



**CITY OF BIRMINGHAM
MUSEUM BOARD AGENDA**

556 W MAPLE

Thursday, June 2, 2016

6:30 PM

***Mission Statement:** The Birmingham Historical Museum & Park will explore meaningful connections with our past, in order to enrich our community and enhance its character and sustainability. Our mission is to promote understanding of Birmingham's historical and cultural legacy through preservation and interpretation of its ongoing story.*

- 1. Call to Order**
- 2. Roll Call**
- 3. Introduction of Guests**
- 4. Approval of the Minutes**
 - A. Minutes of May 5, 2016
- 5. Announcements**
- 6. Unfinished Business**
 - A. 2017-2020 Strategic Plan Review: Goal II Objectives
 - B. Joint Planning with Friends Board for Bell Dedication – October, 2016
- 7. New Business**
 - A. Allen House Siding
 - B. Historic Landscape Survey Proposal Review
- 8. Communication and Reports**
 - A. Director Report
 - B. Member comments
 - C. Public comments
- 9. Next Regular Meeting: August 4, 2016**
- 10. Adjournment**

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Draft



**CITY OF BIRMINGHAM
MUSEUM BOARD
MEETING MINUTES
THURSDAY, May 5, 2016
6:30 PM**

Members Present: Tina Krizanic, Marty Logue, Kate Montgomery, Caitlin Rosso, Jeff Wilmot

Student Members Present: Nahri Carman

Members Absent: Russ Dixon Gretchen Maricak,

Administration: Museum Director Leslie Pielack

Guests: None

Director Pielack called the meeting to order at 6:35 PM.

**Approval of the Minutes
Minutes of April 7, 2016**

MOTION: by Montgomery, seconded by Rosso:

To approve the minutes of April 7, 2016.

VOTE: Yeas, 5
Nays, 0

**Approval of the Minutes
Minutes of April 27, 2016**

MOTION: by Wilmot, seconded by Logue:

To approve the minutes of April 27, 2016, as amended.

VOTE: Yeas, 5
Nays, 0

Unfinished Business

A. The Museum Board reviewed and revised the objectives for Goal I of the 2017-2020 Strategic Plan.

MOTION: by Logue, seconded by Krizanic:

To approve the following objectives for Goal I of the 2017-2020 Birmingham Museum Strategic Plan:

Goal I: Enhance community access, appeal, and engagement, resulting in increased utilization of the Birmingham Museum (formerly Birmingham Historical Museum & Park) and broader appreciation for its cultural contribution to the region.

Objectives for Goal I:

- A. Develop and implement strategies and programs that actively engage and connect with the community and make history and heritage more relevant.
- B. Establish the museum and park as a valued resource and place to encourage community connectivity.
- C. Develop an interpretive plan for both buildings. Enhance utilization of the collection by engaging in impactful events, activities, programs and exhibits.
- D. Develop and implement an interpretive plan for the park. Better utilize the park to share content, engage visitors, and connect them to the museum.
- E. Promote the museum through social media and marketing.

VOTE: Yeas, 5
 Nays, 0

New Business

A. The Museum Board discussed planning for a Bell Dedication event in Autumn 2016, with a target date of October 1, as a joint effort with the Friends Board. Board members agreed by consensus to pursue this plan, which will appear on the next board agenda. Members of the Friends Board will plan to attend the next Museum Board meeting on June 2, 2016. Ms. Montgomery noted that coordinating the dedication with another event would be desirable and help ensure its success. She pointed out that it might be advantageous to team up with the Junior League's fall program, which also includes a marching band and family-friendly activities in the area of the Library & The Community House. She will plan to clarify further at the June meeting.

Communication and Reports

- A. Director Pielack shared updates to the Director Report. The Wi-Fi pole locations and project status was reviewed with the board, as well as scope of work progress for the historic landscape survey. The bell paver project has raised approximately \$1000 in the week since it has been active. Orders will be taken until May 25, 2016. The new hands-on activity for the school tours and the pilot project school classroom visit were also reviewed with the board.
- B. There were no additional Board member comments.
- C. There were no public comments.

Director Pielack adjourned the meeting at 7:45 p.m.

Goal II: Provide stewardship and management of the museum’s collection of artifacts, archives, and buildings, in accordance with established professional museum practice.

Previous Objective

Changes to Objective

A. Improve storage organization and environmental controls	
B. Improve efficiency, accuracy, and accessibility of object records and documentation	
C. Develop and implement collections-related policies and procedures for collections management, future acquisitions, de-accessioning, disaster preparedness, the museum’s hands-on/use collection, building maintenance, and other collections-related policies and procedures in accordance with accepted museum standards.	
D. Provide increased digital access through exploring online or other virtual exhibit/access options	
E. Seek professional training opportunities for museum staff to provide ongoing collection management skills development and effectiveness	
New Objective?	
New Objective?	



Museum Director Report

DATE: June 2, 2016
TO: Museum Board
FROM: Leslie Pielack, Museum Director
SUBJECT: Allen House Siding

Background

The Allen House, built in 1928 for Harry Allen, the first mayor of Birmingham, was built in the Colonial Revival style, with brick and cedar siding and a cedar shake roof, and originally had traditional swinging shutters and a front balcony with a wood rail and traditional wood decking on the porches with wood steps. It is part of Birmingham's Mill Pond Historic District. Over the years the cedar shake roof was replaced with asphalt (several times), the railing was replaced with a wrought-iron style, and the porch decking and steps were replaced with poured concrete. At some point the shutters were also replaced with vinyl faux shutters (see attached photos). After Marion Allen deeded the property to the City of Birmingham, it became a banquet facility, and changes were made to the interior to accommodate larger groups; the original kitchen was replaced with a catering staging area.

In 2001, the building was converted to a public museum, and the following alterations have been made to adapt to this use:

- 2003: front circular drive was removed and changed to a side drive, concrete plaza installed between the Allen and Hunter Houses
- 2007: garage converted to visitor entrance with wheelchair lift and first floor bathroom were rehabilitated to accommodate barrier free access to the public, including installation of lift and code-compliant restroom design
- 2010: barrier free concrete path installed at back of house to connect to porch and patio area
- 2012: barrier free access to back porch entry and replacement of deteriorated wood porch deck and posts with composite substitutes. Installation of ramp from front of Allen House to reach back porch area, and addition of barrier-free parking. Additional repair of staff entry (front) with code-compliant railing.
- In 2016, the concrete plaza will be modified with the installation of a protective structure for the Hill School Bell between the Allen and Hunter Houses. Construction materials will consist of a combination of wood and modern composite materials with a painted wood appearance and colored concrete pavers.

In Historic Preservation terms, this changed use from residential to public institution is considered "**Rehabilitation**," because a historic building has been adapted from its original use to a new use, and changes have been made to accommodate that use while maintaining

some reference to its original historic character. This is common on commercial buildings within historic districts, especially to adapt to public needs and access.

Siding Maintenance and Repair Needs-2016

The existing siding on the Allen House is not original; it was probably replaced in the later 20th century, and consists of individual cedar shakes laid in a straight edge pattern and painted a slate color. The window trim consists of wood boards painted white.

In recent years, the siding has been repaired, patched, and spot primed about every 3 to 5 years, and the siding completely repainted. This is necessary because of the inevitable intrusion of moisture into and behind the cedar shakes, causing them to rot and adding to seasonal shrinking and swelling which causes the paint to fail. In some cases, the City of Birmingham has only repaired and painted one side at a time due to the cost.

At the current time, all the siding is in need of extensive replacement, repair, and repainting (see attachment photos). The condition of the wood sheathing under the cedar shakes is unknown, but based on deterioration of the wood window trim and other signs of moisture intrusion, the sheathing will likely need significant repair also. **Due to the estimated age of the siding, the oldest paint layers likely have lead; any interaction with the siding would therefore require lead containment and mitigation and the associated costs of hazardous material management.**

Repair/Replacement of Current Siding Using Cedar and Wood and Painting

To repair and replace existing cedar with the same materials, a specialty contractor would be required, as cedar shake siding is now relatively uncommon. The cost to scrape and power wash the existing siding, repair and replace cedar shakes where needed, repair and replace wood board trim and fascia, and investigate and replace sheathing under the cedar shake where water damaged has been estimated at **\$60,700** (estimate of \$43,450 for ½ of house needing repair/replacement of cedar plus \$17,250 to paint). As mentioned, lead mitigation will be required when disturbing the existing siding.

This estimate is based on the assumption that some areas of sheathing will need replacement, but could go up if investigation indicates the sheathing is significantly damaged. The cedar shakes would be primed and painted in the field at the time of installation, which may have a positive or negative impact on the adhesion of the paint, based on weather and humidity conditions. **In approximately 3-5 years, spot repair of siding and repainting of the exterior would be required.**

Repair/Replacement of Current Siding Using Fiber Cement Cedar Shake Siding (James Hardie Cedar Siding)

James Hardie Cedar Siding is a fiber cement product that is stable in various weather conditions and seasons, e.g., it does not swell and shrink like wood, and does not absorb moisture. It is molded from wood fibers and cementitious materials using molds of actual cedar shakes, and

then primed and painted under factory controlled conditions. It is produced in individual shakes and in 4 foot panels that have the appearance of individual shakes (the most cost effective approach). The finish adheres longer than traditional paint to wood. The expected life of the painted finish is 15 years on the surface finish and 30 years for the substrate. It is less labor-intensive to re-paint. Hardie also makes a smooth finish fiber cement wood-look board product for trim, which also has a factory applied finish. James Hardie fiber cement products have been approved for use on historic buildings in various communities throughout Michigan, including Grand Rapids' Heritage Hill district. For the complete replacement of the existing cedar with new siding, a one-time lead mitigation component will be required.

