AGENDA

VIRTUAL BIRMINGHAM HISTORIC DISTRICT COMMISSION MEETING

WEDNESDAY – June 16th, 2021

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

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

1) **Roll Call**
2) **Approval of the HDC Minutes of June 2nd, 2021**
3) **Courtesy Review**
4) **Historic Design Review**
   - A. **743 W. Frank – King-Argus House**
   - B. **239 N. Old Woodward – Bloom Bistro**
   - C. **239 N. Old Woodward – Huston Building**
5) **Sign Review**
6) **Study Session**
   - A. **NAPC CAMP Commissioner Training**
7) **Miscellaneous Business and Communication**
   - A. **Pre-Application Discussions**
     1. **100 N. Old Woodward – Parks/Wooster Building**
   - B. **Draft Agenda**
     1. **July 7th, 2021**
   - C. **Staff Reports**
     1. **Administrative Sign Approvals**
     2. **Administrative Approvals**
     3. **Demolitions**
     4. **Action List 2021**
8) **Adjournment**

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 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 por lo menos el día antes de la reunión pública. (Title VI of the Civil Rights Act of 1964).

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

Historic District Commission
Minutes Of June 2, 2021
Held Remotely Via Zoom And Telephone Access

Minutes of the regular meeting of the Historic District Commission ("HDC") held Wednesday, June 2, 2021. Chair John Henke called the meeting to order at 7:04 p.m.

1) Rollcall

Present: Chair John Henke; Board Members Gigi Debbrecht, Keith Deyer (Harbor Springs, MI), Dustin Kolo, Patricia Lang (Harbor Springs, MI), Michael Willoughby; Alternate Board Members Steven Lemberg, Cassandra McCarthy; Student Representatives Charles Cusimano, Elizabeth Wiegand

All located in Birmingham, MI unless otherwise noted.

Absent: Board Member Natalia Dukas

Administration: Nicholas Dupuis, City Planner
Laura Eichenhorn, City Transcriptionist

06-050-21

2) Approval Of Minutes

Motion by Ms. Debbrecht
Seconded by Ms. Lang to approve the HDC Minutes of May 19, 2021 as submitted.

Motion carried, 7-0.

ROLL CALL VOTE
Yeas: Willoughby, Kolo, Deyer, Debbrecht, Henke, Lang, Lemberg
Nays: None

06-051-21

3) Courtesy Review

None.

06-052-21

4) Historic Design Review

None.

06-053-21

5) Sign Review

DRAFT

None.

06-054-21

6) Study Session

A. NAPC CAMP Commissioner Training

CP Dupuis recommended postponing this item until Ms. Dukas was present since she wanted to discuss her experience with the training.

Chair Henke concurred.

06-055-21

7) Miscellaneous Business and Communication

A. Pre-Application Discussions

1. 100 N. Old Woodward – Parks/Wooster Building

Chair Henke recommended not holding the pre-application discussion on this item since the applicant submitted no documentation of their proposed changes beyond a memorandum from Kristine Kidorf, a consultant for the applicant, submitted the afternoon of June 2, 2021. He noted that neither the HDC nor the public would likely have had sufficient time to review the memorandum. He stated he found it disrespectful that no documentation was submitted in advance. He recommended the memorandum be made part of the public record and that the item as a whole be adjourned to the HDC's June 16, 2021 meeting.

Motion by Ms. Debbrecht
Seconded by Mr. Deyer to adjourn discussion of 100 N. Old Woodward to the HDC's June 16, 2021 meeting.

Victor Saroki, representing the applicant, said he meant no disrespect to the HDC by not submitting the documentation in advance. Mr. Saroki asked if Ms. Kidorf might be able to make a comment.

While Chair Henke said he did not think it was appropriate for Ms. Kidorf to provide comment presently since the motion was to adjourn the discussion, he said he would defer to opinions of the other members of the HDC.

Mr. Willoughby and Ms. Lang said they would be interested in hearing a brief comment from Ms. Kidorf.

Chair Henke said Ms. Kidorf could speak briefly.

Ms. Kidorf explained she had planned to walk to HDC through the memo and the proposed updates to the plans on the screen. She said she had just provided the memorandum in advance for reference.

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Ms. Lang said she would be interested in seeing the presentation.

Chair Henke reiterated that he would not permit the applicant to present at this time since they did not submit documentation in advance of the meeting.

Mr. Saroki said he was fine with the discussion being adjourned to June 16, 2021.

Chair Henke asked Ms. Kidorf if it was her position that there was no historic significance left to 100 N. Old Woodward.

Ms. Kidorf specified that it was her position that there was no historic fabric left on the building.

As Ms. Kidorf began to expand on her position, Chair Henke intervened to offer his thanks to Ms. Kidorf and then returned the conversation to the HDC members.

Motion carried, 7-0.

ROLL CALL VOTE
Yeas: Debbrecht, Deyer, Henke, Lang, Lemberg, Willoughby, Kolo
Nays: None

2. 464 Townsend – Toms-Dickinson House

Chair Henke noted that this item also did not have submitted documentation and said he was growing concerned with the trend of items coming before the HDC without previously-submitted plans.

CP Dupuis briefly described the proposed changes. Chair Henke said he wanted to see them at a historic design review and not administratively approved.

B. Draft Agenda for Next Meeting
C. Staff Reports

Mr. Kolo asked that all available historic photographs of 100 N. Old Woodward be provided to the HDC before the June 16, 2021 meeting.

Chair Henke said that if the documentation for 100 N. Old Woodward was not submitted in time for the June 16, 2021 meeting the item should not remain on the evening's agenda.

1. Administrative Sign Approvals
2. Administrative Approvals
3. Demolitions
4. Action List - 2021

06-056-21

Adjournment

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Motion by Ms. Lang
Seconded by Mr. Willoughby to adjourn the HDC meeting of June 2, 2021 at 7:50 p.m.

Motion carried, 7-0.

ROLL CALL VOTE
Yeas: Lang, Willoughby, Debbrecht, Kolo, Deyer, Henke, Lemberg
Nays: None

Nicholas Dupuis
City Planner

DRAFT

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MEMORANDUM

Planning Division

DATE: **June 11th, 2021**

TO: **Historic District Commission**

FROM: **Nicholas Dupuis, City Planner**

SUBJECT: **Historic Design Review – 743 W. Frank – King-Argus House**

Zoning: R-2 Single-Family Residential
Existing Use: Single-family Residential

History
The King-Argus House, named after the family that built it (King) and the family responsible for much of its present look (Argus), was moved to its present location by Ed Argus sometime after purchasing the house in 1909. According to family members interviewed in 1979, Ed Argus was the general contractor for Barnum Elementary School. The house has undergone no less than four major alterations over its life. However, all of the additions have been in keeping with the style, lines and look of the original structure. The most recent renovation, begun in 2001, was performed under the guidance of local architect Victor Saroki, which added 200 sq. ft. to the 2nd floor.

A separate project was reviewed at the Historic District Commission on April 15th, 2020 which replaced several windows (one original) and reconfigured the entryway on the rear of the house only. The Historic District Commission approved the project citing the Secretary of the Interior's Standards 1, 2 and 9.

On September 2nd, 2020, the Historic District Commission reviewed a new project proposal for the replacement of several historic windows on the front and side of the house, as well as the removal of an existing pergola in favor of a new open porch and a front door replacement. The Historic District Commission approved the rear porch, but asked the applicant to seek out a company that performs window repairs and return with a new proposal based on the findings of said company. The HDC also requested that the applicant seek a more period-appropriate design for the front door.

On December 16th, 2020, the Historic District Commission reviewed the revised proposal for a window repair that would see the windows removed and repaired off-site by North Coast Window Works. The applicant also came to the HDC with a revised front door design and a change to the rear covered porch. The HDC approved the window repair and porch modifications, but again required the applicant to return with a new design for the front door that more appropriately reflects the period.

On March 3rd, 2021, the applicant returned to the Historic District Commission and received approval for the replacement of the door and sidelights.

Proposal

During the extensive renovations being performed on the interior and exterior of the home, the applicant has encountered some rotted wood siding and trim, and has proposed an in-kind replacement of the rotted material discovered. The Planning Division was advised that the original construction of the house did not include insulation between the siding planks and the framing of the house. Additionally, the applicant has stated that the years of cracked paint has trapped water against the wood and caused the wood to rot more quickly. The applicant is also proposing to accompany the siding replacement with a new paintjob for the house in Revere Pewter with White Dove on the trim. The applicant has submitted documents suggesting that they will be contracting with Bear Creek Lumber for the replacement boards, which will be ½ x 5 ½ in. with a 4 in. exposure to match what is existing.

Recommendation

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. A full list of the Secretary of the Interior Standards are provided at the end of this report.

Additionally, 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.

The proposal above undertakes work that appears to meet Standards 1, 2, 5, and 6.

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

   The proposed siding replacement does not change the historical use of the property. The building will remain a single-family residence, and the replacement siding could help the building stay a single-family residence for many years to come.

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

   Although historic materials are proposed to be removed, the replacement material is proposed to match the existing siding and/or trim.

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

   A feature of this house is the horizontal lap siding at the dimensions that have existed on the house for over 100 years. The applicant is proposing to introduce new wood siding using the same construction that the original boards were applied with.

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.*

   The applicant has stated that the rotted siding is beyond repair and requires replacement. Their proposal to utilize ½ x 5 ½ in. cedar lap siding is based on the physical evidence that exists on the building.

At this time, the Planning Division recommends that the Historic District Commission **APPROVE** the Historic Design Review for 743 W. Frank – King-Argus House. The work proposed meets the Secretary of the Interior's Standards for Rehabilitation numbers 1, 2, 5, and 6.

Wording for Motions
I move that the Commission **APPROVE** the Historic Design Review application and issue a Certificate of Appropriateness for 743 W. Frank – King-Argus House. The work as proposed meets The Secretary of the Interior's Standards for Rehabilitation standard numbers _____.

OR

I move that the Commission **POSTPONE** the Historic Design Review application and the issuance of a Certificate of Appropriateness for 743 W. Frank – King-Argus House – until the following conditions are met: (*List Conditions*). The Secretary of the Interior's Standards for Rehabilitation standard number(s) _____ will be met upon fulfillment of condition(s).

OR

I move the Commission issue a **NOTICE TO PROCEED** for number(s) _____. The work is not appropriate, however the following condition prevails (*see list below*): _____and the proposed application will materially correct the condition.

Choose from one of these conditions:

1. The resource constitutes hazard to the safety of the public or the structure's occupants.
2. 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.
3. 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.
4. Retaining the resource is not in the best of the majority of the community.

OR

I move that the Commission **DENY** the Historic Design Review application for 743 W. Frank – King-Argus House. Because of _____ the work does not meet The Secretary of the Interior's Standards for Rehabilitation standard number(s) _____.

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

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

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

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

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

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

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

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

7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

8. Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.

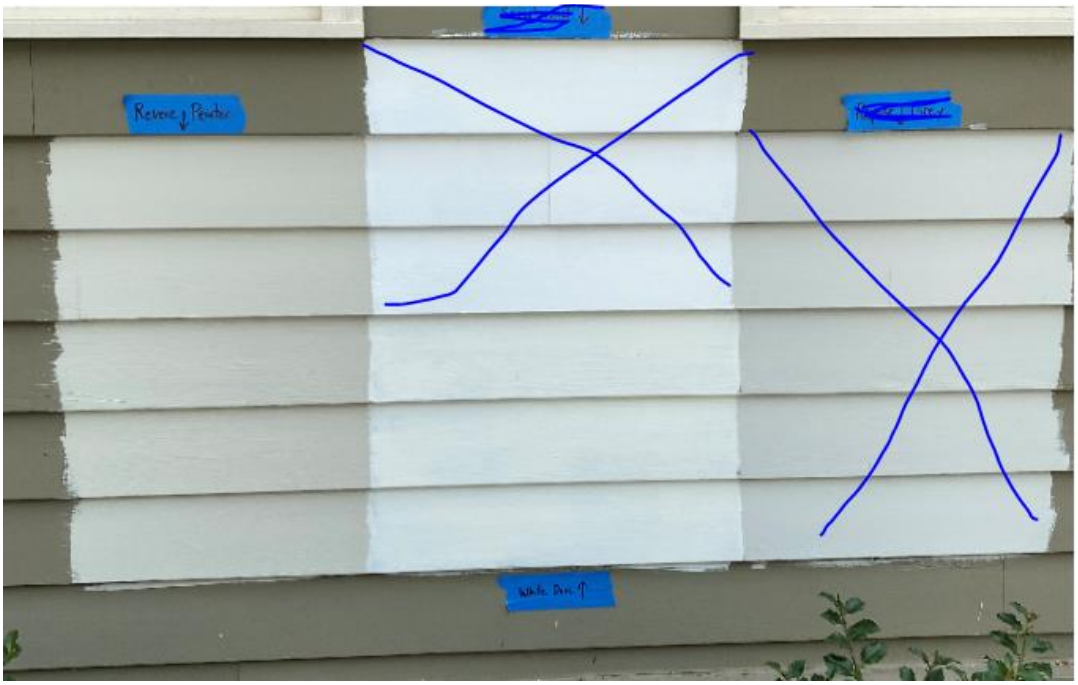
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity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

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

743 W Frank St Paint Colors

BM HC-172 Revere Pewter Siding

BM OC-17 White Dove



743 W Frank St Trim and Siding Rot/ Splitting

743

743 W Frank Street

Areas shaded in blue are the parts of siding and trim in question. the lower siding sections, corner boards, and window trim are showing signs of rot to the extent we can not repair them. The years of cracked paint trapped water inside trim and siding causing it to rot from the inside out. If we start to remove small areas of the cedar siding it may be difficult to patch back in the correct way. I would like to show the worst case scenario.

743 W Frank Street

RSS VIDEO

Species
Western Red Cedar
Alaskan Yellow Cedar
Port Orford Cedar
Douglas Fir
Ipe / Jatoba
Redwood
Teak
Hemlock
Pine / Spruce
Mahogany / Sapele

Products
Siding
Decking
Interior Paneling
Interior Ceiling
Post & Beam
Timbers
Peeled Logs
Recycled
Trim
Fascia
Shakes & Shingles
Flooring
Soffit
Garden
Fencing
Sustainable
All Products Chart

Projects
Featured
Architects
Contractors
Home Owners
Manufacturers

General Info
Custom Milling
FAQs
Order Process
Logistics
Online Literature
About Us
Employment
Helpful Tips
Webmail
Employee Services
Sponsorships

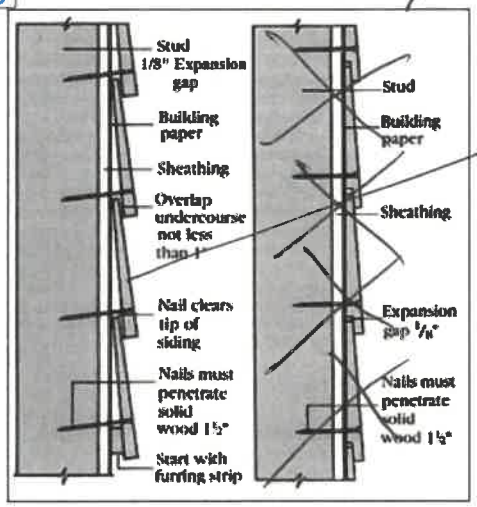
Bevel Siding Installation Guide

Spacing for the siding should be laid out beforehand. The number of board spaces between the soffit and bottom of the lowest piece of siding at the foundation should be such that the minimum overlap is not less than 1 in. The wider the siding, the greater the overlap can be (see Table 6).

