



**AGENDA**  
**BIRMINGHAM HISTORIC DISTRICT COMMISSION**  
**WEDNESDAY – SEPTEMBER 20, 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 [September 6, 2023](#)**
- 3) Courtesy Review**
- 4) Historic Design Review**
  - A. [138 W. Maple – Blakeslee Building \(Postponed from August 16, 2023\)](#)**
  - B. [172 N. Old Woodward – National Bank Building](#)**
- 5) Sign Review**
- 6) Study Session**
  - A. [Historic Preservation Master Plan \(UPDATE\)](#)**
- 7) Miscellaneous Business and Communication**
  - A. Pre-Application Discussions**
  - B. Draft Agenda**
    - 1. [October 4, 2023](#)**
  - C. Staff Reports**
    - 1. [Administrative Sign Approvals](#)**
    - 2. [Administrative Approvals](#)**
    - 3. [Demolitions](#)**
    - 4. [Action List 2023](#)**
- 8) Adjournment**

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

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

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

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

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



**Historic District Commission  
Minutes Of September 6, 2023**

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

Minutes of the regular meeting of the Historic District Commission ("HDC") held September 6, 2023. Chair Henke called the meeting to order at 7:00 p.m.

**1) Rollcall**

**Present:** Chair John Henke (left at 8:31 p.m.); Board Members Natalia Dukas, Dustin Kolo, Michael Willoughby; Alternate Board Members Mary Jaye, Steven Lemberg

**Absent:** Board Members Gigi Debbrecht, Keith Deyer, Patricia Lang; Student Representative Ian Weinberg

**Staff:** Planning Director Dupuis; City Transcriptionist Eichenhorn

**2) Approval of the HDC Minutes of August 16, 2023**

**09-27-23**

**Motion by Mr. Willoughby**

**Seconded by Mr. Kolo to approve the HDC Minutes of August 16, 2023 as submitted.**

**Motion carried, 6-0.**

VOICE VOTE

Yeas: Henke, Kolo, Jaye, Lemberg, Dukas, Willoughby

Nays: None

**3) Courtesy Review**

**4) Historic Design Review**

**A. 380 S. Bates – Community House**

Mr. Willoughby noted that he has previously served on the Board of the Community House and that there exists no conflict of interest. No concerns were raised regarding Mr. Willoughby's disclosure.

PD Dupuis presented the item. Victor Saroki, architect, and Bill Seklar, President and CEO of the Community House, spoke on behalf of the project. All answered informational questions from the HDC.

HDC members' discussion was as follows:

- There was some concern regarding how the project would be received by the neighbors to the north on Townsend, and there was some additional concern regarding the massing of the project. It was requested that the removal of the upper floor or half a floor be considered;



- Some support for the massing was also stated, citing the design appearing to be a number of buildings instead of one larger building, Preservation Brief 14 from the Secretary of the Interior's Standards for Rehabilitation, and the value that a larger Community House would bring to the community;
- The new building and the old building were well-differentiated in the plans;
- The present landscaping outside the Community House blocks the view of the historic building, and it would be positive if the landscaping could be modified to place more emphasis on the historic building;
- Rehabilitating the historic building would be worthwhile. Adding historically appropriate windows, and restoring the entrance to the original location further south were two suggestions made;
- Modifying the addition on Bates Street to look less like the historic building would be appropriate; and,
- Simplifying some of the design elements to create more of a cohesive impression might be worthwhile.

The Chair summarized that the HDC was generally supportive of the plans, with a request that some aspects of the design be studied.

It was decided that the applicant team would bring the same plans to the preliminary site plan review at the Planning Board, with the caveat that some changes to the facade based on HDC's feedback would be pending.

**09-28-23**

**Motion by Ms. Dukas**

**Seconded by Mr. Willoughby to postpone the design review application and issuance of a certificate of appropriateness for 380 S. Bates – Community House with the date to be determined.**

**The Chair confirmed for Mr. Saroki that the Planning Board would understand why the item was tabled.**

**Public Comment**

**Penny Sage, resident of Townsend, raised a concern about Community House windows that might face into her bedroom and about a potential increase in traffic and parking congestion.**

**Motion carried, 6-0.**

**VOICE VOTE**

Yeas: Henke, Kolo, Jaye, Lemberg, Dukas, Willoughby

Nays: None

**5) Sign Review**

**6) Study Session**

**A. Historic Preservation Master Plan — Update**



PD Dupuis presented the item and answered questions from the HDC.

HDC members' discussion was as follows:

- The aim should be to identify historic resources, to evaluate them, and to plan for preservation of the resources with the support of the community;
- The process should be very well-publicized. Realtors should have access to a list of historic resources in the City;
- The plan should include the City's Historic Design Guidelines;
- Evanston, Illinois is a positive example of historic preservation;
- The Peoria, Arizona, City of Plano, Texas, and Township of Montclair, New Jersey historic preservation master plans were well received;
- Pleasant Ridge, Michigan's design guidelines could provide a model for Birmingham's historic preservation master plan in terms of its simplicity; and,
- As part of the process, the HDC should identify buildings that are not being maintained and examples of demolition-by-neglect.

**7) Miscellaneous Business and Communication**

**A. Pre-Application Discussion**

**B. Draft Agenda**

**C. Staff Reports**

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

**8) Adjournment**

No further business being evident, the HDC motioned to adjourn at 8:39 p.m.



Nick Dupuis, Planning Director



Laura Eichenhorn, City Transcriptionist





## MEMORANDUM

Planning Division

**DATE:** September 20, 2023  
**TO:** Historic District Commission Members  
**FROM:** Nicholas Dupuis, Planning Director  
**SUBJECT:** 138 W. Maple – Blakeslee Building – Revised Design Review

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**Zoning:** B4 (Business-Residential) & D4 (Downtown Overlay)  
**Existing Use:** One-Story Commercial Building

### History

The small one-story brick store was built by Frank Blakeslee in 1880. Mr. Blakeslee was a general merchant. Later, Irwin Smith's meat market occupied the premises. Though modest, this is one of the oldest commercial buildings in Downtown Birmingham.

### Introduction

A revised Design Review application has been submitted for façade renovations and paint. The current proposals are not associated with a new tenant – the property was recently acquired by a new ownership entity who is looking to make improvements to the space to increase the leasing potential for the building, predominantly through improved access.

On July 19, 2023 ([Agenda](#) – [Minutes](#)), the Historic District Commission reviewed the proposed façade renovations and provided feedback that may be summarized as an opinion that the renovations were too modern, and that they would like to see some of the historic character be brought back. Ultimately, the Design Review application was postponed.

On August 16, 2023 ([Agenda](#) – [Minutes](#)), the Historic District Commission again moved to postpone the Design Review for 138 W. Maple to revisit the design but also to permit the applicant time to perform a partial investigation of the historical features that may be hidden behind the current soffit area.



The applicant has performed the exploratory work and has provided the following analysis to the property owner/applicant:

Per your request we have investigated the Facade at 138 W Maple to ascertain the construction of the original Facade and how it progressed to its current condition.

The original Facade was wood framed with a 3/4" plywood face that appears to have been originally painted white. A small detail at the bottom of the Facade consisted of vertical tongue and groove trim boards set back approximately 3" and approximately 5" high. This trim detail also appears to have been originally painted white. The Facade was capped with a metal coping and the overall height of the Facade, including the lower trim boards, is approximately 48" high.

Some years later, the plywood was cover with a metal siding with a vertical profile that was also white. This was directly attached to the plywood at the time.

Some years later, the metal siding was covered with 1/2" plywood, which was painted a hunter green color.

Some years later the Facade was furred out with 2 x 4's on the flat, so 1 1/2", and the furring was extended approximately 4 1/4" lower than the bottom of the existing soffit. The framing was then covered with 3/4" plywood on the face and soffit. As a result, the height became approximately 5" more than original, although the top of the Facade is in its original location.

This is what is currently visible and is painted as it appears today.

I have retrieved original samples of each layer for your review if you would like. Also, please refer to the attached sketches that I have prepared for your use.

Please see the attached sketches provided from the contractor. At this time, it appears as though the applicant would like to proceed with the storefront renovations as designed, with the exception of the soffit area that they would like to restore to its original condition, pending further investigation.