The cost of completely removing the cedar shake siding and rotted wood trim, repairing the sheathing where needed, and installing pre-finished Hardie Cedar Siding and trim is estimated at **\$89,500. The finish is guaranteed for 15 years.**

Historic District Commission Courtesy Review

On 5/18/2016, the Historic District Commission was asked for a courtesy review of the alternative Hardie products. The approval of the HDC is not required for the Allen House; rather it was felt that the input of the HDC was one component of information-gathering and due diligence. City Planner Matthew Baka provided additional research and recommended the HDC consider the Hardie products as appropriate materials for the Allen House. Despite a couple commissioners admitting that they had Hardie products on their own homes and like them, members of the commission did not wish to support the use of the Hardie fiber cement cedar shingles for the Allen House on the following grounds:

- An undesirable precedent for property owners in historic districts might be set if the HDC were to support the use of Hardie fiber cement cedar siding at the Allen House; the HDC has only approved the use of Hardie products in rare applications in Birmingham's residential historic districts.
- Cost and maintenance are irrelevant in consideration for appropriate materials
- The appearance of the straight edge 4 foot Hardie product is too 'perfect' and doesn't reflect the hand-applied slight variance in appearance of individual shakes
- The use of the painted smooth wood-like Hardie boards for trim would be more acceptable, especially if the same profile is used
- The Allen House should be held to a higher standard of historic preservation using historic materials because it is a city owned property and should be a model for the community; ideally, the Allen House should consider prioritizing its financial resources to restore its historic exterior in order to provide this community model of historic preservation.

These arguments fail to take into consideration that **the Allen House does not fall into the 'Preservation' category of historic preservation, as it is no longer original** on the exterior in terms of most materials, or its setting and landscape, with parking areas, signage, and a public plaza. It is not a residence; rather, it is now a public building with a different use and function and different requirements. As such, it is not an appropriate model of a historic residence. Much better examples of well-preserved residences exist in Birmingham's residential historic districts.

Cost and Maintenance Comparison

Current installation and projected maintenance of the two materials are summarized in the following table:

Option	Cedar Shake Repair/Replacement	Hardie Fiber Cement Cedar Siding
Procedure	<ul style="list-style-type: none">• Power wash, scrape, repair/replace sheathing, repair/replace cedar, prime, paint entire exterior• Lead mitigation	<ul style="list-style-type: none">• Remove all siding, replace/repair sheathing and wood trim, install complete siding• Lead mitigation
Cost-2016	\$ 60,700	\$89,500
Cost- 3 to 5 Years	Same procedure with lead mitigation \$20,000-25,000 (2016 dollars)	--
Cost- 6 to 10 years	Same procedure with lead mitigation \$20,000-25,000 (2016 dollars)	--
Cost-9 to 15 years	Same procedure with lead mitigation \$20,000-25,000 (2016 dollars)	--
Cost-12 to 20 years	Same procedure with lead mitigation \$20,000-25,000 (2016 dollars)	\$20,000 (2016 dollars)
Cost-15 to 25 years	Same procedure with lead mitigation \$20,000-25,000 (2016 dollars)	
Total (est)	\$160,700 – 185,700	\$109,500

Suggested Resolution:

To endorse the use of traditional cedar siding with wood trim on the Allen House and to request the City of Birmingham to proceed with the project using these materials.

OR

To endorse the use of James Hardie fiber cement cedar shingles and Hardie board wood-style trim the Allen House and request the City of Birmingham to proceed with the project using these materials.

Existing conditions at Allen House





Leslie Pielack <lpielack@bhamgov.org>

Hardie Siding and Trim Boards for Birmingham Museum

1 message

Leslie Pielack <lpielack@bhamgov.org>
To: Leslie Pielack <LPielack@bhamgov.org>

Thu, Apr 28, 2016 at 1:04 PM

Leslie,

The answers I have to your questions are as follows:

1.) Our ColorPlus product line comes with a 15 year warranty against chipping, cracking, or peeling. We have around a 30% better fade resistance than vinyl or field applied paint due to the factory baked on application. The material goes through on the painting. You can be assured the color will hold for a long time, now in saying that the warranty does not cover against fade. We know that everything outside will fade, but Hardie will fade at a much slower rate than competitive products.

2.) The warranty works as follows: it is for 30 years on the substrate vs. any manufacturing defects. We have a local installation rep that can work with the installers on the jobsite to ensure they are installing the product correctly. We do not have any certified contractors nor a program that certifies installers right now. Having our local installation rep out on the jobsite is our solution. He lives in the Royal Oak area. You can find out installation requirements at: www.hardieinstallation.com

3.) Unfortunately I do not know the cost of cedar shingle as it is not used much in the Grand Rapids market that I currently cover off on. What I can tell you is where we separate ourselves is the maintenance factor. Cedar or any wood siding requires constant up-keep, and on a normal scale has to be re-painted or stained every 5 or so years. With Hardie, as mentioned above our color will last for a minimum of 15 years from any chipping, cracking, or peeling. Generally Hardie is a little bit more expensive than wood based sidings, and the install could also be slightly higher. By utilizing our local install rep we can provide you with options of crews to choose from.

4.) Same would go for the cost comparison on our trim products. Generally what I see is that our cost would be slightly higher than traditional wood based products but the same maintenance factor comes into play. Just like our siding, James Hardie trim is engineered for climate and we are the only siding products in the market with the benefit. Our northern climate boards (HZ5) are engineered to withstand freeze/thaw seasons and will stay dimensionally stable on the wall. When siding products move, it generally stretches the paint out which can cause you to have to re-paint wood siding more often.

In regards to the email you just sent – I did send the samples late this afternoon in a shipment to Carlos and they will be arriving tomorrow via FedEx. Looking forward to speaking with you tomorrow between 11 and 11:30 AM. I do have a meeting that may run close to ending at 11 AM, but I will jump on the phone right after.

I have also copied in our local installation rep on this email so he is aware of the project.

Regards,



Jason Kramer

W. Michigan Sales

[269-366-9735](tel:269-366-9735)

JH Custom Service [888-888-3408](tel:888-888-3408)

<http://www.hardieinstallation.com/>

customerfeedback@jameshardie.com

From: Leslie Pielack [mailto:lpielack@bhamgov.org]

Sent: Wednesday, April 27, 2016 2:08 PM

To: Jason Kramer

Cc: Jorge, Carlos

Subject: Hardie Siding and Trim Boards for Birmingham Museum

Good afternoon, Jason:

We currently have a historic cedar shingle exterior with a flat edge, painted slate blue/gray and are considering the James Hardie straight edge cedar shake product and smooth finish trim boards.

We would like the following information:

1. The expected lifespan of the factory applied finish, regarding color retention, adhesion, and UV resistance.

2. Please clarify how the warranty works, and how contractors are trained/certified/etc. in applying the siding--or, how we would know if a contractor is installing the material correctly?
3. We need to provide cost comparisons also between the Hardie shingle and traditional cedar shingle. What are the comparisons between these two materials in terms of materials cost, installation difference, ongoing maintenance, etc.? If you can estimate that cost on a per square foot basis, that would be very helpful.
4. If you can provide the same cost comparison for the trim board vs. traditional painted lumber, that would be very helpful as well.

An email would be excellent, as we can include it with our meeting materials.

Thank you for your assistance in this matter.

--

Leslie Pielack

Director

Birmingham Museum
[248.530.1928](tel:248.530.1928)

Allen House Exterior Appearance, 1929-2012

The Allen House was built in 1928 by Harry Allen, the first mayor of the city of Birmingham, on the site of a mid-19th century brick school. Since its original construction, its exterior footprint has not changed, although the landscaping and surroundings have changed considerably, and additional barrier free access installed by the city has changed the exterior even more.



Allen House, c. 1928, showing cedar shingle siding and what appears to be shake roof.



Allen House, c1940, with new asphalt roofing.



Allen House 2001, showing old asphalt roof and cedar shingles, with newer railing above porch.



Allen House, 2010, with concrete plaza, walks, and barrier free access to former garage (now visitor entrance.) Also, the house now has a new asphalt roof.



Allen House, 2010.

DATE: June 2, 2016
TO: Museum Board
FROM: Leslie Pielack, Museum Director
SUBJECT: Director Report

IT/ Communications Issues—numerous issues have interfered with the continuity of communication via telephone and internet, taking down our access to email and phones at times. These issues are being addressed by the museum and the city, but may continue to wreak havoc on our systems from time to time over the next several weeks.

Park Wi-Fi Improvements—a change order to properly install and complete the cabling portion of the project resulted in a change order with an associated additional cost of \$3,482.29. A request will be going before the Cable Board to ask for funding to cover the required change. The first phase of the project will begin June 13, with the remainder of the project waiting until the bell project is complete.

Historic Landscape Survey—A scope of work was developed following a similar landscape survey being undertaken by the Cranberry Lake Farm Historic District in Oakland Township. The scope has some components of a Cultural Landscape Report. It requests an inventory, identification and analysis of the historic features of the park area, including built elements and a historic tree survey, as well as identification of highest integrity features and recommended preservation and planning issues. A concept plan for public access was also included in the scope. The State Historic Preservation Office provided the names of 2 qualified firms to provide the service, and each firm was offered an opportunity to submit a proposal (June 1).

