



AGENDA
BIRMINGHAM HISTORIC DISTRICT COMMISSION
WEDNESDAY – JANUARY 4, 2023
BIRMINGHAM CITY HALL, 151 MARTIN ST., COMMISSION ROOM #205*
******* 7:00 PM*******

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

- 1) Roll Call**
- 2) Approval of the HDC Minutes of December 7, 2022**
- 3) Courtesy Review**
- 4) Historic Design Review**
 - A. 188 N. Old Woodward – Comerica (Request to Postpone)**
- 5) Sign Review**
- 6) Study Session**
 - A. Historic Design Guidelines – Deliverable #2**
- 7) Miscellaneous Business and Communication**
 - A. Pre-Application Discussions**
 - B. Draft Agenda**
 - 1. January 18, 2023**
 - C. Staff Reports**
 - 1. Administrative Sign Approvals**
 - 2. Administrative Approvals**
 - 3. Demolitions**
 - 4. Action List 2022/2023**
- 8) Adjournment**

*Please note that board meetings will be conducted in person once again. Members of the public can attend in person at Birmingham City Hall, 151 Martin St., OR may attend virtually at:

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

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

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

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

**Historic District Commission
Minutes Of December 7, 2022**

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

Minutes of the regular meeting of the Historic District Commission ("HDC") held Wednesday, December 7, 2022. PD Dupuis called the meeting to order at 7:00 p.m.

1) Rollcall

Present: Chair John Henke; Board Members Gigi Debbrecht, Keith Deyer, Natalia Dukas, Patricia Lang (arrived 7:02 p.m.), Michael Willoughby; Alternate Board Member Steven Lemberg; Student Representatives Meghan Murray, Charlie Vercellone

Absent: Board Member Dustin Kolo

Staff: Planning Director Dupuis; City Planner Blizinski, City Transcriptionist Eichenhorn

2) Approval of the HDC Minutes of November 16, 2022

12-65-22

Motion by Ms. Dukas

Seconded by Ms. Debbrecht to approve the HDC Minutes of November 16, 2022 as submitted.

Motion carried, 7-0.

VOICE VOTE

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

Nays: None

3) Courtesy Review

4) Historic Design Review

A. 320 Martin St. – Birmingham Post Office

PD Dupuis presented the item. He noted that the vote on motion 11-64-22, which occurred at the November 16, 2022 meeting, technically failed due to the HDC Rules of Procedure specifying that four affirmative votes are required to pass a motion.

Kevin Biddison, architect for the project, answered informational questions from the HDC.

Mr. Lemberg noted concerns about the movement of the accessible entrance from Bates to the west side of the building, saying that movement of the entrance would make it more difficult on people who need accessible entrances. He said that while he was advised that his concern was outside the purview of the HDC, he noted that the design review standards and guidelines in the ordinance permits the HDC to consider 'other factors' that the Commission finds relevant. He said he would vote in support of the proposal, while registering his concerns about the movement of the accessible entrance.

Mr. Deyer said he preferred the original proposal's method of connecting the two buildings, and stated he was interested in hearing why the changes to that aspect were necessary.

Mr. Biddison explained that the center of the two buildings was likely to have the least-desirable space from a leasing standpoint, and so that space was being expanded and repurposed for common elements like restrooms and mechanical.

The Chair noted that the drawing and the renderings did not include a code-required railing for the stairs on Bates. He told PD Dupuis that the construction drawings must reflect the required railing.

Mr. Biddison confirmed that a railing would be included.

12-66-22

Motion by Mr. Willoughby

Seconded by Ms. Debbrecht to approve the Historic Design Review application and issue a Certificate of Appropriateness for 320 Martin St. – Birmingham Post Office. The proposed addition meets the Secretary of the Interior's Standards for Rehabilitation standard numbers one through five, nine, and 10.

Ms. Dukas said she thought the changes to the entrance were positive, and that she had reservations about changing the clear two-story connection between the buildings. She said she also had concerns about the massing, since the building would now hang over its footprint on one side and over the thread park. She said she did not agree that standards two and nine were being fulfilled with these changes.

Motion carried, 5-2.

VOICE VOTE

Yeas: Debbrecht, Willoughby, Lemberg, Lang, Henke

Nays: Dukas, Deyer

5) Sign Review

6) Study Session

A. Historic Design Guidelines – Update

The HDC requested that the next deliverable be presented in January.

7) Miscellaneous Business and Communication

Student Representatives Murray and Vercellone shared their observations from their year of serving on both the HDC and Design Review Board and thanked the HDC.

Student Representatives Murray and Vercellone also said they would enjoy coming to meet the new student representatives when they receive their appointments.

A. Draft Agenda

B. Staff Reports

- 1. Administrative Sign Approvals**
- 2. Administrative Approvals**
- 3. Demolitions**
- 4. Action List 2022**

8) Adjournment

No further business being evident, the HDC motioned to adjourn at 7:36 p.m.



Nicholas Dupuis
Planning Director



Laura Eichenhorn
City Transcriptionist



MEMORANDUM

Planning Division

DATE: January 4, 2022

TO: Historic District Commission Members

FROM: Nicholas Dupuis, Planning Director

SUBJECT: Historic Design Guidelines – Deliverable #2

On June 13, 2022, the City Commission selected Kraemer Design Group (KDG) to create a new historic design guidelines document for use by the Historic District Commission and its constituents.

Based on the response to the City's Request for Proposal, as well as the guidelines set forth by the State Historic Preservation Office for the Certified Local Government grant funding, the following timeline was set forth by KDG, and can be expected to be closely followed throughout the project:

Task	Due Date	Comments
Deliverable #1: KDG delivers outline of Guidelines and one completed section to the City	September 2022	-
Comments on outline/draft due back to KDG	September 2022	30-day review period
Deliverable 2: KDG delivers first draft of Guidelines (75% completion) to the City	December 2022	-
Comments on draft due back to KDG	January 2023	45-day review period.
Deliverable 3: Second draft of Guidelines to 90% completion	March 2023	-
Comments on draft due back to KDG	April 2023	30-day review period
Deliverable 4: Final Design Guidelines	June 2023	-
Public Engagement Meeting	June 2023	In person or virtual meeting
Debriefing Meeting with the City and SHPO	June 2023	If needed
Contract end date	June 2023	-

On September 7, 2022 ([Agenda](#) – [Minutes](#)), the Historic District Commission reviewed Deliverable #1 provided feedback to the consultants on the outline/contents of the design guidelines document, as well as feedback on a sample section that had been completed. In addition, the SHPO was also provided a copy of Deliverable #1 to review and provide comments.

At this time, the consultants have submitted Deliverable #2, which consists of an introduction and 6 separate sections in various stages of completeness. In terms of the requirements for Deliverable #2 (75% completion), City Staff feels as though the consultant has met expectations. At this time, the consultant is seeking feedback on Deliverable #2 to help inform the next iteration of the Design Guidelines, which aims to be submitted in March 2023. A copy of Deliverable #2 has been sent to the SHPO for comment as required by the CLG grant program.



BIRMINGHAM

A WALKABLE CITY

Historic District Design Guidelines

1	Cover		
1	Table of Contents		
1	Introduction		
1	Background		
1	Secretary of the Interior's Standards for Rehabilitation		
1	Additional Considerations in Michigan's Local Historic Districts Act 169 of 1970		
1	Basic Preservation Principles		
1	Why Preserve?		
1	What is Historic?		
1	Applicability of the Design Guidelines		
1	Who Uses the Design Guidelines		
1	The Historic District Commission		
1	What does the HDC Review?		
1	What does the HDC not Review?		
1	Certificate of Appropriateness Process		
1	How to Obtain a COA		
1	Tax Credits for Preservation		
1	Federal Historic Preservation Tax Credit		
1	Michigan State Historic Preservation Tax Credit		
1	Part 1: Historic Resources in Birmingham		
1	Historic Districts		
1	Historic Architectural Styles in Birmingham		
1	Part 2: Design Guidelines for Historic Commercial Resources		
1	Treatment of Historic Commercial Building Elements		
1	Maintenance		
1	Additions		
1	Part 3: Design Guidelines for Historic Residential Resources		
1	Treatment of Historic Residential Building Elements		
1	Maintenance		
1	Additions		
1	Part 4: Applying Design Guidelines to Non-Historic Resources within Historic Districts		
1	Part 5: Design Guidelines for New Construction in Historic Districts		
1	Façade Composition and Building Massing		
1	New Construction in Historic Residential Districts		
1	New Construction in Historic Commercial Districts		
1	Part 6: Design Guidelines for Landscapes and Open Space		
1	Appendix A: Definitions		
1	Historic District Ordinance Definitions		
1	Common Architectural Terms		
1	Appendix B: Links to Resources		
1	Historic Preservation in Birmingham		
1	National Register of Historic Places Bulletins		
1	Technical Preservation Services Publications		
1	National Park Service Preservation Briefs		
1	Secretary of the Interior's Standards for Rehabilitation and Illustrated Guidelines for Rehabilitating Historic Buildings.		

Introduction



Birmingham has a local historic district ordinance which declares that historic preservation is a public purpose. In order to encourage and foster historic preservation in the City of Birmingham the design guidelines presented here aim to help local stakeholders make informed design decisions that are consistent with historic preservation principles. Design guidelines are a preservation and development management tool that are used to help retain historic materials and historic character in a designated historic district.

All exterior work performed on buildings, sites, structures, and objects inside a local historic district is subject to review and approval by the Birmingham Local Historic District Commission. This includes both historic and non-historic resources located within the bounds of designated historic districts. When performing work in a local historic district, the applicant will need to obtain a certificate of appropriateness before work begins to ensure that work complies with the design guidelines. To help guide residents, business owners, the commission, and others, this document will provide guidelines for recommended, acceptable, and non-recommended treatments of exterior features.

Throughout these guidelines a few acronyms will be consistently used:

HDC = Historic District Commission

COA = Certificate of Appropriateness

The terms below, defined in the City of Birmingham's Historic District Ordinance will be used repeatedly throughout the guidelines:

Resource = One or more publicly or privately owned historic or non-historic buildings, structures, sites, objects, features, or open spaces located within a historic district (Sec. 127-3)

Work = Construction, addition, alteration, repair, moving, excavation, or demolition (Sec. 127-3)

Local historic districts can be comprised of a single property, or they may span a larger area and include many properties and buildings within the boundaries of the district. Birmingham has both single property historic districts and larger, multi-property historic districts. A historic district is defined as a section of a city (or town, etc.) that contains historic resources (buildings, sites, structures, or objects) considered valuable for historical

or architectural reasons. A district with multiple resources often gains its historical and/or architectural significance from the interrelationship between the individual properties that work together to create a visual sense of its history.

Buildings and other historic resources change and evolve with use over time, but these design guidelines attempt to balance historic preservation goals with character-appropriate maintenance and rehabilitation strategies. These design guidelines have been drafted and implemented with three main objectives in mind:

Consistency: To provide a consistent source document to guide future rehabilitations in Birmingham’s local historic districts. If every homeowner, business owner, developer, and Commission member are designing and reviewing projects based upon the same standards, there will be consistency of expectation and application.

Flexibility: The guidelines are meant to provide flexible options by listing “recommended” treatments, “acceptable” treatments, and “not recommended” treatments. By providing a sliding scale the aim is to provide flexibility while still indicating the most preferable and least preferable options.

Education: These guidelines present information about both recommended methods for rehabilitating a historic property but also seek to explain why some methods are not recommended and how projects that propose to use “not recommended” treatments might be brought into compliance with certain changes.

Design guidelines do not dictate solutions, but rather, they convey general policies about the design of alterations to existing buildings and properties. They define a range of appropriate responses to a variety of differing conditions and design issues. Rather than providing prescriptive solutions, these design guidelines offer general approaches for identifying significant features and maintaining, repairing, and treating historically significant features and materials. Every project will have nuances and different opportunities and constraints, however, the approaches and guidelines given in this document will allow for renovations, upgrades, and modernizations while still maintaining historic character and materials.



City of Birmingham, 2022

Background

In 1966 Congress passed the National Historic Preservation Act as a way of promoting the retention of our nation's architectural heritage. In the 1970s, the National Park Service developed the Secretary of the Interior's Standards for assessing the treatment of historic buildings. The loss of nationally important buildings like Pennsylvania Station in New York, combined with the passage of the National Historic Preservation Act spurred nationwide interest in preservation as the country grappled with other significant architectural losses experienced during urban renewal.

Michigan's historic district enabling legislation, Local Historic Districts Act 169 was passed in 1970 in partial response to these events. Michigan's Local Historic District Act authorizes local governments to create local historic district ordinances in order to effectuate preservation at the local level and indicates that, when reviewing plans, local commissions must follow the Secretary of the Interior's Standards for Rehabilitation or guidelines that are equivalent in guidance to the Secretary of the Interior's Standards and guidelines. The "Standards" are used nationwide and provide ten touchstones upon which most modern preservation schemes are built. Today, the vast majority of municipalities that have a Local Historic District Ordinance and a Local Historic District Commission also follow these standards.



City of Birmingham, 2022



City of Birmingham, 2022

Secretary of the Interior's Standards for Rehabilitation

The Secretary of the Interior's Standards for Rehabilitation provide direction in making appropriate choices in planning the repairs, alterations, and additions that may be part of a rehabilitation project. The National Park Service also publishes Guidelines for Rehabilitating Historic Buildings which describe specific treatments that do and do not meet the Standards.

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

The overarching goal of the rehabilitation standards and guidelines is to protect and maintain historic building materials and character-defining features while giving latitude to replace extensively deteriorated, damaged, or missing features using either the same or compatible substitute materials.



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Additional Considerations in Michigan's Local Historic Districts Act 169 of 1970

In addition to the Secretary of the Interior's Standards for Rehabilitation, both the Local Historic District Act 169 and the City of Birmingham's Local Historic District ordinance outline a few additional criteria the Historic District Commission must consider when reviewing applications. These include:

(a) The historic or architectural value and significance of the resource and its relationship to the historic value of the surrounding area.

(b) The relationship of any architectural features of the resource to the rest of the resource and to the surrounding area.

(c) The general compatibility of the design, arrangement, texture, and materials proposed to be used.

(d) Other factors, such as aesthetic value, that the commission finds relevant.

(e) 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.

These additional considerations, combined with the Secretary of the Interior's Standards for Rehabilitation, provide the basic framework for reviewing work proposed in a local historic district.



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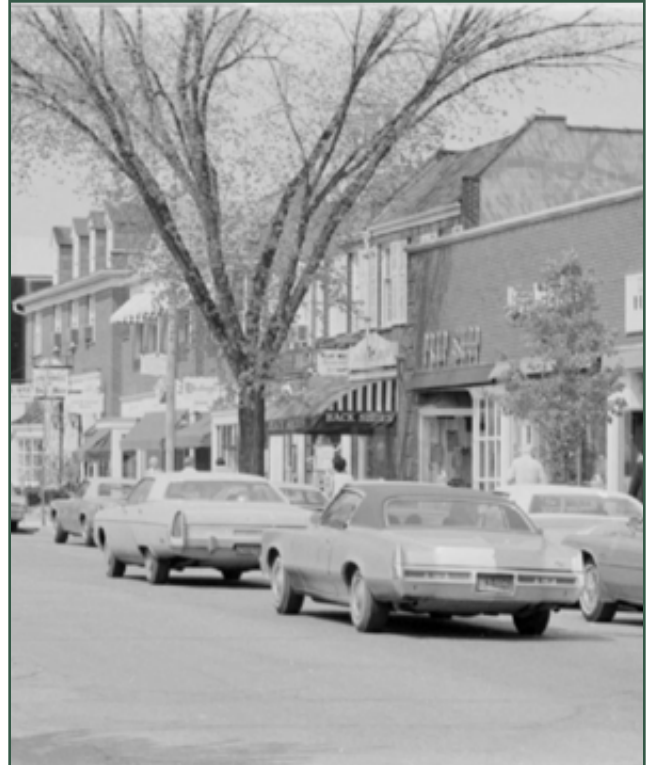
Basic Preservation Principles

Historic materials and character defining features are essential to establishing the visual characteristics of a local historic district. Historic features like windows, siding, roofing material, and massing/scale of a structure directly impact the visual qualities of a historic neighborhood. For these reasons, the design guidelines presented here address typical features that affect the historic integrity and character of a resource. One basic, underlying basic principle of historic preservation is to preserve historic materials and features unless those materials are too deteriorated to retain. Once deteriorated historic materials can be replaced, it is recommended that the replacements be compatible with the historic character of the district. That is the guiding ethos of this document and each section presented here will go into further detail on how to accomplish these goals.

These design guidelines are intended to be an easy-to-use reference for homeowners, business owners, realtors, architects/designers, builders, City staff, and Historic District Commission members in planning and executing historically appropriate work on buildings and properties located in specifically designated historic districts. Some buildings in the designated districts might not comply with the guidance given in this document — this work may have predated the existence of the Historic District Commission. Thus, it's important to keep in mind that the existence of other historically inappropriate work in the City's historic districts is not a basis for approval for historically incompatible work in a new instance. Such inappropriate work often predates the district or may have been conducted without Historic District Commission approval.



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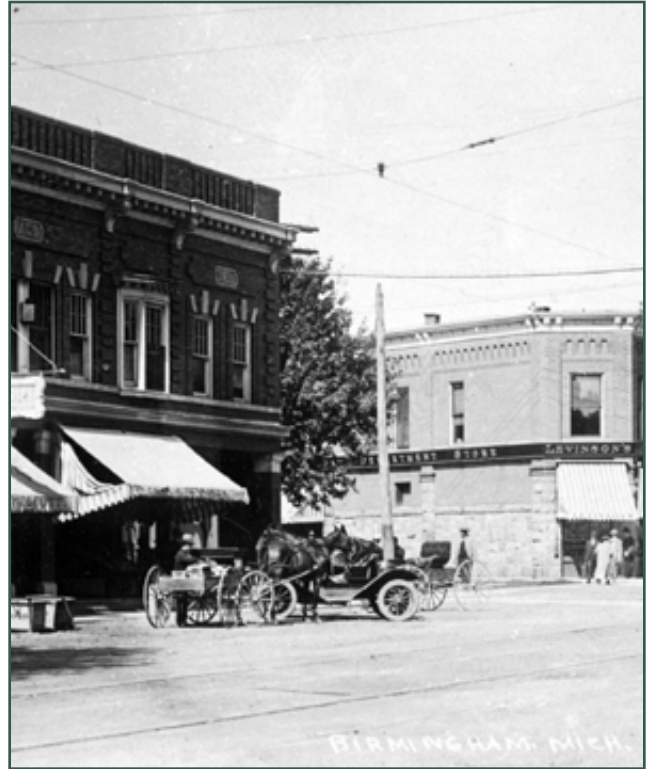
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Why Preserve?

Local historic districts are the most powerful tool local governments have to protect the character and history of an area against irrevocable loss. Protection and promotion of the city's architectural, cultural, and historic assets are two of the most important functions of a local historic district. Designating resources by creating local historic districts provide the City's Historic District Commission the chance to review exterior modifications, which can assist with both the issues of inappropriate modifications and outsized new construction. This process of review also serves to help promote these local districts and inform citizens about the value of these places — reading these guidelines, planning the rehabilitation work, and completing the HDC application — can also help educate homeowners about appropriate materials and designs for the exterior of these historic structures.

Many studies have found that creating local historic districts increases property values — a 2016 study conducted by the Michigan Historic Preservation Network found that homes located in local historic districts added 12.6% to the property value as compared to non-designated properties. Local historic districts furnish insight into our past and are a rallying point for promoting features that make Birmingham a desirable place to live: walkability, high quality materials, mature landscaping and streetscapes, and a cohesive feel to the community. Birmingham's historic districts are an essential part of the character of the City. Birmingham's charming downtown, historic homes, and mature trees and landscaping are just a few reasons people love to live in and visit Birmingham. Recognizing and preserving these features is an important part of the overall stewardship of this vibrant and historic community.

The results of public outreach efforts in Birmingham identified several areas of concern for local residents. Perhaps the primary concern was that infill construction included the removal of existing, historic housing and the construction of new housing that was out of scale to the surrounding neighborhood. For instance, a small, single-story Bungalow may be demolished and replaced with a large and imposing two-story house. The professional practice



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What is Historic?

Determining what is historic in a community is generally accomplished by conducting reconnaissance and intensive architectural surveys. These surveys analyze each building in a given area (or buildings connected to a specific theme such as religious architecture) and help city planners and preservationists determine where to focus their limited resources. In the preservation field there is a generally held principle that a building must be at least 50 years old to be nominated into the National Register of Historic Places — which is our country’s list of buildings considered significant and worthy of preserving — although younger structures are sometimes nominated to the National Register if there is something particularly important about it.

Surveying is an important component of determining what is historic as it involves inspecting each building for architectural importance and, if the survey is an intensive level project, analyzing the building for significance in terms of the social, cultural, and archaeological history. This kind of survey work is crucial to ensure historic resources are not overlooked as smaller, less elaborate resources can have as much significance as high style architecture if connected to people and events important to local, state, or national history.

It is also important to recognize that later additions can acquire significance in their own right even if the later addition is more modern in style. For instance, a commercial structure built in 1895 may have had a Streamline Modern storefront added in 1942 — even though the storefront is stylistically different than the rest of the building, the storefront itself may have acquired significance for being a particularly good example of the style. Historic surveys can help a community recognize these nuances and better plan for the preservation of their buildings.

Finally, when determining what is historic it is important to keep in mind that large collections of intact resources, even if they are not high style architecture, can, together, become significance based upon the cohesion of the collection. For instance, Birmingham has large neighborhoods of 1940s-era Minimal Traditional style homes on the eastern side of the city. These resources are fairly “normal” houses without high style details or monumental scale but, taken together, they tell an important piece of American history of the post-WWII development of the suburbs. These more common resources gain significance based upon the cohesiveness of the neighborhood, the landscape, and the quintessential architectural features even if those features are simple stylistic elements.



City of Birmingham, 2022



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Applicability of the Design Guidelines

These design guidelines are meant to be applied within the boundaries of the City of Birmingham's designated historic districts. The design guidelines apply to all properties located within the designated districts including both historic and non-historic resources. These guidelines are also intended to be flexible enough to 'look forward' and anticipate new, additional historic districts the City may designate over time.

Note that these guidelines do not cover every potential material or design choice. They are guidelines that attempt to be both specific enough to provide good guidance to existing designated buildings while being general enough to be applicable to properties that may be designated in the future. The final decision on whether to approve an application for a permit COA in a local historic district rests with the Birmingham Local Historic District Commission.



City of Birmingham, 2022

Who Uses the Design Guidelines

There are many different parties, with differing needs and expectations, who may find value in these design guidelines. These guidelines could be merely informative for some parties whereas other parties, such as the HDC, will use these guidelines to define recommended and not recommended work while reviewing permit applications for certificates of appropriateness.

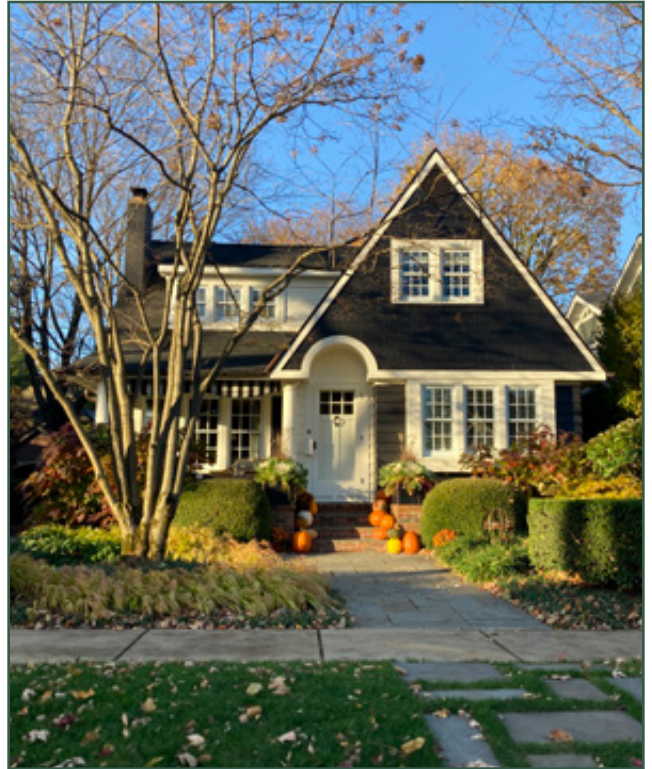
Property Owners: Those who own property located in a local historic district may use the design guidelines to plan for the maintenance of and renovations of their buildings and property.

General Public: Anyone in Birmingham and beyond who wish to obtain more information about historic districts, processes for obtaining approval for proposed work, and how best to maintain and renovate historic buildings may use these guidelines.

City Planning and Building Department Staff: Staff in the City of Birmingham's Planning and Building Departments will use these guidelines when advising building owners and other city residents. Staff will also use these guidelines when advising the Historic District Commission.

Historic District Commission: The HDC will use these guidelines when reviewing projects brought before the Commission for a permit for a certificate of appropriateness. Compliance with the design guidelines will be a primary consideration when issuing a COA.

Developers and Architects: Developers and architects will use these guidelines to prepare projects and plans that conform with the recommendations. This will help ensure the projects moves smoothly through the HDC process.



City of Birmingham, 2022



City of Birmingham, 2022

The Historic District Commission

The function and duty of the Historic District Commission (HDC) is to advise the City Commission with respect to the proper development of the city with primary emphasis upon the city's established historic districts. The Commission is also authorized to recommend amendments to the City Code relating to the control and development of lands within historic districts.

To fulfill their duty, the Commission interprets the Secretary of Interior Standards for Rehabilitation and the additional considerations described in Michigan's Local Historic Districts Act of 1970. These standards and considerations are outlined in the in the "Secretary of the Interior's Standards for Rehabilitation" and the "Additional Considerations in Michigan's Local Historic Districts Act of 1970" sections of these guidelines.

What does the HDC Review?

Birmingham's HDC reviews proposed work within local historic districts on the **exterior of a resource and its site**. Resources include both historic **and** non-historic resources within the boundaries of historic districts (Sec. 127-10). Moreover, the HDC may review proposed work on resources within proposed historic districts.

