



AGENDA
BIRMINGHAM HISTORIC DISTRICT COMMISSION
WEDNESDAY – APRIL 19, 2023
BIRMINGHAM CITY HALL, 151 MARTIN ST., COMMISSION ROOM #205*
******* 7:00 PM*******

The City recommends members of the public wear a mask if they have been exposed to COVID-19 or have a respiratory illness. City staff, City Commission and all board and committee members must wear a mask if they have been exposed to COVID-19 or actively have a respiratory illness. The City continues to provide KN-95 respirators and triple layered masks for attendees.

- 1) Roll Call**
- 2) Approval of the HDC Minutes of [March 15, 2023](#)**
- 3) Courtesy Review**
- 4) Historic Design Review**
 - A. [188 N. Old Woodward – Comerica Bank](#)**
 - B. [163 W. Maple – 7 Daughters](#)**
 - C. [245 S. Eton – Birmingham Grand Trunk Western Railroad Depot](#)**
- 5) Sign Review**
- 6) Study Session**
 - A. [Historic Design Guidelines \(UPDATE\)](#)**
- 7) Miscellaneous Business and Communication**
 - A. Pre-Application Discussions**
 - B. Draft Agenda**
 - 1. [May 3, 2023](#)**
 - C. Staff Reports**
 - 1. [Administrative Sign Approvals](#)**
 - 2. [Administrative Approvals](#)**
 - 3. [Demolitions](#)**
 - 4. [Action List 2023](#)**
- 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, 151 Martin St., 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 March 15, 2023**

151 Martin Street, City Commission Room 205, Birmingham, MI

Minutes of the regular meeting of the Historic District Commission ("HDC") held Wednesday, March 15, 2023. Mr. Deyer called the meeting to order at 7:00 p.m.

1) Rollcall

Present: Board Members Gigi Debbrecht, Keith Deyer, Natalia Dukas (arrived 7:07 p.m.), Patricia Lang, Michael Willoughby; Alternate Board Member Mary Jaye; Student Representative Ian Weinberg

Absent: Chair John Henke; Board Members Dustin Kolo; Alternate Board Member Steven Lemberg

Staff: Planning Director Dupuis; City Transcriptionist Eichenhorn

03-12-23

Motion by Ms. Lang

Seconded by Ms. Debbrecht to appoint Keith Deyer to serve as Acting Chair.

Motion carried, 5-0.

VOICE VOTE

Yeas: Debbrecht, Willoughby, Deyer, Lang, Jaye

Nays: None

2) Approval of the HDC Minutes of March 1, 2023

03-13-23

Motion by Ms. Lang

Seconded by Ms. Jaye to approve the HDC Minutes of March 1, 2023 as submitted.

Motion carried, 5-0.

VOICE VOTE

Yeas: Dukas, Lemberg, Deyer, Lang, Jaye

Nays: None

3) Courtesy Review

4) Historic Design Review

5) Sign Review

6) Study Session

A. Historic Design Guidelines – Deliverable #3 (Update)

PD Dupuis introduced the item.

Katie Cook of KDG was present on behalf of the item.

HDC members' comments were as follows:

- The guidelines would be very helpful for generating conversation moving forward;
- The guidelines were succinct and clear;
- It was useful that the guidelines recommended the preservation of mid-century modern bungalows;
- Laying out the differences between accepted, approved, and unapproved changes with graphics would be helpful to users of the guidelines;
- These guidelines will also help prospective buyers of historic homes understand what changes might be acceptable or unacceptable. This should be mentioned in the introduction;
- The introduction should be broken up a bit more to allow for easier reading, and should hyperlink the summary version so people are aware of it;
- Eco-City should be specifically mentioned a few times in the report. The Eco-City report could also be hyperlinked in the guidelines;
- The picture on page six should be oriented so the top is facing north, the cardinal directions are clear, and the date is clear;
- The flowchart on page 21 should be simplified if possible;
- Photos from historic districts should be labeled as examples;
- If a home is provided as an example of undesirable changes, it should not also be used to show desirable changes elsewhere in the document. It would be more appropriate to select different homes;
- The awnings section on page 56 was well done;
- On page 74, it should be made clearer that cement board would only be acceptable if other more appropriate materials were for some reason impossible to use;
- The reference to slate should be similarly clarified as necessary to use unless prohibitive in order to discourage the use of imitation slate;
- The reference to the Community House on page 20 should be clarified to only refer to the historic portion;
- The new and alternative materials section was helpful;
- The majority of the report was great;
- Three or four of the most important phrases from the hierarchy of historic preservation could be provided with a few graphics at the beginning of summarized version to explain the overall purpose of the documents, in order to make historic preservation feel less imposing;
- Additions with massing greater than the historic building is allowed, even if it is discouraged, and is sometimes the best option to preserve a historic resource. The emphasis should be on architectural sensitivity to the historic context and resource;
- On page 55, the caption should clarify what aspect is being highlighted and whether it was being encouraged or discouraged. If unclear, the image could be replaced with a more clear image; and,
- On page 63, it should specify that the referenced inspections are conducted by the owner.

PD Dupuis stated:

- On page four, the purpose of the guidelines could be put in a separate box to provide more emphasis;

- The table of contents should address historic districts first and historic neighborhoods second to avoid the confusion of the two categories;
- References to legislation and standards should be hyperlinked in the document;
- On page eight, 'historic' should be clarified as locally designated historic resources, and that should be distinguished as different from buildings older than a certain age;
- On page ten, the responsibilities of the City Commission should be listed;
- The information in the flowchart on page 21 needed some updating and the corrections were provided in an email to KDG;
- On page 55, some recommendations for the screening of rooftop units should be added;
- On page 60, some recommendations on accent lighting on commercial buildings should be added;
- The photo on page 64 could likely be replaced with a better example of a historic resource;
- A caption should be added to the graphic missing a caption on page 74;
- The guidelines should be updated to better match the City's style guide;
- If there are any good examples of homes using new and alternative materials in a high-quality manner, it might be helpful to use those to illustrate that section; and,
- Overall, both documents were excellent.

PD Dupuis requested that the fourth deliverable be moved up to the beginning of June, if possible, in order to schedule public engagement for later in June once the document was approved.

Ms. Cook invited the HDC members to forward any further comments to the KDG team via PD Dupuis. She explained the intent of the public engagement meetings.

The HDC members commented on the importance of publicizing these documents once completed and on the importance of reducing the number of teardowns in the City.

7) Miscellaneous Business and Communication

A. Draft Agenda

B. Staff Reports

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

8) Adjournment

No further business being evident, the HDC motioned to adjourn at 8:40 p.m.



Nick Dupuis, Planning Director



Laura Eichenhorn, City Transcriptionist



MEMORANDUM

Planning Division

DATE: April 19, 2023
TO: Historic District Commission Members
FROM: Nicholas Dupuis, Planning Director
SUBJECT: 188 N. Old Woodward – Comerica Bank (– Design Review)

Zoning: B-4 (Business-Residential) & D-4 (Downtown Overlay)
Existing Use: Two-Story Commercial Building

Introduction

A Design Review application has been submitted for changes to an existing 2-story commercial building that is attached to a building located in the Central Business Historic District of Birmingham. The overall building itself is a non-contributing in the district and has portions that directly abut designated resources, and sits across an alley from others.

Proposal

The applicant is proposing minor renovations to the existing non-window portions of the façade that was brought about by damage done by a truck that pulled into the parking facility and damaged the existing material. The applicant is proposing to replace the existing metal siding with a new McElroy wave metal panel siding in dark bronze to match the existing color scheme on all facades of the building.

Due to the subject sites location within the Downtown Overlay, the applicant must adhere to the architectural standards outlined in Article 3, Section 3.04 (E) of the Zoning Ordinance. One relevant standard applicable to the proposed renovation is as follows:

1. At least 90% of the exterior finish material on all facades that face a street shall be limited to the following: glass, brick, cut stone, cast stone, coarsely textured stucco, or wood. Dryvit or E.F.I.S is prohibited.

The north façade of the building faces Hamilton Row, and therefore must adhere to the above requirement. Because metal is not a permissible material in the Downtown Overlay, **the applicant must obtain a variance for the use of metal siding.**

Planning & Zoning

There do not appear to be any planning and zoning issues in terms of bulk, placement, height, etc. that require review at the Historic District Commission.

Signage

There are no new signs proposed as a part of the Design Review application submitted.

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.

Because the subject site is not historically designated, but is attached to a building that is located within a historic district, the applicant is held the same standards as all resources in the district,

but the Historic District Commission should be concerned with project elements that affect the greater district as opposed to specific changes on the building. The most applicable guidelines may be those that relate to size, scale, and massing, with some character elements considered as well.

Considering the above, the proposed exterior renovations, as proposed by the applicant, generally meets the Secretary of the Interior Standards for Rehabilitation numbers 2, 9 and 10. The following analysis breaks down the proposal through the lens of each standard above:

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.*

There are no historic character elements on this property that contribute to the greater district. In addition, the proposed renovation does not affect any nearby resources, and there is no direct adjacency to a contributing resource.

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 proposed renovation is compatible with the massing size and scale of the historic district.

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.*

The proposed modifications maintain the essential form and integrity of the district.

Based on the review above, the Planning Division recommends that the Historic District Commission consider **APPROVAL** of the Revised Historic Design Review application for 188 N. Old Woodward – Comerica. The Planning Division feels as though the proposed addition still meets the Secretary of the Interior Standards for Rehabilitation numbers 1-5 and 10.

Wording for Motions

I move that the Commission **APPROVE** the Revised Historic Design Review application and issue a Certificate of Appropriateness for 188 N. Old Woodward – Comerica. The proposed addition meets the Secretary of the Interior's Standards for Rehabilitation standard numbers _____ (*list conditions*).

OR

I move that the Commission **POSTPONE** the Revised Historic Design Review application and the issuance of a Certificate of Appropriateness for 188 N. Old Woodward – Comerica – for the following reason(s):

1. _____
2. _____
3. _____

OR

I move that the Commission **DENY** the Revised Historic Design Review application for 188 N. Old Woodward – Comerica. Because of _____ the work does not meet The Secretary of the Interior's Standards for Rehabilitation standard number(s) _____.

Notice to Proceed

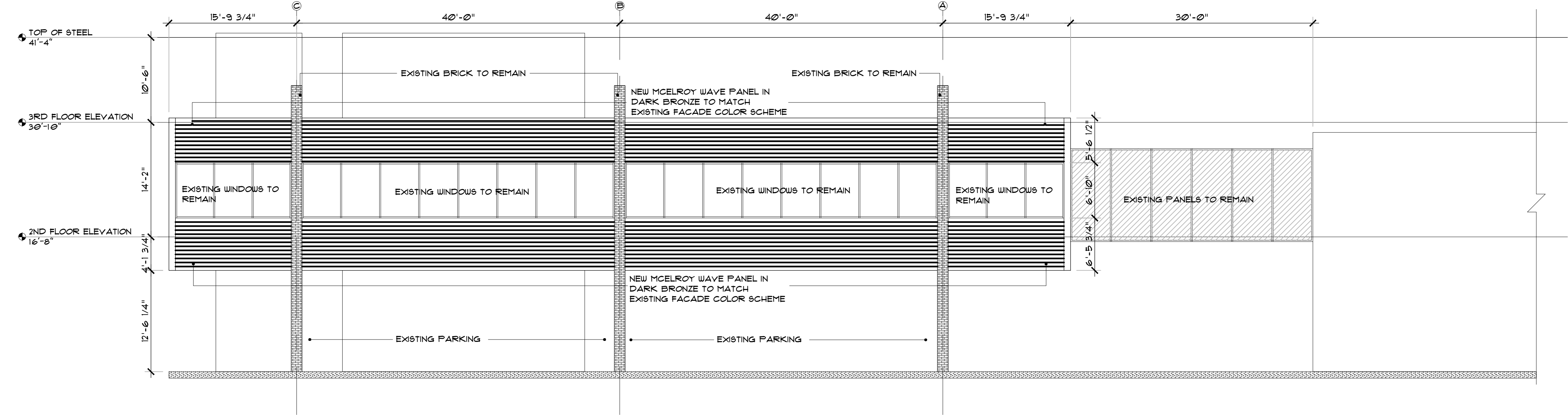
I move the Commission issue a Notice to Proceed for number _____. The work is not appropriate, however the following condition prevails: _____ and the proposed application will materially correct the condition.