Bell Project—All submittals have been approved by the architect. Construction is expected to begin on or around June 20 and will take approximately 4 weeks.

Paver Fundraising Program—has been extended to June 15 because of the later start of the bell project. So far, \$4,300 has been raised; \$2,000 is from the Birmingham Schools and will be the portion pledged to cover the additional cost of the proposal. The remainder of the funds will be used by the Friends in support of the museum and/or completion of the bell project.

CREEM—The Friends have generously purchased an additional 63 issues of CREEM, some duplicates but many to enhance the collection by acquiring issues we don't already have.

School Tours—School tours have been very successful again this year. The pilot project with the classroom pre-exposure received positive feedback.

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

Municipal Building Commission Room
151 Martin, Birmingham, Michigan

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

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

Absent: Student Representative Loreal Salter-Dodson

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

05-20-16

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

Motion by Ms. Weisberg

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

Motion carried, 5-0.

VOICE VOTE

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

Nays: None

Absent: Dukas

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

05-21-16

HISTORIC COURTESY REVIEW

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

Zoning: PP Public Property

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

05-22-16

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

Zoning: B-4 Business Residential

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

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

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

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

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

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

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

Motion by Mr. Willoughby

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

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

Motion carried, 6-0.

VOICE VOTE

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

Nays: None

Absent: Weisberg

05-23-16

MISCELLANEOUS BUSINESS AND COMMUNICATIONS

A. Staff Reports

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

B. Communications

- Commissioners' Comments (none)

05-24-16

ADJOURNMENT

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

Matthew Baka
Sr. Planner

DATE: June 2, 2016
TO: Museum Board
FROM: Leslie Pielack, Museum Director
SUBJECT: Historic Landscape Survey

Background

On March 3, 2016, the Museum Board determined that identifying and protecting the park's historic and natural resources is an important step before formulating an overall Master Plan strategy for the park. A landscape or historic features survey with analysis and recommendations would document and establish guidelines before proceeding with any long term plan.

Historic landscape survey professionals are relatively rare. Consultation with Michigan's State Historic Preservation Office turned up two recommended providers: Quinn Evans Architects and Brian Devlin of Nagy Devlin Land Design. Both firms have established reputations in historic landscape design and provide professional services appropriate to our needs. A scope of work was developed and each firm was invited to submit a proposal.

Scope of Work

The scope of work was developed with the Secretary of the Interior Standards for Cultural Landscape Reports, the standard for historic landscape studies and utilizing a recent scope of work created for similar services by Oakland Township for Cranberry Lake Farm's historic landscape. It focuses on the most important services and expertise areas and avoids duplication of work or research that has already been done. It is intentionally narrow and specific and asks for services that will

- identify the location and condition of historic features in the landscape through a field survey and sketches (including a historic tree survey)
- make a detailed investigation of the Allen pool area with measured drawings
- analyze and make recommendations regarding treatment and planning
- provide concept sketches for public access issues taking this data into consideration

Submitted Proposals

Each firm provided proposals by the requested date, and meets the qualifications required for this project.

Firm	Proposal Amount
Quinn Evans Architects	\$39,750.
Nagy Devlin Land Design	\$ 4,800. with additional costs of \$200 per colored final rendering and \$100 per color scan

Funding

The Rosso Family Foundation made a grant of \$5,000 to the Friends of the Birmingham Museum in 2014 to initiate planning for the park and the pond area. The grant was used to cover a minor expense of an invasive plant study in 2015. Approximately \$4,600 remains of the original Rosso grant. It is expected that the Friends would be willing to make additional funds available through their ongoing support of the museum.

It is suggested that the Museum Board recommend to the City of Birmingham the award for the Historic Landscape Survey Project for the Birmingham Museum/John West Hunter Park to Nagy Devlin Land Design, LLC, in the amount of \$4,800.00, with additional funds for a color rendering and scan, totaling \$5,100. Funds are available through the Friends of the Birmingham Museum's dedicated landscape design account with additional funding available from the Friends and the museum operating budget for this task.

Suggested Resolution: To recommend that the City of Birmingham award the Historic Landscape Survey Project for the Birmingham Museum/John West Hunter Park to Nagy Devlin Land Design, LLC, in an amount not to exceed \$5,100.00.

2016 Historic Landscape Survey Scope of Work Birmingham Museum/John West Hunter Park

Date: May 6, 2016

Proposal Due Date: June 1, 2016

Description and Purpose

The 1928 Allen House and adjoining 1822 Hunter House have been operated by the City of Birmingham as a public museum since 2001. The museum grounds include approximately four acres that are immediately east of the Rouge River, and stretch from Maple Road on the south to Willits Road on the north. The landscape slopes steeply north of the two buildings down to a lower level at Willits Road, and from the lawn area around the Allen House steeply down to the Rouge River. Stairways provide access the lower level from Willits as well as from the north porch of the Allen House. Rustic stairs descend from the lawn area down to the Rouge River in a wild and unmaintained area. The grounds are maintained as a public park and are frequented by visitors from both the upper level and lower level access.

The site and its buildings are part of the City of Birmingham's Mill Pond historic district, and the John West Hunter House is individually listed on the National Register of Historic Places. The 1928 Allen House was built on the previous site of the first brick school house in Birmingham, built in 1850. The Allens incorporated part of the school house walls in the house. They also did extensive landscaping and planting of the site, particularly the north side with its steep slope. Cobble walls, concrete walls and a spillway for a spring fed pond were built at that time, and still survive. A few of the trees planted by the Allens also still survive in the landscape. The Hunter House was moved to the site in 1969, so has no previous connection to the landscape.

Both the Allen and Hunter Houses have been modified to provide ADA access on the upper (Maple Road) level with professionally landscaped areas. This upper area and immediate vicinity around the two houses is not within the scope of this survey project. However, the City of Birmingham desires to develop a long term plan for the property that would include the slope and the lower level between the Rouge River to the west and the adjacent residential property to the east. A historic landscape survey of that portion of the landscape, with analysis and treatment recommendations, is needed as a first step in planning. The goal is to identify historic elements to enable planning and management of the landscape so as to preserve and interpret them for the benefit of the public, while enhancing the grounds. A special area of focus is the spring fed pond and concrete pool structures from the Allen period.

Services Required

1. Existing conditions and documentation: utilize existing topographical survey to add detail of any remaining elements of the vernacular **1) Red Schoolhouse Period (1850-1928)** and the designed **2) Allen Period (1928-1969)**:
 - a. Field survey of built and planted elements
 - b. Overall landscape schematic drawings (maintained lawn and pond area)
 - c. Overall landscape schematic drawings (wild area adjacent to Rouge River)
 - d. Measured/scaled drawing of pool walls and pond area
 - e. Photographic documentation of all significant elements, vegetative and constructed
 - f. Marking (numbered survey tabs) for trees identified as significant elements with associated data as to species, apparent age, and existing condition
 - g. Contemporary site functions or natural resources that contribute to understanding and planning
2. Analysis and evaluation of significant elements identified
 - a. Historic integrity of landscape
 - i. Analysis of change over time
 - ii. Identification of missing/lost elements
 - iii. Any areas with greater integrity or potential for preservation/restoration
3. Recommendations narrative
 - a. Protection and planning for significant features
 - b. Public access options that respect/protect historic features
4. Recommendations sketches/drawings
 - a. Compatible conceptual designs for integrating public access (physical and virtual) and utilization with existing or restorable features
 - b. Inclusion of ADA/barrier-free access to pond area, including parking options
 - c. Threat assessment and recommendations (human, insect, vegetative, etc.) regarding significant elements
 - d. Design options for education and interpretive opportunities with regard to introducing or protecting native plants, bee/bat/butterfly habitat

Resources Provided by City of Birmingham

1. Topographic survey data and CAD file of site (2003)
2. Boundary data
3. Historical timeline with context and narrative history of site/Statement of Significance
4. Historic area maps, plat maps, aerial photos
5. Period photographs of site, buildings, structures, plantings, etc. for both the Red Schoolhouse period (1850-1928) and the post-Allen period (1928-Present)
6. Overview of applicable city planning goals and initiatives that impact present and future site/landscape use

Meetings and Presentations

At this time it is anticipated that one to two meetings will be required to present findings to representatives of the City of Birmingham.

Deliverables

1. Existing Conditions Document and Plan with revised topographic survey drawing with added detail and location of significant elements
2. Tree Survey and labeling with written report (historically significant trees only)
3. Complete photographic documentation of significant landscape elements and features
4. Detailed scaled and measured drawings of area around pond to determine status of original pool walls and edges
5. Analysis/Evaluation and Recommendations Document
6. Conceptual sketches/drawings for recommended design considerations of all historically significant landscape areas
7. Field notes and sketches, as applicable

1 June 2016

Leslie Pielack, Director
The Birmingham Museum
556 W Maple Road
Birmingham, MI 48009

RE: **THE BIRMINGHAM MUSEUM & JOHN WEST HUNTER PARK
BIRMINGHAM, MICHIGAN**

Subject: Proposal for Historic Landscape Survey



QUINN EVANS
ARCHITECTS

219½ N. MAIN STREET
ANN ARBOR, MI 48104
734 663 5888

Dear Ms. Pielack :

Thank you for the opportunity to work with The Birmingham Museum to prepare a Historic Landscape Survey for the museum grounds. We are familiar with the museum and site from our work in 2004 designing entry and accessibility improvements to the museum. Now that your focus has turned to the landscape, our experienced cultural landscape team can provide you with the analysis and recommendations needed to support development of a long-term master plan for the overall property.