Per the City of Birmingham's Historic District Ordinance:

- Resource means one or more publicly or privately owned historic or non-historic buildings, structures, sites, objects, features, or open spaces located within a historic district (Sec. 127-3)
- Work means construction, addition, alteration, repair, moving, excavation, or demolition (Sec. 127-3)

Examples of proposed work on resources reviewed by the HDC:

- Removal of mature trees within the boundary of a resources
- Construction of a second-story addition to a garage
- Installation of new siding
- Installation of a new roof
- Removal of shutters on a house
- Proposed exterior work on a house within a proposed historic district

What does the HDC not Review?

Birmingham's HDC does not review certain items regarding resources within historic districts such as ordinary maintenance and minor classes of work, which are defined below.

- **Ordinary Maintenance.** As defined by Birmingham's Historic District Ordinance, ordinary maintenance means keeping a resource unimpaired and in good condition through ongoing minor intervention, undertaken from time to time, in its exterior condition. Ordinary maintenance does not change the external appearance of the resource except through the elimination of the usual and expected effects of weathering. Ordinary maintenance does not constitute work for the purposes of Chapter 127 of the Historic District Ordinance.
- **Delegation of Minor Classes of Work.** As written in Birmingham's Historic District Ordinance, the commission may delegate the issuance of certificates of appropriateness for specified minor classes of work to the planning division.

Examples of work on resources not reviewed by the HDC:

- Repairing and repainting a small portion of exterior wood cladding that has deteriorated
- Repairing a broken windowpane
- Repairing a rotted wood windowsill
- Repairing a broken door

Certificate of Appropriateness Process

A certificate of appropriateness (COA) is a written permit approval that is issued by the Historic District Commission for work that is appropriate and that does not adversely affect resources within historic districts.

How to Obtain a COA

If your property is located in a local historic district, regardless of whether it is a historic or non-historic resource, you must obtain a COA **before** beginning exterior work on your property. In addition, a performance bond must be posted, and a copy provided to the Building Official before a permit application will be presented to the Historic District Commission. If work is performed without a COA or a performance bond, completed non-compliant work may need to be retroactively removed or altered in order to obtain a COA.

The COA process is detailed on the following page.

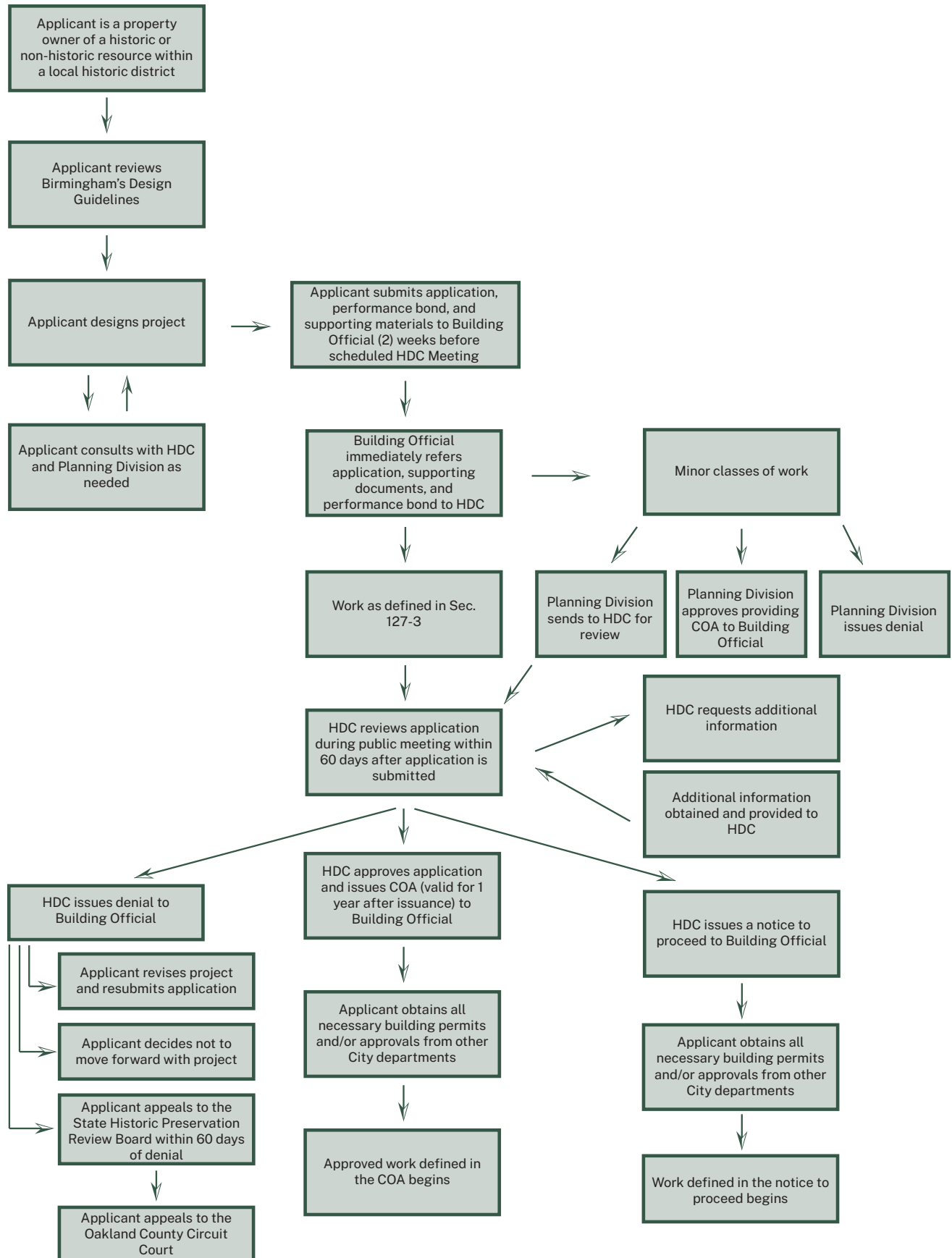
The COA process results in the following outcomes:

- **Issuance of a COA** by the HDC, to the Building Official
- **Issuance of a Notice to Proceed** by the HDC, to the Building Official. A Notice to Proceed is the written permission to issue a permit for work that is inappropriate and that adversely affects a resource, pursuant to a finding under Section 399.205(6) of Public Act 169 of 1970, as amended.
- **Denial of the permit application** by the HDC. Denial is the written rejection of a permit application for work that is inappropriate and that adversely affects a resource.

Depending on the type of work proposed, a COA may be approved administratively by the Planning Division staff or may be reviewed by the Historic District Commission. Examples of work listed below may be eligible for administrative approval by the Planning Division.

- Painting
- Installation and/or removal of doors and/or windows
- Lighting
- Landscaping
- Roofing material
- Dumpster enclosures
- Fences
- Screen walls

Contact the Planning Division for more information about what exterior changes can be administratively approved by Planning Division staff.



Tax Credits for Preservation

There are numerous advantages for properties located in designated historic districts including tax credits at both the state and federal level. Provided that certain parameters are met state and federal historic preservation tax credits provide a dollar-for-dollar reduction in the federal and state income tax liability, as applicable, for eligible recipients. More details about these programs are provided, below.

Federal Historic Preservation Tax Credit

The federal government offers a lucrative 20% tax credit for the rehabilitation of qualified historic buildings. The building must be income producing, however, which means owner-occupied buildings are not eligible for the federal historic tax credit. That being said, residential rental properties would qualify. The rehabilitation must be “substantial” meaning the qualified rehabilitation expenditures (QRE) exceed the building’s adjusted basis. The adjusted basis is generally defined as the purchase price, minus the value of the land, plus the value of any capital improvements made since the building acquisition, minus any depreciation already claimed. The State Historic Preservation Office and the National Park Service review each portion of the application to ensure the project complies with the Secretary of the Interior’s Standards.

Federal Historic Tax Credit Program: Explore more information about the program at the National Park Service’s Technical Preservation Office website: <https://www.nps.gov/subjects/taxincentives/index.htm>

Michigan State Historic Preservation Tax Credit Program: Explore more information about this program at: <https://www.miplace.org/historic-preservation/programs-and-services/historic-preservation-tax-credits/>

Michigan State Historic Preservation Tax Credit

The State of Michigan passed Public Act 343 of 2020 which is a program that helps support place-based projects while promoting the preservation of Michigan’s historic places. The credit is a 25% dollar-for-dollar reduction in state personal or business income tax. In order to be eligible, the property must be listed in the National Register of Historic Places, the State Register of Historic Sites, or be in a local historic district and either be individually listed or identified as contributing to a listed district. The credits are available as either Michigan Personal Income Tax Credits or Michigan Business Income Tax Credits or a combination thereof. Residents of Birmingham who have a building located in a local historic district can take advantage of this lucrative tax credit program by applying during the annual application window. Contact the State Historic Preservation Office for more information about how to apply for this program.



City of Birmingham, 2022

PART 1:
Historic Resources
in Birmingham

Historic Districts

The City of Birmingham has designated several non-contiguous historic districts throughout the city that largely center around the commercial business district. Many districts are individual properties, rather than entire streets or neighborhoods. There are also a small number of properties nominated to the National Register of Historic Places, which include the John W. Hunter House and the Grand Trunk Western Railroad Depot. In addition to formally designated districts, there are swaths of early- and mid-twentieth century neighborhoods that are not designated but nonetheless contribute to Birmingham's history. Although only exterior modifications in designated districts are subject to review by the Historic District Commission these other areas with a high concentration of historic resources may be areas in which to conduct future historic resource surveys to identify potential historic districts.

The historic districts described below are those that are presently designated as local historic districts by the City of Birmingham.



City of Birmingham, 2022



City of Birmingham, 2022



City of Birmingham, 2022

Central Business Historic District

Birmingham's Central Business Historic District is composed of several commercial buildings near the intersection of Maple Road and Old Woodward Avenue. Dating from the late-nineteenth and early-twentieth centuries, the buildings form the backbone of the commercial district. Exemplifying commercial building forms from these eras, most buildings are one or two stories with recessed entrances, large expanses of windows and glass, and constructed of masonry.



Central Business Historic District



Northwest corner of Maple and Old Woodward



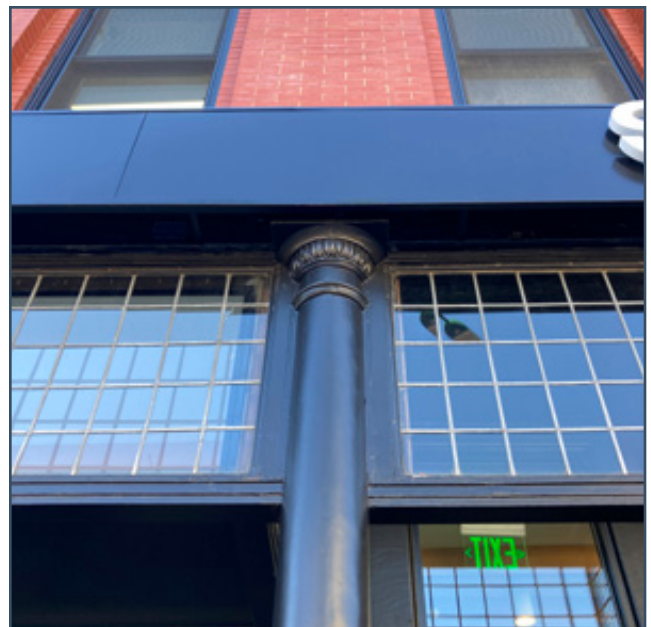
Historic commercial buildings on the north side of Maple west of Old Woodward



Northeast corner of Maple and Old Woodward



Historic commercial buildings on the east side of Pierce.



Storefront details of the Erity and Nixon Building.

Shain Park Historic District

Birmingham's municipal and public buildings surround Shain Park and are part of the Shain Park Historic District. Developed in the early-twentieth century, the park and municipal buildings illustrate the Tudor Revival and Colonial Revival styles that were popular during this time. Typical Tudor Revival architectural features in the district include English Bond brickwork, stone accents, and large, slate tile roofs. The Community House illustrates Colonial Revival details such as classical-inspired entrances and decorative cornices with modillions.



Shain Park Historic District



Shain Park



City Hall



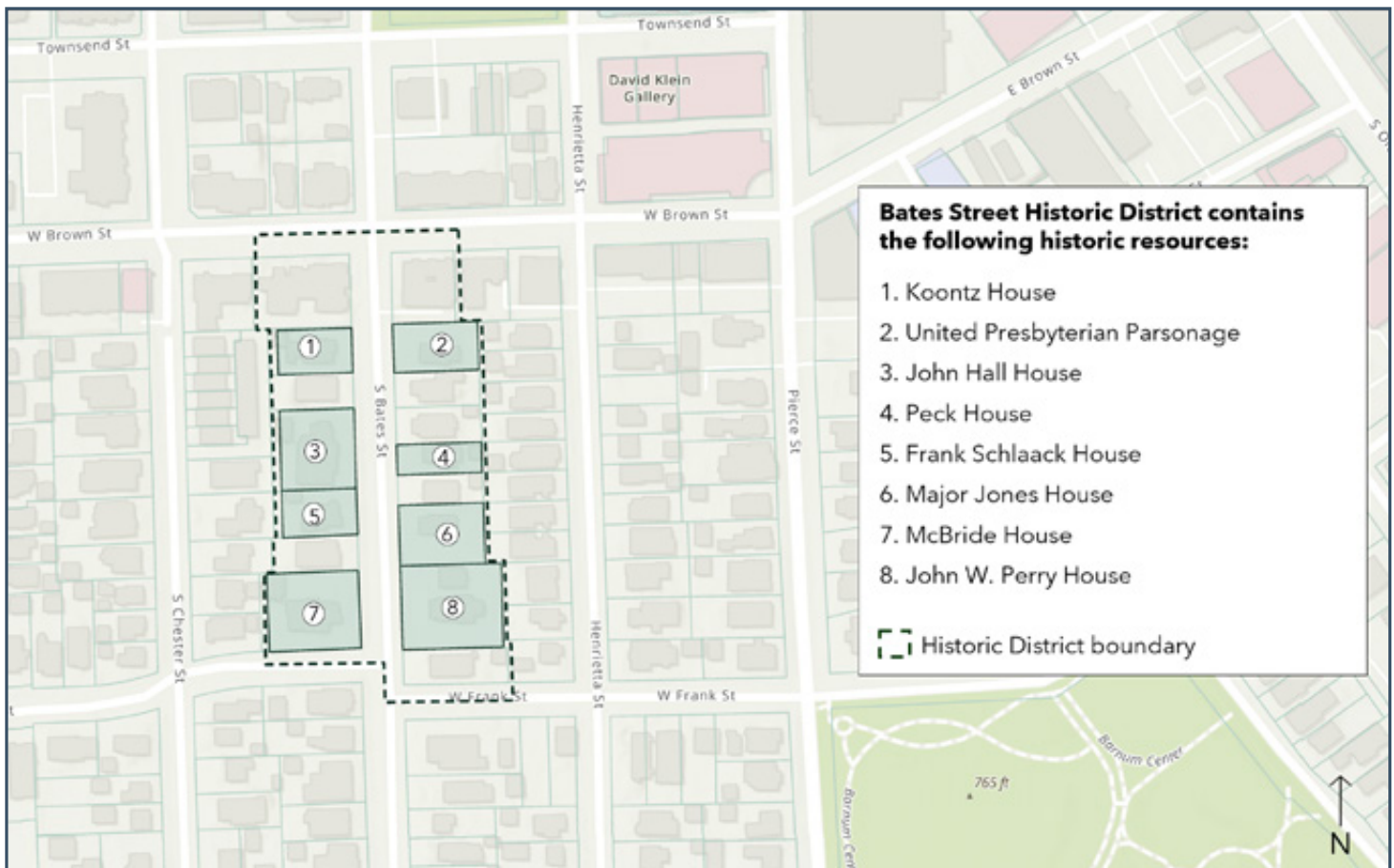
City Hall



Birmingham's Community House

Bates Street Historic District

The Bates Street Historic District contains houses on Bates between Brown Street and Frank Street. Homes within the district date to the late-nineteenth and early-twentieth centuries and display Queen Anne and Folk Victorian styles. Queen Anne style homes within the district have steeply pitched hipped or gable roofs with lower cross gables, porch spindle work and multiple exterior textures from the use of wood weatherboard and variously shaped wood shingles. In the Bates Street Historic District, the footprints of Folk Victorian homes were smaller compared to neighboring Queen Anne homes and decoration on Folk Victorian homes is more subdued. Common decorations in the district include applied gabled pediments above windows, small brackets, and bargeboard.



Bates Street Historic District



John Hall House



Historic houses along Bates Street



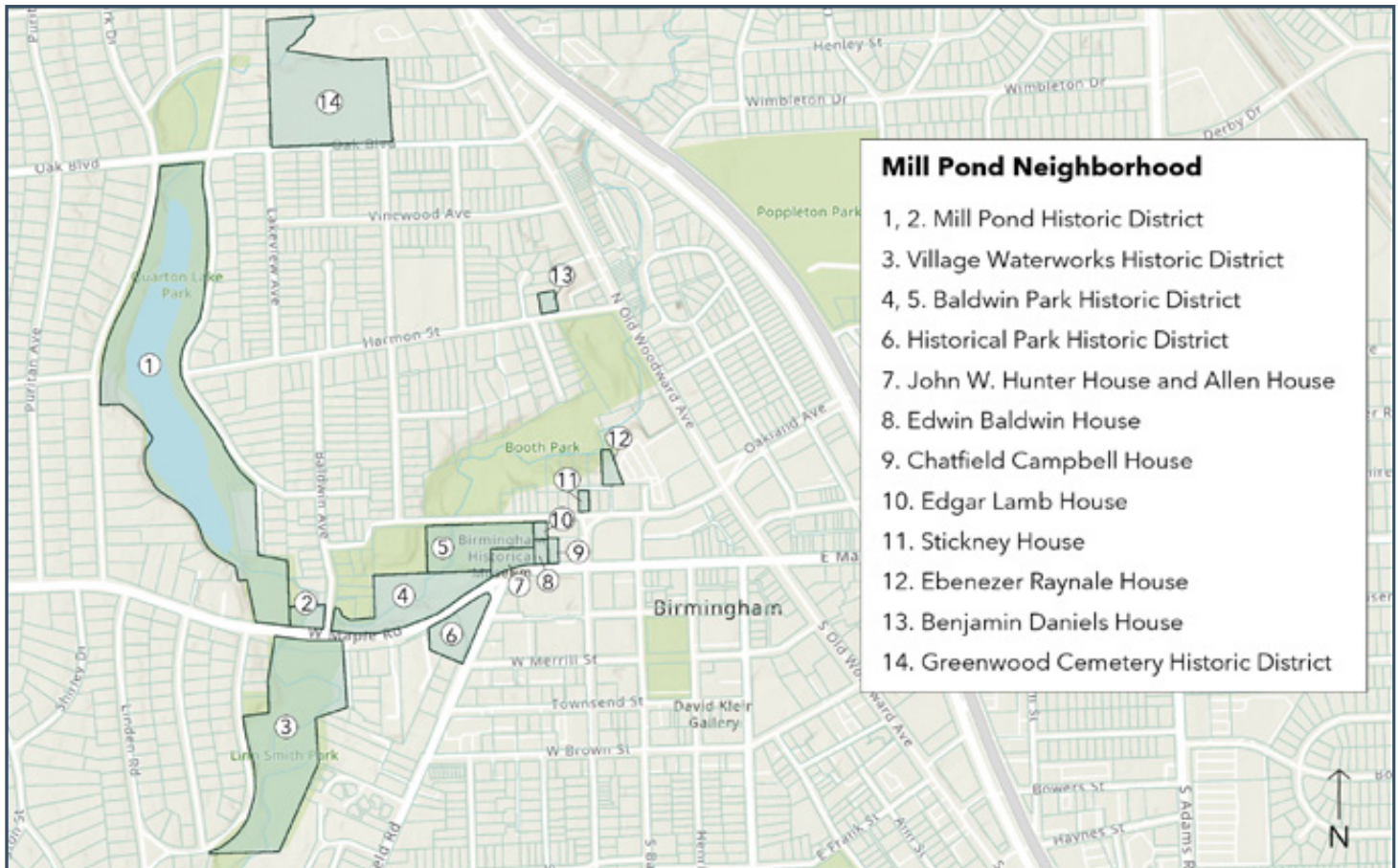
Frank Schlaack House



Major Jones House

Mill Pond Neighborhood

The Mill Pond Neighborhood contains several adjacent and dispersed properties. Historic resources are largely found near the intersection of West Maple and Southfield roads, but Greenwood Cemetery and the Benjamin Daniels House are north of this intersection. This neighborhood contains green space and public parks such as Baldwin Park, Quarton Lake Park, and Linn Smith Park. Some of the oldest homes in Birmingham are located here as well, including the Hunter House built in the early 1800s.



Mill Pond Neighborhood



The Allen House, part of the Mill Pond neighborhood.



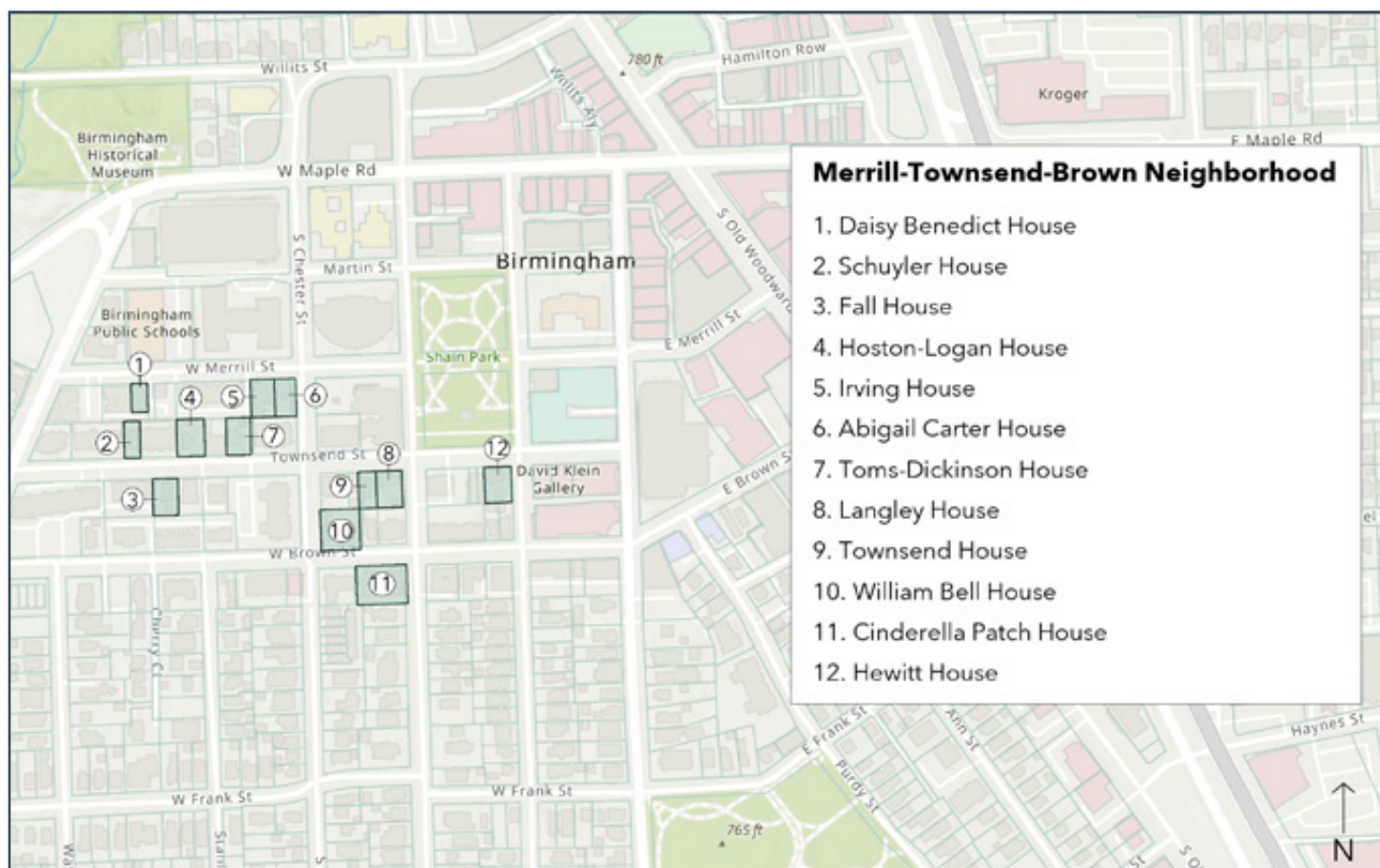
Greenspace within the neighborhood



Greenspace within the neighborhood

Merrill-Townsend-Brown Neighborhood

Several historic homes, each within a distinct historic district, make up the Merrill-Townsend-Brown Neighborhood. The homes date from the late-nineteenth century, exhibiting various architectural styles such as Italianate and Folk Victorian and illustrating common Midwest house forms like the Upright and Wing. Subtle architectural features throughout the neighborhood include the use of multiple exterior cladding elements and restrained wood trim.



Merrill-Townsend-Brown Neighborhood



The Cinderella Patch House



Historic Folk Victorian houses in the Merrill-Townsend-Brown Neighborhood



Historic Folk Victorian houses in the Merrill-Townsend-Brown Neighborhood



Historic Folk Victorian houses in the Merrill-Townsend-Brown Neighborhood

Other Noncontiguous Historic Districts

Several of Birmingham's historic districts are located west of Woodward, outside of the central commercial corridor and center of the city. These districts include individual homes and sites, illustrating a wide range of architectural styles from the mid-nineteenth century up to the early-twentieth century. One example is the Eli Wooster House, dating to the mid-nineteenth century, which is an Upright and Double Wing house in the Greek Revival style. Several Victorian period farmhouses are designated, and are identifiable by their spindle work, large porches, and decorative wood trim.



Other Noncontiguous Historic Districts



Birmingham Grand Trunk Western Railroad Depot



Richard Erwin House



Hood House

Historic Architectural Styles in Birmingham

There are a variety of architectural styles found in Birmingham. Many of the following descriptions are based upon Virginia McAlester's seminal guidebook *A Field Guide to American Houses*. This book is an excellent source for further information about residential architectural styles and their typical features.

