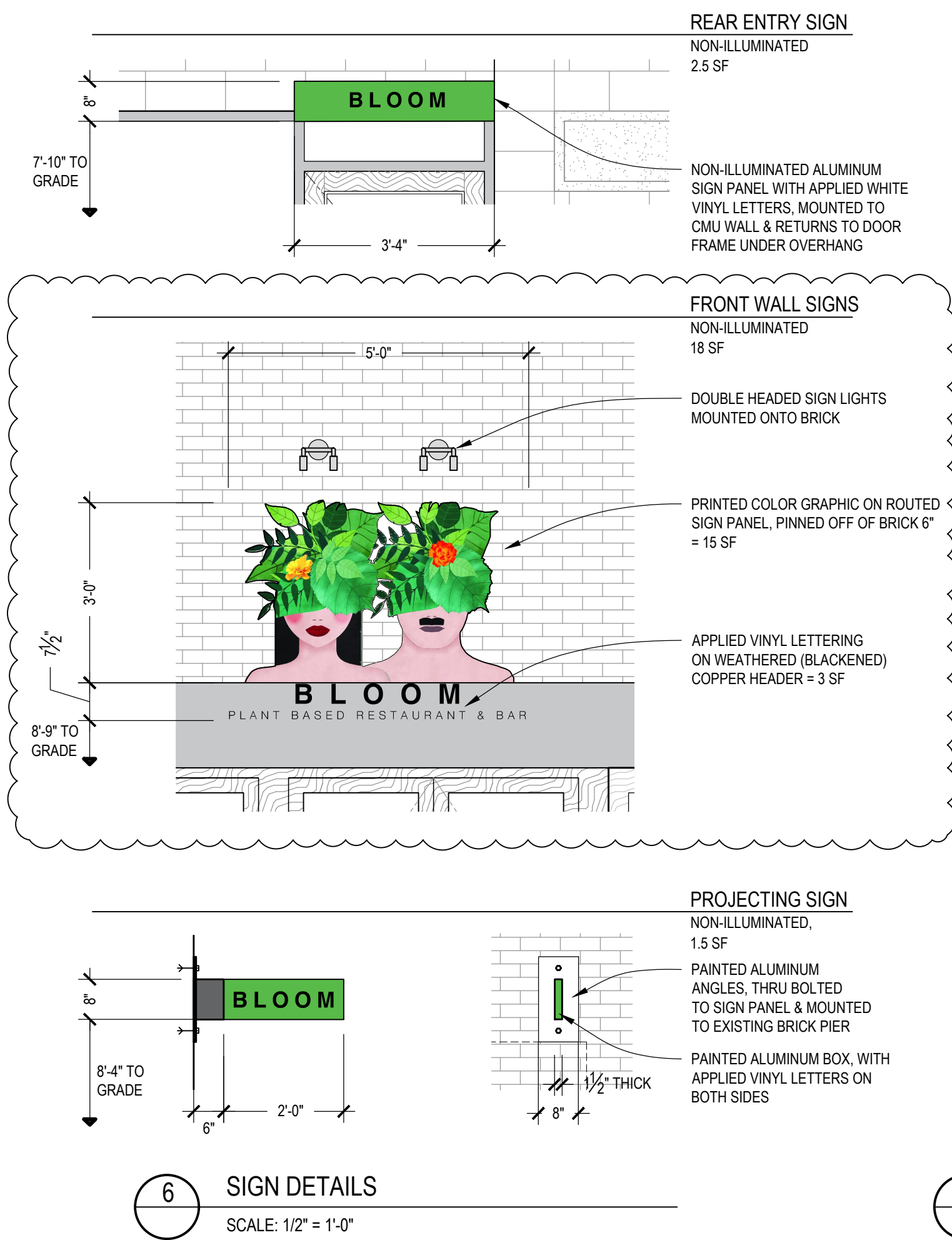
Issue Date:

| | |
|-----------------|---------|
| BISTRO SLUP | 5/12/21 |
| HISTORIC REVIEW | 5/25/21 |
| HDC REVISION | 6/28/21 |

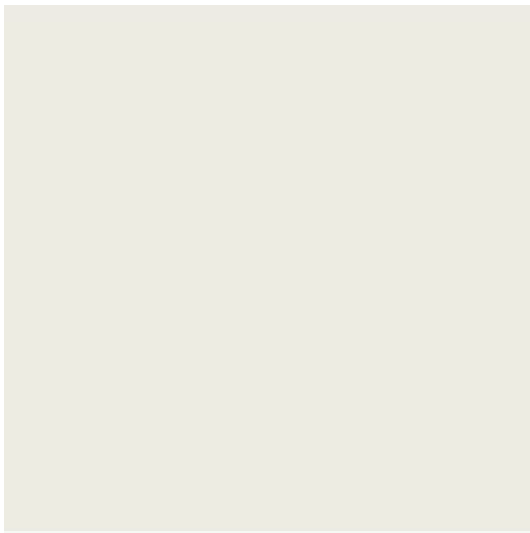
Sheet Title:

FLOOR PLANS

Sheet Number:







WHITE PAINT COLOR
SHERWIN WILLIAMS "GLACIER WHITE" OC-37



BLACK PAINT COLOR - WINDOWS & DOORS
SHERWIN WILLIAMS "CAVIAR" 6990



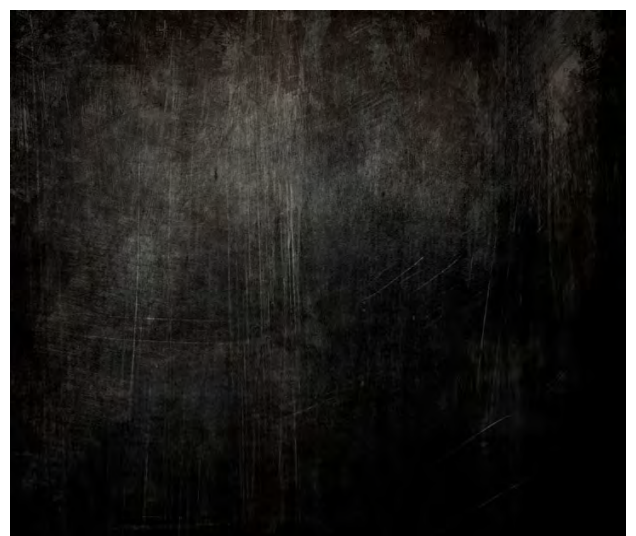
COLOR IMAGE ON PINNED OFF
SIGN PANEL & BANNER AT ALLEY



METAL TABLES & CHAIRS
AT SEASONAL PATIO, HONEYDEW COLOR



SUNBRELLA "GINKGO"
CANVAS ON SEASONAL UMBRELLAS



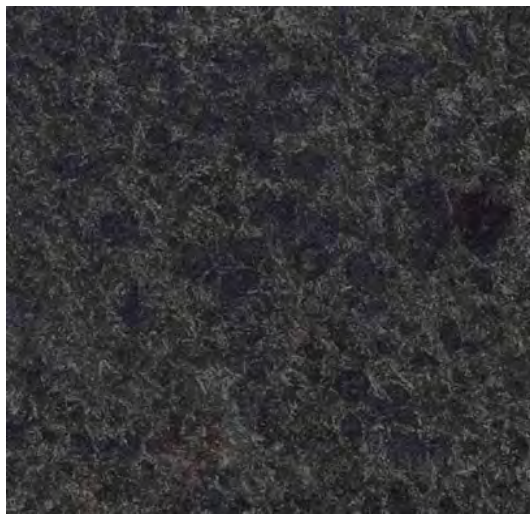
BLACKENED METAL FINISH ON
HEADER PANEL



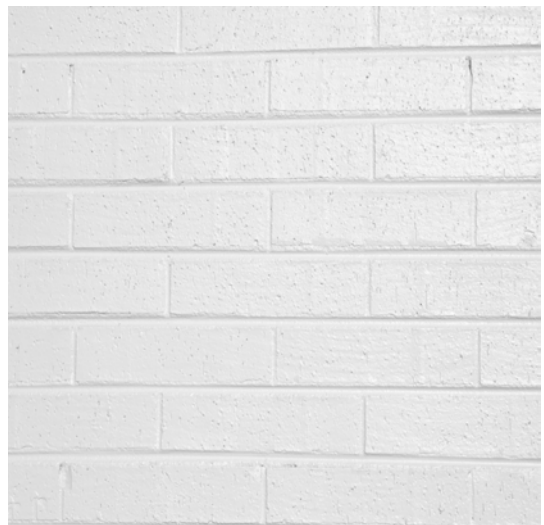
PAINT COLOR AT STANDING SEAM ROOF
BENJAMIN MOORE HC-166



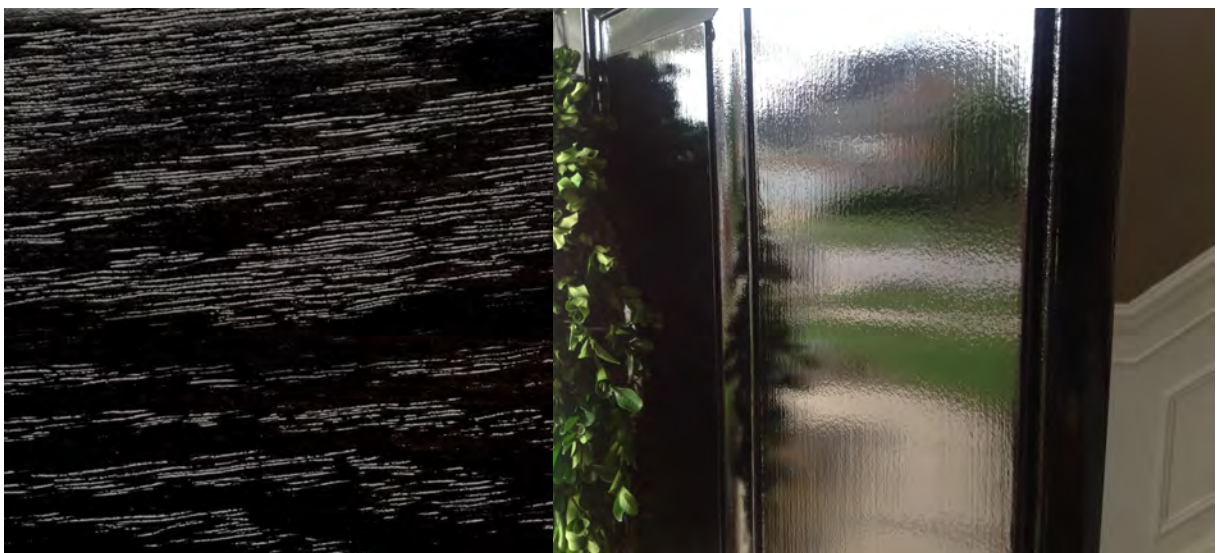
WHITE PAINTED CONCRETE
MASONRY UNITS, ON ALLEY ELEVATION



BLACK GRANITE BASE



WHITE PAINTED BRICK



BLACK GLOSS PAINTED WOOD DOORS &
FRAMES AT NEW STOREFRONT



CLIMBING BOSTON IVY
ON REAR ALLEY ELEVATION



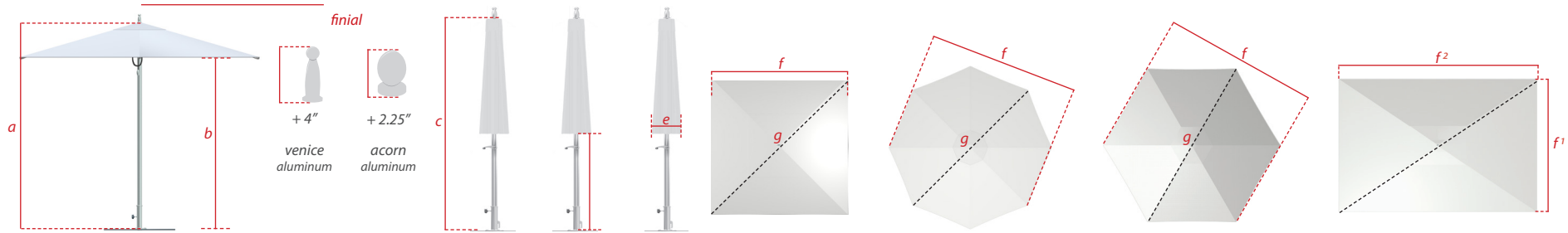
WOOD PLANK CLAD SEASONAL PLANTERS
- NATURAL IPE



SEASONAL PLANTINGS - ASSORTED COLEUS/POTATO VINES, PALMS, BIRD OF PARADISE, SANSEVIA



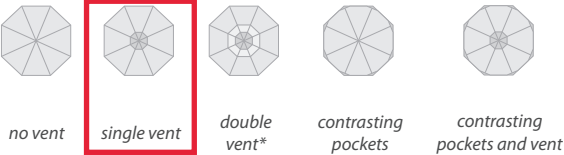
UMBRELLAS, IN SUNBRELLA "GINKGO",
SEASONAL PATIOS



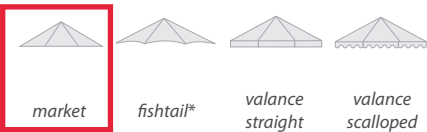
| | | mast height (open position) | canopy clearance | mast height (closed position) | table clearance | closed parasol width | flat to flat (Open Umbrella) | point to point | canopy area coverage | crank handle clearance |
|-----------|---|--------------------------------|---------------------|----------------------------------|-----------------|-------------------------|--|----------------|-------------------------|------------------------|
| classic | sizes [ft/m] | a (in/cm) | b (in/cm) | c (in/cm) | d (in/cm) | e (in/cm) | f (in/cm) | g (in/cm) | ft² | |
| square | 6.5' / 2.0m | 95 / 242 | 75 / 190 | 95 / 242 | 38 / 96 | 12 / 31 | 80 / 204 | 113 / 288 | 44.5 | |
| | 7.5' / 2.25m | 95 / 242 | 73 / 185 | 95 / 242 | 32 / 81 | 13 / 33 | 88 / 244 | 124 / 315 | 54.25 | |
| | 8.5' / 2.6m | 106 / 210 | 82 / 208 | 106 / 270 | 32 / 81 | 13 / 33 | 101 / 257 | 143 / 363 | 72 | |
| | 10.0' / 3.0m telescoping mast | 104.5 / 265 | 83 / 210 | 139 / 354 | 52 / 132 | 15 / 81 | 119.5 / 304 | 169 / 430 | 99.25 | |
| octagon | 9.0' / 2.75m | 94 / 188 | 80 / 203 | 94 / 188 | 37 / 94 | 15 / 81 | 105.5 / 268 | 114 / 290 | 62.75 | |
| | 10.5' / 3.2m | 94 / 188 | 77 / 196 | 94 / 188 | 32 / 81 | 16 / 41 | 115 / 293 | 125 / 317.5 | 76.75 | |
| | 11.5' / 3.6m telescoping mast | 97 / 247 | 75 / 190 | 121 / 308 | 51 / 130 | 16 / 41 | 125 / 318 | 135 / 343 | 89.5 | |
| | 13.0' / 4.0m telescoping mast | 102 / 259 | 77 / 196 | 130.5 / 331 | 53 / 135 | 17 / 43 | 143 / 363 | 155 / 394 | 115 | |
| hexagon | 8.5' / 2.6m | 95 / 242 | 78 / 198 | 95 / 242 | 36 / 91 | 11 / 28 | 98 / 249 | 113 / 288 | 57.5 | |
| | 10.0' / 3.0m | 95 / 242 | 77 / 196 | 95 / 242 | 33 / 84 | 16 / 41 | 109 / 277 | 125 / 317.5 | 70.5 | |
| | 11.0' / 3.4m | 99 / 252 | 77 / 195 | 99 / 252 | 30 / 76 | 12 / 31 | 117 / 298 | 135 / 343 | 82.25 | |
| rectangle | 6.0' x 9.0' / 1.8m x 2.75m | 98 / 249 | 76 / 143 | 98 / 249 | 29 / 73 | 13 / 33 | f ¹ X f ² 75x112 191x285 | 135 / 343 | 58.25 | |
| | 8.0' x 12.0' / 2.45m x 3.65m telescoping mast | 100 / 254 | 87 / 221 | 134 / 340 | 48.5 / | 52 / 132 | f ¹ X f ² 94x141 239x359 | 172 / 437 | 92 | |

ocean master, plantation, bay master & vineyard classic (cont.)

