



AGENDA
BIRMINGHAM HISTORIC DISTRICT COMMISSION
WEDNESDAY – JUNE 1, 2022
BIRMINGHAM CITY HALL, 151 MARTIN ST., COMMISSION ROOM #205*
******* 7:00 PM*******

Per the CDC, Oakland County has a COVID-19 Community level and transmission level of HIGH. The City continues to highly recommend the public wear masks while attending City meetings per CDC guidelines. These precautions are due to COVID-19 transmission levels remaining high in Oakland County that have led to an increase in infections of City employees and board members. All City employees, commissioners, and board members must wear a mask while indoors when 6-feet of social distancing cannot be maintained. This is to ensure the continuity of government is not affected by an exposure to COVID19 that can be prevented by wearing a mask. The City continues to provide KN-95 respirators and triple-layered masks for all in-person meeting attendees.

- 1) Roll Call
- 2) [Approval of the HDC Minutes of May 18, 2022](#)
- 3) Courtesy Review
- 4) Study Session
- 5) Historic Design Review
 - A. [175 W. Maple – DiMaggio’s](#)
- 6) Sign Review
- 7) Study Session
- 8) Miscellaneous Business and Communication
 - A. Pre-Application Discussions
 - B. Draft Agenda
 1. [June 15, 2022](#)
 - C. Staff Reports
 1. [Administrative Sign Approvals](#)
 2. [Administrative Approvals](#)
 3. [Demolitions](#)
 4. [Action List 2022](#)
- 9) 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 May 18, 2022

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

Minutes of the regular meeting of the Historic District Commission ("HDC") held Wednesday, May 18, 2022. Chair John Henke called the meeting to order at 7:00 p.m.

1) Rollcall

Present: Chair John Henke; Board Members Gigi Debbrecht, Keith Deyer, Natalia Dukas, Dustin Kolo, Patricia Lang, Michael Willoughby; Student Representatives Meghan Murray, Charlie Vercellone

Absent: Alternate Board Members Steven Lemberg, Cassandra McCarthy

Administration: Nicholas Dupuis, Planning Director
Laura Eichenhorn, City Transcriptionist

2) Approval of the HDC Minutes of April 20, 2022 and May 4, 2022

05-31-22

Motion by Ms. Lang

Seconded by Mr. Kolo to approve the HDC Minutes of April 20, 2022 and May 4, 2022 as submitted.

Motion carried, 7-0.

VOICE VOTE

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

Nays: None

3) Courtesy Session

4) Study Session

A. CLG Grant – Design Guidelines Interviews

The order of the interviews was selected at random.

1. H2A Architects

Jackie Hoist, Partner with H2A Architects, presented H2A's response to the RFP.

HDC discussion occurred during Item 7A.

2. Kraemer Design Group

Lillian Candela, Project Architect and Architectural Historian with Kraemer Design Group (KDG), and Cassandra Talley, Architectural Historian with KDG, presented KDG's response to the RFP.

HDC discussion occurred during Item 7A.

5) Historic Design Review

**A. 148 Pierce – Telephone Exchange Building – Request for Wall Art Installation
(Postponed from May 4, 2022)**

PD Dupuis presented the item.

Mr. Deyer questioned whether the design counted as wall art.

PD Dupuis noted that wall art installation requests are reviewed by the Public Arts Board (PAB) to ensure submissions meet the intent of the wall art ordinance before being advanced to the HDC (in cases where review by the HDC is required). He confirmed that this submission was reviewed by the PAB. He stated that approved wall art applications do not guarantee approval of any future proposed changes for the rest of the building.

Mr. Deyer said the item would be easier to approve if the proposal was for a canvas to be hung on the building instead of being painted onto a historic building.

In reply to Mr. Willoughby, PD Dupuis said the artist had indicated to the PAB that they were set on the proposed design.

Mr. Kolo confirmed that his research had indicated that the proposed paint was suitable for historic brick. He asked whether there was an exterior primer available that might make removal of the paint easier in the future.

PD Dupuis said he could ask the applicant whether an exterior primer was available.