Choose from one of these conditions:

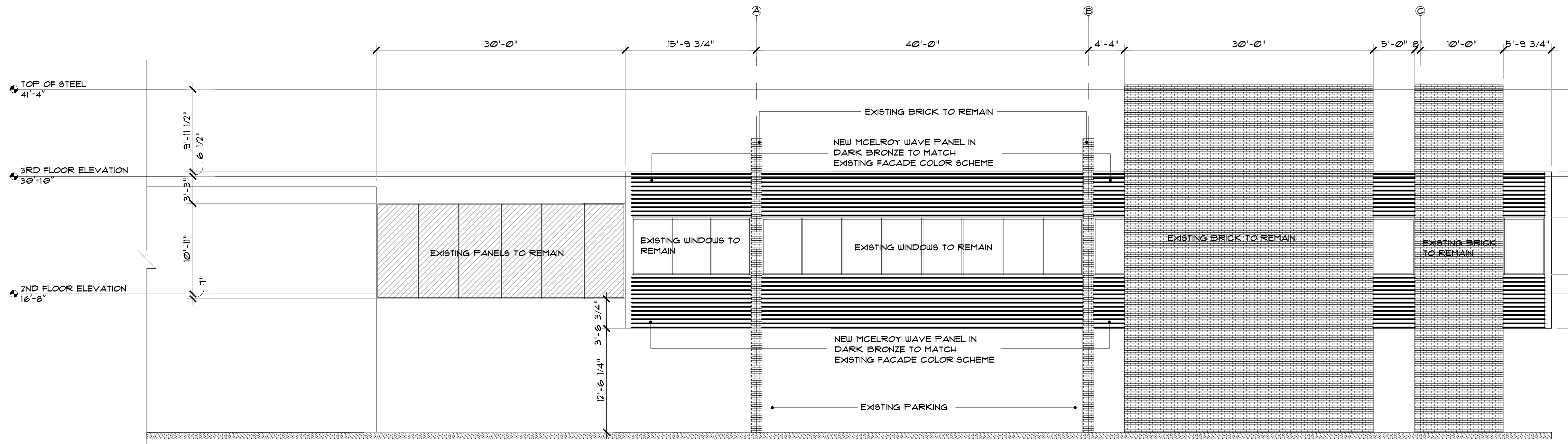
- a) The resource constitutes hazard to the safety of the public or the structure's occupants.
- b) The resource is a deterrent to a major improvement program that will be of substantial benefit to the community and the applicant proposing the work has obtained all necessary planning and zoning approvals,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



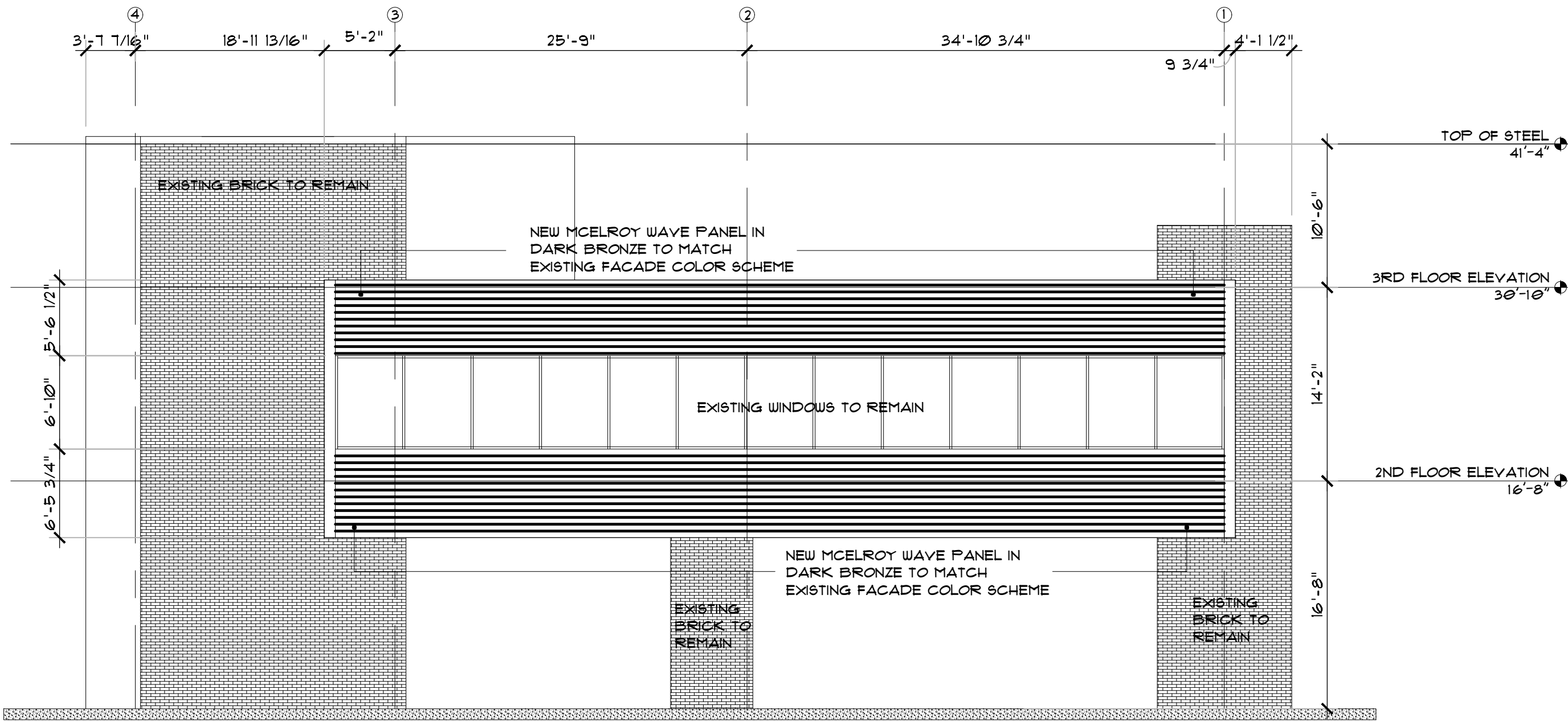
NORTH ELEVATION
SCALE: 1/8"=1'-0"



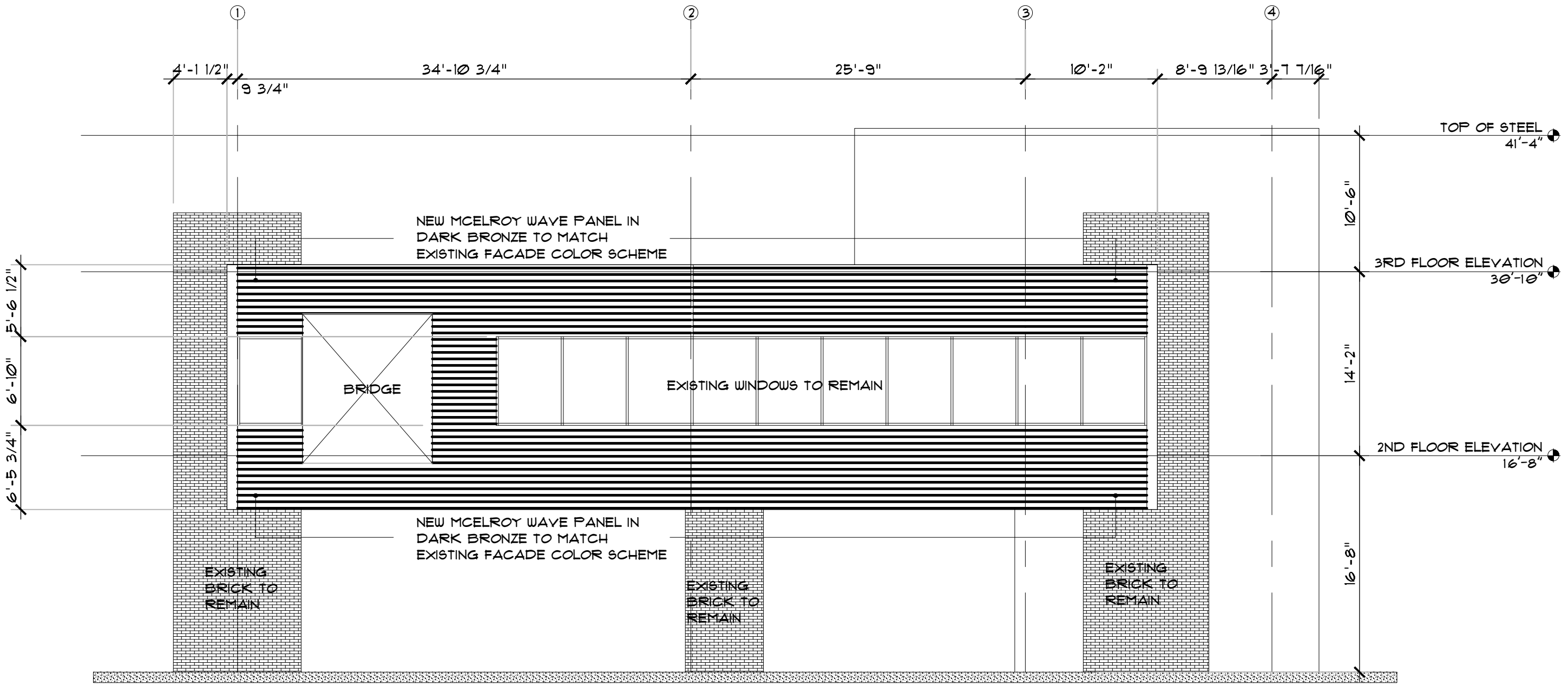
SOUTH ELEVATION
SCALE: 1/8"=1'-0"

REVISION SCHEDULE	
DATE	DESCRIPTION
02/28/2023	CITY PLANNING

DRAWN BY: APT
CHECKED BY: BSG



EAST ELEVATION
SCALE: 1/8"=1'-0"



WEST ELEVATION
SCALE: 1/8"=1'-0"

Project

COMERICA BANK-
FACADE RENOVATION

Address

Comerica Bank
188 N. Old Woodward Ave.
Birmingham, Michigan 48009

REVISION SCHEDULE	
DATE	DESCRIPTION
02/20/2023	CITY PLANNING

DRAWN BY:

AFT

CHECKED BY:

BGG



Architectural Colors

STANDARD COLORS



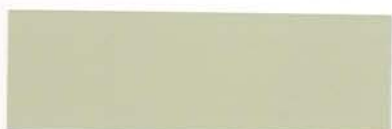
REGAL WHITE



BONE WHITE



SURREY BEIGE



SANDSTONE



ALMOND



BUCKSKIN



ASH GRAY



SLATE GRAY



CHARCOAL



MATTE BLACK



MEDIUM BRONZE



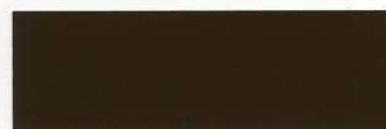
DARK BRONZE



PATINA GREEN



EVERGREEN



MANSARD BROWN



COLONIAL RED



ROMAN BLUE



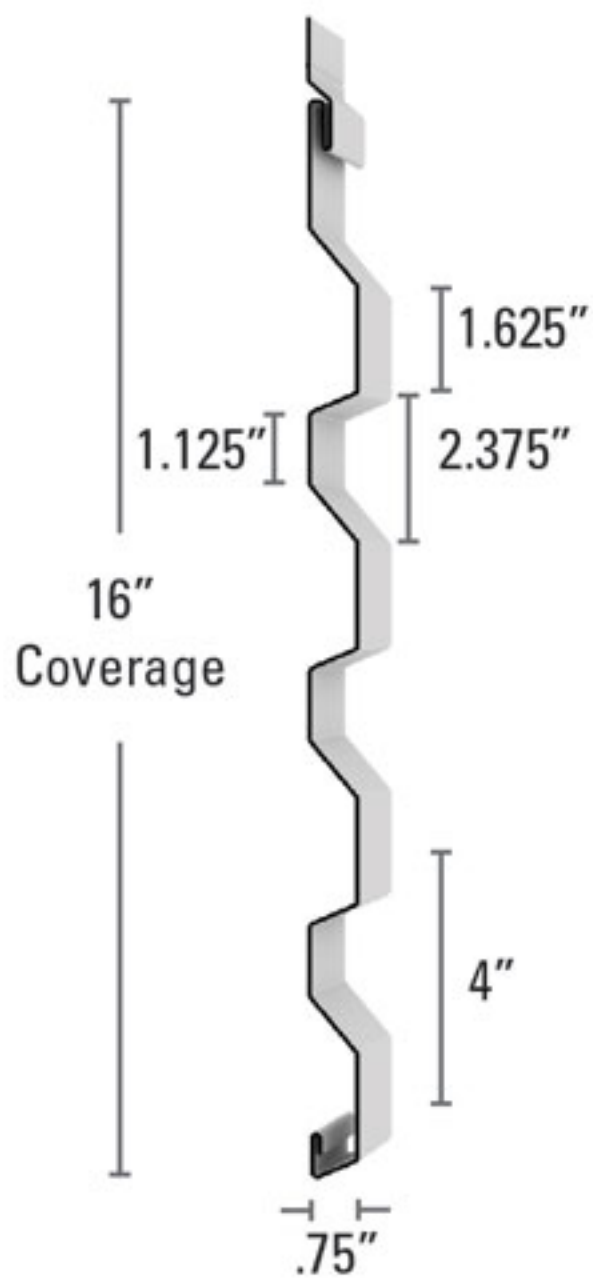
PATRICIAN BRONZE



TERRA COTTA

ALL COLORS ARE ENERGY STAR COMPLIANT

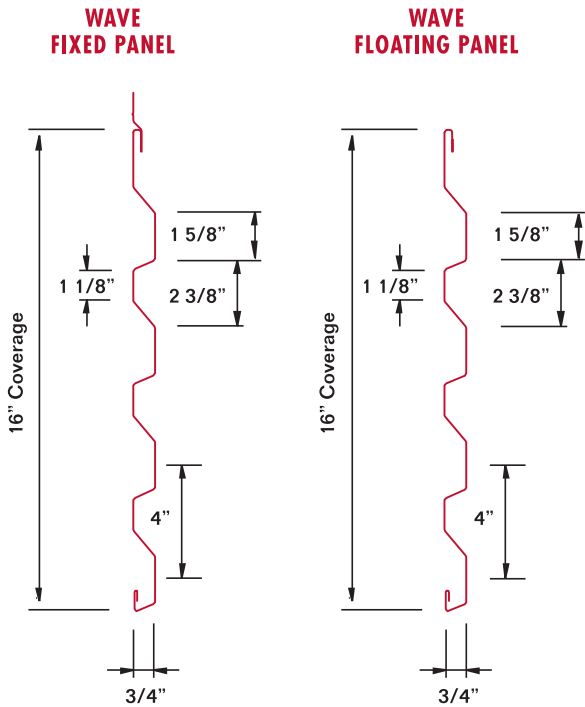




Wave Fixed or Floating Panels



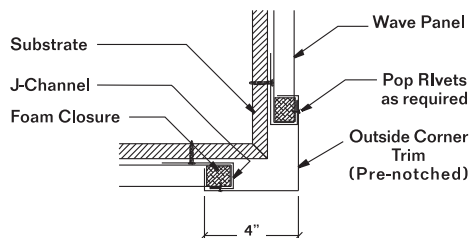
Available in both fixed and floating systems, McElroy Metal's Wave panels are concealed fastener wall panels that can be installed vertically or horizontally over solid substrate or subframing. Wave Fixed is installed with Wave's integral fastening flange which is roll formed into the panel during the manufacturing process and can be utilized for panels length 40' or less. Wave Floating panels utilize separate clips and should be specified for panel lengths 40' or greater.



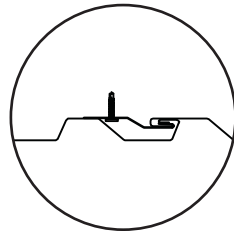
PRE-NOTCHED WAVE FLASHING

Wave pre-notched transition flashings allow for thermal expansion and contraction while providing an attractive finishing detail. Pre-notched corner flashing is also available.