Start with the bottom course using a furring strip to support the lower edge. Each succeeding course overlaps the upper edge of the previous one by a minimum of 1 in. Rabbeted patterns are self-spacing, but leave 1/8 in. expansion clearance. Where possible, the bottom of the board that is placed across the top of the windows should coincide with the window cap.

Get Free Quote for Bevel Siding

LAKES DEV. / FRANK ST.



1/2 x 5 1/2

4'

EXPOSURE

Bevel siding should be face nailed to studs with 1-1/2 in. penetration into solid wood using one nail per bearing spaced at a maximum of 24 in. on center. Place nail just above the 1 in. overlap. Take care not to nail through the overlap of two pieces , see figure above .

Butt joints between boards should be staggered and made on studs. Fit snugly to other pieces and to trim and flashing. Ends should be caulked.

Table 6. Recommended Overlap for Bevel Siding

Nominal Width (in.)	Overlap (in.)
4	1
6	1
8	1 - 1 1/8
10	1 - 1 1/2
12	1-2 max*

* Use for unseasoned 10 in. bevel siding. Notes: Do not exceed 2 in. overlap. Use the larger overlapsfor unseasoned sidings to allow for shrinkage and expansion. Take care not to overdrive fasteners when using larger overlaps

Table 7. Bevel Siding Dimensions (Seasoned)

Thickness (in.)	Nominal Width (in.)	Finished width (in.)
1/2	4, 6, 8	3-1/2, 5-1/2, 7-1/2
5/8	6, 8	5-1/2, 7-1/2
3/4	6, 8, 10	5-1/2, 7-1/2, 9-1/2
7/8	10, 12	9-1/2, 11-1/2

Design Review Application
Planning Division

Form will not be processed until it is completely filled out

1. Applicant
Name: John Simlik
Address: 1821 Orchard Lake Rd. Sylvan Lake, MI 48320
Phone Number: 248-830-5899
Email address: john@ldgmi.com

2. Property Owner
Name: Kabir Mendiratta
Address: 743 W Frank St Birmingham, MI
Phone Number:
Email address:

3. Project Contact Person
Name: John Simlik
Address: 1821 Orchard Lake Rd. Sylvan Lake, MI 48320
Phone Number: 248-830-5899
Email address: John@ldgmi.com

4. Project Designer/Developer
Name: Serra-Marko & Associates
Address: 189 E Big Beaver, Suite 106 Troy MI 48083
Phone Number: 248-457-6906
Email address:

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

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

III. Samples of all proposed materials;

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

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

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

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

6. Project Information
Address/Location of the property: 743 W Frank St. Birmingham MI, 48009
Name of development: Residential
Sidwell #: 19-36-153-025
Current Use: Residential
Proposed Use: Residential
Area of Site in Acres:
Current zoning: Residential

	Yes	No
Is the property located in a floodplain? ----------	☐	☑
Is the property within a Historic District? --------	☑	☐
→ If so, which? Historical Home		
Will the project require a variance? ----------	☐	☑
→ If so, how many?		
Has the project been reviewed by another board?	☐	☑
→ If so, which?		

7. Details of the Proposed Development (attach separate sheet if necessary)
Please see attached drawings and pictures showing the areas of siding and trim we are proposing to replace one for one.

8. Required and Proposed Parking

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

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

9. Landscaping

Location of landscape areas: N/A

Proposed landscape material: N/A

10. Streetscape

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

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

11. Loading

Required number of loading spaces: N/A
Proposed number of loading spaces: N/A
Location of loading spaces on site: N/A

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

12. Exterior Waste Receptacles

Required number of waste receptacles: N/A
Proposed number of waste receptacles: N/A
Location of waste receptacles: N/A

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

13. Mechanical Equipment

Utilities and Transformers:

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

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

Ground Mounted Mechanical Equipment:

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

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

Rooftop Mechanical Equipment:

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

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

14. Building & Site Lighting

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

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

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

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

Signature of Owner: _____ Date: 5.26.2021

Print name: Kabir Mendiratta

Signature of Applicant: _____ Date: 5.26.2021

Print Name: _____

Signature of Architect:_____ Date: _____

Print Name: _____

Office Use Only

Application #: _____ Date Received: _____ Fee: _____

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

City of Birmingham
A Walkable Community

MEMORANDUM

Planning Division

DATE: **June 10th, 2021**

TO: **Historic District Commission**

FROM: **Nicholas Dupuis, City Planner**

SUBJECT: **239 N. Old Woodward – Bloom Bistro– Design Review**

Zoning: B4 (Business-Residential) & D4 (Downtown Overlay)
Existing Use: 2-Story Commercial Building

History

Elmer Huston put up this building with 2 stores on the ground level and apartments above in 1923. It housed the Post Office and variety store from 1924 to 1928. In 1929, the Mulholland Dry Goods Company moved into both spaces. Mulholland went out of business in 1963 or 1964. Several businesses were located there until Irving Kay moved into the north half in 1967. Between then and not several businesses, have succeeded each other in the southern half. In the spring of 1982, Irving Kay expanded and occupied the entire ground floor. The second floor façade resembles that of the Leonard Building in W. Maple.

Introduction

The subject site is located on the west side of N. Old Woodward just north of Hamilton Row. The multi-tenant building is located in the Central Business Historic District and is a designated historic resource. The applicant has submitted a Design Review application for exterior changes to an existing first-floor tenant space, Bloom Bistro.

On May 26th, 2020, the Planning Board reviewed the Special Land Use, Final Site Plan and Design Review application for Bloom Bistro and recommended approval to the City Commission with the following conditions:

1. The applicant must receive Historic District Commission approval for all exterior changes proposed;
2. The applicant must submit revised site plans showing non-public trash receptacles in each outdoor dining area;
3. The Planning Board APPROVES the projection into the Willits Alley right-of-way;
4. The applicant must submit specification sheets with Visual Light Transmittance figures for all proposed glazing;

5. The applicant must revise the sign concept for Bloom to meet the dimensional requirements of the Sign Ordinance;
6. The applicant must comply with the requests of all City Departments; and
7. The Planning Board APPROVES outdoor dining in the Willits Alley.

As required, the applicant is seeking Historic District Commission approval for the Bloom Bistro, and subsequently the exterior changes to the Huston Building proposed with the new tenant.

Proposal

The applicant is proposing a *restoration* of the historic 1923 storefront that was removed at some point in the buildings history. The proposed changes include extensive work to the ground floor façade including new and redesigned windows/entryways, new limestone façade, and paint. The upper floors are proposed to contain new windows, a new roof, and paint. Please see the table below for a summary of all of the proposed façade materials:

Material	Location	Color
Aluminum & Glass Transom	Above 1st floor storefront windows	Black
Aluminum & Glass French Doors	1st floor storefront	Black
Wood & Glass Entry Door/Transom	2nd floor entrance (center)	Stained
Limestone	1st floor façade, window sill, archway, pier	Natural
Terra Cotta Tile	Roof	Natural
Copper Gutter & Downspout	Roofline	Copper
Paint	2nd floor façade, rear façade	White
Aluminum Clad Wood Windows	2nd floor windows	Black
Canvas	Architectural/Sign Panel	Ginko

Although the applicant is proposing a restoration of the original façade and its original materials, it is worth nothing that the proposed façade meets meet several architectural standards required in the Downtown Overlay District 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.
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.
4. Sliding doors and sliding windows are prohibited along frontage lines.

A more detailed analysis of the façade in relation to the Secretary of the Interior (SOI) Standards will be provided below.

Signage

Article 2, Section 2.02 of the Sign Ordinance states that the City Commission shall hear and deny, approve, or approve with conditions, those signs for special land uses, after receiving the recommendation of the Planning Board. The Planning Board reviewed signage at the May 26th meeting and provided a condition of approval that the applicant must revise the sign concept for Bloom to meet the dimensional requirements of the Sign Ordinance. The applicant has revised the signage proposal slightly, which is reviewed below.

The applicant is proposing five total signs. The linear frontage of the building measures roughly 42 ft., which permits the building 42 sq. ft. of total signage. Article 3, Section 3.02 of the Sign Ordinance defines a sign as any object, device, logo, display or structure, or part thereof, which is intended to advertise, identify, display, or direct or attract attention to an object, person, institution, organization, business, product, service, event or location by any means.

In addition, Article 2, Section 2.03 requires sign area to be computed by means of the smallest square or rectangle that will encompass the extreme limits of the writing, representation, emblem or other display, together with any material or color forming an integral part of the background of the display or used to differentiate the sign from the backdrop or structure against which it is placed. Considering the definition and computation regulations above, a breakdown of the building signage is provided in the following table:

Sign Content (Type)	**Sign Area (Sq. Ft.)**
Stacked Deli (Existing Wall Sign)	16
Bloom (Wall Sign – Canvas/Sign Panel)	56 or 12
Bloom (Projecting Sign)	1
Bloom (Name Letter Sign – Window Header, Vinyl)	3
Bloom (Projecting Sign – Rear)	30*
Bloom (Wall Sign – Rear Door)	2*
Total Proposed Combined Sign Area:	76 or 32
Total Permitted Combined Sign Area:	42
**Area not included in proposed combined sign area per Activation Overlay District*	

Although the Planning Board has approved the overall signage concept per the Sign Ordinance reference above, there is an opportunity to clarify the main wall sign on the S. Old Woodward frontage before the final City Commission approval that is currently scheduled for July 12th. The green canvas panel proposed behind the Bloom logo (two people with plant headdresses) was originally considered a material forming an integral part of the background of the sign used to differentiate the sign from the façade, and therefore part of the sign. Since the Planning Board meeting, the applicant has redesigned the logo sign to be separate from the canvas panel, extending beyond the panel by 6 in. using pins. This condition proposes the canvas panel as more of an architectural element rather than an integral part of the sign. The Historic District

Commission may wish to discuss this condition and advise the applicant and City Commission on their interpretation of the canvas panel and its relationship to signage.

Additionally, the Sign Ordinance permits wall signs to project no more than 9 in. from the building face. As the signage is presently designed, the sign projects 18 in. from the building face. This is due in part to the proposed canvas panel located behind the logo wall sign.

Finally, the logo wall sign is proposed to be illuminated by a small architectural light fixture above the sign, which is permitted in the Central Business Historic District.

Overall, **the applicant must revise the sign concept for Bloom to meet the dimensional requirements of the Sign Ordinance before the Public Hearing at the City Commission.**

Lighting
The applicant is not proposing any new lighting as a part of the Design Review for Bloom.

Planning and Zoning
In general, because the existing building footprint it proposed to remain, there are no bulk, placement or height requirements that must be addressed as a part of this review. However, there are four planning and zoning issues that must be reviewed:

Parking: The subject site is located within the Parking Assessment District. Thus, no parking analysis is required for the commercial use.

Landscaping: There are no existing landscaping beds on site, nor are any proposed at this time. However, there is a small planter in the rear of the building that contains ivy. The applicant is proposing to replant Boston Ivy after the building is repainted.

Glazing: As the applicant is proposing to install new glazing, the new glazing will be required to conform to the window standards outlined in Article 4, Section 4.90 of the Zoning Ordinance, which state that:

1. No less than 70% of a storefront/ground floor façade between 1 and 8 ft. above grade shall be clear glazing.
2. Only Clear glazing (80% Visual Light Transmittance) is permitted on storefront facades at the first floor. Lightly tinted glazing (70% Visual Light Transmittance) above the first floor may be permitted. Mirrored glass is prohibited.
3. Required window areas shall be either pedestrian entrances, windows that allow views into retail space, working areas or lobbies. Display windows set into the wall may be approved by the Planning Board.
4. Windows shall not be blocked with opaque materials or the back of shelving units or signs.

5. The bottom of the window shall be no more than 3 feet above the adjacent exterior grade.

The New Storefront Elevation drawing shown on sheet A-2 contains a calculation showing that the new Bloom storefront contains 71% glazing in between 1 ft. and 8 ft. from grade. However, the applicant has not submitted specification sheets on any proposed glazing to ensure that the clarity requirements of 80% VLT are met. **The applicant must submit specification sheets with Visual Light Transmittance figures for all proposed glazing**.

Projections into Right-of-Way: The applicant is proposing a vertical canvas banner that extends from the top of the first floor to just below the roofline at the rear of the building along the alley that projects 1.5 ft. into the Willits Alley right-of-way. The Planning Board approved this projection into the right-of-way.

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 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 National Parks Service suggests that if an original or significant storefront no longer exists or is too deteriorated to save, new work should undertake a contemporary design which is

compatible with the rest of the building in scale, design, materials, color and texture; **OR** undertake an accurate restoration based on historical research and physical evidence. The applicant appears to be proposing a restoration, and has designed the new storefront based on sound pictorial evidence.

As stated above, this proposal would be considered a restoration as opposed to a rehabilitation or a full reconstruction, as there are limited or no historic materials left on the storefront, but the general shape, style, and original second floor facade of the building remains. The Michigan State Historic Preservation Office defines a restoration as "the act or process of accurately depicting the form, features, and character of a property as it appeared at a particular period of time by means of the removal of features from other periods in its history and *reconstruction* of missing features from the restoration period."

Reconstruction is defined as "the act or process of depicting, by means of new construction, the form, features, and detailing of a non-surviving site, landscape, building, structure, or object for the purpose of replicating its appearance at a specific period of time and in its historic location."

Considering the above, the applicant appears, generally, to meet Standards 1, 6, 7 and 10. However, elements of the proposal seem to conflict with, in some capacity, Standards 2, 3, 5, 9. A Planning Division review of each applicable standard is provided below:

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

   As noted in the building history above, the building has historically contained retail uses on the ground floor since its construction. The introduction of the Bloom Bistro in the northern tenant space will continue to offer use that is compatible with the building and its history, with appropriate access to each tenant space.

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

   Although the historic character of the property should actually be enhanced by this restoration proposal, it seems to come at the expense of some of the materials and features that characterized the 1923 property. Specifically, the proposed limestone façade on the ground-floor extends to the ends of the building, as well as to the bottom of the second floor windows. The original stone storefront left brick at the north/south ends of the façade and contained brick for about 2 ft. between the storefront limestone and the second floor windows. Additionally, the new storefront shifts the retail entrances to the north and south ends of the storefront as opposed to the center of each tenant space. Both the proposed and historic entrances are recessed, however.

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.*

   As the applicant is proposing to remove a non-significant storefront treatment and restore the 1923 storefront, there are limited changes that can occur to maintain a true sense of historical development. The introduction of operable French doors at the storefront could foster a false sense of historical development and may be inappropriate.

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

   Similar to Standard #'s 2 and 3, the alteration of the distinct tenant entries could be inappropriate. Early commercial storefronts were typically recessed to offer weather protection and to maximize display space, while an entrance to the upper stories were typically flush with the storefront. Although the applicant is proposing recessed entries, they are not of the same central construction. Another item worth discussing is the proposal to use terra cotta tiles for the roof finish. The original building would likely have had a slate roof, which seems to be confirmed by the photographs available. Although the terra cotta is a different material, the finished look could offer a similar visual experience in terms of color variations and general shape. Finally, the replacement of the non-original second floor windows with "casement windows with simulated divided lites" is not appropriate. It is clear in photographs that the original windows were double-hung, and have remained double hung to present day. Simulated double hung windows or simulated muntins are not appropriate.

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.*

   The applicant has based their proposals on pictorial evidence. Although the historic features on the storefront have been removed rather than left to deteriorate, the applicant has generally proposed to match the design, color and texture evident in the photographs.