## **Proposal**

The major facet of the revised Design Review application remains the total replacement/reworking of the existing storefront. Currently, the storefront contains contain a central double door, with two large windows on either side. The proposed storefront relocates the door to the east side of the storefront, and will introduce a new ramp and railing. The rest of the proposed storefront will contain a storefront window system, new recessed lighting, and paint (Sherwin Williams "Tricorn Black" and Sherman Williams "White Duck").



Due to the buildings location within the Downtown Overlay, the applicant is required to adhere to certain Architectural Standards, including the following:

1. At least 90% of the exterior finish material on all facades that face a street shall be limited to the following: glass, brick, cut stone, cast stone, coarsely textured stucco, or wood. Dryvit or E.F.I.S is prohibited.
2. The primary colors of building exteriors shall be compatible with the colors of adjacent buildings and in character with the surrounding area, although the trim may be of a contrasting color.
3. Storefronts shall be directly accessible from public sidewalks. Each storefront must have transparent areas, equal to 70% of its portion of the facade, between one and eight feet from the ground. The wood or metal armature (structural elements to support canopies or signage) of such storefronts shall be painted or powder-coated.
4. Storefronts shall have mullion systems, with doorways and signage integrally designed. Mullion systems shall be painted, powder-coated, or stained.
5. Facade openings, including porches, windows, and colonnades, shall be vertical in proportion.

In reviewing the site/design plans submitted, the applicant appears to generally meet the standards of the Downtown Overlay.

### **Signage**

The site/design plans submitted contain references to future tenant signage, but appear to be for demonstration purposes only. Any new sign will require approval from the Planning Division, and will require the applicant to submit all required permit applications. **There are no new signs approved as a part of the Design Review application submitted.**

### **Lighting**

The applicant is proposing new recessed lighting underneath the existing soffit. The applicant has provided details on that show 3 fixtures with low lumen output that are full cutoff. The Planning Division did not seek a photometric plan pursuant to Article 4, Section 4.21 (C).

### **Design Review Standards and Guidelines**

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



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

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

### **Recommendation**

The Michigan State Historic Preservation Office defines rehabilitation as the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values.

Considering the above, the proposed revised exterior renovations, as proposed by the applicant, generally meet the Secretary of the Interior Standards for Rehabilitation numbers 1, 5, 9 and 10. Standard number 2, however, should still be discussed. The following analysis breaks down the proposal through the lens of each standard above:

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

This building has historically been a retail storefront. The proposed alterations do not affect the historic purpose or use-type of the building at this time.

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

The proposed renovations raise several questions regarding the historic character of the building. When it comes to the storefront system, it is clear based on historical photographs that the existing conditions were not original. Historically, a recessed entryway for the building appears to have been on the northern side of the building with the remaining storefront flush with the façade, as was typical of that era. The removal of the current storefront does not pose any issues in terms of character retention or the removal of historic materials. What should be discussed, though, is the relocation of the entry door to the south and the storefront to remain recessed, which does not match the historic character of the property.



As a part of the renovations, the applicant is now proposing to keep the wood column features that were installed on the brick portions of the storefront on the north and south. These features do not appear to be original, but do appear to have been a part of the building façade for at least 40 years, if not longer.

Finally, the addition of the black paint across the entire building and its facades had previously raised concerns about the alteration of the historic character of the property. The applicant has now proposed a differentiation of the soffit area with a lighter paint color, with the remainder of the building to be painted black. This change helps break up the façade visually, and appears to bring back and highlight a historic feature of the building in the soffit. In addition, the applicant now believes that the original wood soffit piece may be intact, so the more bulky obtrusive material would be removed than the soffit would be restored.

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

Because this is a relatively simple, one-story commercial building, there are not many distinctive features of note. The soffit, which has been heavily modified over the years, could be considered distinctive, but it not proposed to change significantly at this time. As noted above, the applicant is now proposing to restore that original element.

9. *New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.*

The applicant does not appear to be proposing to remove any historic materials. The majority of the storefront appears to have been modified and are not original or historic. Special consideration would ordinarily be given to paint on historic brick; however the existing brick has been painted over multiple times. It would be more damaging to remove the existing paint than it would be to add new paint.

10. *New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

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

Based on the review above, the Planning Division recommends that the Historic District Commission consider **APPROVAL** of the Design Review application for 138 W. Maple – Blakeslee Building. The Planning Division feels as though the proposed work will meet the Secretary of the Interior Standards for Rehabilitation numbers 1, 2, 5, 9 and 10. As has been done in the past, due to the uncertainty of the condition of the original material, the Historic District Commission



should also require the applicant to submit a façade condition assessment once the modern materials have been removed, and require the applicant to immediately stop work and report to the Planning Division if any issues were to arise.

### **Wording for Motions**

I move that the Commission **APPROVE** the Design Review application and issue a Certificate of Appropriateness for 138 W. Maple – Blakeslee Building. The proposed work meet the Secretary of the Interior Standards for Rehabilitation numbers \_\_\_\_\_. As a condition of approval, the Historic District Commission will also require the following:

1. The applicant must submit to the Commission a façade condition assessment upon the removal of the modern soffit material; and
2. Should any issues arise during the removal of the modern materials that could compromise the condition of the original material below, work shall immediately be stopped and the applicant shall inform the Planning Division of the issue.

**OR**

I move that the Commission **POSTPONE** the Design Review application and the issuance of a Certificate of Appropriateness for 138 W. Maple – Blakeslee Building – for the following reason(s):

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_

**OR**

I move that the Commission **DENY** the Design Review application for 138 W. Maple – Blakeslee Building. Because of \_\_\_\_\_ the work does not meet The Secretary of the Interior's Standards for Rehabilitation standard number(s) \_\_\_\_\_.

### **Notice to Proceed**

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

### **Choose from one of these conditions:**

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



- c) Retaining the resource will cause undue financial hardship to the owner when a governmental action, an act of God, or other events beyond the owner's control created the hardship, and all feasible alternatives to eliminate the financial hardship, which may include offering the resource for sale at its fair market value or moving the resource to a vacant site within the historic district. have been attempted and exhausted by the owner.
- d) Retaining the resource is not in the best of the majority of the community.



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

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





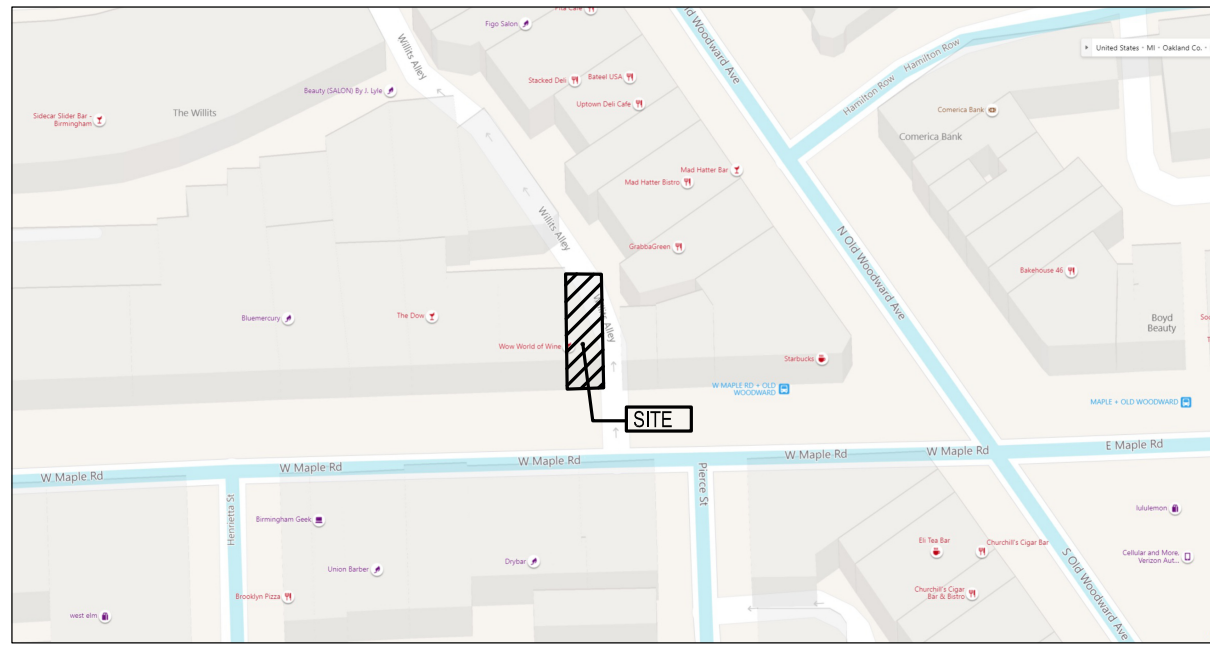
FOR LEASE  
DAVID M. LARSEN  
647-7600

KL

Allen Edmonds

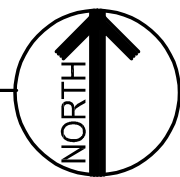
122





## LOCATION MAP

SCALE: N.T.S.