Folk, before 1850-1930

Greek Revival, 1825-1860

Italianate, 1840-1885

Victorian Period, 1860-1900

Stick, 1860-ca.1890

Folk Victorian, ca.1870-1910

Queen Anne, 1880-1910

Colonial Revival, 1880-1955

Dutch Colonial Revival, 1880-1955

Tudor Revival, 1890-1940

Prairie, 1900-1920

Craftsman, 1900-1930

Art Deco and Streamline Moderne, 1920-1940

Minimal Traditional, ca.1935-1950

Ranch, ca.1935-1975



Example of Folk, before 1850-1930



Example of Greek Revival, 1825-1860



Example of Folk Victorian, ca.1870-1910

Folk, before 1850-1930

Folk style is one of the earliest and longest-lasting architecture styles and has multiple subtypes including Native American, Pre-Railroad, and National. Unlike other architectural styles which were the product of changing taste and fashion, Folk houses exhibit little architectural decoration and are often simple, unornamented dwellings built with little regard to popular fashions or taste. Folk architecture often uses locally sourced materials, particularly in the Native American and Pre-Railroad subtypes where sourcing materials from a distance was often not feasible due to lack of transportation.

Native American Folk architecture typically constituted of wood frame or earthwork construction and is the earliest Folk structures seen in the United States. European colonists began constructing their variation of Folk architecture upon settling in the Americas in the 17th century until a nationwide railroad system was in place at the end of the 19th century. Pre-Railroad Folk houses typically consisted of hand-hewn timber frame houses, log houses, local stone, or earthwork masonry buildings depending on local material availability.

As a nationwide railroad network developed in the latter half of the nineteenth century, Folk National houses proliferated as material required for balloon framing and wood clapboard became easily transported nationally and mass-produced. Folk National houses typically assume folk forms such the I-house, Upright and Wing, and Gable Fronter, but are constructed of mass-produced, light wood framing rather than hand-hewn, heavy timber framing. Folk National houses lack ornament and are often clad in wood siding. Many houses in Birmingham are Folk Victorian, informed both by Folk forms and details from the Victorian period.



A Gable Fronter from the early-twentieth century with very minimal decoration.



A one-and-a-half-story Folk house reminiscent of the I-house from the mid-nineteenth century.



The original portion of this house is an Upright and Wing.

Greek Revival, 1825-1860

The Greek Revival style was popular throughout the U.S. during the mid-nineteenth century as an ode to the ancient Greeks and the birth of democracy. Characterized by a shallow side or front gable roof, a prominent entablature, cornice returns, and wood clapboard painted white, the style was once prevalent throughout southeast Michigan, including Birmingham. High style examples may incorporate classical columns, pilasters, pedimented windows, and elaborately detailed entryways. Historic windows are double-hung wood sashes with 6 lites per sash. Decoration is often limited or excluded from vernacular examples, but the prominent entablature and cornice returns are found on many examples.

Italianate, 1840-1885

The Italianate style was most popular during the 1840s through the mid-1880s with characteristic features of low-pitched roofs, widely overhanging eaves often supported by decorative brackets, and decorative window hoods. Windows are often tall and narrow, with each sash containing 1 or 2 large panes of glass. Elaborate Italianate houses may feature a cupola or tower. Italianate houses are most commonly two or three stories with one story variations rarely seen.



The Daniels House is an example of the Greek Revival style with its prominent entablature, 6-over-6 windows, and shallow gable roof. The ogee arches near the center of the building would have once been open, accessing a loggia. The Upright and Wing form is characteristic of Folk architecture in southeastern Michigan.



The prominent entablature and cornice returns on the gable end of the Hunter House.



Both the Schuyler House in the Merrill-Townsend-Brown Neighborhood (above) and the John W. Perry House in the Bates Street Historic District (left) illustrate the Italianate style with overhanging eaves and brackets and tall, narrow windows.

Victorian Period, 1860-1900

The Victorian period ushered in a series of architectural styles all popularized between 1860 and 1900 during the reign of the United Kingdom's Queen Victoria. These styles include: Second Empire, Stick, Queen Anne, Shingle, Richardsonian Romanesque, and Folk Victorian. There are a few Queen Anne style houses in Birmingham and a fair number of Folk Victorian style houses.

Folk Victorian, ca.1870-1910

Folk Victorian is closely related to the Folk National style and has characteristics of both Folk and Victorian styles. These houses are less elaborate than the Victorian Queen Anne styles seen above. Folk Victorian style houses have Folk National forms but often have decorative details associated with the Victorian period including spindle work, frieze work, decorative wood trim, and other decorative features such as elaborated window cornices.

Queen Anne, 1880-1910

Houses in the Queen Anne style typically have a steeply pitched cross gabled or hipped roof with lower cross gables. Of all the Victorian Period subtypes, this style tends to have the most decorative detail such as Palladian windows, windows with colored glass, decorative brickwork, multiple shingle patterns, and spindle work. This style is often irregular in form with angled walls, projecting bays, towers and turrets.

Stick, 1860-ca.1890

The Stick style subtype was a transitional style between early Victorian examples such as Carpenter Gothic and later Queen Anne styles. Stick style designs utilize the wall of the house itself to express design elements. This is evident by wooden wall cladding interrupted by horizontal, vertical, and diagonal stickwork (wooden boards) applied to the wall surface. Decorative trusses are often found in the gables of these homes.



The hipped roof with lower cross gables, mixture of wood shingles and weatherboard, large porch, bay window, and irregular shape are characteristic of the Queen Anne style.



The cross-gable form was incredibly popular for Folk Victorian houses throughout Michigan and the Midwest



Stick style placeholder image

Victorian Period, 1860-1900

Folk Victorian, ca.1870-1910



The presence of frieze work, gable decoration, tall and narrow rectangular windows, and decorative window cornices indicate the Folk Victorian style



Porch frieze work



Folk Victorian with minimal decoration



Bargeboard decorating the gable end

Victorian Period, 1860-1900

Queen Anne, 1880-1910



Multiple roof shapes are also characteristic of the style.



The Richard Erwin House, a large Queen Anne example

Colonial Revival, 1880-1955

Colonial Revival was inspired by the 1876 Philadelphia Centennial event celebrating the centennial of America's independence. This revival style represented to some a romanticized look back to the colonial period and a renewed patriotism in the nation. The Colonial Revival style is often applied to buildings with rectangular footprints with hipped or side gabled roofs. The entryways are often centered on the façade, accentuated with a portico, pilasters, a broken triangular or segmental pediment, fanlights, or sidelights. Windows are often paired, and each sash usually holds 6, 8, 9, or 12 panes. Some more elaborate Colonial Revival buildings also feature denticulated cornices. Red brick veneer is a common exterior cladding, but wood cladding may be present instead.



Birmingham's Community House exemplifies the Colonial Revival style with its classically inspired portico and entrance, denticulated cornice, 8-over-8 windows, and incorporation of large bay windows not usually found in original colonial buildings.



A Colonial Revival example clad in brick veneer.



A modest Colonial Revival house with an elaborated entrance, non-functioning shutters, simple square footprint, and side gable roof.



The cantilevered second story, shutters, classical entrance, and side gable roof indicate the Colonial Revival style.



The paired, 6-over-6 windows, shutters, portico, symmetrical façade, and side gable roof are indicative of the style.

Dutch Colonial Revival, 1880-1955

Dutch Colonial is considered a subtype of the Colonial style. The Dutch Colonial style was prevalent from around 1625 to circa 1840 and was most often found in areas of Dutch settlement along the Hudson River in the northeast United States. Dutch Colonial Revival, similar to Colonial Revival, was popularized at the tail end of the nineteenth century into the early- to mid- twentieth century during a renewed interest in early English and Dutch colonial houses. Gabled roofs with flared eaves and gambrel roof forms, often with a large, shed dormer, are characteristic of the Dutch Colonial Revival style. Wood cladding and stone often clad the exterior.



A large gambrel roof with a shed roof dormer. The facades of Dutch Colonial Revival houses are often symmetrical.



Another example of a Dutch Colonial Revival house with a gambrel roof and shed roof dormer.



The gambrel roof with flared eaves paired with a large, shed roof dormer are characteristic of the Dutch Colonial Revival style.

Tudor Revival, 1890-1940

Tudor Revival architecture was at its peak popularity from 1900 up through the 1940s. The exterior of Tudor Revival houses is often clad in dark red brick veneer. Multiple brick veneer patterns, decorative brickwork, stone accents, and false half-timbering are used to decorate the exterior. A steeply pitched side or front gable roof shelters the house and a prominent front-facing gable may be present. Doorways may be rounded, and windows are likely multi-paned leaded glass panels in wood frames or steel casement windows. Chimneys tend to be prominently placed and topped with decorative chimney pots.



Tudor Revival house with a prominent, front-facing gable and decorative half-timbering



The use of multiple exterior cladding materials, prominent gables, and decorative chimney pots illustrate the Tudor Revival style.



Detailed view of decorative half-timbering



Round arched doors with vertical wood cladding and strap hinges, placed within small gables, are characteristic of the style.



A stucco exterior clads this Tudor Revival with a large, front-facing gable and brick accents around window and door openings.

Prairie, 1900-1920

The Prairie style is a form of early Modernism popularized by architect Frank Lloyd Wright. The style was at its peak popularity from 1900 to 1920. Prairie style houses often have hipped roofs with widely overhanging eaves. Further, they tend to have wide, open porches supported by rectangular columns. Prairie style is similar to Craftsman style in its use of rectangular columns, wide overhanging eaves, and windows with divided lites often in a 3-over-1 pattern. Prairie style houses often exhibit an American Foursquare form.



Another American Foursquare in the Prairie style.



The Prairie style, with the characteristic hipped roof, hipped roof dormers, widely overhanging eaves, and large porch, is often applied to the American Foursquare form.



Closeup image of the hipped roof, hipped roof dormers, widely overhanging eaves, and 3-over-1 windows

Craftsman, 1900-1930

The Craftsman style is one of multiple Early Modern architectural styles popularized from around 1900 to 1930. Craftsman houses typically have low, gabled roofs and feature exposed rafter tails or decorative false beams or brackets under the gables. The Craftsman style is typically seen on one-and-a-half story bungalow houses but is also applied to two-story houses on occasion. Bungalow type Craftsman houses often have low pitch shed roof dormers or gable roof dormers with exposed rafter tails centered on the primary façade. Craftsman style houses often have deep covered porches supported by battered piers or columns. Windows and doors are similar to those found on Prairie style buildings, and the windows tend to have divided lites in 6-over-1 or 3-over-1 configurations. The Craftsman style is particularly popular in Metro Detroit and Birmingham is no exception. There are many Craftsman style Bungalows in Birmingham.



Battered wood piers, a large full-width porch, 3-over-1 windows, and protruding roof beams are some of the Craftsman details applied to this large Foursquare form.



A large Craftsman Bungalow with a front gable dormer, full-width porch with brick piers topped with battered wood piers, and extended eaves with rafter tails and knee brackets.



Exposed, extended eaves with visible rafters are characteristics of the Craftsman style.



This Craftsman style house has knee brackets, a large porch with massive brick piers, a gabled roof, and 3-over-1 windows.



A Craftsman Bungalow with a gabled porch with battered wood piers resting on brick piers, rafter tails, and decorative windows in the gable end.

Art Deco and Streamline Moderne, 1920-1940

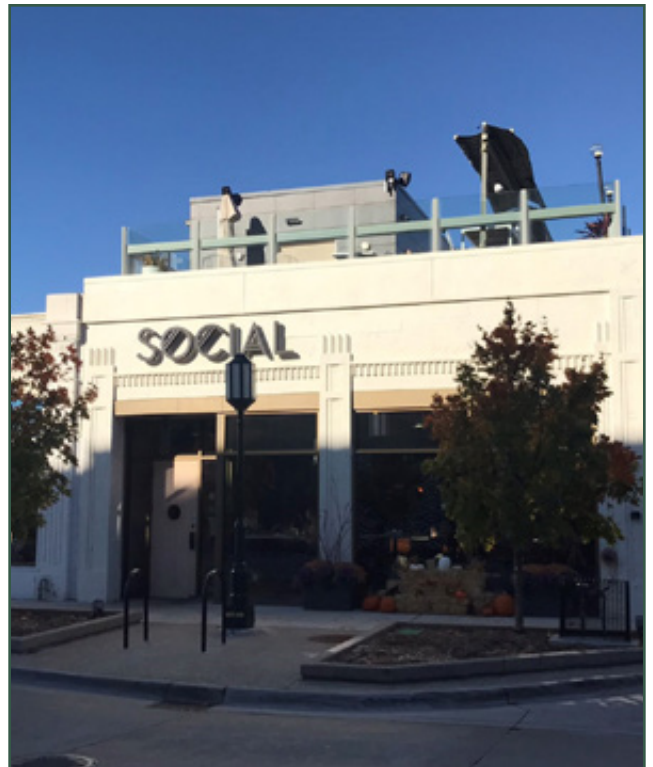
Art Deco and Streamline Moderne were popularized circa 1920 to 1940 and were typically used on commercial and public buildings. Art Deco buildings emphasize the horizontal with flat walls and roofs with stylized geometric motifs often used on the cornice, parapet, and around openings. The geometric patterns are often chevrons and zigzags. Streamline Moderne buildings are characterized by their streamlined, minimal appearance, smooth wall surface, asymmetrical façade, curved corners, and horizontal emphasis.



Closeup view of the geometric motifs on an Art Deco building



The curved corners with curved glass and stark façade are indicative of Streamline Moderne



Small Art Deco building with geometric motifs paired with a smooth wall surface

Modern and Contemporary, ca.1925-1970

Modern and Contemporary architecture are characterized by an emphasis on form and a lack of ornament. While there is debate about the precise start and end dates of the Modern Movement, in America its peak popularity spanned from about 1925 to 1970. Many Modern style buildings use innovative materials such as cast concrete, aluminum curtainwall systems, and fiberglass spandrel panels. This style should not be confused with 21st-Century Modern which is a style common to residences constructed in the early 2000s exhibiting geometric forms and unifying materials.



Modern buildings often incorporate new materials, with the building above incorporating expanses of glass and pebbled spandrels into the design.



View of textured panels



Verticality is emphasized by the narrow windows and solid spandrels organized in columns on the side elevation. The use of molded, textured panels on the façade is also characteristic of Modern buildings.

Minimal Traditional, ca.1935-1950

The Minimal Traditional style originated in the midst of the Great Depression and the popularity of the style soared through World War II and the post-war era as more and more Americans desired to become homeowners to satisfy the “American Dream.” The Minimal Traditional style was most popular between 1935 and 1950 and its qualities and characteristics are largely shaped by guidelines released by the Federal Housing Administration (FHA) during that time. The Minimal Traditional house has a small footprint and is often one-story. The house is often side gabled and occasionally has a front-facing gable detail on the façade. These houses have minimal to no architectural detail and are typically built as tract housing. Due to Birmingham’s development patterns, the majority of Minimal Traditional style houses are on the east side of the city, east of Woodward Avenue.



Small houses with minimal decoration and side gable roofs are indicative of the Minimal Traditional style. Brick and stone veneer and siding are incorporated into the exterior cladding on this



Streetscape of Minimal Traditional housing east of Woodward.



These examples illustrate the small front-facing gable often found on Minimal Traditional houses.

Ranch, ca.1935-1975

The Ranch style, like the Minimal Traditional style, emerged in the midst of the Great Depression but remained popular much longer, throughout the 1970s. The Ranch style is characterized by its long, low forms often with side gable or cross gable roofs. Ranch style houses often have moderate eave overhangs and may feature large, fixed picture windows or windows designed for maximizing cross ventilation such as jalousie, awning, or hopper windows. Ranch style houses often have multiple cladding styles such as siding, brick, and stone and may incorporate garages into the core block of the house or connect to a garage via a breezeway. Due to Birmingham's development patterns, the majority of Ranch style houses are on the east side of the city, east of Woodward Avenue.



This small, Ranch style house has a side gable roof, large picture window, and cladding includes brick veneer and siding.



A low, Ranch style house with brick veneer and siding, a large picture window, and a front-facing gable.



Small Ranch style houses



Streetscape of mid-twentieth century Ranch style houses

**PART 2 IS IN PROCESS AND WILL BE COMPLETED
AT NEXT DELIVERABLE PHASE**

PART 2:

Design Guidelines for Historic Commercial Resources

Treatment of Historic Commercial Building Elements

Table of Contents for Part 2

- X Storefronts
- X Windows
- X Doors
- X Exterior Cladding
 - X Wood
 - X Masonry
 - X Metal
- X Roofing, Penthouses, and Rooftop Equipment
- X Awnings and Canopies
- X Signage
- X Lighting
- X Signage
- X Sidewalk Cafes and Patios
- X Maintenance
- X Additions

Storefronts

The storefront is the most important part of a commercial building. Serving as the face of the business, the expansive areas of glass, architectural decoration, and signage characterize the storefront and draws customers to the establishment. Large expanses of glass providing views of the interior and product displays are characteristic features of commercial architecture. The majority of Birmingham's historic commercial buildings fall into national typologies characteristic of the late-nineteenth and early-twentieth century. Characteristic features include heights ranging from one to four stories, the presence of commercial space on the ground floor and private or office space on the upper floors, and a recessed entrance.

Recommended

- Identifying, retaining, and preserving all historic storefront elements including such items as the ratio of glass to building surface, the arrangement of the entrance and windows, architectural decoration related to the storefront, and any historic flooring or ceiling materials within the storefront
- Inspecting and addressing routine maintenance issues related to the storefront
- Preserving a recessed entrance with a decorative ceiling and floor, which are characteristic features of historic storefronts
- Retaining expanses of glass and display windows on a commercial building's façade
- If historic transom windows are located beneath modern cladding material, removal of the cladding material and repair and preservation of the transom windows is advised
- Repairing storefront materials by patching, splicing, consolidating, or otherwise reinforcing
- Only replacing storefront components that are beyond repair
- Replacing components with the same materials, or materials as close as possible to the historic in terms of color, dimension, texture, and finish

Acceptable

- Replacement of historic storefront materials with functionally and visually appropriate materials if repair is not possible or the historic materials cannot be procured. The replacement materials match the historic storefront in dimension, profile, type, arrangement, and glazing pattern

Not Recommended

- Removal of historic storefront features
- Replacement of historic materials with unsuitable modern materials if the historic features could be repaired or replaced in-kind
- Altering the arrangement of the entrance and windows on the façade of the building
- Glazing with a tint or reflective coating
- Infilling space previously occupied by windows
- Removing historic flooring, such as tile, or historic ceilings within the storefront



Caption



Caption



Caption

Storefronts



Caption



Caption



Caption



Caption

Windows

Windows are integral features of historic commercial buildings. They allow light to enter the interior, they provide ventilation, and they allow businesses to draw customers into their establishment. For commercial buildings that are multiple stories, the upper stories usually employ rectangular or arched windows.

Recommended

- Identifying, retaining, and preserving windows and their functional and decorative features. This includes features such as frames, transoms, sashes, glass, glazing patterns, trim, and pediments.
- Preserving the ratio of glass to building surface
- Preserve the placement and size of windows on the façade and other elevations
- Inspecting windows yearly for maintenance needs. Inspect the condition of paint, wood, glazing compound, hardware, sills, and other window components
- Performing routine yearly maintenance on windows
- Identifying and resolving the root cause of premature window deterioration. For instance, a wood or steel window may be excessively deteriorated not because of faults in its materials, but because the window header does not have a drip line which would route water away from the window
- Repairing historic windows by patching, splicing, consolidating, or otherwise reinforcing. Wood that appears to be deteriorated can often be repaired rather than replacing the entire window
- Only replacing window components that are beyond repair
- Replacing window components with the same materials, or materials as close as possible to the historic materials

Acceptable

- Replacement of historic windows with functionally and visually appropriate replacement windows if the historic window units are deteriorated beyond repair
- Replacement windows matching the historic windows in material, dimension, profile, type, arrangement on the exterior, and glazing pattern
- Replacement of historic windows that could be repaired
- Replacement of historic windows with unsuitable modern windows
- Installing replacement windows that alter window size, orientation, arrangement, types, profiles, and glazing patterns
- Glazing with a tint or reflective coating
- Infilling space previously occupied by windows

Not Recommended



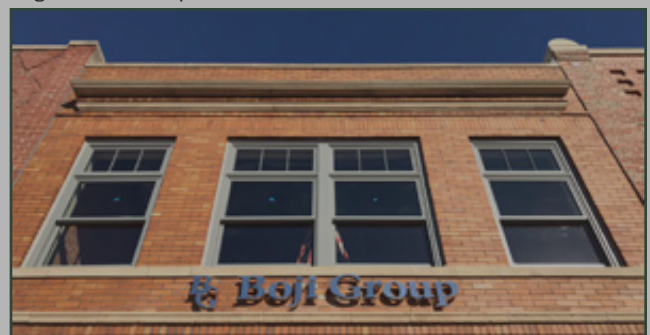
The replacement of historic windows with modern, fixed-sash windows is not recommended as it alters historic, character defining features of the building



Maintaining and repairing historic windows is recommended. Where possible, the diamond pane leaded glass windows have been preserved.



If historic windows are deteriorated beyond repair and cannot be replaced in-kind, modern replacement windows that mimic the originals are acceptable.



Doors

Doors work in tandem with the storefront to invite customers into commercial spaces and often contain information about the establishment. Ornately decorated doors are generally reserved for the façade, whereas utilitarian doors are relegated to side and rear elevations. As with commercial windows, commercial doors often contain large expanses of glass which is a character defining feature and should be retained.

Recommended

- Identifying, retaining, and preserving historic doors and all their associated components such as screen doors, hardware, trim, transoms, sidelights, fanlights, and door surrounds
- Repairing historic doors by patching, splicing, consolidating, or otherwise reinforcing. Wood doors that appear to be deteriorated may be repaired rather than replaced
- Only replacing doors and their components that are beyond repair
- If a historic door must be replaced, installing a door constructed of the same materials, using the same design and profile, and of the same size as the historic door
- If an historic door is missing or the historic door was previously removed, installing a new door sensitive to historically appropriate materials, designs, profiles, and styles

Acceptable

- Installing a new door using a substitute material that matches the historic door in design, size, profile, and shape
- Installing a screen door where there was none historically, so long as the historic door remains highly visible through the screen

Not Recommended

- Replacing a functioning or repairable historic door with a door of modern materials and incompatible design
- Installing a replacement door that does not match the historic in design, such as paneling, number of lites, or color
- Removing or enclosing transom lights, fanlights, or sidelights
- Removing or altering a historic door surround
- Altering the shape or location of the door opening
- Adding a new door to the façade or a visible location on a side elevation



Maintenance, repair, and preservation of a historic door



Although it is recommended that historic doors be maintained and repaired, if this cannot be done, replacement with a modern door that is complementary to the design and era of the building is acceptable.



The replacement door above is not complementary to the historic building's style, and is therefore not recommended.

Exterior Cladding

General Recommendations on Exterior Cladding Materials

- Retaining and preserving historic cladding materials
- If historic cladding material is severely deteriorated beyond repair, installing new cladding material to match the historic material in dimension, texture, color, and profile is recommended
- If portions of severely deteriorated cladding must be replaced, it is recommended that replacement occurs only where necessary and splice new, matching material with existing material rather than replacing in full
- Alternative or modern cladding materials (i.e., aluminum, hardy board, fiber cement board, vinyl) are only used as secondary materials, new construction, or if historic cladding materials are too deteriorated to repair or patch with in-kind materials
- When mixing existing historic cladding and new modern materials, it is recommended that the historic cladding reads as dominant while the modern cladding material exists on secondary building features and secondary elevations
- It is not recommended that low durability replacement materials be installed at ground level where they may be in contact with road salt, water, and foliage. For example, avoid installing new stucco or exterior insulation and finish system (EIFS) at the ground level where they will prematurely weather

Additional guidelines for the most common exterior cladding materials on commercial structures are detailed below.



Wood and brick cladding



Masonry



Metal

Exterior Cladding

Wood

Historically, wood was one of the most commonly used exterior cladding materials with wood weatherboard and shingles being two of the most common types. Wood exterior cladding materials contribute greatly to the integrity and character of historic buildings. Guidelines on proper treatment of historic wood cladding are as follows:

Recommended

- Identifying, retaining, and preserving wood features that are important to the overall historic character of the resource
- Maintaining and repairing existing wood features to retain the character of the building
- Cleaning wood siding with a gentle, water-based cleanser on an as-needed basis
- Painting or staining existing wood cladding to protect the wood surface from UV and water damage
- Removing damaged, peeling, or deteriorated paint to the next sound layer by hand scraping or hand sanding and then repainting
- Repairing wood cladding and trim by using the same material to patch, consolidate, splice, and reinforce the existing historic material
- Repairing damaged or deteriorated wood cladding and selectively replacing where necessary by splicing in new replacement portions
- Replacement wood elements are minimally used only when the existing wood is too deteriorated to repair
- When replacement wood is installed to replace deteriorated wood, the replacement pieces are painted or stained to match the adjacent pieces

- Replacing missing elements or damaged pieces to match the existing size, shape, width, profile, orientation, and installation method of the existing siding

Acceptable

- If replacing historic cladding, inspecting the existing historic cladding prior to covering or removal to determine the cause of any existing damage. Eliminate the source of the damage prior to installing new synthetic cladding
- When maintenance, repair, or in-kind replacement of the existing historic cladding material is not feasible, using a modern cladding material may be considered. It is recommended that the new material be installed atop the existing wood siding rather than removing the historic wood siding, and that the installation method is done in a manner where, in the future, the modern cladding material could be removed, and the historic wood siding underneath could be restored
 - If covering would damage the historic material, that would become a “not recommended” treatment
- Installing replacement siding so as not to obscure existing character-defining trim details around windows, at edges of elevations, and around doors

Not Recommended

- Cleaning wood cladding with abrasive methods such as high-PSI pressure washing, or media (sand, silicates, etc.) blasting is prohibited
- Stripping paint from wood siding which was historically painted or leaving it as a ‘natural’ finish
- Unnecessarily replacing historic siding or trim with modern materials which contributes to a loss of historic fabric and negatively impacts the integrity of a historic resource. If the existing cladding material is damaged beyond repair and must be removed, then replacement of the historic material may be considered
- Covering architectural details such as trim, window and door hoods, or ornamental shingles with replacement siding



Exterior wood cladding in Birmingham's commercial district is largely limited to decorative details



Maintenance and repair of original wood exterior details is key. The wood in the image above requires some repair from water damage and repainting.