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.*

As noted on the plans, the applicant is not proposing to remove the paint on the building to expose the original brick and restore the original look. Rather, the applicant is proposing to paint the front façade brick Glacier White. National Park Service guidance suggests that this is the best treatment when approaching brick that has been painted numerous times over a buildings lifetime. When repainting, the paint color should be, at a minimum, appropriate to the style and setting of the building. This also means that if the building is in a historic district, the color selection should complement the building in question as well as other buildings in the block. In general, color schemes for wall and major decorative trim or details should be kept simple; in most cases the color or colors chosen for a storefront should be used on other painted exterior detailing to unify upper and lower portions of the facade. The applicant appears to be doing just that.

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

   Similar to Standard #'s 2 and 5, it appears as though the applicant is proposing to remove some original brick and stone sills below the second floor windows. The removal of historic materials should not occur.

Based on a review of the SOI standards and other guidance, the Planning Division recommends that the Historic District Commission **POSTPONE** the Design Review for 239 N. Old Woodward – Bloom – to allow the applicant time to address the conflicts noted above with the Secretary of the Interior Standards, as well as any further Historic District Commission comments.

Sample Motion Language

Motion to **POSTPONE** the Design Review application for 239 N. Old Woodward – Bloom Bistro – to allow the applicant time to address the conflicts noted above with the Secretary of the Interior Standards.

OR

Motion to **APPROVE** the Design Review application for 239 N. Old Woodward – Bloom Bistro – with the following conditions:

1. The applicant must revise the sign concept for Bloom to meet the dimensional requirements of the Sign Ordinance before the Public Hearing at the City Commission; and
2. The applicant must submit specification sheets with Visual Light Transmittance figures for all proposed glazing.

OR

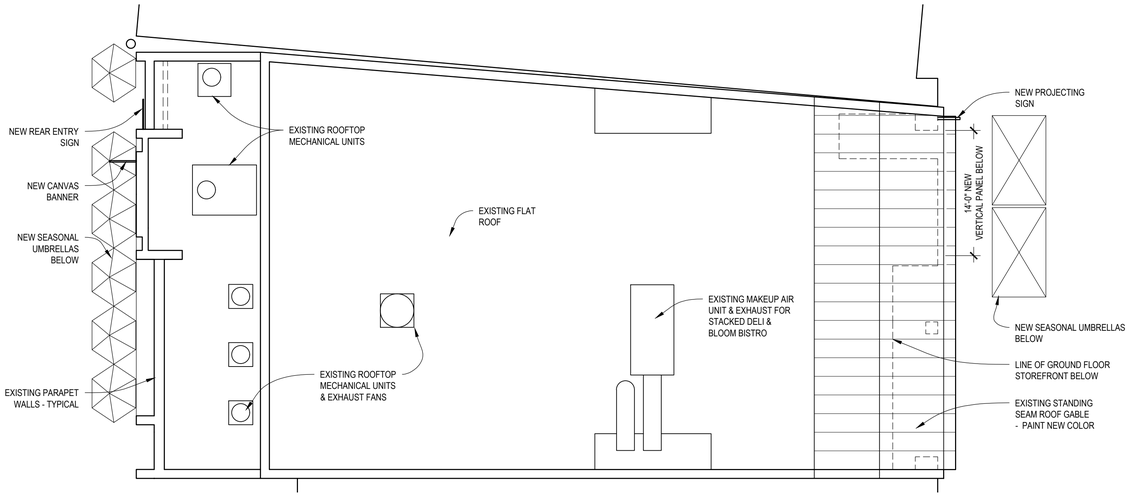
Motion to **DENY** the Design Review application for 239 N. Old Woodward – Bloom Bistro – for the following reasons:

1. _____
2. _____
3. _____

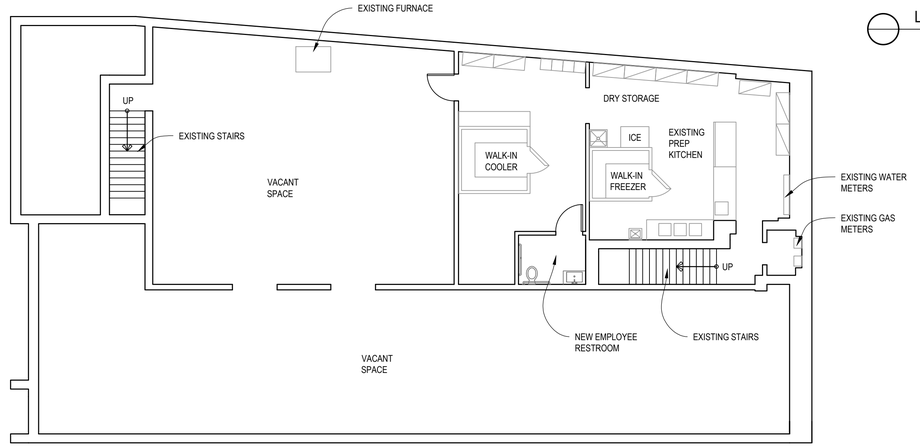
THE SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION AND GUIDELINES FOR REHABILITATING HISTORIC BUILDINGS

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

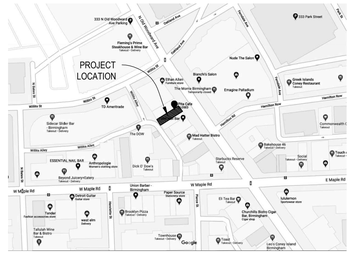
1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration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



3 ROOF PLAN
scale: 1/8" = 1'-0"
NORTH



2 BASEMENT FLOOR PLAN
scale: 1/8" = 1'-0"
NORTH



LOCATION MAP
NORTH

PROJECT INFORMATION:

ZONING	B-4, D-4 OVERLAY & HISTORIC DISTRICT
CURRENT USE GROUP	A-2, RESTAURANT
PROPOSED USE GROUP	A-2, RESTAURANT

PROJECT AREAS:

MAIN FLOOR =	2,148 SF
BASEMENT =	917 SF

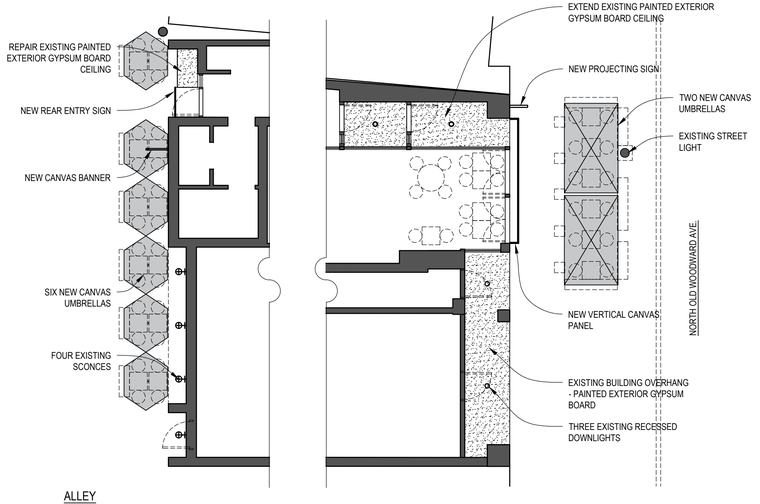
PARCEL NUMBER: 08-19-25-378-014

LEGAL DESCRIPTION -
T2N, R10E, SEC 25 ASSESSOR'S PLAT NO 19
PART OF LOT 10 BEG AT NE LOT COR, TH S 33-28-00 E 41.58 FT, TH S 57-35-00 W 90.60 FT, TH N 33-26-50 W 49.57 FT, TH N 90.83 FT TO BEG

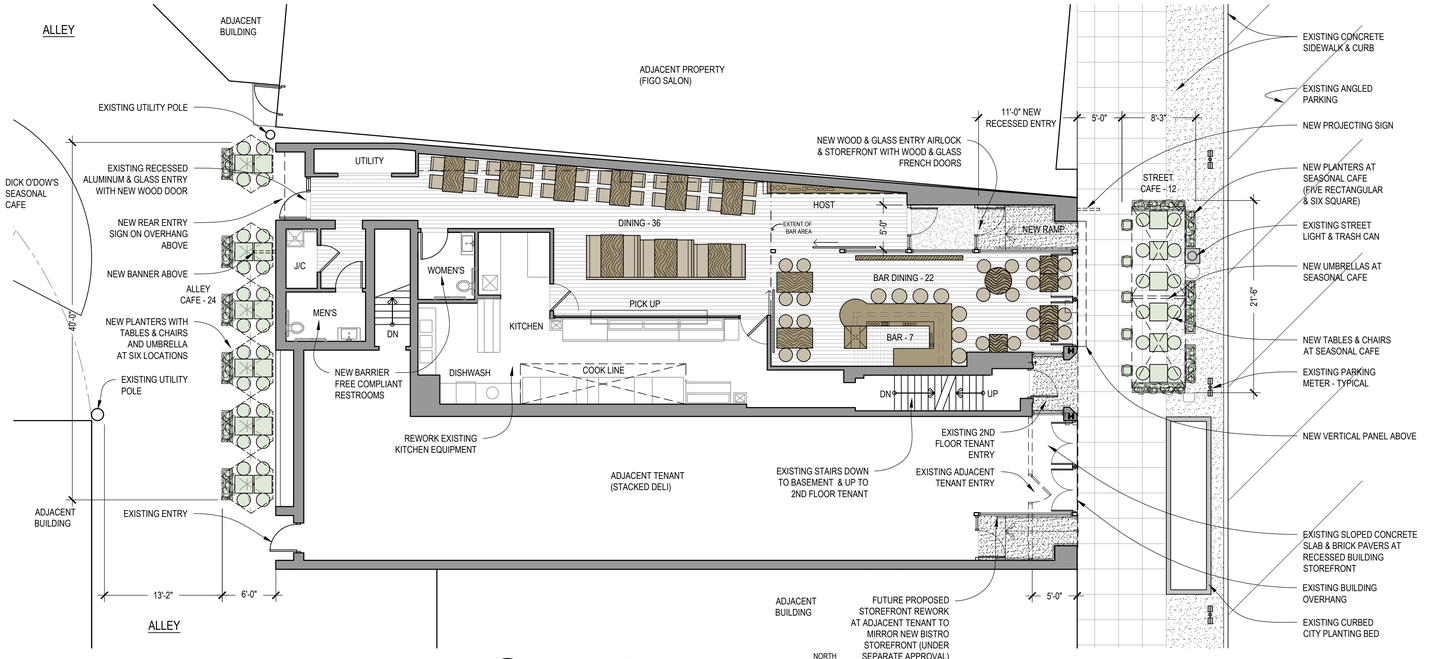
SEATING CAPACITY

INTERIOR SEATING	
BAR	7
BAR DINING	22
DINING	36
TOTAL INTERIOR	*65*

SEASONAL SEATING, IN CITY R.O.W.	
STREET CAFE	12
ALLEY CAFE	24
TOTAL CAFE SETAING	*36*
GRAND TOTAL	***101***



4 EXTERIOR LIGHTING PLAN
scale: 1/8" = 1'-0"
NORTH



1 MAIN LEVEL FLOOR PLAN
scale: 1/8" = 1'-0"
NORTH

RONANDROMAN
architects et al.
275 E. Frank St. Birmingham MI 48009
o) 248.723.5790 f) 248.723.5795

Project:

BLOOM
NEW BISTRO IN AN EXISTING RESTAURANT SPACE
239 N. OLD WOODWARD AVE., BIRMINGHAM, MI 48009

Seal:

Issue Date:

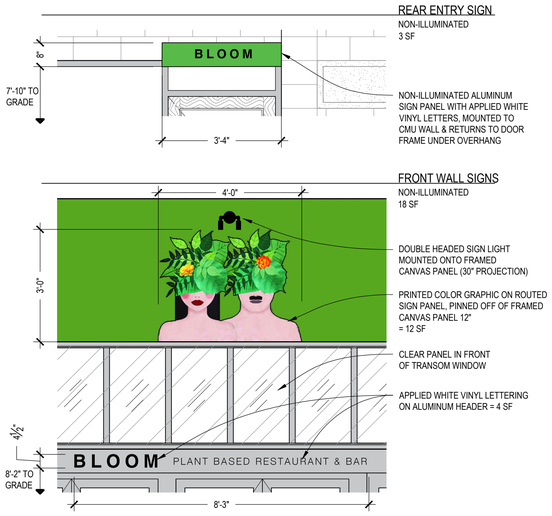
BISTRO SUP	5/12/21
HISTORIC REVIEW	5/25/21

Sheet Title:

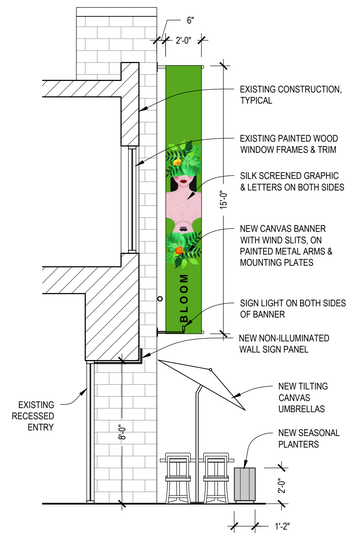
FLOOR PLANS

Sheet Number:

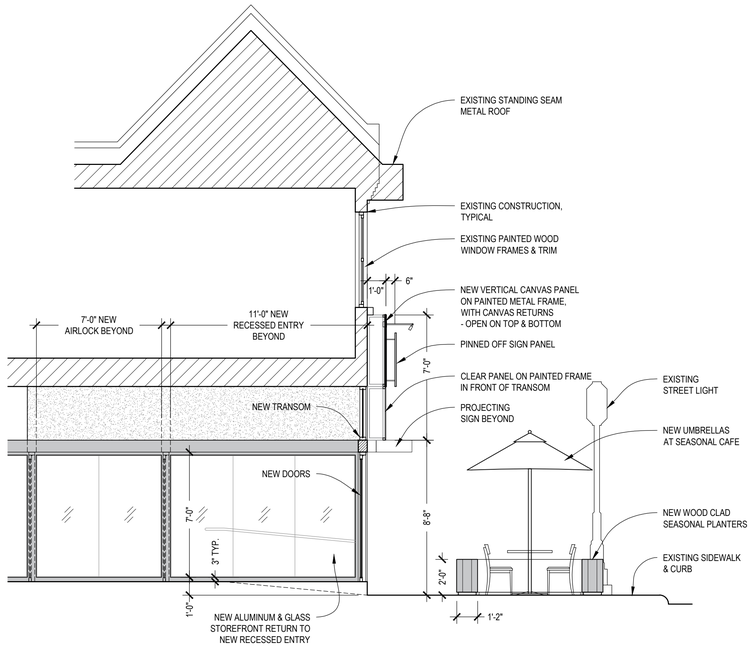
A-1



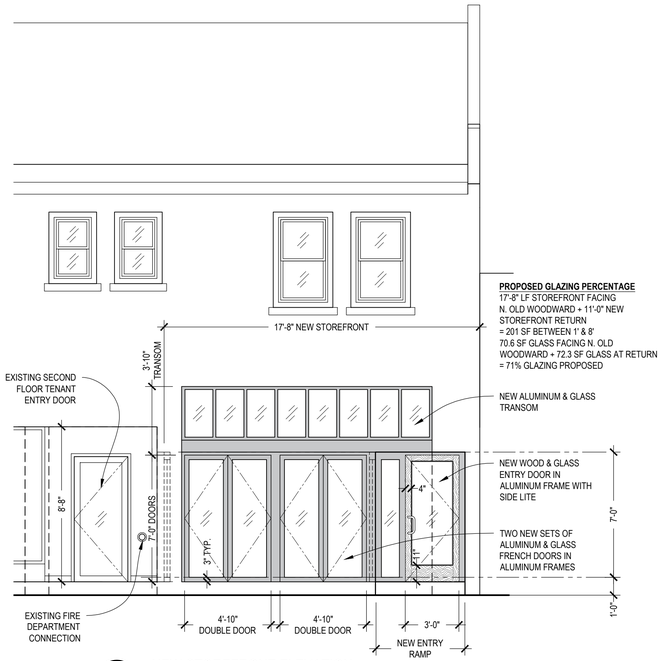
6 SIGN DETAILS
SCALE: 1/2" = 1'-0"