UNDERSTANDING OF THE PROJECT

The project site consists of approximately four acres that are immediately east of the Rouge River, extending from Maple Road on the south to Willits Road on the north. The landscape slopes steeply north of the Allen House and John West Hunter House down to the Rouge River. Landscape features include access stairways, rustic stairs, cobble walls, concrete walls and a spillway for a spring fed pond.

The City of Birmingham desires to develop a long term plan for the property including the slope and lower level between the Rouge River to the west and the adjacent residential property to the east. As the first step in this process, the Museum is seeking a historic landscape survey of the landscape, with identification of contributing historic landscape characteristics and features, analysis and recommendations to inform development of a long-term plan. Treatment recommendations for contributing landscape characteristics and features will guide the museum's preservation and interpretation of this important historic site in Birmingham.

APPROACH TO THE PROJECT

QEA's team of professionals has extensive expertise in projects addressing cultural landscape preservation. As we have done throughout our 30-year association with the National Park Service and State Historic Preservation Offices, our multi-disciplinary team with expertise in cultural landscapes, preservation guidelines and creating recommendations for significant historic sites will work collaboratively to develop a comprehensive Historic Landscape Survey for the Birmingham Museum and John West Hunter Park. The skills you seek for developing existing landscape conditions, and developing treatment recommendations, are the ones QEA's landscape team use every day on similar projects. We will develop a comprehensive report, including narrative and drawings, to clarify the importance of aspects of the historic landscape and guide your informed decisions about its future preservation or transformation. Attached are several recent project summary pages that show the depth of experience QEA brings to your project.

Our project manager, Brenda Williams, ASLA, is a recognized expert in historic landscapes with 25 years of experience in the documentation, evaluation, and treatment of cultural landscapes. Ms. Williams is experienced in every facet of documenting and assessing landscapes, from historic research, field survey, and inventory through integrity analysis and

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design recommendations. Stephanie Austin holds a Master's degree in landscape architecture and has assisted with the survey, research, and documentation of many historic landscapes since joining QEA in 2013. Ms Williams and Ms. Austin will work together to conduct fieldwork, landscape-focused research, analysis and develop landscape treatment recommendations.

At QEA, we have a commitment to working collaboratively with communities to meet their unique needs through development of personal connections. Whether working with new owners, or those who have held a property for years, understanding the community and the place are crucial to finding solutions that meet the needs of our clients. Because we often see a project through from planning to construction completion, we are committed to developing planning documents that become well-used guidebooks, rather than something to be checked off a to-do list and then shelved.

We believe it is important to communicate with stakeholders in the community before making decisions, as these decisions often have practical and financial implications which impact the resources in their care. Therefore, our proposal includes two meetings to review findings and discuss treatment recommendations. These meetings ensure the final recommendations to protect the resources and support your mission for the property, are understood by the community at large.



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SCOPE OF SERVICES / DELIVERABLES

Quinn Evans Architects will gather, document and analyze information, prepare and coordinate documents to facilitate the timely completion of the project. The work proposed includes the following tasks:

I. Background Review and Base Map Preparation (Time Frame: 2 weeks)

Using background documents and survey data provided by the client, we will review historic information and prepare site base maps. This task includes the following services:

- Review historical timeline with context and narrative historic of the site.
- Review historic area maps, plat maps, aerial photos.
- Review period photographs of site, buildings, structures, and plantings.
- Preparation of a base map using provided topographic survey data, boundary data, and CAD file of the site from 2003.

II. Project Meeting and Field Survey (Time Frame: 2 weeks)

QEA team will participate in an on-site project initiation meeting with client representatives to establish project administration procedures, confirm project goals, discuss city planning goals and initiatives related to the Historic Landscape Survey, coordinate the schedule and review resources and special conditions related to the study area.

- Plan and facilitate project initiation meeting.
- Tour site with client representatives.
- Conduct field investigations including survey of historically significant trees.
- Prepare photographic documentation of significant landscape elements and features.
- Prepare meeting/field notes.

III. Documentation of Landscape Condition and Analysis (Time Frame: 4 weeks)

Based upon the field investigations and review of historic materials, we will document the existing conditions and provide an analysis of the study area in both narrative and graphic format. The analysis will be prepared according to National Park Service guidelines and The Secretary of the Interior's Standards for evaluation of cultural landscapes. This task includes the following services:

- Prepare landscape condition and analysis narrative.
- Prepare two existing condition drawings of the study area noting historic features.
- Prepare measured drawing of existing conditions at pool walls and pond area.
- Prepare tree marking survey, assuming 24 trees.
- Provide an overview of planning considerations to be addressed by treatment.

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IV. Landscape and Pool/Pond Treatment Recommendations (Time Frame: 4 weeks)

Plan and facilitate a meeting (webinar or in person) with the client to discuss analysis findings and determine the most appropriate treatment approach for the study area landscape. Based upon the treatment approach identified in discussion with the Museum, we will develop Treatment Recommendation Documents. This task includes the following services:

Plan and facilitate meeting.
Prepare landscape treatment recommendations narrative.
Prepare treatment recommendations narrative of pool/pond area.
Prepare landscape treatment recommendations drawings at two scales with pool/pond area treatments noted.

V. Draft Report Submittal, Client Review, and Final Submittal (Time Frame: 4 weeks)

Documents created in prior phases will be used to create a single comprehensive Historic Landscape Survey Report. This task includes the following services and deliverables:

Prepare draft report with narratives, photographs and graphics.
Submit draft report as PDF file for client review and comment.
Revise narrative and graphics per client review.
Submit final report as PDF file.

VI. Presentation of Findings

As this report is to inform long term planning for the site, it is important that the information is presented to City of Birmingham staff, public officials, and public citizens in a forum that allows them to clearly understand the main recommendations and ask questions. This task includes two presentations of the findings to an audience determined by the City and Museum. This task includes the following services and deliverables:

Prepare and present project findings and recommendations at one or two meetings. The final deliverable will include a PDF copy of the presentation.

ASSUMPTIONS

The following assumptions have been made in preparing this proposal:

A project budget has not been set.
A cost estimate is not included.
The Owner will provide the background historic and CAD site information as detailed in the RFP.
This proposal specifically excludes any costs associated with environmental assessment and remediation.
Civil engineering, including site utilities are excluded from our scope of services.

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PROPOSED FEE FOR PROFESSIONAL SERVICES

Quinn Evans Architects lump sum fee for completing the project scope, as described is thirty nine thousand six hundred dollars (\$39,750.00).

The experience and expertise of our team ensures that the Birmingham Museum and City of Birmingham will receive a high quality, comprehensive Historic Landscape Survey that will guide your planning process for the land use of the historic site. Quinn Evans Architects is excited about the opportunity to strengthen our past partnership with the Birmingham Museum to help inform the decisions concerning the future of its landscape.



QUINN EVANS
ARCHITECTS

219½ N. MAIN STREET
ANN ARBOR, MI 48104
734 663 5888

Cordially,

Quinn Evans Architects

Ann K. Dilcher, AIA, LEED AP
Principal

Brenda Williams, ASLA
Senior Associate

WE SEE A BETTER WORLD



The experienced professionals at Quinn Evans Architects are committed to elegance in design and well-crafted solutions that sustain and renew the tradition of our built environment.

Quinn Evans Architects (QEA) is a full service architectural firm with offices in Washington, D.C., Ann Arbor and Detroit, Michigan and Madison, Wisconsin. In order to meet our clients' needs, our comprehensive services include architecture, preservation, interior design, planning, and historical landscape architecture. Our creative and sensitive design solutions have addressed the renovation and restoration of existing structures and sites, preservation and reuse of important buildings, as well as the design of expansions and new structures that complement and respect their surrounding environment. In addition to full architectural services, we offer a diverse portfolio that combines context-sensitive and innovative designs with sustainable strategies.

More than 100 projects in the firm's portfolio have been honored with over 120 awards for quality design, outstanding restoration work, and innovative approaches to adapting existing facilities for new uses.

With over two decades of experience, QEA's professionals combine expertise in renovation architecture with knowledge of the special issues involved in developing context-sensitive new construction. This enables us to renew important cultural landmarks, while maximizing the structure's economic viability and fostering community pride in the built environment.

Founded in 1984

Larry R. Barr, AIA, President
Steven C. Jones, AIA, Executive Vice President
Jeffrey C. Luker, AIA, Vice President
Elisabeth Knibbe, FAIA, Vice President

Michael L. Quinn, FAIA, Founder, Principal
Daniel Curry, AIA, Principal
Ann K. Dilcher, AIA, Principal
Carl Elefante, FAIA, Principal
Thomas Jester, AIA, Principal
J. Leora Mirvish, AIA, Principal
James Mumby, AIA, Principal
Jeanine Quaglia, Principal
Patrick Roach, AIA, Principal
Alyson Steele, AIA, Principal

2121 Ward Place, NW, 4th Floor
Washington, DC 20037
v 202 298 6700
qea-dc@quinnevans.com

219 1/2 N Main Street
Ann Arbor, Michigan 48104
v 734 663 5888
qea-mi@quinnevans.com

4219 Woodward Avenue, Suite 301
Detroit, MI 48201
v 313 462 2550

1037 Sherman Avenue
Madison, Wisconsin 53703
v 608 260 8020

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CULTURAL LANDSCAPE STUDIES

QEA professionals are passionate about preserving our cultural heritage through design excellence. Our design solutions reflect an understanding of the dynamic relationship between buildings and landscape. Many of the projects in our portfolio address specific design and management issues at historic landscape sites, integrating new development within the historic framework while avoiding impacts to the site's integrity. In all of our preservation efforts, we strive to achieve a successful balance between stewardship and suitable growth.