vent and pocket options



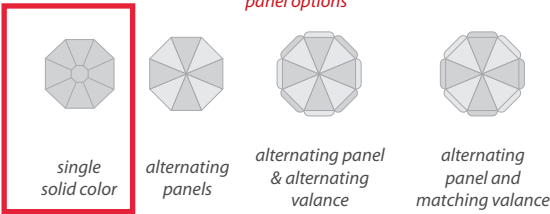
profile options



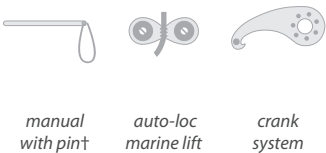
canopy options



panel options



lifting system options



finial

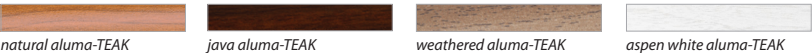


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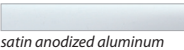
ocean master classic



plantation classic



bay master classic



vineyard classic





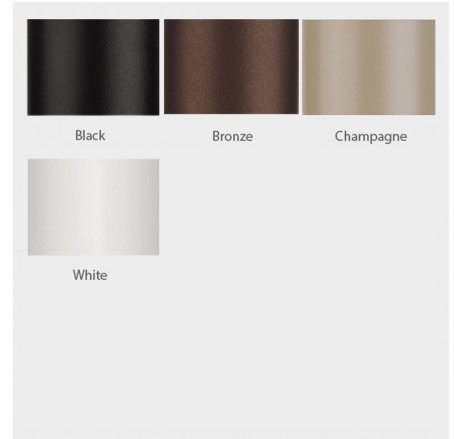
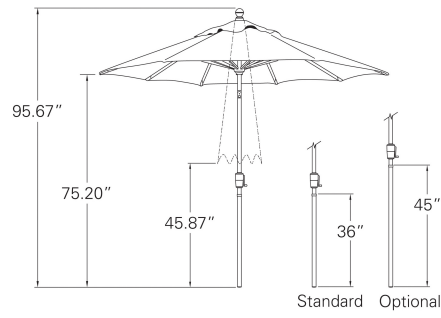
PATIO PRODUCTIONS

Downtown San Diego
2161 Hancock St
San Diego, CA 92110

Phone: 1-888-994-9196

Product Images





Short Description

7.5' Octagon Custom Push Button Tilt Market Umbrella UM907

Additional Information

| | |
|----------------------|--|
| SKU | UM907 |
| Brand | Treasure Garden |
| Delivery Estimate | 10 - 14 Weeks |
| Residential Warranty | Frame: 1 Year Sunbrella/Outdura/Docril Fabrics: 5 Years O'bravia Fabrics: 4 Years |
| Fabric | View Fabric Options |
| Dimensions | Height: 100.8" Coverage: 46 sq. ft. Top Pole: 1.38" Bottom Pole: 1.5" Weight: 15.4 lbs. Number of Ribs: 8 |

7.5' Octagon Custom Push Button Tilt Market Umbrella UM907

\$179.00

Orange Metal Indoor-Outdoor Table Set with 2 Stack Chairs

Central Model#: 47K-D42 Brand: Flash Furniture Mfg Part#: CH-31330-2-30-OR-GG



Product Details

Complete your dining room, restaurant or patio with this chic table and chair set. This colorful set will add a retro-modern look to your home or eatery. The table top features an engraved designer print, stabilizing cross brace and protective rubber floor glides. The lightweight stack chair features plastic caps that prevent the finish from scratching while being stacked. This 3 piece table set is designed for indoor and outdoor settings. For longevity, care should be taken to protect from long periods of wet weather. The possibilities are endless with the multitude of environments in which you can use this table, for both commercial and residential spaces. [CH-31330-2-30-OR-GG]

This Flash Furniture CH-31330-2-30-OR-GG is available from Central Restaurant Products.

Features Include:

- Table and Chair Set
- Set Includes Table and 2 Chairs
- Orange Powder Coat Finish
- Designed for Indoor and Outdoor Use
- Designed for Commercial and Residential Use
- Square Table
- Table Size: 27.75"W x 27.75"D x 29"H
- Engraved Designer Top
- 2" Thick Edge
- Cross Brace provides extra stability
- Protective Rubber Floor Glides
- Stackable Cafe Chair
- Stacks up to 8 Chairs High
- 330 lb. Weight Capacity
- Curved Back with Vertical Slats
- Drain Holes in Seat
- Cross Brace under seat provides extra stability
- Plastic Caps on cross brace protect finish when stacked
- Protective Rubber Floor Glides
- Overall Size: 18"W x 20"D x 33"H



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: Roman Bonislawski, Ron & Roman Inc.
 Address: 275 E. Frank St.
Birmingham, AL 35209
 Phone Number: 248-127-5790
 Fax Number: _____
 Email address: roman@ronandroman.com

2. Property Owner

Name: Oxford Land LLC
 Address: P.O. Box 414
Troy, AL 36099
 Phone Number: 248-362-2870
 Fax Number: 248-362-3011
 Email address: darren@oxfordland.net

3. Applicants Attorney/Contact Person

Name: same as applicant
 Address: _____
 Phone Number: _____
 Fax Number: _____
 Email address: _____

4. Project Designer/Developer

Name: same as applicant
 Address: _____
 Phone Number: _____
 Fax Number: _____
 Email address: _____

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: 239 N. Old Woodward Ave. Date of Preliminary Historic Design Review Approval: 6-16-21 (tentative)
 Name of development: Bloom (Bistro) Date of Planning Board Approval: 5-26-21 (tentative)
 Sidwell #: _____ Date of Application for Preliminary Site Plan: _____
 Current Use: restaurant Date of Preliminary Site Plan Approval: _____
 Proposed Use: _____ Date of Application for Final Site Plan: _____
 Area of Site in Acres: _____ Date of Final Site Plan Approval: _____
 Current zoning: B-4 Will proposed project require the division of platted lots? no
 Zoning of Adjacent Properties: B-4 Will proposed project require the combination of platted lots? no
 Name of Historic District Site is Located in: Downtown
 Date of Application for Preliminary Historic Design Review: _____

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

(Please specifically list all materials and colors to be used)

new aluminum & glass storefront with french doors & transom, wood entry door; new canvas panel w/ clear base; new wall sign & projecting sign; new seasonal alley cafe; new seasonal street cafe both with canvas umbrellas & wood clad planters; paint all existing building brick & block in a new color

8. Buildings and Structures

Number of Buildings on Site: 1

Height of Buildings & # of Stories: 2 stories + Basement
32'

Use of Buildings:

Height of Rooftop Mechanical Equipment: 7-5'

9. Additions (in Square Feet)

Proposed Use: none

Number of Floors:

Number of Sq. Ft. on Each Floor:

Height:

Total Floor Area:

Retail Space:

Assembly Space:

Office Space:

Industrial Space:

Seating Capacity:

10. Required and Proposed Parking

Required number of parking spaces: none

Typical angle of parking spaces:

Typical width of maneuvering lanes:

Location of parking on site:

Location of parking off site:

Number of light standards in parking area:

Screenwall material:

Proposed number of parking spaces:

Typical size of parking spaces:

Number of spaces < 180 sq. ft.:

Number of handicap spaces:

Shared parking agreement?

Height of light standards in parking area:

Height of screenwall:

11. Landscaping

Location of landscape areas: none

Proposed landscape material:

12. Building Lighting

Number of light standards on building: none

Size of light fixtures (L•W•H):

Maximum wattage per fixture:

Light level at each property line:

Type of light standards on building:

Height from grade:

Proposed wattage per fixture:

13. Maximum Signage Allowance Calculation

Building Frontage (in feet): 17'-8" (tenant)

Maximum Sign Area Allowed: 17.5 sq. ft.

Sign Area Proposed: 17.5 sq. ft.

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

14. Location of Proposed Signs

wall sign & projecting sign @ front elevation, projecting sign @ alley

15. Number of Sign(s)

Wall: 1
Ground: _____
Projecting (Blade): 2

Canopy: _____
Building Name: _____
Post-Mounted Projecting: _____

16. Sign Size, Material & Content

Sign #1

Type of Sign: T&D
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: T&D
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: T&D
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: _____
Sign Type(s): _____

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

18. Sign Lighting

Type of Lighting Proposed: T&D
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: none

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: [Signature] Date: 5-25-21

Print Name: Darren Atesian

Signature of Applicant: [Signature] Date: 5.25.21

Print Name: Roman Bonislowski

Signature of Architect: [Signature] Date: 5.25.21

Print Name: Roman Bonislowski

| Office Use Only | | |
|-------------------------|-----------------------|--------------------|
| Application #: _____ | Date Received: _____ | Fee: _____ |
| Date of Approval: _____ | Date of Denial: _____ | Accepted by: _____ |



MEMORANDUM

Planning Division

DATE: July 7th, 2021

TO: Historic District Commission

FROM: Nicholas Dupuis, City Planner

SUBJECT: 239 N. Old Woodward – Huston Building – Design Review

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

Existing Use: 2-Story Commercial Building

History

Elmer Huston put up this building with 2 stores on the ground level and apartments above in 1923. It housed the Post Office and variety store from 1924 to 1928. In 1929, the Mulholland Dry Goods Company moved into both spaces. Mulholland went out of business in 1963 or 1964. Several businesses were located there until Irving Kay moved into the north half in 1967. Between then and not several businesses, have succeeded each other in the southern half. In the spring of 1982, Irving Kay expanded and occupied the entire ground floor. The second floor façade resembles that of the Leonard Building in W. Maple.

Introduction

The subject site is located on the west side of N. Old Woodward just north of Hamilton Row. The multi-tenant building is located in the Central Business Historic District and is a designated historic resource. The applicant has submitted a Design Review application for exterior changes to the entire building from roof to storefront.

On May 26th, 2020, the Planning Board reviewed a Special Land Use, Final Site Plan and Design Review application for Bloom Bistro (a newly proposed tenant in the building) and recommended approval to the City Commission with the following conditions:

1. The applicant must receive Historic District Commission approval for all exterior changes proposed;
2. The applicant must submit revised site plans showing non-public trash receptacles in each outdoor dining area;
3. The Planning Board APPROVES the projection into the Willits Alley right-of-way;
4. The applicant must submit specification sheets with Visual Light Transmittance figures for all proposed glazing;

5. The applicant must revise the sign concept for Bloom to meet the dimensional requirements of the Sign Ordinance;
6. The applicant must comply with the requests of all City Departments; and
7. The Planning Board APPROVES outdoor dining in the Willits Alley.

As required, the applicant is seeking Historic District Commission approval for the exterior changes to the Huston Building that are related to the introduction of Bloom.

On June 16th, 2020, the Historic District Commission postponed consideration of the Design Review application citing concerns about historic materials and the overall design proposal for the historic façade.

Proposal

The applicant is proposing a *rehabilitation* of the historic building facade storefront, parts of which were removed at some point in the buildings history. The proposed changes include extensive work to the ground floor façade including new and redesigned windows/entryways, new limestone façade, and paint. The upper floors are proposed to contain new windows, a new roof, and paint. Please see the table below for a summary of all of the proposed façade materials:

| Material | Location | Color |
|--|--|------------------|
| Leaded Glass Transom | Above 1 st floor storefront windows | Blackened Patina |
| Wood & Glass French Doors | 1 st floor storefront | Glossy Black |
| Wood & Glass Entry Door | 2 nd floor entrance (center) | Stained |
| Wood & Glass Entry Door | Retail entrances | Glossy Black |
| Limestone | 1 st floor façade, archway, piers | Natural |
| Terra Cotta Tile | Roof | Slate |
| Copper Gutter & Downspout | Roofline | Copper/Patina |
| Paint | 2 nd floor façade, rear façade | Glacier White |
| Aluminum Clad Double Hung Wood Windows | 2 nd floor windows | ? |

Although the applicant is proposing a restoration of the original façade and its original materials, it is worth noting that the proposed façade meets several architectural standards required in the Downtown Overlay District including the following:

1. At least 90% of the exterior finish material on all facades that face a street shall be limited to the following: glass, brick, cut stone, cast stone, coarsely textured stucco, or wood.
2. The primary colors of building exteriors shall be compatible with the colors of adjacent buildings and in character with the surrounding area, although the trim may be of a contrasting color.