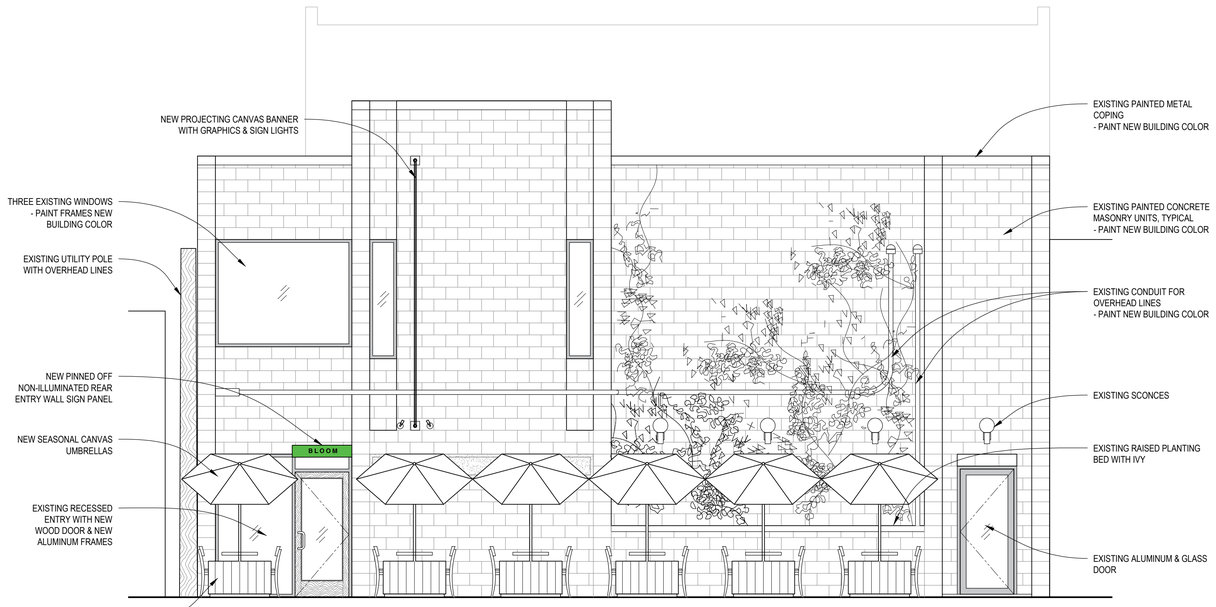
5 SECTION AT REAR ENTRY
SCALE: 1/4" = 1'-0"



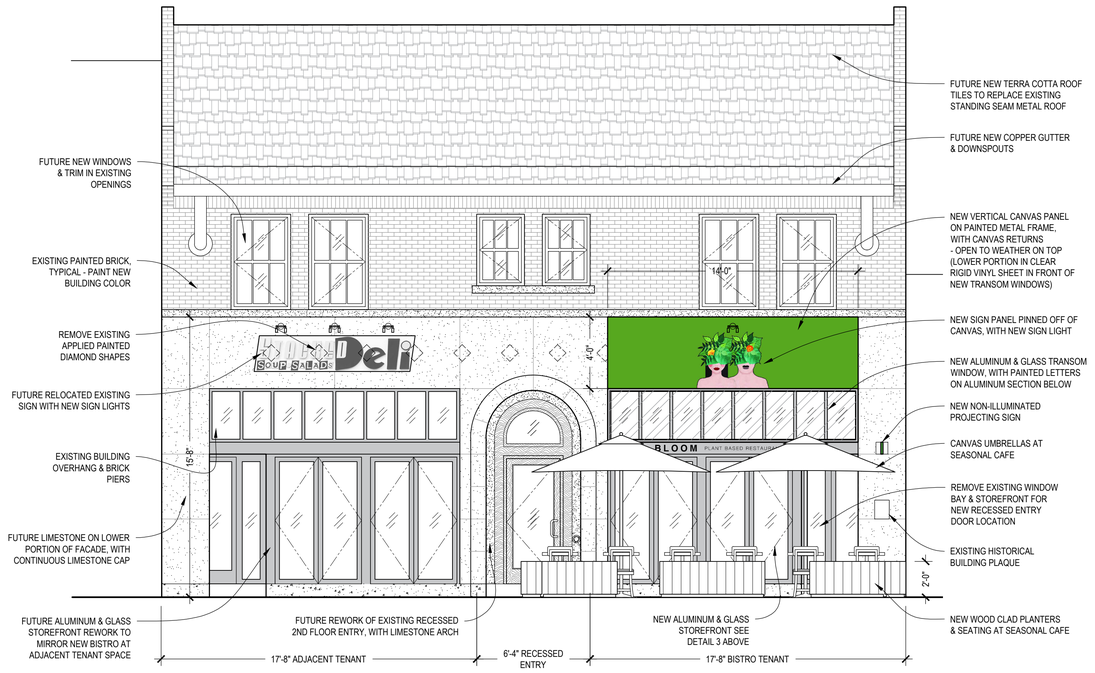
4 SECTION AT STOREFRONT
SCALE: 1/4" = 1'-0"



3 NEW STOREFRONT ELEVATION
SCALE: 1/4" = 1'-0"



2 REAR ALLEY ELEVATION
SCALE: 1/4" = 1'-0"



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

* OTHER BUILDING IMPROVEMENTS SHOWN FOR REFERENCE, NOT PART OF BISTRO SLUP, NOTED AS "FUTURE" *

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Project:

BLOOM
NEW BISTRO IN AN EXISTING RESTAURANT SPACE
239 N. OLD WOODWARD AVE., BIRMINGHAM, MI 48009

Seal:

Issue Date:

BISTRO SLUP	5/12/21
HISTORIC REVIEW	5/25/21

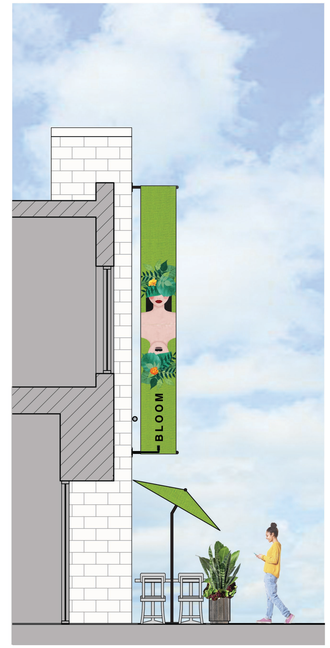
Sheet Title:

EXTERIOR ELEVATIONS

Sheet Number:

A-2

4 SIDE ELEVATION AT FRONT



3 SECTION AT REAR ALLEY

2 REAR ALLEY ELEVATION

1 FRONT ELEVATION

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Project:

BLOOM
NEW BISTRO IN AN EXISTING RESTAURANT SPACE
239 N. OLD WOODWARD AVE., BIRMINGHAM, MI 48009

Seal:

Issue Date:

BISTRO SLUP	5/12/21
BISTRO REVISION	5/26/21

Sheet Title:

COLOR RENDERINGS

Sheet Number:

A-3

1 SURROUNDING PROPERTIES SITE PLAN

scale: 1" = 30'-0"

NORTH

RONANDROMAN
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Project:

BLOOM
NEW BISTRO IN AN EXISTING RESTAURANT SPACE.
239 N. OLD WOODWARD AVE., BIRMINGHAM, MI 48009

Seal:

Issue Date:

BISTRO SLUP	5/12/21

Sheet Title:

SURROUNDING PROPERTIES SITE PLAN

Sheet Number:

A-4

The China Closet
Special Event Planning
PAINT
NAIL BAR
PAINT
OFFICE SPACE FOR LEASE

OFFICE SPACE FOR LEASE
CAFÉ

ETHAN ALLEN

E.G. HUSTON & SONS
SPACE FOR LEASE
248-362-2870
PAINT
Cristions

PAINT
OFFICE SPACE
FOR LEASE
PITA CAFÉ
FIGO

Pita Café

Lita Café
ONE WAY
FIRE LANE
265
FIGO

Birmingham Vintage Attic
Vintage & Industrial Chic Furniture
248-891-8415

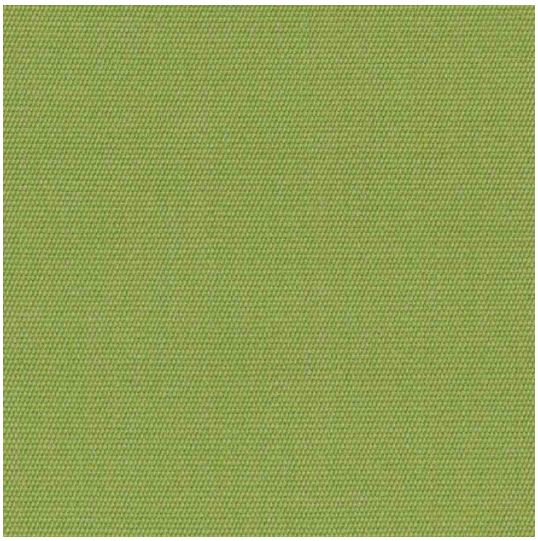
OFFICE SPACE
FOR LEASE
248-382-2610
PITA CAFÉ
Pita Café
MIDEASTERN CUISINE · RAW JUICES

WHITE PAINT COLOR
SHERWIN WILLIAMS "GLACIER WHITE" OC-37

BLACK SIGN BOX & SIGN LETTERS
SHERWIN WILLIAMS "CAVIAR" 6990

COLOR IMAGE PRINTED
ONTO CANVAS

METAL TABLES & CHAIRS
AT SEASONAL PATIO, HONEYDEW COLOR



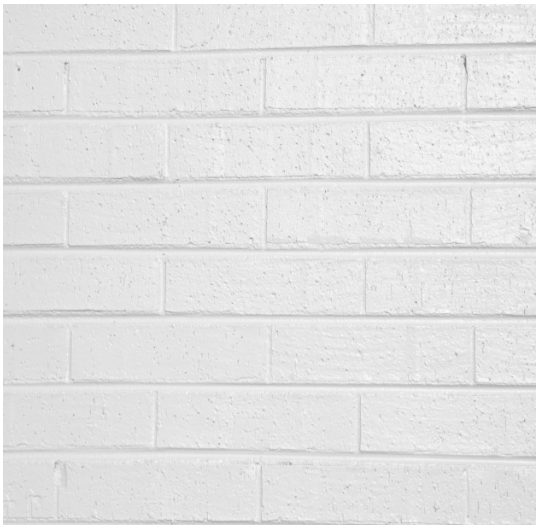
SUNBRELLA "GINKGO"
CANVAS ON VERTICAL PANEL
& SEASONAL UMBRELLAS

CLEAR VINYL SHEET (EZ2CY) IN CANVAS
BORDER ATTACHED TO METAL FRAME

TERRA COTTA ROOF TILES
(PART OF FUTURE BUILDING IMPROVEMENTS)

WHITE PAINTED CONCRETE
MASONRY UNITS, ON ALLEY ELEVATION

LIMESTONE ON FRONT FACADE
(PART OF FUTURE BUILDING IMPROVEMENTS)



WHITE PAINTED BRICK

BLACK ANODIZED ALUMINUM WINDOWS &
DOORS

GRANITE BASE

CLIMBING BOSTON IVY
ON REAR ALLEY ELEVATION

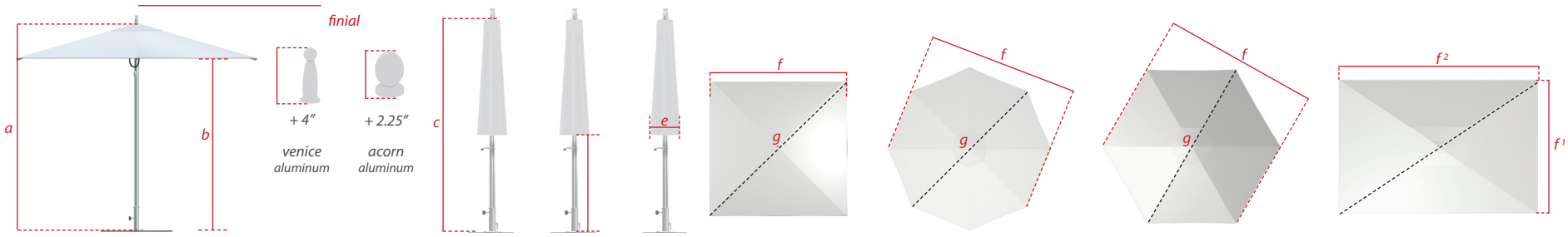
WOOD PLANK CLAD SEASONAL PLANTERS
- NATURAL IPE

SEASONAL PLANTINGS - ASSORTED COLEUS/POTATO VINES, PALMS, BIRD OF PARADISE, SANSERVIA

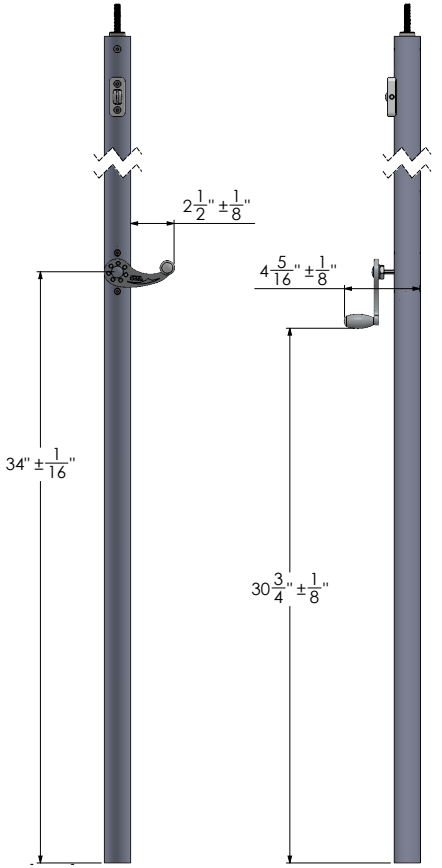
UMBRELLAS, IN SUNBRELLA “GINKGO”,
SEASONAL PATIOS

ocean master and plantation classic

"easy drive" crank lift sytem



		mast height (open position)	canopy clearance	mast height (closed position)	table clearance	closed parasol width	flat to flat (Open Umbrella)	point to point	canopy area coverage	crank handle clearance
classic	sizes [ft/m]	a (in/cm)	b (in/cm)	c (in/cm)	d (in/cm)	e (in/cm)	f (in/cm)	g (in/cm)	ft²	
square	6.5' / 2.0m	95 / 242	75 / 190	95 / 242	38 / 96	12 / 31	80 / 204	113 / 288	44.5	
	7.5' / 2.25m	95 / 242	73 / 185	95 / 242	32 / 81	13 / 33	88 / 244	124 / 315	54.25	
	8.5' / 2.6m	106 / 210	82 / 208	106 / 270	32 / 81	13 / 33	101 / 257	143 / 363	72	
	10.0' / 3.0m *telescoping mast*	104.5 / 265	83 / 210	139 / 354	52 / 132	15 / 81	119.5 / 304	169 / 430	99.25	
octagon	9.0' / 2.75m	94 / 188	80 / 203	94 / 188	37 / 94	15 / 81	105.5 / 268	114 / 290	62.75	
	10.5' / 3.2m	94 / 188	77 / 196	94 / 188	32 / 81	16 / 41	115 / 293	125 / 317.5	76.75	
	11.5' / 3.6m *telescoping mast*	97 / 247	75 / 190	121 / 308	51 / 130	16 / 41	125 / 318	135 / 343	89.5	
	13.0' / 4.0m *telescoping mast*	102 / 259	77 / 196	130.5 / 331	53 / 135	17 / 43	143 / 363	155 / 394	115	
hexagon	8.5' / 2.6m	95 / 242	78 / 198	95 / 242	36 / 91	11 / 28	98 / 249	113 / 288	57.5	
	10.0' /3.0m	95 / 242	77 / 196	95 / 242	33 / 84	16 / 41	109 / 277	125 / 317.5	70.5	
	11.0' / 3.4m	99 / 252	77 / 195	99 / 252	30 / 76	12 / 31	117 / 298	135 / 343	82.25	
rectangle	6.0' x 9.0' / 1.8m x 2.75m	98 / 249	76 / 143	98 / 249	29 / 73	13 / 33	f¹ X f² 75x112 191x285	135 / 343	58.25	
	8.0' x 12.0' / 2.45m x 3.65m *telescoping mast*	100 / 254	87 / 221	134 / 340	48.5 /	52 / 132	f¹ X f² 94x141 239x359	172 / 437	92	