Exterior wood maintained with adequate painting

Exterior Cladding

Masonry

Masonry encompasses a variety of materials ranging from brick to terracotta, clay, ceramic tile, granite, stone, stone veneer, stucco, cement, and cement block. It also includes the mortar used to attach the masonry units to each other. Masonry is used in a variety of ways on commercial buildings, most commonly used as foundation material, exterior cladding material, and decorative details. Masonry is often a character defining feature of commercial buildings and the preservation and maintenance of such masonry is critical for preserving the integrity of the structure.

Recommended

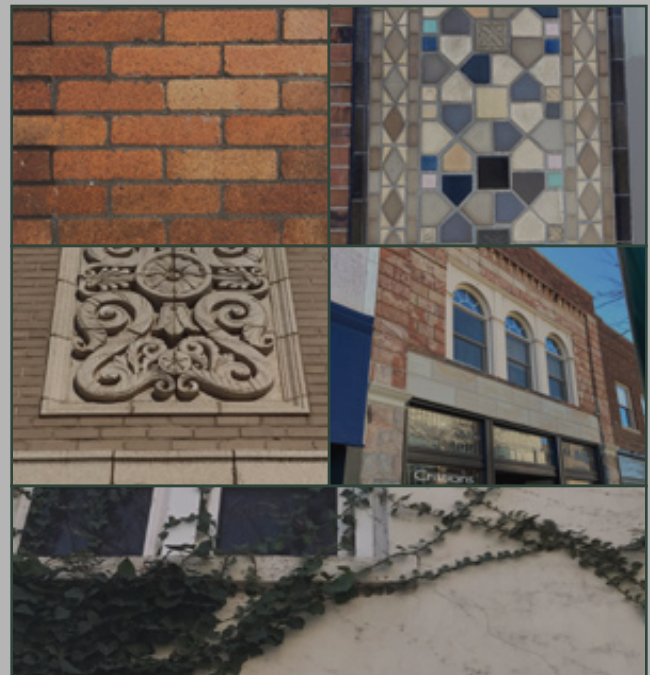
- Identifying, retaining, and preserving historic masonry, mortar, and stucco
- Protecting and maintaining decorative masonry such as brick, stonework, terracotta, clay tiles
- Only cleaning masonry to halt further deterioration or to remove stubborn stains and graffiti
- Cleaning masonry using the gentlest means possible, ideally a water-based cleanser
- Repointing mortar that is missing or deteriorated or if sufficient mortar is missing to cause water infiltration into the wall system
- Repointing using a new mortar which matches the existing mortar compressive strength, composition, color, texture, joint size, joint profile, and method of application
- Replacing missing or deteriorated masonry units to match the existing in dimension, material, color, texture, finish, and profile. The replacement units match the historic installation method and course type

Acceptable

- Removing paint from masonry with a gentle water-based or chemical-based detergent so long as the detergent does not damage the masonry. Always test removal methods on a small, inconspicuous area of the exterior
- Applying maintenance coats of paint to already painted masonry
- Replacing decorative masonry features which are missing or damaged beyond repair using accurate historic documentation of the historic feature, or if documentation is not available by using a new design which is compatible with the existing historic structure
- Replacing masonry features which are missing or damaged beyond repair, with modern materials that mimic the color, texture, and finish of the historic material if the historic material is no longer available

Not Recommended

- Using abrasive cleaning methods such as high-PSI pressure washers or media blast cleaning systems is prohibited. These methods damage masonry materials, such as the face of brick and terracotta glaze, and contribute to spalling and future water infiltration
- Painting unpainted masonry. This can damage the existing material and lead to water being trapped in the masonry units which accelerates spalling and deterioration
- Installing new decorative masonry features which appear falsely historic such as decorative sills, brackets, gargoyles, or lions



Masonry materials include, from left to right, brick, tile, terracotta, stone, and stucco



The maintenance and repair of historic brick and mortar is recommended



The replacement of the historic tile on the left side of the image with modern tile on the right is not recommended

Exterior Cladding

Metal

Metal may be incorporated into historic commercial buildings through the use of metal cornices, columns, window hoods, and trim. These features contribute greatly to the historic character of the building, and it is recommended they be maintained, repaired, and preserved.

Recommended

- Identifying, retaining, and preserving metal features through regular maintenance, such as preventing and treating rust and corrosion
- Clean metal features only as needed and using the gentlest means possible
- Only patching or replacing features that have deteriorated beyond the point of repair

Acceptable

- If replacement of damaged features using in-kind materials is not feasible, replacement materials match the historic materials in terms of design, finish, and dimensions. Replacement material do not negatively interact with remaining metal features

Not Recommended

- Using incompatible materials such as asphalt or tar to patch deteriorated metal features
- Cleaning metal features with abrasive methods such as media blasting



The metal elements of this storefront have been adequately maintained

Roofing

The roof is often a highly visible, character defining feature of a historic commercial building that contributes to the historic integrity of the building and a surrounding historic district. The roof also shields the interior from the elements. Penthouses can also be historically significant. Therefore, the maintenance, repair, and preservation of these features is important.

Recommended

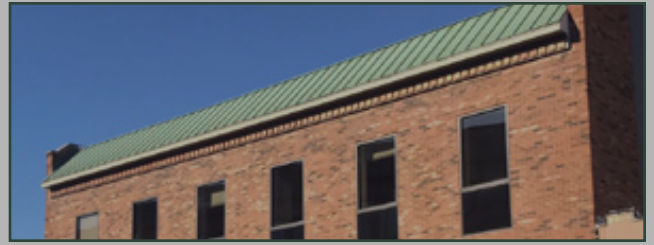
- Identifying, retaining, and preserving the historic roof and any roof elements such as dormers, gutters, and chimneys in terms of materials, texture, decoration, form, and dimensions. Materials and methods used for repair match the historic materials and methods used
- Maintaining and repairing historic penthouses
- Additional roof drainage such as downspouts, gutters, and scuppers are not visible from primary facades
- Only replacing historic materials that are beyond repair and replacing historic materials with in-kind materials. If replacement of the historic material is not technically feasible, the replacement material is matched as closely as possible to the historic material in terms of color, texture, dimensions, and design

Acceptable

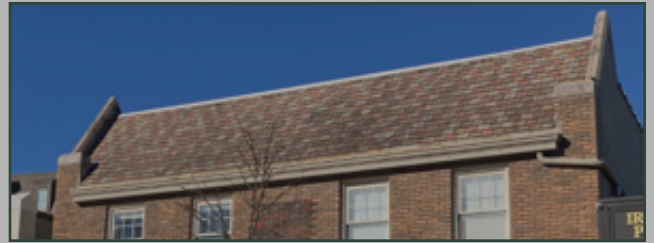
- Replacement of materials which are deteriorated beyond repair or can no longer be obtained for in-kind replacement with substitute materials that mimic the historic materials in dimension, color, design, texture, and appearance
- Addition of new rooftop features such as a penthouse or modern rooftop equipment that are sensitive to the historic character of the building in terms of scale, materials, and design. The incorporation of new penthouses or rooftop equipment is not visible or minimally visible from the public right-of-way

Not Recommended

- Alteration of roof form or pitch
- Addition of a penthouse or rooftop equipment within the line of sight from the public right-of-way
- Replacement of historic materials with modern materials in lieu of repairing or replacing in-kind
- Removal or addition of prominent roof elements that are incompatible with the building's design



Caption



Caption



Caption



Caption

Awnings and Canopies

On historic commercial buildings, awnings and canopies shield window and door openings from the sun, shelter customers and products from inclement weather, and provide advertising space.

Recommended

- Identifying, retaining, and preserving any historic awning and its associated components such as retractable awnings and awning frames. Maintenance and repairs are done in a manner that preserves sound materials
- Replacing an awning that is damaged beyond repair with in-kind materials and design
- Removing non-historic awnings that obscure character defining features

Acceptable

- If repairing or replacing an awning in-kind is not feasible, selecting a replacement awning with the historic in terms of shape, material, color, texture, and design
- Installing awnings on a building that did not historically have awnings, so long as the new awnings are historically appropriate in terms of shape, color, material, and design and do not damage or obscure historic materials

Not Recommended

- Removing historic awnings that could be retained through repair or continued use
- Altering the shape of historic awnings
- Replacing historic awnings with new awnings of a different shape, material, texture, or design
- Installing awnings or canopies that obscure historic features



This canopy obscures the historic, character defining details of the entrance



Historic awnings were generally triangular shape and extended outward at the base to shelter the façade. An awning may not have existed on this building historically, but this type of modern awning is acceptable.



Canopies of unique design are acceptable on historic commercial buildings as long as they respect the scale and size of nearby canopies and do not harm historic materials or obscure historic building details.



The modern awning here is an inverted version of the historic awning and is not recommended for use on historic buildings.

Signage

Signage is a key element of historic commercial districts and may include different types of signage such as hanging signs, blade signs, fixed signs, and window signs. Historic signs were incorporated into the design of commercial buildings — they did not obscure decorative features or components of the storefront. Historically, ground floor businesses utilized exterior signage that was affixed to the façade, whereas businesses on upper stories used window signs. New signage must conform to signage standards described in Birmingham’s current sign ordinance.

Recommended

- Identifying, retaining, and preserving historic commercial signage whether it is affixed to the exterior or painted on windows
- Only replacing historic signage elements that are damaged beyond repair and selecting in-kind replacement materials
- When new signage is required for commercial businesses new to the historic district, signage coordinates with any existing, historic signage and the historic signage of nearby establishments
- New signage or signage-related work, such as installation or repair, does not damage or obscure historic materials on the exterior of the building
- Incorporating signage that is easily removed without damage to surrounding historic materials

Acceptable

- Replacing historic signage that is damaged beyond repair using modern materials so long as the new design complements other existing signage on the building and signage on nearby commercial buildings

Not Recommended

- Installing obtrusive signage that detracts from the character defining features of the building and district
- Installing signage that obscures historic details
- Damaging historic materials when repairing, maintaining, or installing signage



Caption



Caption



Caption

Signage



Caption



Caption



Caption



Caption



Caption



Caption

Lighting

Historic commercial lighting often highlights the establishment and provides lighting to help keep outdoor areas safe. Lighting refers to features such as hanging and wall mounted lights, pole lights, lighting along pathways, and any other exterior lights on the historic property. Important elements of lighting include the lighting fixture's scale, design, brightness, and direction of the light.

Recommended

- Identifying, retaining, and preserving historic commercial lighting such that the historic lighting elements and the historic materials of the building are retained
- Refurbishing, without damage or replacement, of historic lighting to meet modern code requirements
- If historic lighting has deteriorated beyond repair and must be replaced, the replacement lighting is an in-kind replacement
- Use warm temperature incandescent or LED lighting. If colored or cool temperature lighting is contemplated this should be studied to ensure it is compatible with the historic district

Acceptable

- Installing exterior lighting where none existed before so long as it is inconspicuous or complementary to the style of the building and surrounding district
- Introducing exterior lighting on the property where none existed before so long as it is historically appropriate, complementing the style and rhythm of the historic district

Not Recommended

- Removing historic lighting features
- Replacing historic lighting features that may be repaired or replaced in-kind
- Damaging or obscuring character defining features to repair, replace, or introduce new lighting
- Installing flood lighting on the façade or side elevations
- Installing moving, flashing, or rope lighting



Caption



Caption



Caption



Caption

Sidewalk Cafes and Patios

Sidewalk cafes and patios provide space for people to gather and enjoy outdoor space in the commercial historic district. The incorporation of a sidewalk café or patio must comply with any applicable Birmingham ordinances.

Recommended

- Inclusion of a sidewalk café or patio in front of or behind a historic commercial building that does not damage any historic materials or obscure character defining features
- The design of sidewalk features complements the style and design of the building
- Sidewalk café and patio construction is freestanding and not mounted or mechanically fastened to façade
- Any fencing or landscaping related to the patio or sidewalk café follows the guidelines in Part 6: Design Guidelines for Landscapes and Open Spaces
- Cafes or patios are constructed of finished materials

Acceptable

- Seasonal, temporary or demountable patio furniture, awnings, or umbrellas that obscure historic building features

Not Recommended

- Incorporation of a sidewalk café or patio that results in the damage or obstruction of historic materials and/or character defining features
- Incorporation of sidewalk café or patio features that utilize materials that are unfinished or incompatible with the historic district



Caption



Caption



Caption

Maintenance

Adequate and timely maintenance of historic commercial properties is key to ensuring the preservation of historic materials and features. Moreover, adequately maintaining a building helps avoid overwhelming and costly repairs, as small issues are resolved before they snowball into issues that appear unmanageable.

Recommended

- Developing and adhering to a maintenance schedule that involves the inspection of all historic materials and features for signs of damage or deterioration. A yearly assessment is ideal, as identifying issues early is critical in preserving historic materials and reducing the cost of repairs
- Inspecting the building's envelope is key, such as assessing windows, the roof, gutters, and exterior cladding, checking for issues such as cracks, peeling paint, or cracked roof shingles or tiles. These features are not only character defining, but also protect the internal structure from the elements
- Repairing and maintaining materials and features according to the maintenance schedule and needs as identified through the building's assessment

Acceptable

- To distribute the financial impact of historic building maintenance, developing a phased maintenance schedule that still involves inspection and assessment of historic materials and

Not Recommended

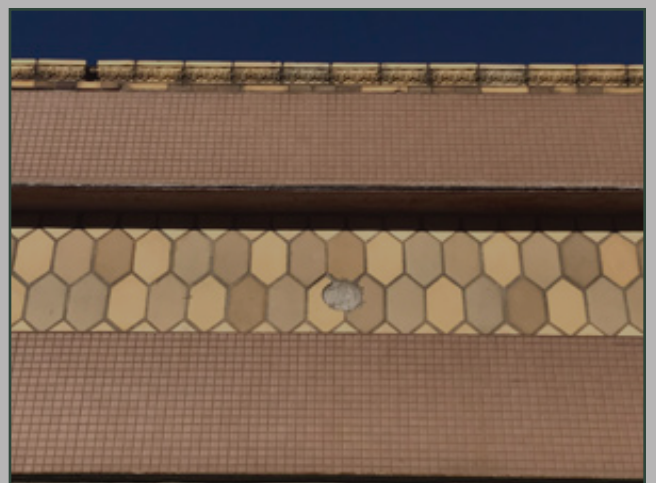
- Deferring maintenance on historic materials and features, resulting in their degradation or demolition by neglect
- Repairing or maintaining historic materials in such a way that the historic materials or features are damaged, removed, or obscured.



Caption



Caption



Caption

Additions

Additions to historic commercial buildings allow building owners the ability to adapt their structure to provide additional interior space. They can be compatible and complementary to historic resources when the new addition respects the scale, design, materials, and form of the attached historic building and the historic district as a whole. Conversely, the opposite can occur with new additions that subsume the historic structure or utilize a design and materials that do not complement surrounding historic buildings resulting in a loss of historic character. Therefore, the design, scale, massing, placement, and materials proposed for additions will be carefully considered.

Recommended

- If an addition to a historic commercial building is desired, the addition is located at the rear of the building
- Additions incorporate materials or design elements from the historic portion of the building but do not strive to copy historic designs or attempt to appear falsely “historic”
- Modern additions read as secondary to the historic structure in terms of size, scale, design, materials, and detailing
- Ensuring that historic materials or character defining features are preserved, protected, and not obscured by new construction
- Roof forms and pitch are consistent with the existing building

Acceptable

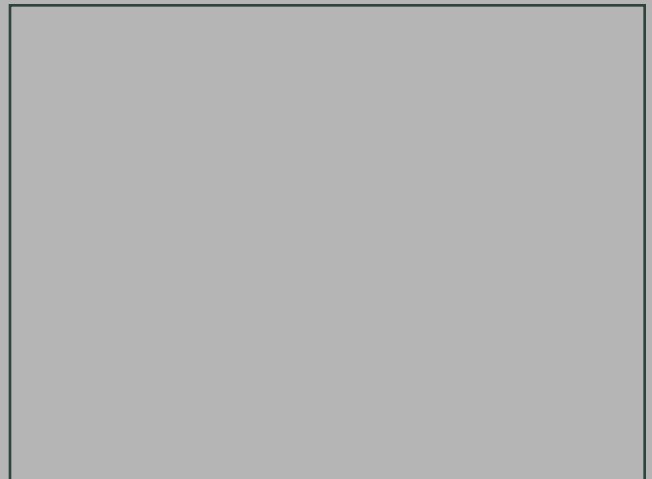
- Construction of an addition on a side or secondary elevation which is setback from the primary façade or street and is minimally visible from the public right-of-way
- Construction of a rooftop addition which is setback from the face of the primary façade and is constructed of materials which are complementary to the historic building

Not Recommended

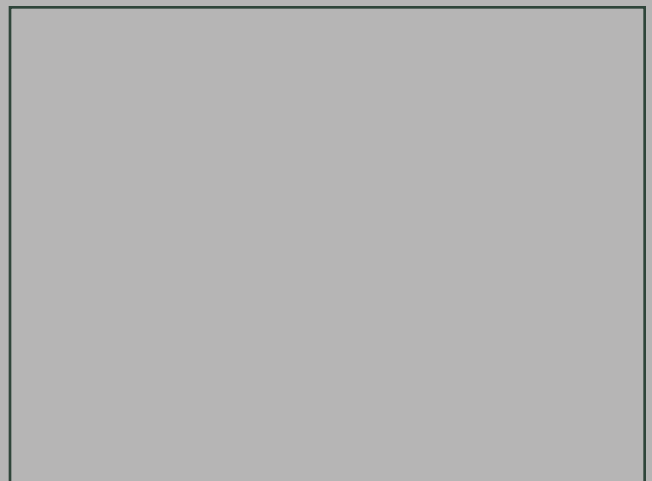
- Constructing a modern addition that makes the historic portions of the building appear secondary in terms of size, scale, materials, and detailing
- Building an addition on the primary façade of a commercial building, or an inappropriately sized or designed addition on another street-facing elevation
- Disregarding historic materials and elements of design present in the historic structure when designing an addition
- Removing, damaging, or obscuring historic materials or design elements as a result of constructing an addition



Caption



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PART 3: **Design Guidelines for Historic Residential Resources**

Treatment of Historic Residential Building Elements

Table of Contents for Part 3

- X Windows
 - X Storm Windows
- X Doors
- X Exterior Cladding
 - X Wood
 - X Masonry
- X Roofing, Gutters, Dormers, Chimneys
- X Porches, Decks, Patios, Balconies
- X Lighting
- X Awnings
- X Solar Panels
- X Accessory Structures
- X Maintenance
- X Additions

Windows

Windows are an incredibly important component of historic houses. They are prominent, character defining features that provide light and ventilation to the interior of a home while forming a visual connection between the interior and exterior. Key window features include:

- **Materials:** Includes materials such as wood or steel sashes, glass, or lead, zinc, and solder in leaded glass windows
- **Window Type:** Double-hung, single-hung, casement, awning, fixed, jalousie, or slider
- **Window Components:** Interrelated components such as sashes, muntins, number and arrangement of lites (glazing pattern), glazing compound, sills, and trim
- **Profiles:** Width and profile depths of sashes and muntins

Recommended

- Identifying, retaining, and preserving windows and their functional and decorative features. This includes features such as frames, sashes, glass, glazing patterns, trim, and pediments
- Preserving the placement and size of windows on the façade and other elevations
- Inspecting windows yearly for maintenance needs. Inspect the condition of paint, wood, glazing compound, hardware, sills, and other window components
- Performing routine yearly maintenance on windows
- Identifying and resolving the root cause of premature window deterioration. For instance, a wood or steel window may be excessively deteriorated not because of faults in its materials, but because the window header does not have a drip edge which would route water away from the window
- Repairing historic windows by patching, splicing, consolidating, or otherwise reinforcing. Wood that appears to be deteriorated can often be repaired rather than replacing the entire window
- Only replacing window components that are beyond repair
- Replacing window components with the same materials, or materials as close as possible to the historic materials

Acceptable

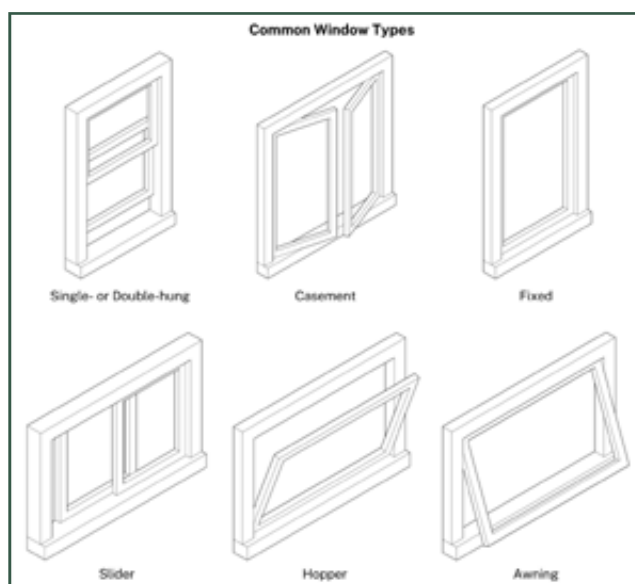
- Replacement of historic windows with functionally and visually appropriate windows if the historic windows are too deteriorated to repair or if in-kind materials cannot be sourced
- Replacement windows matching the historic windows in material, dimension, profile, type, arrangement on the exterior, and glazing pattern. For instance, a replacement for a Craftsman style 3-over-1 window (with three rectangular panes of glass in the upper sash and a single pane of glass in the lower sash) ideally matches this pattern
- If simulated divided lite replacement windows are to be used, the muntins are applied to the exterior of the glass panes and match the profile of the historic muntins as closely as possible

Not Recommended

- Replacement of historic windows that could be repaired or replaced in-kind with unsuitable modern windows
- Installing replacement windows that alter window types, sizes, orientation, profiles, materials, and glazing patterns. For example, replacing a 6-over-6 double-hung window with a single, fixed pane window unit
- Removing and infilling historic windows

For example, the width and profile depth of a wood window sash and muntins create a defined pattern and distinctive shadow lines across exterior elevations. Most modern windows, such as vinyl windows, have much narrower sashes with little to no profile depth, resulting in minimal shadow lines and minimal definition. Likewise, muntins placed on the interior, in between glass panes, or flat exterior muntins provide no definition or profile and contribute little to the historic window pattern. Thus, most modern window materials, designs and features are not recommended for use in historic houses.

If the replacement of historic windows cannot be avoided, installing replacement windows that match the materials, type, components, and profiles of the historic windows is integral to successful window replacement.



Common Window Types



The maintenance, repair, and preservation of historic wood windows is recommended. Tall, narrow windows are character defining features of Victorian Period houses.

Windows

A note about replacing historic windows —

Older windows can sometimes come with issues: sticking sashes, broken panes, and finicky cranks are all typical. But these are things that can be easily fixed, and they are worthwhile repairs to make. Simply put, historic windows are made of materials that are far superior to those available today. Historic wood windows were made with old growth lumber which is far denser and more rot resistant than modern woods used today. Historic windows are made from individual parts and thus can be repaired when one piece breaks. In contrast, modern vinyl window units are virtually impossible to repair because they are manufactured as one complete unit. When a part fails, when the insulated glass seal breaks, or when the vinyl warps, the entire unit must be replaced.

Setting aside the repair issues the energy savings gained by inserting new windows is far less than the cost of those new units. For example, after spending about \$12,000 dollars on properly installed, high-quality replacement windows, a typical household might save about \$50 a month on heating or cooling bills. However, if a house in Michigan is actively heated or cooled for an average of six months a year, that savings amounts to only \$300 a year. At this rate, it would take 40 years to even begin to recoup in energy savings the amount spent on the new windows. By following some other no-cost and low-cost ways to improve a building's energy efficiency, that \$50 a month can easily be saved without an outlay of thousands of dollars. Going green is about more than just energy efficiency. There is embodied energy (i.e., energy required to extract raw materials, transport them, make them, ship them, and install them) inherent in historic windows and tearing them out and replacing them with new units involves a double cost in terms of embodied energy: the energy already expended on the historic units and the energy required to create and install the new units.

Improving Energy Efficiency of Older Windows:

- Caulk around the window opening on the exterior
- Caulk around the window trim on the inside
- Add weather stripping to the window sash.
- Install interior storms, exterior storms, or thermal panels

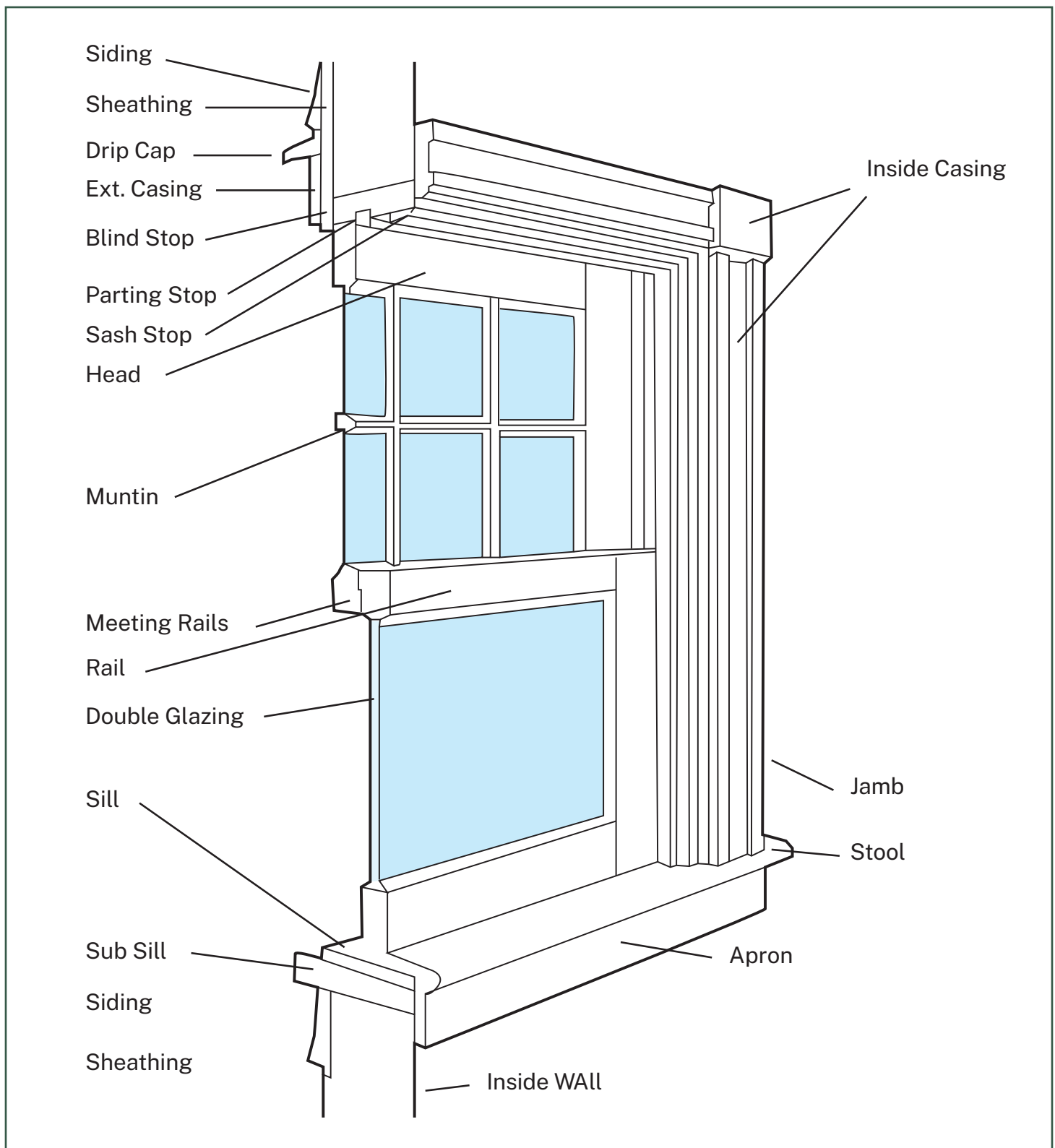


If circumstances require that modern window replacements are used, it is recommended that replacement windows match the historic windows as closely as possible. The replacement windows shown above would not be recommended as they are fixed sash windows without muntins, which do not match the historic 3-over-1 windows that were originally present.