3. Storefronts shall be directly accessible from public sidewalks. Each storefront must have transparent areas, equal to 70% of its portion of the facade, between one and eight feet from the ground.
4. Sliding doors and sliding windows are prohibited along frontage lines.

A more detailed analysis of the façade in relation to the Secretary of the Interior (SOI) Standards will be provided below.

Signage

Article 2, Section 2.02 of the Sign Ordinance states that the City Commission shall hear and deny, approve, or approve with conditions, those signs for special land uses, after receiving the recommendation of the Planning Board. The Planning Board reviewed signage at the May 26th meeting and provided a condition of approval that the applicant must revise the sign concept for Bloom to meet the dimensional requirements of the Sign Ordinance. The applicant has revised the signage proposal and removed the green canvas panel, which is reviewed below.

The applicant is proposing five total signs. The linear frontage of the building measures roughly 42 ft., which permits the building 42 sq. ft. of total signage. Article 3, Section 3.02 of the Sign Ordinance defines a sign as any object, device, logo, display or structure, or part thereof, which is intended to advertise, identify, display, or direct or attract attention to an object, person, institution, organization, business, product, service, event or location by any means.

In addition, Article 2, Section 2.03 requires sign area to be computed by means of the smallest square or rectangle that will encompass the extreme limits of the writing, representation, emblem or other display, together with any material or color forming an integral part of the background of the display or used to differentiate the sign from the backdrop or structure against which it is placed. Considering the definition and computation regulations above, a breakdown of the building signage is provided in the following table:

| Sign Content (Type) | Sign Area (Sq. Ft.) |
|--|----------------------------|
| Stacked Deli (Existing Wall Sign) | 16 |
| Bloom (Wall Sign – Canvas/Sign Panel) | 15 |
| Bloom (Projecting Sign) | 1.3 |
| Bloom (Name Letter Sign – Window Header, Vinyl) | 3.1 |
| Bloom (Projecting Sign – Rear) | 60* |
| Bloom (Wall Sign – Rear Door) | 2* |
| Total Proposed Combined Sign Area: | 35.4 |
| Total Permitted Combined Sign Area: | 42 |
| <i>*Area not included in proposed combined sign area per Activation Overlay District</i> | |

Additionally, the Sign Ordinance permits wall signs to project no more than 9 in. from the building face. As the signage is presently designed, the sign projects 6 in. from the building face. This is due in part to the proposed canvas panel located behind the logo wall sign.

Finally, the logo wall sign is proposed to be illuminated by a small architectural light fixture below the sign, which is permitted in the Central Business Historic District.

Lighting

The applicant is proposing minor LED strip up lighting underneath the proposed limestone arched entryway and two recessed downlights in the retail entrances. Although the applicant is proposing new light fixtures, the Planning Division did not seek a photometric plan, citing Article 4, Section 4.21 (C) which requires a photometric plan only if new lighting is proposed that may *significantly alter* the light distribution or illuminance on a site, as deemed necessary by the Planning Division or Historic District Commission. The Historic District Commission may wish to discuss this opinion and update the requirements accordingly, if necessary.

The applicant has submitted specification sheets on the proposed LED strip fixtures that demonstrate that the proposed fixtures are NOT cutoff as defined by Article 9 of the Zoning Ordinance. Exception to cutoff luminaires can be made at the discretion of the Historic District Commission under any of the following conditions:

1. The distribution of upward light is controlled by means of refractors or shielding to the effect that it be used solely for the purpose of decorative enhancement of the luminaire itself and does not expel undue ambient light into the nighttime environment.
2. The luminaire is neither obtrusive nor distracting, nor will it create a traffic hazard or otherwise adversely impact public safety, with appropriate methods used to eliminate undesirable glare and/or reflections.
3. The luminaire is consistent with the intent of the Master Plan, Urban Design Plan(s), Triangle district plan, Rail District plan and/or Downtown Birmingham 2016 Report, as applicable.
4. The scale, color, design or material of the luminaire will enhance the site on which it is located, as well as be compatible with the surrounding buildings or neighborhood.
5. Lighting designed for architectural enhancement of building features (i.e. architectural enhancement lighting). Appropriate methods shall be used to minimize reflection and glare.
6. The site lighting meets all requirements set forth in this ordinance including, but not limited to, light trespass and nuisance violations.

The Planning Division finds that the LED strip lighting is appropriate and controlled by the building, preventing ambient light from entering the nighttime environment. Thus, **the applicant must receive approval from the Historic District Commission for the use of non-cutoff light fixtures.**

Planning and Zoning

In general, because the existing building footprint it proposed to remain, there are no bulk, placement or height requirements that must be addressed as a part of this review. However, there are four planning and zoning issues that must be reviewed:

Parking: The subject site is located within the Parking Assessment District. Thus, no parking analysis is required for the commercial use.

Landscaping: There are no existing landscaping beds on site, nor are any proposed at this time. However, there is a small planter in the rear of the building that contains ivy. The applicant is proposing to replant Boston Ivy after the building is repainted.

Glazing: As the applicant is proposing to install new glazing, the new glazing will be required to conform to the window standards outlined in Article 4, Section 4.90 of the Zoning Ordinance, which state that:

1. No less than 70% of a storefront/ground floor façade between 1 and 8 ft. above grade shall be clear glazing.
2. Only Clear glazing (80% Visual Light Transmittance) is permitted on storefront facades at the first floor. Lightly tinted glazing (70% Visual Light Transmittance) above the first floor may be permitted. Mirrored glass is prohibited.
3. Required window areas shall be either pedestrian entrances, windows that allow views into retail space, working areas or lobbies. Display windows set into the wall may be approved by the Planning Board.
4. Windows shall not be blocked with opaque materials or the back of shelving units or signs.
5. The bottom of the window shall be no more than 3 feet above the adjacent exterior grade.

The applicant has submitted glazing calculations that show the proposed storefront contains about 53% glazing in between 1 ft. and 8 ft. from grade. The applicant has also submitted a "developed elevation" that takes into consideration the glass proposed within the recessed entrances, which shows about 67% glazing. Unfortunately, the Zoning Ordinance defines façade as "the vertical exterior surface of a building that is set parallel to a setback line" which would preclude the perpendicular glazing located within the recessed entrances.

However, to allow flexibility in design, these standards may be modified by a majority vote of those appointed and serving on the Historic District Commission for architectural design considerations provided that the following conditions are met:

1. The subject property must be in a zoning district that allows mixed uses;
2. The scale, color, design and quality of materials must be consistent with the building and site on which it is located;
3. The proposed development must not adversely affect other uses and buildings in the neighborhood;
4. Glazing above the first story shall not exceed a maximum of 70% of the façade area;
5. Windows shall be vertical in proportion.

The Planning Division finds that each of these conditions are met and that the Historic District Commission has additional authority to approve a storefront based on historical context and construction that may not meet the current ordinance. Thus, **the applicant must receive approval from the Historic District Commission for the proposed 53% glazing, provide additional glazing, or obtain a variance from the Board of Zoning appeals.**

The applicant has not submitted specification sheets on any proposed glazing to ensure that the clarity requirements of 80% VLT are met. **The applicant must submit specification sheets with Visual Light Transmittance figures for all proposed glazing.**

Projections into Right-of-Way: The applicant is proposing two vertical canvas banners that extend from the top of the first floor to just below the roofline at the rear of the building along the alley that projects 1.5 ft. into the Willits Alley right-of-way. The Planning Board approved this projection into the right-of-way.

Design Review Standards and Guidelines

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 as set forth in 36 C.F.R. part 67. Design review standards and guidelines that address special design characteristics of historic districts administered by the commission may be followed if they are equivalent in guidance to the secretary of interior's standards and guidelines and are established or approved by the state historic preservation office of the Michigan Historical Center. The U.S. Secretary of the Interior Standards for Rehabilitation are provided in full at the end of this report.

In reviewing plans, the commission shall also consider all of the following:

1. The historic or architectural value and significance of the resource and its relationship to the historic value of the surrounding area.
2. The relationship of any architectural features of the resource to the rest of the resource and to the surrounding area.

3. The general compatibility of the design, arrangement, texture, and materials proposed to be used.
4. Other factors, such as aesthetic value, that the commission finds relevant.
5. Whether the applicant has certified in the application that the property where work will be undertaken has, or will have before the proposed project completion date, a fire alarm system or a smoke alarm complying with the requirements of the Stille-DeRossett-Hale single state construction code act, 1972 PA 230, MCL 125.1501 to 125.1531.

Recommendation

The Michigan State Historic Preservation Office defines *rehabilitation* as the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values.

The National Parks Service offers guidelines that suggest in *rehabilitation*, historic building materials and character-defining features are protected and maintained as they are in the treatment Preservation. However, greater latitude is given in the Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings to replace extensively deteriorated, damaged, or missing features using either the same material or compatible substitute materials. Of the four treatments, only Rehabilitation allows alterations and the construction of a new addition, if necessary for a continuing or new use for the historic building.

Considering the above, the applicant appears, generally, to meet Standards 1, 7 and 9. However, elements of the proposal seem to conflict with, in some capacity, Standards 2, 3, and 6. A Planning Division review of each applicable standard is provided below:

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.*

As noted in the building history above, the building has historically contained retail uses on the ground floor since its construction. The proposed renovations do not alter the use of the building, and thus remains true to the buildings history.

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.*

The revised drawings submitted by the applicant rectify the issues noted in the June 16th report regarding the removal of historic brick and limestone window sills in favor of a new limestone storefront. The applicant is still proposing the addition of a new limestone storefront, but is no longer removing any brick. Additionally, the original storefront was removed some time ago and is no longer original or significant. However, the proposal submitted by the applicant involves an alteration of the original storefront that historically

featured large paned glass, stone base and leaded glass transom with a centrally located entry door for each tenant space.

National Parks Service guidelines suggest that when designing a new storefront - when the historic storefront is completely missing or has previously been replaced by one that is incompatible – the design may be an accurate restoration based on documentary evidence, OR it may be a new design that is compatible with the size, scale, material and color of the historic building. The applicant is not proposing a wholly accurate restoration of the storefront, as the proposed storefronts do not include the features described above. The Planning Division feels as though the new design proposed is not quite compatible with the rest of the building and the period of significance in which this building rehabilitation is working under due to the size and fenestration of the French-door styled windows. The relocation of the entry doors to the sides of the tenant space as opposed to the center of the space may be an acceptable alteration, as the building retains the mirrored look that was historically present, and brings the building into ADA compliance that suits the continued use of the building.

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.*

The introduction of tall, operable French doors at the storefront could foster a false sense of historical development and may be inappropriate. When it comes to replacing windows, National Parks Service guidelines recommend replacing incompatible, non-historic windows with new windows that are compatible with the historic character of the building. Operable French-door styled windows were not a feature of this 1923 building. However, Historic District Commission could realistically consider French style doors or operable windows IF they more closely matched the pane configuration, size, and component makeup that were a feature of the original windows.

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.*

Generally, many of historic features on the building facade have been removed rather than left to deteriorate. Still, the applicant has proposed new materials attempting to match the design, color and texture of the historic materials evident in the photographs. The replacement materials that require some discussion are the terra cotta roof tiles and the second floor windows. The original building would likely have had a slate roof, which seems to be confirmed by the photographs available. Although the terra cotta is a different

material, the finished slate-colored look could offer a similar visual experience in terms of color variations and general shape. Finally, the revised plans showing the replacement of the non-original second floor windows with new wood and glass double-hung windows with true divided lites is now appropriate. It is clear in photographs that the original windows were double-hung, and have remained double hung to present day.

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.*

As noted on the plans, the applicant is not proposing to remove the paint on the building to expose the original brick and restore the original look. Rather, the applicant is proposing to paint the front façade brick Glacier White. National Parks Service guidance suggests that this is the best treatment when approaching brick that has been painted numerous times over a buildings lifetime. When repainting, the paint color should be, at a minimum, appropriate to the style and setting of the building. This also means that if the building is in a historic district, the color selection should complement the building in question as well as other buildings in the block. In general, color schemes for wall and major decorative trim or details should be kept simple; in most cases the color or colors chosen for a storefront should be used on other painted exterior detailing to unify upper and lower portions of the facade. The applicant appears to be doing just that.

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.*

The revised proposal does not appear to remove any historic materials that are left on the building façade.

Based on a review of the SOI standards and other guidance, the Planning Division recommends that the Historic District Commission **POSTPONE** the Design Review for 239 N. Old Woodward – Huston Building – to allow the applicant time to address the conflicts noted above with the Secretary of the Interior Standards, as well as any further Historic District Commission comments.

Sample Motion Language

Motion to **POSTPONE** the Design Review application for 239 N. Old Woodward – Huston Building – to allow the applicant time to address the conflicts noted above with the Secretary of the Interior Standards.

OR

Motion to **APPROVE** the Design Review application for 239 N. Old Woodward – Huston Building – with the following conditions:

1. The Historic District Commission APPROVES the non-cutoff LED light strips beneath the limestone arch;
2. The Historic District commission APPROVES the proposed 53% glazing;

OR

2. The applicant must provide additional glazing, or obtain a variance from the Board of Zoning appeals.
3. The applicant must submit specification sheets with Visual Light Transmittance figures for all proposed glazing.