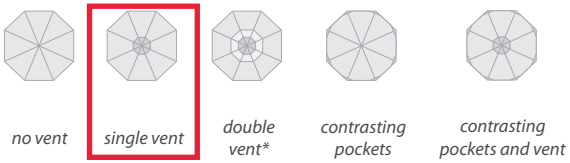


Dimension Tolerances ± 2"
Dimensions shown correspond to indicated lift system
Options are subject to change without notice
Some options are only available in certain sizes and shapes

Pole Diameter 1.5"
base height not included

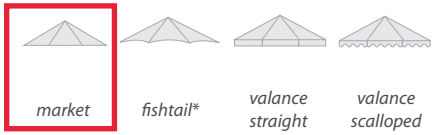
ocean master, plantation, bay master & vineyard classic *(cont.)*

vent and pocket options



no vent | single vent | double vent* | contrasting pockets | contrasting pockets and vent

profile options



market | fishtail* | valance straight | valance scalloped

canopy options

binding | accent border

panel options

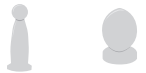
single solid color | alternating panels | alternating panel & alternating valance | alternating panel and matching valance

lifting system options

manual with pin† | auto-loc marine lift | crank system

finial

premium | essential



venice *aluminum* | acorn *aluminum*

finish options:

ocean master classic

standard

polished aluminum

powder coat

textured bright white

sea shell white

espresso

ash grey

hammered bronze

jet black

plantation classic

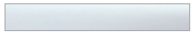
natural aluma-TEAK

java aluma-TEAK

weathered aluma-TEAK

aspen white aluma-TEAK

bay master classic



satin anodized aluminum

vineyard classic

dura-TEAK mast & struts

natural

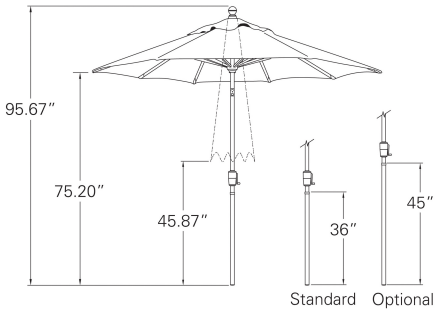
Double wind vent & fishtail profile only available on octagon & hexagon shapes

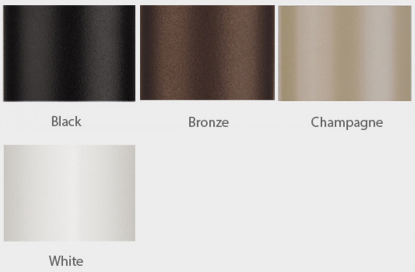
PATIO PRODUCTIONS

Downtown San Diego
2161 Hancock St
San Diego, CA 92110

Phone: 1-888-994-9196

Product Images





Short Description

7.5' Octagon Custom Push Button Tilt Market Umbrella UM907

Additional Information

SKU	UM907
Brand	Treasure Garden
Delivery Estimate	10 - 14 Weeks
Residential Warranty	Frame: 1 Year Sunbrella/Outdura/Docril Fabrics: 5 Years O'bravia Fabrics: 4 Years
Fabric	View Fabric Options
Dimensions	Height: 100.8" Coverage: 46 sq. ft. Top Pole: 1.38" Bottom Pole: 1.5" Weight: 15.4 lbs. Number of Ribs: 8

7.5' Octagon Custom Push Button Tilt Market Umbrella UM907

$179.00

Orange Metal Indoor-Outdoor Table Set with 2 Stack Chairs

Central Model#: 47K-D42 Brand: **Flash Furniture** Mfg Part#: CH-31330-2-30-OR-GG

Product Details

Complete your dining room, restaurant or patio with this chic table and chair set. This colorful set will add a retro-modern look to your home or eatery. The table top features an engraved designer print, stabilizing cross brace and protective rubber floor glides. The lightweight stack chair features plastic caps that prevent the finish from scratching while being stacked. This 3 piece table set is designed for indoor and outdoor settings. For longevity, care should be taken to protect from long periods of wet weather. The possibilities are endless with the multitude of environments in which you can use this table, for both commercial and residential spaces. [CH-31330-2-30-OR-GG]

This Flash Furniture CH-31330-2-30-OR-GG is available from Central Restaurant Products.

Features Include:

- Table and Chair Set
- Set Includes Table and 2 Chairs
- Orange Powder Coat Finish
- Designed for Indoor and Outdoor Use
- Designed for Commercial and Residential Use
- Square Table
- Table Size: 27.75"W x 27.75"D x 29"H
- Engraved Designer Top
- 2" Thick Edge
- Cross Brace provides extra stability
- Protective Rubber Floor Glides
- Stackable Cafe Chair
- Stacks up to 8 Chairs High
- 330 lb. Weight Capacity
- Curved Back with Vertical Slat
- Drain Holes in Seat
- Cross Brace under seat provides extra stability
- Plastic Caps on cross brace protect finish when stacked
- Protective Rubber Floor Glides
- Overall Size: 18"W x 20"D x 33"H

Bloom Bistro

CITY OF BIRMINGHAM
Date 06/11/2021 3:18:22 PM
Ref 00160768
Receipt 579601
Amount $350.00

City of Birmingham
A Walkable Community

Preliminary or Final Historic Sign/Design Review Application
Historic District Commission
Planning Division

Form will not be processed until it is completely filled out.

1. Applicant
Name: Roman Borislawski, Ron & Roman, Inc.
Address: 275 E. Frank St.
Birmingham, MI 48009
Phone Number: 248-727-5790
Fax Number:
Email address: roman@ronandroman.com

2. Property Owner
Name: Oxford Land LLC
Address: P.O. Box 414
Troy, MI 48099
Phone Number: 248-362-2870
Fax Number: 248-362-3011
Email address: darren@atesian.net

3. Applicants Attorney/Contact Person
Name: same as applicant
Address:
Phone Number:
Fax Number:
Email address:

4. Project Designer/Developer
Name: same as applicant
Address:
Phone Number:
Fax Number:
Email address:

5. Required Attachments

- Required fee (see Fee Schedule for applicable amount)
- Two (2) folded copies of scaled plans including color elevations showing all materials and an itemized list of all changes for which approval is requested with changes marked in color.
- Certified land survey
- Landscape plan showing all existing and proposed elements
- Photographs of existing site and/or building.
- Current aerial photos of the subject site, including all adjacent properties within 200 ft.
- Warranty Deed with legal description of property.
- Samples of all materials to be used
- Catalog sheets for all proposed lighting, mechanical equipment and outdoor furniture.
- Completed Checklist.
- Digital copy of plans.
- Any new structures or additions will require a signed letter from DTE approving the location of all electrical transformers and electrical equipment.
- Additional information as required.

6. Project Information
Address/Location of the property: 239 N. Old Woodward Ave.
Name of development: Bloom (Bistro)
Sidwell #:
Current Use: restaurant
Proposed Use: "
Area of Site in Acres:
Current zoning: B-4
Zoning of Adjacent Properties: B-4
Name of Historic District Site is Located in: Downtown
Date of Application for Preliminary Historic Design Review:
Date of Preliminary Historic Design Review Approval: 6-16-21 (tentative)
Date of Planning Board Approval: 5-26-21 (tentative)
Date of Application for Preliminary Site Plan:
Date of Preliminary Site Plan Approval:
Date of Application for Final Site Plan:
Date of Final Site Plan Approval:
Will proposed project require the division of platted lots? no
Will proposed project require the combination of platted lots? no

7. Details of the Nature of Work Proposed (attach separate sheet if necessary)
(Please specifically list all materials and colors to be used)
new aluminum & glass storefront with french doors & transom, wood entry door; new canvas panel w/ clear base; new wall sign & projecting sign; new seasonal alley cafe; new seasonal sidewalk cafe with canvas umbrellas & wood clad planters; paint all existing building brick & block in a new color

8. Buildings and Structures
Number of Buildings on Site: 1
Height of Buildings & # of Stories: 2 stories + Basement 32'
Use of Buildings:
Height of Rooftop Mechanical Equipment: +/- 5'

9. Additions (in Square Feet)
Proposed Use: none
Number of Floors:
Number of Sq. Ft. on Each Floor:
Height:
Total Floor Area:
Retail Space:
Assembly Space:
Office Space:
Industrial Space:
Seating Capacity:

10. Required and Proposed Parking
Required number of parking spaces: none
Typical angle of parking spaces:
Typical width of maneuvering lanes:
Location of parking on site:
Location of parking off site:
Number of light standards in parking area:
Screenwall material:
Proposed number of parking spaces:
Typical size of parking spaces:
Number of spaces <180 sq. ft.:
Number of handicap spaces:
Shared parking agreement?
Height of light standards in parking area:
Height of screenwall:

11. Landscaping
Location of landscape areas: none
Proposed landscape material:

12. Building Lighting
Number of light standards on building: none
Size of light fixtures (L•W•H):
Maximum wattage per fixture:
Light level at each property line:
Type of light standards on building:
Height from grade:
Proposed wattage per fixture:

13. Maximum Signage Allowance Calculation
Building Frontage (in feet): 17'-8" (tenant)
Maximum Sign Area Allowed: 17.5 sf.
Sign Area Proposed: 17.5 sf.

Maximum Sign Area = 1 square foot (1.5 for Woodward addresses) per each linear foot of principal building frontage.

14. Location of Proposed Signs
wall sign & projecting sign @ front elevation, projecting sign @ alley

15. Number of Sign(s)

Wall: 1
Ground:
Projecting (Blade): 2

Canopy:
Building Name:
Post-Mounted Projecting:

16. Sign Size, Material & Content

Sign #1

Type of Sign: TBD
Width:
Depth:
Height:
Total Square Feet:
Height of Lettering:
Height from Grade:

Projection from Wall:
Sign Reads: "
"
Sign Materials:
Sign Color(s) (including PMS color #):

Sign #2

Type of Sign: TBD
Width:
Depth:
Height:
Total Square Feet:
Height of Lettering:
Height from Grade:

Projection from Wall:
Sign Reads: "
"
Sign Materials:
Sign Color(s) (including PMS color #):

Sign #3

Type of Sign: TBD
Width:
Depth:
Height:
Total Square Feet:
Height of Lettering:
Height from Grade:

Projection from Wall:
Sign Reads: "
"
Sign Materials:
Sign Color(s) (including PMS color #):

17. Existing Signs Located on Property

Number of Signs:
Sign Type(s):

Square Feet per Sign:
Total Square Feet of Existing Signage:

18. Sign Lighting

Type of Lighting Proposed: TBD
Size of Light Fixtures (LxWxH):
Maximum Wattage per Fixture:
Location:

Number Proposed:
Lighting Height from Grade:
Proposed Wattage per Fixture:
Style (include specifications):

19. Landscaping (ground signs only)

Location of Landscape Areas: none

Proposed Landscape Material:

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

Signature of Owner: Darren Atesian Date: 5-25-21

Print Name: Darren Atesian

Signature of Applicant: R Borislawski Date: 5.25.21

Print Name: Roman Borislawski

Signature of Architect: R Borislawski Date: 5.25.21

Print Name: Roman Borislawski

Office Use Only

Application #: Date Received: Fee:

Date of Approval: Date of Denial: Accepted by:

Huston Building - 1923

Elmer Huston had this building constructed with two stores on the ground level and apartments above in 1923. It housed the post office and a variety store from 1924 to 1928. In 1929, the Mulholland Dry Goods Company moved into both spaces. The original building had a decorative transom with prismatic glass panes above the display windows, which was typical of the early 20th century storefronts. The building has retained its steep side gable roof and the original configuration of the symmetrical second floor windows.

City of Birmingham
A Walkable Community

MEMORANDUM

Planning Division

DATE: **June 11th, 2021**

TO: **Historic District Commission**

FROM: **Nicholas Dupuis, City Planner**

SUBJECT: **239 N. Old Woodward – Huston Building – Design Review**

Zoning: B4 (Business-Residential) & D4 (Downtown Overlay)
Existing Use: 2-Story Commercial Building

History

Elmer Huston put up this building with 2 stores on the ground level and apartments above in 1923. It housed the Post Office and variety store from 1924 to 1928. In 1929, the Mulholland Dry Goods Company moved into both spaces. Mulholland went out of business in 1963 or 1964. Several businesses were located there until Irving Kay moved into the north half in 1967. Between then and not several businesses, have succeeded each other in the southern half. In the spring of 1982, Irving Kay expanded and occupied the entire ground floor. The second floor façade resembles that of the Leonard Building in W. Maple.

Introduction

The subject site is located on the west side of N. Old Woodward just north of Hamilton Row. The multi-tenant building is located in the Central Business Historic District and is a designated historic resource. The applicant has submitted a Design Review application for exterior changes to the entire building from roof to storefront.

On May 26th, 2020, the Planning Board reviewed a Special Land Use, Final Site Plan and Design Review application for Bloom Bistro (a newly proposed tenant in the building) and recommended approval to the City Commission with the following conditions:

1. The applicant must receive Historic District Commission approval for all exterior changes proposed;
2. The applicant must submit revised site plans showing non-public trash receptacles in each outdoor dining area;
3. The Planning Board APPROVES the projection into the Willits Alley right-of-way;
4. The applicant must submit specification sheets with Visual Light Transmittance figures for all proposed glazing;

5. The applicant must revise the sign concept for Bloom to meet the dimensional requirements of the Sign Ordinance;
6. The applicant must comply with the requests of all City Departments; and
7. The Planning Board APPROVES outdoor dining in the Willits Alley.

As required, the applicant is seeking Historic District Commission approval for the exterior changes to the Huston Building that are related to the introduction of Bloom.