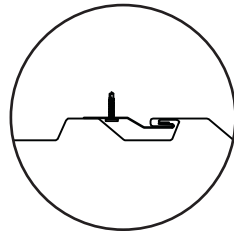
OUTSIDE CORNER DETAIL



WAVE FIXED SEAM ENGAGEMENT



WAVE FLOATING SEAM ENGAGEMENT



(SUBSTRATE & FOAM CLOSURES NOT SHOWN FOR CLARITY)

DETAIL:

Can be installed over solid deck or open framing

TESTING:

Uplift: ASTM E1592

SUBSTRATE:

- Standard 24 gauge Galvalume®
- Optional 22 gauge Galvalume

COATING:

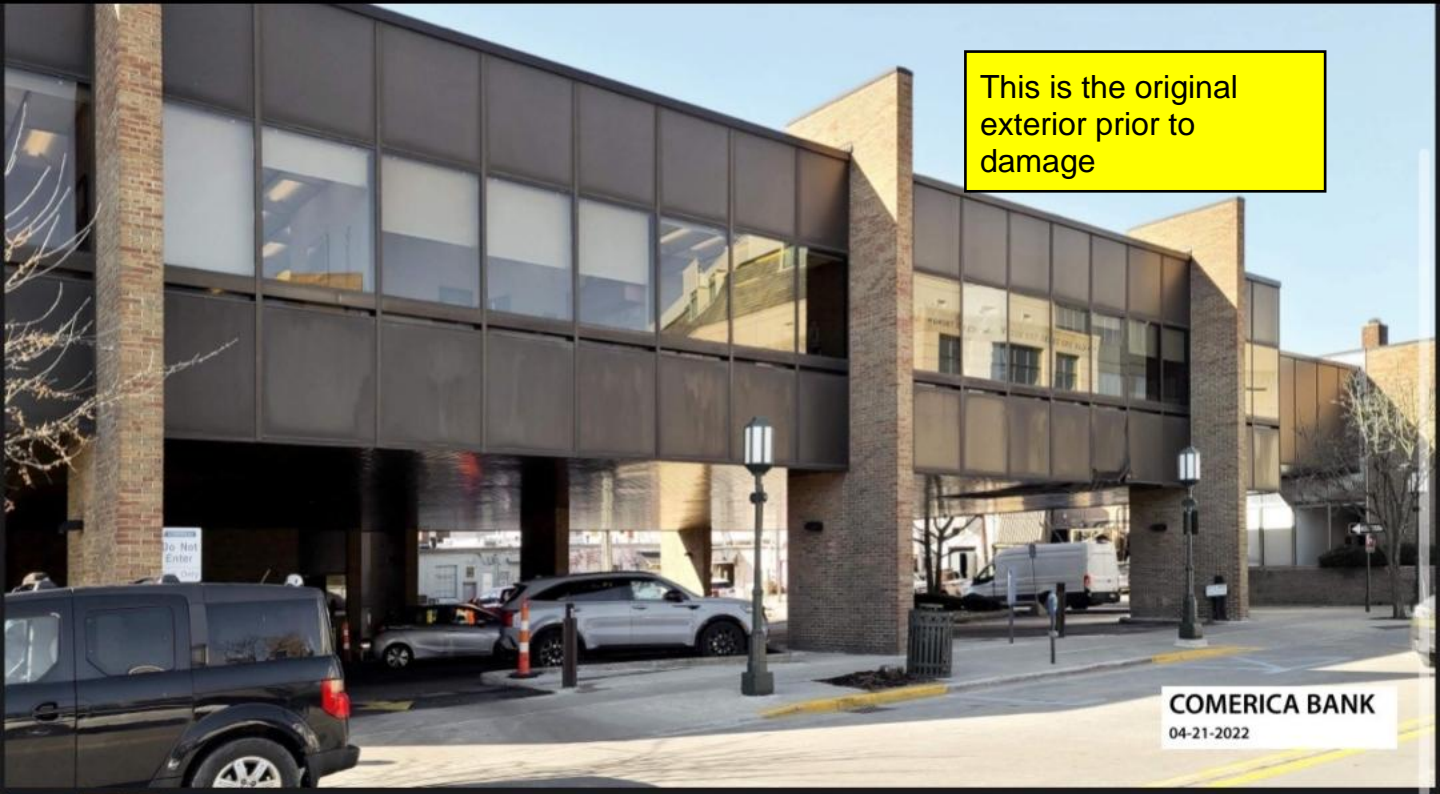
Kynar 500® PVDF

For more information:

800-562-3576

CORPORATE OFFICE • 1500 HAMILTON RD. • BOSSIER CITY, LA 71111

Website: www.mcelroymetal.com • E-mail: info@mcelroymetal.com





MEMORANDUM

Planning Division

DATE: April 19, 2023
TO: Historic District Commission Members
FROM: Nicholas Dupuis, Planning Director
SUBJECT: 163 W. Maple – Seven Daughters – Design Review

Zoning: B-4 (Business-Residential) & D-4 (Downtown Overlay)
Existing Use: One-Story Commercial Building

Introduction

A Design Review application has been submitted for changes to an existing 1-story commercial building in the Central Business Historic District of Birmingham. The building itself is a non-contributing in the district and does not directly abut any designated resources.

Proposal

The applicant is proposing to renovate the existing storefront, which consists of glazing, flat wood or smooth stucco façade materials, and a large soffit over the main entrance. The existing soffit and façade material will be removed, and a new wood veneer material is proposed to surround the storefront system. It is worth noting that the plans submitted indicate that the existing glazing will remain, but it appears as though a somewhat recent change has been made without Planning Division approval in regards to the layout of such. Available imagery shows a single door at the eastern side of the storefront, and the new (now existing) storefront has centralized double doors. The proposed wood façade material will be a mixture of smooth textures in black, grey and cedar colors.

Due to the subject sites location within the Downtown Overlay, the applicant must adhere to the architectural standards outlined in Article 3, Section 3.04 (E) of the Zoning Ordinance. Relevant standards to the proposed renovation are as follows:

- At least 90% of the exterior finish material on all facades that face a street shall be limited to the following: glass, brick, cut stone, cast stone, coarsely textured stucco, or wood. Dryvit or E.F.I.S is prohibited.
- 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.
- 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.
- Clear glazing is required on the storefront/ground floor facade. Windows shall not be blocked with opaque materials or the back of shelving units or signs.
- Facade openings, including porches, windows, and colonnades, shall be vertical in proportion.

The applicant appears to meet the architectural standards of the Downtown Overlay. The façade is comprised of wood and glass, and the primary colors are compatible with the surrounding area. The storefront is accessible from the public sidewalk, and is clearly equal to or greater than 70% of its portion of the façade between 1 and 8 feet.

Planning & Zoning

There are no planning and zoning issues in terms of bulk, placement, height, etc. that require review at the Historic District Commission. However, there are design-based ordinances that the applicant must follow as a part of the proposed renovation:

- Glazing: Due to the seemingly unpermitted nature of the storefront change, the Planning Division will be reviewing glazing even though the plans submitted indicate that the storefront system is existing. As noted above, the applicant must provide a storefront with clear glazing that equals 70% of its portion of the façade between 1 and 8 feet. Although the area of glazing clearly meets the requirement, **the applicant must submit specification sheets for the glass to ensure that the clarity requirements are being met.**
- Use: The subject site is located on Downtown Birmingham along the retail frontage boundary, which requires the applicant to provide retail with a minimum depth of 20 feet from the frontage line within the first story. The applicant meets this requirement.

Signage

There are no new signs proposed as a part of the Design Review application submitted.

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.

Because the subject site is not historically designated, but is located within a historic district, the applicant is held the same standards as all resources in the district, but the Historic District Commission should be concerned with project elements that affect the greater district as opposed to specific changes on the building. The most applicable guidelines may be those that relate to size, scale, and massing, with some character elements considered as well.

Considering the above, the proposed exterior renovations, as proposed by the applicant, generally meets the Secretary of the Interior Standards for Rehabilitation numbers 2, 9 and 10. Standard number 4 has been included in the review in order to consider the possibility of significance that is unrelated to the greater Central Business Historic District. The following analysis breaks down the proposal through the lens of each standard above:

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.*

There are no historic character elements on this property that contribute to the greater district. In addition, the proposed renovation does not affect any nearby resources, and there is no direct adjacency to a contributing resource.

4. *Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.*

Due to the passage of time, mid-century design has entered the conversation in historical preservation circles as a bona fide addition to any city's preservation plans. Before being renovated, this building may be considered a quality example of mid-century design, as may be demonstrated in the following photograph:



With the removal of the soffit, the potential for this building to be considered as a historic mid-century property may be irreparably harmed. Although the building has been heavily modified, the original soffit appears to remain intact beneath the different façade treatments across the whole building.

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 proposed renovation is compatible with the massing size and scale of the historic district.

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.*

The proposed modifications maintain the essential form and integrity of the district.

Based on the review above, the Planning Division recommends that the Historic District Commission consider **APPROVAL** of the Design Review application for 163 W. Maple – Seven Daughters. The Planning Division feels as though the proposed addition meets the Secretary of the Interior Standards for Rehabilitation numbers 2, 9 and 10.

Wording for Motions

I move that the Commission **APPROVE** the Design Review application and issue a Certificate of Appropriateness for 163 W. Maple – Seven Daughters. The proposed addition meets the Secretary of the Interior's Standards for Rehabilitation standard numbers _____ (*list conditions*).

OR

I move that the Commission **POSTPONE** the Design Review application and the issuance of a Certificate of Appropriateness for 163 W. Maple – Seven Daughters – for the following reason(s):

1. _____
2. _____
3. _____

OR

I move that the Commission **DENY** the Revised Historic Design Review application for 163 W. Maple – Seven Daughters. 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:

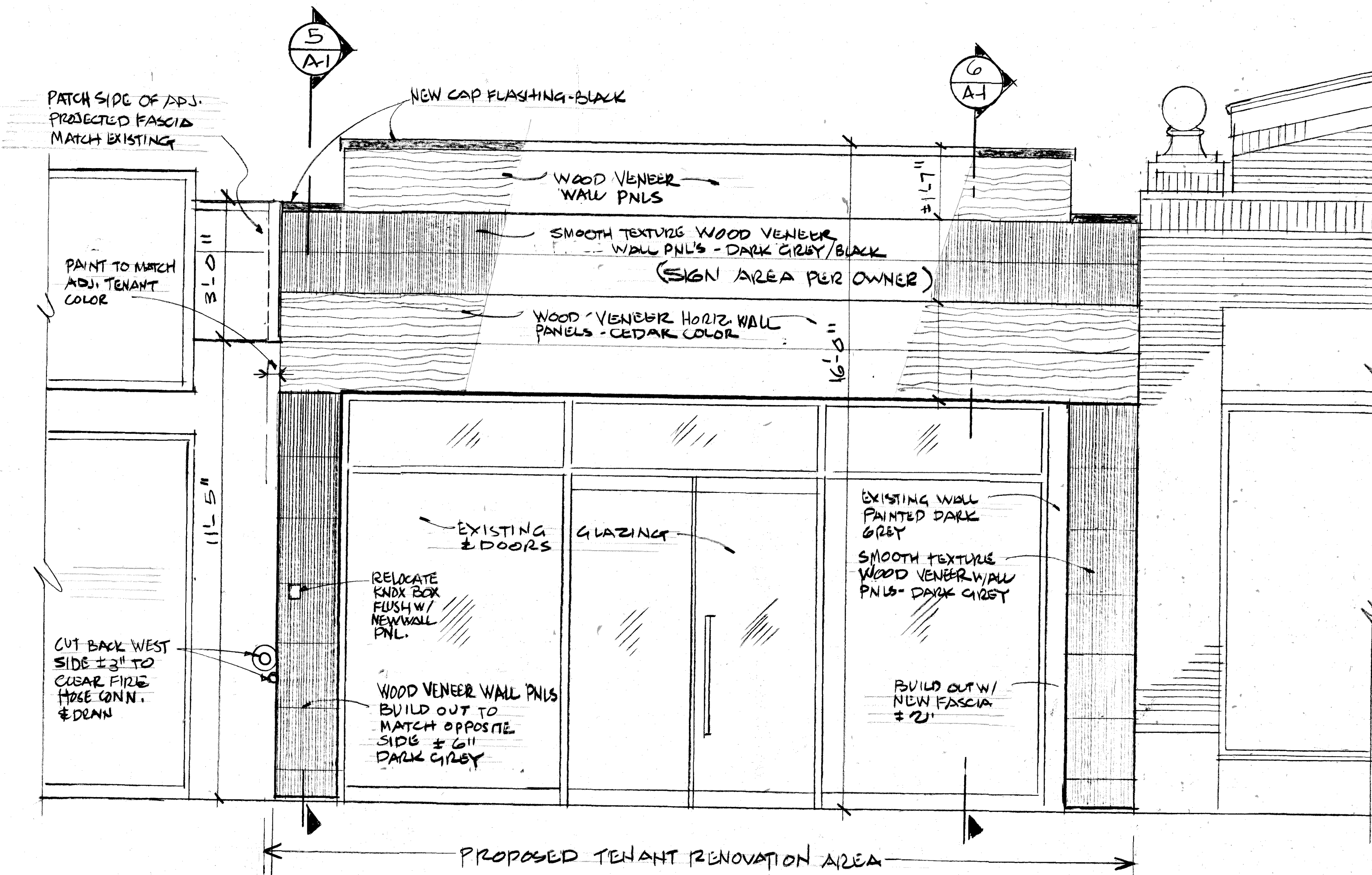
- a) The resource constitutes hazard to the safety of the public or the structure's occupants.
- b) The resource is a deterrent to a major improvement program that will be of substantial benefit to the community and the applicant proposing the work has obtained all necessary planning and zoning approvals,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

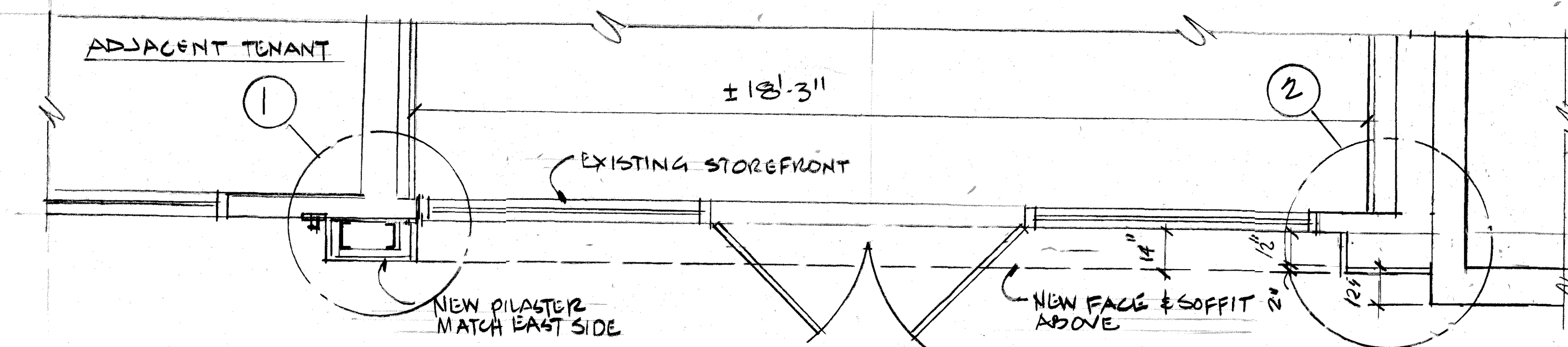
THE SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION AND GUIDELINES FOR REHABILITATING HISTORIC BUILDINGS

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.