OR

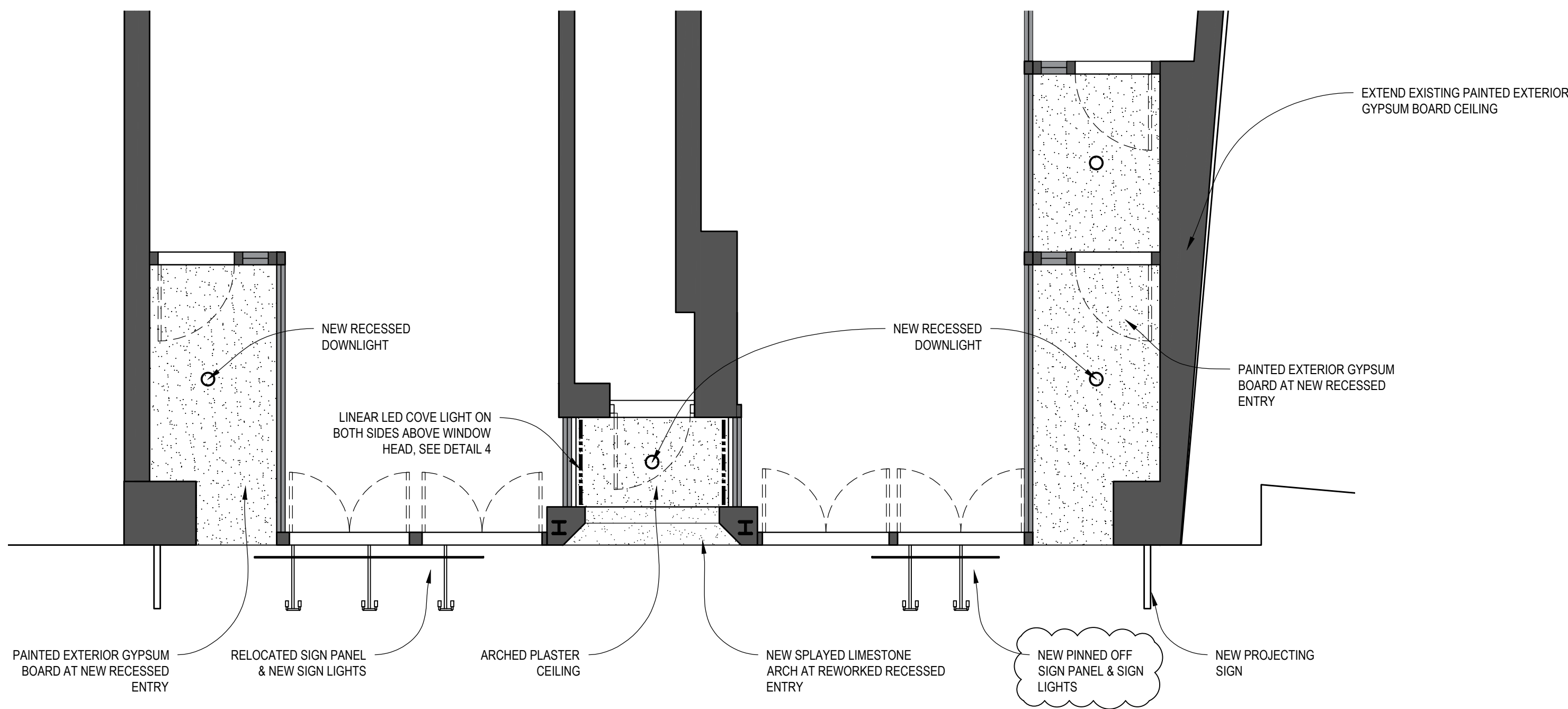
Motion to **DENY** the Design Review application for 239 N. Old Woodward – Huston Building – for the following reasons:

1. _____
2. _____
3. _____

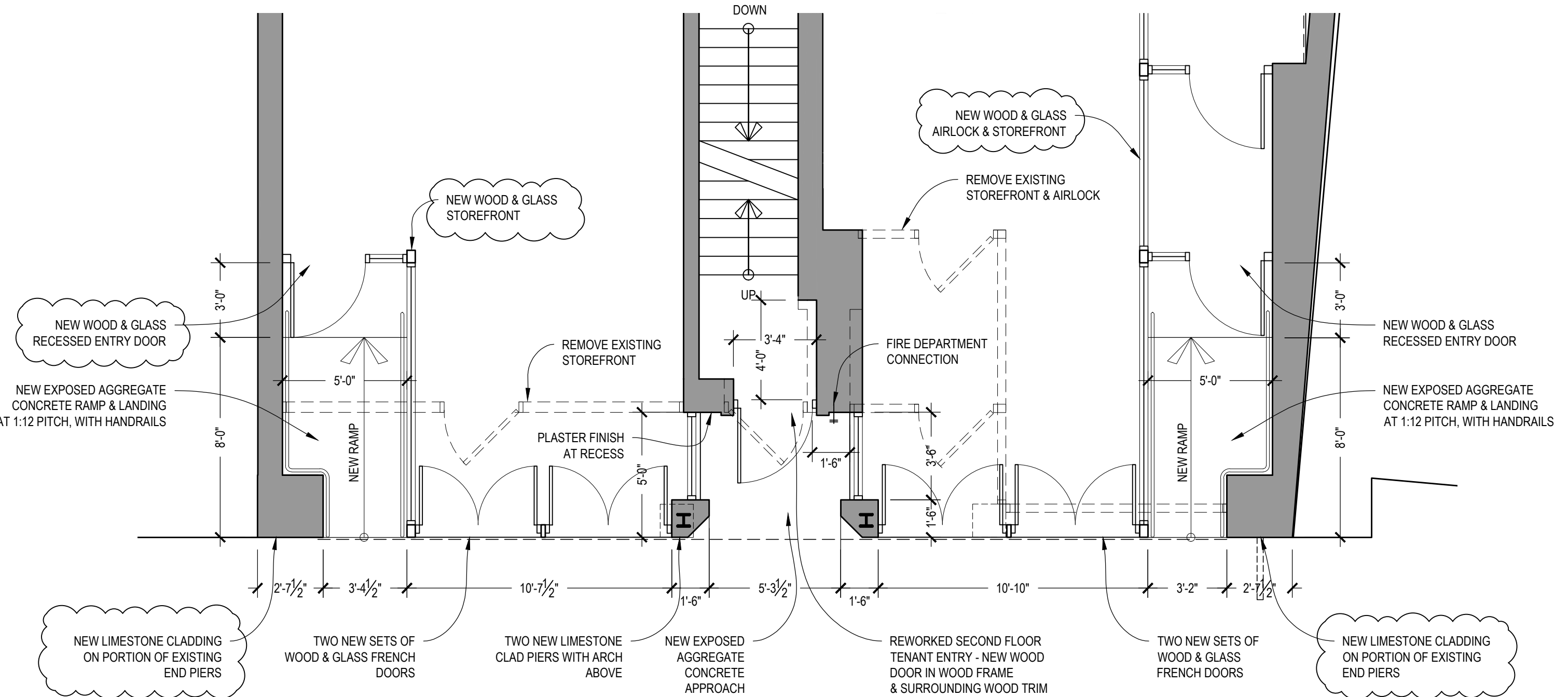
THE SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION AND GUIDELINES FOR REHABILITATING HISTORIC BUILDINGS

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

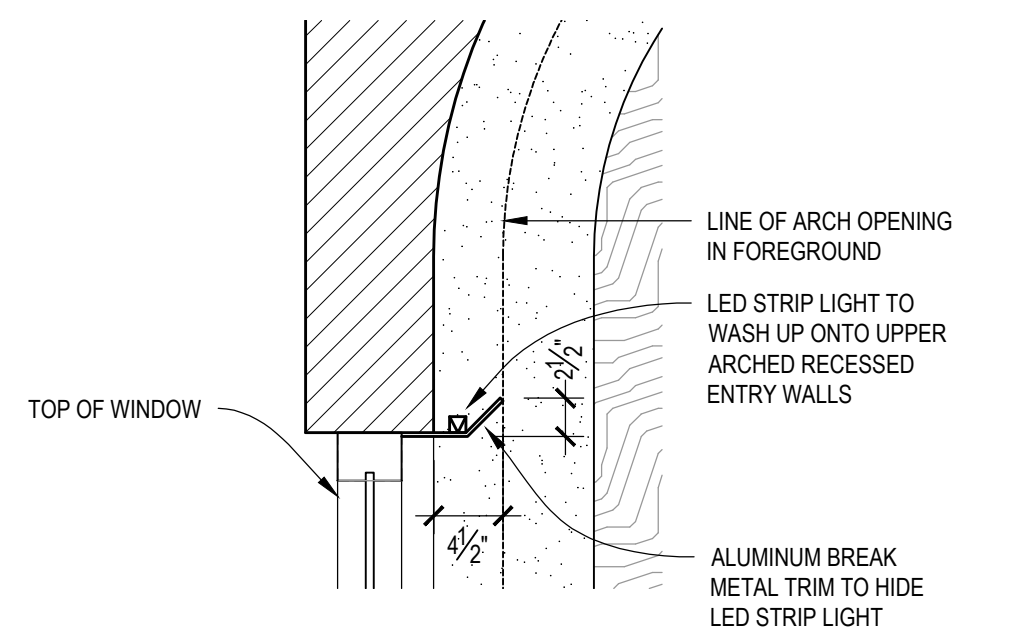
1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration 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.



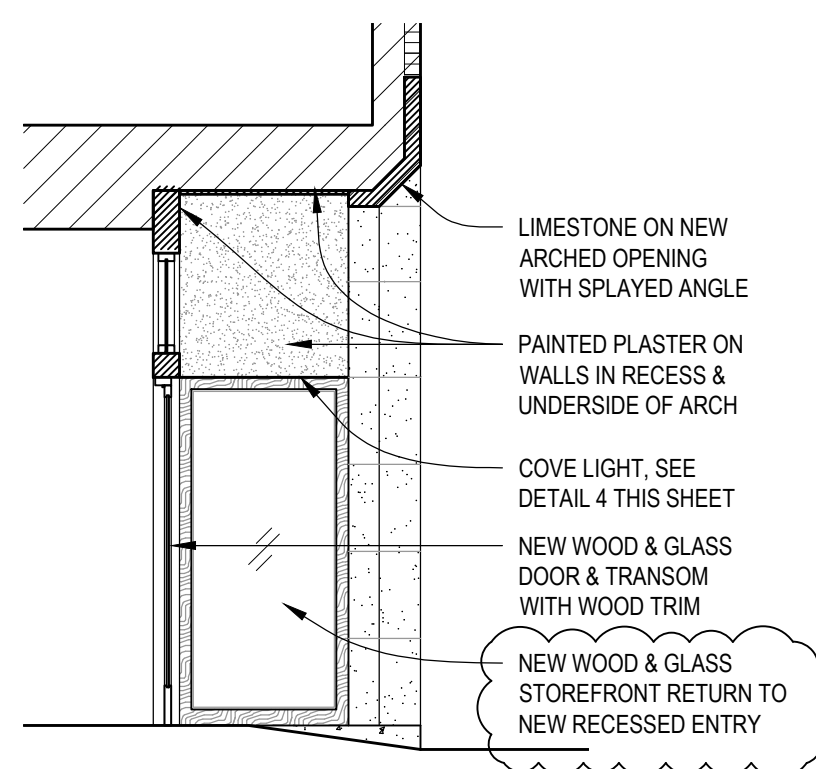
3 NEW STOREFRONT REFLECTED CEILING PLAN DETAIL
scale: 1/4" = 1'-0"



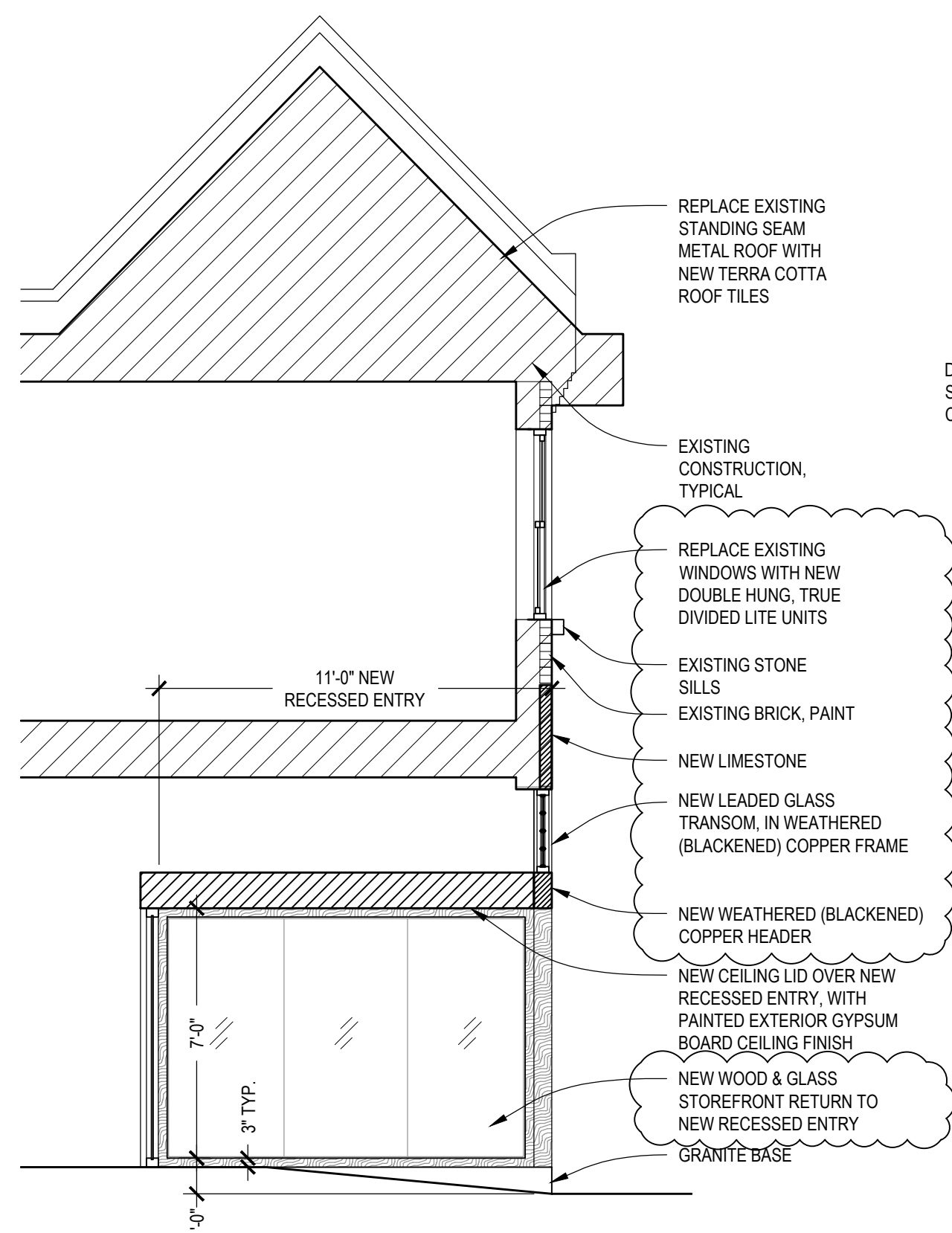
2 NEW STOREFRONT PLAN DETAIL
scale: 1/4" = 1'-0"