Proposal

The applicant is proposing a *restoration* of the historic 1923 storefront that was removed at some point in the buildings history. The proposed changes include extensive work to the ground floor façade including new and redesigned windows/entryways, new limestone façade, and paint. The upper floors are proposed to contain new windows, a new roof, and paint. Please see the table below for a summary of all of the proposed façade materials:

Material	Location	Color
Aluminum & Glass Transom	Above 1st floor storefront windows	Black
Aluminum & Glass French Doors	1st floor storefront	Black
Wood & Glass Entry Door/Transom	2nd floor entrance (center)	Stained
Limestone	1st floor façade, window sill, archway, pier	Natural
Terra Cotta Tile	Roof	Natural
Copper Gutter & Downspout	Roofline	Copper
Paint	2nd floor façade, rear façade	White
Aluminum Clad Wood Windows	2nd floor windows	Black
Canvas	Architectural/Sign Panel	Ginko

Although the applicant is proposing a restoration of the original façade and its original materials, it is worth nothing that the proposed façade meets meet several architectural standards required in the Downtown Overlay District 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.
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.
4. Sliding doors and sliding windows are prohibited along frontage lines.

A more detailed analysis of the façade in relation to the Secretary of the Interior (SOI) Standards will be provided below.

Signage

Article 2, Section 2.02 of the Sign Ordinance states that the City Commission shall hear and deny, approve, or approve with conditions, those signs for special land uses, after receiving the recommendation of the Planning Board. The Planning Board reviewed signage at the May 26th meeting and provided a condition of approval that the applicant must revise the sign concept for Bloom to meet the dimensional requirements of the Sign Ordinance. The applicant has revised the signage proposal slightly, which is reviewed below.

The applicant is proposing five total signs. The linear frontage of the building measures roughly 42 ft., which permits the building 42 sq. ft. of total signage. Article 3, Section 3.02 of the Sign Ordinance defines a sign as any object, device, logo, display or structure, or part thereof, which is intended to advertise, identify, display, or direct or attract attention to an object, person, institution, organization, business, product, service, event or location by any means.

In addition, Article 2, Section 2.03 requires sign area to be computed by means of the smallest square or rectangle that will encompass the extreme limits of the writing, representation, emblem or other display, together with any material or color forming an integral part of the background of the display or used to differentiate the sign from the backdrop or structure against which it is placed. Considering the definition and computation regulations above, a breakdown of the building signage is provided in the following table:

Sign Content (Type)	**Sign Area (Sq. Ft.)**
Stacked Deli (Existing Wall Sign)	16
Bloom (Wall Sign – Canvas/Sign Panel)	56 or 12
Bloom (Projecting Sign)	1
Bloom (Name Letter Sign – Window Header, Vinyl)	3
Bloom (Projecting Sign – Rear)	30*
Bloom (Wall Sign – Rear Door)	2*
Total Proposed Combined Sign Area:	76 or 32
Total Permitted Combined Sign Area:	42
**Area not included in proposed combined sign area per Activation Overlay District*	

Although the Planning Board has approved the overall signage concept per the Sign Ordinance reference above, there is an opportunity to clarify the main wall sign for Bloom on the S. Old Woodward frontage before the final City Commission approval that is currently scheduled for July 12th. The green canvas panel proposed behind the Bloom logo (two people with plant headdresses) was originally considered a material forming an integral part of the background of the sign used to differentiate the sign from the façade, and therefore part of the sign. Since the Planning Board meeting, the applicant has redesigned the logo sign to be separate from the canvas panel, extending beyond the panel by 6 in. using pins. This condition proposes the canvas panel as more of an architectural element rather than an integral part of the sign. The Historic

District Commission may wish to discuss this condition and advise the applicant and City Commission on their interpretation of the canvas panel and its relationship to signage.

Additionally, the Sign Ordinance permits wall signs to project no more than 9 in. from the building face. As the signage is presently designed, the sign projects 18 in. from the building face. This is due in part to the proposed canvas panel located behind the logo wall sign.

Finally, the logo wall sign is proposed to be illuminated by a small architectural light fixture above the sign, which is permitted in the Central Business Historic District.

Overall, **the applicant must revise the sign concept for Bloom to meet the dimensional requirements of the Sign Ordinance before the Public Hearing at the City Commission.**

Lighting

The applicant is proposing minor LED strip up lighting underneath the proposed limestone arched entryway. Although the applicant is proposing new light fixtures, the Planning Division did not seek a photometric plan, citing Article 4, Section 4.21 (C) which requires a photometric plan only if new lighting is proposed that may *significantly alter* the light distribution or illuminance on a site, as deemed necessary by the Planning Division or Historic District Commission. The Historic District Commission may wish to discuss this opinion and update the requirements accordingly, if necessary.

The applicant has submitted specification sheets on the proposed fixtures that demonstrate that the proposed fixtures are NOT cutoff as defined by Article 9 of the Zoning Ordinance. Exception to cutoff luminaries can be made at the discretion of the Historic District Commission under any of the following conditions:

1. The distribution of upward light is controlled by means of refractors or shielding to the effect that it be used solely for the purpose of decorative enhancement of the luminaire itself and does not expel undue ambient light into the nighttime environment.
2. The luminaire is neither obtrusive nor distracting, nor will it create a traffic hazard or otherwise adversely impact public safety, with appropriate methods used to eliminate undesirable glare and/or reflections.
3. The luminaire is consistent with the intent of the Master Plan, Urban Design Plan(s), Triangle district plan, Rail District plan and/or Downtown Birmingham 2016 Report, as applicable.
4. The scale, color, design or material of the luminaire will enhance the site on which it is located, as well as be compatible with the surrounding buildings or neighborhood.
5. Lighting designed for architectural enhancement of building features (i.e. architectural enhancement lighting). Appropriate methods shall be used to minimize reflection and glare.

6. The site lighting meets all requirements set forth in this ordinance including, but not limited to, light trespass and nuisance violations.

Planning and Zoning

In general, because the existing building footprint it proposed to remain, there are no bulk, placement or height requirements that must be addressed as a part of this review. However, there are four planning and zoning issues that must be reviewed:

Parking: The subject site is located within the Parking Assessment District. Thus, no parking analysis is required for the commercial use.

Landscaping: There are no existing landscaping beds on site, nor are any proposed at this time. However, there is a small planter in the rear of the building that contains ivy. The applicant is proposing to replant Boston Ivy after the building is repainted.

Glazing: As the applicant is proposing to install new glazing, the new glazing will be required to conform to the window standards outlined in Article 4, Section 4.90 of the Zoning Ordinance, which state that:

1. No less than 70% of a storefront/ground floor façade between 1 and 8 ft. above grade shall be clear glazing.
2. Only Clear glazing (80% Visual Light Transmittance) is permitted on storefront facades at the first floor. Lightly tinted glazing (70% Visual Light Transmittance) above the first floor may be permitted. Mirrored glass is prohibited.
3. Required window areas shall be either pedestrian entrances, windows that allow views into retail space, working areas or lobbies. Display windows set into the wall may be approved by the Planning Board.
4. Windows shall not be blocked with opaque materials or the back of shelving units or signs.
5. The bottom of the window shall be no more than 3 feet above the adjacent exterior grade.

The applicant has submitted glazing calculations that show the proposed storefront contains about 53% glazing in between 1 ft. and 8 ft. from grade. The applicant has also submitted a “developed elevation” that takes into consideration the glass proposed within the recessed entrances, which shows about 67% glazing. Unfortunately, the Zoning Ordinance defines façade as “the vertical exterior surface of a building that is set parallel to a setback line” which would preclude the perpendicular glazing located within the recessed entrances.

However, to allow flexibility in design, these standards may be modified by a majority vote of those appointed and serving on the Historic District Commission for architectural design considerations provided that the following conditions are met:

1. The subject property must be in a zoning district that allows mixed uses;
2. The scale, color, design and quality of materials must be consistent with the building and site on which it is located;
3. The proposed development must not adversely affect other uses and buildings in the neighborhood;
4. Glazing above the first story shall not exceed a maximum of 70% of the façade area;
5. Windows shall be vertical in proportion.

The Planning Division finds that each of these conditions are met and that the Historic District Commission has additional authority to approve a storefront based on historical context and construction that may not meet the current ordinance. Thus, **the applicant must receive approval from the Historic District Commission for the proposed 53% glazing, provide additional glazing, or obtain a variance from the Board of Zoning appeals.**

The applicant has not submitted specification sheets on any proposed glazing to ensure that the clarity requirements of 80% VLT are met. **The applicant must submit specification sheets with Visual Light Transmittance figures for all proposed glazing**.

Projections into Right-of-Way: The applicant is proposing a vertical canvas banner that extends from the top of the first floor to just below the roofline at the rear of the building along the alley that projects 1.5 ft. into the Willits Alley right-of-way. The Planning Board approved this projection into the right-of-way.

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 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 National Parks Service suggests that if an original or significant storefront no longer exists or is too deteriorated to save, new work should undertake a contemporary design which is compatible with the rest of the building in scale, design, materials, color and texture; **OR** undertake an accurate restoration based on historical research and physical evidence. The applicant appears to be proposing a restoration, and has designed the new storefront based on sound pictorial evidence.

As stated above, this proposal would be considered a restoration as opposed to a rehabilitation or a full reconstruction, as there are limited or no historic materials left on the storefront, but the general shape, style, and original second floor facade of the building remains. The Michigan State Historic Preservation Office defines a restoration as "the act or process of accurately depicting the form, features, and character of a property as it appeared at a particular period of time by means of the removal of features from other periods in its history and *reconstruction* of missing features from the restoration period."

Reconstruction is defined as "the act or process of depicting, by means of new construction, the form, features, and detailing of a non-surviving site, landscape, building, structure, or object for the purpose of replicating its appearance at a specific period of time and in its historic location."

Considering the above, the applicant appears, generally, to meet Standards 1, 6, 7 and 10. However, elements of the proposal seem to conflict with, in some capacity, Standards 2, 3, 5, 9. A Planning Division review of each applicable standard is provided below:

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

   As noted in the building history above, the building has historically contained retail uses on the ground floor since its construction. The introduction of the Bloom Bistro in the

northern tenant space will continue to offer use that is compatible with the building and its history, with appropriate access to each tenant space.

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

   Although the historic character of the property should actually be enhanced by this restoration proposal, it seems to come at the expense of some of the materials and features that characterized the 1923 property. Specifically, the proposed limestone façade on the ground-floor extends to the ends of the building, as well as to the bottom of the second floor windows. The original stone storefront left brick at the north/south ends of the façade and contained brick for about 2 ft. between the storefront limestone and the second floor windows. Additionally, the new storefront shifts the retail entrances to the north and south ends of the storefront as opposed to the center of each tenant space. Both the proposed and historic entrances are recessed, however.

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.*

   As the applicant is proposing to remove a non-significant storefront treatment and restore the 1923 storefront, there are limited changes that can occur to maintain a true sense of historical development. The introduction of operable French doors at the storefront could foster a false sense of historical development and may be inappropriate.

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

   Similar to Standard #'s 2 and 3, the alteration of the distinct tenant entries could be inappropriate. Early commercial storefronts were typically recessed to offer weather protection and to maximize display space, while an entrance to the upper stories were typically flush with the storefront. Although the applicant is proposing recessed entries, they are not of the same central construction. Another item worth discussing is the proposal to use terra cotta tiles for the roof finish. The original building would likely have had a slate roof, which seems to be confirmed by the photographs available. Although the terra cotta is a different material, the finished look could offer a similar visual experience in terms of color variations and general shape. Finally, the replacement of the non-original second floor windows with "casement windows with simulated divided lites" is not appropriate. It is clear in photographs that the original windows were double-hung, and have remained double hung to present day. Simulated double hung windows or simulated muntins are not appropriate.

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.*

   The applicant has based their proposals on pictorial evidence. Although the historic features on the storefront have been removed rather than left to deteriorate, the applicant has generally proposed to match the design, color and texture evident in the photographs.

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.*

   As noted on the plans, the applicant is not proposing to remove the paint on the building to expose the original brick and restore the original look. Rather, the applicant is proposing to paint the front façade brick Glacier White. National Park Service guidance suggests that this is the best treatment when approaching brick that has been painted numerous times over a buildings lifetime. When repainting, the paint color should be, at a minimum, appropriate to the style and setting of the building. This also means that if the building is in a historic district, the color selection should complement the building in question as well as other buildings in the block. In general, color schemes for wall and major decorative trim or details should be kept simple; in most cases the color or colors chosen for a storefront should be used on other painted exterior detailing to unify upper and lower portions of the facade. The applicant appears to be doing just that.

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

   Similar to Standard #'s 2 and 5, it appears as though the applicant is proposing to remove some original brick and stone sills below the second floor windows. The removal of historic materials should not occur.

Based on a review of the SOI standards and other guidance, the Planning Division recommends that the Historic District Commission **POSTPONE** the Design Review for 239 N. Old Woodward – Huston Building – to allow the applicant time to address the conflicts noted above with the Secretary of the Interior Standards, as well as any further Historic District Commission comments.

Sample Motion Language

Motion to **POSTPONE** the Design Review application for 239 N. Old Woodward – Huston Building – to allow the applicant time to address the conflicts noted above with the Secretary of the Interior Standards.

OR

Motion to **APPROVE** the Design Review application for 239 N. Old Woodward – Huston Building – with the following conditions:

1. The applicant must revise the sign concept for Bloom to meet the dimensional requirements of the Sign Ordinance before the Public Hearing at the City Commission;

2. The Historic District commission APPROVES the proposed 53% glazing;

OR

2. The applicant must provide additional glazing, or obtain a variance from the Board of Zoning appeals.

3. The applicant must submit specification sheets with Visual Light Transmittance figures for all proposed glazing.

OR

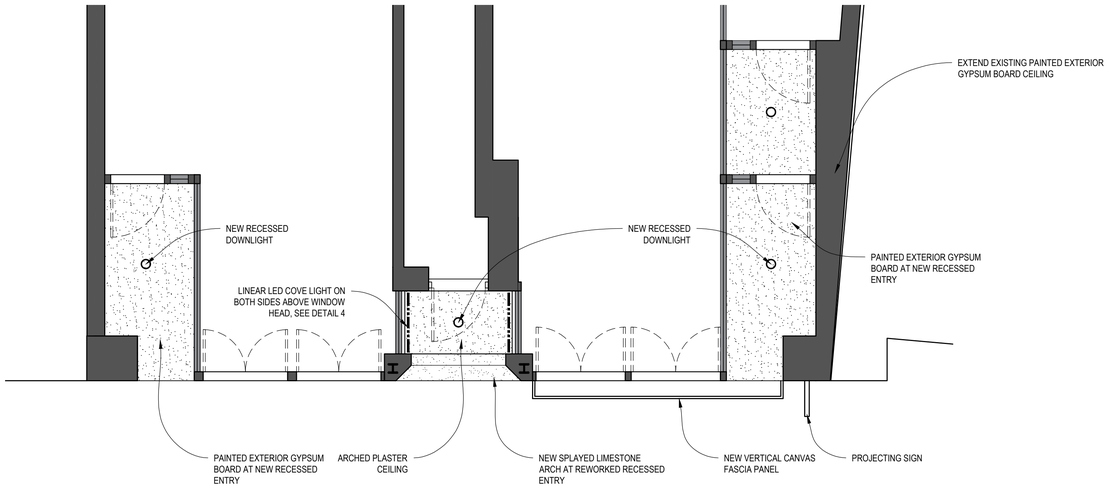
Motion to **DENY** the Design Review application for 239 N. Old Woodward – Huston Building – for the following reasons:

1. _____
2. _____
3. _____

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

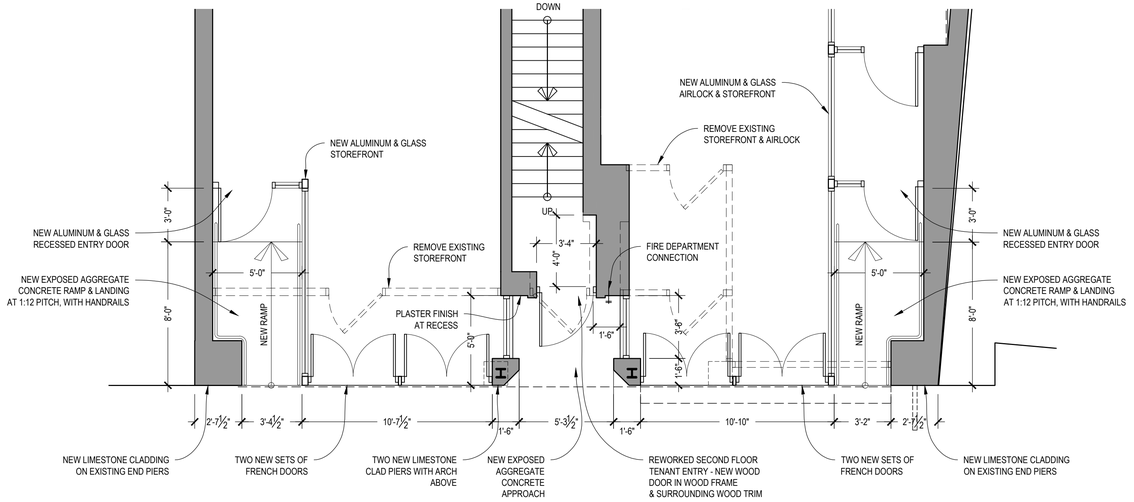
The U. S. secretary of the interior standards for rehabilitation are as follows:

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



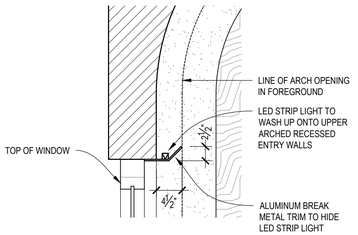
3 NEW STOREFRONT REFLECTED CEILING PLAN DETAIL

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



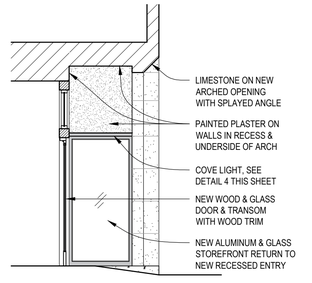
2 NEW STOREFRONT PLAN DETAIL

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



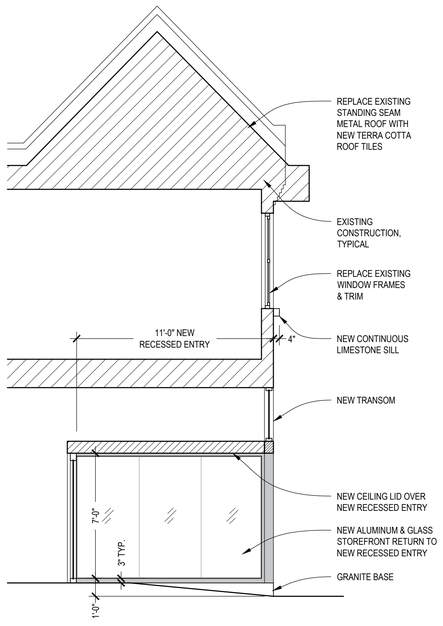
4 SECTION AT COVE LIGHT

SCALE: 1" = 1'-0"



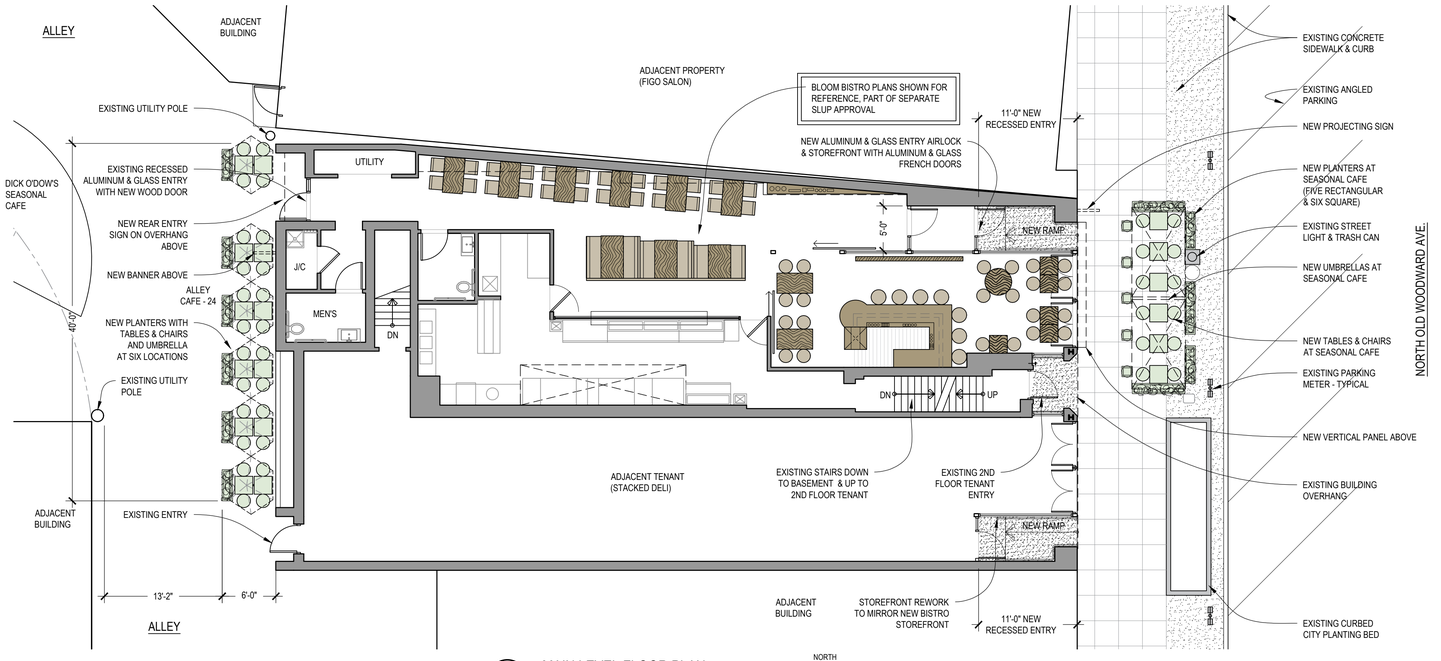
5 SECTION AT 2ND FLOOR ENTRY

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



6 SECTION AT 1ST FLOOR ENTRY

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



1 MAIN LEVEL FLOOR PLAN

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

RONANDROMAN
architects et al.
275 E. Frank St. Birmingham MI 48009
o) 248.723.5790 f) 248.723.5795

Project:

HUSTON BUILDING
RENOVATION OF AN EXISTING BUILDING
233-239 N. OLD WOODWARD AVE., BIRMINGHAM, MI 48009

Seal:

Issue Date:

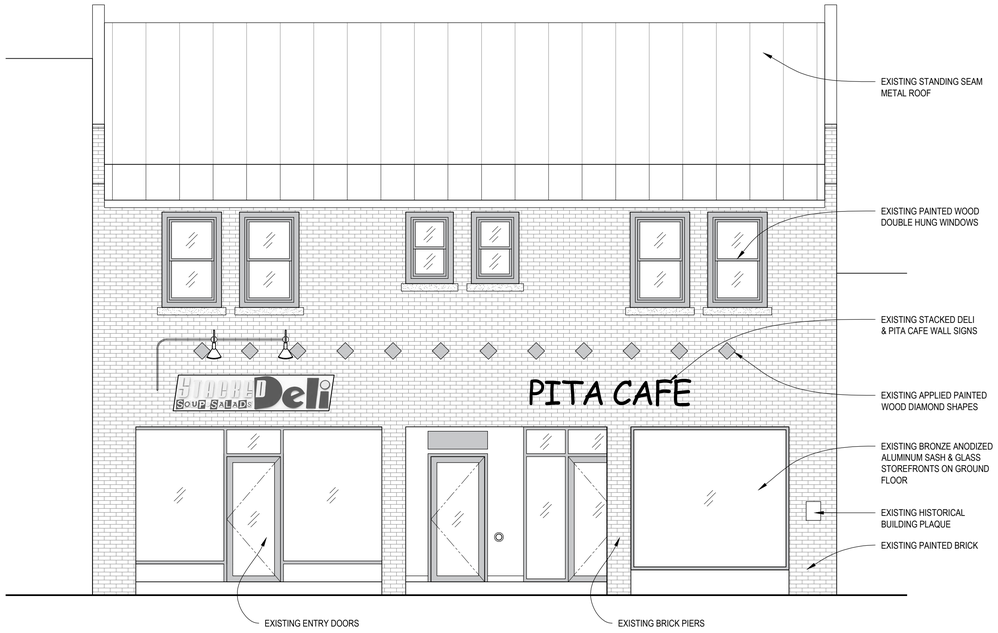
HISTORIC REVIEW	5/25/21

Sheet Title:

FLOOR PLANS

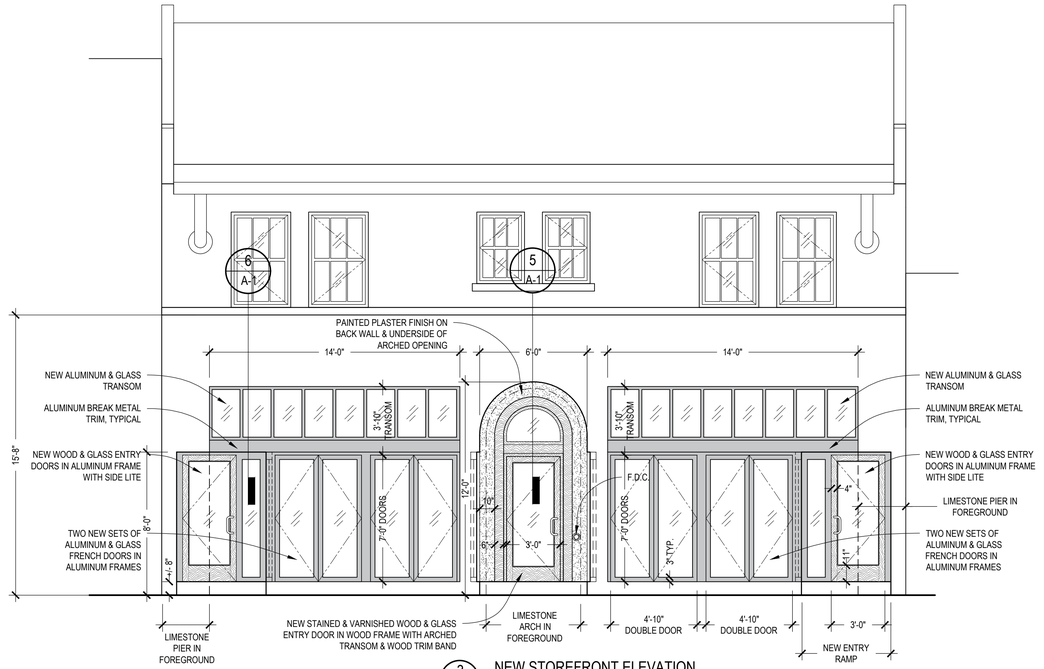
Sheet Number:

A-1



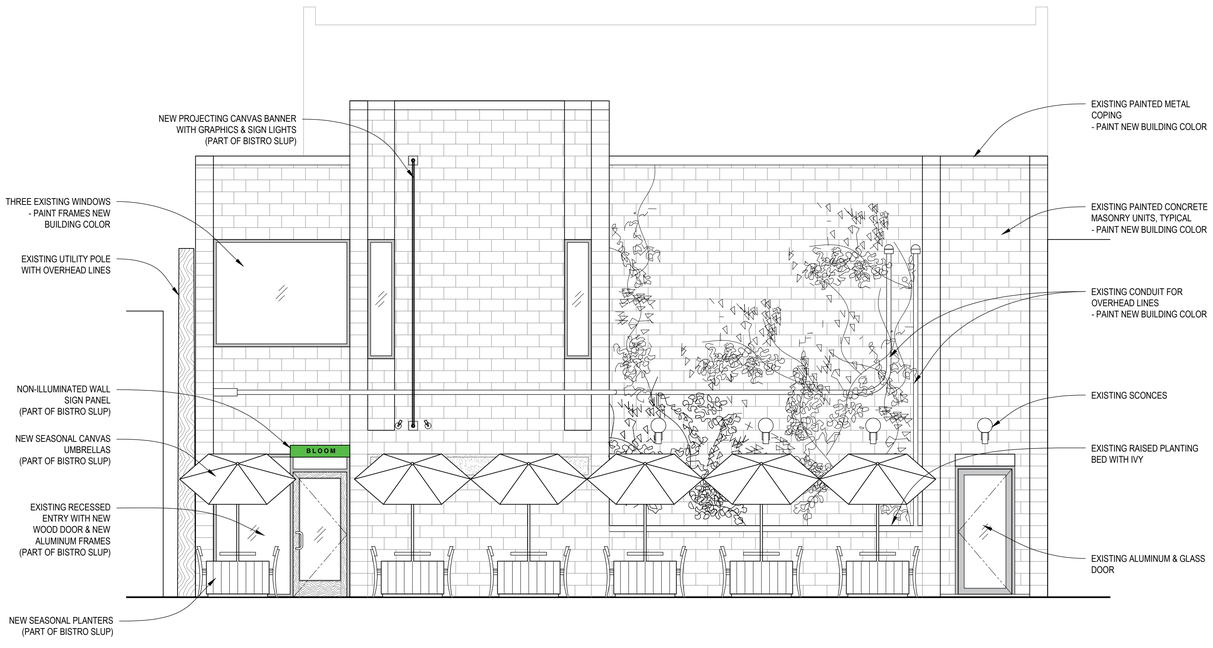
4 EXISTING ELEVATION

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



3 NEW STOREFRONT ELEVATION

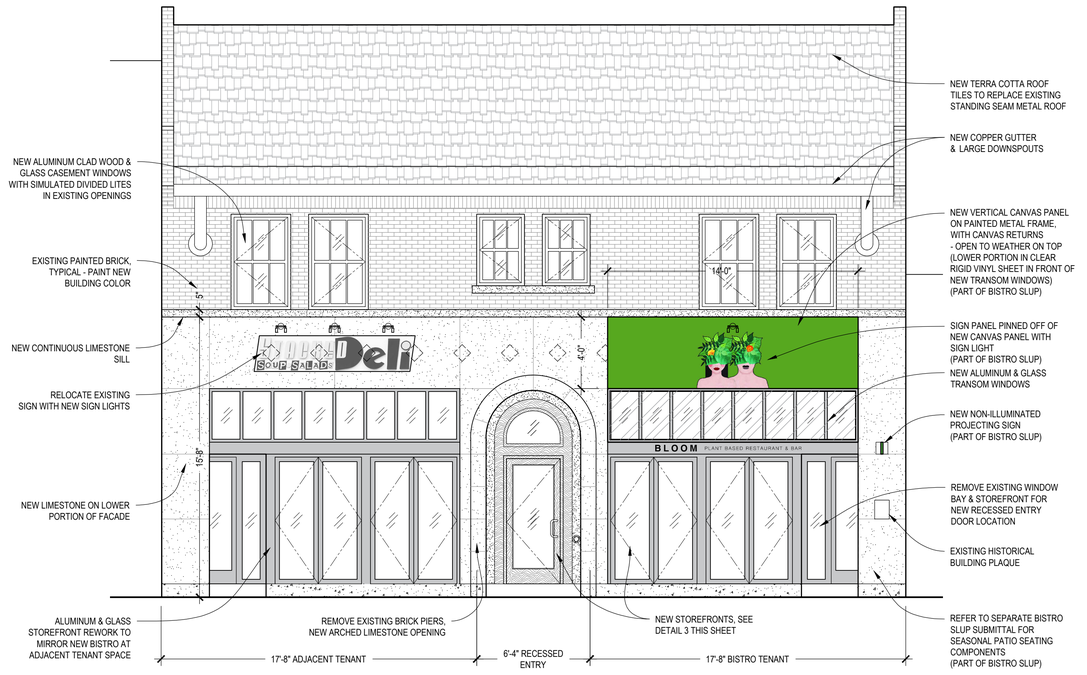
SCALE: 1/4" = 1'-0"