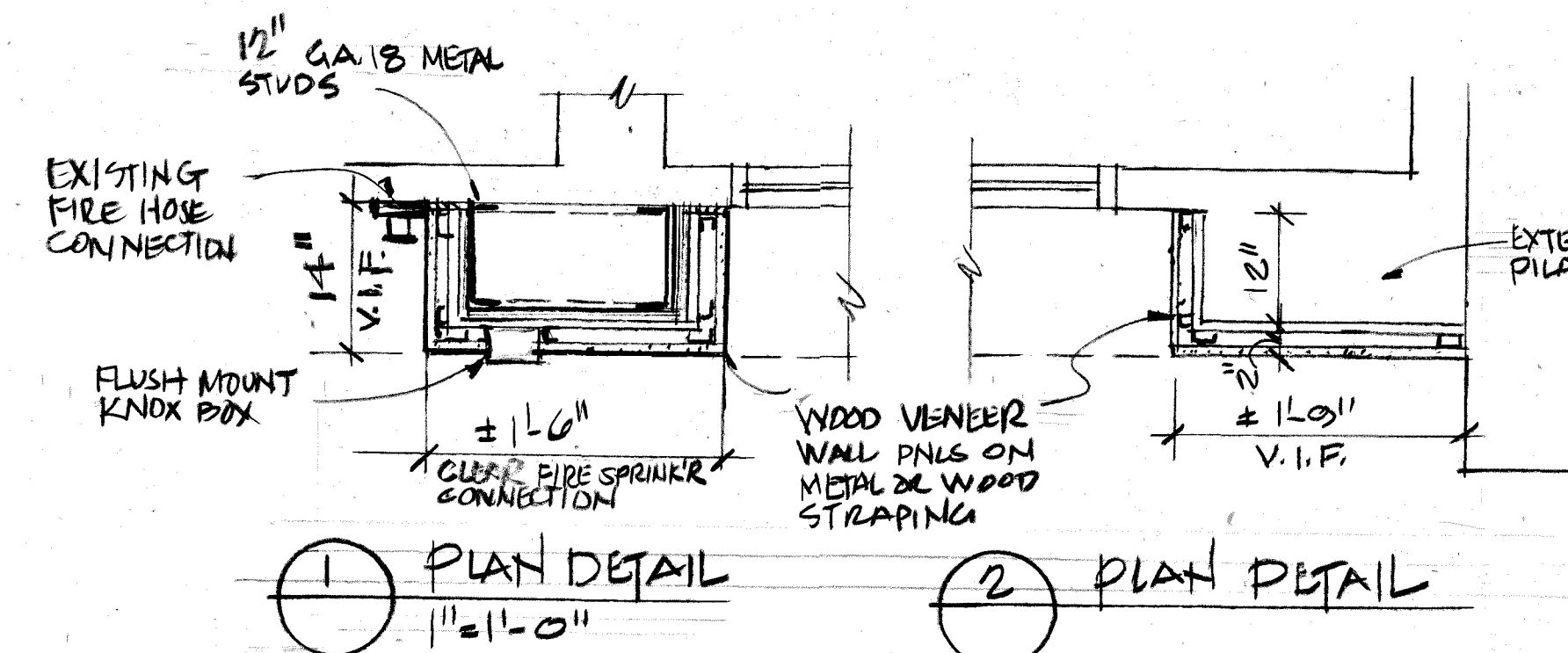


PROPOSED TENANT RENOVATION AREA
SOUTH ELEVATION
 1/2" = 1'-0"

ALL WORK TO BE BY
 2015 MICHIGAN BUILDING CODE



STOREFRONT PLAN VIEW 1/2" = 1'-0"

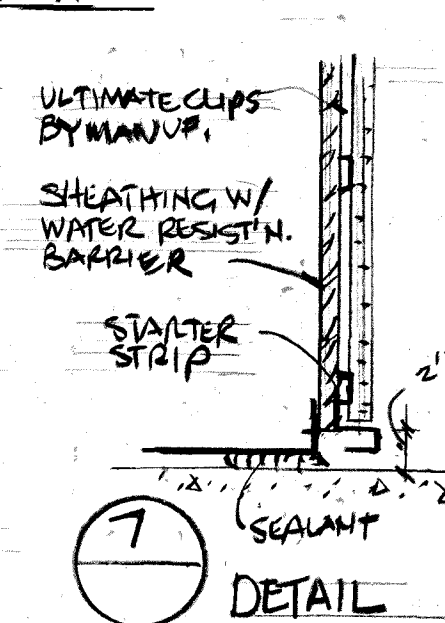


1 PLAN DETAIL
 1" = 1'-0"

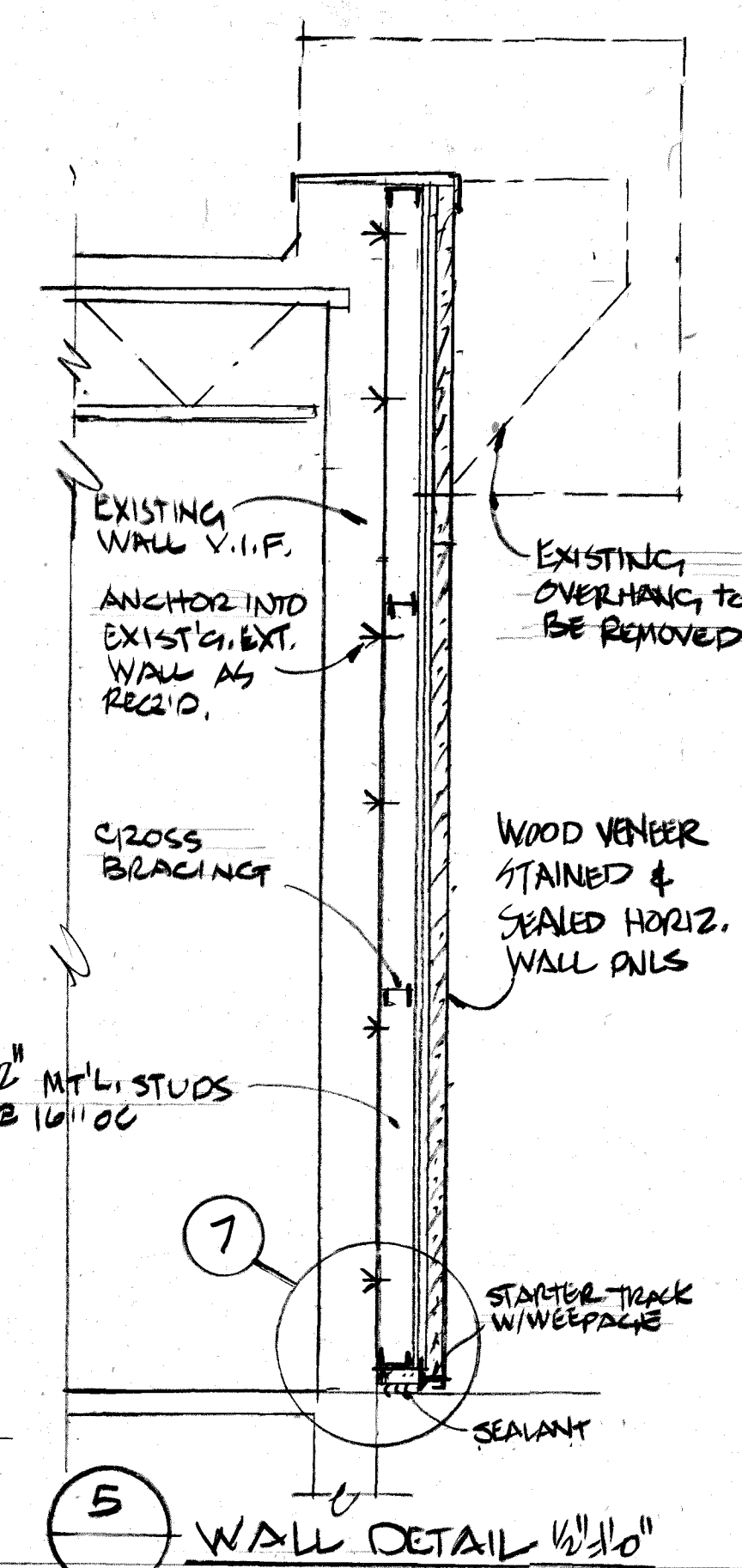
2 PLAN DETAIL

LAMINATED-COMPOSITE REAL WOOD VENEER WALL SIDING - STAINED & SEALED

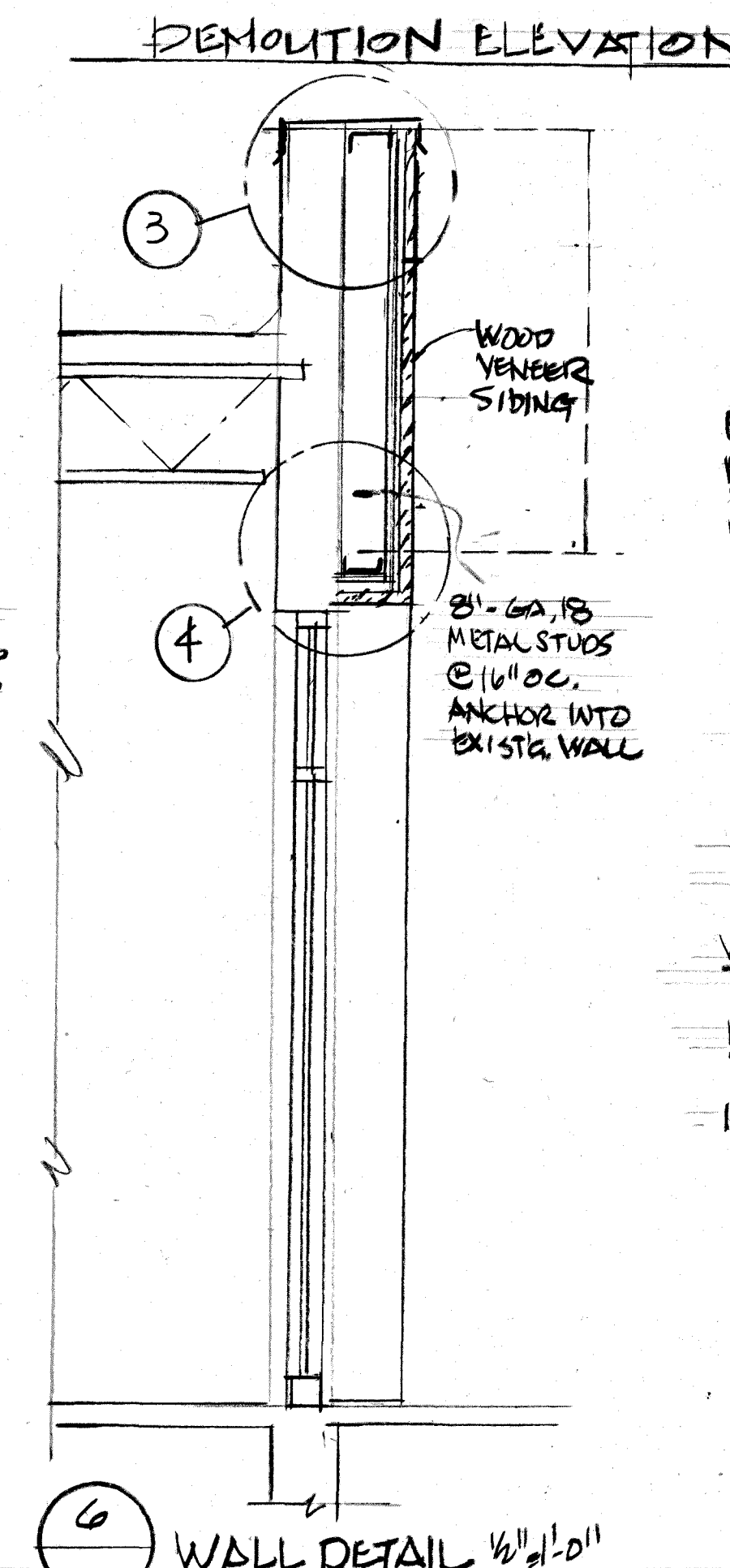
- INSTALL PER MANUFACTURER
- USE 7/16" OR THICKER APA RATED OSB OR PLYWOOD ON 12 GA. METAL FRAMING @ 16" OC.
- PROVIDE WEATHER RESISTANT BARRIER OVER SHEATHING.
- FASTEN ULTIMATE CLIP & STARTER FLASHING & VERTICAL STARTER TRACKS PER MANUFACTURER.
- USE 3/4" - 1" BSA FIXING CHANNELS WHEN UTILIZING CMV. WATER PROOF CMV'S & PROVIDE CLIPS FOR SECURING WOOD VENEER WALL PNLS.
- PROVIDE PROPER FLASHING STARTER STRIP AT BASE OF PILASTERS