### CODE COMPLIANCE

2015 MICHIGAN REHABILITATION CODE FOR EXISTING BUILDINGS, LEVEL 1 ALTERATION (PER MBC 2015, SECTION 101.4.7)  
2017 NATIONAL ELECTRICAL CODE (NEC 2017 W/ PART 8 AMENDMENTS)  
2015 MICHIGAN UNIFORM ENERGY CODE (CHAPTER 5 & PART 10 A RULES) (ASHRAE 90.1.2013)  
2015 MICHIGAN MECHANICAL CODE (2015 IMC AS AMENDED)  
2018 MICHIGAN PLUMBING CODE MPC 2018  
2015 INTERNATIONAL FUEL GAS CODE, IFGC 2015  
ACCESSIBILITY: MICHIGAN BARRIER FREE DESIGN LAW, P.A. 1966 AS AMENDED AND THE 2009 ICC/ANSI 117.1 STANDARD AS REFERENCED FROM CHAPTER 11 OF THE 2015 MBC.  
2013 NFPA FIRE SUPPRESSION  
2013 NFPA 72 FIRE ALARM  
2018 NFPA FIRE CODE  
2018 NFPA 101 LIFE SAFETY CODE

### CONSTRUCTION TYPE:

USE GROUP:

FIRE PROTECTION:

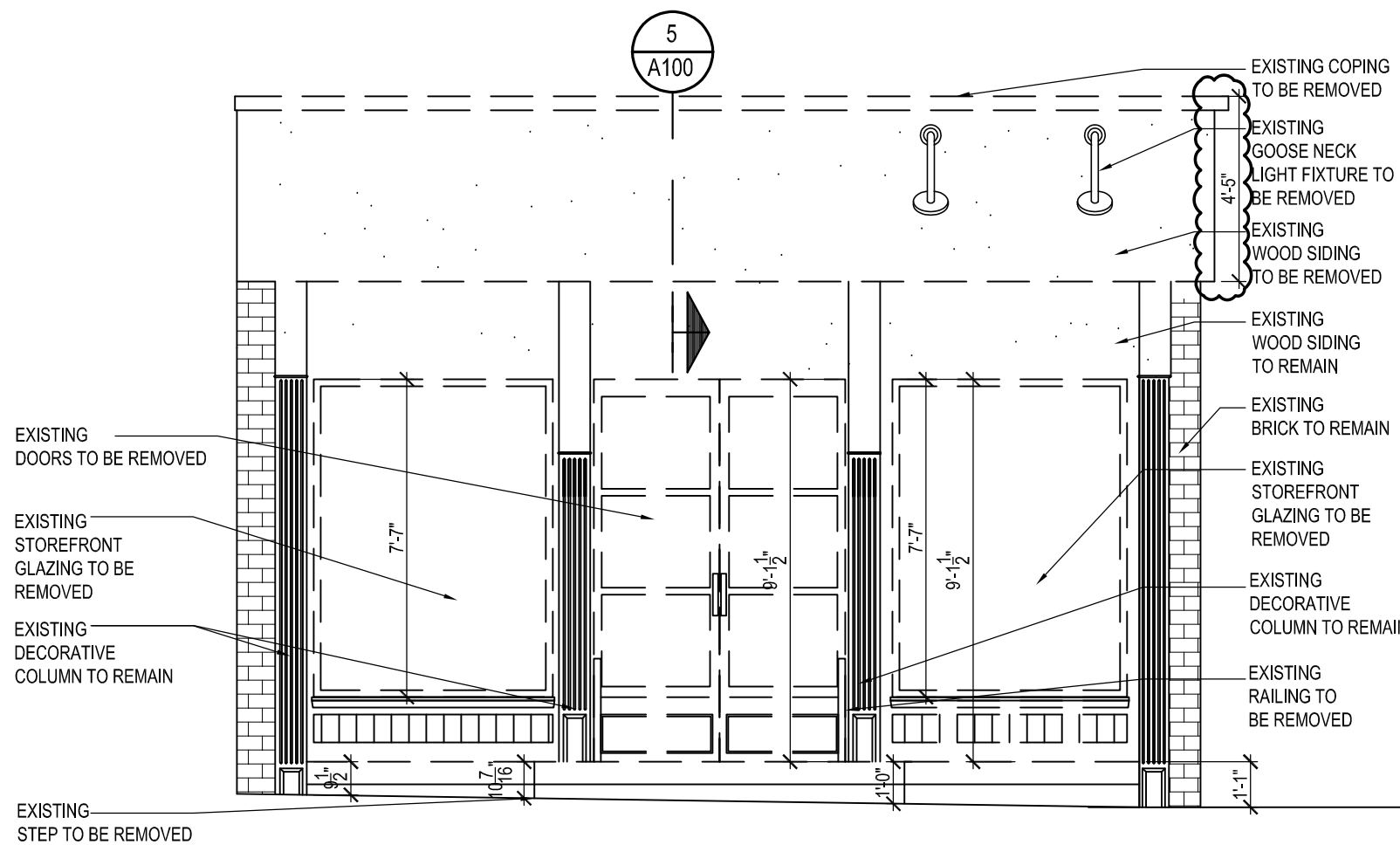
BUILDING AREA:

V B

B / M

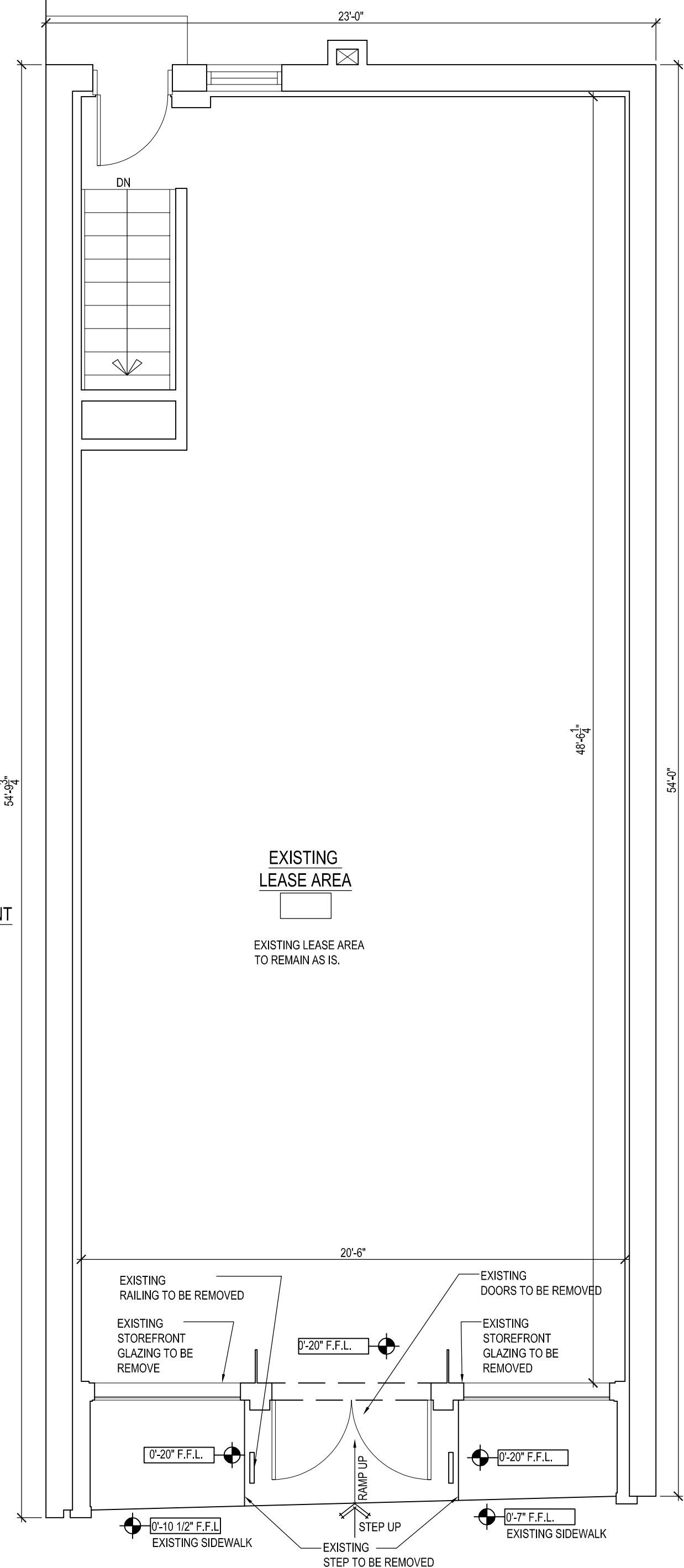
NO

1,251 S.F.