It was noted the City requires that building owners maintain their buildings' wall art.

Ms. Dukas said the white background seemed like an attempt to cover the wall. She also questioned the intent to make the area photographable, since trash receptacles are currently located on the ground in front of the art.

PD Dupuis said it was possible the trash receptacles would be moved since they are located in a private alley.

In reply to HDC request, PD Dupuis said he would ask the applicant to submit dimensions and elevations.

05-32-22

Motion by Ms. Lang

Seconded by Mr. Willoughby to approve the Wall Art application and issue a Certificate of Appropriateness for 148 Pierce – Telephone Exchange Building. The Secretary of the Interior's Standards for Rehabilitation standard numbers 2 and 9 will be met upon fulfillment of these conditions:

1. **The applicant must utilize breathable, mineral based paint that will permit the building to release moisture and retain the historic brick material and submit specification sheets for the paint to be used;**
2. **The applicant must seek administrative approval for any maintenance work on the piece in order to ensure that appropriate materials are used; and,**
3. **Provision of the dimensions and elevations to the Planning Department for administrative approval.**

Motion carried, 5-2.

VOICE VOTE

Yeas: Henke, Lang, Debbrecht, Willoughby, Kolo

Nays: Dukas, Deyer

B. 243 E. Merrill – La Strada – Request for New Outdoor Dining Platform

Chair Henke recused himself at 8:30 p.m. citing business relationships with both the business owner and the building owner.

Vice-Chair Deyer assumed facilitation of the meeting at 8:30 p.m.

PD Dupuis presented the item.

Ms. Dukas said the proposed platform complimented the aesthetics of the building.

05-33-22

Motion Mr. Willoughby

Seconded by Ms. Debbrecht to approve the Design Review application and issue a Certificate of Appropriateness for 243 E. Merrill – La Strada – with the following condition:

1. **The applicant obtain full approval from the City Commission prior to installation.**

Motion carried, 6-0.

VOICE VOTE

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

Nays: None

C. 299 W. Maple – Serena & Lily – Request for Façade Renovation & Signage

Chair Henke returned and resumed facilitation of the meeting at 8:36 p.m.

PD Dupuis presented the item.

Chair Henke said that the HDC is accustomed to receiving paint specifications for proposals to paint brick.

In reply to comment from Mr. Deyer, PD Dupuis noted that an unmaintained exterior paint distracts from the Central Business Historic District. He said that the proprietors were present and being made aware of the expectation that the exterior paint be maintained.

05-34-22

Motion Ms. Dukas

Seconded by Mr. Kolo to approve the Design Review application and issue a Certificate of Appropriateness for 299 W. Maple – Serena & Lily – with the following conditions:

- 1. The applicant must submit glazing calculations to demonstrate the transparent area on the storefront;**
- 2. The applicant must submit revised site plans demonstrating the location of all streetscape elements and the dimensions of a 5 ft. minimum clear walking path and submit and maintain a Special Treatment License pursuant to Article 2, Section 98-35 of the City Code;**
- 3. The applicant must submit revised plans indicating the planting types proposed in the storefront planter boxes, the dimensions of the planters, the maintenance plans for the planters, and the treatment during winter months; and,**
- 4. The applicant must commit to regular maintenance of the painted brick.**

Motion carried, 7-0.

VOICE VOTE

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

Nays: None

6) Sign Review

7) Study Session

A. CLG Grant – Design Guidelines Recommendation to City Commission

PD Dupuis introduced the item.

Ms. Debbrecht said H2A seemed to have more experience in establishing the kind of guidelines the HDC was seeking. She said KDG's work seemed to be more commercially-oriented and focused on helping owners of old or historic buildings renovate within the confines of historic guidelines.

Mr. Deyer concurred. He added that residential homeowners will likely derive more benefit from the design guidelines than commercial owners, and that H2A seems to have more experience in that area. He said the communities H2A has worked in are very similar to Birmingham.

Ms. Dukas said she was impressed with both candidates and would be able to support either. She said her preference was for KDG because she felt they could bring a fresher perspective. She noted that KDG has done some residential work and said she wished they had highlighted it more in their proposal.