Our experience with cultural landscapes includes the preparation of numerous Cultural Landscape Reports (CLR), master plans, site designs, and landscape maintenance guidelines for a range of historic landscapes from 1,000-2,000 acres. QEA's staff is well-versed in National Register of Historic Places and National Park Service guidelines for the evaluation and treatment of cultural landscapes.



American Ambassador Residence HSR/CLR, Paris, France

Arkansas Post National Memorial CLR, Gillett, Arkansas

Au Sable Light Station CLR, Munising, Michigan

Cahokia Mounds World Heritage Site, Master Management Plan, Collinsville, Illinois

Chellburg Farm CLR, Indiana Dunes National Lakeshore, Porter, Indiana

Chik-Wauk Museum and Nature Center CLR, Grand Marais, Minnesota

Effigy Mounds National Monument CLR/EA, Marquette, Iowa

Ferry Hill Plantation CLR, C&O Canal National Historical Park Sharpsburg, Maryland

Hot Springs National Park CLR/EA and site designs and construction, Hot Springs, Arkansas

Indiana Dunes National Lakeshore, Inventory and evaluation of historic resources, Porter, Indiana

Keweenaw National Historical Park, CLR/EAs for Quincy Unit and Calumet Unit, Calumet, Michigan

Jewel Cave National Monument CLR/EA, Custer, South Dakota

Lake View Hill Park Historic Landscape Evaluation, Madison, Wisconsin

Lincoln Home National Historic Site CLR, Springfield, Illinois

Manassas National Battlefield Park CLR with Best Management Practices, Manassas, Virginia

Minuteman Missile National Historic Site HSR/CLR/EA, Philip, South Dakota

Civil War Monument and Veteran's Memorial Parks, Master Plans, Grand Rapids, Michigan

Peirce Mill National Historic Site HSR, CLR, site design and construction, Washington, DC

Perry's Victory and International Peace Memorial site design and construction, Put-in-Bay, Ohio

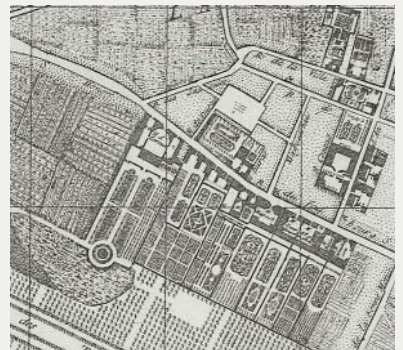
South Manitou Island Light Station, Sleeping Bear Dunes National Lakeshore HSR/CLR, South Manitou Island, Michigan

Harry S Truman National Historic Site Independence Unit CLR, Independence, Missouri

Ulysses S. Grant National Historic Site, site design and construction, St. Louis, Missouri

University of Wisconsin-Madison, Cultural Landscape Resource Plan, Madison, Wisconsin

Virginia Commonwealth University, Campus Heritage Framework, Richmond, Virginia



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ANN DILCHER, AIA, LEED AP

PRINCIPAL-IN-CHARGE, PRESERVATION ARCHITECT

Ms. Dilcher is a Principal in QEA's Ann Arbor office with substantial technical and historic preservation skills. In addition to assignments on a wide range of building design and community planning projects, Ms. Dilcher's knowledge of preservation technology is a valuable resource to her colleagues within the office, and she is becoming a respected leader within the preservation community. Attention to detail and coordination of expertise provided by specialty consultants, requires the mature understanding of technically demanding projects which she brings to her work.

SELECTED RELEVANT EXPERIENCE

RENTSCHLER FARM, SALINE, MICHIGAN

Ms. Dilcher is project director for the conditions assessment report for all thirteen buildings at Rentschler Farm which will uncover potential issues regarding the stability of the outbuildings and farmhouse, and help create a plan for the rehabilitation and maintenance of the property. The project scope also includes creating elevation drawings for the farmhouse and out-buildings.

BELLE ISLE BUILDING ASSESSMENTS, DETROIT, MICHIGAN

Ms. Dilcher was Principal-in-Charge for the professional assessment of six key buildings on Belle Isle to help the DNR prioritize repairs, maintenance, and rehabilitation work needed to return the buildings to active or continued use. The goal of the assessment project was the creation of a prioritized list of recommended repair, abatement, and rehabilitation work for each building including construction cost estimates for each stage of work.

BALD MOUNTAIN RECREATION AREA, LAKE ORION, MICHIGAN

Project Manager for a conditions assessment and reuse study of five Gunnar Birkerts buildings in the park. Built in 1968 the entry station, bath houses, and concession buildings no longer function well for current park use. These studies for the State Historic Preservation Office, outline the current conditions, needed repairs, cost estimates, and provide a design for alterations which keep the original character intact but allow for better use of the facility.

BUFFALO POINT CCC CABINS

The Historic Structure Report prepared by QEA on six cabins and a lodge built by the Civilian Conservation Corps provided an assessment of the exiting conditions of the buildings and presented treatment recommendations for maintenance and restoration. The buildings' rustic design, typical of CCC construction throughout the country, features hewn logs, rough-sawn siding boards, split shingles and quarried limestone. Particular attention was given to documenting and preserving the distinctive interior fixtures and finishes.



MANAGING PRINCIPAL

With QEA since 1997

REGISTRATION

Virginia, 2001; Michigan; Florida; Tennessee;
NCARB

Secretary of the Interior's Professional
Qualifications Standards
(36 CFR Part 61) Historic Architecture

PROFESSIONAL AFFILIATIONS

Kempf House Museum Board Member;
Past President
American Institute of Architects
Association for Preservation Technology -
International
APT Eastern Great Lakes Chapter
National Trust for Historic Preservation
Michigan Historic Preservation Network

PRESENTATIONS & LECTURES

Association for Preservation Technology
Conference, 2009, 2010, 2012
Michigan Historic Preservation Network
Conference, 2010, 2012, 2014, 2016
Kempf House Lecture Series
National Park Service Mid-Century Modern
Materials and Preservation

HONORS

The Charles Estes Award
AIA Scholarship for Professional
Degree Candidates
Fay H. Spencer Memorial Scholarship

EDUCATION

Texas A&M University
Masters of Architecture, 1996
Certificate in Historic Preservation
Georgetown University
Bachelors of Arts in Art History &
Economics, 1991, Magna Cum Laude

BRENDA WILLIAMS, ASLA

PRESERVATION LANDSCAPE ARCHITECT

As an Associate with QEA, Brenda Williams, ASLA, provides valuable experience to the firm based on over 25 years as a landscape architect. Ms. Williams' career has focused on the conservation of cultural landscapes, particularly those in the public arena. Ms. Williams' experience includes planning and design for a wide range of sites including small-scale recreational and interpretive landscapes, and cultural landscape reports for properties over one thousand acres. Her work includes many projects for the United States National Park Service. Her expertise in addressing design and management of landscapes to improve the experiences of users and visitors has enhanced numerous projects.

SELECTED RELEVANT EXPERIENCE

HISTORIC FORT SNELLING, ST. PAUL, MINNESOTA

Project manager and historical landscape architect for the preparation of a cultural landscape report for a 21 acre portion of Fort Snelling, located at the confluence of the Minnesota and Mississippi Rivers outside St. Paul. The cultural landscape report will help inform a larger master plan process for the Fort, including documentation and analysis of the historic landscape and recommendations for appropriate treatments.

CHIK-WAUK MUSEUM AND NATURE CENTER, GRAND MARAIS, MINNESOTA

Project manager and historical landscape architect for the CLR for this approximately 40-acre site dedicated to preserving and interpreting the Gunflint Trail community and natural resources. Documented the historical development of the landscape using a cultural landscape approach focused on landscape characteristics including vegetation, spatial organization, topography, views and circulation. The resulting analysis, combined with a thoughtfully developed program for the property, served as a foundation for determining a recommended Master Plan that addresses needs for expanded facilities and outdoor interpretive exhibits.

CHELLBERG FARM, INDIANA DUNES NATIONAL LAKESHORE, PORTER, INDIANA

Prepared a Cultural Landscape Report for the National Park Service to guide the treatment and use of this historic site. The farm encompasses 79.6 acres and is part of a larger National Register-eligible Swedish Farming District. The property includes a variety of agricultural buildings and landscape features.

MILLER HOUSE, LINCOLN HOME NATIONAL HISTORIC SITE, SPRINGFIELD, ILLINOIS

Conducted historical research and evaluation of the landscape's significance and integrity, for inclusion in a Historic Structures Report on this historic house site. Developed sensitive design alternatives for universal access to the building.