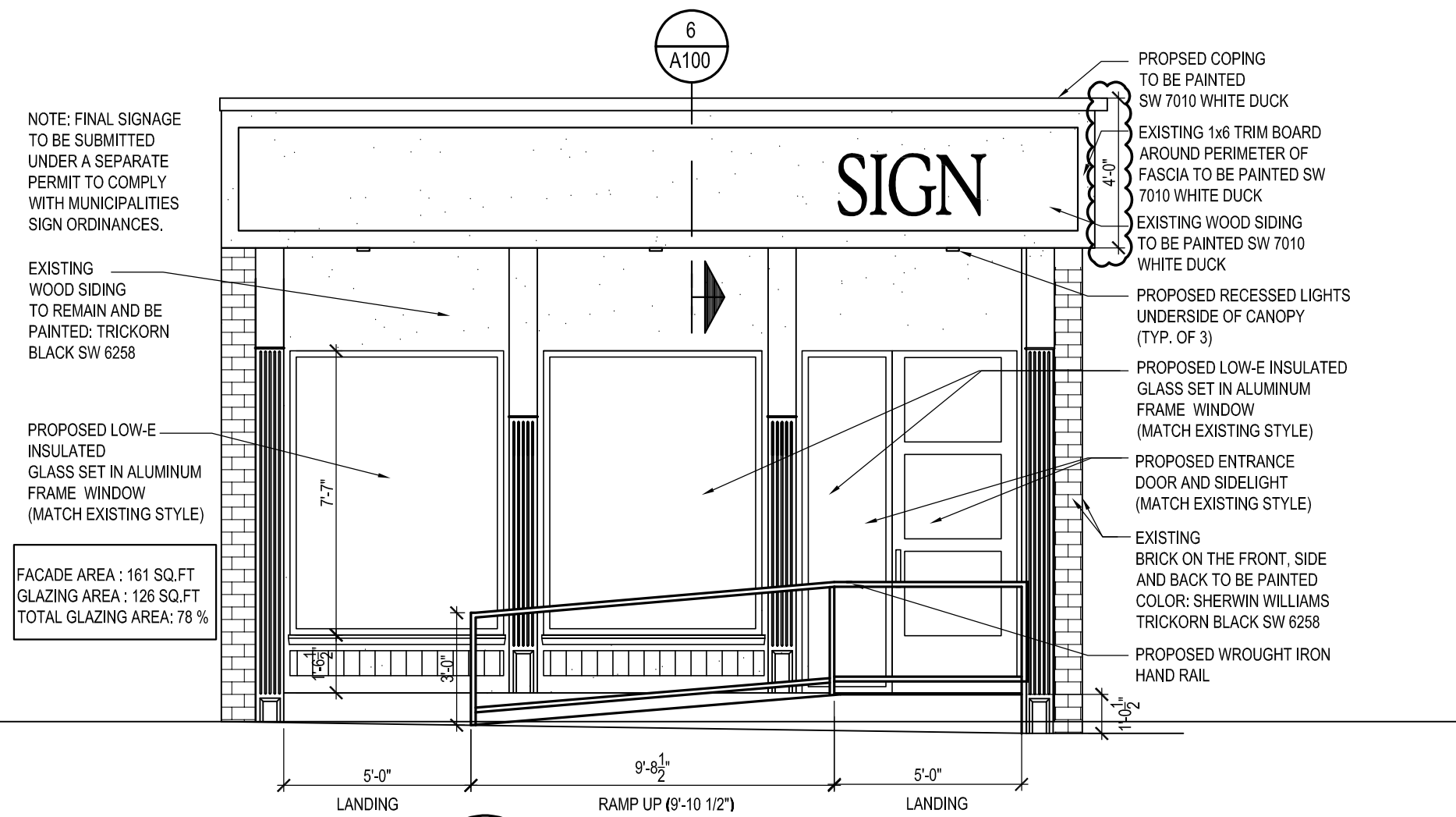
## EXISTING / DEMO FRONT ELEVATION

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



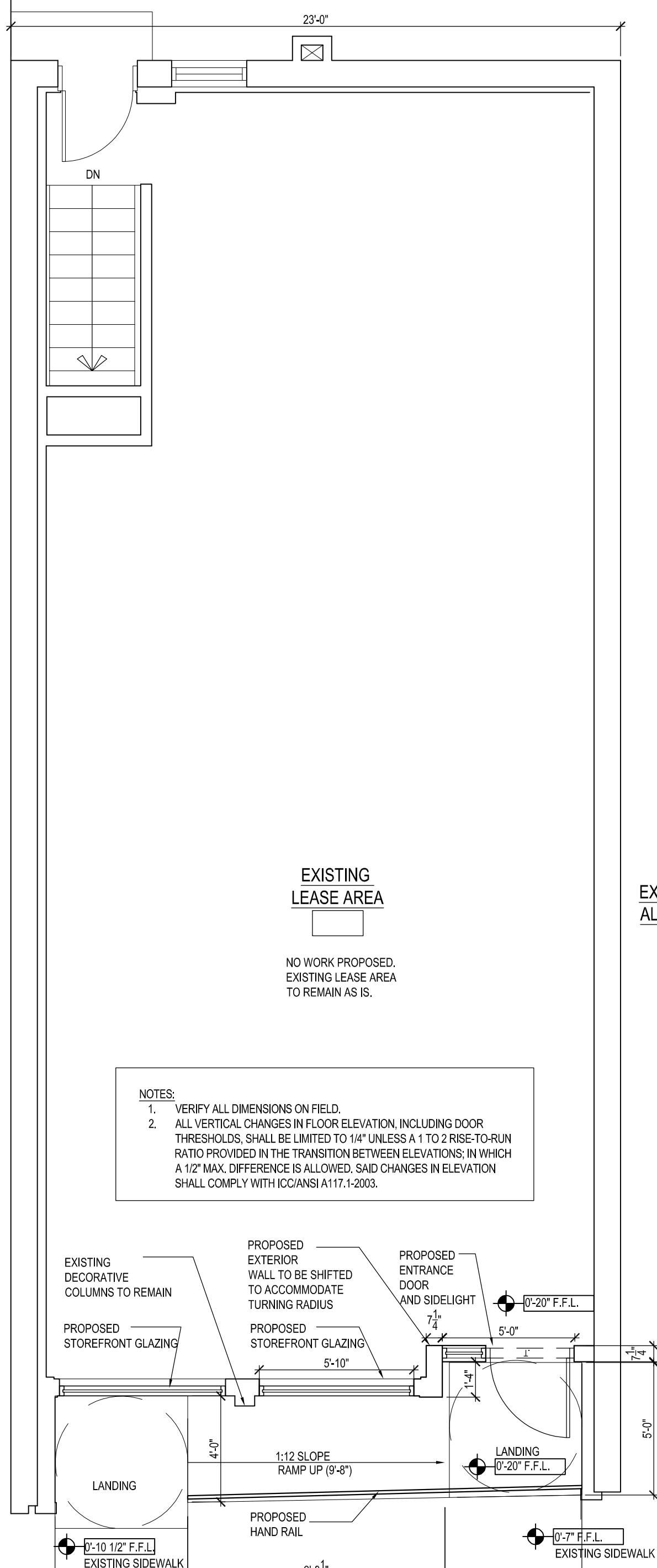
## EXISTING / DEMO FLOOR PLAN

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

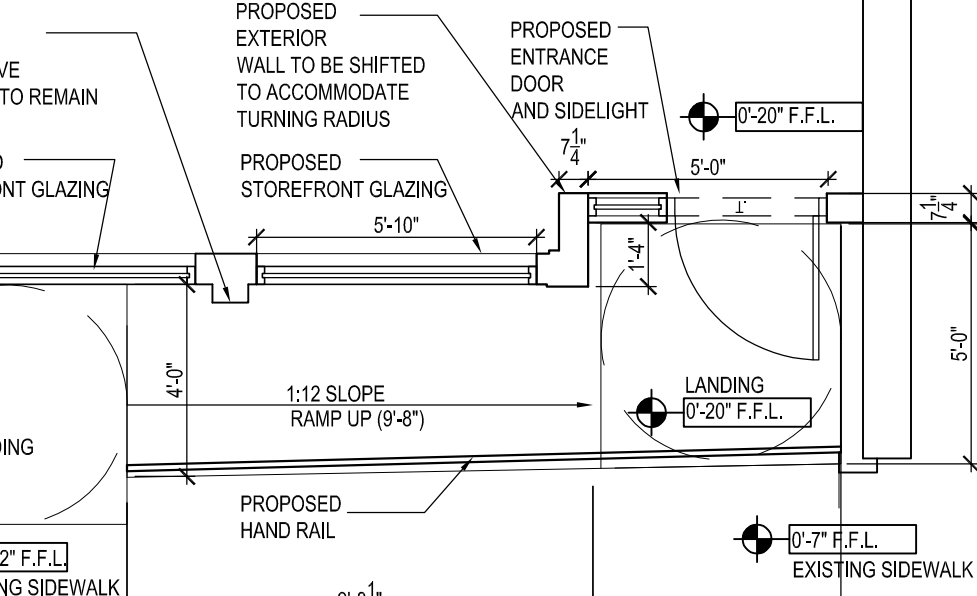


## PROPOSED FRONT ELEVATION

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



NOTES:  
1. VERIFY ALL DIMENSIONS ON FIELD.  
2. ALL VERTICAL CHANGES IN FLOOR ELEVATION, INCLUDING DOOR THRESHOLDS, SHALL BE LIMITED TO 1/4" UNLESS A 1 TO 2 RISE-TO-RUN RATIO PROVIDED IN THE TRANSITION BETWEEN ELEVATIONS, IN WHICH A 1/2" MAX. DIFFERENCE IS ALLOWED. SAID CHANGES IN ELEVATION SHALL COMPLY WITH ICC/ANSI A117.1-2003.



## PROPOSED FLOOR PLAN

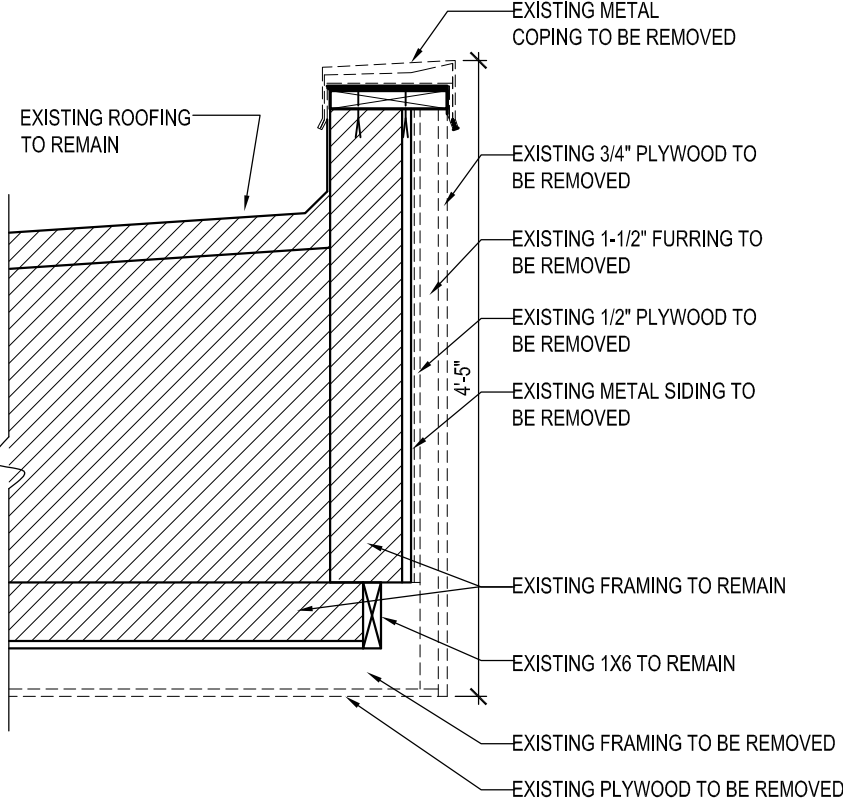
SCALE: 1/4" = 1'-0"

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5  
A100

## EXISTING / DEMO SECTION

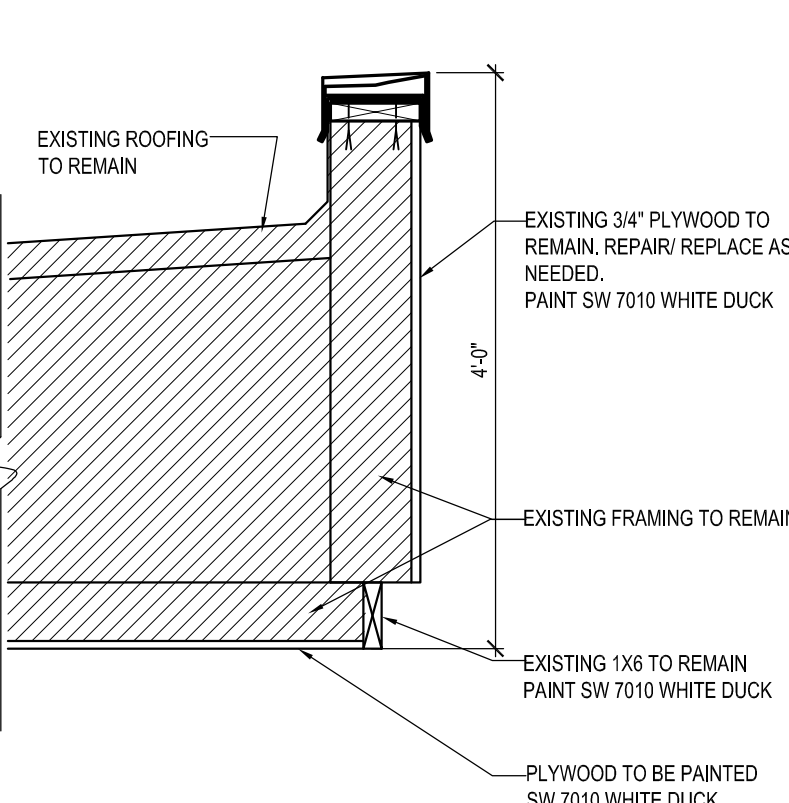