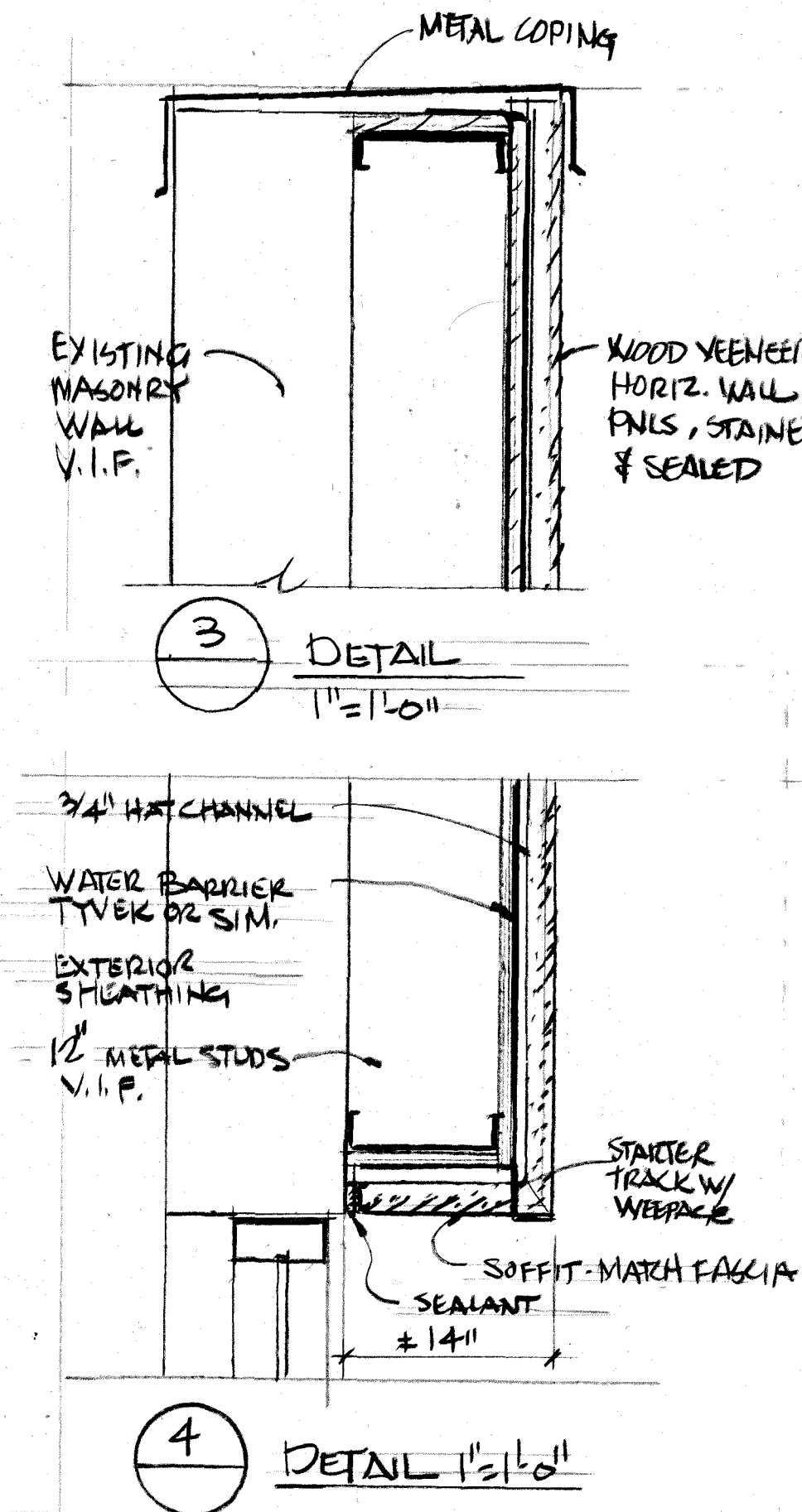
7 DETAIL



5 WALL DETAIL 1/2" = 1'-0"

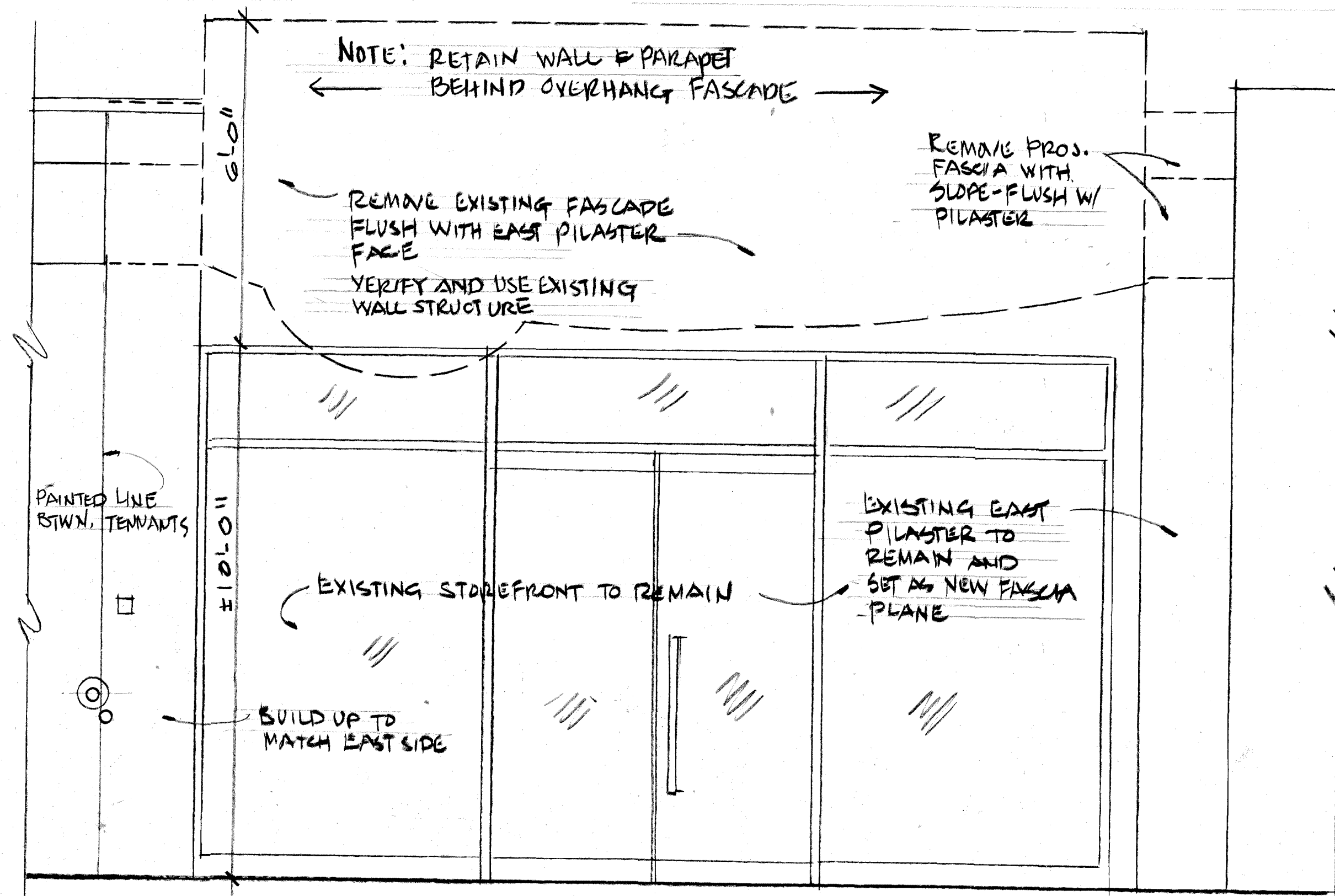


6 WALL DETAIL 1/2" = 1'-0"



4 DETAIL 1" = 1'-0"

DEMOLITION ELEVATION



GENERAL NOTES

1. ALL NEW WORK TO BE PER 2015 MI. BUILDING CODE.
2. VERIFY ALL PERTINENT DIMENSIONS AND CLEAR EXISTING FIRE SPRINKLER CONNECTION AS REQUIRED ON EAST SIDE OF TENANT EXTERIOR.
3. IF REQUIRED, PROVIDE SHOP DRAWINGS FOR STEEL LIGHT FRAMING FOR APPROVAL PRIOR INSTALLATION.
4. METAL STUD FASCIA FRAMING TO BE 16" OC, MAX. VERTICALLY. PROVIDE HORIZONTAL BRACING 2'-0" OC, VERTICALLY.
5. PROVIDE NEW CAP FLASHING OVER NEW FASCIA (BLACK COLOR)
6. PROPOSED RAINSCREEN SYSTEM TO BE WATERPROOFED SHEATHING WITH APPROPRIATE WATERPROOF MEMBRANE SUCH AS TYVEK PER MANUFACTURER OF WOOD WALL PANELS.

KALAJIAN ARCHITECTURE & DESIGN LLC
 1871 AUSTIN DRIVE
 TROY MICHIGAN 48063
 OFFICE: 248-524-3616
 FAX: 248-524-0217
 aekalajian@sbcglobal.net

PROPOSED BUILDING RENOVATION
PERMIT# PB21-1195
 TENANT/ OWNER
 CONTACT PERSON
 DR. JOSEPH LABIS
 PH: 248-885-1195
 E-MAIL
 josephmulypt@gmail.com

RESTAURANT RENOVATION
 163 W MAPLE DR
 BIRMINGHAM MICHIGAN

DESCRIPTION:
BUILDING FACELIFT ELEVATION, PLAN & DETAILS

SEAL:
 STATE OF MICHIGAN
 ARTHUR E. KALAJIAN
 LICENSE NO. 130102775
 EXPIRATION DATE 12/31/2025

DATE	SCALE	DRAWN BY	CHECKED BY
11-1-2022	PERMIT	AKC	
REV 3-6-22		AKC	

SHEET NO.
A-1.0

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THELASTBEAN

premium coffee Snacks Pastry





MEMORANDUM

Planning Division

DATE: April 19, 2023

TO: Historic District Commission Members

FROM: Nicholas Dupuis, Planning Director

SUBJECT: 245 S. Eton – Birmingham Grand Trunk Western Railroad Depot – Design Review

Zoning: MX (Mixed Use)

Existing Use: Two-Story Commercial Building

History

A sixty-float parade and speech by the Governor marked the opening of the Train Station on August 1, 1931. The “new” station was considered modern in every respect. The Eton St. Station was the third built to service the City of Birmingham. The opening of the station symbolized the end of a long struggle over the two basic forms of transportation; rail and the internal combustion engine. The location of the railroad right of way was moved a quarter of a mile to the east to its present location to relieve the continued increasing demands of automobiles. This prompted the construction of the Eton St. Station, the automobile became increasingly popular after World War I and eventually maintenance costs and lack of use led to the closing of the railroad depot in 1978. After the purchase of the depot by Norm Lepage, the Eton Street Station was converted into a restaurant which became the Big Rock Chop and Brew House restaurant.

Introduction

A Design Review application has been submitted for minor cosmetic changes to the building, as well as modifications to the outdoor dining on site. In addition to being a designated historic resource, the building is also listed on the National Register of Historic Places. The proposed renovations are related to a new restaurant tenant that will inhabit the space after the Big Rock Chop and Brew House was closed permanently in 2021.

Proposal

As a general statement, the proposed renovations to the historic building are minor and consist of paint and other cosmetic changes to elements that currently exist including trim and awnings. The changes to outdoor dining are taking place in two separate areas. On the north side of the building, the applicant is proposing to re-clad the non-historic addition and build a pergola where there was formerly open patio space that was often inhabited by a large plastic tent. On the south side of the building, the applicant is proposing to remove the existing valet stand/enclosure and build an additional outdoor dining facility with a pergola, fireplace, and hedge screening.

The color palate is a dark/neutral one with Benjamin Moore black paint, stained wood, and Sunbrella awnings in slate color.

Planning & Zoning

Due to the new restaurant use inhabiting the space and the liquor license that will be used, a Special Land Use Permit review will be undertaken by the Planning Board. At this time, the Planning Division has reviewed the proposal and has no major concerns with the applicable planning/zoning issues. Included in the particular areas of study will be the outdoor dining facilities and the proposed screens that will enclose the pergola areas on the north and south. Thus, this report will focus on the historical aspects of the renovation.

Signage

The site/design plans submitted demonstrate two new signs as a part of this renovation. The first sign is located on the canopy above the main entrance. The second sign is located in the garden at the center of the driveway, which the application suggests is there presently, but will be updated with new lettering to reflect the new establishment.

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." However, the Historic District Commission has purview here as well and should review the proposed signage against the Secretary of the Interior standards outlined in a later section of this report. Although a detailed review of the dimensional aspects of the proposed signage is not necessary at this time. It appears to be clear that the applicant is not exceeding the combined sign area for the building, but there are issues with the sign proposed on the canopy. The sign exceeds the permitted height of a canopy sign, and may exceed the maximum area for canopy signage.

Lighting

The applicant is proposing new lantern-style light fixtures on the pergola posts. Due to the minimal impact of these fixtures, the Planning Division did not seek a photometric plan pursuant to Article 4, Section 4.21 (C) of the Zoning Ordinance.

In addition, there is a note on the elevation drawing that indicates that there are existing lights on the building that will be replaced "one for one", which the Planning Division understands to mean a like-for-like or in-kind replacement. Although the lights are existing, it does not grant the applicant latitude to replace the fixtures without approval and further study. Thus, **the applicant must submit specification sheets for the proposed replacement fixtures for review.** In addition, these lights are subject to the Secretary of the Interior standards outlined below.

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.