The replacement of historic windows with a modern, vinyl bay window with no muntins is not recommended as it does not match the historic window.

Windows



Typical components of a historic window

Windows

Storm Windows

The installation of storm windows is one cost-effective method for protecting historic windows and increasing their energy efficiency. Storm windows can be installed on the interior or exterior, are reversable, and allow historic windows to be retained. The materials of storm windows may not match the historic window materials. For example, a historic wood window may be protected by an aluminum storm window. However, it is recommended that the color of the storm windows match the color of the historic windows.

Recommended

- Matching divisions in the storm window to the sash lines and meeting rail of the historic windows
- Matching the color of the storm windows to the color of the window frame
- Sizing exterior storm windows to tightly fit into the historic window openings
- Using only clear glass
- If possible, inset the storm windows from the plane of the elevation as much as is practical

Acceptable

- Installing a single pane storm window (with no divisions) for a historic window with sash lines and meeting rails

Not Recommended

- Not matching the color of the storm windows to the color of the historic windows. For example, installing and not painting an aluminum storm window is not recommended
- Installing storm windows with divisions that do not align with the sash lines and meeting rails of the historic windows
- Installing inaccurately sized storm windows



The storm windows above are not recommended as their color does not match the window sashes.

Storm windows such as these are recommended as they match the color of the historic window, and the division line matches the sash line of the historic window.

Doors

Doors are often accentuated on a house's façade and may be surrounded by eye-catching decoration. Functionally, doors provide access to the interior of the house and provide another means for ventilation, in addition to windows. The prominent placement of doors and their important functionality make them key features to preserve on historic houses.

Recommended

- Identifying, retaining, and preserving historic doors and all their associated components such as screen doors, hardware, trim, transoms, sidelights, fanlights, and door surrounds
- Repairing historic doors by patching, splicing, consolidating, or otherwise reinforcing. Wood doors that appear to be deteriorated may be repaired rather than replaced
- Only replacing doors and their components that are beyond repair
- If a historic door must be replaced, installing a door constructed of the same materials, using the same design and profile, and of the same size as the historic door
- If a historic door is missing or the historic door was previously removed, installing a new door sensitive to historically appropriate materials, designs, profiles, and styles

Acceptable

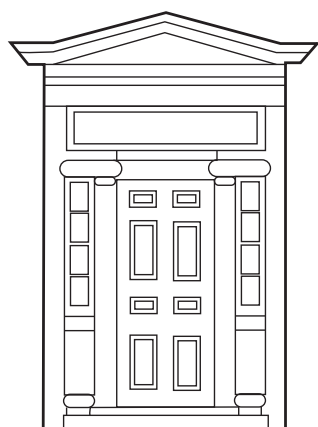
- Installing a new door using a substitute material that matches the historic door in design, size, profile, and shape
- Installing a screen door where there was none historically, so long as the historic door remains highly visible through the screen

Not Recommended

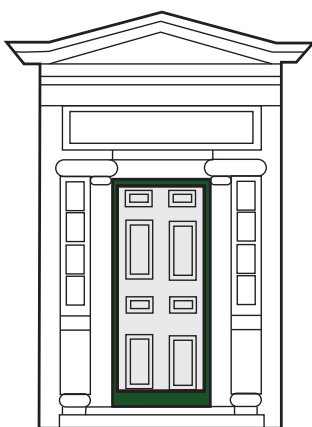
- Replacing a functioning or repairable historic door with a door of modern materials and incompatible design
- Installing a replacement door that does not match the historic door in design, such as paneling, number of lites, or color
- Removing or enclosing transom lights, fanlights, or sidelights
- Removing or altering a historic door surround
- Altering the shape of the door opening
- Adding a new door to the primary façade or a visible location on a side elevation



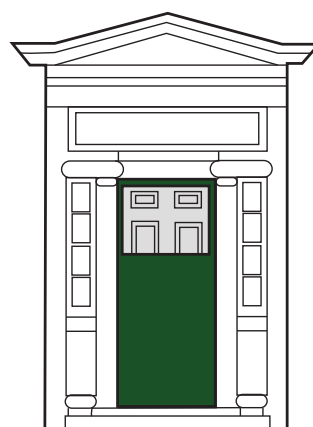
Storm windows such as these are recommended as they match the color of the historic window, and the division line matches the sash line of the historic window.



RECOMMENDED



ACCEPTABLE



NOT RECOMMENDED

Screen doors are acceptable as long as they maintain visibility of the historic door beyond.

Exterior Cladding

General Recommendations on Residential Exterior Cladding Materials

- Retaining and preserving historic cladding materials
- If historic cladding material is severely deteriorated beyond repair, installing new cladding material to match the historic material in dimension, texture, color, and profile is recommended
- If portions of severely deteriorated cladding must be replaced, it is recommended that replacement occurs only where necessary and splice new, matching material with existing material rather than replacing in full
- Alternative or modern cladding materials (i.e., aluminum, hardy board, fiber cement board, vinyl) are only used as secondary materials, new construction, or if historic cladding materials are too deteriorated to repair or patch with in-kind materials
- When mixing existing historic cladding and new modern materials, it is recommended that the historic cladding reads as dominant while the modern cladding material exists on secondary building features and secondary elevations
- It is not recommended that low durability replacement materials be installed at ground level where they may be in contact with road salt, water, and foliage. For example, avoid installing new stucco or exterior insulation and finish system (EIFS) at the ground level where they will prematurely weather



Use of brick veneer and stone veneer on a small Ranch house



Although this modern replacement siding has a different finish than historic wood siding, it mimics the texture of wood and is a viable replacement for wood cladding too deteriorated to repair or preserve.



Painting helps maintain exterior wood cladding

Exterior Cladding

Wood

Wood is the one of the most commonly used exterior cladding materials with wood siding and wood shingles being two of the most common types of wood cladding. Wood exterior cladding materials contribute greatly to the integrity and character of historic buildings. Guidelines on proper treatment of historic wood cladding are as follows:

Recommended

- Identifying, maintaining, and preserving wood features that are important to the overall historic character of the house
- Cleaning wood siding with a gentle, water-based cleanser on an as-needed basis
- Painting or staining existing wood cladding to protect the wood surface from UV and water damage
- Removing damaged, peeling, or deteriorated paint to the next sound layer by hand scraping or hand sanding and then repainting
- Repairing wood siding, shingles, and trim by using the same material to patch, consolidate, splice, and reinforce the existing historic material
- Repairing damaged or deteriorated wood cladding and selectively replacing where necessary by splicing in new replacement portions
- Replacing wood elements only when the existing wood is too deteriorated to repair
- When replacement wood is installed to replaced deteriorated wood, the replacement pieces are painted or stained to match the adjacent pieces
- Replacing missing elements or damaged pieces to match the existing size, shape, width, profile, orientation, and installation method of the existing siding

Acceptable

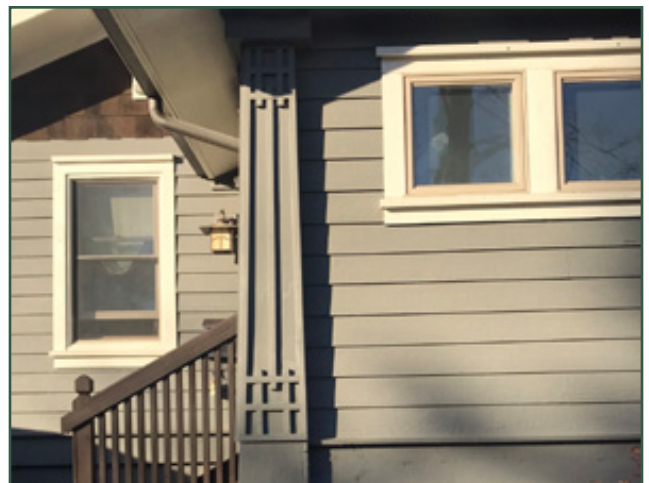
- If replacing historic cladding, inspecting the existing historic cladding prior to covering or removal to determine the cause of any existing damage. Eliminate the source of the damage prior to installing new synthetic cladding
- When maintenance, repair, or in-kind replacement of the existing historic cladding material is not feasible, use of a modern cladding material may be considered. It is recommended the new material be installed atop the existing wood siding rather than removing the wood siding before installation of the new material. The installation method is done in a manner where, in the future, the modern cladding material could be removed, and the historic wood siding underneath could be restored
- Installing replacement siding so as not to obscure existing character-defining trim details around windows, at edges of elevations, and around doors

Not Recommended

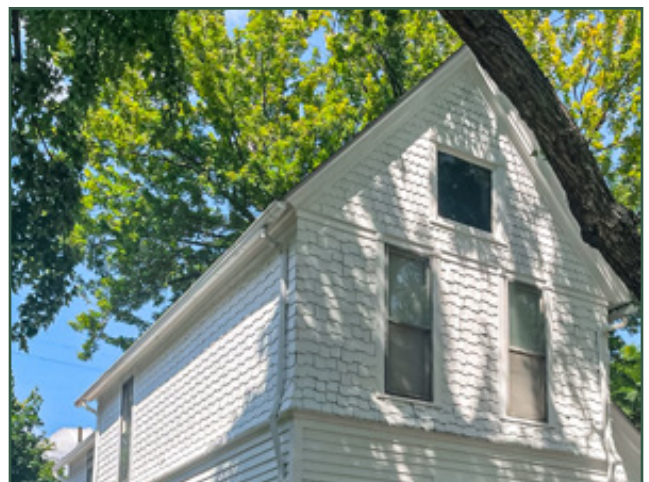
- Cleaning wood cladding with abrasive methods such as high-PSI pressure washing or media blasting
- Stripping paint from wood siding which was historically painted or leaving it as a 'natural' finish
- Covering architectural details such as trim, window and door hoods, or ornamental shingles with replacement siding
- Unnecessarily replacing historic siding or trim with modern materials which contributes to a loss of historic fabric and negatively impacts the integrity of a historic resource. If the existing cladding material is damaged beyond repair and must be removed, then replacement of the historic material may be considered



Narrow, historic wood siding and historic wood shingles



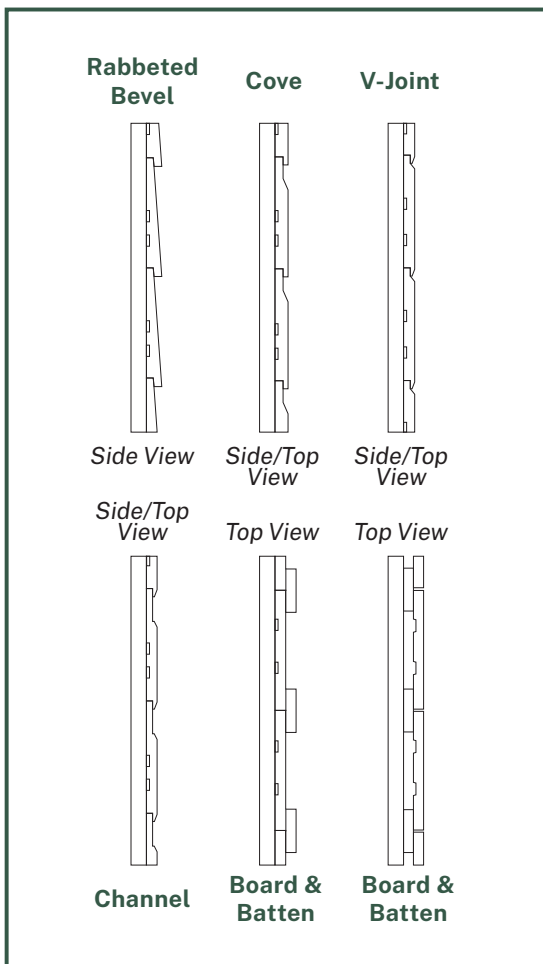
Historic wood siding and decorative exterior details



Historic wood siding and trim details create visual interest.

Exterior Cladding

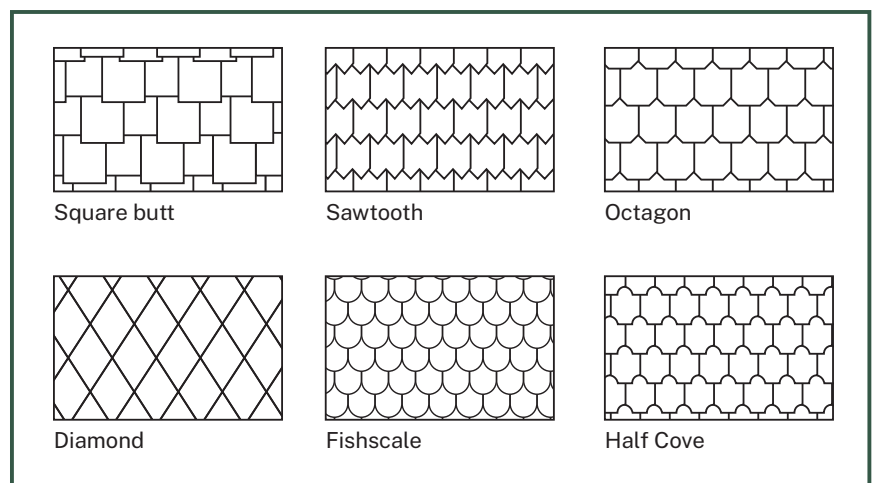
Wood



Common Siding Profiles



Installation of modern siding often obscures or results in the removal of character defining details.



Common Shingle Types

Exterior Cladding

Masonry

Masonry includes materials such as brick, stone, cement block, stucco, clay, ceramic tile, and terra-cotta. It also includes the mortar used to attach the masonry units to each other. Masonry is used in a variety of ways on residential buildings, most commonly used as the foundation material for residences, exterior cladding material, porches, and decorative details. Masonry is often a character defining feature of a historic residence and the preservation and maintenance of such masonry is critical for preserving the integrity of the structure.

Recommended

- Identifying, maintaining, and preserving historic masonry, mortar, and stucco, and decorative brick and stonework
- Only cleaning masonry to halt further deterioration or to remove stubborn stains and graffiti
- Cleaning masonry using the gentlest means possible, ideally a water-based cleanser
- Repointing mortar that is missing or deteriorated or if sufficient mortar is missing to cause water infiltration into the wall system
- Repointing using a new mortar which matches the existing mortar compressive strength, composition, color, texture, joint size, joint profile, and method of application
- Replacing masonry units to match the existing in dimension, material, and profile
- Replacing damaged or deteriorated masonry to match the existing material including matching the existing installation method and course type

SPECIAL TIP: Mortar

- Historic mortars are often softer than modern day mortars. Mortars for repointing must be softer and more permeable than the masonry units and no harder or more impermeable than the historic mortar to prevent further damage to the wall assembly

Acceptable

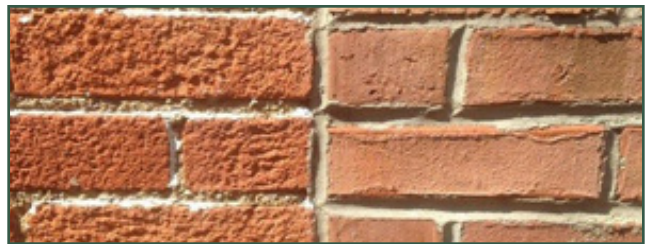
- Removing paint from masonry with a gentle water-based or chemical-based detergent so long as the detergent does not damage the masonry. Always test removal methods on a small, inconspicuous area of the exterior
- Applying maintenance coats of paint to already painted masonry
- Replacing decorative masonry features which are missing or damaged beyond repair using accurate historic documentation of the historic feature, or, if historic documentation is not available, using a new design which is compatible with the existing historic structure

Not Recommended

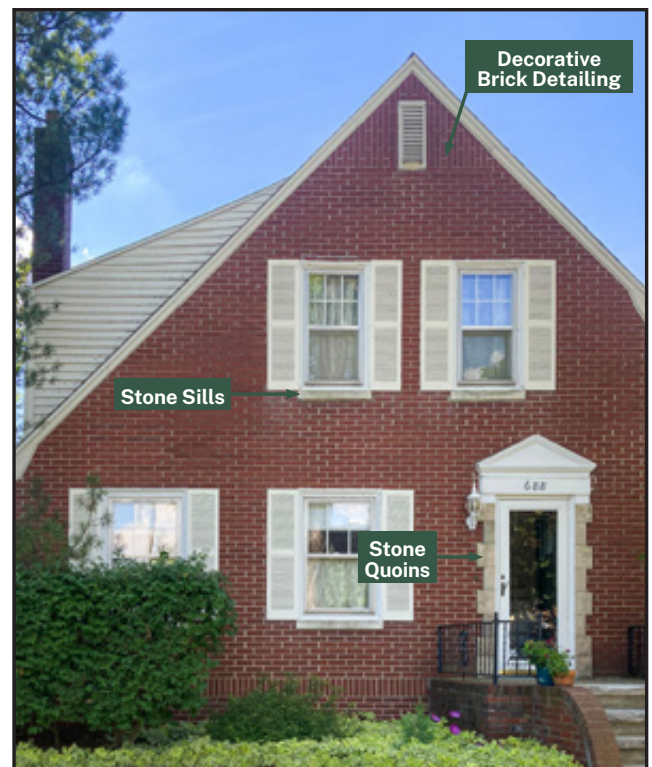
- Using abrasive cleaning methods such as high-PSI pressure washers or media blast cleaning systems. These methods damage masonry materials, such as the face of brick, and contribute to spalling and future water infiltration
- Painting unpainted masonry. This can damage the existing material and lead to water being trapped in the masonry units which accelerates spalling and deterioration
- Applying stucco or parge to masonry not historically covered in these materials
- Installing new decorative masonry features which appear falsely historic such as decorative sills, brackets, gargoyles, or lions



Patching historic brick with modern brick of a different color or texture on a highly visible elevation is not recommended.



Sandblasting and other abrasive cleaning methods will severely damage historic masonry as seen here at left. The hard exterior shell of the brick, known as the fire skin, has been destroyed. This brick will begin taking on water and will deteriorate quickly.



Brick and stone are common cladding materials in Birmingham.

Roofing, Gutters, Dormers, Chimneys

The roof, dormers, and chimney are highly visible, character defining features that contribute to the historic integrity of a house making their repair, maintenance, and preservation important. The roof and gutter system also provide a crucial defense against premature deterioration of materials on a home's exterior by shielding the house from the elements and moving water away from the house.

Recommended

- Identifying, retaining, and preserving the historic roof, dormers, gutters, and chimney in terms of materials, texture, decoration, form, and dimensions. Materials and methods used for repair match the historic materials and methods used
- Downspouts are aligned with architectural features or along edges of the facades to not distract from the historic character of the façade
- Other roof elements such as cupolas, towers, and cresting are maintained and repaired using in-kind materials
- If rebuilding a chimney is necessary, salvaging as much historic material as possible for use in the rebuilt chimney and rebuilding with in-kind materials
- Only replacing historic materials that are beyond repair and replacing historic materials with in-kind materials. If replacement of the historic material is not technically feasible, the replacement material is matched as closely as possible to the historic material in terms of color, texture, dimensions, and design

Acceptable

- Some historic roofing materials such as slate, wood shake, and clay tiles can be difficult to source. Replacement of these deteriorated historic roofing materials with substitute materials may be considered if they are historically compatible by closely matching the historic materials in dimension, color, design, texture, and appearance
- Addition of new dormers or a gutter system that are sensitive to the historic character of the house in terms of scale, materials, and design. Dormer additions or the installation of gutters does not detract from character defining features of the house
- Should a chimney no longer be in use, a chimney cap may be considered if it does not damage historic materials or detract from the chimney's design

Not Recommended

- Alteration of roof form and/or additions of inappropriately sized and arranged dormers
- Replacement of historic materials or gutter systems with incompatible replacement materials that detract from the historic character of the house
- Removal or addition of prominent dormers, chimneys, or other roof elements such as towers or turrets that are incompatible with the house's design
- Using mortar for chimney repairs that does not match the historic mortar in color, hardness, or joint profile
- Not salvaging reusable historic materials when rebuilding a chimney
- Rebuilding a chimney with historically inappropriate materials and/or designs



Installation of a standing seam metal roof is not recommended on historic houses where a metal roof did not exist historically.



The maintenance, repair, and preservation of wood shingle roofs is recommended.



Hipped roof dormers are character defining elements of Craftsman style and Prairie style houses.

Porches, Decks, Patios, Balconies

Porches, decks, patios, and balconies are character defining features of historic houses and are therefore historically significant. Porches are located on the façade or street-facing elevation, whereas decks and patios are located at the rear of a house. Components of these features include flooring, railings, roofing, posts, beams, columns, skirts, and trim which may be constructed of wood, concrete block, brick, stone, or a combination of the aforementioned materials. Often these features are located on the primary façade and visible elevations and may be elaborately decorated. Beyond aesthetics, they also serve as buffer space between the interior and exterior of a house, provide an outdoor shelter from weather and sun, and serve as a gathering and socializing space. In historic districts, the rhythmic streetscape created by the presence of porches, decks, patios, or balconies contributes to the historic character of the district.

Recommended

- Identifying, retaining, and preserving historic porches, decks, patios, and balconies
- For features constructed of wood, painting or staining existing wood to protect the wood surface from UV and water damage
- Cleaning features with a gentle, water-based cleanser on an as-needed basis
- Repairing historic materials by using the same material to patch, consolidate, splice, and reinforce the existing historic material
- Selectively replacing where necessary by splicing in new replacement materials. Replacement materials are minimally used only when the existing material is too deteriorated to repair
- Replacing missing elements or damaged pieces to match the material, existing size, shape, width, profile, orientation, and installation method of the existing materials
- Installing rear decks that are self-supporting so that historic materials are not damaged

Acceptable

- When maintenance, repair, or in-kind replacement of the existing historic material is not feasible, using a modern material may be considered if the modern material closely matches the historic material in terms of design, color, texture, and dimension
- Installation on a secondary façade of a porch, deck, patio, or balcony where none existed historically if the new feature is compatible with the house's design, scale, and style. Further, installation and construction does not damage or obscure historic materials or character defining features
- Enclosing a porch, deck, patio, or balcony on a secondary elevation with screens or historically appropriate windows without damage to existing historic materials or obscuring character defining features
- Incorporation of safety features, such as handrails, in an unobtrusive manner that does not detract from character defining features



Large or small sheltered porches are characteristic of Craftsman, Queen Anne, Folk Victorian, and Folk styles and should therefore be preserved.

Not Recommended

- Power-washing or media-blasting porch, deck, patio, or balcony features
- Removing or replacing historic materials that could be repaired or salvaged
- Removal of a historic porch, deck, patio or balcony
- Removing a historic brick-faced concrete block porch and replacing it with a wood porch
- Enclosure of a historic porch, deck, patio, or balcony on a primary façade
- Construction of a porch, deck, patio, or balcony that is out of line with the house's design, style, scale, or the historic district's design, style, and rhythmic streetscape

Porches, Decks, Patios, Balconies



It is not recommended that porches be enclosed, especially on the façade or highly visible elevations.



It is not recommended that porches be enclosed, especially on the façade or highly visible elevations.



It is recommended that historic rooftop balconies be preserved.



Replacement of the original porch columns is acceptable if the original columns are deteriorated beyond repair; however, it is recommended that replacement columns match the originals in terms of dimensions and detail. In the example above, the replacement columns are too slender for the porch.

Lighting

Historic residential lighting refers to features such as porch lights (both hanging and wall mounted), pole lights, lighting along pathways, and any other exterior lights on the historic property. Important elements of lighting include the lighting fixture's scale and design and the brightness of the light.