SCALE: 3/4" = 1'-0"



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A100

## PROPOSED SECTION

SCALE: 3/4" = 1'-0"



Interactive spec sheet with links to larger images and spec sheets of accessories



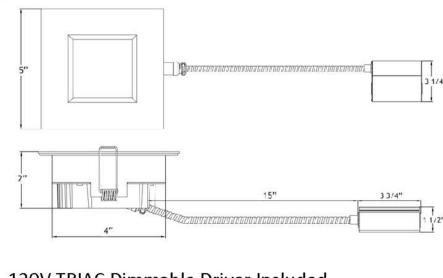
Type IC, Air-Tight, Wet & Plenum

**DESCRIPTION**  
4" Square Recessed LED With Integral Driver In Connection Box  
Commercial Grade Quality With Architectural Design

**FEATURES & BENEFITS**  
2" Deep - Install Where Ceiling Space is Limited  
Type IC Rated - No Housing Required  
CRI 90+ for True Color Rendering  
Fast & Easy To Install - Save On Labor  
Driver Inside Connection Box - No Junction Box Needed  
Armored Cable & Metal Connectors - Open Plenum Rated

**MOUNTING**  
Cut Hole In Ceiling And Snap Fixture In Opening With Attached Spring Clips. Ceiling Clearance Required: 2"

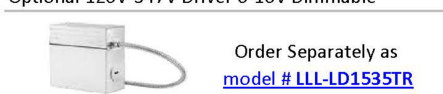
**DIMENSIONS:** ID 4" OD 5" Sq Cut Out 4" to 4 1/4"