Considering the above, the proposed exterior renovations, as proposed by the applicant, generally meets the Secretary of the Interior Standards for Rehabilitation numbers 1, 5, 9 and 10. Standard number 2, however, requires some discussion. 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.*

Due to the unique circumstance, this standard does not necessarily apply. As stated, and as indicated on the plans, the existing historic building will remain as-is and relatively unchanged in terms of its use as a commercial space/restaurant. Of course, the historic use as a railroad depot no longer remains, but the applicant is not proposing any changes to the existing building that risk altering any defining use-based characteristics of the site.

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.*

There are several aspects of this proposal that need to be discussed under this standard. Some of these features may have been present for some time, but it does not mean that these character-changing elements of the building cannot be re-assessed at this time. The aspects of the plan that need to be discussed are the painting of the trim, recovering of certain awnings, outdoor dining facility at the south side of the building, lighting, and canopy signage.

Trim: The applicant is proposing to paint all of the trim and half-timber details black. The existing trim was painted red as a part of the Big Rock Chop and Brew House renovations. A review of historical photographs, including a photograph from 1931 after the building was constructed, shows these trim elements in a dark color as well. This affirms that the proposed color is appropriate, and brings an important character element back to the building that was previously changed.

Awnings: There are awnings currently located in several places on the building, most importantly on the main façade of the historic structure. The applicant is proposing to remove several of the inappropriate awnings from the first floor windows, which is a vast improvement. However, there are two awnings proposed to remain on windows flanking the main entrance, and two awnings remaining on the upper floor windows. These awnings alter features that define the character of this property and should be removed with the other awnings. As for the awnings on the addition at the north side of the building, the Planning Division has no issues with the recovering and reinstallation of these.

Outdoor Dining: Not all aspects of the outdoor dining proposed at the south end may be considered inappropriate. One of the main elements, the pergola, is constructed so that it does not obstruct ones view of the windows in that area and does not extend beyond the eave line, which is a tactful design approach to this area of the building in terms of preserving character. In addition, the applicant is proposing to remove a modern valet stand building and a large covered walkway area. However, the applicant is also proposing 5 ft. hedge plantings and a large fireplace that impede on the features of the building located in this area. The fireplace and hedge plantings should be reconsidered.

Lighting: The lighting that is proposed to be replaced in-kind are spotlight/accent light type features located in various places, mostly at the roof/second level. This type of lighting is of course not historically accurate, and its purpose is to illuminate various

architectural features of the building. Different guidelines that have been reviewed by the Planning Division indicate that some lighting of this style *could* be appropriate, but it should add to a persons appreciation of the building and not be excessive or distracting. Based on the number of fixtures located in some areas of the building, the Planning Division feels as though the number of fixtures could be excessive, and encourages the applicant to use soft lighting so that the building may be enjoyed as it was in its historical context. The applicant will need to submit specification sheets for the lighting to ensure that the brightness is not excessive.

Canopy Signage: The proposed canopy sign is located on a significant feature of the main entrance on the main façade of this building. Guidelines suggest that new commercial signage should not obscure historic materials or character defining features of a building. The introduction of this new sign may be considered inappropriate.

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

There are several defining features of this building and craftsmanship that is nearly impossible to replicate with modern materials and techniques. The applicant is not proposing to change any of these features or finishes.

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 applicant is not proposing to remove any historic materials. Any new work or new material proposed are on modern portions of the building such as awnings and the addition to the north. The modern areas of the building remain differentiated and appropriate with the massing and scale of the historic property.

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.*

Each of the proposals offered in the site/design plans submitted could be removed without damaging the essential form and integrity of the historic property and its environment.

Based on the review above, the Planning Division recommends that the Historic District Commission consider **APPROVAL** of the Design Review application for 245 S. Eton - Birmingham Grand Trunk Western Railroad Depot – with the conditions listed below. The Planning Division feels as though the proposed work will meet the Secretary of the Interior Standards for Rehabilitation numbers 1, 2, 5, 9 and 10 upon the conditions being met:

1. The applicant must submit revised plans that remove all existing awnings on the main façade of the historical structure;
2. The applicant must submit revised plans that remove the fireplace and hedge plantings from the southern outdoor dining area;
3. The applicant must reduce the lighting on site and submit specification sheets for all newly proposed fixtures; and
4. The applicant must remove the canopy sign.

Wording for Motions

I move that the Commission **APPROVE** the Design Review application and issue a Certificate of Appropriateness for 245 S. Eton - Birmingham Grand Trunk Western Railroad Depot – with the conditions listed below. The proposed work will meet the Secretary of the Interior Standards for Rehabilitation numbers 1, 2, 5, 9 and 10 upon the conditions being met:

1. The applicant must submit revised plans that remove all existing awnings on the main façade of the historical structure;
2. The applicant must submit revised plans that remove the fireplace and hedge plantings from the southern outdoor dining area;
3. The applicant must reduce the lighting on site and submit specification sheets for all newly proposed fixtures; and
4. The applicant must remove the canopy sign.

OR

I move that the Commission **POSTPONE** the Design Review application and the issuance of a Certificate of Appropriateness for 245 S. Eton - Birmingham Grand Trunk Western Railroad Depot – for the following reason(s):

1. _____
2. _____
3. _____

OR

I move that the Commission **DENY** the Design Review application for 245 S. Eton - Birmingham Grand Trunk Western Railroad Depot. 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.

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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.

SEATING COUNT TABLE

TYPE	COUNT	TOTAL
BAR SEATING		
2 TOP	2	= 4
4 TOP	3	= 12
4 TOP U-BOOTH	2	= 8
BAR STOOL	14	= 14
BAR SEATING		38

CLUB PATIO		
12 TOP - PATIO	3	= 6
4 TOP - PATIO	4	= 16
6 TOP - PATIO	1	= 6
LOUNGE CHAIR - PATIO	8	= 8
SOFA	2	= 4
CLUB PATIO		40

COVERED PATIO		
4 TOP - PATIO	10	= 40
6 TOP - PATIO	1	= 6
COVERED PATIO		46

DINING ROOM B		
4 TOP	6	= 24
6 TOP	1	= 6
DINING ROOM B		30

MAIN DINING ROOM		
4 TOP	6	= 24
4 TOP PULLMAN BOOTH	6	= 24
4 TOP U-BOOTH	2	= 8
6 TOP	2	= 12
MAIN DINING ROOM		68

MEZZANINE		
2 TOP	2	= 4
4 TOP	3	= 12
5 TOP	1	= 5
6 TOP	1	= 6
BAR STOOL	9	= 9
LOUNGE CHAIR	2	= 2
SOFA	2	= 4
MEZZANINE		42

PDR A		
4 TOP	10	= 40
PDR A		40

PDR B		
2 TOP	2	= 4
4 TOP	8	= 32
5 TOP	2	= 10
5 TOP - ROUND BOOTH	1	= 5
6 TOP	2	= 12
PDR B		63

TUNNEL		
LOUNGE CHAIR	14	= 14
TUNNEL		14

TOTAL DINING 381

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03/24/2023 DESIGN REVIEW - PLANNING

MARK DATE DESCRIPTION

ISSUED

SCHEMATIC DESIGN FOR
BIG ROCK

245 S ETON STREET
BIRMINGHAM, MI 48009

PROJECT NO: 3672

CAD DWG FILE: C:\Users\jrompler\Documents\3672 Big Rock_R22_rpmpler.knauerinc.com.rvt

DRAWN BY: Author

CHECKED BY: Checker

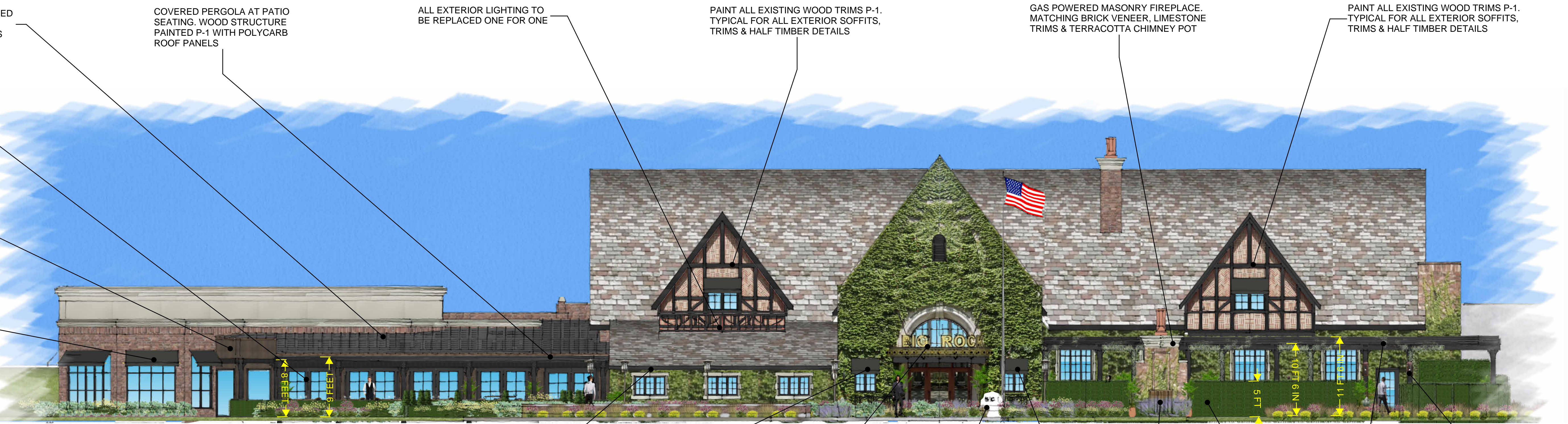
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NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT
THE WRITTEN CONSENT OF KNAUER INCORPORATED.

SCALE: 0 4' 8' 16'
1/8" = 1'-0"

SHEET TITLE

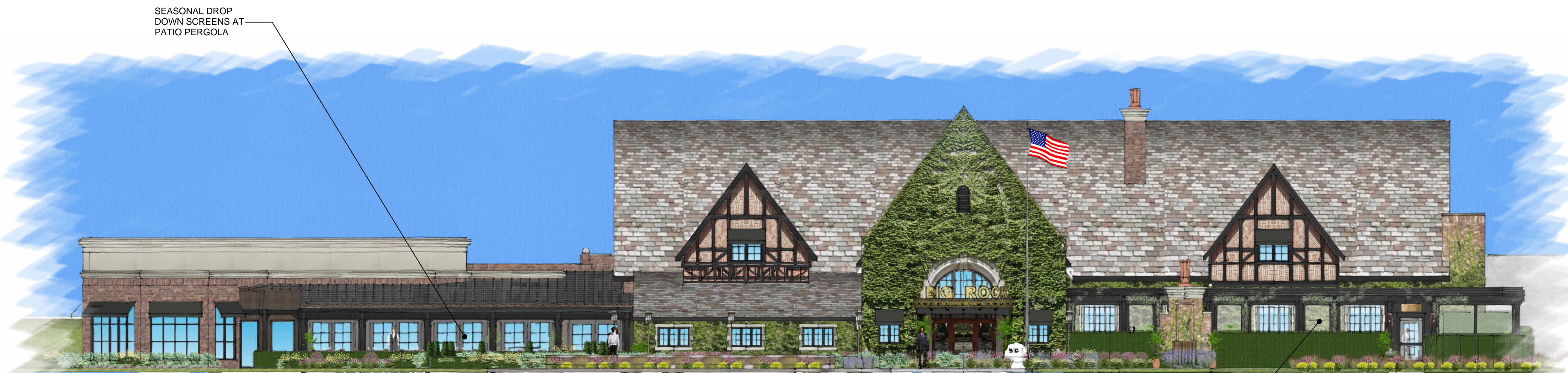
SCHEMATIC EXTERIOR
ELEVATIONS

A-2



EAST EXTERIOR ELEVATION (WITHOUT DROP DOWNS)

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



EAST EXTERIOR ELEVATION (WITH DROP DOWNS)

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

SEASONAL DROP
DOWN SCREENS AT
PATIO PERGOLA

C:\Users\jrompler\Documents\3672 Big Rock_R22_jrompler.knauc.com.rvt
3/24/2023 11:38:24 AM



NORTH EXTERIOR ELEVATION (WITHOUT DROP DOWNS)

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



SOUTH EXTERIOR ELEVATION (WITHOUT DROP DOWNS)

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



NORTH EXTERIOR ELEVATION (WITH DROP DOWNS)

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



SOUTH EXTERIOR ELEVATION (WITH DROP DOWNS)

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

KNAUER

Knauer Incorporated
226 Green Bay Road
Highwood, IL 60040
(847) 948.9500
www.knauerinc.com

03/24/2023 DESIGN REVIEW - PLANNING

MARK DATE DESCRIPTION

ISSUED

SCHEMATIC DESIGN FOR
BIG ROCK

245 S ETON STREET
BIRMINGHAM, MI 48009

PROJECT NO: 3672

CAD DWG FILE: C:\Users\jrompler\Documents\3672 Big Rock_R22_jrompler.knauc.com.rvt

DRAWN BY: Author

CHECKED BY: Checker

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THE WRITTEN CONSENT OF KNAUER INCORPORATED.