Recommended

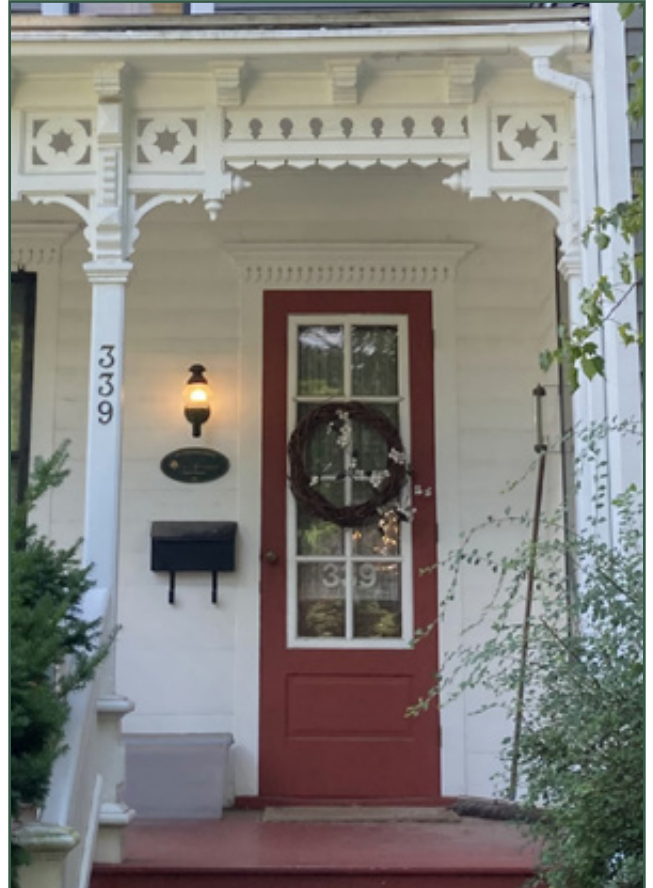
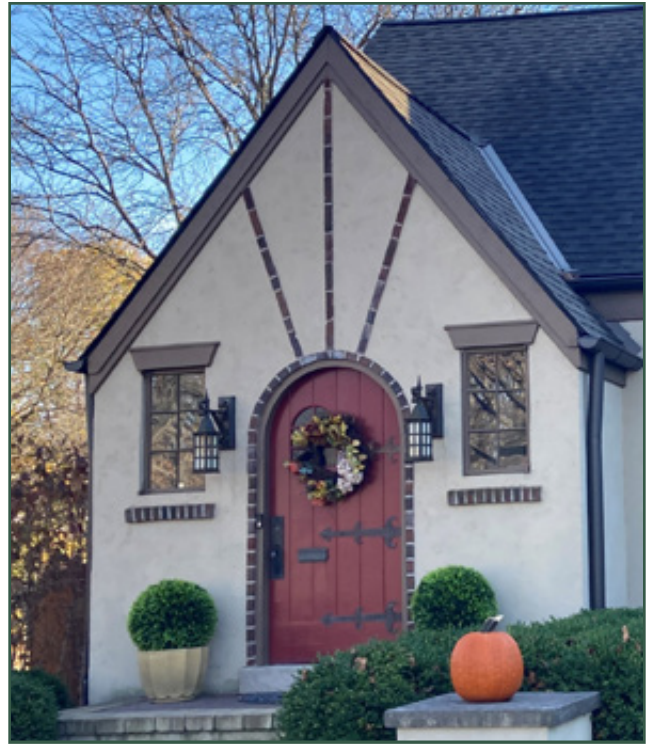
- Identifying, retaining, and preserving historic lighting on the house and on the property such that the historic lighting elements and the historic materials of the house are retained
- Refurbishing, without damage or replacement, of historic lighting to meet modern code requirements
- If historic lighting has deteriorated beyond repair and must be replaced, the replacement lighting is an in-kind replacement

Acceptable

- Installing exterior lighting on the house where none existed before so long as it is inconspicuous or complementary to the style of the house
- Introducing exterior lighting on the property where none existed before so long as it is historically appropriate, complementing the style and rhythm of the historic district

Not Recommended

- Removing historic lighting features
- Replacing historic lighting features that may be repaired or replaced in-kind
- Damaging or obscuring character defining features to repair, replace, or introduce new lighting
- Installing flood lighting on the façade or side elevations



The use of exterior lighting as shown on this page is recommended. The design of the fixtures complements the style of each house, the size of each fixture is appropriate, and the lights are not overly bright.

Awnings

Awnings shield window and door openings from the sun, especially on south-facing elevations or areas where there is little to no tree cover. In historic residences, awnings are usually made of corrugated aluminum or another metal but may be made of tightly woven canvas. Awnings may be the same color as the exterior cladding or may provide contrast. Edges of awnings may also be scalloped or accentuated by various colors.

Recommended

- Identifying, retaining, and preserving historic window and door awnings
- If replacement of historic awnings is necessary, the replacement awning matches the color, texture, design, and dimension of the historic awning

Acceptable

- If the same material cannot be obtained to replace historic awnings, a substitute material or design may be used that is historically compatible with the house's design and closely matches the historic material in terms of color, texture, design, and dimension

Not Recommended

- Adding awnings to window or doors that were not present historically
- Removing historic awnings
- Replacing historic awnings with historically inappropriate awnings
- Installing awnings that damage surrounding historic materials

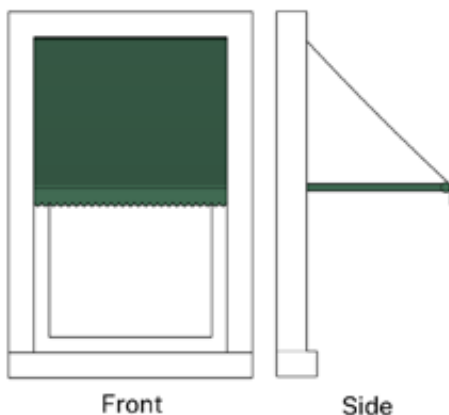


Historic residential awnings are illustrated in the above image. Triangular, striped fabric awnings with scalloped edges were commonly used on residences. The image is from the Walter P. Reuther Library, Archives of Labor and Urban Affairs, Wayne State University.

Historic Awning Shapes and Materials

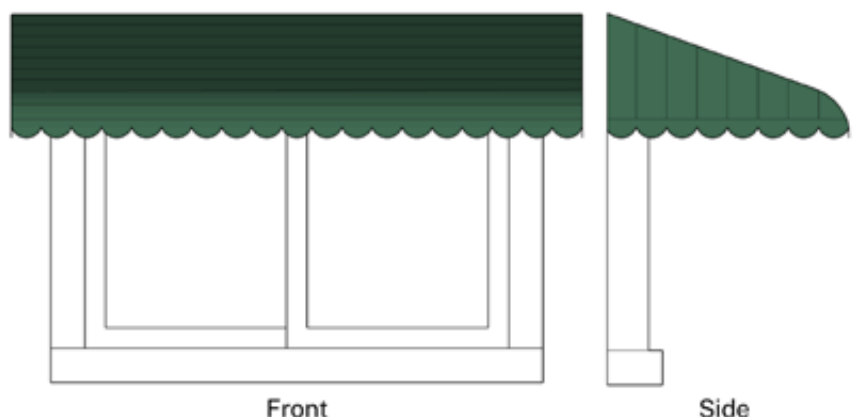
Nineteenth and Early-Twentieth Centuries

Materials: Canvas



Mid- to Late-Twentieth Century

Materials: Aluminum, Fiberglass



Solar Panels

Installation of solar panels provide property owners with a means to harness renewable solar energy for their house's consumption. Solar panel installation is encouraged so long as the installation of solar panels or shingles does not destroy, damage, or obscure character defining features.

Recommended

- Installation of solar panels in areas that do not detract from, damage, or conceal a house's historic, character defining features or the collective design of a historic district
- Panels or shingles will be located in such an area that they are inconspicuous and obscured from public view, such as rear-facing roof slopes

Acceptable

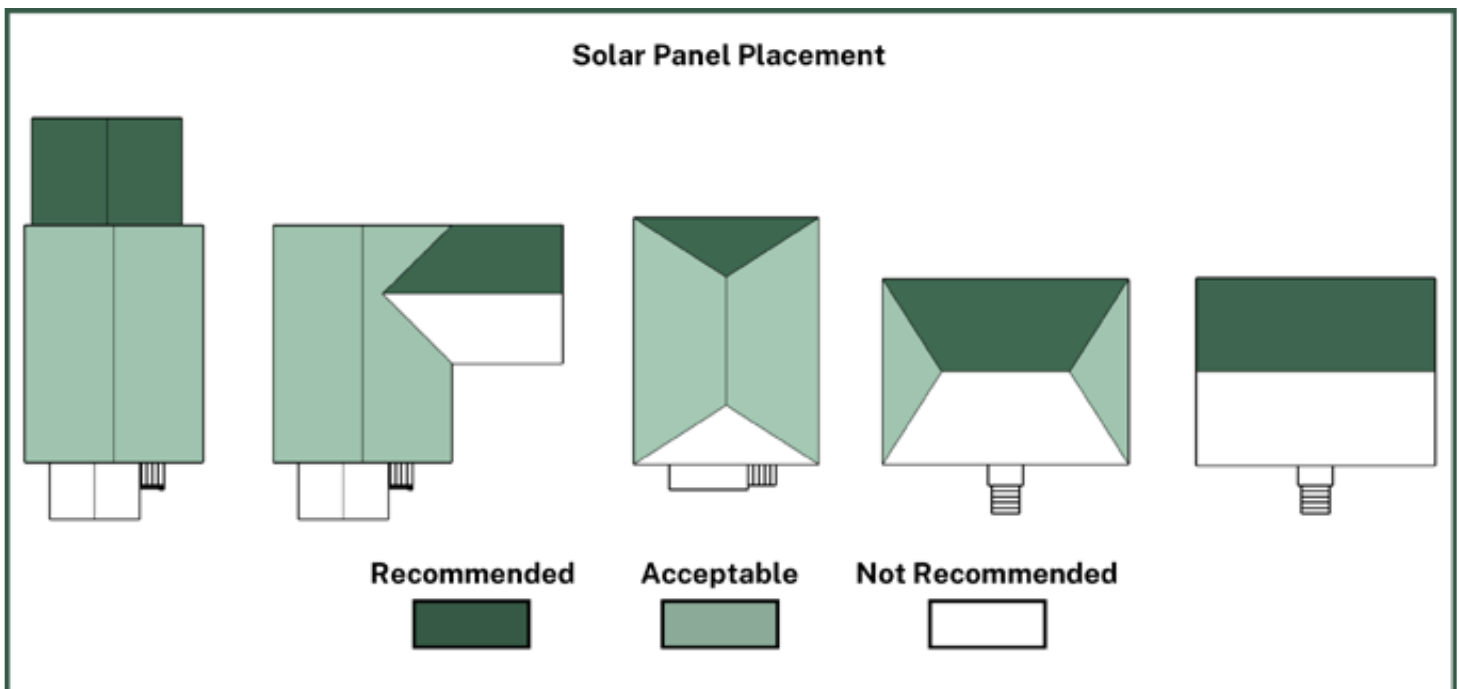
- Installation of solar panels on non-historic accessory buildings such as a modern garage or modern addition, as long as they are not conspicuously placed and highly visible from the public right-of-way

Not Recommended

- Installing solar panels in conspicuous places that detract from the character defining features of a historic house or a historic district
- Removing, damaging, or covering up historic features and materials to install solar panels



Placeholder Image



Accessory Structures

Accessory structures to historic properties include garages, sheds, and other miscellaneous outbuildings. These structures can be constructed of varying materials, but most are likely constructed of and clad in wood. While these structures are generally located at the rear of a property, their scale, style, and materials still contribute to the historic character of a property and historic district.

Recommended

- Identifying, maintaining, and preserving historic accessory structures
- Cleaning materials with a gentle, water-based cleanser on an as-needed basis
- Repairing damaged materials with in-kind materials using the historic method or accepted preservation methods such as patching, consolidating, splicing, and reinforcing material
- Selectively replacing material with in-kind material only when the existing material is too deteriorated to repair
- Replacing missing elements or damaged pieces to match the existing size, shape, width, profile, orientation, and installation method of the existing material

Acceptable

- If the construction of a new accessory structure is desired, the new structure is secondary to the historic house and compatible in terms of scale, design, and materials
- New accessory structures are sited in a historically accurate way, such as garages being located at the rear of the property
- The use of historically appropriate materials for the construction of new accessory structures is prioritized, but modern materials may be used as long as they are compatible with historic materials in terms of color, texture, design, and scale

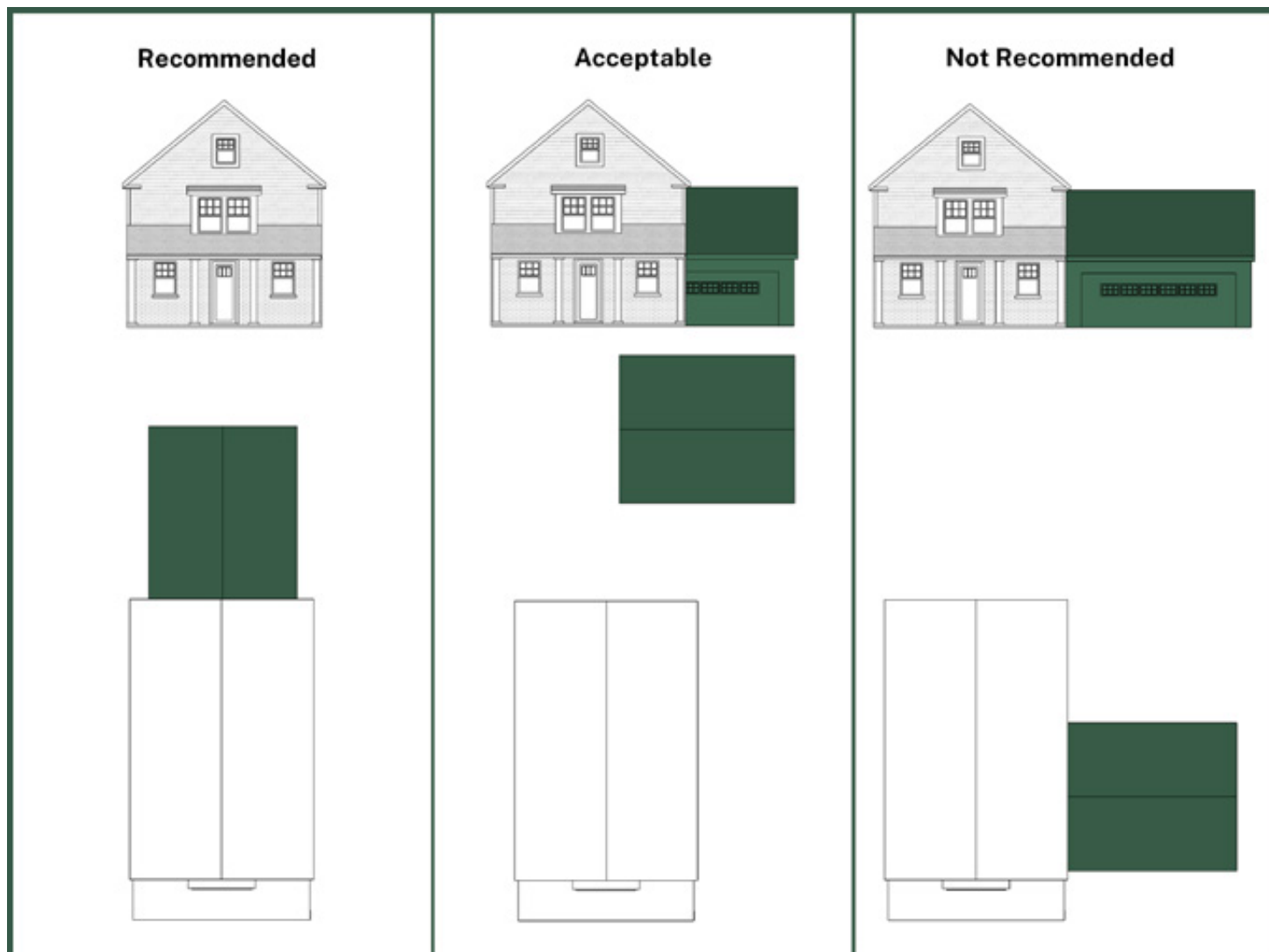
Not Recommended

- Constructing a new accessory structure that attaches to the historic house and becomes a focal point from the public right-of-way
- Demolishing historic accessory structures
- Replacing historic materials that could have been repaired or salvaged with modern materials



It is recommended that accessory structures such as garages be secondary to the historic house and complementary in terms of scale, design, and color scheme. In the images above the garages are located at the rear of the property, behind the historic house.

Accessory Structures



The recommended garage placement is at the rear of the historic house. Placing the garage at the rear of the property, where it is secondary to the house but visible from the street, is acceptable as this placement follows historic norms of garage placement from the early-twentieth century. It is not recommended that garages be placed near the front of the house in a highly visible location as the garage then detracts from the primacy of the historic house.

Maintenance

Adequate and timely maintenance of historic commercial properties is key to ensuring the preservation of historic materials and features. Moreover, adequately maintaining a building helps avoid overwhelming and costly repairs, as small issues are resolved before they snowball into issues that appear unmanageable.

Recommended

- Developing and adhering to a maintenance schedule that involves the inspection of all historic materials and features for signs of damage or deterioration. A yearly assessment is ideal, as identifying issues early is critical in preserving historic materials and reducing the cost of repairs
- Inspecting the building’s envelope is key, such as assessing windows, the roof, gutters, and exterior cladding, checking for issues such as cracks, peeling paint, or cracked roof shingles or tiles. These features are not only character defining, but also protect the internal structure from the elements
- Repairing and maintaining materials and features according to the maintenance schedule and needs as identified through the building’s assessment

Acceptable

- To distribute the financial impact of historic building maintenance, developing a phased maintenance schedule that still involves inspection and assessment of historic materials and their timely repair

Not Recommended

- Deferring maintenance on historic materials and features, resulting in their degradation or demolition by neglect
- Repairing or maintaining historic materials in such a way that the historic materials or features are damaged, removed, or obscured



Maintaining the paint of exterior wood materials is a key component of historic house maintenance. Here, the exterior wood cladding, wood window trim wood windows, and storm windows require basic maintenance to continue functioning properly.



Exterior elements of this house are well maintained and by regular painting and basic maintenance.

TYPICAL INSPECTION TIMETABLE			
BUILDING ELEMENT	FREQUENCY		
	6 months	12 months	12 – 60 months
Roof coverings		✓	
Gutters and downspouts	✓		
Flashings		✓	
Chimneys (from ground)	✓		
Chimneys (close inspection)			✓
Masonry, including mortar joints			✓
Painted masonry		✓	
Windows and doors		✓	
Painted wood elements	✓		
Sidings, stucco, and other claddings		✓	

Placeholder Table Design
Source: <https://www.delcopa.gov/planning/pubs/MaintainingYourHistoricHome.pdf>

Additions

Additions to historic residences allow homeowners the ability to adapt their home to provide additional interior space. They can be compatible and complementary to historic resources when the new addition respects the scale, design, materials, and form of the attached historic house and the historic district as a whole. Conversely, the opposite can occur with new additions that subsume the historic structure or utilize a design and materials that do not complement surrounding historic houses, resulting in a loss of historic character. Therefore, the design, scale, massing, placement, and materials proposed for additions will be carefully considered.

Recommended

- Ensuring that historic materials or character defining features are preserved, protected, and not obscured by new construction
- If an addition to a historic house is desired, the addition is located at the rear of the house so that visibility from the public right-of-way is minimized
- Roof forms and pitch are consistent with the existing house
- Additions incorporate materials or design elements from the historic portion of the house but do not strive to copy historic designs or attempt to appear “historic”
- Modern additions read as secondary to the historic structure in terms of size, scale, design, materials, and detailing

Acceptable

- Constructing additions that minimally impact historic materials and design elements
- Constructing an addition on a side elevation that reads as secondary to the historic house

Not Recommended

- Removing, damaging, or obscuring historic materials or design elements as a result of constructing an addition
- Constructing a modern addition that makes the historic portions of the house appear secondary in terms of size, scale, materials, and detailing
- Building an addition on the façade of a house, or an inappropriately sized or designed addition highly visible from another street-facing elevation
- Disregarding historic materials and elements of design present in the historic structure when designing an addition



The addition of a large, shed roof dormer on the rear elevation is a recommended method for incorporating an addition into a historic resource.

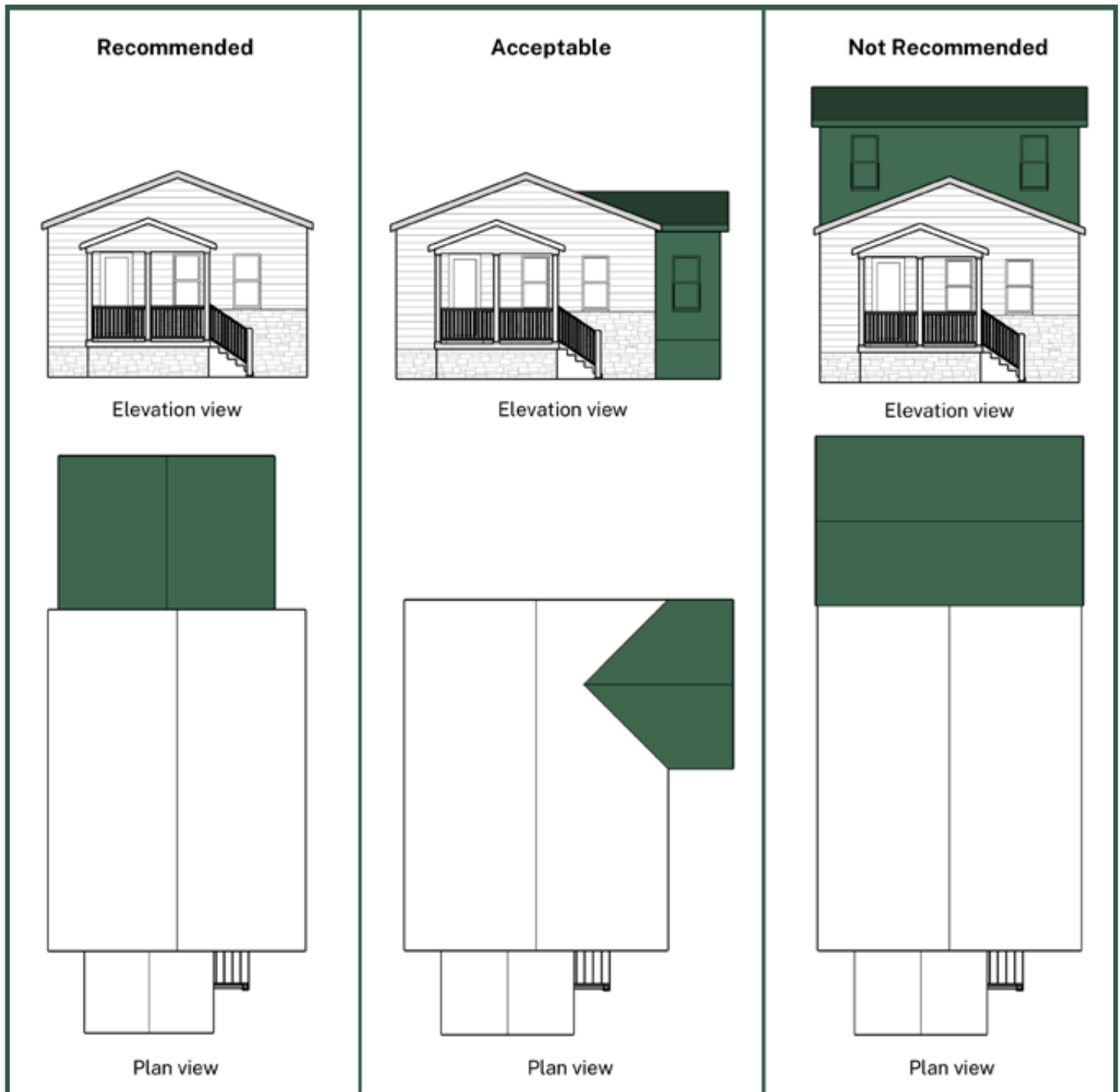


This second-story addition would not be recommended as it is highly visible



Incorporating an addition onto the side elevation of a historic ensure the addition remains secondary to the house is acceptable.

Additions



Additions located at the rear of a house are recommended, small scale additions to the side elevations of a house are acceptable, and additions that are highly visible and subsume the historic house are not recommended.

PART 4:
**Applying Design
Guidelines to
Non-Historic Resources
within Historic Districts**

Part 4: Applying Design Guidelines to Non-Historic Resources within Historic Districts

In order to fulfill the Historic District Commission's (HDC) duty to preserve the historic character in historic districts, the HDC has the authority to review proposed work to non-historic resources within local historic districts, so that the historic character of the district is preserved.

All historic and non-historic resource owners within historic districts are held to the standards of ordinary maintenance, defined as keeping a resource unimpaired and in good condition through ongoing minor intervention, undertaken from time to time, in its exterior condition. Ordinary maintenance does not change the external appearance of the resource except through the elimination of the usual and expected effects of weathering. The completion of ordinary maintenance does not interfere with the historic character of historic districts.

The HDC does have authority to review proposed work on all resources within a district, as work has the capacity to detract from or contribute to the historic character of a district. Work on non-historic resources is held to different standards than work on historic resources, but the HDC considers the following elements:

- The site layout, orientation and location of all buildings, their relationship to one another and adjacent buildings and to open space not to adversely affect the use, appearance or value of adjacent properties
- The location of pedestrian and vehicular areas should not interfere or be hazardous to pedestrian safety
- The total design must be compatible with the intent of the urban design plan



Birmingham's HDC has the authority to review new construction in locally designated historic districts. The images above are of new construction in the Bates Street Historic District.

**PART 5 IS IN PROCESS AND WILL BE COMPLETED
AT NEXT DELIVERABLE PHASE**

PART 5: **Design Guidelines for New Construction in Historic Districts**

Part 5: Design Guidelines for New Construction in Historic Districts

It is recommended that all new construction in historic districts, or new construction adjacent to historic districts, be compatible with the size, scale, color, material, and character of the property and the neighborhood. Taking cues from the surroundings is a good way to ensure sensitive new construction in each district and throughout Birmingham. Height and scale are two of the issues most cited by Birmingham residents as areas of concern surrounding new construction.

Before designing an infill building in a local historic district, developers contemplating a new construction project should take a series of steps to align their new development with the existing neighborhood.

1. Understand the historic neighborhood
2. Study the site and the surrounding buildings, especially the height and scale
3. Review these design guidelines

Façade Composition and Building Massing

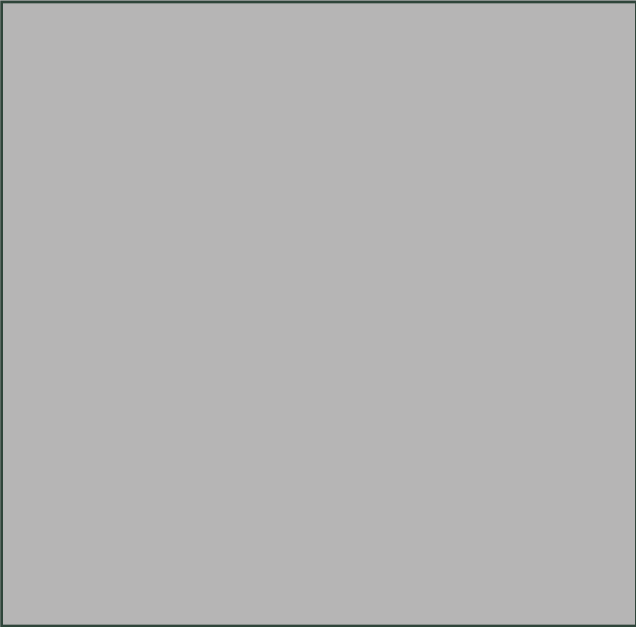
Part of what makes both residential and commercial historic districts unique and cohesive is the complementary building massing, setbacks, and façade composition of buildings within the district. Buildings that deviate from the norms of the surrounding district often appear out of place and may obstruct historic, character defining elements of the district. Therefore, when infill and new construction is necessary within historic districts, conforming to the norms set by surrounding buildings in terms of massing, setback, and façade composition becomes important so that the integrity of the neighboring buildings is preserved.