120V TRIAC Dimmable Driver Included



Optional 120V-347V Driver 0-10V Dimmable



Order Separately as model # LL45R-30K-WH

ORDERING GUIDE	Example: LL45R-30K-WH
LL45R	-xxK -xx
2700K	27K WH White
3000K	30K BK Black
4000K	40K
DTW 30K-18K	3018K Dim to Warm 3000K to 1800K

Lotus LED Lights USA  
250 H Street # 301, Baine WA 98230 Tel 360-200-5500  
Hainesport NJ, Naples FL, Dallas TX, Vancouver WA

### LL45R 4" Square Regressed 2nd Gen Plenum LED 14.5W

Project:

Location:

Model #:

Qty:

Notes:

SPECIFICATION	
Applications	Recessed Ceiling Mount
Energy Used	14.5 W
Color Temperature (K)	2700   3000   4000   Dim to Warm 3000-1800K
Light Output (lm)	950   1000   1020   900
Halogen Equivalent	90 W
Beam Angle	90°
CRI	90+
Default Driver Input	120V AC Triac Dimmable
Optional Driver Input	120V-347V AC 0-10V Dimmable
Junction Box Wire Capacity	Max 5 No 12 AWG or 8 No 14 AWG
Power Factor	0.98
Approved Location	Insulated Ceilings, Open Plenum, Wet
IP Rating	IP 54
Air Tight	Yes
Ambient Temperature	-40°F (-40°C) to +104°F (+40°C)
Projected Life	70% Light Output at 50,000 Hours
Certification	cULus, Energy Star (except DTW)
Warranty	10 Year Residential / 5 Year Commercial

### AVAILABLE TRIMS



White

Black

ACCESSORIES

Sold Separately

Armored Low Voltage Extension F16 / CMP rated

30ft model # MFC10

13" Mounting Plate Flat model # MP4-2

13" Mounting Plate Flanged model # MP4

20" Flat Rough-In Plates model # R1P4

Flanged Plate with Hanger Bars model # FRP4

COMPLIANCE

UL LISTED

Energy Star

RoHS

Type IC

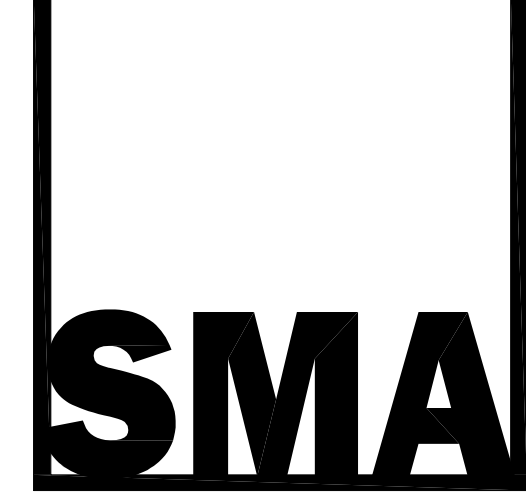
Air-Tight

Open Plenum

Lotus LED Lights CANADA

702 Chester Rd, Delta BC V3M 6J1 Tel 604-538-3090

Delta BC & Mississauga ON



Serra Marko Associates

## Architects

189 E. Big Beaver, Ste 106

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248.457.6903

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PROJECT NAME:

RETAIL

BIRMINGHAM

PER CITY COMMENTS

09-15-2023

ADDRESS:

138 W. MAPLE RD.,

BIRMINGHAM, MI 48009



ALL DIMENSIONS SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE COORDINATION OF ALL DIMENSIONS.

JOB NO. 23-1046

D.B./C.B. R.A./P.D

### ISSUANCES

NO	DESCRIPTION	DATE
1	PERMIT SUBMISSION	05/23/23
2	PER CITY COMMENTS	08/09/23
3	PER CITY COMMENTS	09/15/23

SHEET TITLE

FLOOR PLANS &

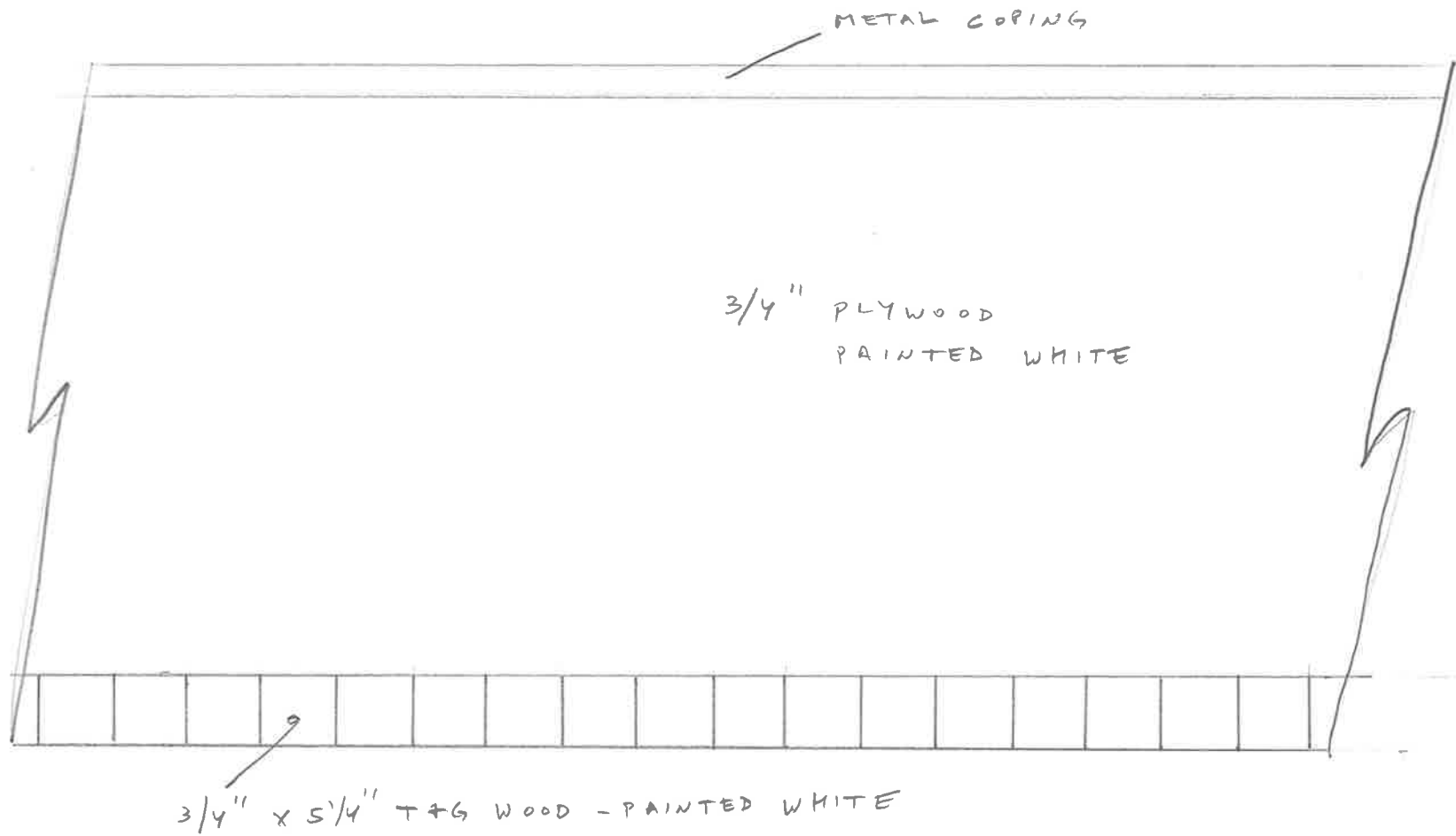
ELEVATIONS

DWG. NO.