SCALE: 0 4' 8' 16'
1/8" = 1'-0"

SHEET TITLE

SCHEMATIC EXTERIOR
ELEVATIONS

A-3

DESIGN REVIEW
BIRMINGHAM PLANNING DIVISION
March 24th, 2023



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Big Rock | Italian Chop House
245 S. Eton
Birmingham, Michigan

CAMERON MITCHELL
• RESTAURANTS •

EXISTING CONDITIONS



Big Rock | Italian Chop House
245 S. Eton
Birmingham, Michigan
March 24th, 2023

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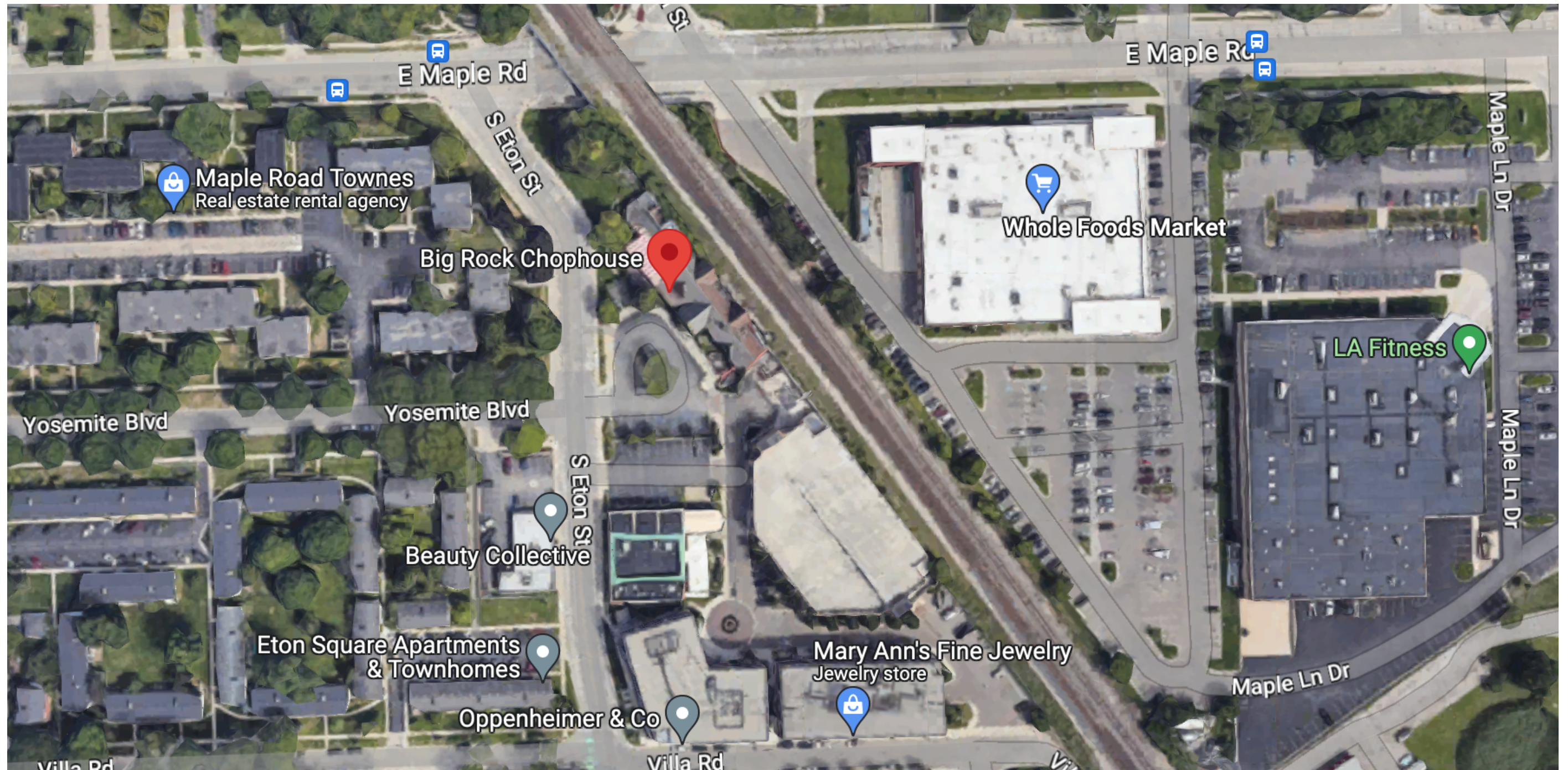
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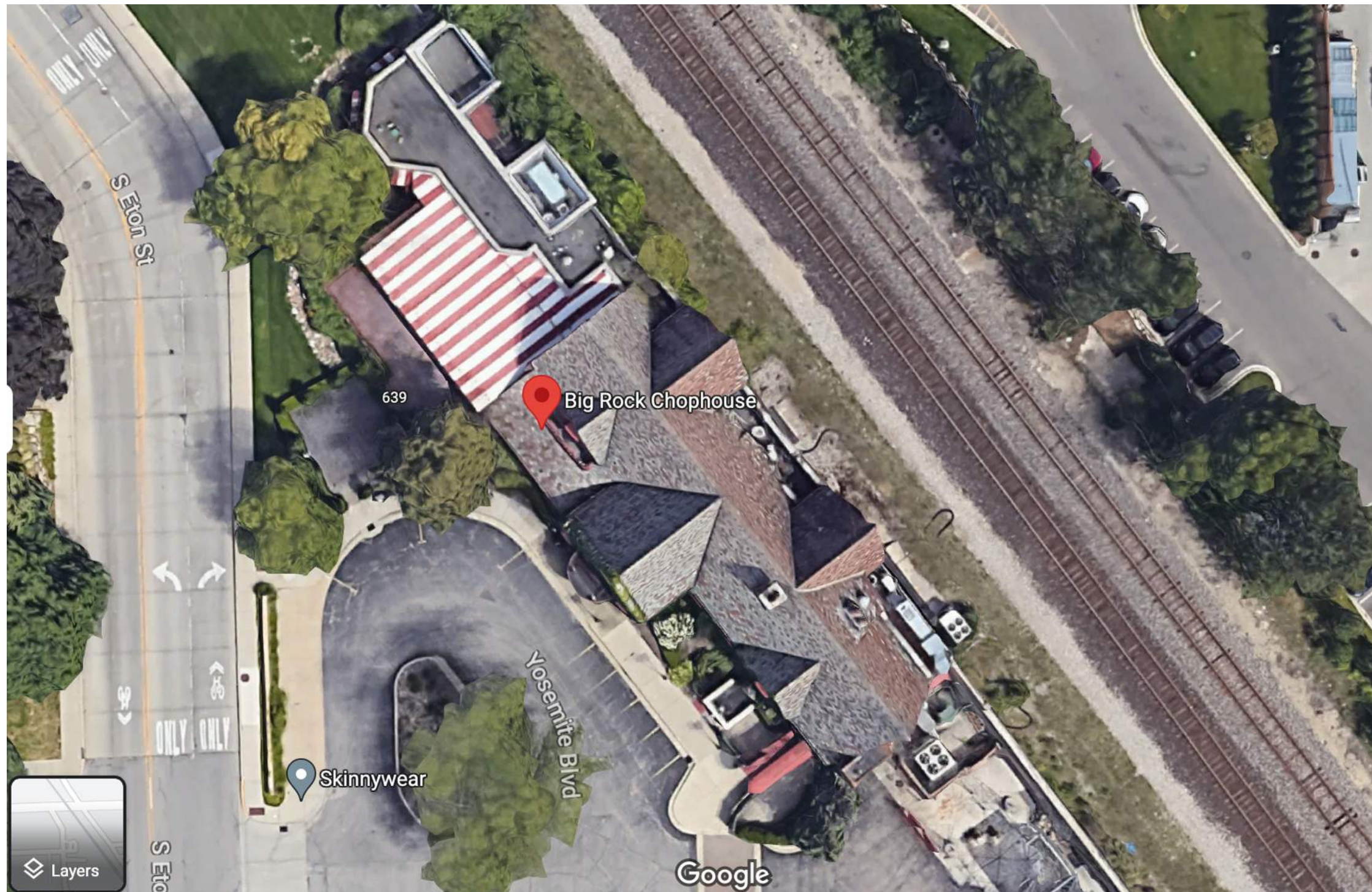


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PROPOSED 3-D Views



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PROPOSED 3-D Views



Seasonal Drop Down Shades

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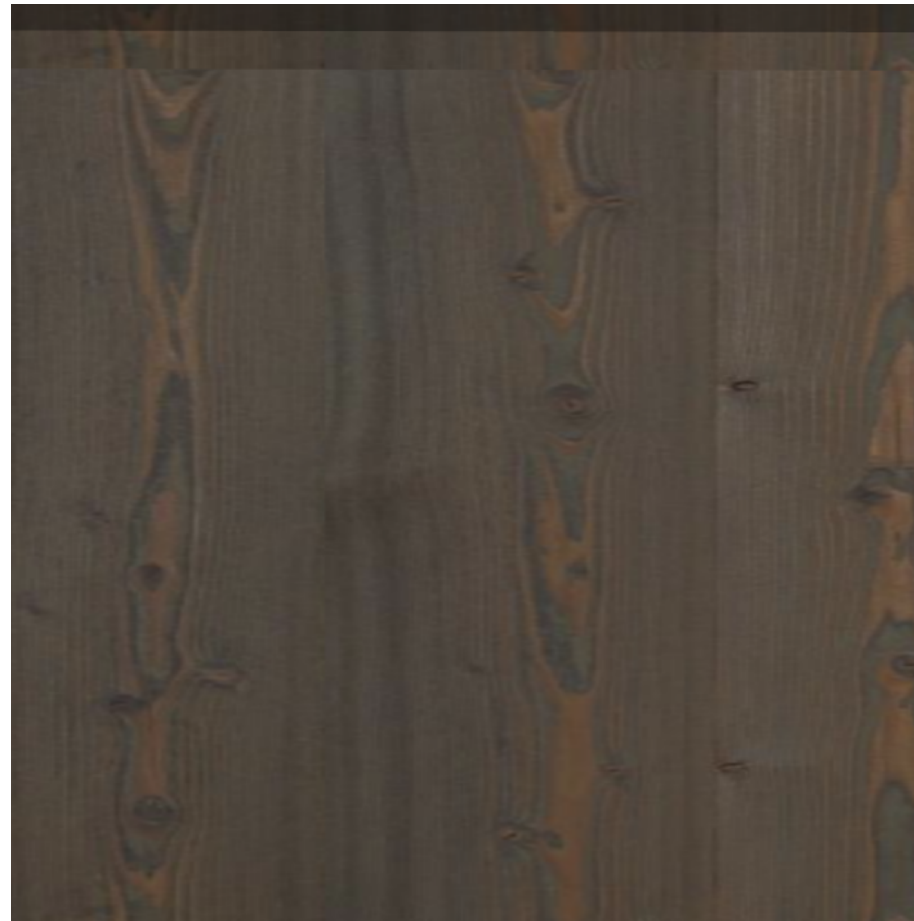
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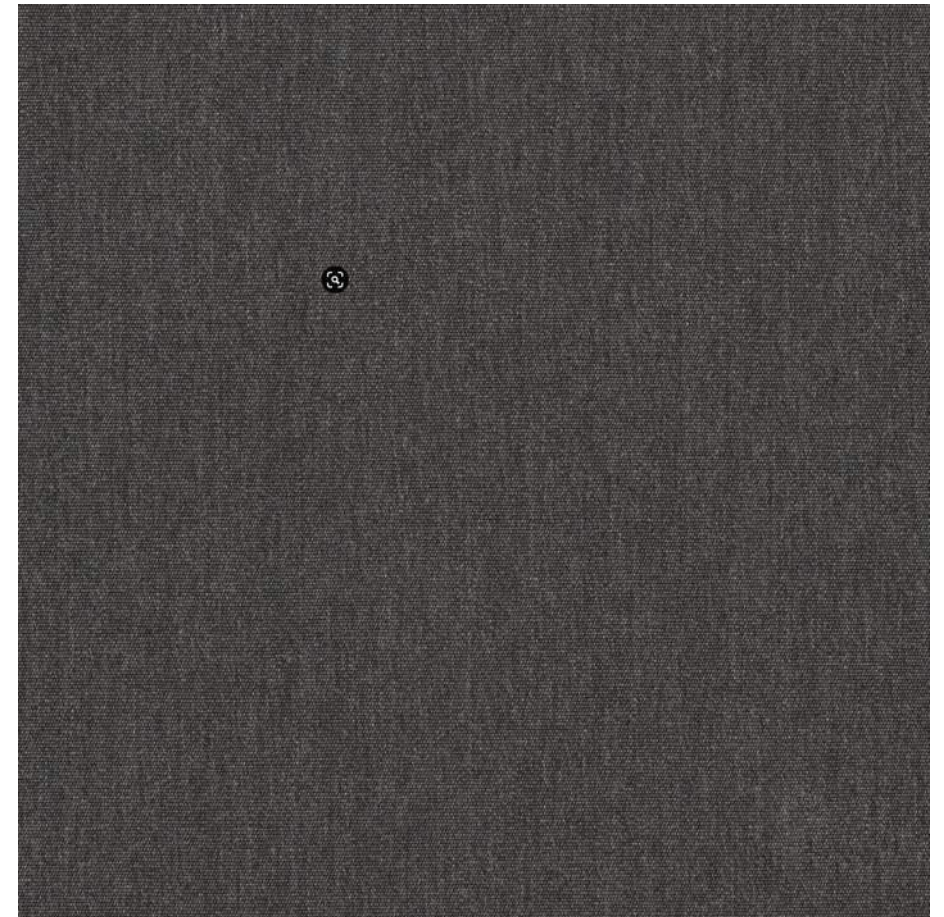
FINISHES AND MATERIALS: PAINT & AWNING



P-1
Trim, Soffits, Trellis, and Windows:
Benjamin Moore
Black HC-190



ST-1
Siding at North Private Dining Room:
Vertical T&G Wood, Stained
Cabot Semi-Transparent - Black



UP-1
Awnings
Sunbrella
Slate 4684-0000


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FINISHES AND MATERIALS:
PORCH WALL SCONCE

COACH HOUSE®
ORIGINAL BRACKET



BEVOLO
—established 1945—
GAS & ELECTRIC LIGHTS

The Coach House® lantern is a great complement to the New England style of architecture. This lantern features a rustic design and also can be used as a secondary light with the London Street when you are addressing side doors, back doors or garage doors. The Coach House loop adds appx 4" to the height of each size. Available in natural gas, liquid propane & electric. [Read Less](#)

VIEW SIZE OPTIONS ▲

Standard Lantern Sizes		
Height	Width	Depth
22.0"	10.25"	9.25"