Ms. Lang said she appreciated the depth and detail in H2A's proposal, and said H2A would likely produce similarly detailed guidelines. She said KDG would likely do an excellent job as well.

Mr. Kolo said he was strongly in favor of KDG, concurring with Ms. Dukas' statement that they would bring a fresher perspective. He stated that the price was also more competitive and that KDG had a larger team and people dedicated to graphics. He noted that the HDC was aiming to produce guidelines that were graphics heavy and easy to understand, and said that KDG was more likely to produce those results. He said he did not dislike H2A.

Mr. Willoughby said he was concerned with the amount KDG was proposing to charge, saying that it reflected that they would be unlikely to propose guidelines as thorough as those requested in the RFP. He said that on paper KDG seemed very qualified, but that they would likely return a superficial product.

PD Dupuis said he was less concerned about KDG's lower proposed cost since some of Birmingham's historic design guidelines would likely draw on other cities' already extant versions. He said he was struck by the user-friendliness of KDG's proposal, stating that it was more visually appealing and resembled more of what he had been seeking with the RFP. He said he was pleased with both proposals, but that in the fine margins KDG excelled a bit more.

Chair Henke said KDG would be better suited for the project if the HDC could clarify whether they truly understood the true scope of work and could clarify what the costs would be. He said that KDG would be more forward-thinking in this project. He stated the guidelines require the simplicity KDG could produce. He said he felt that KDG focused on the graphic side of their presentation, since that was the focus of the RFP, over the written side of their presentation.

Ms. Dukas said she was impressed with the quality of KDG's photographs.

Mr. Kolo said KDG's recommendation to show well-done versus less well-done historic preservation would be helpful.

Chair Henke said it would be important to focus the graphics on the architectural element in question and not the whole building.

Mr. Deyer concurred with Chair Henke that he could support KDG if the HDC could get more clarification on the scope of work. He also was concerned that KDG would likely raise their price once they clarify their work to be done.

Chair Henke concurred about the likely price increase, saying that if KDG clarified their scope of work they would likely be closer to \$30,000 to \$40,000.

In reply to Ms. Lang, Chair Henke stated that the contract will require the selected bidder to comply with the terms of the RFP. He said that if KDG is willing to commit to that, then the HDC only had to explain to the City Commission why KDG was being recommended. He said that if the HDC could receive a not-to-exceed contract, time commitment, and maintenance commitment for the project he would feel more comfortable with KDG.

PD Dupuis stated that the State Historic Preservation Office (SHPO) confirmed that such a wide range in bids is common.

In reply to Mr. Deyer, Chair Henke concurred that H2A would provide great examples for the guidelines but less up-to-date graphic design. He said KDG would also be able to provide alternatives to the examples if necessary.

Mr. Kolo added that a homeowner looking for a lot of detailed examples could find those in the high-quality state and federal resources available. He said most people in Birmingham would need the graphical simplicity KDG can offer.

Mr. Willoughby said the \$20,000 estimate from KDG indicated that the HDC was likely to receive boilerplate guidelines.

Chair Henke said that if the decision were to be made just off the evening's presentations, with a focus on the level of detail to be provided in the guidelines, then H2A would be the appropriate choice. He noted that the general consensus also leaned towards H2A. He said he did not believe the City would receive a bad product either way.

Mr. Deyer concurred.

PD Dupuis said he did not believe that the RFP called for an extensively detailed set of guidelines. He said the aim was to produce more of a general document. He noted that the goal was to find the medium between too detailed and inappropriately simplistic.

Ms. Dukas said that while she agreed H2A would likely provide more detail, she questioned whether that would engage the target audience of the design guidelines.

Mr. Kolo said the HDC also needed to consider which bidder would provide a better text to build on as materials and guidelines change in the future.

Mr. Willoughby said KDG could produce a simple design guideline for \$20,000. He said that if the HDC were looking to for a guideline with more information regarding historical and old architecture around Birmingham, whether and how it should be preserved, and what historic preservation is about, it would take more time than what KDG seemed to be proposing. He said that KDG seemed to have more experience in historically preserving commercial buildings and H2A seemed to have more experience in helping cities interact with their residents.

Chair Henke proposed recommending KDG since this is the first step in developing the design guidelines. He said the HDC could then return to the Commission with the completed initial design guidelines to request funding to expand on the guidelines further, since the City has not had guidelines for 50 years.

05-35-22

Motion Mr. Deyer

Seconded by Ms. Debbrecht to support H2A.

Motion carried, 5-2.

VOICE VOTE

Yeas: Lang, Debbrecht, Deyer, Willoughby, Henke

Nays: Dukas, Kolo

Ms. Dukas said she thought passing on KDG was a missed opportunity. Mr. Kolo said he also felt strongly about supporting KDG.

8) Miscellaneous Business and Communication

A. Pre-Application Discussions

B. Draft Agenda

C. Staff Reports

- 1. Administrative Sign Approvals**
- 2. Administrative Approvals**
- 3. Demolitions**
- 4. Action List 2022**
- 5. Open Meetings Act Memorandum**

9) Adjournment

05-36-22

Motion by Ms. Lang

Seconded by Ms. Debbrecht to adjourn the HDC meeting of May 18, 2022 at 9:35 p.m.

Motion carried, 7-0.

VOICE VOTE

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

Nays: None



Nicholas Dupuis
Planning Director



Laura Eichenhorn
City Transcriptionist



MEMORANDUM

Planning Division

DATE: June 1, 2022
TO: Historic District Commission
FROM: Nicholas Dupuis, Planning Director
SUBJECT: 175 W. Maple – DiMaggio's – Design Review

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

Introduction

The applicant has submitted a Design Review application for a new door at an existing tenant space in Downtown Birmingham. The subject site is located on the south side of W. Maple, east of Henrietta. The building is not a designated historic resource in the City. However, the building is located within the Central Business Historic District and may be considered a contributing resource based on its architecture and character.

Building Exterior

The proposed façade renovations include a new decorative wrought iron door over an existing glass door. Please see the following table for a list of all proposed materials:

As the building is located in the Downtown Overlay, there are specific architectural standards that apply in regards to façade materials and design:

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.
2. The primary colors of building exteriors shall be compatible with the colors of adjacent buildings and in character with the surrounding area, although the trim may be of a contrasting color.
3. Storefronts shall be directly accessible from public sidewalks. Each storefront must have transparent areas, equal to 70% of its portion of the facade, between one and eight feet from the ground. The wood or metal armature (structural elements to support canopies or signage) of such storefronts shall be painted, bronze, or powder-coated.
4. Facade openings, including porches, windows, and colonnades, shall be vertical in proportion.

At this time, it appears as though the applicant meets the majority of the Downtown Overlay Architectural Standards. The façade is predominantly brick (existing), and glass (existing), the existing glazing between 1 ft. and 8 ft. is substantial, and the color scheme appears to be compatible with the building and its surrounding area.

Signage

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

Lighting

There are no new exterior light fixtures proposed as a part of the Design Review application submitted.

Planning and Zoning

As the building/site is not changing its use or size, there are no bulk, height or area requirements that must be reviewed at this time. Additionally, a review of general zoning issues including parking, use and interior issues has been completed as a part of the Building Permit process. In summary, there are no off-street parking requirements required for the commercial tenant, and the Jewelry store is a commercial permitted use in the B4/D4 zone. In addition, the requirements of the retail frontage boundary are met.

In addition to zoning issues, planning issues may be discussed in regards to the Downtown Birmingham 2016 Plan and Article 3, Section 3.01 of the Zoning Ordinance, which states that:

The purposes of the Downtown Birmingham Overlay District are to:

- A. Encourage and direct development within the boundaries of the Downtown Birmingham Overlay District and implement the Downtown Birmingham 2016 Plan;
- B. Encourage a form of development that will achieve the physical qualities necessary to maintain and enhance the economic vitality of Downtown Birmingham and to maintain the desired character of the City of Birmingham as stated in the Downtown Birmingham 2016 Plan;
- C. Encourage the renovation of buildings; ensure that new buildings are compatible with their context and the desired character of the city; ensure that all uses relate to the pedestrian; and, ensure that retail be safeguarded along specific street frontages; and
- D. Ensure that new buildings are compatible with and enhance the historic districts which reflect the city's cultural, social, economic, political, and architectural heritage.

The addition of the wrought iron door draws some questions in regards to the compatibility and character questions with Downtown Birmingham. The door is ornate and interesting, but presents

itself as a security door that is not often observed Downtown. However, there are other instances of solid doors made of wood and/or metal Downtown that may offer a similar feeling or condition.

Required Attachments

	Submitted	Not Submitted	Not Required
Detailed and Scaled Site Plan	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Interior Floor Plans	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Landscape Plan	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Photometric Plan	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Colored Elevations	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Material Specification Sheets	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Material Samples	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Site & Aerial Photographs	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Design Standards

As indicated above, the subject site is located within the Central Business Historic District, but is not a designated historic resource and is considered a non-contributing building.

Although the building could be considered a contributing resource in the district, it is not a designated historic resource. Therefore, the Design Review Standards listed in Chapter 127, Section 127-11 (a) of the Birmingham code of Ordinances as they relate to designated properties do not apply. Rather, the Historic District Commission shall utilize the review standards listed in Section 127-11 (b) which state that:

In reviewing plans, the Historic District Commission shall 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.

Planning Division Analysis

Based on the requirements of Chapter 127, Section 127-11 (b), the Planning Division recommends that the Historic District Commission **APPROVE** the Design Review application and issue a Certificate of Appropriateness for 175 W. Maple – DiMaggio's.

The subject site is non-contributing and the proposed design does not negatively affect the historic value of the Central Business Historic District.

Sample Motion Language

Motion to **APPROVE** the Design Review application and issue a Certificate of Appropriateness for 175 W. Maple – DiMaggios.

The subject site is non-contributing and the proposed design does not negatively affect the historic value of the Central Business Historic District.

OR

Motion to **POSTPONE** the Design Review application for 175 W. Maple – DiMaggios – pending receipt of the following:

1. _____
2. _____
3. _____

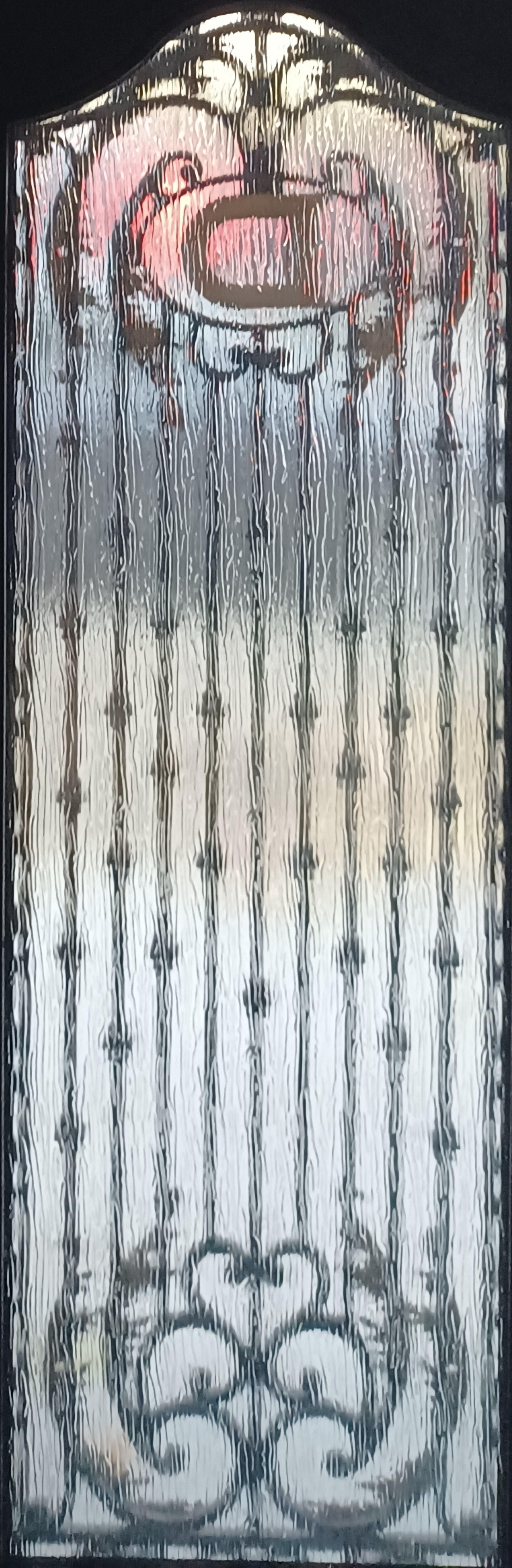
OR

Motion to **DENY** the Design Review application for 175 W. Maple – DiMaggios – for the following reasons:

1. _____
2. _____
3. _____



A Great Name In American
Jewelry and Fine Art
DIMAGGIO
Since 1959
Come inside, come on in
The door a strong pull,
Weighs 300 pounds!



A Great Name In American
Jewelry and Fine Art
DIMAGGIO
Since 1959
Come inside, come on in,
The door a strong pull,
Weighs 300 pounds!



side, come on in
strong pull
ounds!



MAAGGIO
Since 1959
inside, come on in
strong pull
rounds!



Since 1959

ride, come on in
strong pull
ounds!





DO IT
WITH
PASSION
OR NOT
AT ALL



A Great Name In American
Jewelry and Fine Art
DIMAGGIO
Since 1959

It's awesome inside, come on in
Give the door a strong pull,
it weighs 300 pounds!

268 So 3rd
Birmingham, AL 35209

185

UNION
BARBER

Hours
MON-SAT
10-8
SUNDAY
11-6

BARBER
WANTED



Design Review Application

Planning Division

Form will not be processed until it is completely filled out

1. Applicant

Name: Anthony DiMaggio

Address: 175 Maple

Phone Number: 248-770-5378

Email address: anthony.dmaggio@gmail.com

2. Property Owner

Name: Richard Sharer/ Sharer West

Address:

Phone Number:

Email address:

3. Project Contact Person

Name: Anthony

Address:

Phone Number:

Email address:

4. Project Designer/Developer

Name: Anthony DiMaggio

Address:

Phone Number:

Email address:

5. Required Attachments

I. Two (2) paper copies and one (1) digital copy of all project plans including:

i. A detailed and sealed Site Plan depicting accurately and in detail the proposed construction, alteration or repair;

ii. Colored elevation drawings for each building elevation;

iii. A Landscape Plan (if applicable);

iv. A Photometric Plan (if applicable);

II. Specification sheets for all proposed materials, light fixtures and mechanical equipment;

III. Samples of all proposed materials;

IV. Photographs of existing conditions on the site including all structures, parking areas, landscaping and adjacent structures;

V. Current aerial photographs of the site and surrounding properties;

VI. Warranty Deed, or Consent of Property Owner if applicant is not the owner;

VII. Any other data requested by the Planning Board, Planning Department, or other City Departments.

6. Project Information

Address/Location of the property: 175 W Maple

Name of development: DiMaggio Exquisite Jewelry Fine

Sidwell #:

Current Use:

Proposed Use: Front Door

Area of Site in Acres:

Current zoning:

Is the property located in a floodplain? -----

Yes

No

Is the property within a Historic District? -----

→ If so, which? -----

Will the project require a variance? -----

→ If so, how many? -----

Has the project been reviewed by another board? -----

→ If so, which? -----

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

A handmade etched glass and hand wrought iron door and matching top lite, exterior at Maple



8. Required and Proposed Parking

Required number of parking spaces: _____
Proposed number of parking spaces: _____
Location of parking on site: _____
Location of parking off site: _____
Shared parking agreement? _____
Size of surface parking lot: _____

Number of underground parking levels: _____
Typical size of parking spaces: _____
Typical width of maneuvering lanes: _____
Number of handicap spaces: _____
Screenwall material: _____
Height of screenwall: _____

9. Landscaping

Location of landscape areas: _____

Proposed landscape material: _____

10. Streetscape

Sidewalk width: _____
Number of benches: _____
Number of planters: _____

Number of existing street trees: _____
Number of proposed street trees: _____
Number of waste receptacles: _____

11. Loading

Required number of loading spaces: _____
Proposed number of loading spaces: _____
Location of loading spaces on site: _____

Typical size of loading spaces: _____
Screenwall material: _____
Height of screenwall: _____

12. Exterior Waste Receptacles

Required number of waste receptacles: _____
Proposed number of waste receptacles: _____
Location of waste receptacles: _____

Size of waste receptacles: _____
Screenwall material: _____
Height of screenwall: _____

13. Mechanical Equipment

Utilities and Transformers:

Number of ground mounted transformers: _____
Location of all utilities & easements: _____

Size of transformers (L•W•H): _____
Screenwall material: _____
Height of screenwall: _____

Ground Mounted Mechanical Equipment:

Number of ground mounted units: _____
Location of all ground mounted units: _____

Size of ground mounted units (L•W•H): _____
Screenwall material: _____
Height of screenwall: _____

Rooftop Mechanical Equipment:

Number of rooftop units: _____
Type of rooftop units: _____
Location of all rooftop units: _____
Size of rooftop units (L•W•H): _____

Location of screenwall: _____
Screenwall material: _____
Height of screenwall: _____
Distance from rooftop units to all screenwalls: _____

14. Building & Site Lighting

Number of light fixtures on building: _____
Light level at each property line: _____
Type of light fixtures on building: _____
Location of light fixtures on building: _____

Number of light fixtures on site: _____
Type of light fixtures on site: _____
Height from grade: _____
Location of light fixtures on site: _____

The undersigned states the above information is true and correct, and understands that it is the responsibility of the applicant to advise the Planning Division and / or Building Division of any additional changes made to an approved site plan. The undersigned further states that they have reviewed the procedures and guidelines for Site Plan Review in Birmingham, and have complied with the same. The undersigned will be in attendance at the Planning Board meeting when this application will be discussed.

By providing your e-mail to the City, you agree to receive news notifications from the City. If you do not wish to receive these messages, you may unsubscribe at any time.

Signature of Owner:

Date:

Print name:

Signature of Applicant:

Date: 11.10.2021

Print Name: Anthony DiMaggio

Signature of Architect:

Date:

Print Name:

Office Use Only

Application # PDR22-0007

Date Received:

Fee:

\$400 + \$100 bond.

Date of Approval:

Date of Denial:

Accepted By:



AGENDA

BIRMINGHAM HISTORIC DISTRICT COMMISSION

WEDNESDAY – JUNE 15, 2022

BIRMINGHAM CITY HALL, 151 MARTIN STREET, COMMISSION ROOM 205, BIRMINGHAM, MI *

******* 7:00 PM*******

Per the CDC, Oakland County has a COVID-19 Community level and transmission level of HIGH. The City continues to highly recommend the public wear masks while attending City meetings per CDC guidelines. These precautions are due to COVID-19 transmission levels remaining high in Oakland County that have led to an increase in infections of City employees and board members. All City employees, commissioners, and board members must wear a mask while indoors when 6-feet of social distancing cannot be maintained. This is to ensure the continuity of government is not affected by an exposure to COVID19 that can be prevented by wearing a mask. The City continues to provide KN-95 respirators and triple-layered masks for all in-person meeting attendees.

- 1) Roll Call
- 2) [Approval of the HDC Minutes of June 1, 2022](#)
- 3) Courtesy Review
- 4) Historic Design Review
 - A. [128 S. Old Woodward – Faherty \(McBride Building\)](#)
- 5) Sign Review
- 6) Study Session
- 7) Miscellaneous Business and Communication
 - A. Pre-Application Discussions
 - B. Draft Agenda
 1. [July 6, 2022](#)
 - C. Staff Reports
 1. [Administrative Sign Approvals](#)
 2. [Administrative Approvals](#)
 3. [Demolitions](#)
 4. [Action List 2022](#)
- 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 Action List – 2022-2023

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