A1.0.0

of



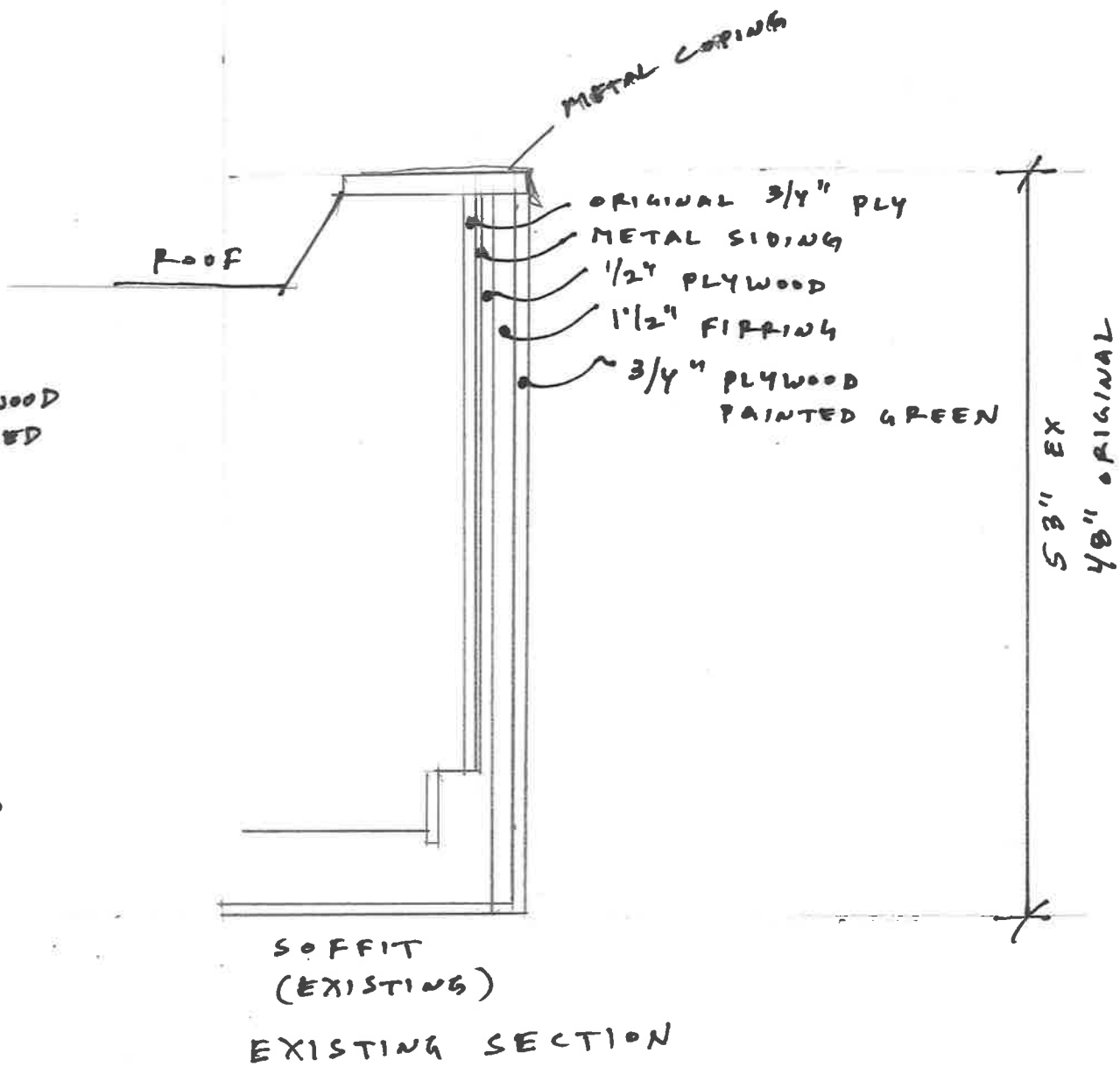
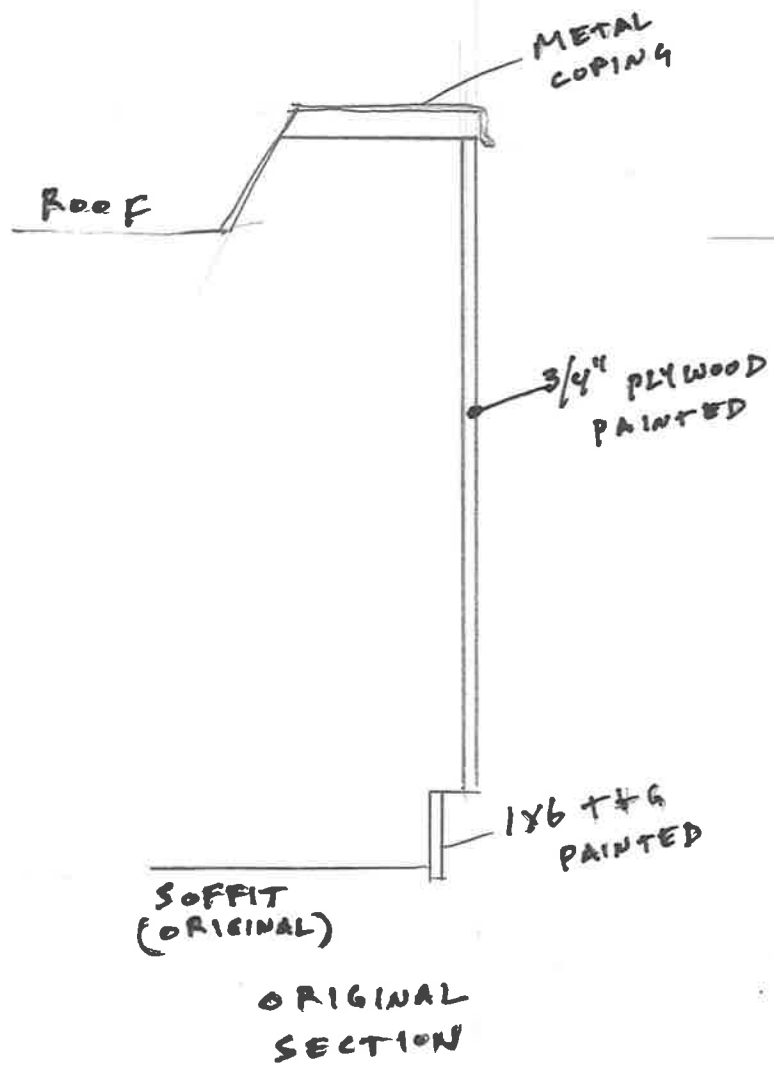


ORIGINAL ELEVATION

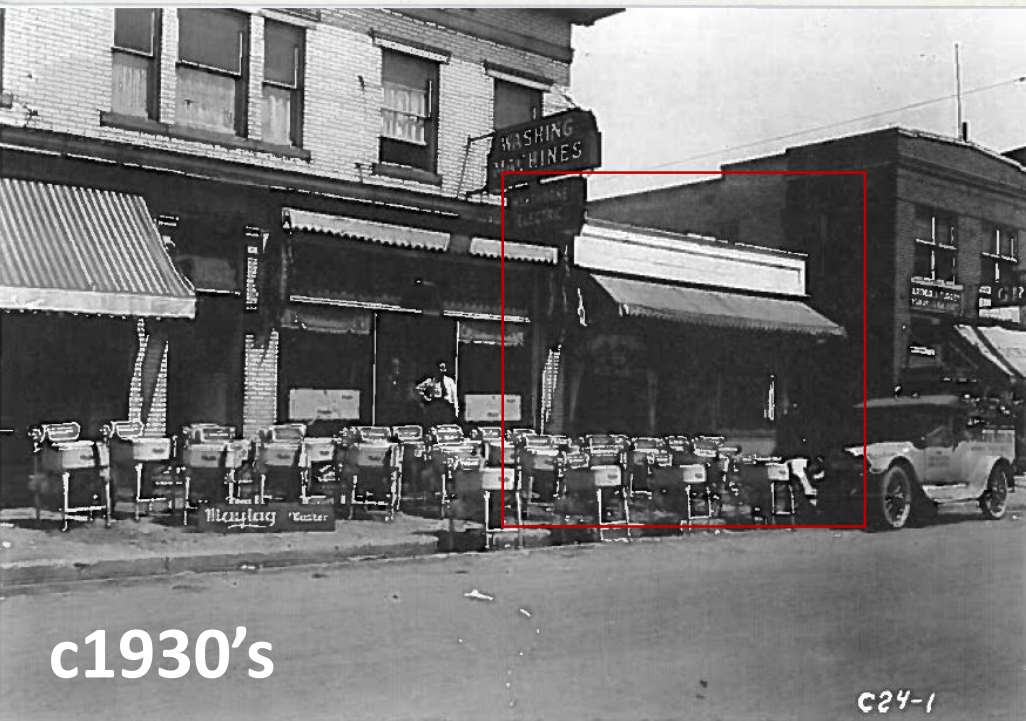
1" = 1'

138 W MAPLE













## MEMORANDUM

Planning Division

**DATE:** September 20, 2023

**TO:** Historic District Commission Members

**FROM:** Nicholas Dupuis, Planning Director

**SUBJECT:** 172 N. Old Woodward – National Bank Building –Design Review

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**Zoning:** B4 (Business-Residential) & D4 (Downtown Overlay)

**Existing Use:** Two-Story Commercial Building

### History

In 1919, the old National Hotel was razed and on its site, two buildings were erected: at the southeast corner of Hamilton and Old Woodward a limestone bank with Ionic columns and just south of it, this three bay, two story red brick building that looks today very much as it did when it was built. Although this red brick building was not occupied by the National Bank, it was built by them and thus carries its name. It is the most important historical building on the east side of the first block north of Maple. Although its ground floor shops have been remodeled in a colonial style, and the second story windows have been replaced, the second floor façade is attractive with its decorative brick masonry, window arches, limestone medallions and trim.