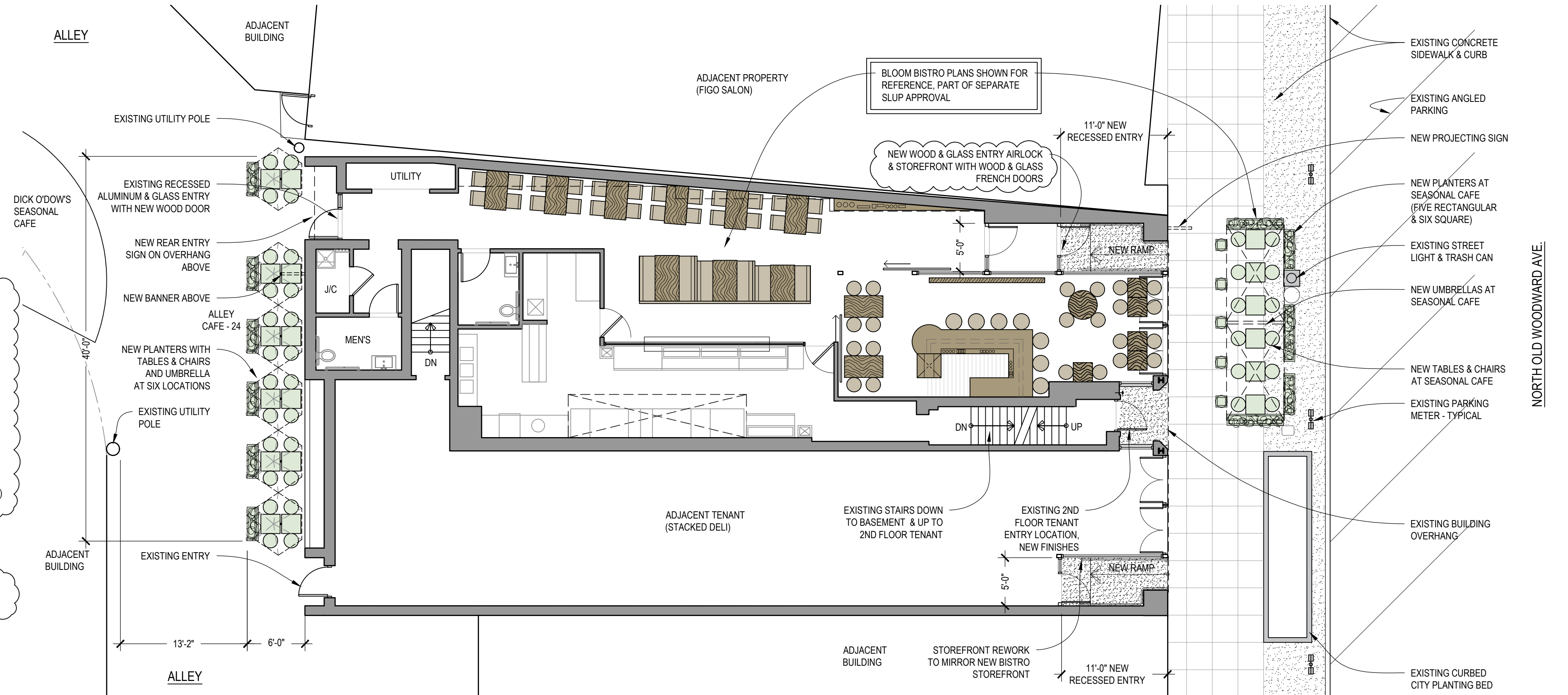
4 SECTION AT COVE LIGHT
SCALE: 1" = 1'-0"



5 SECTION AT 2ND FLOOR ENTRY
SCALE: 1/4" = 1'-0"



6 SECTION AT 1ST FLOOR ENTRY
SCALE: 1/4" = 1'-0"



1 MAIN LEVEL FLOOR PLAN
scale: 1/8" = 1'-0"

Project:

HUSTON BUILDING
RENOVATION OF AN EXISTING BUILDING
233-239 N. OLD WOODWARD AVE., BIRMINGHAM, MI 48009

Seal:

Issue Date:

HISTORIC REVIEW 5/25/21

HDC REVISION 6/28/21

Sheet Title:

FLOOR PLANS

Sheet Number:

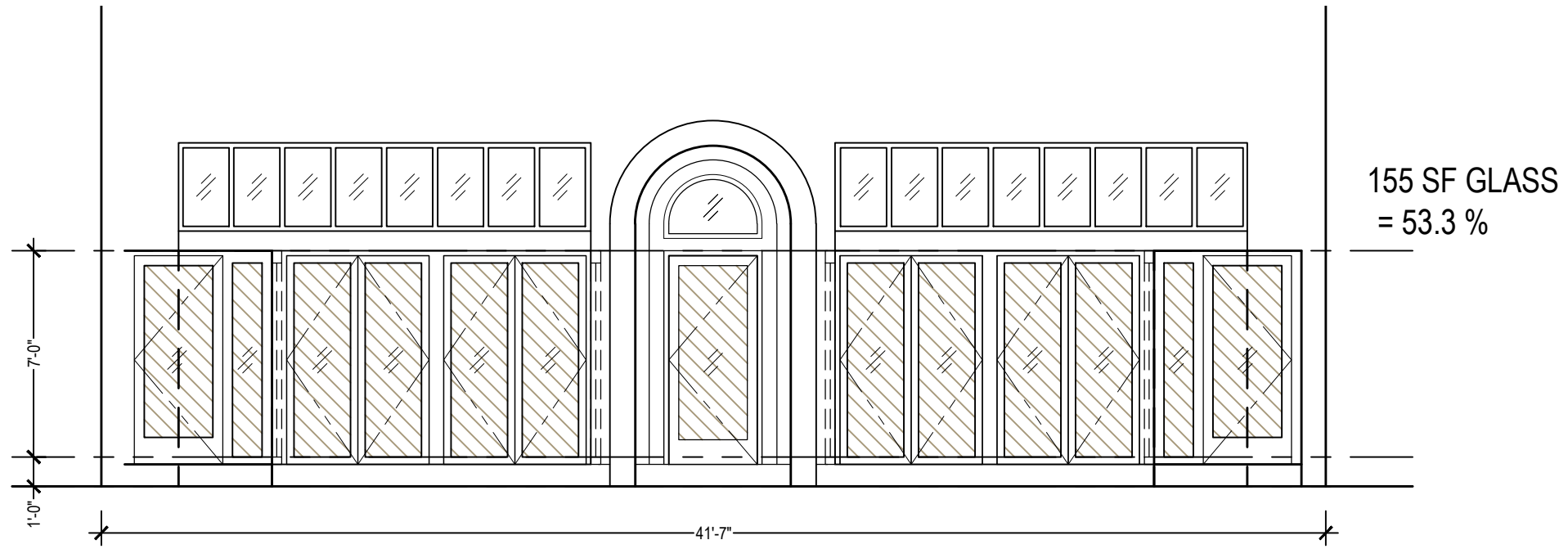
A-1



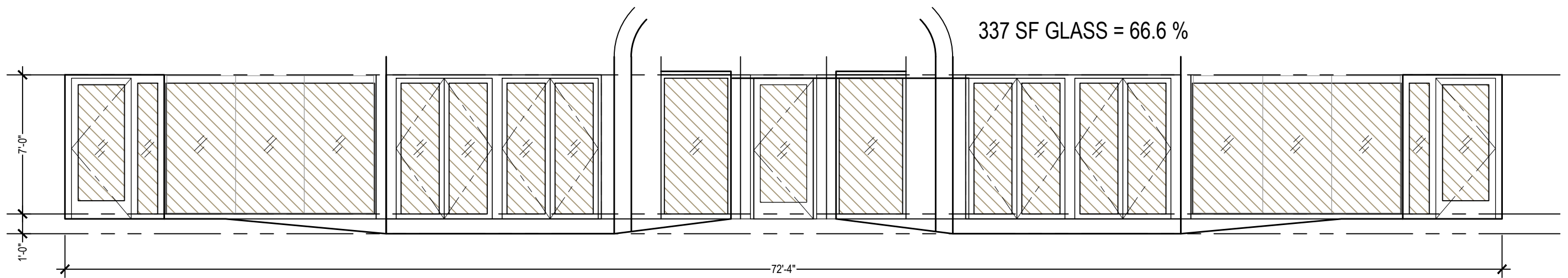
* BLOOM BISTRO IMPROVEMENTS SHOWN FOR REFERENCE,
PART OF SEPARATE BISTRO SLUP *



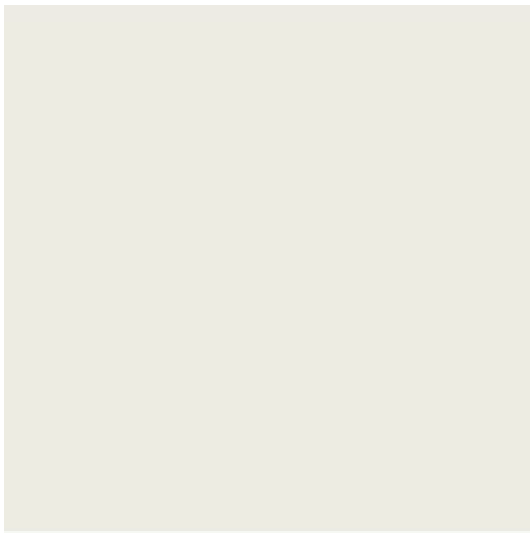




HUSTON BUILDING -
GLAZING % (TRUE ELEVATION)



HUSTON BUILDING -
GLAZING % (DEVELOPED ELEVATION)



WHITE PAINT COLOR
SHERWIN WILLIAMS "GLACIER WHITE" OC-37



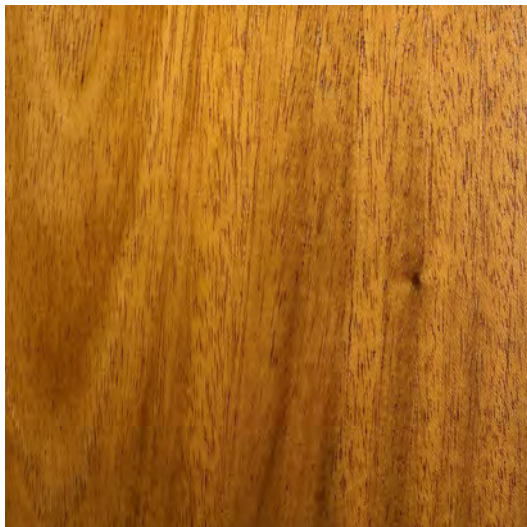
BLKACK PAINT COLOR ON DOORS
SHERWIN WILLIAMS "CAVIAR" 6990



WHITE PAINTED CONCRETE
MASONRY UNITS, ON ALLEY ELEVATION



EXISTING IVY ON REAR ALLEY WALL



STAINED & VARNISHED WOOD DOOR, TRIM
& TRANSOM AT SECOND FLOOR ENTRY



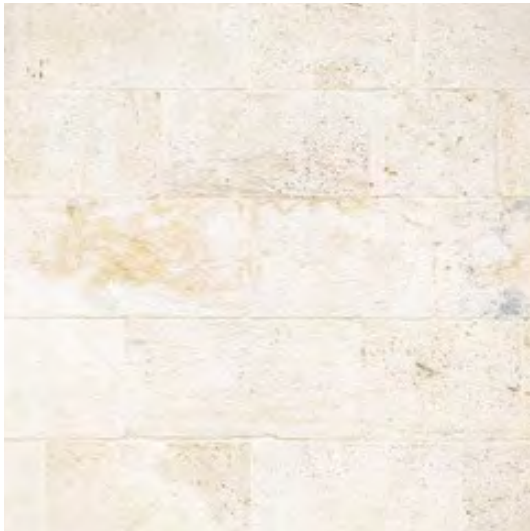
EXPOSED AGGREGATE CONCRETE RAMPS,
LANDING & APPROACHES AT
OLD WOODWARD STOREFRONTS