Recommended

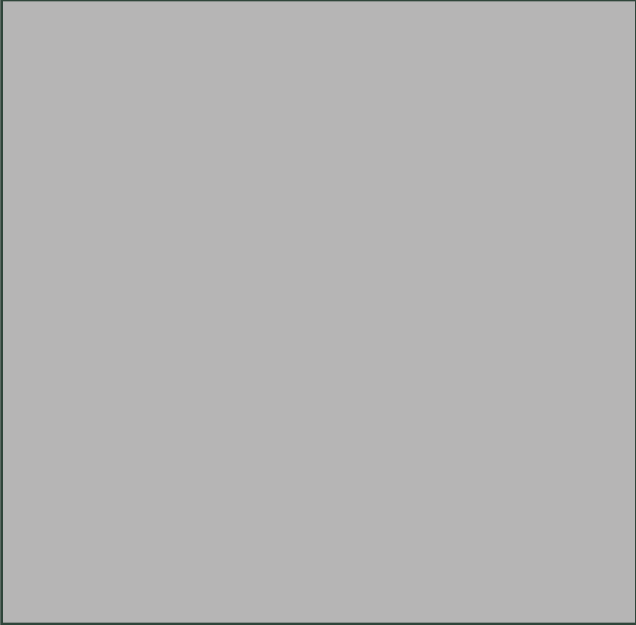
- Designing and constructing new buildings that complement the façade composition and massing of surrounding buildings
- Designing and constructing new buildings with similar setbacks and site arrangements to fit in with the surrounding properties in the historic district
- Maintaining the ratio of the building’s footprint to lot size similar to historic resources in the historic district

Not Recommended

- Constructing new buildings that significantly differ in size from surrounding buildings
- Designing new buildings with massing and scale that is not complementary to the historic district or obscures historic buildings



City of Birmingham, 2022



City of Birmingham, 2022

New Construction in Historic Residential Districts

New construction in historic residential settings can either enhance a historic district by respecting the scale, design, materials, and style of existing housing, or it can greatly detract from the historic atmosphere of a district. The goal of historic preservation is not to arrest new development or new construction, but rather guide it in a manner that preserves existing historic resources and enhances historic districts.

Recommended

- Designing and constructing new residential structures or accessory structures that respect the existing scale, forms, setbacks, style, materials, and streetscape rhythm of existing historic resources
- Utilizing exterior materials that are visually compatible with the surrounding house in terms
- Respecting the historic arrangement of site elements such as the location of and spacing between the house, accessory structures, and open space

Not Recommended

- Demolishing historic houses in order to build larger houses that do not fit the scale, massing, form, or setback of existing historic resources
- Constructing new houses that are not compatible with existing housing in terms of scale, form, setback, style, materials, and streetscape rhythm.
- Altering the arrangement of the house, accessory structures, and open space in a manner that is not compatible with the historic district. For example, placing the garage in a prominent location on the façade of a new residence in an early-twentieth century neighborhood is not recommended.



It is recommended that new construction in residential settings take cues from existing housing. In this example, the new construction shown in green is complementary in scale, shape, massing, and setback from the street compared to the existing house in the center.



New residential construction, shown in green, is not recommended. The scale of the new construction overwhelms the existing housing and is not complementary in terms of massing, shape, or setback from the street. This type of new construction negatively impacts the character of historic neighborhoods.

New Construction in Historic Commercial Districts

New construction in historic commercial settings can either enhance a historic district by respecting the scale, design, materials, and style of existing buildings, or it can greatly detract from the historic atmosphere of a district. The goal of historic preservation is not to arrest new development or new construction, but rather guide it in a manner that preserves existing historic resources and enhances historic districts.

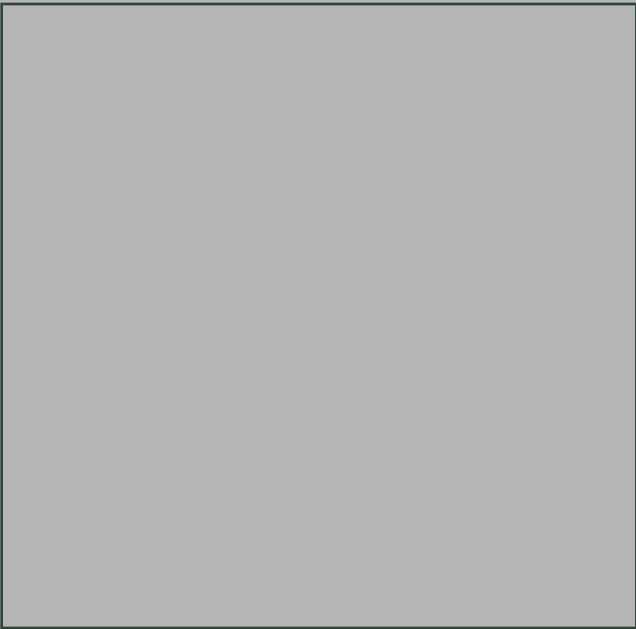
Additionally, it is not recommended that new construction involve the demolition of a historic commercial structure or the infill of a historically open space. It should also not cause damage to or obscure existing historic structures around the new building.

Recommended

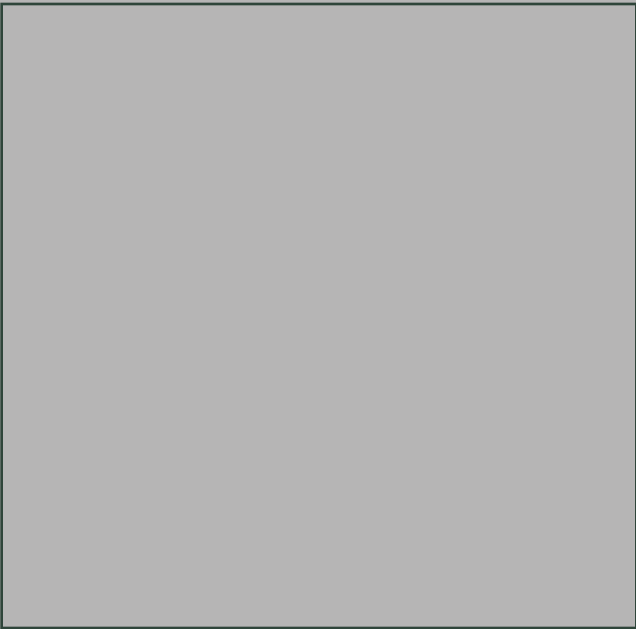
- Designing and constructing new commercial structures or accessory structures that respect the existing scale, forms, setbacks, style, materials, and streetscape rhythm of existing historic resources
- Utilizing exterior materials that are visually compatible with the surrounding buildings in terms of finish, color, texture, and design
- Respecting the historic arrangement of site elements such as the location and spacing of the historic buildings, the sidewalk, and the street

Not Recommended

- Constructing new commercial buildings that are not compatible to existing buildings in terms of scale, form, setback, materials, and streetscape rhythm. For example, a new building constructed without a street level entry would impermissibly change the relationship to the sidewalk and street in a manner that is not compatible with the historic district
- Damaging surrounding historic structures through the construction of a new building



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New Construction in Historic Commercial Districts

Parking Structures

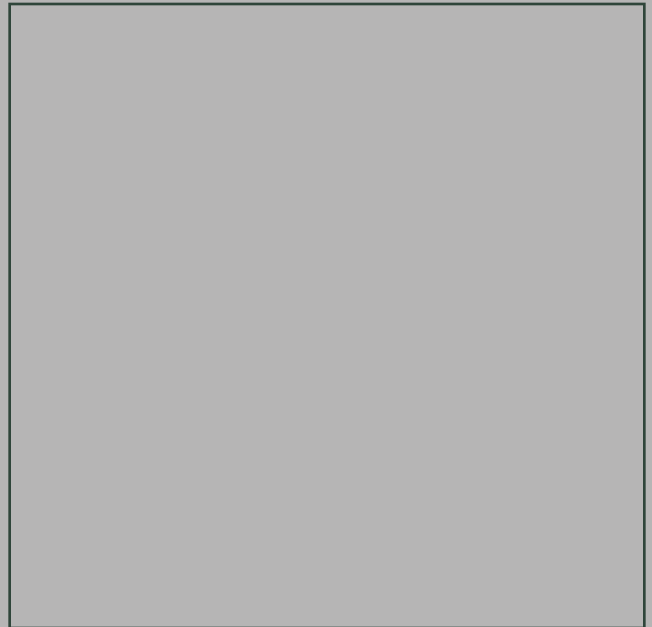
Parking structures and parking areas may be necessary features that lend support to the commercial establishments within a historic district. However, incorporation of these features into, or near, historic districts should not result in the removal or obstruction of historic resources.

Recommended

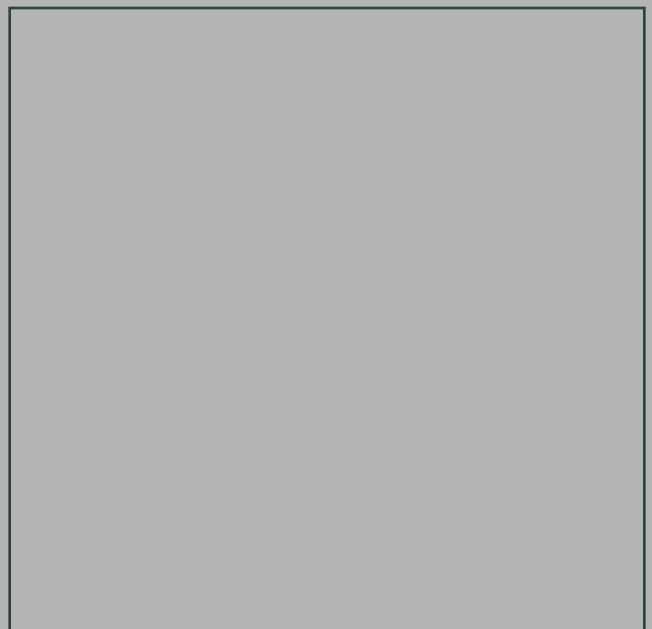
- Designing and constructing parking structures that respect the existing scale, forms, setbacks, style, materials, and streetscape rhythm of existing historic resources
- Maintaining the rhythm of the streetscape, notably the presence of commercial space along the sidewalk, when incorporating a new parking structure into or near to a historic district
- Utilizing exterior materials that are visually compatible with the surrounding buildings in terms of finish, color, texture, and design
- Respecting the historic arrangement of site elements such as the location and spacing of historic buildings, the sidewalk, and the street
- Only constructing parking areas in spaces not occupied by historic structures or historically open space
- Incorporating a parking garage in an unobtrusive location that does not diminish historic resources

Not Recommended

- Demolishing historic structures or infilling historically open space to construct surface parking or a parking structure
- Constructing a parking structure that is not compatible with surrounding buildings in terms of scale, form, setback, style, and streetscape rhythm
- Not incorporating street level commercial space into a new parking structure



City of Birmingham, 2022



City of Birmingham, 2022

**PART 5 IS IN PROCESS AND WILL BE COMPLETED
AT NEXT DELIVERABLE PHASE**

PART 6:

Design Guidelines for Landscapes and Open Space

Part 6: Design Guidelines for Landscapes and Open Space

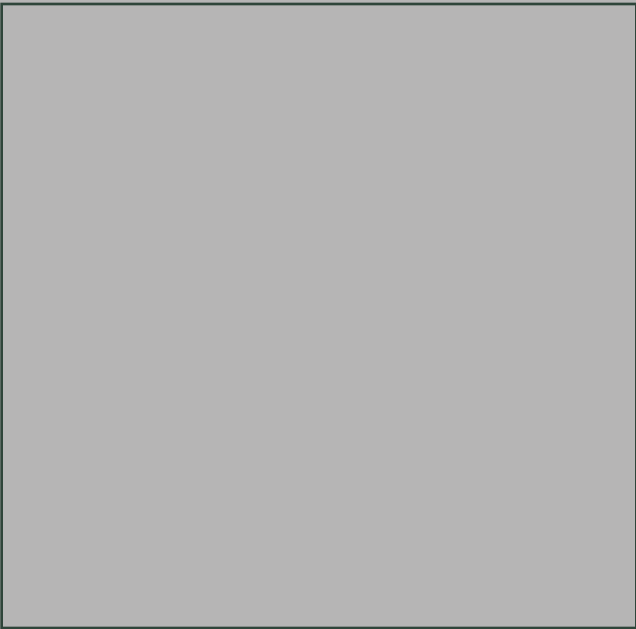
Historic resources can gain part of their significance from the site and surrounding landscape. This includes things like fences, vegetation, structures like stone walls, and mature trees and hedges. Work performed in historic districts should respect the character of the landscape and site features.

Recommended

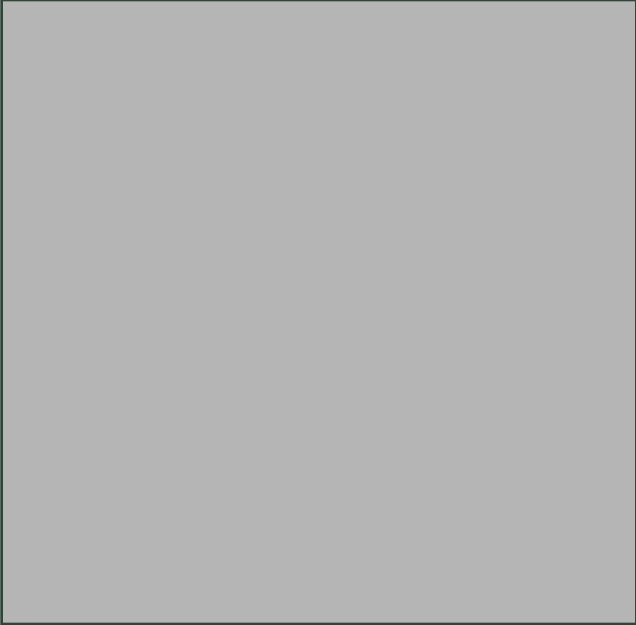
- Complying with Birmingham’s Tree Preservation Ordinance found in the Code of Ordinances at Chapter 118 –Vegetation and Birmingham’s fencing guide-lines in the Zoning Ordinance at Chapter 126
- Retaining and maintaining historic site features and land-scapes such as fences, trees, hedges, stone walls, and open spaces
- Repairing and maintaining historic fencing, walls, and other historic built site features
- Locating new fences on the setback line and on the lot line
- Retaining relationships between buildings, landscape features, and open spaces
- Retaining other historic site features such as stone curbs, decorative paving, or hitching posts

Not Recommended

- Removing mature trees, hedges, walls, fencing, and other historic landscaping
- Constructing new landscape or site features that are out of scale with the surrounding character of the historic district
- Installing fencing in the front yard over 3’ tall and over 6’ tall in the back yard
- Installing fencing of material that is incompatible with the character of the historic district
- Introducing new plant material that is out of character, scale, pattern, or vista with the surrounding historic district



City of Birmingham, 2022



City of Birmingham, 2022

PART 7: **Definitions and Resources**

Appendix A: Definitions

Historic District Ordinance Definitions

Alteration means work that changes the detail of a resource but does not change its basic size or shape.

Certificate of appropriateness means the written approval of a permit application for work that is appropriate and does not adversely affect a resource.

Commission means the historic district commission of the city.

Committee means a historic district study committee appointed by the city commission pursuant to Section 127-4.

Demolition means the razing or destruction, whether entirely or in part, of a resource and includes, but is not limited to, demolition by neglect.

Demolition by neglect means neglect in maintaining, repairing, or securing a resource that results in deterioration of an exterior feature of the resource or the loss of structural integrity of the resource.

Denial means the written rejection of a permit application for work that is inappropriate and that adversely affects a resource.

Fire alarm system means a system designed to detect and annunciate the presence of fire or by-products of fire. Fire alarm system includes smoke alarms.

Historic district means an area or group of areas, not necessarily having contiguous boundaries, that contains one resource or a group of resources that are related by history, architecture, archaeology, engineering, and/or culture.

Historic preservation means the identification, evaluation, establishment, and protection of resources significant in history, architecture, archaeology, engineering, and/or culture.

Historic resource means a publicly or privately owned building, structure, site, object, feature, or open space that is significant in the history, architecture, archaeology, engineering, and/or culture of the city, state, or the United States.

Notice to proceed means the written permission to issue a permit for work that is inappropriate and that adversely affects a resource, pursuant to a finding under Section 399.205(6) of Public Act 169 of 1970, as amended.

Open space means undeveloped land, a naturally landscaped area, or a formal or man-made landscaped area that provides a connective link or buffer between other resources.

Ordinary maintenance means keeping a resource unimpaired and in good condition through ongoing minor intervention, undertaken from time to time, in its exterior condition. Ordinary maintenance does not change the external appearance of the resource except through the elimination of the usual and expected effects of weathering. Ordinary maintenance does not constitute work for the purposes of this Chapter 127.

Proposed historic district means an area or group of areas, not necessarily having contiguous boundaries, that have delineated boundaries and that is under review by a committee or a standing committee for the purpose of making a recommendation as to whether it should be established as a historic district or added to an established historic district.

Repair means to restore a decayed or damaged resource to good or sound condition by any process. A repair that changes the external appearance of a resource constitutes work for the purposes of this chapter.

Resource means one or more publicly or privately owned historic or non-historic buildings, structures, sites, objects, features, or open spaces located within a historic district.

Smoke alarm means a single-station or multiple-station alarm responsive to smoke and not connected to a system. As used in this subsection, "single-station alarm" means an assembly incorporating a detector, the control equipment, and the alarm sounding device into a single unit, operated from a power supply either in the unit or obtained at the point of installation. "Multiple-station alarm" means two or more single-station alarms that are capable of interconnection such that actuation of one alarm causes all integrated separate audible alarms to operate.

Work means construction, addition, alteration, repair, moving, excavation, or demolition.

Appendix A: Definitions

Common Architectural Terms

Bargeboard: A sometimes richly ornamented board placed on the verge (incline) of a gable to conceal the ends of rafters. Also known as vergeboard.

Board and Batten: A siding consisting of vertical boards and thin strips, or battens; the battens are used to conceal the gaps between the siding boards.

Brackets: Ornamental supports, usually of wood or pressed metal, which appear at the cornice line of a building. They may be incised into a scrolled pattern or be more simply molded and are commonly found on Italianate style buildings, but often appear with other styles as well.

Casement: A window sash that opens on hinges fixed to its vertical edge.

Chimneys: A structure containing one or more flues through which smoke and fumes from fireplaces, furnaces, or boilers escape to the outside. A chimney also provides a draft for fireplaces.

Clapboard: Siding consisting of boards that are thicker on one edge than the other the bottom (thick) edge of one board overlaps the top (thin) edge of the board below.

Column: A pillar, usually circular in plan.

Coping: The protective uppermost course of a wall or parapet projects beyond the wall surface to throw off rain. Also known as a cap.

Corbel: A projecting block, sometimes carved or molded, that acts as a means of support for floor and roof beams as well as other structural members.

Cornice: A cornice is the finished edge of the roof where it meets the exterior wall, of varying sizes, sometime plain, but often decorative and marked by brackets, dentils, modillions, or some other decorative feature.

Cresting: Roof cresting is a lacy decorative fencing made of wrought iron, rimming the edge or peak of a roof.

Cupola: A cupola is a decorative, small, projecting tower at the top of the roof of a building, often square, round, or octagonal in shape.

Decorative Half-timbering: A method of surface decoration that imitates true half-timber construction. Half-timbering was common in sixteenth and seventeenth century England, in which the spaces between the vertical structural timbers were filled with brickwork or plaster.

Dormer: A window projecting from the slope of a roof; usually provided with its own roof.

Drip Cap: A usually small horizontal drip located above a door or window casing; designed to shed water, causing it to drip beyond the outside of the frame.

Eaves: The portion of the roof which overhangs the exterior walls, sometimes with exposed rafters.

Eyelid Dormer: A half-elliptical decorative window placed in the roof surface, resembling the shape of an eye.

Façade: The face of a building, usually referring to the front.

Fanlight: A semi-circular (fan shaped) window placed atop a door, commonly seen in Federal and Colonial Revival style buildings.

Fascia Board: A flat board used to cover the ends of roof rafters.

Fenestration Pattern: The arrangement of windows and other exterior openings on a building.

Finial: An ornament that caps a gable, hip, pinnacle, or other architectural feature.

Fixed Sash: A fixed frame window (or part of a window) that does not open.

Frieze: Any plain decorative band, or board, on the top of a wall immediately below the cornice; sometimes decorated with brackets, dentils, or modillions. Porch cornices may likewise be decorated with friezes of spindle work.

Gable: The triangular end of an exterior wall in a building with a ridged roof.

Gable Roof: A sloping (ridged) roof that terminates at one or both ends in a gable.

Gambrel Roof: A roof having a double slope on two sides of a building.

Hip Roof: A roof formed by four pitched roof surfaces.

Lintel: The horizontal structural member that supports a load over an opening; usually made of wood, stone, or steel; may be exposed or obscured by wall covering.

Lites: Glass windowpanes

Appendix A: Definitions

Masonry: A type of construction using stone, brick, tile, or concrete block using mortar.

Molding (Trim): A decorative raised surface along the edge of an architectural feature such as a window, column, door, or wall.

Mortar: A mixture of sand, water, lime, and cement used to lay bricks, stone, tile, or concrete block.

Mullion: A vertical bar between coupled windows.

Muntins: The wooden divisions between panes of glass on windows.

Ogee Arch: A center pointed arch with reverse curve sides.

Palladian Window: A three-part, round-arched window, named for the 15th century Italian architect Andreas Palladio, also known as a Venetian Window and common in the Georgian and Colonial Revival styles.

Parapet: A parapet is a low stone or brick wall at the top of a building.

Pediment: A triangular space created by a front facing gable roof.

Pilaster: A narrowly protruding column attached to a wall, giving the illusion of a free-standing column.

Pointed Arch: An arch with a strong center point, usually seen in Gothic Revival style buildings.

Porch: A covered space outside the main walls of a building.

Portico: A small entrance porch.

Quoins: Decorative rectangles or squares of stone, brick, wood, or concrete, placed at the corners of buildings to add architectural interest.

Rafters: The wooden structural support beams for a roof, sometimes visible on the exterior for certain building types and styles.

Roof: Roofs can be steep, flat, or gently sloped and take many forms such as gable, gambrel, hipped, stepped gable, shed, pent or Mansard. The roof type is an important key to identifying the style of a building.

Round Arch: A semicircular arch over a window or door.

Segmental Arch: A slightly rounded arch over a window or door.

Sash: The framework into which the glass panes of a window are set.

Sill: The flat horizontal bottom piece of a window or door on the exterior. It is often wood, but sometimes of stone.

Stoop: The uncovered wide step leading into the front or main door of a building.

Stories: The number of stories a building reflects its height by counting the stacked floors. If a building has dormer windows inset into the roof, that top section of the building is called a 1/2 story.

Stucco: A coating of plaster applied over exterior walls.

Terra Cotta: A fine-grained fired clay product used on the exterior of buildings; may be glazed or unglazed, molded or carved.

Transom Light: A flat, glass panel above a door, usually multi-paned.

Trim (Molding): A decorative raised surface along the edge of an architectural feature such as a window, column, door, or wall.

Tudor Arch: A flattened arch with a center point above a door or window, commonly seen in Tudor Revival style buildings.

Weatherboard: An exterior horizontal wooden board applied with the lower edge overlapping the board below used to form exterior walls (wider and less shaped than a clapboard, although used for the same purpose).

Appendix B: Links to Resources

The links below connect to helpful resources regarding the maintenance, repair, and preservation of materials, buildings, and sites.

Historic Preservation in Birmingham

A section of the City of Birmingham's website is dedicated to historic preservation.

https://www.bhamgov.org/about_birmingham/city_departments/planning_department/historic_preservation/index.php

National Register of Historic Places Bulletins

The National Register of Historic Places (NRHP) publishes guidelines and bulletins used for the evaluation of numerous historic resources, from buildings and subdivisions to cultural landscapes.

<https://www.nps.gov/subjects/nationalregister/publications.htm>

NRHP guidelines of particular interest for the Birmingham community include:

Historic Landscapes

Keller, Timothy J., and Genevieve P. Keller. *How to Evaluate and Nominate Designed Historic Landscapes*. National Register Bulletin. U.S. Department of the Interior, National Park Service.

<https://www.nps.gov/subjects/nationalregister/upload/NRB18-Complete.pdf>

Historic Residential Suburbs

Ames, David L., and Linda Flint McClelland. *Historic Residential Suburbs: Guidelines for Evaluation and Documentation for the National Register of Historic Places*. National Register Bulletin. U.S. Department of the Interior, National Park Service, 2002.

Part 1: https://www.nps.gov/subjects/nationalregister/upload/NRB46_Suburbs_part1_508.pdf

Part 2: https://www.nps.gov/subjects/nationalregister/upload/NRB46_Suburbs_part2_508.pdf

Researching Historic Properties

O'Donnell, Eleanor. *Researching a Historic Property*. National Register Bulletin. U.S. Department of the Interior, National Park Service, 1998.

<https://www.nps.gov/subjects/nationalregister/upload/NRB39-Complete.pdf>

Technical Preservation Services Publications

The National Park Service provides a webpage with links to technical resources regarding the preservation of buildings and sites.

<https://www.nps.gov/orgs/1739/tps-publications.htm>

National Park Service Preservation Briefs

The National Park Service (NPS) has published several informational briefs on maintaining, repairing, and preserving historic buildings. The briefs are part of the NPS technical preservation services and are intended to inform owners of historic buildings on recommended methods for the preservation of historic character and materials.