SENIOR ASSOCIATE

Associate, with QEA since 1998

REGISTRATION

Landscape Architect, Kentucky, 1989

Ms. Williams is a historical landscape architect. Although there are no 36 CFR 61 professional qualifications standards for landscape architecture, she has education and experience in Landscape Architecture that is equivalent to the qualifications requirements for Architecture and Historic Architecture

PROFESSIONAL AFFILIATIONS

American Society of Landscape Architects
Alliance for Historic Landscape Preservation, Vice President
Taliesin Preservation, Inc., BOD
Friends of Lake View Hill Park, BOD
Historic Preservation Interest Group, ASLA

HONORS

National Merit Award for Research, American Society of Landscape Architecture, 1999
National Park Service Certification of Appreciation, for outstanding performance and dedication to cultural resources preservation, 1997
National Merit Award for Research, American Society of Landscape Architecture, 1997

PRESENTATIONS AND LECTURES

Wisconsin Chapter ASLA, Annual Conference, 2013
Ten Chimneys Cultural Landscape Workshop, 2011
George Wright Society conference, 2011
Alliance for Historic Landscape Preservation conference, 2009-2013
Michigan Historic Preservation Network conference, 2010-2013
American Society of Landscape Architects National Convention, 2007

EDUCATION

Master of Arts in Landscape Architecture, 1995, University of Wisconsin-Madison
Bachelor of Science, Landscape Architecture, 1988, University of Kentucky

STEPHANIE AUSTIN

LANDSCAPE DESIGNER

A graduate of the University of Michigan with a Master of Landscape Architecture, Stephanie is an integral member of QEA's cultural landscape team. A dynamic mix of creative and analytical skills, Stephanie brings to every project a solid understanding of landscape materials and methods, site engineering, spatial informatics, and planting design.

SELECTED RELEVANT EXPERIENCE

HISTORIC FORT SNELLING, ST. PAUL, MINNESOTA

Landscape intern architect for the preparation of a cultural landscape report for a 21 acre portion of Fort Snelling, located at the confluence of the Minnesota and Mississippi Rivers outside St. Paul. The cultural landscape report will help inform a larger master plan process for the Fort, including documentation and analysis of the historic landscape and recommendations for appropriate treatments.

LINCOLN HOME NATIONAL HISTORIC SITE, SPRINGFIELD, ILLINOIS

Landscape intern architect working on preparation of a Cultural Landscape Report for Lincoln Home National Historic Site. Contemporary buildings will be constructed on now empty lots where historic homes were present during Lincoln's tenure in order to convey a more appropriate sense of the scale, density and context of the neighborhood landscape. The site design provides guidance for adding buildings and interpretive landscape features such as fences and foundation outlines to help evoke the former locations of non-extant houses and reflect the mass, density, and spatial organization of the neighborhood Lincoln knew.

NPS EFFIGY MOUNDS NATIONAL MONUMENT

Landscape intern architect working on QEA's Cultural Landscape Report/Environmental Assessment at Effigy Mounds National Monument in remote locations in Iowa. Preserved are hundreds of prehistoric mounds built by Native Americans including numerous shaped like animals, including bears and birds.

BRONSON PARK, KALAMAZOO, MICHIGAN

Landscape intern architect for the historic evaluation, cultural landscape analysis, rehabilitation recommendations and master planning support for the park's master plan. Ms. Austin prepared existing conditions plan which focused on the site's cultural resources and period of change plans based on site chronology.

TRUMAN HOME, INDEPENDENCE, MISSOURI

Landscape intern architect for a cultural landscape report that provides treatment strategies to preserve and maintain the character of the entire residential-scale family 'compound.' The work includes documentation of existing conditions, development of treatment strategies, and creation of maintenance and implementation strategies.



LANDSCAPE DESIGNER

Joined QEA in 2013

EDUCATION

University of Michigan, Masters of Landscape Architecture, 2013
University of Michigan, Bachelor of Science in Architecture, 2010

HONORS

Michigan ASLA Student Merit Award 2013
West Michigan Minorities in Architecture and Engineering Consortium Grant, 2011, 2012
Student Chapter American Society of Landscape Architects, Treasurer 2010-2013
American Institute of Architecture Students, Member 2007-2010

HOT SPRINGS NATIONAL PARK

HOT SPRINGS, ARKANSAS



PROJECT SUMMARY

QEA completed a combined Cultural Landscape Report and Environmental Assessment to provide guidelines and treatment recommendations for managing the Park's complex and extensive historic landscapes. This follows QEA's extensive historical research, existing conditions analysis, and evaluation of integrity of the cultural landscapes within the park. Design and construction documents for rehabilitating the Grand Promenade were completed in Fall 2008. QEA is currently developing a Historic Structure Report for the Libby Memorial Physical Medicine Center at the park.

PROJECT DETAILS

CULTURAL LANDSCAPE REPORT AND ENVIRONMENTAL ASSESSMENT

DESIGN AND CONSTRUCTION DOCUMENTS FOR THE GRAND PROMENADE

HISTORIC STRUCTURE REPORT FOR LIBBY MEMORIAL PHYSICAL MEDICINE CENTER

ESTABLISHED AS A FEDERAL RESERVE IN 1832 TO PROTECT THE NATURAL HOT SPRINGS

CLIENT

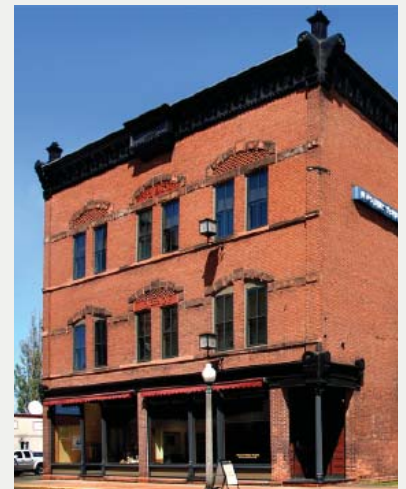
NATIONAL PARK SERVICE

WASHINGTON, DC
ANN ARBOR, MI
DETROIT, MI
MADISON, WI

WWW.QUINNEVANS.COM

CALUMET UNIT

KEWEENAW NATIONAL HISTORICAL PARK, CALUMET, MICHIGAN



PROJECT SUMMARY

QEA prepared a Cultural Landscape Report and Environmental Assessment for the Calumet Unit of Keweenaw National Historical Park. The 750-acre project area encompasses the village of Calumet and the industrial landscapes associated with the Calumet and Hecla Mining Company, which at one time supplied more than half of America's copper production. The process includes inventory and assessment of existing conditions, documentation of the physical development of the landscape, generation of master plan level treatment alternatives and recommendations, and evaluation of the alternatives according to NEPA requirements.

PROJECT DETAILS

CULTURAL LANDSCAPE REPORT
ENVIRONMENTAL ASSESSMENT
ASSESSMENTS OF MULTIPLE
BUILDINGS IN THE CALUMET
HISTORIC DISTRICT, LISTED ON
THE NATIONAL REGISTER OF
HISTORIC PLACES, 1989

CLIENT

NATIONAL PARK SERVICE

WASHINGTON, DC
ANN ARBOR, MI
DETROIT, MI
MADISON, WI

WWW.QUINNEVANS.COM

HISTORIC FORT SNELLING

ST. PAUL, MINNESOTA



PROJECT SUMMARY

QEA prepared a cultural landscape report for the lower post at Historic Fort Snelling to guide the site's master plan design team in decision-making related to site planning and the interpretation of historic landscapes. The Fort Snelling region is sacred to Dakota Indian tribes and the fort itself was occupied by the United States military from 1819 to 1946 before becoming a Minnesota state historic site.

PROJECT DETAILS

NATIONAL HISTORIC LANDMARK
BUILT CIRCA 1819
IN ASSOCIATION WITH LEO A. DALY AND
PVN

CLIENT

MINNESOTA HISTORICAL SOCIETY

WASHINGTON, DC
ANN ARBOR, MI
DETROIT, MI
MADISON, WI

WWW.QUINNEVANS.COM

CHIK-WAUK MUSEUM & NATURE CENTER

GRAND MARAIS, MINNESOTA



PROJECT SUMMARY

QEA completed a Cultural Landscape Report for the Chik-Wauk Museum and Nature Center, located adjacent to the Boundary Waters Canoe Area Wilderness in northern Minnesota. The Museum's interpretive and interactive displays present the area's cultural and natural history. Located in the Superior National Forest, the property is listed on the National Register of Historic Places. The Museum is operated by the Gunflint Trail Historical Society (GTHS) and has been extremely popular since opening in 2010. The CLR determined appropriate locations for new facilities necessary to expand the programs offered by the Museum. The project has involved careful coordination between the GTHS, USFS, and Minnesota State Historical Society.

PROJECT DETAILS

MINNESOTA NORTHERN LAKES
FISHING RESORT AND CANOE TRIP
OUTFITTER CA. 1930-1980

CULTURAL LANDSCAPE REPORT
NATIONAL REGISTER OF HISTORIC
PLACES

CLIENT

GUNFLINT TRAIL HISTORICAL
SOCIETY

WASHINGTON, DC
ANN ARBOR, MI
DETROIT, MI
MADISON, WI

WWW.QUINNEVANS.COM

SANSON RANCH

WIND CAVE NATIONAL PARK, HOT SPRINGS, SOUTH DAKOTA



PROJECT SUMMARY

The Sanson Ranch is a rare, surviving Black Hills cattle ranch dating from the 1880s which also has significant associations with American Indian culture, western settlement, and vernacular architecture. The Historic Treatment Report guides stabilization treatment and rehabilitation of the ranch's buildings and cultural landscape for eventual use as an interpretive site at Wind Cave National Park. Recommendations for the site include revealing hidden remnants of cultural landscape features such as unique stone walls, paths, and ranch equipment. The development of an interpretative trail and parking will accommodate visitors with varying abilities, and adaptive use of the ranch house will support the comprehensive interpretation of the history of the ranch and its surrounding landscape and culture.