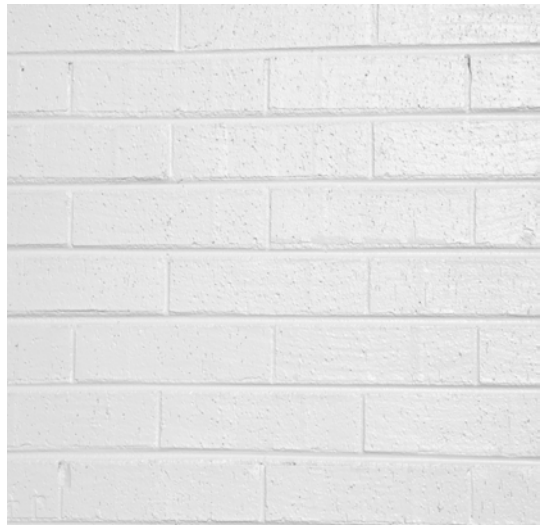
SLATE COLORED LUDOWICI
TERRA COTTA ROOF TILES



OVERSIZED COPPER GUTTER
AND DOWNSPOUTS



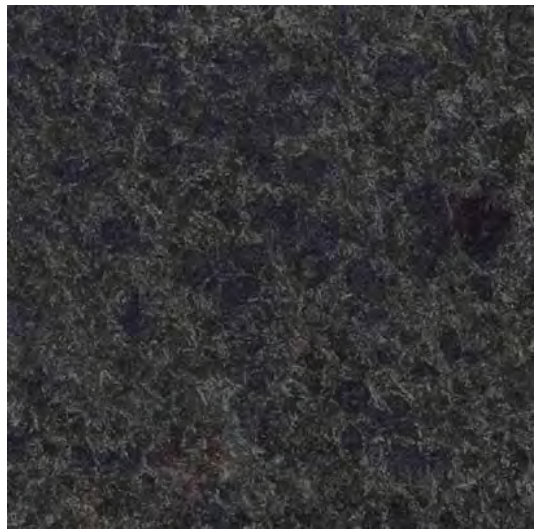
LIMESTONE ON FRONT FACADE



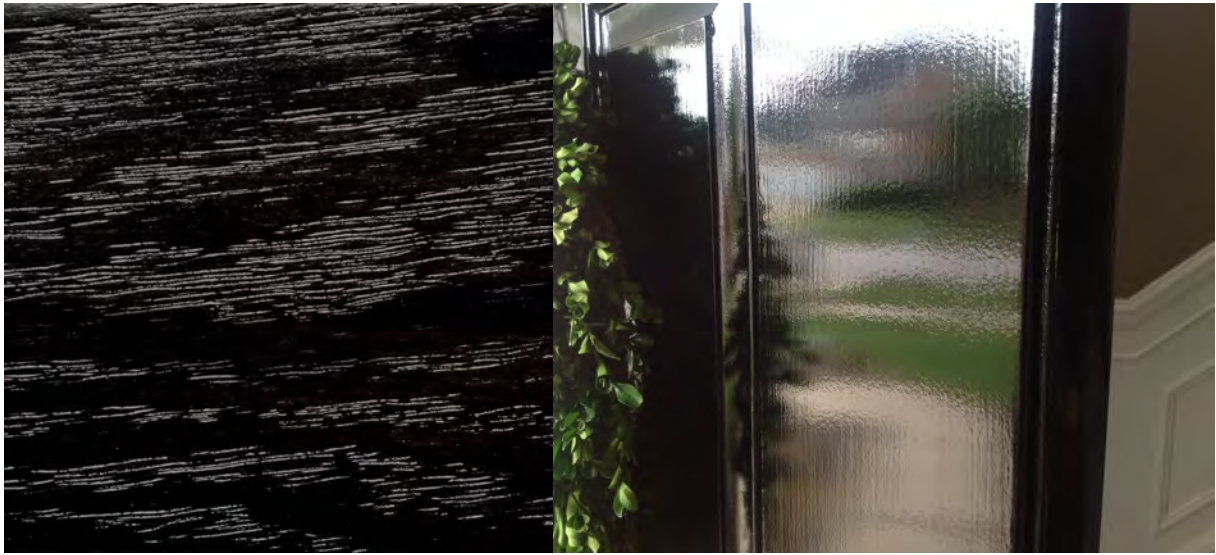
WHITE PAINTED BRICK



BLACKENED METAL FINISH ON
HEADER PANEL & TRANSOM WINDOWS



GRANITE BASE



BLACK GLOSS PAINTED WOOD DOORS &
FRAMES AT NEW STOREFRONT

Huston Building

CITY OF BIRMINGHAM

Date 06/10/2021 10:23:57 AM

Ref 00180723

Receipt 578309

Amount \$100.00

CITY OF BIRMINGHAM

Date 06/10/2021 10:23:57 AM

Ref 00180722

Receipt 578309

Amount \$400.00



City of Birmingham

A Worldly Community

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: Roman Bonislavski, Ron & Roman, Inc.

Address: 275 E. Frank St.
Birmingham MT 48099

Phone Number: 248-723-5790

Fax Number: _____

Email address: romen@ronandroman.com

2. Property Owner

Name: Oxford Land LLC

Address: P.O. Box 414
Troy, MI 48099

Phone Number: 248-362-2870

Fax Number: 248-362-3011

Email address: Darlen@atesian.net

3. Applicants Attorney/Contact Person

Name: same as applicant

Address: _____

Phone Number: _____

Fax Number: _____

Email address: _____

4. Project Designer/Developer

Name: same as applicant

Address: _____

Phone Number: _____

Fax Number: _____

Email address: _____

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: 233-239

N. Old Woodward Ave.

Name of development: Huston Building

Sidwell #: _____

Current Use: mixed use, restaurant / office

Proposed Use: _____

Area of Site in Acres: _____

Current zoning: B-4

Zoning of Adjacent Properties: B-4

Name of Historic District Site is Located in: Downtown

Date of Application for Preliminary Historic Design Review: _____

Date of Preliminary Historic Design Review Approval: _____

6.16.21 (tentative)

Date of Planning Board Approval: 5.26.21 (tentative)

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

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

(Please specifically list all materials and colors to be used)

Store front plan rework w/ new recessed entries, french doors, transom windows in anodized aluminum & glass; granite base; wood & glass entry doors; new limestone cladding at lower level, new aluminum & glass windows in existing openings on front elevation; new terra cotta roof tiles; new copper gutter; paint all existing brick new color

8. Buildings and Structures

Number of Buildings on Site: 1

Height of Buildings & # of Stories: 2 stories + basement

Use of Buildings:

Height of Rooftop Mechanical Equipment: 7-5'

9. Additions (in Square Feet)

Proposed Use: none

Number of Floors:

Number of Sq. Ft. on Each Floor:

Height:

Total Floor Area:

Retail Space:

Assembly Space:

Office Space:

Industrial Space:

Seating Capacity:

10. Required and Proposed Parking

Required number of parking spaces: none

Typical angle of parking spaces:

Typical width of maneuvering lanes:

Location of parking on site:

Location of parking off site:

Number of light standards in parking area:

Screenwall material:

Proposed number of parking spaces:

Typical size of parking spaces:

Number of spaces < 180 sq. ft.:

Number of handicap spaces:

Shared parking agreement?

Height of light standards in parking area:

Height of screenwall:

11. Landscaping

Location of landscape areas: none

Proposed landscape material:

12. Building Lighting

Number of light standards on building: (4) existing

Size of light fixtures (L•W•H):

Maximum wattage per fixture:

Light level at each property line:

Type of light standards on building: glass globe

Scenes in alley

Height from grade:

Proposed wattage per fixture:

13. Maximum Signage Allowance Calculation

Building Frontage (in feet): 41'-7"

Maximum Sign Area Allowed: 41.5 sf

Sign Area Proposed: 41.5 sf (includes Bistro)

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

14. Location of Proposed Signs

(1) relocated wall sign @ front elevation; Bistro signage under separate application

15. Number of Sign(s)

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

Canopy: _____
Building Name: _____
Post-Mounted Projecting: _____

16. Sign Size, Material & Content

Sign #1

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

Projection from Wall: _____
Sign Reads: "Stacked Deli"

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: 3
Sign Type(s): _____

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

18. Sign Lighting

Type of Lighting Proposed: _____
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: none

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: [Signature] Date: 5-25-21

Print Name: Darren Atkinson

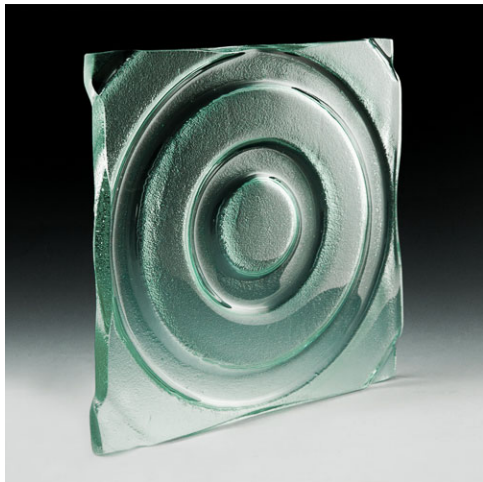
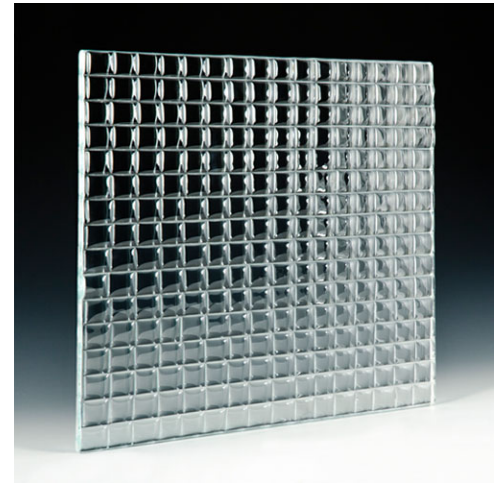
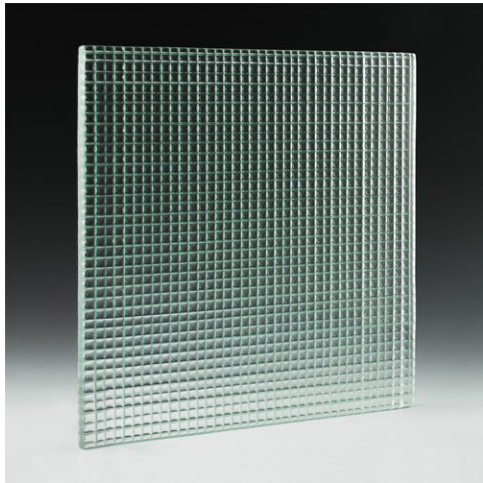
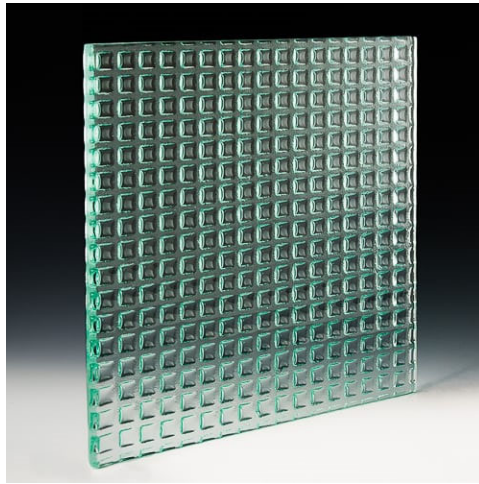
Signature of Applicant: [Signature] Date: 5.25.21

Print Name: Roman Bonislowski

Signature of Architect: [Signature] Date: 5.25.21

Print Name: Roman Bonislowski

| Office Use Only | | |
|-------------------|-----------------|--------------|
| Application #: | Date Received: | Fee: |
| Date of Approval: | Date of Denial: | Accepted by: |







Huston Building - 1923

Elmer Huston had this building constructed with two stores on the ground level and apartments above in 1923. It housed the post office and a variety store from 1924 to 1928. In 1929, the Mulholland Dry Goods Company moved into both spaces. The original building had a decorative transom with prismatic glass panes above the display windows, which was typical of the early 20th century storefronts. The building has retained its steep side gable roof and the original configuration of the symmetrical second floor windows.



MEMORANDUM

Planning Division

DATE: July 7th, 2021

TO: Historic District Commission

FROM: Nicholas Dupuis, City Planner

SUBJECT: 138 S. Old Woodward – D.U.R. Waiting Room/Evereve – Design Review

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

Existing Use: 1-Story Commercial Building

History

This was the waiting room for the electronic trolley operated by the Detroit Urban Railroad. It was designed by the nationally known Detroit urban architectural firm of Smith, Hinchman and Grylls. It was built in 1910 to shelter waiting passengers and was also the location of a turn-around loop for those cars not heading to Pontiac. In the late 1920's the building was converted to the Birmingham Savings Bank. The initials "BSB", cut in stone, can still be seen above the entrance.

Introduction

The subject site is located on the west side of S. Old Woodward just south of Maple Rd. The single-story commercial building is located in the Central Business Historic District and is a designated historic resource. The applicant has submitted a Design Review application for exterior front-façade changes for a new tenant, Evereve.

Proposal

The applicant is proposing minor exterior changes to the front façade that include paint, a new awning, and a sign. Please see the table below for a summary of all of the proposed façade materials:

| Material | Location | Color |
|----------|-------------------|--------------------------------|
| Paint | Front Facade | Panda White |
| Fabric | Storefront Awning | Marine Blue w/ Magenta & White |

As there are no substantial material changes to the building façade, nor the storefront glazing, a review of the Downtown Overlay Architectural Standards is not required. However, it is worth

noting that the building appears to be in compliance with the Overlay Standards as the building façade is predominantly stone and glass.

A more detailed analysis of the façade in relation to the Secretary of the Interior (SOI) Standards will be provided below.

Signage

The applicant is proposing to install one new halo-illuminated name letter sign above the new proposed awning. The sign will be located in the center of the storefront unlike the previous tenant, Pogo, whose sign was located in the upper left corner of the building façade. As the principle building frontage measures about 32 ln. ft., the applicant is permitted 32 sq. ft. of signage. The sign as proposed, which reads "Evereve", measures in at 11.4 sq. ft., meeting the requirements.

In addition to a maximum combined sign area, the Sign Ordinance also permits signs to project no more than 9 in. from the building face, with electrical raceways not to exceed 4 in. in depth. The sign plans submitted show a side profile with some dimensions labeled, but the full projection dimension (letters + standoff + raceway) is not shown on the plans. Thus, **the applicant must submit revised sign plans showing the total sign projection from the building face not to exceed 9 in.**

Lighting

The applicant is not proposing any new lighting as a part of the Design Review for Evereve.

Planning and Zoning

In general, because the existing building footprint it proposed to remain, there are no bulk, placement or height requirements that must be addressed as a part of this review. However, there are four planning and zoning issues that must be reviewed:

Parking: The subject site is located within the Parking Assessment District. Thus, no parking analysis is required for the commercial use.

Landscaping: There are no existing landscaping beds on site, nor are any proposed at this time.

Glazing: There are no changes proposed to the existing storefront glazing.

Projections into Right-of-Way: The applicant is proposing a new marine blue triangulated awning with magenta and white stripes above the storefront windows to replace an existing black awning. Article 4, Section 4.74 (D)(4)(c)(i) states that removable architectural elements such as awnings, canopies, marquees may be approved by the Historic District to project into the right of way provided that they are constructed to support applicable loads without any ground mounted supports on public property.

Encroachments with less than 15 ft. of clearance above the sidewalk shall not extend into or occupy more than two-thirds of the width of the sidewalk or 5 ft., whichever is less, and must not interfere with any existing or planned streetscape elements or infrastructure.

The awning as designed projects 12 in. into the right-of-way, which is well within the requirements listed above. As such, there will also be no interference with the S. Old Woodward streetscape with the installation of the awning.

Design Review Standards and Guidelines

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 as set forth in 36 C.F.R. part 67. Design review standards and guidelines that address special design characteristics of historic districts administered by the commission may be followed if they are equivalent in guidance to the secretary of interior's standards and guidelines and are established or approved by the state historic preservation office of the Michigan Historical Center. The U.S. Secretary of the Interior Standards for Rehabilitation ("SOI Standards") are provided in full at the end of this report.

In reviewing plans, the commission shall also consider all of the following:

1. The historic or architectural value and significance of the resource and its relationship to the historic value of the surrounding area.
2. The relationship of any architectural features of the resource to the rest of the resource and to the surrounding area.
3. The general compatibility of the design, arrangement, texture, and materials proposed to be used.
4. Other factors, such as aesthetic value, that the commission finds relevant.
5. Whether the applicant has certified in the application that the property where work will be undertaken has, or will have before the proposed project completion date, a fire alarm system or a smoke alarm complying with the requirements of the Stille-DeRossett-Hale single state construction code act, 1972 PA 230, MCL 125.1501 to 125.1531.