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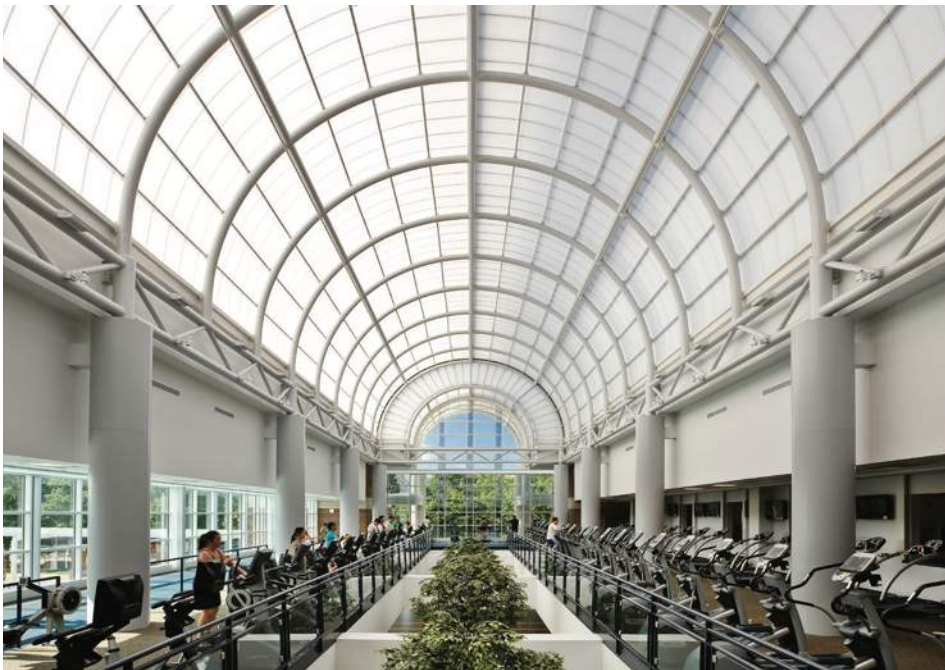
CAMERON MITCHELL
▪ RESTAURANTS ▪

FINISHES AND MATERIALS: RE-ROOFING AT NORTH PRIVATE DINING ROOM

Quadwall®

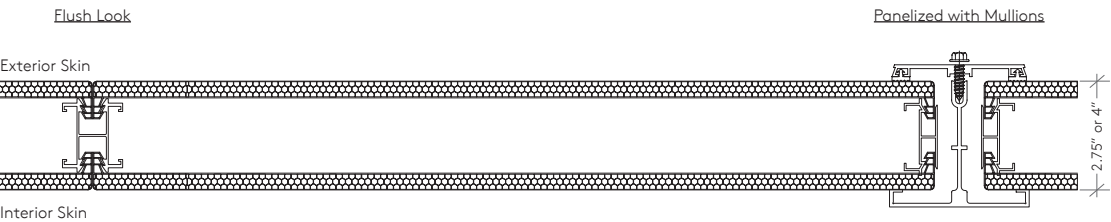
Product Data Sheet

Panelized Insulated Translucent
Skylight System



Product Specifications

Thickness:	2.75 in (70 mm) & 4 in (102 mm)
Width:	2 ft nominal (23 5/8 in) (600 mm)
Length:	Up to 44 ft long
Panel Weight:	1.5-2 lbs/ft²
Technology:	Removable Skin Technology (RST) - Allows for the removal of the exterior panel while the interior panel remains in place
Panel Joint:	Structural member, mechanically interlocking, sealed joint
Exterior Skin:	10 mm Nano-Cell® polycarbonate translucent panel
Interior Skin:	8 mm Nano-Cell® polycarbonate translucent panel
Color Options:	Standard - Clear, white, ice white, blue, green, bronze, gray Note: all colors are available with a matte finish upon request - consult for other available color options
Bi-Color System:	Color selected for the exterior skin may be different from the color selected for the interior skin



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FINISHES AND MATERIALS: Seasonal Role Down Screens at Pergola Structures



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AGENDA
BIRMINGHAM HISTORIC DISTRICT COMMISSION
WEDNESDAY – MAY 3, 2023
BIRMINGHAM CITY HALL, 151 MARTIN STREET, COMMISSION ROOM 205, BIRMINGHAM, MI*
******* 7:00 PM*******

The City recommends members of the public wear a mask if they have been exposed to COVID-19 or have a respiratory illness. City staff, City Commission and all board and committee members must wear a mask if they have been exposed to COVID-19 or actively have a respiratory illness. The City continues to provide KN-95 respirators and triple layered masks for attendees.

- 1) Roll Call**
- 2) Approval of the HDC Minutes of [April 19, 2023](#)**
- 3) Courtesy Review**
- 4) Historic Design Review**
- 5) Sign Review**
- 6) Study Session**
- 7) Miscellaneous Business and Communication**
 - A. Pre-Application Discussions**
 - B. Draft Agenda**
 - 1. [May 17, 2023](#)**
 - C. Staff Reports**
 - 1. [Administrative Sign Approvals](#)**
 - 2. [Administrative Approvals](#)**
 - 3. [Demolitions](#)**
 - 4. [Action List 2023](#)**
- 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, 151 Martin St., 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.

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

Community Development: 248-530-1850

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

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

Permit # PD23 0029

Project # PDSE 23
012

APPLICATION FOR DEMOLITION PERMIT

I. Project Type / Location					
<input checked="" type="checkbox"/> HOUSE <input type="checkbox"/> HOUSE AND ATTACHED GARAGE <input type="checkbox"/> HOUSE AND DETACHED GARAGE <input type="checkbox"/> DETACHED GARAGE <input type="checkbox"/> COMMERCIAL BUILDING <input type="checkbox"/> EXTERIOR <input type="checkbox"/> INTERIOR NON-LOAD BEARING <input type="checkbox"/> SHED <input type="checkbox"/> OTHER _____					
ADDRESS 1120 Lyonhurst		PROPERTY IDENTIFICATION NUMBER (SIDWELL NO.) 08-19-26-130-007		LOT NUMBER 207 & 208	
II. Applicant / Project Contact Information					
A. Applicant					
NAME Todd Emerson		ADDRESS 2382 Franklin Rd			
CITY Bloomfield Hills	STATE Michigan	ZIP CODE 48302	TELEPHONE NUMBER (Include Area Code) 586-201-6109		
CELL PHONE NUMBER (Include Area Code) 248-320-2185	FAX NUMBER (Include Area Code)	EMAIL ADDRESS LISA@SDC.BUILD			
B. Owner or Lessee					
NAME SB Lyonhurst LLC		ADDRESS 3770 S ROCHESTER RD			
CITY Rochester	STATE Michigan	ZIP CODE 48307	TELEPHONE NUMBER (Include Area Code) 248-203-2036		
CELL PHONE NUMBER (Include Area Code) 248-320-2185	FAX NUMBER (Include Area Code)	EMAIL ADDRESS TODD@SDC.BUILD			
C. Architect or Engineer					
NAME Jeff Dawkins Architect. LLC		ADDRESS 2565 West Maple Rd., Suite 101			
CITY Troy	STATE Michigan	ZIP CODE 48073	TELEPHONE NUMBER (Include Area Code) 248-321-0640		
CELL PHONE NUMBER (Include Area Code)	FAX NUMBER (Include Area Code)	EMAIL ADDRESS jeffthearchitect@wowway.com			
LICENSE NUMBER				EXPIRATION DATE	
D. Contractor					
NAME Sterling Development Corporation		ADDRESS 2382 Franklin RD			
CITY Bloomfield Hills	STATE Michigan	ZIP CODE 48302	TELEPHONE NUMBER (Include Area Code) 586-201-6109		
CELL PHONE NUMBER (Include Area Code)	FAX NUMBER (Include Area Code)	EMAIL ADDRESS LISA@SDC.BUILD			
INDIVIDUAL BUILDERS LICENSE NUMBER 2101161942				EXPIRATION DATE 05/31/2023	
COMPANY BUILDERS LICENSE NUMBER 2102177297				EXPIRATION DATE 05/31/2023	
FEDERAL EMPLOYER ID NUMBER (or reason for exemption) 38-3310643					
WORKERS COMP INSURANCE CARRIER (or reason for exemption) Auto Owners					
UNEMPLOYMENT INSURANCE AGENCY EMPLOYER ACCOUNT NUMBER (or reason for exemption) 1450460					









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

PD23-0027
Permit # _____

JDSF23-0009
Project # _____

APPLICATION FOR DEMOLITION PERMIT

I. Project Type / Location			
<input type="checkbox"/> HOUSE <input checked="" type="checkbox"/> HOUSE AND ATTACHED GARAGE <input type="checkbox"/> HOUSE AND DETACHED GARAGE <input type="checkbox"/> DETACHED GARAGE <input type="checkbox"/> COMMERCIAL BUILDING <input type="checkbox"/> EXTERIOR <input type="checkbox"/> INTERIOR NON-LOAD BEARING <input type="checkbox"/> SHED <input type="checkbox"/> OTHER _____			
ADDRESS 1245 Lake Park Drive		PROPERTY IDENTIFICATION NUMBER (SIDWELL NO.) 19-26-228-018	LOT NUMBER
II. Applicant / Project Contact Information			
A. Applicant			
NAME HM Homes LLC		ADDRESS 4426 Fernlee	
CITY Royal Oak	STATE MI	ZIP CODE 48073	TELEPHONE NUMBER (Include Area Code) 248.955.9988
CELL PHONE NUMBER (Include Area Code) 248.789.8480	FAX NUMBER (Include Area Code)	EMAIL ADDRESS justin@weldwork.com	
B. Owner or Lessee			
NAME HM Homes LLC		ADDRESS 4426 Fernlee	
CITY Royal Oak	STATE MI	ZIP CODE 48073	TELEPHONE NUMBER (Include Area Code) 248.955.9988
CELL PHONE NUMBER (Include Area Code) 248.789.8480	FAX NUMBER (Include Area Code)	EMAIL ADDRESS* justin@weldwork.com	
C. Architect or Engineer			
NAME Brian Neeper		ADDRESS 630 Old Woodward Avenue	
CITY Birmingham	STATE	ZIP CODE 48009	TELEPHONE NUMBER (Include Area Code)
CELL PHONE NUMBER (Include Area Code) 248.259.1784	FAX NUMBER (Include Area Code)	EMAIL ADDRESS brian@brianneeper.com	
LICENSE NUMBER 1301059253		EXPIRATION DATE	
D. Contractor			
NAME HM Homes LLC		ADDRESS 4426 Fernlee	
CITY Royal Oak	STATE MI	ZIP CODE 48073	TELEPHONE NUMBER (Include Area Code)
CELL PHONE NUMBER (Include Area Code) 248.789.8480	FAX NUMBER (Include Area Code)	EMAIL ADDRESS justin@weldwork.com	
INDIVIDUAL BUILDERS LICENSE NUMBER 2101190089		EXPIRATION DATE 5.31.2023	
COMPANY BUILDERS LICENSE NUMBER 2102199975		EXPIRATION DATE 5.31.2023	
FEDERAL EMPLOYER ID NUMBER (or reason for exemption) 82-4623995			
WORKERS COMP INSURANCE CARRIER (or reason for exemption) KIG Insurance			
UNEMPLOYMENT INSURANCE AGENCY EMPLOYER ACCOUNT NUMBER (or reason for exemption)			



III. Construction Documents Required

Complete sets of construction documents as specified below are required with each application for a permit, unless waived by the building official when code compliance can be determined based on the description in the application.

Construction Documents Required:

Commercial: 4 sets of plans; 3 original site plans/certified surveys.

IV. Project Description

Provide a description of buildings/structures to be demolished including their size in cubic feet.

Work Description: Demolish existing house and attached garage

V. Signature

I HEREBY CERTIFY THAT THE PROPOSED WORK IS AUTHORIZED BY THE OWNER OF RECORD AND THAT I HAVE BEEN AUTHORIZED BY THE OWNER TO MAKE THIS APPLICATION AS HIS/HER AUTHORIZED AGENT, AND WE AGREE TO CONFORM TO ALL APPLICABLE LAWS OF THE STATE OF MICHIGAN. ALL INFORMATION SUBMITTED ON THIS APPLICATION IS ACCURATE TO THE BEST OF MY KNOWLEDGE. **BY PROVIDING YOUR EMAIL TO THE CITY, YOU AGREE TO RECEIVE NEWS AND NOTIFICATIONS FROM THE CITY. IF YOU DO NOT WISH TO RECEIVE THESE MESSAGES, YOU MAY UNSUBSCRIBE AT ANY TIME.

Section 23a of the state construction code act of 1972, 1972 PA 230, MCL 125.1523a, prohibits a person from conspiring to circumvent the licensing requirements of this state relating to persons who are to perform work on a residential building or a residential structure. Violators of section 23a are subjected to civil fines.

SIGNATURE OF APPLICANT

TYPE OR PRINT

Justin Friedman

DATE

5.23.23

SIGNATURE OF OWNER (Required)

TYPE OR PRINT

DATE

SIGNATURE OF OWNER'S AGENT (Permit holder)

TYPE OR PRINT

DATE

Expiration of Permit: A permit remains valid as long as work is progressing and inspections are requested and conducted. A permit shall become invalid if the authorized work is not commenced within 180 days after issuance of the permit or if the authorized work is suspended or abandoned for a period of 180 days after the time of commencing the work.

All demolition permit fees and bond monies are due at the time the application is submitted.

VI. Department Use Only

FEE DESCRIPTION	AMOUNT		TOTAL
DEMOLITION PERMIT FEE HOUSE	\$		
DEMOLITION PERMIT FEE GARAGE	\$		
DEMOLITION PERMIT BOND HOUSE	\$		
DEMOLITION PERMIT BOND GARAGE	\$		
COMMERCIAL PERMIT FEE	\$		
COMMERCIAL PERMIT BOND	\$		
		TOTAL	\$
CONTRACTOR REGISTRATION FEE	\$		\$
		PERMIT FEE TOTAL	\$

VII. Department Use Only**APPROVAL SIGNATURE**

TITLE

DATE











Historic District Commission Action List –2023

Historic District Commission	Quarter Goals	In Progress	Complete
Historic Design Guidelines Project	1 st (January-March)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Schedule Training Sessions for HDC and Community	1 st (January-March)	<input type="checkbox"/>	<input type="checkbox"/>
Historic Plaque for Community House, Parks & Wooster, & Ford Building	2 nd (April-June)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Bates St. Historic District Signage	2 nd (April-June)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Develop Resources for the Michigan Historic Preservation Tax Credit	3 rd (July-September)	<input type="checkbox"/>	<input type="checkbox"/>
First Draft – Historic Preservation Master Plan	4 th (October-December)	<input type="checkbox"/>	<input type="checkbox"/>