PROJECT DETAILS

PREPARED IN COLLABORATION WITH
STRATA ARCHITECTURE

CLIENT

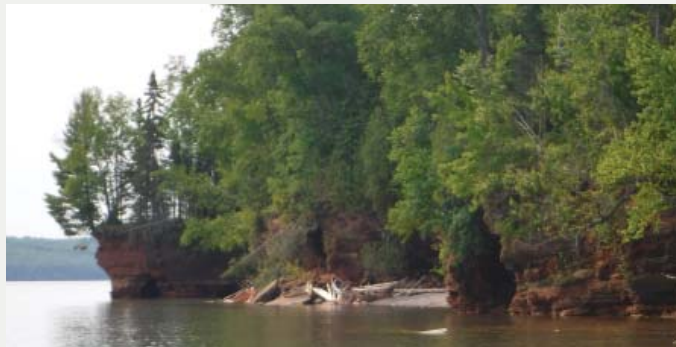
NATIONAL PARK SERVICE

WASHINGTON, DC
ANN ARBOR, MI
DETROIT, MI
MADISON, WI

WWW.QUINNEVANS.COM

SAND ISLAND

APOSTLE ISLANDS NATIONAL LAKESHORE, BAYFIELD, WISCONSIN



PROJECT SUMMARY

Sand Island in the Apostle Islands National Lakeshore is significant for its history of Norwegian farming, and fishing and as a recreational destination in the late nineteenth and early twentieth century. The cultural landscape report for Sand Island directs long-term management of the island's historic resources, ensuring the preservation of its remnant landscapes while enhancing the visitor experience.

PROJECT DETAILS

IN ASSOCIATION WITH STRATA

CLIENT

NATIONAL PARK SERVICE

WASHINGTON, DC
ANN ARBOR, MI
DETROIT, MI
MADISON, WI

WWW.QUINNEVANS.COM

LINCOLN HOME NATIONAL HISTORIC SITE

SPRINGFIELD, ILLINOIS



LINCOLN HOME



EXISTING



PROPOSED



PROJECT SUMMARY

QEA is preparing a Cultural Landscape Report for Lincoln Home National Historic Site. Here, the GMP directs that buildings should be constructed on now empty lots where historic homes were present during Lincoln's tenure in order to convey a more appropriate sense of the scale, density and context of the neighborhood landscape. QEA is developing landscape-scale recommendations to address future development in this four square block site in downtown Springfield, Illinois. The site design provides guidance for adding buildings and interpretive landscape features such as fences, vegetation, and foundation outlines to help evoke the character of the neighborhood by reflecting the mass, density, and spatial organization of the neighborhood Lincoln knew.

PROJECT DETAILS

HOME OF PRESIDENT ABRAHAM LINCOLN AND HIS FAMILY FROM 1844 TO 1861.

CULTURAL LANDSCAPE REPORT
EMPHASIS ON ENHANCEMENT OF
THE HISTORIC NEIGHBORHOOD

CLIENT

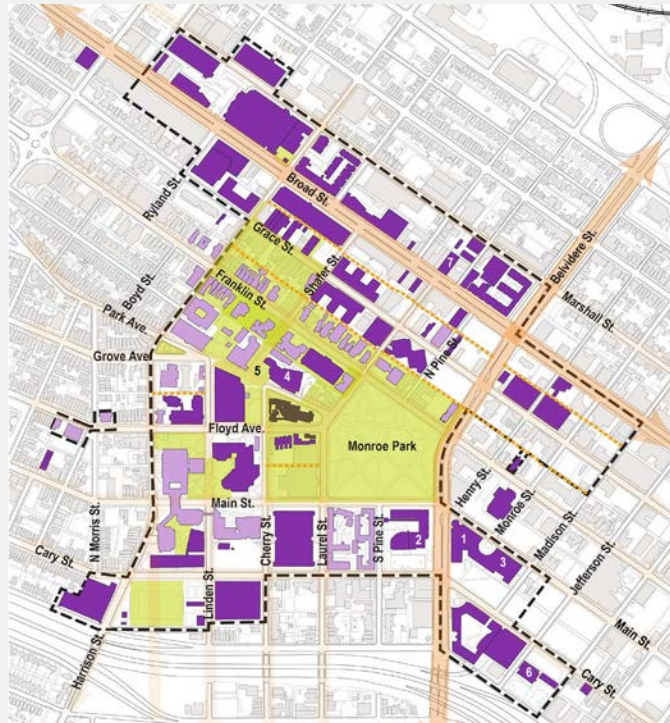
NATIONAL PARK SERVICE - MIDWEST
REGIONAL OFFICE AND LINCOLN
HOME NATIONAL HISTORIC SITE

WASHINGTON, DC
ANN ARBOR, MI
DETROIT, MI
MADISON, WI

WWW.QUINNEVANS.COM

CAMPUS HERITAGE PLAN

VIRGINIA COMMONWEALTH UNIVERSITY
RICHMOND, VIRGINIA



PROJECT SUMMARY

Quinn Evans Architects is preparing a Campus Heritage Study of the main academic Monroe Park Campus and medical school campus of the Virginia Commonwealth University. The study is focused on identifying the history, context, and heritage that frame and define the campus' physical environments including buildings, landscapes, urban districts and social settings. The study will inform future treatment and development of campus buildings and landscapes by providing guidance on how future actions can solidify and enhance the physical features and shared experiences that make VCU a unique institution.

PROJECT DETAILS

CAMPUS HERITAGE STUDY FOR URBAN
UNIVERSITY

MONROE PARK CAMPUS: 90.6 ACRES;

MEDICAL SCHOOL CAMPUS: 53.3
ACRES

CLIENT

VIRGINIA COMMONWEALTH
UNIVERSITY
MARY COX, UNIVERSITY ARCHITECT
804.828.0541

WASHINGTON, DC
ANN ARBOR, MI
DETROIT, MI
MADISON, WI

WWW.QUINNEVANS.COM

BIRMINGHAM HISTORICAL MUSEUM

BIRMINGHAM, MICHIGAN



PROJECT SUMMARY

This project involved architectural design and development for the renovation of the Allen house garage to accommodate a group entry and visitor center function to the historical museum complex. QEA provided the architectural and structural drawings and specifications, including plans, sections, elevations, schedules of sufficient detail for pricing and construction.

PROJECT DETAILS

GARAGE CONVERSION TO
ENTRY CENTER

CREATION OF NEW ENTRANCE
AND RECEPTION AREA FOR
VISITOR CENTER.

HANDICAP ACCESSIBILITY

CONSTRUCTION ADMINISTRATION

CLIENT

JOHNSON HILL LAND ETHICS STUDIO

WASHINGTON, DC
ANN ARBOR, MI
DETROIT, MI
MADISON, WI

WWW.QUINNEVANS.COM

**Proposal to Provide
Landscape Architectural Services
for the
Birmingham Museum / John West Hunter Park
in the
City of Birmingham**

**Nagy Devlin Land Design
31736 West Chicago Avenue
Livonia, Michigan 48150**

June 1, 2016

**Proposal to Provide Landscape Architectural Services
for the Birmingham Museum / John West Hunter Park
in the City of Birmingham**

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I. INTRODUCTION

Nagy Devlin Land Design is a landscape architectural and planning firm located in the City of Livonia, Michigan. Nagy Devlin Land Design was formed in 2014 as a sole proprietorship by Brian Devlin. Mr. Devlin is a Registered Landscape Architect in the State of Michigan. The firm has worked on a wide variety of projects including site planning, landscape planting plans, tree preservation plans, wetland mitigation plans, rain gardens, historic landscapes, and park development plans for both public and private clients.

Brian Devlin also has worked on a variety of historic properties including the Historic Site Master Plan for the Van Raalte Farm in Holland, Michigan, the Charlevoix Depot Garden in Charlevoix, Michigan, Michigan's Landscape Heritage Garden in Frederik Meijer Gardens in Grand Rapids, Michigan, the Alexander Blue House at Greenmead in Livonia, and Potter Cemetery in Ash Township, Michigan. Mr. Devlin is currently working on a master plan for Cranberry Lake Farm in Oakland Township.

II. SCOPE OF SERVICES

1. Existing Conditions and Documentation

Utilizing the existing topographical survey from the City of Birmingham greater detail will be provided to show remaining elements from the Red Schoolhouse Period (1850 – 1928) and the Allen Period (1928 – 1969). The documentation of existing conditions will include the following.

- a. Field survey of built and planted elements.
- b. Overall landscape schematic drawings of the maintained lawn and pond area.
- c. Overall landscape schematic drawings of the natural area adjacent to the Rouge River.
- d. Scaled drawing of the pool walls and pond area.
- e. Photographic documentation of all significant elements both vegetative and constructed.
- f. Numbered survey tags for trees identified as significant elements with associated information including species, apparent age, and condition.
- g. Contemporary site functions or natural resources that contribute to better understanding of the site and sound planning.