### Introduction

A Design Review application has been submitted for façade renovations including new windows, cleaning, wood repair, new limestone base, and paint. Some of the façade is in very poor shape (please see attached photos) as it relates to wood rot. In addition, the existing windows were an inappropriate replacement, which is proposed to be remedied.

### Proposal

As noted above, the majority of the proposal is maintenance/repair, with the exception of new windows, a new limestone base, and paint. Currently, the building retains the three separate bays



and same general form as it was originally built. However, the wood portion of the storefront is not original.

Due to the buildings location within the Downtown Overlay, the applicant is required to adhere to certain Architectural Standards, including the following:

1. At least 90% of the exterior finish material on all facades that face a street shall be limited to the following: glass, brick, cut stone, cast stone, coarsely textured stucco, or wood. Dryvit or E.F.I.S is prohibited.
2. The primary colors of building exteriors shall be compatible with the colors of adjacent buildings and in character with the surrounding area, although the trim may be of a contrasting color.
3. Storefronts shall be directly accessible from public sidewalks. Each storefront must have transparent areas, equal to 70% of its portion of the facade, between one and eight feet from the ground. The wood or metal armature (structural elements to support canopies or signage) of such storefronts shall be painted or powder-coated.
4. Storefronts shall have mullion systems, with doorways and signage integrally designed. Mullion systems shall be painted, powder-coated, or stained.
5. Facade openings, including porches, windows, and colonnades, shall be vertical in proportion.

In reviewing the site/design plans submitted, the applicant appears to generally meet the standards of the Downtown Overlay.

### **Signage**

The site/design plans submitted contain references to existing tenant signage only. No new signs are proposed as a part of this Design Review application.

### **Lighting**

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

### **Design Review Standards and Guidelines**

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

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



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

Finally, the City of Birmingham has adopted its own [Historic Design Guidelines](#) that should be reviewed for applicability in all historic Design Review applications.

### **Recommendation**

The Michigan State Historic Preservation Office defines rehabilitation as the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values.

Considering the above, the proposed revised exterior renovations, as proposed by the applicant, generally meet the Secretary of the Interior Standards for Rehabilitation numbers 1, 2, 5, 7, 9 and 10. The following analysis breaks down the proposal through the lens of each standard above:

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

This building has historically been two-story commercial building with a distinctive retail storefront. The proposed alterations do not affect the historic purpose or use-type of the building at this time.

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.*

As noted in the introduction, this building has features and materials that have been fairly well maintained over time. The decorative brickwork and stone features on the second floor remain, as well as the three distinct retail bays. The proposal to clean and repair pieces of the façade, in addition to the window replacement, should be an upgrade to the buildings character.

What could be discussed further in regards to character is the use of dark black paint on the wood portions of the façade. Historic photographs of the site demonstrate that this feature is not original, and that there is not necessarily an evidence suggesting that this



area should be a certain color. In this case, the dark paint does not modernize the storefront or damage the character of the building.

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

As emphasized already, the distinctive features of this building (decorative brickwork, window arches, stone details, retail bays) are not proposed to change.

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.*

The applicant has stated that no sand blasting or power washing will be performed to clean the stone or brick and that all cleaning will be done by hand. The Historic District Commission should confirm these plans to ensure that the cleaning of the building will not damage the historic materials.

9. *New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.*

The applicant does not appear to be proposing to remove any historic materials. The majority of the storefront appears to have been modified and are not original.

10. *New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

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

Based on the review above, the Planning Division recommends that the Historic District Commission consider **APPROVAL** of the Design Review application for 172 N. Old Woodward – National Bank Building. The Planning Division feels as though the proposed work will meet the Secretary of the Interior Standards for Rehabilitation numbers 1, 2, 5, 7, 9 and 10.

### **Wording for Motions**

I move that the Commission **APPROVE** the Design Review application and issue a Certificate of Appropriateness for 172 N. Old Woodward – National Bank Building. The proposed work meet the Secretary of the Interior Standards for Rehabilitation numbers 1, 2, 5, 7, 9 and 10.



**OR**

I move that the Commission **POSTPONE** the Design Review application and the issuance of a Certificate of Appropriateness for 172 N. Old Woodward – National Bank Building – for the following reason(s):

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_

**OR**

I move that the Commission **DENY** the Design Review application for 172 N. Old Woodward – National Bank Building. Because of \_\_\_\_\_ the work does not meet The Secretary of the Interior's Standards for Rehabilitation standard number(s) \_\_\_\_\_.

**Notice to Proceed**

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

**Choose from one of these conditions:**

- a) The resource constitutes hazard to the safety of the public or the structure's occupants.
- b) The resource is a deterrent to a major improvement program that will be of substantial benefit to the community and the applicant proposing the work has obtained all necessary planning and zoning approvals, financing, and environmental clearances.
- c) Retaining the resource will cause undue financial hardship to the owner when a governmental action, an act of God, or other events beyond the owner's control created the hardship, and all feasible alternatives to eliminate the financial hardship, which may include offering the resource for sale at its fair market value or moving the resource to a vacant site within the historic district. have been attempted and exhausted by the owner.
- d) Retaining the resource is not in the best of the majority of the community.



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

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



Tuck Point  
All Existing Brick

Clean  
Brick

New Pella  
Double Hung  
Windows

New Metal  
Roof on Crown

Paint Existing  
Wood

Clean All  
Existing Limestone

Remove Damaged  
Crown Molding  
And Install New

New Tile in  
All 3 Vestibules

Install  
New Limestone  
Base on Front

172 North Old Woodward







WOODWARD AVE SOUTH FROM HAMILTON, BIRMINGHAM MICH K479





**First National Bank of Birmingham est. 1910-1933**  
**SE corner of (old) Woodward & Hamilton (building on left)**



Vachlier Est





SHOES

VIGA

FASHION













VGA

FASH

















- SAT  
- 5:00  
POINTMENT

540.4500  
lerEstate.com



DESIGN REVIEW  
**Wachler**  
*Estate Collection*

 ☐ PLANNING BOARD  
☐ DESIGN REVIEW BOARD  
☐ HISTORIC DISTRICT COMMISSION

Questions? (248) 530-1850  
[www.bhamgov.org/publicnotices](http://www.bhamgov.org/publicnotices)

 **BIRMINGHAM**  
A WALKABLE CITY





**AGENDA**  
**BIRMINGHAM HISTORIC DISTRICT COMMISSION**  
**WEDNESDAY – OCTOBER 4, 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 [September 20, 2023](#)**
- 3) Courtesy Review**
- 4) Historic Design Review**
- 5) Sign Review**
- 6) Study Session**
  - A. [Historic Preservation Master Plan](#)**
- 7) Miscellaneous Business and Communication**
  - A. Pre-Application Discussions**
  - B. Draft Agenda**
    - 1. [October 18, 2023](#)**
  - C. Staff Reports**
    - 1. [Administrative Sign Approvals](#)**
    - 2. [Administrative Approvals](#)**
    - 3. [Demolitions](#)**
    - 4. [Action List 2023](#)**
- 8) Adjournment**

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

**Link to Access Virtual Meeting:** <https://zoom.us/j/91282479817>

**Telephone Meeting Access:** 877 853 5247 US Toll-free

**Meeting ID Code:** 912 8247 9817

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

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

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



**Historic District Commission Action List –2023**

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