Recommendation

Considering the minor nature of the exterior façade changes proposed, the applicant appears to meet Standards 1, 2, and 9. A Planning Division review of each applicable SOI Standard is provided below:

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.*

The new proposed tenant, Evereve, will continue the retail/commercial use that has been present since the building was converted to the Birmingham Savings Bank in the late 1920's.

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.*

The applicant is not proposing any changes that will alter the historic character of the property. Although awnings may not have been a feature of the building, fabric awnings, such as the awning proposed, are an acceptable addition in some cases and should be added without damaging the building or visually impairing distinctive architectural features. The awning as proposed does not damage the visual appearance of the building or its features and will be replacing an existing awning that will not do significant damage to the storefront.

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.*

The addition of the paint, awning and signage will not significantly damage the materials that characterize the property, and are compatible with the massing, size, scale and features of the building. The applicant is proposing to patch and repair existing damage and repaint, which is a preferred treatment in this case compared to paint removal to reveal the original stone. Paint removal risks damage to the original stone façade, whereas the proposed painting and color selection will bring the building closer to the natural stone appearance without the potential for damage. It is also worth noting that the size of the sign is well under the permitted combined sign area, which adds an added benefit that does not detract from the building or its features.

Based on a review of the SOI Standards and other equivalent guidance, the Planning Division recommends that the Historic District Commission **APPROVE** the Design Review for 138 S. Old Woodward – D.U.R. Waiting Room/Evereve – with the condition listed below. Upon completion, the project will meet Secretary of the Interior Standard's numbers 1, 2, and 9.

1. The applicant must submit revised sign plans showing the total sign projection from the building face not to exceed 9 in.

Sample Motion Language

Motion to **APPROVE** the Design Review application for 138 S. Old Woodward – D.U.R. Waiting Room/Evereve – with the following condition (*LIST CONDITION*). Upon completion, the project will meet Secretary of the Interior Standard's numbers 1, 2, and 9.

1. The applicant must submit revised sign plans showing the total sign projection from the building face not to exceed 9 in.

OR

Motion to **POSTPONE** the Design Review application for 138 S. Old Woodward – D.U.R. Waiting Room/Everyve – pending receipt of the following:

1. The applicant must submit revised sign plans showing the total sign projection from the building face not to exceed 9 in.

OR

Motion to **DENY** the Design Review application for 138 S. Old Woodward – D.U.R. Waiting Room/Everyve – for the following reasons:

1. _____
2. _____
3. _____

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.
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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.
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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.

EVEREVE

BIRMINGHAM EXTERIOR PROPOSAL

July 7, 2021

Woodward Ave Shops – Existing (for reference)



BIRMINGHAM PAST STOREFRONT DESIGN – FOR REFERENCE



Design Prior to POGO - Exterior Views

BIRMINGHAM EXISTING EXTERIOR STOREFRONT



Exterior Views

EVEREVE STOREFRONT PROPOSED UPDATES



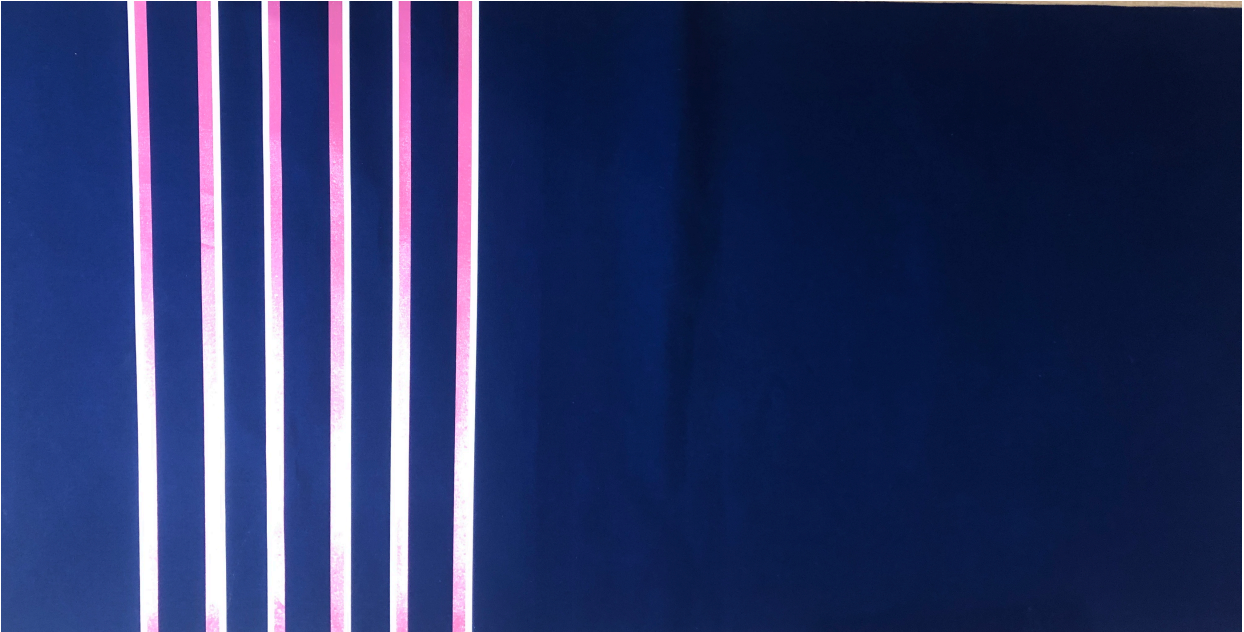
Existing finish to remain

EVEREVE

PT-1

- Paint existing grey storefront PT-1 Sherwin Williams #SW6147 Panda White (GC to do Mock up on storefront prior to painting entire area indicated for approval)
- Clean Storefront and patch and repair to 'like new' condition prior to painting
- Metal storefront to remain
- Storefront door to remain
- Storefront glass to remain
- New lit sign with concealed electrical chase to match exterior paint color
- New custom awnings

BIRMINGHAM STOREFRONT FINISHES



Custom awning fabric



Exterior Paint Color
Sherwin Williams #SW6147
Panda White

17576 HEMLOCK AVENUE
LAKEVILLE, MN 55044
952.292.2141

mikep@LMAsigns.com
LMAsigns.com

APPROVAL OF THIS DRAWING
HEREBY GIVES PERMISSION
TO LANDMARK ARCHITECTURAL
SIGNS TO BEGIN PRODUCTION
OF THE SIGN(S) WITHIN THIS
DOCUMENT. THE RECIPIENT
AGREES THAT ALL THE COLORS,
SPECIFICATIONS AND ELEVATIONS
LISTED IN THIS DRAWING ARE
CORRECT AND APPROVED. CHANGES
MADE TO THIS DRAWING AFTER
PRODUCTION HAS BEGUN WILL
RESULT IN ADDITIONAL CHARGES.

EVEREVE
138 OLD WOODWARD AVE
BIRMINGHAM, MI 48009

PROJECT TYPE:

ILLUMINATED
CHANNEL LETTERS

CUSTOMER APPROVAL:

NAME: _____

DATE: _____

PROJECT CONTACT: MIKE PANKEY

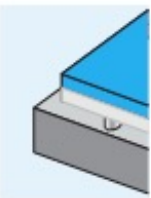
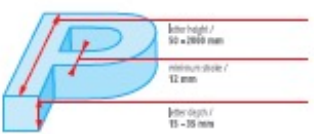
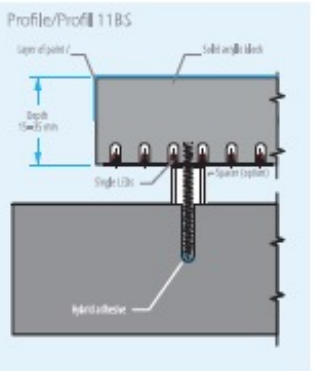
REVISION 1: 06.07.21 MW
REVISION 2: 06.10.21 MW
REVISION 3:
REVISION 4:

SALES: MP
DESIGN: MW
DATE: 06.3.21
DWG: 2021 BIRMINGHAM MI

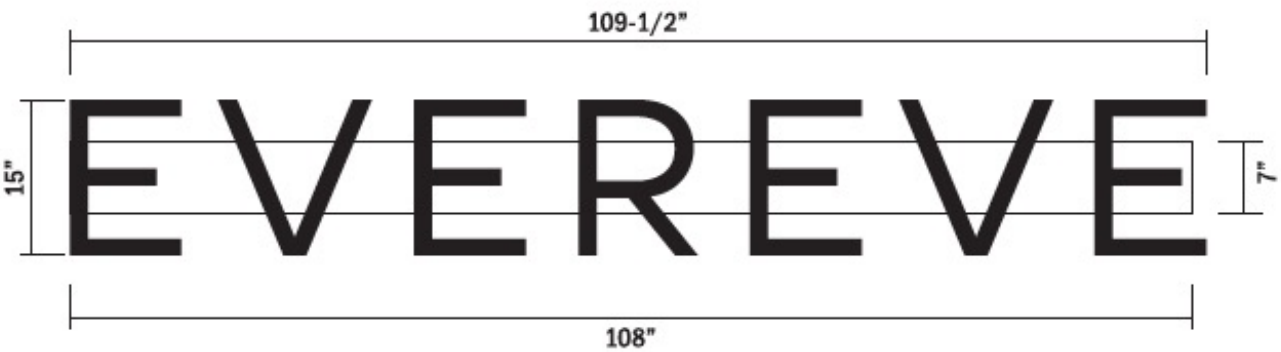


Profile 11BS

fine-stroked back and side-lit letter
made of full acrylic block
single embedded and sealed Nichia LEDs
front and sides partially painted
RAL paint color matching available



1
1
PROPOSED: PROVIS PROFILE 11Bs LETTERS ON 7" T X 3" D X 108" W RACEWAY
SCALE: 3/16" = 1' - 0"



1
2
DETAIL: PROVIS PROFILE 11Bs SIDE LIGHT BLOCK ACRYLIC CHANNEL LETTERS ON RACEWAY. LETTER FACES ARE BLACK WITH WHITE RETURNS. RACEWAY PAINTED TO MATCH BUILDING.
SCALE: 3/4" = 1' - 0"

17576 HEMLOCK AVENUE
LAKEVILLE, MN 55044
952.292.2141

mikep@LMAsigns.com
LMAsigns.com

APPROVAL OF THIS DRAWING
HEREBY GIVES PERMISSION
TO LANDMARK ARCHITECTURAL
SIGNS TO BEGIN PRODUCTION
OF THE SIGN(S) WITHIN THIS
DOCUMENT. THE RECIPIENT
AGREES THAT ALL THE COLORS,
SPECIFICATIONS AND ELEVATIONS
LISTED IN THIS DRAWING ARE
CORRECT AND APPROVED. CHANGES
MADE TO THIS DRAWING AFTER
PRODUCTION HAS BEGUN WILL
RESULT IN ADDITIONAL CHARGES.

EVEREVE
138 OLD WOODWARD AVE
BIRMINGHAM, MI 48009

PROJECT TYPE:

ACRYLIC WINDOW
GRAPHICS

CUSTOMER APPROVAL:

NAME: _____

DATE: _____

PROJECT CONTACT: MIKE PANKEY

REVISION 1: 06.07.21 MW
REVISION 2: 06.10.21 MW
REVISION 3:
REVISION 4:

SALES: MP
DESIGN: MW
DATE: 06.3.21
DWG: 2021 BIRMINGHAM MI

18-1/4"

2-1/2"

EVEREVE

QTY: 2

2
1

DETAIL: 1/8" ACRYLIC LETTERS PAINTED SATIN BLACK BACKED WITH ADHESIVE APPLIED FIRST SURFACE ON WINDOWS 6" ABOVE BOTTOM MULLIONS.

SCALE: 6" = 1' - 0"



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PRODUCTION HAS BEGUN WILL
RESULT IN ADDITIONAL CHARGES.

EVEREVE
138 OLD WOODWARD AVE
BIRMINGHAM, MI 48009

PROJECT TYPE:

AWNINGS

CUSTOMER APPROVAL:

NAME: _____

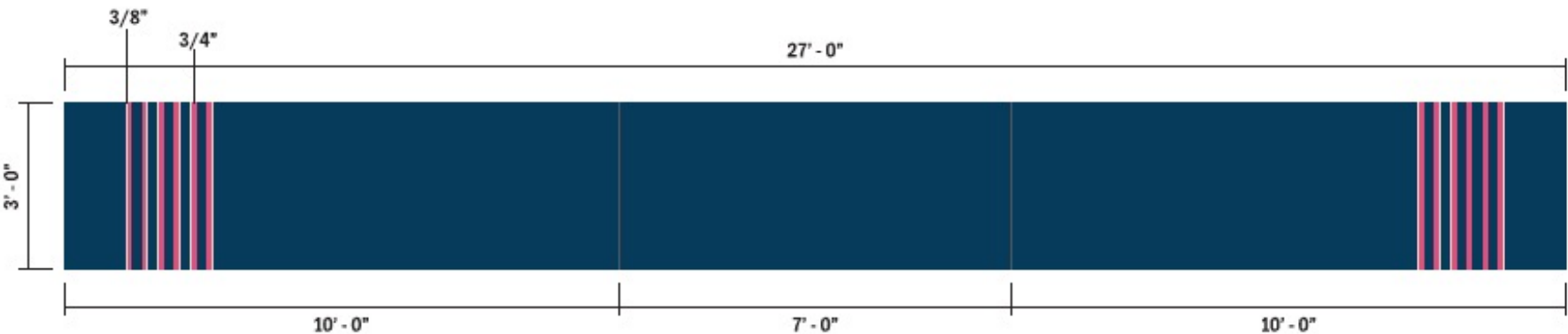
DATE: _____

PROJECT CONTACT: MIKE PANKEY

REVISION 1: 06.07.21 MW
REVISION 2: 06.10.21 MW
REVISION 3:
REVISION 4:

SALES: MP
DESIGN: MW
DATE: 06.3.21
DWG: 2021 BIRMINGHAM MI

NOTE: AWNING TO BE MADE IN THREE SECTIONS FOR EASE OF TRANSPORT AND INSTALLATION



SIDE VIEW



NOTE: SIZE TO BE VERIFIED WITH FIELD SURVEY PRIOR TO PRODUCTION

4
1
DETAIL: SUNBRELLA MARINE BLUE AWNING FABRIC WITH GERBER 220-103 MAGENTA & 220-100 OYSTER WHITE VINYL STRIPES ON 1" ALUMINUM TUBE FRAMES.