2. Analysis and Evaluation of Significant Elements Identified

The existing conditions will be assessed and analyzed to evaluate the historic integrity of the landscape with special consideration for the following criteria.

- a. Analysis of changes to the landscape over time.
- b. Identification of any missing or lost elements.
- c. Any areas with greater integrity or potential for preservation or restoration.

3. Recommendations - Narrative

The existing conditions will be assessed and analyzed to evaluate the historic integrity of the landscape with special consideration for the following criteria.

- a. Protection and planning for significant features.
- b. Public access options that respect and protect historic features.

4. Recommendations- Drawings

A landscape master plan will be developed to include the following considerations.

- a. Compatible conceptual designs for integrating park access (both physical and virtual) and utilization with existing or restorable features.
- b. Inclusion of ADA / barrier-free access to the pond area including parking options.
- c. Threat assessment and recommendations regarding significant elements.
- d. Design options for education and interpretive opportunities with regard to introducing or protecting native plants and animal habitat.

III. DELIVERABLES

The end products shall consist of the following elements.

1. Existing Conditions Document and Plan overlaid on the topographic survey with added detail and the location of significant elements.
2. Tree Survey and labeling with a written report (historically significant trees only).
3. Complete photographic documentation of significant landscape elements and features.
4. Detailed scaled and measured drawings of the area around the pool to determine the status of the original pool walls and edges.
5. Analysis, Evaluation, and Recommendations Document.
6. Conceptual sketches and drawings for recommended design considerations of all the historically significant landscape areas.
7. Field notes and sketches as applicable.
8. Meetings: One to two (1-2) meetings will be included to present findings to representatives of the City of Birmingham.

IV. FEE SCHEDULE AND REIMBURSABLES

LUMP SUM FEE

We will provide the above scope of services for the lump sum fee of \$4,800.00.

REIMBURSABLES

Reimbursable expenses shall be billed in addition to the lump sum fee as listed above according to the following rates:

- * Bond Copies, \$3.00 each (24" x 36"), \$1.00 per 10 (8.5" x 11"), and \$2.00 per 10 (11" x 17");
- * Colored Final Rendering, \$200.00 each;
- * Scan of Colored Rendering, \$100.00 each;
- * Reductions of Colored Rendering, \$2.50 each (8.5" x 11") and \$5.00 each (11" x 17");
- * Additional Services, \$80.00 per hour.

RESOURCES PROVIDED BY THE CITY OF BIRMINGHAM

1. Topographic survey data and Autocad file of the site.
2. Property boundary information.
3. Historical timeline with context and narrative history of the site and a Statement of Significance.
4. Historic area maps, plat maps, and aerial photographs.
5. Period photographs of the site including buildings, structures, plantings, etc. for both the Red Schoolhouse Period and the Allen Period.
6. Overview of applicable City planning goals and initiatives that may impact present and future site or landscape issues.

V. STATEMENT OF QUALIFICATIONS

Nagy Devlin Land Design L.L.C. is a sole proprietorship formed under Michigan law in 2014 with a business address as follows:

Nagy Devlin Land Design
31736 West Chicago Avenue
Livonia, Michigan 48152
734-634-9208
E-Mail: Jbdevlin.rla@gmail.com

Registered Landscape Architect
Landscape Architecture

Land and Site Planning
Tree Identification & Assessment

RELATED PROJECTS

Van Raalte Farm Historic Site, Holland, Michigan: The project involved the development of a master plan for the preservation and restoration of the Van Raalte Farm in Holland, Michigan. The master plan includes guidelines for the preservation of the farmhouse landscape and outbuildings with suggestions for new planting beds in original locations as determined by historic photographs. The plan also suggests preserving important elements including the sugar maples and evergreen windbreak on the historic home lot. The concept for the adjacent property is to provide parking for major events at the barns, which are to become the interpretive center and community gardens and u-pick orchard and berry patch. Path and bridges are provided in the woodland and wetland areas for passive recreation and sugar maple syrup production. View sheds are proposed to the south to maintain the feeling of the large, sectional farmstead.

Heritage Depot Garden, Charlevoix, Michigan: The project involved the development of a period garden in the design style of the early 1900's with an emphasis on using plant materials prevalent in Charlevoix during that period. The layout includes a series of garden rooms with design elements found in the historic depot structure. A semi-circular brick pad is symmetrically laid out from the main entrance and allows a gathering place immediately outside the building. A grass path flows through and connects the gardens extending from the brick pad. The various gardens include a shade garden, perennial plantings, open lawn, boxwood hedges, rose garden, Native American heritage garden, and specimen period plantings. A wrought iron fence salvaged from another site is incorporated into the entry with fieldstone pillars.

Frederik Meijer Gardens, Michigan's Landscape Heritage Garden, Grand Rapids, Michigan: The project involved the development of a typical Michigan farmstead from the 1930's. The landscape elements include an orchard, berry patch and grape arbor, vegetable garden, perennial plantings, open lawn, lilac hedges, sugar bush, cornfields, and accent tree and shrub plantings. The details include several types of fencing from the period, rustic benches, and various pavement treatments. A unique feature of the design is the placement of many sculptural elements throughout the landscape.

Alexander Blue House, Greenmead, Livonia, Michigan: The project involved the development of a landscape plan for an Italianate home built in the 1840's in Livonia, Michigan. The house has been relocated from its original location in the City to the Historic Village at Greenmead. The house has been renovated for use as a small conference and banquet facility for various social events. The landscape plan exemplifies the landscape at the time as depicted in the *Wayne County Atlas* with emphasis on tree plantings. Other landscape features include coach steps, ornamental fencing, farm fencing, kitchen garden, and formal garden for special events.

J. BRIAN DEVLIN
CIRRICULUM VITAE

EDUCATION

1989 to 1995

EASTERN MICHIGAN UNIVERSITY

Master of Science

Historic Preservation

1984 to 1987

UNIVERSITY OF MICHIGAN

Master of Landscape Architecture

1978 to 1984

UNIVERSITY OF MICHIGAN - DEARBORN

Bachelor of Arts

Environmental Studies

WORK EXPERIENCE

2014 to Present

LIVONIA, MICHIGAN

Nagy Devlin Land Design

Landscape Architectural and Planning Firm

2002 to 2014

LIVONIA, MICHIGAN

Nagy & Associates

Landscape Architectural and Planning Firm

1992 to Present

LIVONIA, MICHIGAN

Garden Concepts

Residential Landscape Design

1987 to 2002

FARMINGTON HILLS, MICHIGAN

Ludwig & Associates, Ltd.

Landscape Architectural Firm

MEMBERSHIPS AND LICENSES

Licensed as a Professional Landscape Architect #1260

Member of the National Trust for Historic Preservation

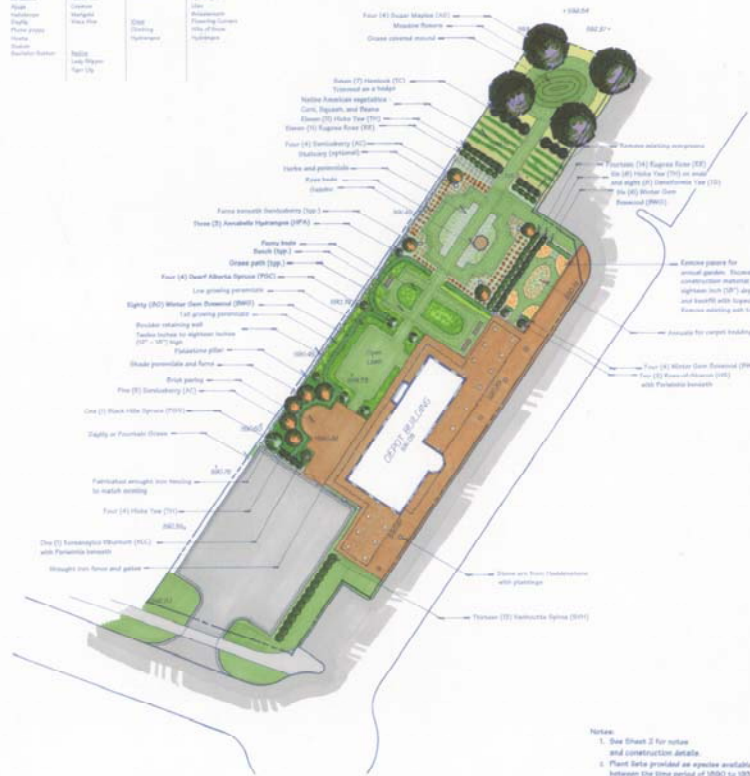
PROJECT EXAMPLES



Van Raalte Farm Historic Site

[illegible][illegible][illegible]PLANTS REMEMBERED BY RESIDENTS OF CHARLEVOIX

Transfer	Antenna	Buller	Shrike
Transfer	Overlapping	Overlapping	Interlocking
Use of other tools	Pulsatile	Load Factor	Asymmetric
Pressure	Pumping		Clamping Force
Controlled	Noncontact		Hydrogen
Repeat	Constant		Inter
Hydrogen	Variable		Relay/switch
Single	Wave Pulse	Dist	Flowing Circuit
Force pressing		Clamping	Use of Force
Force		Hydrogen	Hydrogen
Transfer			
Transfer Station	Ballist		
	Load Driven		
	Open Up		



Charlevoix Heritage Depot Garden:

