



AGENDA
BIRMINGHAM HISTORIC DISTRICT COMMISSION
WEDNESDAY – JUNE 15, 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 June 1, 2022**
- 3) **Courtesy Review**
 - A. **300 W. Merrill – Baldwin Public Library**
- 4) **Study Session**
- 5) **Historic Design Review**
 - A. **128 S. Old Woodward – McBride Building/Faherty**
- 6) **Sign Review**
- 7) **Study Session**
- 8) **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**
- 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 June 1, 2022

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

Minutes of the regular meeting of the Historic District Commission ("HDC") held Wednesday, June 1, 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, Dustin Kolo, Patricia Lang; Alternate Board Member Steven Lemberg; Student Representatives Meghan Murray, Charlie Vercellone

Absent: Board Members Natalia Dukas, Michael Willoughby; Alternate Board Member Cassandra McCarthy

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

2) Approval of the HDC Minutes of May 18, 2022

05-37-22

Motion by Ms. Lang

Seconded by Ms. Debbrecht to approve the HDC Minutes of May 18, 2022 as submitted.

Motion carried, 6-0.

VOICE VOTE

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

Nays: None

PD Dupuis told Mr. Lemberg that he would note his initial presence on the attendance report that goes to the Commission.

3) Courtesy Review

4) Study Session

5) Historic Design Review

A. 175 W. Maple – DiMaggio's

PD Dupuis presented the item.

In reply to Mr. Deyer, PD Dupuis confirmed that this would be a tenant-specific door and would be removed if a new tenant were to come in.

05-38-22

Motion by Ms. Lang

Seconded by Ms. Debbrecht to approve the Design Review application and issue a Certificate of Appropriateness for 175 W. Maple – DiMaggios. The subject site is contributing and the proposed design does not negatively affect the historic value of the Central Business Historic District.

Motion carried, 6-0.

VOICE VOTE

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

Nays: None

6) Sign Review

7) Study Session

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

9) Adjournment

05-39-22

Motion by Ms. Lang

Seconded by Mr. Kolo to adjourn the HDC meeting of June 1, 2022 at 7:07 p.m.

Motion carried, 6-0.

VOICE VOTE

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

Nays: None



Nicholas Dupuis
Planning Director



Laura Eichenhorn
City Transcriptionist

DRAFT



MEMORANDUM

Planning Division

DATE: October 20th, 2021

TO: Historic District Commission

FROM: Nicholas Dupuis, Planning Director

SUBJECT: 300 W. Merrill – Baldwin Public Library – Historic Design Review

Zoning: PP (Public Property) & C (Downtown Overlay)

Existing Use: Institutional

History

The Village Library was originally located in the Library Hall building on the southeast corner of Maple and Woodward. Along with the library, the Library Hall building housed the Village Growth Offices and the Fire and Police Departments. Village growth during the early 1900's caused the building to be overcrowded and led to the establishment of a Civic Center Plan in 1925.

In August 1926, the residents of the Village passed two bond issues: one for a new library for \$175,000 and one for a fire station. On April 16, 1927, the cornerstone was laid for the library, which was designed by the architectural firm of Burrowes and Eurich of Detroit. The designs of the Library and City Hall, built one year later, are stylistically identical. The Buildings, with their warm colored brick, limestone trim and steeply sloped slate roofs are the visual anchors for the Shain Park Historic District. They establish its character.

Two major revisions have added space to the library. In 1960, 5,200 square feet of space was gained by the addition of a one-story wing on the east elevation. The original entry on the north was eliminated. In 1982, a second addition was constructed on the south and west elevations, completely covering the first addition. Birmingham Architect, Gunnar Birkerts, designed the addition to contrast, yet be compatible with the original structure. A circular plan was employed reorienting the entrance, once again, to the south. The exterior is clad with limestone.

Introduction

The applicant has submitted a Historic Design Review application for a small addition to the south side of the building along Martin St. as "Phase 3" of the larger Baldwin Public Library renovation project. Most recently, the Historic District Commission provided a courtesy review for Phase 2, which expanded and renovated the 1960's addition on the east side of the building. Although it is located on public property, the building is a designated historic resource in the City. Thus, a review by the Historic District Commission is required.

Proposal

The Baldwin Public Library is proposing to add a minimal amount of square footage to the library with a glass addition that “squares off” a section of the 1982 Birkerts addition at the south side of the property. With the addition, the library aims to provide improved circulation and access while also upgrading other services and offerings at the library. In addition, the current plaza at the south side of the building will be reconstructed to add additional programming space and create an active and flexible space for library patrons. The materials proposed are as follows:

Material	Location	Color
Nana Wall Glass	East side of addition at plaza	Clear
Glass	South side of addition	Clear

The building is also located in the Downtown Overlay District, which requires high quality materials such as glass and a minimum of 70% glazing at the first floor. The proposed addition meets both requirements of the Overlay District.

Signage

There are no new signs proposed as a part of the Phase 3 addition.

Lighting

There are no new exterior light fixtures proposed as a part of the addition proposed.

Planning and Zoning

Pursuant to Article 7, Section 7.25 (3) of the Zoning Ordinance, the proposed addition is required to be reviewed by the Planning Board for Site Plan Review. Planning and zoning issues such as setbacks, landscaping, parking and the like will be reviewed at that time.

Required Attachments

	Submitted	Not Submitted	Not Required
Detailed and Scaled Site Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 type="checkbox"/>	<input checked="" 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 Review Standards

Chapter 127, Section 127-11 of the City Code of Ordinances states that in reviewing plans, the commission shall follow the U.S. secretary of the interior's standards for rehabilitation and guidelines for rehabilitating historic buildings as set forth in 36 C.F.R. part 67. Design review standards and guidelines that address special design characteristics of historic districts administered by the commission may be followed if they are equivalent in guidance to the secretary of interior's standards and guidelines and are established or approved by the state historic preservation office of the Michigan Historical Center. The U.S. Secretary of the Interior Standards for Rehabilitation are provided in full at the end of this report.

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

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

Planning Division Analysis

The proposed work is located in an area that has received significant treatments in the past as described above. In addition, the addition is relatively minor and is located a distance away from the original library building. Thus, the project in general meets Standard numbers 1, 2, 3, 5 and 9. A review of each applicable standard is provided below:

1. *A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.*

The proposed addition will not affect the historic use as a library, and the use is not proposed to change.

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.*

Although it does not appear that any historic materials are being removed, this standard provokes a little more conversation regarding the alteration of features that characterize

a property. As noted above, the rear (now front/main entrance) of the library has been altered extensively over the years, first by the 1960's addition and then by the 1982 addition. The main façade of the original library is set back roughly 60 feet from the current façade of the Birkerts addition. An argument can be made that the 1960 and 1982 additions have already significantly altered the features and spaces that characterized the original library building, and that the new addition will not be further injurious to the features that remain visible and intact.

3. *Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.*

The proposed addition does not create a false sense of historical development.

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

In contrast to the argument above that the 1982 addition may have inappropriately covered the character defining features of the original library, the 1982 Birkerts addition may have gained historical significance over time that should be considered here. IF the Birkerts addition were to be considered historically significant, the character may not be preserved with the introduction of the Phase 3 addition, as it would introduce a new material to the area, as well as disrupt the distinctive curved flow of the addition.

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

In general, the points made above in the review of Standard 4 also apply here in terms of preserving the distinctive feature of the Birkerts addition, but that the original library building would be undisturbed by the Phase 3 renovations.

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.*

Regardless of the issues with Standard numbers 4 and 5 and the possibility that the Birkerts addition has gained historical significance, the Phase 3 addition does not propose to destroy any of the materials of the Birkerts addition, and certainly does not affect the original library building. Furthermore, the Phase 3 addition appears to be constructed so that it may easily be removed in the future without leaving any damage to the historic integrity of either part of the building.

Based on the requirements of Chapter 127, Section 127-11 of the City Code of Ordinances, the Planning Division recommends that the Historic District Commission **APPROVE** the Design Review application for 300 W. Merrill – Baldwin Public Library.

Sample Motion Language

I move that the Commission **APPROVE** the Historic Design Review application and issue a Certificate of Appropriateness for 300 W. Merrill – Baldwin Public Library. The proposed addition meets the Secretary of the Interior's Standards for Rehabilitation standard numbers 1, 2, 3, 5 and 9.

OR

I move that the Commission **POSTPONE** the Historic Design Review application and the issuance of a Certificate of Appropriateness for 300 W. Merrill – Baldwin Public Library – until the following conditions are met: (List Conditions).

1. _____
2. _____
3. _____

OR

I move that the Commission **DENY** the Historic Design Review application for 300 W. Merrill – Baldwin Public Library. 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

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

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

AERIAL VIEW



- ① EXISTING STREET TREES TO REMAIN
- ② EXISTING CHILDREN'S ADDITION
- ③ WRAP EXISTING EAST WALL BENCH/PLANTER ALONG SOUTH FACADE
- ④ NEW NANAWALL AT EAST WALL
- ⑤ COLORED PAVING MATERIAL (CHARCOAL & BUFF)
- ⑥ NEW PLANTER WITH BENCH
- ⑦ NEW DECIDUOUS SHADE TREES
- ⑧ NEW GLASS WALL UNDER EXISTING BIRKERTS CURVE
- ⑨ EXISTING SIDEWALK TO REMAIN
- ⑩ RELOCATED SIGNAGE
- ⑪ EXISTING BIRKERTS BUILDING TO REMAIN

VIEW FROM SHAIN PARK



- ① EXISTING CHILDREN'S AREA ADDITION
- ② EXISTING STREET TREES TO REMAIN
- ③ WRAP EXISTING EAST WALL BENCH/PLANTER ALONG SOUTH FACADE
- ④ NEW PLANTER WITH BENCH
- ⑤ NEW NANAWALL AT EAST WALL
- ⑥ EXISTING BIRKERTS BUILDING TO REMAIN
- ⑦ NEW GLASS WALL UNDER EXISTING BIRKERTS CURVE
- ⑧ NEW NATIVE PLANTINGS
- ⑨ COLORED PAVING MATERIAL (CHARCOAL & BUFF)
- ⑩ NEW DECIDUOUS SHADE TREES
- ⑪ EXISTING SIDEWALK TO REMAIN

merritt
cieslak
design

ARCHITECTURE | PLANNING

VIEW OF MATERIAL RETURN



- ① RELOCATED SIGNAGE
- ② EXISTING BIRKERTS BUILDING TO REMAIN
- ③ NEW GLASS WALL UNDER EXISTING BIRKERTS CURVE
- ④ NEW ENTRY VESTIBULE
- ⑤ SIDEWALK LEVEL BOOK RETURN
- ⑥ NEW NATIVE PLANTINGS

VIEW FROM WEST



- ① EXISTING STREET TREES TO REMAIN
- ② NEW ENTRY VESTIBULE
- ③ NEW GLASS WALL UNDER EXISTING BIRKERTS CURVE
- ④ NEW NATIVE PLANTINGS
- ⑤ NEW BIKE RACK
- ⑥ NEW RETAINING WALL
- ⑦ EXISTING SIDEWALK TO REMAIN
- ⑧ RELOCATED SIGNAGE
- ⑨ EXISTING BIRKERTS BUILDING TO REMAIN
- ⑩ RELOCATED FLAGPOLE
- ⑪ NEW LANDSCAPING

VIEW OF ENTRY



- ① RELOCATED SIGNAGE
- ② NEW GLASS WALL UNDER EXISTING BIRKERTS CURVE
- ③ NEW NATIVE PLANTINGS
- ④ COLORED PAVING MATERIAL (CHARCOAL & BUFF)
- ⑤ EXISTING BIRKERTS BUILDING TO REMAIN
- ⑥ NEW ENTRY VESTIBULE
- ⑦ NEW RETAINING WALL
- ⑧ NEW BIKE RACK

VIEW FROM COMMUNITY HOUSE



- ① NEW GLASS WALL UNDER EXISTING BIRKERTS CURVE
- ② WRAP EXISTING EAST WALL BENCH/PLANTER ALONG SOUTH FACADE
- ③ NEW NATIVE PLANTINGS
- ④ EXISTING SIDEWALK TO REMAIN
- ⑤ EXISTING STREET TREES
- ⑥ RELOCATED FLAGPOLE
- ⑦ EXISTING BIRKERTS BUILDING TO REMAIN
- ⑧ EXISTING ORIGINAL BUILDING TO REMAIN
- ⑨ RELOCATED SIGNAGE
- ⑩ NEW LANDSCAPING
- ⑪ NEW RETAINING WALL
- ⑫ NEW BIKE RACK
- ⑬ COLORED PAVING MATERIAL (CHARCOAL & BUFF)
- ⑭ NEW ENTRY VESTIBULE

DATE: January 14, 2022

TO: Tom Markus, City Manager

FROM: Rebekah Craft, Library Director

SUBJECT: Phase 3 of Baldwin's Long-Range Building Program

At the City Commission's long-range planning session on January 22, 2022, I will deliver an update on the proposed Phase 3 of Baldwin's long-range building plan, which includes an expansion and renovation of the front entrance and circulation area. This final phase of the building plan will upgrade a space that has been largely untouched for 40 years and will help Baldwin offer amenities that are competitive with other local libraries that already have an accessible entrance and a café space. We anticipate that construction on Phase 3 will begin in spring 2023, pending necessary approvals.

The completion of Phase 3 will fulfill the library's long-range building plan, which was created in October 2015 and presented to the City Commission at its long-range planning session in January 2016. To support this project, we are asking for a continuation of the library's full millage rate through FY2025-26.

The library remains committed to maintaining and upgrading other areas of the building out of its operating budget and Trust. In the last year, we have doubled the footprint of the Idea Lab makerspace. We have also painted the Grand Hall for the first time in over 20 years, and painted, carpeted, and refurbished the administrative offices and two public meeting spaces on the second floor for the first time in 30 years. In May 2022, we will be updating the landscaping on the north side of the building along Martin Street to expand the children's garden and add an outdoor programming space for the Youth Department.

Library Improvement Goals

The library's long-range building plan contains the following goals:

- Increase the value that the library delivers to residents, businesses, and visitors of all generations
- Respond to public input gathered through various forums, including surveys and focus groups
- Balance community needs given limited resources
- Ensure that Birmingham remains competitive with other communities who have invested heavily in their libraries
- Strengthen Birmingham's civic center (Shain Park, Library, City Hall, etc.)

Phase 3: Expansion and Renovation of Front Entrance and Circulation Area

The Library Board issued an RFP to hire an architectural firm to design the conceptual/schematic plan for the final phase of library improvements in June 2021. Merritt Cieslak Design was awarded the bid in August 2021 and has been working with library staff and the building committee to design the project.

Input from Public and Staff

To determine the most important aspects to include in the design, Merritt Cieslak Design (MCD) used several outreach initiatives to gather input from the community. These initiatives included a meeting with library staff, a Community Forum, and a Community Survey. Feedback was gathered from 610 community members in total. Here is the feedback collected from the three outreach initiatives:

BPL is highly regarded within the community, with 95% indicating that it is “very important” to the community, and 84% indicating that it is “very important” to their family.

The vast majority of library users visit the library to borrow materials and, to a lesser degree, for studying, reading, meetings, and programs.

90% indicated that they would like BPL to be a “comfortable place for learning and studying.”

The main entrance is currently cold and dark looking and is not a reflection of the community.

The front steps are daunting.

It is hard to tell if the library is open because of a lack of visual lighting cues.

Respondents were evenly supportive of improving library signage, lighting, and finishes, while also expressing support for an easier entry processional, having a self-checkout near the entry, and having an interactive touch screen with the week’s activities posted.

The idea of adding a café to the library received mixed results. Approximately one-third of respondents indicated that it would be “very” or “somewhat” important to them, one-third indicated that it is “not that important” to them, and one-third indicated that it is “not important at all” to them.

Respondents rated the following services that they would like to have available at the street-level entrance, in order of preference:

1. a materials return drop
2. a place to pick up hold items
3. a self-checkout kiosk

4. the circulation desk
5. tables and chairs
6. a café

The survey also asked respondents to add any ideas about how the library might be improved and the responses were numerous and varied. Some of the recurring themes were as follows:

- The library is great as-is
- There could be a better space for the Friends book sales
- Aesthetics could be improved, particularly at the entry
- The architectural language of the original 1927 building is widely appreciated
- The library should have better accessibility
- Free parking (even short-term) is desired
- A drive-up, driver's side book drop is desired

Conceptual/Schematic Design of Phase 3

After careful consultation with the library's staff and Building Committee, MCD has developed a plan for the Front Entrance and Circulation Area. The project will enclose the space under the existing awning and add a small addition to the front entrance to create 1,940 square feet of interior space all for public use. The new entryway will have a more open and logical layout with intuitive wayfinding. All furniture, fixtures, and carpeting installed in this phase will carry on the color and design features previously used in the Adult Services and Youth Services renovations. The plan makes improvements to the following five areas:

Public Entrance

- Creates a fully accessible street-level entrance with both an interior two-stop elevator and an ADA-compliant ramp that is completely enclosed and protected from the elements
- Keeps the materials return slot and automated handling system adjacent to the front door for easy access after-hours and upon entering the library
- Provides a welcoming and inviting aesthetic
- Updates the lighting to improve visibility and safety

Circulation Area

- Adds an ADA-accessible service desk that is closer to the front entrance
- Establishes clear sightlines to the entryway
- Incorporates hold shelving adjacent to the service desk
- Creates a dedicated spot for the self-check machines
- Improves the appearance of the ceiling to be closer to the 1927 look

Collaboration space and café

- Provides flexible space for meeting and collaboration, with chairs and tables for 36 people
- Offers high quality coffee, drinks, and snacks at a self-service café
- Connects to exterior plaza with movable doors
- Allows for after-hours use for space rentals or programs
- Adds a street-level family restroom for easy access from Shain Park during the library's open hours

Plaza

- Adds exterior programming space
- Utilizes native plantings and reduces the amount of concrete by adding larger garden beds and more shade trees
- Integrates aesthetically with building
- Extends the library outdoors to provide additional seating and meeting space
- Relocates Marshall Fredericks Siberian Ram sculpture to a new garden bed
- Creates an inviting connection to Shain Park and the civic center
- Includes a partial snow melt system at the entrance and along a path to the Bates Street book drop to eliminate the need for salt during icy and snowy weather

Other

- Brings in light with an expansive skylight that gives visitors a floor-to-peak view of the original 1927 building
- Creates dedicated Friends book sale area with merchandising space
- Adds four private study rooms for use by one or two users, which are in high demand
- Enhances the connection between the entry and Grand Hall

Renderings of the design are in Appendix A.

PROCESS

Baldwin intends to proceed with the design of Phase 3 as it did with Phases 1 and 2. When the City Commission signals its approval to move ahead, the Library and City will issue an RFP for design development and construction documents and select an architect in a manner approved by the City. The architect will work with the Library Board and Library Administration—and, whenever appropriate, with City government—on design development and construction documents. The Library will continue to solicit input from library staff and the public. It will also consult various City boards and committees, especially to the extent that the design affects the exterior look of the building. The City Commission will have the final decision on approving the designs.

The precise features to be included in Phase 3 will be decided in the design development stage. The features and costs described in this document are the most accurate ideas possible at this stage in the process. Once the project is finalized and approved by the Library Board and City Commission, the City will issue an RFP for construction.

TIMELINE

Assuming that the public and City Commission are willing and financing is available, the Library Board would prefer to proceed with the construction of Phase 3 in the spring of 2023, at which point the project is estimated to cost \$3,526,316. The Library Board anticipates issuing an RFP for architectural services for design development and construction drawings in the next six weeks.

DEVELOPMENT OF COST ESTIMATES

The cost estimates for Phase 3 were developed in January 2022 by architects Merritt Cieslak Design in combination with general contractors Frank Rewold & Sons. These cost estimates are based on schematic designs for Phase 3 and account for design and construction contingencies and inflation.

Conclusion

We hope that the City Commission will agree to complete the library's three-phase building plan—originally proposed to the Commission in 2016—by planning to begin construction of Phase 3 in 2023. This would require a continuation of the existing library millage through FY 2025-26.

The library millage currently consists of 1.1 mills for operating expenses, plus additional millage—up to the voter-approved maximum Headlee millage cap—for building improvements. The library has been collecting its Headlee maximum millage since FY 2016-17, and has applied the money faithfully to Phases 1 and 2.

The additional Library millage to be collected each year, using estimates provided by the City of Birmingham's Finance Department, is listed below:

FY 2021-22	\$654,283	.2380 mills
FY 2022-23	\$672,833	.2315 mills
FY 2023-24	\$685,532	.2250 mills
FY 2024-25	\$699,051	.2185 mills
FY 2025-26	\$712,204	.2120 mills

In its FY 2022-23 budget request, the library will ask for a total of 1.3315 mills, of which 0.2315 mills will be set aside for Phase 3. Details of the project, as well as final cost estimates, will be determined this year as we move into the design development and construction drawings stage of the project.

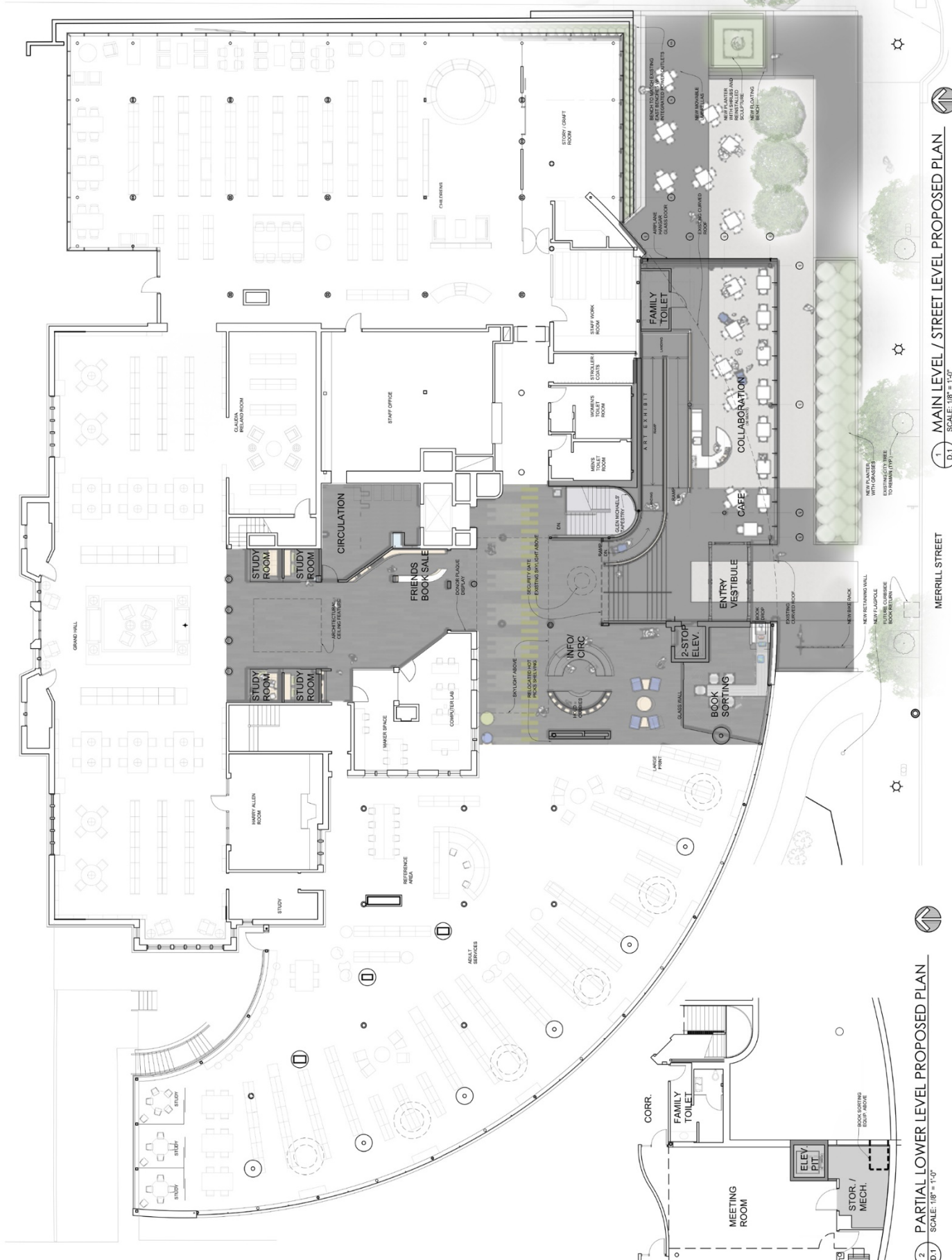
Appendix A

Project Scope of Phase 3

The designs on the following pages were developed jointly by Merritt Cieslak Design and the Baldwin Public Library Board of Directors and Library Staff.

AERIAL VIEW





1 MAIN LEVEL / STREET LEVEL PROPOSED PLAN
D.1 SCALE: 1/8" = 1'-0"

2 PARTIAL LOWER LEVEL PROPOSED PLAN
D.1 SCALE: 1/8" = 1'-0"

VIEW FROM SHAIN PARK



VIEW FROM PLAZA



VIEW FROM PLAZA



VIEW FROM WEST



VIEW FROM COMMUNITY HOUSE



VIEW OF ENTRY



VIEW OF MATERIAL RETURN



VIEW OF COLLABORATION & CAFE



VIEW OF COLLABORATION & CAFE



VIEW FROM VESTIBULE



VIEW TOWARDS CIRCULATION DESK



VIEW FROM CIRCULATION DESK



SKYLIGHT (STEEL STRUCTURE)



SKYLIGHT (STEEL STRUCTURE)



VIEW OF FRIENDS AREA



VIEW FROM GRAND HALL



Appendix B

Phase 3: Schematic Design Cost Estimate Summary

Construction costs for expansion and renovation	\$2,533,958
Construction Contingency (5%)	\$126,697
Inflation (6.5%)	\$164,707
<u>SUB-TOTAL</u>	<u>\$2,825,362</u>
Architectural & Engineering Fees (10% of Sub-total)	\$282,536
Construction Manager Fee (3.5% of Sub-total)	\$98,888
Furniture, Fixtures, and Equipment & AV/Low-voltage wiring	\$105,000
Inflation for FFE/AV (6.5%)	\$6,825
Liability Insurance	\$8,101
Owner's Contingency (6%)	<u>\$199,603</u>
TOTAL IN 2023 DOLLARS	\$3,526,316
Additional Library Millage (up to Headlee Max) for next 5 years	\$3,423,902
Optional Add-ons	
Full east-side Nanawall (instead of Hangar Door)	\$15,000
Snow melt system for full plaza	\$50,000

These costs include general conditions and construction phasing. Construction is expected to last 8 months.

The Library is committed to keeping the costs of the project as low as possible. Some value engineering may become necessary as the project progresses.

The Library would meet the shortfall between the cost of the project—which is \$3.53 million—and the amount from five years of additional Library millage—which is \$3.42 million—out of its reserves and Trust. The Library has enough money in its Trust to meet that commitment of \$102,414.



Design Review Application

Planning Division

Form will not be processed until it is completely filled out

1. Applicant

Name: _____
Address: _____

Phone Number: _____
Email address: _____

2. Property Owner

Name: _____
Address: _____

Phone Number: _____
Email address: _____

3. Project Contact Person

Name: _____
Address: _____

Phone Number: _____
Email address: _____

4. Project Designer/Developer

Name: _____
Address: _____

Phone Number: _____
Email address: _____

5. Required Attachments

- I. Two (2) paper copies and one (1) digital copy of all project plans including:
 - i. A detailed and scaled Site Plan depicting accurately and in detail the proposed construction, alteration or repair;
 - ii. Colored elevation drawings for each building elevation;
 - iii. A Landscape Plan (if applicable);
 - iv. A Photometric Plan (if applicable);
- II. Specification sheets for all proposed materials, light fixtures and mechanical equipment;
- III. Samples of all proposed materials;
- IV. Photographs of existing conditions on the site including all structures, parking areas, landscaping and adjacent structures;
- V. Current aerial photographs of the site and surrounding properties;
- VI. Warranty Deed, or Consent of Property Owner if applicant is not the owner;
- VII. Any other data requested by the Planning Board, Planning Department, or other City Departments.

6. Project Information

Address/Location of the property: _____

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

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

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

8. Required and Proposed Parking

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

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

9. Landscaping

Location of landscape areas: _____

Proposed landscape material: _____

10. Streetscape

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

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

11. Loading

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

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

12. Exterior Waste Receptacles

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

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

13. Mechanical Equipment

Utilities and Transformers:

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

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

Ground Mounted Mechanical Equipment:

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

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

Rooftop Mechanical Equipment:

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

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

14. Building & Site Lighting

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

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

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

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

Signature of Owner: _____ Date: _____

Print name: _____

Signature of Applicant:  _____

Date: 6/10/2022

Print Name: Steven Schneemann

Signature of Architect:  _____

Date: 6/10/2022

Print Name: Steven Schneemann

Office Use Only

Application #: _____ Date Received: _____ Fee: _____

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



MEMORANDUM

Planning Division

DATE: June 15, 2022

TO: Historic District Commission

FROM: Nicholas Dupuis, Planning Director

SUBJECT: 128 S. Old Woodward – McBride Bldg./Faherty – Historic Design Review

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

Existing Use: Two-Story Commercial Building

History

Build between 1915 and 1920, this two-story, double bay white brick building was erected by the McBride family to house its hardware store. They had previously been in business in the National Bank Building on the east side of Woodward, north of Maple. Since the 1930's, various businesses have used the premises, including the Michigan State Liquor Control Commission. The moderately ornate second story façade is very close to its original appearance. It serves to extend the rich second story textures of the buildings on S. Old Woodward.

Introduction

A Historic Design Review application has been submitted for façade renovations to a first floor tenant space in the historic McBride Building in the Central Business Historic District of Birmingham. The new tenant, Faherty, is proposed in the southern first floor tenant space, which formerly housed Evereve. The northern tenant space contains KaKu Sushi & Poke. The first floor storefront has been significantly altered over the years, while the second floor generally appears to be intact and in good shape. The current first floor façade is a tan/cream colored tile that appears to have a marble-like finish. The storefront glazing is very clearly modern with an aluminum storefront framing system.

Proposal

The applicant has submitted new plans proposing a new wood façade in place of the existing tile façade in the Faherty portion of the first floor storefront. The storefront will also receive a paint treatment, new signage, and new lighting. A full review of the historic preservation aspects of the design is provided in the relevant section below. The proposed materials for the new addition are as follows:

Material	Location	Color
Wood	Storefront Façade	Newportbury Blue
Paint	Storefront Framing	Newportbury Blue
Paint	Storefront Doors	Hamilton Blue

Due to the proposed building's location in the Downtown Overlay District, there are specific architectural standards that must be met. However, due to the limited scope of the project, there are only a couple of standards that apply:

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.

Based on a review of the elevation drawings submitted, the proposal appears to meet the Downtown Overlay District Architectural Standards.

Planning & Zoning

The proposed renovations do not trigger any Planning and Zoning issues that require review such as parking, projections into the right-of-way, and glazing, with the exception of use. The proposed use is a retail clothing store that is permitted in the B4 zone, and also meets the requirements of the retail frontage boundary.

Lighting

The applicant is proposing four new gooseneck light fixtures to illuminate the sign band area of the new façade. The four gooseneck fixtures, by Bock Lighting, are 2000 lumens each and black in color. The fixtures project 21 in. from the building façade and are fully cutoff as required.

Based on the limited quantity and the positioning of the fixtures proposed, and pursuant to Article 4, Section 4.21 (C) of the Zoning Ordinance, the Planning Division did not seek a photometric plan based on the opinion that the light distribution and intensity will not be significantly altered by the introduction of these fixtures. **The Historic District Commission may wish to discuss this assessment.**

Signage

The applicant is proposing to install four new signs as a part of the renovations proposed. Each sign is located in the Sign Band as required. The proposed signage breakdown is as follows:

Sign Type	Sign Content	Area (Sq. Ft.)
Name Letter	South Old Woodward - No. 138 - Birmingham MI	4.1
Name Letter	Faherty	19.4
Name Letter	Mfg. Co. Guarantee of Quality	3.4
Projecting	Faherty Mfg. Co.	6.4 (3.2 per side)
Total Proposed	-	33.3
Total Permitted	-	35

Based on the sign plan proposed, the applicant meets the combined sign area requirements of the Sign Ordinance. In addition, the proposed sign plan also meets the projection requirements for the name letter signs and the projecting sign. The name letter signs project 1 in. from the façade, while the projecting sign projects the maximum of 30 in., which includes the required 6 in. gap between the building face and the sign face.

However, the proposed projecting sign is an internally illuminated plexiglass sign, which is considered a light box sign, which is a prohibited sign type. Sign illumination in the Central Business Historic District is limited to architecturally compatible light fixtures or halo-type backlighting only. **The applicant must submit revised sign plans with a projecting sign that meets the illumination requirements of the Sign Ordinance, or remove the illumination from the sign.**

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 rehabilitation of the historic McBride Building, as proposed by the applicant, generally meets the Secretary of the Interior Standards for *Rehabilitation* numbers 1, 3, 4, and 5. However, Standard numbers 2 and 9 require further discussion, and may not be so easily satisfied by the proposal. 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.*

The proposed use as a retail clothing store use matches the historical types of retail, business-to-consumer based uses that the building was originally used for, and has maintained for over 100 years.

2. *The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.*

The proposed façade renovation includes the removal of the existing modern tile, which will be replaced with a new wood storefront. Planning Division Staff advised the applicant that it appears to be unclear whether or not any original material exists behind the modern façade, and they were advised to explore the conditions before submitting a proposal. The applicant has indicated that a contractor has performed an investigation and noted that there is cement board and CMU block behind the façade. Above the door, they noted cement board on wood studs with a fairly deep void behind it that was suspected to be some sort of steel or metal. Based on a review of the storefront renovations over the years, this assessment may be accurate, as the storefront is clearly a different shape and has a different rhythm from its original design.

However, although the storefront itself may no longer remain, the Planning Division remains cautious about other elements of the façade and would recommend that the Historic District Commission consider requiring the applicant to report back to Planning Staff and the HDC upon removal of the modern tile. The areas in question include, but are not limited to, the pier on the southern portion of the building and the area below the decorative cornice, which both appear to have been constructed of the same white brick

as the upper façade. If these materials are intact, they should remain in place and untouched, and potentially exposed as a part of this renovation.

3. *Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.*

The proposed wood storefront does not appear to introduce any conjectural features to the building. The applicant does not appear to be claiming to rebuild a historic façade, or provide any false sense of historical development.

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

The changes to the first floor storefront have not acquired historical significance over time and may be altered.

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

The applicant is not proposing to destroy any distinctive features, finishes or construction that characterize the property. However, it should be noted that some of the proposed renovation is located directly adjacent to a decorative cornice beneath the second floor windows that is immensely important to the character of the property. **The applicant must exercise extreme caution when working in the area of the decorative cornice.**

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.*

Similar to the comments made in Standard number's 2 and 5, the possibility of historic material being located behind the modern tile façade should be taken seriously and no historic materials should be removed or destroyed before requesting permission from the Historic District Commission. In terms of the new work, it is differentiated from the old work and remains compatible with the scale and features of the building.

Based on the review above, the Planning Division recommends that the Historic District Commission consider **APPROVAL** of the Design Review application for 128 S. Old Woodward – McBride Building/Faherty. The Planning Division feels as though the proposed addition meets the Secretary of the Interior Standards for Rehabilitation numbers 1-5 and 9. The Planning Division also recommends the following conditions of approval:

1. The applicant must submit revised sign plans with a projecting sign that meets the illumination requirements of the Sign Ordinance, or remove the illumination from the sign;
2. The applicant must submit a façade condition assessment to the Historic District Commission and allow Staff to inspect the facade upon the removal of the modern tile storefront and prior to the installation of the new wood façade: and
3. The applicant must exercise extreme caution when working in the area of the decorative cornice.

Wording for Motions

I move that the Commission **APPROVE** the Historic Design Review application and issue a Certificate of Appropriateness for 128 S. Old Woodward – McBride Building/Faherty. The proposed façade renovation will meet the Secretary of the Interior's Standards for Rehabilitation standard numbers 1-5 and 9 upon the fulfilment of the following conditions:

1. The applicant must submit revised sign plans with a projecting sign that meets the illumination requirements of the Sign Ordinance, or remove the illumination from the sign;
2. The applicant must submit a façade condition assessment to the Historic District Commission and allow Staff to inspect the facade upon the removal of the modern tile storefront and prior to the installation of the new wood façade: and
3. The applicant must exercise extreme caution when working in the area of the decorative cornice.

OR

I move that the Commission **POSTPONE** the Historic Design Review application and the issuance of a Certificate of Appropriateness for 128 S. Old Woodward – McBride/Faherty – for the following reason(s):

1. _____
2. _____
3. _____

OR

I move that the Commission **DENY** the Historic Design Review application for 128 S. Old Woodward – McBride/Faherty. 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.

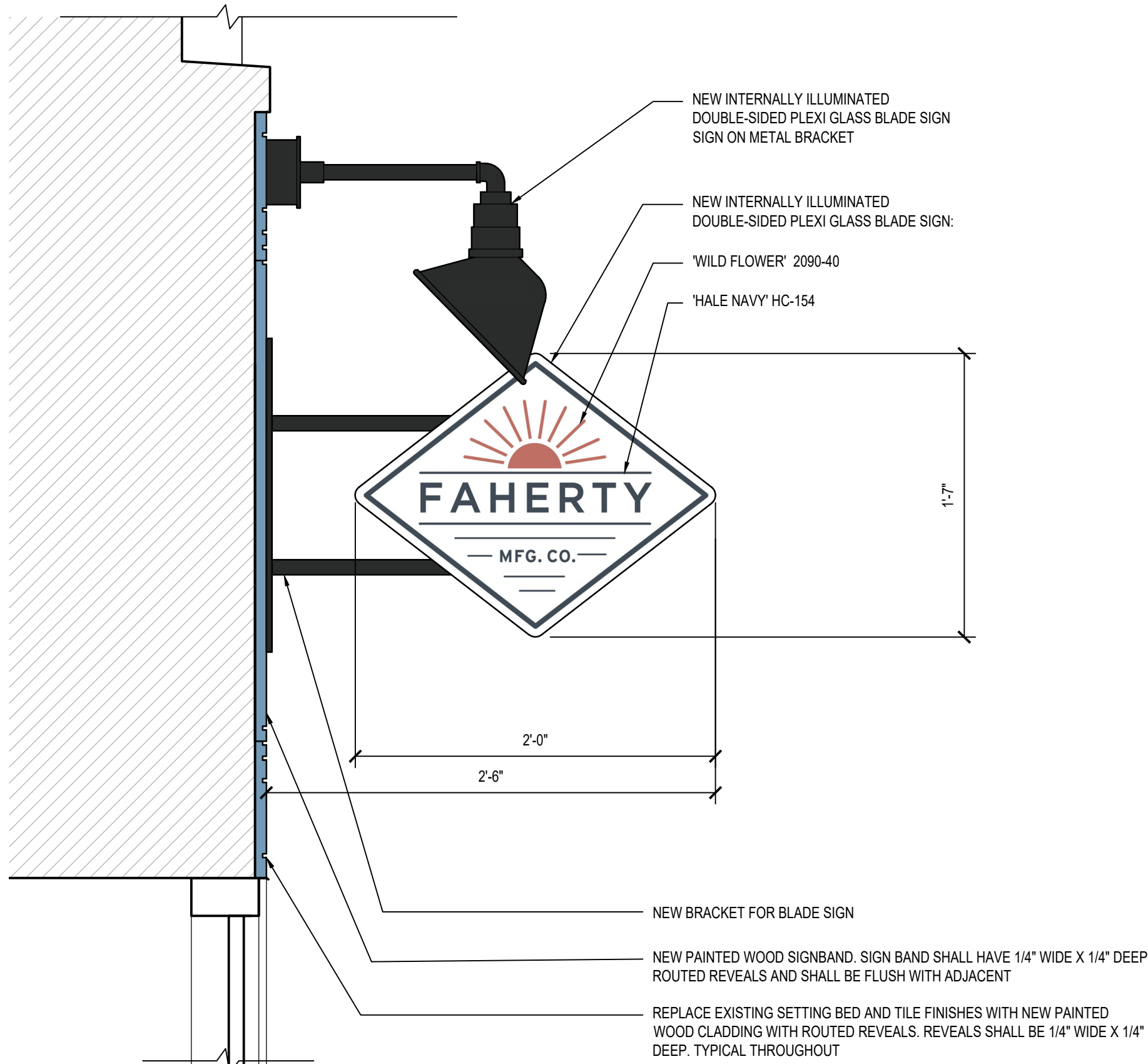




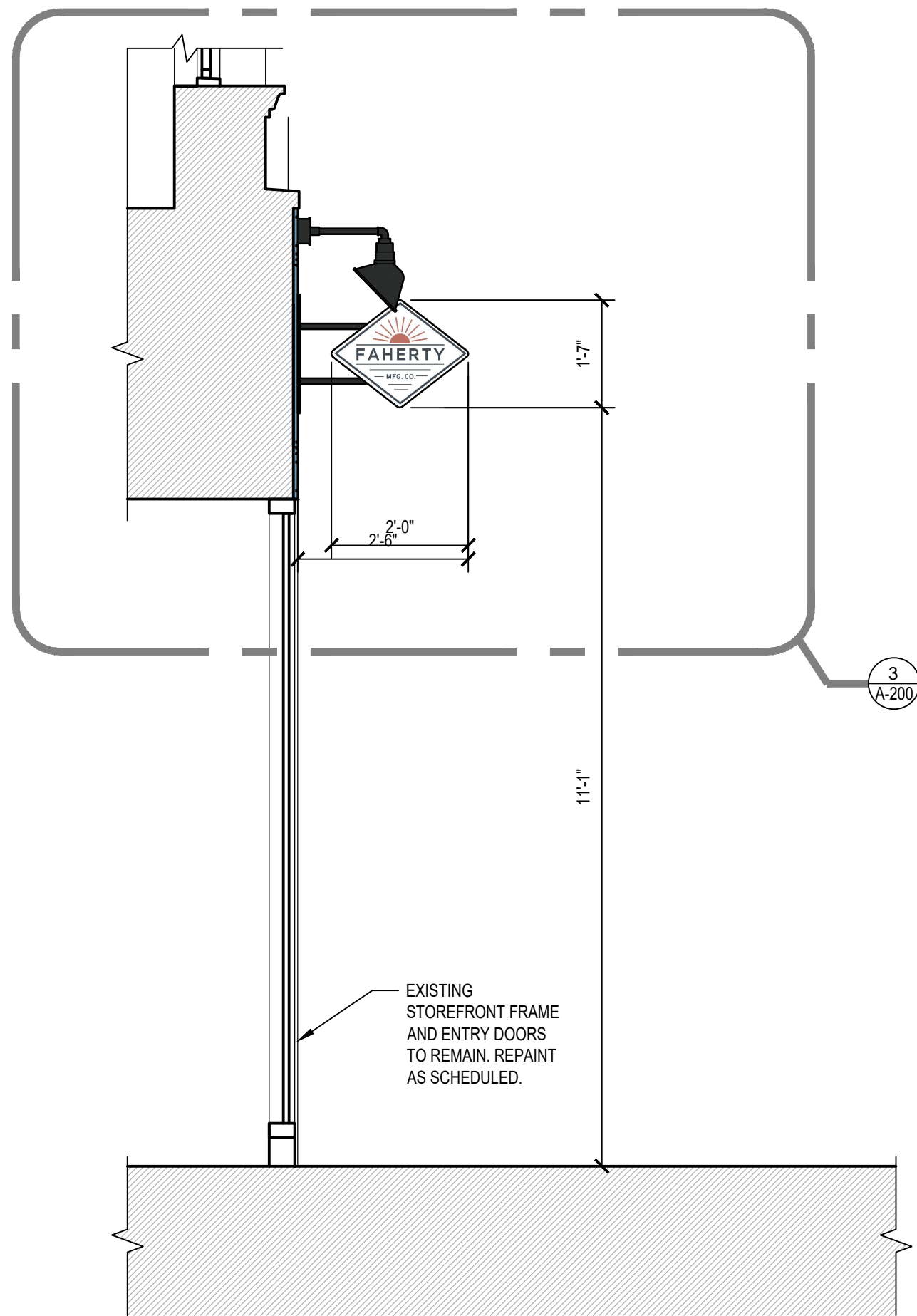
Email: mvetter@vetterarchitecture.com

5550-A200 & A201-ELEVATIONS.DWG

5/18/2022



03 SECTION DETAIL AT SIGNBAND AND GOOSENECK LIGHTING
1 1/2" = 1'-0"



02 SECTION AT STOREFRONT/SIGNAGE
3/8" = 1'-0"



01 EXTERIOR ELEVATION - S. WOODWARD AVE
3/8" = 1'-0"

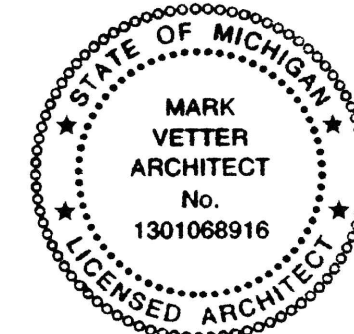
Project:

TENANT IMPROVEMENT
128 S. OLD WOODWARD
BIRMINGHAM, MI 48009

Architect of Record:

MARK VETTER ARCHITECTURE
MARK VETTER, ARCHITECT
186 PROSPECT PARK WEST
SUITE 81
BROOKLYN NY, 11215
Tel: 347.513.7381
Email: mvetter@vetterarchitecture.com

Professional Seal



Mark Vetter

Date

Date	No.	Issue
05.15.2022	01	ISSUE FOR HDC REVIEW

Sheet Title:

EXTERIOR
ELEVATIONS

Sheet No.

A-200

Drawn by: MV,JB	Project No: 5050
Check by: MV	Scale: AS NOTED

08



Design Review Application Planning Division

Form will not be processed until it is completely filled out

1. Applicant

Name: Alyssa Case - Faherty
Address: 80 Broad Street, 8th Fl
New York, NY 10004
Phone Number: 732.547.5287
Email address: alyssa.case@fahertybrand.com

2. Property Owner

Name: Bradford Egan - The Elia Group
Address: 124 S. Old Woodward
Birmingham, MI 48009
Phone Number: (313) 530-1456
Email address: beegan@theeliagroup.com

3. Project Contact Person

Name: Paul Fusco
Address: 131 Ohayo Mountain Rd.
Woodstock NY 12498
Phone Number: 315-408-1946
Email address: paul.fusco25@gmail.com

4. Project Designer/Developer

Name: _____
Address: _____
Phone Number: _____
Email address: _____

5. Required Attachments

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

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

6. Project Information

Address/Location of the property: _____
128 S. Old Woodward Ave. Birmingham, MI 48009
Name of development: Faherty
Sidwell #: _____
Current Use: Retail
Proposed Use: Retail
Area of Site in Acres: _____
Current zoning: Retail

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

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

Interior fitout of existing retail space for Faherty retail company

8. Required and Proposed Parking

Required number of parking spaces: 0
Proposed number of parking spaces: 0
Location of parking on site: 0
Location of parking off site: 0
Shared parking agreement? N/A
Size of surface parking lot: N/A

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

9. Landscaping

Location of landscape areas: N/A

Proposed landscape material: N/A

10. Streetscape

Sidewalk width: 5 Ft
Number of benches: N/A
Number of planters: N/A

Number of existing street trees: 0
Number of proposed street trees: 0
Number of waste receptacles: N/A

11. Loading

Required number of loading spaces: 0