SCALE: 3/8" = 1' - 0"





with heart

THANK YOU



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: _____



Notice Sign Rental Application Community Development

1. Applicant

Name: _____
Address: _____

Phone Number: _____
Fax Number: _____
Email address: _____

2. Property Owner

Name: _____
Address: _____

Phone Number: _____
Fax Number: _____
Email address: _____

3. Project Information

Address/Location of Property: _____
Name of Development: _____
Area in Acres: _____

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

4. Date of Board/Commission Review

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

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

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

Signature of Applicant: _____ Date: _____

Office Use Only

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

AGENDA
BIRMINGHAM HISTORIC DISTRICT COMMISSION
WEDNESDAY – July 21st, 2021
151 MARTIN STREET, CITY COMMISSION ROOM 205, BIRMINGHAM, MI *
******* 7:00 PM*******

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

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

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

Telephone Meeting Access: 877 853 5247 US Toll-free

Meeting ID Code: 912 8247 9817

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

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

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

STANDARDS FOR REHABILITATION & GUIDELINES FOR REHABILITATING HISTORIC BUILDINGS

Rehabilitation

Rehabilitation is defined as the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values.



Standards for Rehabilitation

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.
3. Each property will 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 elements from other historic properties, will not be undertaken.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction will 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.

GUIDELINES FOR REHABILITATING HISTORIC BUILDINGS

INTRODUCTION

In **Rehabilitation**, historic building materials and character-defining features are protected and maintained as they are in the treatment Preservation. However, greater latitude is given in the **Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings** to replace extensively deteriorated, damaged, or missing features using either the same material or compatible substitute materials. Of the four treatments, only **Rehabilitation** allows alterations and the construction of a new addition, if necessary for a continuing or new use for the historic building.

Identify, Retain, and Preserve Historic Materials and Features

The guidance for the treatment **Rehabilitation** begins with recommendations to identify the form and detailing of those architectural materials and features that are important in defining the building's historic character and which must be retained to preserve that character. Therefore, guidance on *identifying, retaining, and preserving* character-defining features is always given first.

Protect and Maintain Historic Materials and Features

After identifying those materials and features that are important and must be retained in the process of **Rehabilitation** work, then *protecting and maintaining* them are addressed. Protection generally involves the least degree of intervention and is preparatory to other work. Protection includes the maintenance of historic materials and features as well as ensuring that the property is protected before and

during rehabilitation work. A historic building undergoing rehabilitation will often require more extensive work. Thus, an overall evaluation of its physical condition should always begin at this level.

Repair Historic Materials and Features

Next, when the physical condition of character-defining materials and features warrants additional work, *repairing* is recommended. **Rehabilitation** guidance for the repair of historic materials, such as masonry, again begins with the least degree of intervention possible. In rehabilitation, repairing also includes the limited replacement in kind or with a compatible substitute material of extensively deteriorated or missing components of features when there are surviving prototypes features that can be substantiated by documentary and physical evidence. Although using the same kind of material is always the preferred option, a substitute material may be an acceptable alternative if the form, design, and scale, as well as the substitute material itself, can effectively replicate the appearance of the remaining features.

Replace Deteriorated Historic Materials and Features

Following repair in the hierarchy, **Rehabilitation** guidance is provided for *replacing* an entire character-defining feature with new material because the level of deterioration or damage of materials precludes repair. If the missing feature is character defining or if it is critical to the survival of the building (e.g., a roof), it should be replaced to match the historic feature based on physical or his-

toric documentation of its form and detailing. As with repair, the preferred option is always replacement of the entire feature in kind (i.e., with the same material, such as wood for wood). However, when this is not feasible, a compatible substitute material that can reproduce the overall appearance of the historic material may be considered.

It should be noted that, while the National Park Service guidelines recommend the replacement of an entire character-defining feature that is extensively deteriorated, the guidelines never recommend removal and replacement with new material of a feature that could reasonably be repaired and, thus, preserved.

Design for the Replacement of Missing Historic Features

When an entire interior or exterior feature is missing, such as a porch, it no longer plays a role in physically defining the historic character of the building unless it can be accurately recovered in form and detailing through the process of carefully documenting the historic appearance. If the feature is not critical to the survival of the building, allowing the building to remain without the feature is one option. But if the missing feature is important to the historic character of the building, its replacement is always recommended in the **Rehabilitation** guidelines as the first, or preferred, course of action. If adequate documentary and physical evidence exists, the feature may be accurately reproduced. A second option in a rehabilitation treatment for replacing a missing feature, particularly when the available information about the feature is inadequate to permit an accurate reconstruction, is to *design* a new feature that is compatible with the overall historic character of the building. The new design should always take into account the size, scale, and material of the building itself and should be clearly differentiated from the authentic historic features. For properties that have changed over time, and where those changes have acquired

significance, reestablishing missing historic features generally should not be undertaken if the missing features did not coexist with the features currently on the building. Juxtaposing historic features that did not exist concurrently will result in a false sense of the building's history.

Alterations

Some exterior and interior alterations to a historic building are generally needed as part of a **Rehabilitation** project to ensure its continued use, but it is most important that such alterations do not radically change, obscure, or destroy character-defining spaces, materials, features, or finishes. Alterations may include changes to the site or setting, such as the selective removal of buildings or other features of the building site or setting that are intrusive, not character defining, or outside the building's period of significance.

Code-Required Work: Accessibility and Life Safety

Sensitive solutions to meeting code requirements in a **Rehabilitation** project are an important part of protecting the historic character of the building. Work that must be done to meet accessibility and life-safety requirements must also be assessed for its potential impact on the historic building, its site, and setting.

Resilience to Natural Hazards

Resilience to natural hazards should be addressed as part of a **Rehabilitation** project. A historic building may have existing characteristics or features that help to address or minimize the impacts of natural hazards. These should always be used to best advantage when considering new adaptive treatments so as to have the least impact on the historic character of the building, its site, and setting.

Sustainability

Sustainability should be addressed as part of a **Rehabilitation** project. Good preservation practice is often synonymous with sustainability. Existing energy-efficient features should be retained and repaired. Only sustainability treatments should be considered that will have the least impact on the historic character of the building.

The topic of sustainability is addressed in detail in *The Secretary of the Interior's Standards for Rehabilitation & Illustrated Guidelines on Sustainability for Rehabilitating Historic Buildings*.

New Exterior Additions and Related New Construction

Rehabilitation is the only treatment that allows expanding a historic building by enlarging it with an addition. However, the **Rehabilitation** guidelines emphasize that new additions should be considered only after it is determined that meeting specific new needs cannot be achieved by altering non-character-defining interior spaces. If the use cannot be accommodated in this way, then an attached exterior addition may be considered. New additions should be designed and constructed so that the character-defining features of the historic building, its site, and setting are not negatively impacted. Generally, a new addition should be subordinate to the historic building. A new addition should be compatible, but differentiated enough so that it is not confused as historic or original to the building. The same guidance applies to new construction so that it does not negatively impact the historic character of the building or its site.

Rehabilitation as a Treatment. *When repair and replacement of deteriorated features are necessary; when alterations or additions to the property are planned for a new or continued use; and when its depiction at a particular time is not appropriate, Rehabilitation may be considered as a treatment. Prior to undertaking work, a documentation plan for Rehabilitation should be developed.*

ROOFS

RECOMMENDED

NOT RECOMMENDED

Replacing in kind an entire roof covering or feature that is too deteriorated to repair (if the overall form and detailing are still evident) using the physical evidence as a model to reproduce the feature or when the replacement can be based on historic documentation. Examples of such a feature could include a large section of roofing, a dormer, or a chimney. If using the same kind of material is not feasible, then a compatible substitute material may be considered.

Removing a feature of the roof that is unrepairable and not replacing it, or replacing it with a new roof feature that does not match.

Using a substitute material for the replacement that does not convey the same appearance of the roof covering or the surviving components of the roof feature or that is physically or chemically incompatible.

Replacing only missing or damaged roofing tiles or slates rather than replacing the entire roof covering.

Failing to reuse intact slate or tile in good condition when only the roofing substrate or fasteners need replacement.

Replacing an incompatible roof covering or any deteriorated non-historic roof covering with historically-accurate roofing material, if known, or another material that is compatible with the historic character of the building.

The following work is highlighted to indicate that it is specific to Rehabilitation projects and should only be considered after the preservation concerns have been addressed.

Designing the Replacement for Missing Historic Features

Designing and installing a new roof covering for a missing roof or a new feature, such as a dormer or a monitor, when the historic feature is completely missing. It may be an accurate restoration based on documentary and physical evidence, but only when the historic feature to be replaced coexisted with the features currently on the building. Or, it may be a new design that is compatible with the size, scale, material, and color of the historic building.

Creating an inaccurate appearance because the replacement for the missing roof feature is based upon insufficient physical or historic documentation, is not a compatible design, or because the feature to be replaced did not coexist with the features currently on the building.

Introducing a new roof feature that is incompatible in size, scale, material, or color.



[21] The windows on the lower floor, which were too deteriorated to repair, were replaced with new steel windows matching the upper-floor historic windows that were retained.

WINDOWS

RECOMMENDED

| |
|--|
| Modifying a historic single-glazed sash to accommodate insulated glass when it will not jeopardize the soundness of the sash or significantly alter its appearance. |
| Using low-e glass with the least visible tint in new or replacement windows. |
| Using window grids rather than true divided lights on windows on the upper floors of high-rise buildings if they will not be noticeable. |
| Ensuring that spacer bars in between double panes of glass are the same color as the window sash. |
| Replacing all of the components in a glazing system if they have failed because of faulty design or materials that have deteriorated with new material that will improve the window performance without noticeably changing the historic appearance. |
| Replacing incompatible, non-historic windows with new windows that are compatible with the historic character of the building; or reinstating windows in openings that have been filled in. |

NOT RECOMMENDED

| |
|---|
| Modifying a historic single-glazed sash to accommodate insulated glass when it will jeopardize the soundness of the sash or significantly alter its appearance. |
| Using low-e glass with a dark tint in new or replacement windows, thereby negatively impacting the historic character of the building. |
| Using window grids rather than true divided lights on windows in low-rise buildings or on lower floors of high-rise buildings where they will be noticeable, resulting in a change to the historic character of the building. |
| Using spacer bars in between double panes of glass that are not the same color as the window sash. |
| Replacing all of the components in a glazing system with new material that will noticeably change the historic appearance. |

The following work is highlighted to indicate that it is specific to Rehabilitation projects and should only be considered after the preservation concerns have been addressed.

Designing the Replacement for Missing Historic Features

| | |
|---|--|
| Designing and installing a new window or its components, such as frames, sash, and glazing, when the historic feature is completely missing. It may be an accurate restoration based on documentary and physical evidence, but only when the historic feature to be replaced coexisted with the features currently on the building. Or, it may be a new design that is compatible with the size, scale, material, and color of the historic building. | Creating an inaccurate appearance because the replacement for the missing window is based upon insufficient physical or historic documentation, is not a compatible design, or because the feature to be replaced did not coexist with the features currently on the building. |
| | Installing replacement windows made from other materials that are not the same as the material of the original windows if they would have a noticeably different appearance from the remaining historic windows. |

STOREFRONTS

RECOMMENDED

NOT RECOMMENDED

Repairing storefronts by patching, splicing, consolidating, or otherwise reinforcing them using recognized preservation methods. Repair may include the limited replacement in kind or with a compatible substitute material of those extensively deteriorated or missing components of storefronts when there are surviving prototypes, such as transoms, base panels, kick plates, piers, or signs.

Removing storefronts that could be stabilized, repaired, and conserved, or using untested consolidants, improper repair techniques, or unskilled personnel, potentially causing further damage to historic materials.

Replacing in kind an entire storefront that is too deteriorated to repair (if the overall form and detailing are still evident) using the physical evidence as a model to reproduce the feature or when the replacement can be based on historic documentation. If using the same kind of material is not feasible, then a compatible substitute material may be considered.

Replacing a storefront feature when repair of the feature and limited replacement of deteriorated or missing components are feasible.

Using a substitute material for the replacement that does not convey the same appearance of the surviving components of the storefront or that is physically incompatible.

Removing a storefront that is unrepairable and not replacing it or replacing it with a new storefront that does not match.

The following work is highlighted to indicate that it is specific to Rehabilitation projects and should only be considered after the preservation concerns have been addressed.

Designing the Replacement for Missing Historic Features

Designing and installing a new storefront when the historic storefront is completely missing or has previously been replaced by one that is incompatible. It may be an accurate restoration based on documentary and physical evidence, but only when the historic storefront to be replaced coexisted with the features currently on the building. Or, it may be a new design that is compatible with the size, scale, material, and color of the historic building.

Creating an inaccurate appearance because the replacement for the missing storefront is based upon insufficient physical or historic documentation, is not a compatible design, or because the feature to be replaced did not coexist with the features currently on the building.

Using new, over-scaled, or internally-lit signs unless there is a historic precedent for them or using other types of signs that obscure, damage, or destroy character-defining features of the storefront and the building.

STOREFRONTS

RECOMMENDED

Replacing missing awnings or canopies that can be historically documented to the building, or adding new signage, awnings, or canopies that are compatible with the historic character of the building.

NOT RECOMMENDED

Adding vinyl awnings, or other awnings that are inappropriately sized or shaped, which are incompatible with the historic character of the building; awnings that do not extend over the entire length of the storefront; or large canopies supported by posts that project out over the sidewalk, unless their existence can be historically documented.

Alterations and Additions for a New Use

Retaining the glazing and the transparency (i.e., which allows the openness of the interior to be experienced from the exterior) that is so important in defining the character of a historic storefront when the building is being converted for residential use. Window treatments (necessary for occupants' privacy) should be installed that are uniform and compatible with the commercial appearance of the building, such as screens or wood blinds. When display cases still exist behind the storefront, the screening should be set at the back of the display case.

Replacing storefront glazing with solid material for occupants' privacy when the building is being converted for residential use.

Installing window treatments in storefront windows that have a residential appearance, which are incompatible with the commercial character of the building.

Installing window treatments that are not uniform in a series of repetitive storefront windows.



[29] The rehabilitation of the 1910 Māālaea General Store (a), which served the workers' camp at the Wailuku Sugar Company on the Hawaiian island of Maui, included the reconstruction of the original parapet (b).



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.