Preservation Briefs of interest to the Birmingham community include:

General

Preservation Brief #17: Architectural Character – Identifying the Visual Aspects of Historic Buildings as an Aid to Preserving Their Character

<https://www.nps.gov/orgs/1739/upload/preservation-brief-17-architectural-character.pdf>

Preservation Brief #35: Understanding Old Buildings – The Process of Architectural Investigation

<https://www.nps.gov/orgs/1739/upload/preservation-brief-35-architectural-investigation.pdf>

Roofing

Preservation Brief #4: Roofing for Historic Buildings

<https://www.nps.gov/orgs/1739/upload/preservation-brief-04-roofing.pdf>

Appendix B: Links to Resources

Preservation Brief #19: The Repair and Replacement of Historic Wooden Shingle Roofs

<https://www.nps.gov/orgs/1739/upload/preservation-brief-19-wood-shingle-roofs.pdf>

Preservation Brief #29: The Repair, Replacement, and Maintenance of Historic Slate Roofs

<https://www.nps.gov/orgs/1739/upload/preservation-brief-29-slate-roofs.pdf>

Preservation Brief #30: The Preservation and Repair of Historic Clay Tile Roofs

<https://www.nps.gov/orgs/1739/upload/preservation-brief-30-clay-tile-roofs.pdf>

Exterior

Preservation Brief #47: Maintaining the Exteriors of Small and Medium Size Historic Buildings

<https://www.nps.gov/orgs/1739/upload/preservation-brief-47-exterior-small-medium-buildings.pdf>

Preservation Brief #10: Exterior Paint Problems on Historic Woodwork

<https://www.nps.gov/orgs/1739/upload/preservation-brief-10-paint-problems-exterior-woodwork.pdf>

Preservation Brief #45: Preservation of Historic Wooden Porches

<https://www.nps.gov/orgs/1739/upload/preservation-brief-45-wood-porches.pdf>

Preservation Brief #8: Aluminum and Vinyl Siding on Historic Buildings

<https://www.nps.gov/orgs/1739/upload/preservation-brief-08-aluminum-vinyl-siding.pdf>

Preservation Brief #2: Repointing Mortar Joints in Historic Masonry Buildings

<https://www.nps.gov/orgs/1739/upload/preservation-brief-02-repointing.pdf>

Preservation Brief #7: The Preservation of Historic Glazed Architectural Terra-Cotta

<https://www.nps.gov/orgs/1739/upload/preservation-brief-07-terra-cotta.pdf>

Preservation Brief #15: Preservation of Historic Concrete

<https://www.nps.gov/orgs/1739/upload/preservation-brief-15-concrete.pdf>

Preservation Brief #22: The Preservation and Repair of Historic Stucco

<https://www.nps.gov/orgs/1739/upload/preservation-brief-22-stucco.pdf>

Preservation Brief #42: The Maintenance, Repair and Replacement of Historic Cast Stone

<https://www.nps.gov/orgs/1739/upload/preservation-brief-42-cast-stone.pdf>

Preservation Brief #27: The Maintenance and Repair of Architectural Cast Iron

<https://www.nps.gov/orgs/1739/upload/preservation-brief-27-cast-iron.pdf>

Preservation Brief #16: The Use of Substitute Materials on Historic Building Exteriors

<https://www.nps.gov/orgs/1739/upload/preservation-brief-16-substitute-materials.pdf>

Preservation Brief #38: Removing Graffiti from Historic Masonry

<https://www.nps.gov/orgs/1739/upload/preservation-brief-38-graffiti.pdf>

Windows

Preservation Brief #9: The Repair of Historic Wooden Windows

<https://www.nps.gov/orgs/1739/upload/preservation-brief-09-wood-windows.pdf>

Preservation Brief #13: The Repair and Thermal Upgrading of Historic Steel Windows

<https://www.nps.gov/orgs/1739/upload/preservation-brief-13-steel-windows.pdf>

Preservation Brief #33: The Preservation and Repair of Historic Stained and Leaded Glass

<https://www.nps.gov/orgs/1739/upload/preservation-brief-33-stained-leaded-glass.pdf>

Appendix B: Links to Resources

Cleaning and Maintenance

Preservation Brief #6: Dangers of Abrasive Cleaning to Historic Buildings

<https://www.nps.gov/orgs/1739/upload/preservation-brief-06-abrasive-cleaning.pdf>

Preservation Brief #39: Holding the Line: Controlling Unwanted Moisture in Historic Buildings

<https://www.nps.gov/orgs/1739/upload/preservation-brief-39-controlling-moisture.pdf>

Commercial

Preservation Brief #11: Rehabilitating Historic Storefronts

<https://www.nps.gov/orgs/1739/upload/preservation-brief-11-storefronts.pdf>

Preservation Brief #25: The Preservation of Historic Signs

<https://www.nps.gov/orgs/1739/upload/preservation-brief-25-signs.pdf>

Preservation Brief #44: The Use of Awnings on Historic Buildings – Repair, Replacement, and New Design

<https://www.nps.gov/orgs/1739/upload/preservation-brief-44-awnings.pdf>

Interior

Preservation Brief #18: Rehabilitating Interiors in Historic Buildings – Identifying and Preserving Character-defining Elements

<https://www.nps.gov/orgs/1739/upload/preservation-brief-18-interiors.pdf>

Preservation Brief #21: Repairing Historic Flat Plaster – Walls and Ceilings

<https://www.nps.gov/orgs/1739/upload/preservation-brief-21-flat-plaster.pdf>

Preservation Brief #23: Preserving Historic Ornamental Plaster

<https://www.nps.gov/orgs/1739/upload/preservation-brief-23-ornamental-plaster.pdf>

Preservation Brief #40: Preserving Historic Ceramic Tile Floors

<https://www.nps.gov/orgs/1739/upload/preservation-brief-40-ceramic-tile-floors.pdf>

Preservation Brief #49: Historic Decorative Metal Ceilings and Walls: Use, Repair, and Replacement

<https://www.nps.gov/orgs/1739/upload/preservation-brief-49-metal-ceilings-walls.pdf>

Other

Preservation Brief #3: Improving Energy Efficiency in Historic Buildings

<https://www.nps.gov/orgs/1739/upload/preservation-brief-03-energy-efficiency.pdf>

Preservation Brief #24: Heating, Ventilating, and Cooling Historic Buildings – Problems and Recommended Approaches

<https://www.nps.gov/orgs/1739/upload/preservation-brief-24-heating-cooling.pdf>

Preservation Brief #14: New Exterior Additions to Historic Buildings – Preservation Concerns

<https://www.nps.gov/orgs/1739/upload/preservation-brief-14-exterior-additions.pdf>

Preservation Brief #32: Making Historic Properties Accessible

<https://www.nps.gov/orgs/1739/upload/preservation-brief-32-accessibility.pdf>

Preservation Brief #36: Protecting Cultural Landscapes – Planning, Treatment and Management of Historic Landscapes

<https://www.nps.gov/orgs/1739/upload/preservation-brief-36-cultural-landscapes.pdf>

Appendix B: Links to Resources

Secretary of the Interior's Standards for Rehabilitation and Illustrated Guidelines for Rehabilitating Historic Buildings.

The Secretary of the Interior's Standards for Rehabilitation provide direction in making appropriate choices in planning the repairs, alterations, and additions that may be part of a rehabilitation project. The National Park Service also publishes Guidelines for Rehabilitating Historic Buildings which describe specific treatments that do and do not meet the Standards.

<https://www.nps.gov/orgs/1739/secretary-standards-treatment-historic-properties.htm>

Grimmer, Anne E. *The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring & Reconstructing Historic Buildings*. Revised edition. U.S. Department of the Interior, National Park Service, 2007.

<https://www.nps.gov/orgs/1739/upload/treatment-guidelines-2017-part1-preservation-rehabilitation.pdf>



AGENDA
BIRMINGHAM HISTORIC DISTRICT COMMISSION
WEDNESDAY – JANUARY 18, 2023
BIRMINGHAM CITY HALL, 151 MARTIN STREET, COMMISSION ROOM 205, BIRMINGHAM, MI*
******* 7:00 PM*******

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

- 1) Roll Call
- 2) [Approval of the HDC Minutes of January 4, 2023](#)
- 3) Courtesy Review
- 4) Historic Design Review
 - A. [188 N. Old Woodward – Comerica](#)
- 5) Sign Review
- 6) Study Session
- 7) Miscellaneous Business and Communication
 - A. Pre-Application Discussions
 - B. Draft Agenda
 1. [February 1, 2023](#)
 - 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.

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

Permit # PD22-0119

Project # JDSF 22-0037

APPLICATION FOR DEMOLITION PERMIT

I. Project Type / Location			
<input checked="" type="checkbox"/> HOUSE <input type="checkbox"/> HOUSE AND ATTACHED GARAGE <input type="checkbox"/> HOUSE AND DETACHED GARAGE <input type="checkbox"/> DETACHED GARAGE <input type="checkbox"/> COMMERCIAL BUILDING			
<input type="checkbox"/> EXTERIOR <input type="checkbox"/> INTERIOR NON-LOAD BEARING <input type="checkbox"/> SHED <input type="checkbox"/> OTHER _____			
ADDRESS <u>766 CATERFIELD</u>		PROPERTY IDENTIFICATION NUMBER (SIDWELL NO.)	
		LOT NUMBER	
II. Applicant / Project Contact Information			
A. Applicant			
NAME <u>BIRMINGHAM DEVELOPMENT</u>		ADDRESS <u>401 S. OLD WOODWARD #470</u>	
CITY <u>BIRMINGHAM</u>	STATE <u>MI</u>	ZIP CODE <u>48009</u>	TELEPHONE NUMBER (Include Area Code)
CELL PHONE NUMBER (Include Area Code) <u>248-505-8811</u>	FAX NUMBER (Include Area Code) <u>888-727-6333</u>	EMAIL ADDRESS <u>DAVID@BIRMINGHAMLLC.COM</u>	
B. Owner or Lessee			
NAME <u>DAVID SCHMEER</u>		ADDRESS <u>1847 NORFOLK</u>	
CITY <u>BIRMINGHAM</u>	STATE <u>MI</u>	ZIP CODE <u>48009</u>	TELEPHONE NUMBER (Include Area Code)
CELL PHONE NUMBER (Include Area Code) <u>248-505-8811</u>	FAX NUMBER (Include Area Code)	EMAIL ADDRESS <u>DAVID@BIRMINGHAMLLC.COM</u>	
C. Architect or Engineer			
NAME		ADDRESS	
CITY	STATE	ZIP CODE	TELEPHONE NUMBER (Include Area Code)
CELL PHONE NUMBER (Include Area Code)	FAX NUMBER (Include Area Code)	EMAIL ADDRESS	
LICENSE NUMBER		EXPIRATION DATE	
D. Contractor			
NAME <u>BIRMINGHAM DEVELOPMENT</u>		ADDRESS <u>401 S. OLD WOODWARD #470</u>	
CITY <u>BIRMINGHAM</u>	STATE <u>MI</u>	ZIP CODE <u>48009</u>	TELEPHONE NUMBER (Include Area Code)
CELL PHONE NUMBER (Include Area Code) <u>248-505-8811</u>	FAX NUMBER (Include Area Code) <u>888-727-6333</u>	EMAIL ADDRESS <u>DAVID@BIRMINGHAMLLC.COM</u>	
INDIVIDUAL BUILDERS LICENSE NUMBER		EXPIRATION DATE	
COMPANY BUILDERS LICENSE NUMBER <u>2102142187</u>		EXPIRATION DATE <u>5/31/23</u>	
FEDERAL EMPLOYER ID NUMBER (or reason for exemption) <u>58-3236595</u>			
WORKERS COMP INSURANCE CARRIER (or reason for exemption) <u>AUTO OWNERS</u>			
UNEMPLOYMENT INSURANCE AGENCY EMPLOYER ACCOUNT NUMBER (or reason for exemption) <u>2249491 000</u>			











Community Development Department
151 Martin Street
Birmingham, MI 48012-3001
(248) 530-1850

Inspection Requests: www.bsaonline.com

Applicant:

HRH CONSTRUCTION LLC
1233 MARYLAND BLVD
BIRMINGHAM MI 48009

Status: HOLD (FEE)

DEMOLITION ONLINE

DEMO SINGLE FAMILY

Permit Number:

PD22-0124
JDSF22-0028

Applied: 12/16/2022

Issued:

Expires:

Finalized:

LOCATION	OWNER	CONTRACTOR
0 1261 FAIRFAX AVE 08-19-26-204-014 Zoning District: Special District:	ROBERT W HIGGINBOTHAM LVNG TRUS 1261 FAIRFAX AVE BIRMINGHAM MI 48009-1082 Phone: Fax:	HRH CONSTRUCTION LLC 1233 MARYLAND BLVD BIRMINGHAM MI 48009 Phone: (248) 644 4910 Email: jill@hunterrobertshomes.com

Work Description: Demolition of home with attached garage.

Stipulations:

Primary Constructions Type:

Primary Zoning District:

Primary Use Group:

Project: JDSF22-0028

Permit Item	Work Type	Fee Basis	Item Total
ONLINE APPLICATION FEE	BUILDING PERMITS	1.00	\$2.00
DEMO - 3,000 TO 5,000 CUBIC FEET	BUILDING PERMITS	1.00	\$200.00
Fee Total:			202.00
Amount Paid:			0.00
Balance Due:			202.00



Building Official Approval: _____

Date: 12/16/2022

1261 Fairfax



1261 Fairfax



1261 Fairfax



1261 Fairfax



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

Permit #

PD22-0117

Project #

JDSF 22-0018

APPLICATION FOR DEMOLITION PERMIT

I. Project Type / Location					
<input checked="" type="checkbox"/> HOUSE		<input type="checkbox"/> HOUSE AND ATTACHED GARAGE		<input type="checkbox"/> HOUSE AND DETACHED GARAGE	
<input type="checkbox"/> EXTERIOR		<input type="checkbox"/> INTERIOR NON-LOAD BEARING		<input type="checkbox"/> DETACHED GARAGE	
		<input type="checkbox"/> SHED		<input type="checkbox"/> COMMERCIAL BUILDING	
		<input type="checkbox"/> OTHER _____			
ADDRESS <u>1450 Norfolk dr.</u>			PROPERTY IDENTIFICATION NUMBER (SIDWELL NO.)		LOT NUMBER
II. Applicant / Project Contact Information					
A. Applicant					
NAME <u>Mark Avripas</u>			ADDRESS <u>1625 Star Butt Dr.</u>		
CITY <u>Rochester Hills</u>		STATE <u>MI</u>		ZIP CODE <u>48309</u>	TELEPHONE NUMBER (Include Area Code)
CELL PHONE NUMBER (Include Area Code) <u>2580-382-7327</u>		FAX NUMBER (Include Area Code)		EMAIL ADDRESS <u>Mark@Avripasconstruction.com</u>	
B. Owner or Lessee					
NAME <u>Gary Laura Gibbs</u>			ADDRESS <u>1387 Chesterfield Ave</u>		
CITY <u>Birmingham</u>		STATE <u>MI</u>		ZIP CODE <u>48009</u>	TELEPHONE NUMBER (Include Area Code)
CELL PHONE NUMBER (Include Area Code)		FAX NUMBER (Include Area Code)		EMAIL ADDRESS*	
C. Architect or Engineer					
NAME			ADDRESS		
CITY		STATE		ZIP CODE	TELEPHONE NUMBER (Include Area Code)
CELL PHONE NUMBER (Include Area Code)		FAX NUMBER (Include Area Code)		EMAIL ADDRESS	
LICENSE NUMBER				EXPIRATION DATE	
D. Contractor					
NAME <u>Avripas Construction</u>			ADDRESS <u>1625 Star Butt Dr.</u>		
CITY <u>Rochester Hills</u>		STATE <u>MI</u>		ZIP CODE <u>48309</u>	TELEPHONE NUMBER (Include Area Code)
CELL PHONE NUMBER (Include Area Code) <u>580-382-7327</u>		FAX NUMBER (Include Area Code)		EMAIL ADDRESS <u>Mark@Avripasconstruction.com</u>	
INDIVIDUAL BUILDERS LICENSE NUMBER <u>2101186910</u>				EXPIRATION DATE	
COMPANY BUILDERS LICENSE NUMBER <u>2102174795</u>				EXPIRATION DATE	
FEDERAL EMPLOYER ID NUMBER (or reason for exemption)					
WORKERS COMP INSURANCE CARRIER (or reason for exemption)					
UNEMPLOYMENT INSURANCE AGENCY EMPLOYER ACCOUNT NUMBER (or reason for exemption)					

RECEIVED

NOV 14 2022

**CITY OF BIRMINGHAM
COMMUNITY DEVELOPMENT DEPT.**

III. Construction Documents Required

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

Construction Documents Required:

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

IV. Project Description

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

Work Description: this home is approximately 2,300 sq ft & ceiling
18,400 cf.

V. Signature

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

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

SIGNATURE OF APPLICANT

TYPE OR PRINT

DATE

SIGNATURE OF OWNER (if required)

TYPE OR PRINT

DATE

SIGNATURE OF OWNER'S AGENT (Permit holder)

TYPE OR PRINT

DATE

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

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

VI. Department Use Only

FEE DESCRIPTION	AMOUNT		TOTAL
DEMOLITION PERMIT FEE HOUSE	\$ 200		
DEMOLITION PERMIT FEE GARAGE	\$		
DEMOLITION PERMIT BOND HOUSE	\$ 2000		
DEMOLITION PERMIT BOND GARAGE	\$		
COMMERCIAL PERMIT FEE	\$		
COMMERCIAL PERMIT BOND	\$		
		TOTAL	\$
CONTRACTOR REGISTRATION FEE	\$		\$
		PERMIT FEE TOTAL	\$ 2200

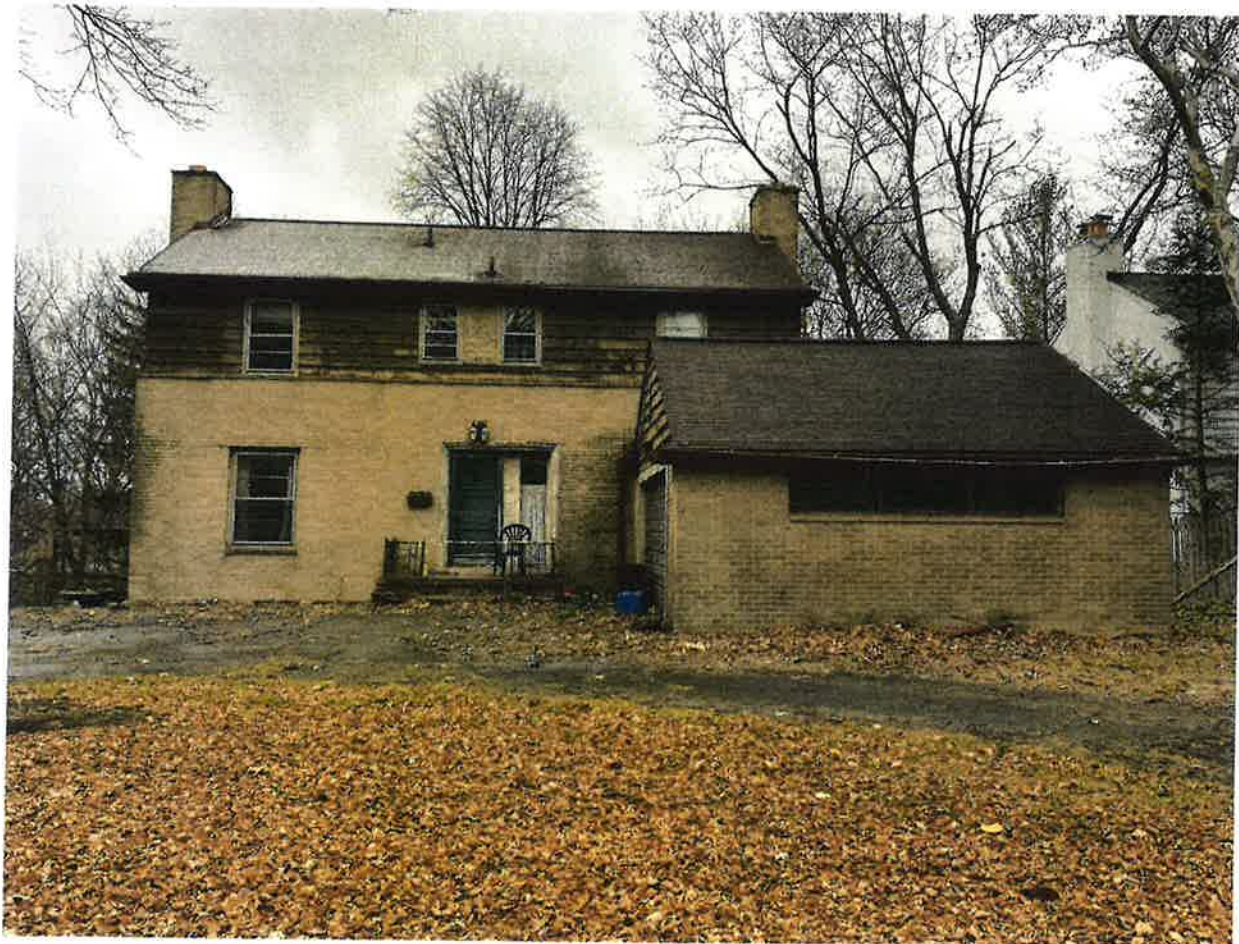
VII. Department Use Only

APPROVAL SIGNATURE

TITLE

DATE







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

Community Development: 248-530-1850
 AMG Inspection Request Site: <https://www.accessmygov.com>
 Fax: 248-530-1290 / www.bhamgov.org

PP22-0121

JDSF 22-0040

Permit # _____

Project # _____

RECEIVED

DEC 05 2022

APPLICATION FOR DEMOLITION PERMIT

I. Project Type / Location CITY OF BIRMINGHAM			
<input type="checkbox"/> HOUSE <input checked="" type="checkbox"/> HOUSE AND ATTACHED GARAGE <input type="checkbox"/> HOUSE AND DETACHED GARAGE <input type="checkbox"/> DETACHED GARAGE <input type="checkbox"/> COMMERCIAL BUILDING <input type="checkbox"/> EXTERIOR <input type="checkbox"/> INTERIOR NON-LOAD BEARING <input type="checkbox"/> SHED <input type="checkbox"/> OTHER _____			
ADDRESS 640 Lakeside Dr. Birmingham MI 48009		PROPERTY IDENTIFICATION NUMBER (SIDWELL NO.) 08-19-26-427-008	LOT NUMBER
II. Applicant / Project Contact Information			
A. Applicant			
NAME Gen Smiley		ADDRESS 40021 Carini Dr	
CITY Sterling Hts	STATE MI	ZIP CODE 48313	TELEPHONE NUMBER (Include Area Code)
CELL PHONE NUMBER (Include Area Code) 586-275-9204	FAX NUMBER (Include Area Code)	EMAIL ADDRESS	
B. Owner or Lessee			
NAME 640 Lakeside, LLC		ADDRESS 3467 Sutton Place	
CITY Bloomfield Hills	STATE MI	ZIP CODE 48301	TELEPHONE NUMBER (Include Area Code)
CELL PHONE NUMBER (Include Area Code) 248-747-0312	FAX NUMBER (Include Area Code)	EMAIL ADDRESS ashah@cambionmhc.com	
C. Architect or Engineer			
NAME Brian Neeper		ADDRESS 630 North Old Woodward Ste 203	
CITY Birmingham	STATE MI	ZIP CODE 48009	TELEPHONE NUMBER (Include Area Code)
CELL PHONE NUMBER (Include Area Code) 248-259-1784	FAX NUMBER (Include Area Code)	EMAIL ADDRESS brian@brianneeper.com	
LICENSE NUMBER 1301059253	EXPIRATION DATE 7/31/24		
D. Contractor			
NAME Compleat Home Improvement LLC		ADDRESS 40021 Carini Dr	
CITY Sterling Hts	STATE MI	ZIP CODE 48313	TELEPHONE NUMBER (Include Area Code)
CELL PHONE NUMBER (Include Area Code) 586-275-9204	FAX NUMBER (Include Area Code)	EMAIL ADDRESS Rapshe homes@gmail.com	
INDIVIDUAL BUILDERS LICENSE NUMBER 2101210942	EXPIRATION DATE		
COMPANY BUILDERS LICENSE NUMBER 2102219783	EXPIRATION DATE		
FEDERAL EMPLOYER ID NUMBER (or reason for exemption) 81-1835805			
WORKERS COMP INSURANCE CARRIER (or reason for exemption) Liberty			
UNEMPLOYMENT INSURANCE AGENCY EMPLOYER ACCOUNT NUMBER (or reason for exemption)			

III. Construction Documents Required

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Construction Documents Required:

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IV. Project Description

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

Work Description:

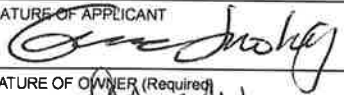
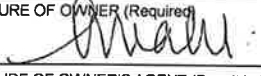
Demolition existing house to prepare the property for new construction house to be built

V. Signature

I HEREBY CERTIFY THAT THE PROPOSED WORK IS AUTHORIZED BY THE OWNER OF RECORD AND THAT I HAVE BEEN AUTHORIZED BY THE OWNER TO MAKE THIS APPLICATION AS HIS/HER AUTHORIZED AGENT, AND WE AGREE TO CONFORM TO ALL APPLICABLE LAWS OF THE STATE OF MICHIGAN. ALL INFORMATION SUBMITTED ON THIS APPLICATION IS ACCURATE TO THE BEST OF MY KNOWLEDGE.

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SIGNATURE OF APPLICANT 	TYPE OR PRINT Gene Smolej	DATE 12-01-22
SIGNATURE OF OWNER (Required) 	TYPE OR PRINT Anjali Shah	DATE 12-01-22
SIGNATURE OF OWNER'S AGENT (Permit holder)	TYPE OR PRINT	DATE

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

VII. Department Use Only

APPROVAL SIGNATURE

TITLE

DATE

FRONT OF THE HOUSE



BACK OF THE HOUSE



SIDE OF THE HOUSE (Right side if facing the road)



SIDE OF THE HOUSE (Left side if facing the road)



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 checked="" type="checkbox"/>	<input type="checkbox"/>
First Draft – Historic Preservation Master Plan	4 th (October-December)	<input type="checkbox"/>	<input type="checkbox"/>