Proposed number of loading spaces: 0
Location of loading spaces on site: 0

Typical size of loading spaces: N/A
Screenwall material: N/A
Height of screenwall: N/A

12. Exterior Waste Receptacles

Required number of waste receptacles: 1
Proposed number of waste receptacles: 1
Location of waste receptacles: Indoor

Size of waste receptacles: 96 gallon
Screenwall material: N/A
Height of screenwall: N/A

13. Mechanical Equipment

Utilities and Transformers:

Number of ground mounted transformers: N/A
Location of all utilities & easements: N/A

Size of transformers (L•W•H): N/A
Screenwall material: N/A
Height of screenwall: N/A

Ground Mounted Mechanical Equipment:

Number of ground mounted units: N/A
Location of all ground mounted units: N/A

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

Rooftop Mechanical Equipment:

Number of rooftop units: N/A
Type of rooftop units: N/A
Location of all rooftop units: N/A
Size of rooftop units (L•W•H): N/A

Location of screenwall: N/A
Screenwall material: N/A
Height of screenwall: N/A
Distance from rooftop units to all screenwalls: N/A

14. Building & Site Lighting

Number of light fixtures on building: 0
Light level at each property line: N/A
Type of light fixtures on building: N/A
Location of light fixtures on building: N/A

Number of light fixtures on site: N/A
Type of light fixtures on site: N/A
Height from grade: N/A
Location of light fixtures on site: N/A

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: Bradford Egan

Signature of Applicant: _____

Date: _____

Print Name: Alyssa Case

Signature of Architect: _____

Date: _____

Print Name: Mark Vetter

(Not attending meeting.)

Office Use Only

Application #: _____

Date Received: _____

Fee: _____

Date of Approval: _____

Date of Denial: _____

Accepted By: _____



Notice Sign Rental Application Community Development

1. Applicant

Name: _____
Address: _____

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

2. Property Owner

Name: _____
Address: _____

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

3. Project Information

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

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

4. Date of Board/Commission Review

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

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

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

Signature of Applicant: Ally Can Date: _____

Office Use Only

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



AGENDA
BIRMINGHAM HISTORIC DISTRICT COMMISSION
WEDNESDAY – JULY 6, 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 15, 2022](#)
- 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. [July 20, 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"/>