2 REAR ALLEY ELEVATION

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

* BLOOM BISTRO IMPROVEMENTS SHOWN FOR REFERENCE, PART OF SEPARATE BISTRO SLUP *



1 FRONT ELEVATION

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

* BLOOM BISTRO IMPROVEMENTS SHOWN FOR REFERENCE, PART OF SEPARATE BISTRO SLUP *

RONANDROMAN
architects et al.
275 E. Frank St. Birmingham MI 48009
o) 248.723.5790 f) 248.723.5795

Project:

HUSTON BUILDING
RENOVATION OF AN EXISTING BUILDING
233-239 N. OLD WOODWARD AVE., BIRMINGHAM, MI 48009

Seal:

Issue Date:

HISTORIC REVIEW	5/25/21

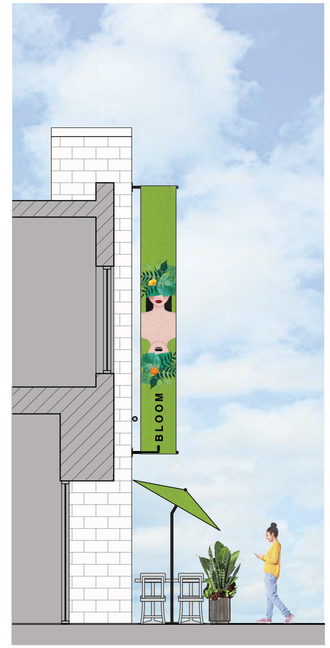
Sheet Title:

EXTERIOR ELEVATIONS

Sheet Number:

A-2

4 SIDE ELEVATION AT FRONT



3 SECTION AT REAR ALLEY

2 REAR ALLEY ELEVATION

1 FRONT ELEVATION

RONANDROMAN
architects et al.
275 E. Frank St. Birmingham MI 48009
o) 248.723.5790 f) 248.723.5795

Project:

BLOOM
NEW BISTRO IN AN EXISTING RESTAURANT SPACE
239 N. OLD WOODWARD AVE., BIRMINGHAM, MI 48009

Seal:

Issue Date:

BISTRO SLUP	5/12/21
BISTRO REVISION	5/26/21

Sheet Title:

COLOR RENDERINGS

Sheet Number:

A-3

1 SURROUNDING PROPERTIES SITE PLAN

scale: 1" = 30'-0"

NORTH

RONANDROMAN
architects et al.
275 E. Frank St. Birmingham MI 48009
o) 248.723.5790 f) 248.723.5795

Project:

BLOOM
NEW BISTRO IN AN EXISTING RESTAURANT SPACE.
239 N. OLD WOODWARD AVE., BIRMINGHAM, MI 48009

Seal:

Issue Date:

BISTRO SLUP	5/12/21

Sheet Title:

SURROUNDING PROPERTIES SITE PLAN

Sheet Number:

A-4

The China Closet
Special Event Planning
PAINT
NAIL BAR
PAINT
OFFICE SPACE FOR LEASE

OFFICE SPACE FOR LEASE
CAFÉ

ETHAN ALLEN

E.G. HUSTON & SONS
SPACE FOR LEASE
248-362-2870
PAINT
Cristions

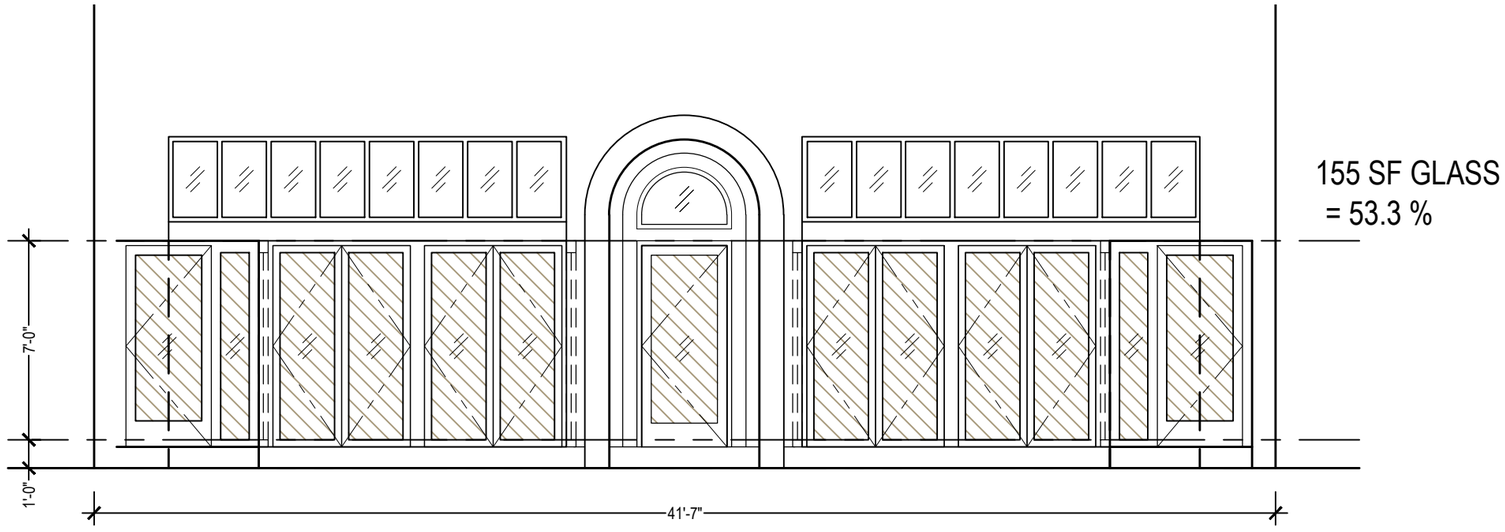
PAINT
OFFICE SPACE
FOR LEASE
PITA CAFÉ
FIGO

Pita Café

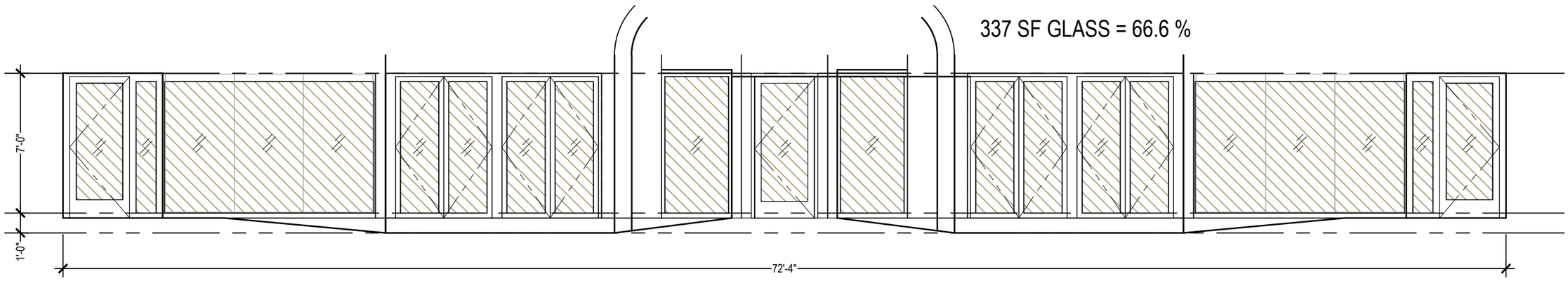
Lita Café
ONE WAY
FIRE LANE
265
FIGO

Birmingham Vintage Attic
Vintage & Industrial Chic Furniture
248-891-8415

OFFICE SPACE
FOR LEASE
248-382-2610
PITA CAFÉ
Pita Café
MIDEASTERN CUISINE · RAW JUICES



HUSTON BUILDING -
GLAZING % (TRUE ELEVATION)

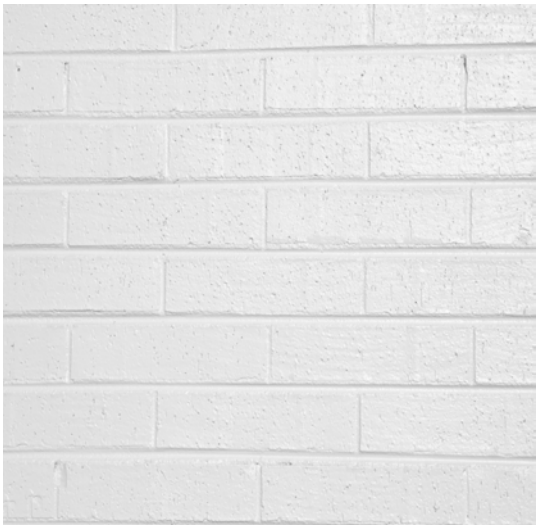


HUSTON BUILDING -
GLAZING % (DEVELOPED ELEVATION)

TERRA COTTA ROOF TILES

OVERSIZED COPPER GUTTER
AND DOWNSPOUTS

LIMESTONE ON FRONT FACADE



WHITE PAINTED BRICK

BLACK ANODIZED ALUMINUM WINDOWS &
DOORS

GRANITE BASE

WHITE PAINT COLOR
SHERWIN WILLIAMS "GLACIER WHITE" OC-37

BLKACK ACCENT COLOR ON TRIM
SHERWIN WILLIAMS "CAVIAR" 6990

WHITE PAINTED CONCRETE
MASONRY UNITS, ON ALLEY ELEVATION

EXISTING IVY ON REAR ALLEY WALL

STAINED & VARNISHED WOOD DOOR, TRIM
& TRANSOM AT SECOND FLOOR ENTRY

EXPOSED AGGREGATE CONCRETE RAMPS,
LANDING & APPROACHES AT
OLD WOODWARD STOREFRONTS

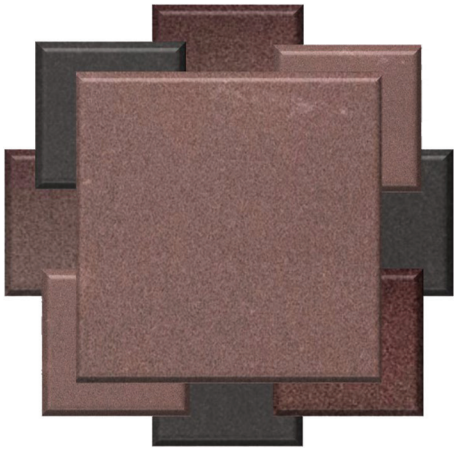
COLORS OF LUDOWICI

LUDOWICI®

EBONY MIST BLEND
CR/M13 MIST

Ludowici colors are not painted on the surface, but fired in under extreme temperatures to ensure they retain their original tones and hues for many years to come. Color is included in our 75-year material warranty.

For more information on Ludowici colors, please see the *Art and Science of Ludowici Color* on the back of this card.



Partial representation of expected color range shown.

THE ART AND SCIENCE OF LUDOWICI COLOR

LUDOWICI®

Creating the color of a terra cotta roof tile is part science and part art. There is always a range of tones within any given color. It is impossible to produce a monochromatic terra cotta roof tile.

In most cases, color is applied by spraying the surface of wet tile with glaze (a mixture of glass frit, silicas and pigments) prior to firing. At kiln temperatures over 2000 degrees Fahrenheit, the spray components fuse onto the surface, becoming an integral part of the tile itself.

Some colors are made from a two-step process involving a base coat and overspray. These colors will naturally display a broader range in tones as the overspray varies in its coverage of the base coat. A broad range will also be produced with colors utilizing high iron content.

The variation of tones within a selected color is affected by many production factors including:

- Temperature variations in the kiln;
- Position of each tile in the kiln;
- Spray patterns and resulting coverage; and
- Subtle natural differences in clay, pigment and frit composition.

The range of tones that arise from the manufacturing process is a normal and very desirable feature of natural clay tile, imparting richness, character and a more dimensional appearance to the roof. Variation in tones should never be considered a defect or flaw. The range of colors produced may vary with each firing process.

Leaded Glazes

Recognizing that leaded glazes represent a serious and real threat to the safety of workers and the environment, Ludowici discontinued their use many years ago. Clay tile roofs found on historic buildings often used leaded glazes and matching those colors using today's non-leaded glazes is virtually impossible as the tile color is profoundly impacted by glaze chemistry. While exact color match is not possible, rest assured that Ludowici's custom color development team will make the closest match possible.

Blending Colors

Color blending, wherein several different colors of terra cotta roof tile are mixed on a roof (such as red, brown and gold), provides the designer or architect an opportunity to create a subtle or dramatic, one-of-a-kind design statement. Diamond or other geometric patterns can also be created.

Ludowici technical service specialists can assist in estimating the amounts of tile needed from design renderings. In addition, we can provide information on blends from previous orders for comparative purposes or for artistic inspiration. When working with blends pay careful attention to fittings. They can be produced entirely in one color or reflect the percentages of colors in the blend.

In addition, Ludowici design specialists highly recommend constructing a test patch of no less than 50 tiles as a final check prior to ordering. As with all shipments of Ludowici tile, contractors must take care when loading the roof with a blend of colors so that mix and percentages of color are uniformly maintained.

Enduring Color

As our color is fired in and chemically bonded with the tile substrate, Ludowici terra cotta roof tiles will not lose their original intensity or color under normal environmental conditions. Natural clay red (unglazed) tile ages minimally too. And unlike some hard roofing products, the surface of Ludowici tile will never become marred by unsightly white salt deposits (efflorescence).

However, in areas subject to pollution, especially those with acid rain, the surface of the tiles may become weathered or subject to deposits that can slightly alter color over time. Matte finishes are more susceptible than high-gloss finishes.

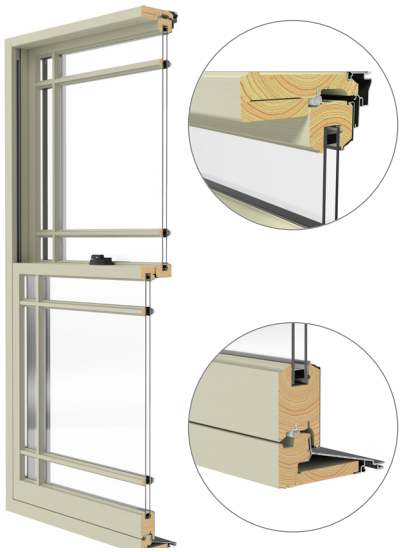
Ludowici color is so durable that colorfastness is included in our 75-year material warranty. *See warranty documents for specific details and limitations.*

Pella® Architect Series®

Traditional Wood & Clad/Wood

Expertly crafted wood windows and patio doors with nearly endless possibilities.

Double-Hung Interior



Double-Hung Exterior

- **Designed with distinguished details**
  Crafted with classic aesthetics to make a statement and add architectural interest to your project, inside and out.
- **Enhanced style options and custom capabilities**
  Maximum design flexibility with dramatic sizes, custom colors, finishes, profiles, product types and more.
- **Authentic look of true divided light**
  Pella's Integral Light Technology® grilles use the industry's only foam spacer to create the most authentic look of true divided light, by casting a more realistic shadow.
- **Interior finish options**
  From light to dark, Architect Series – Traditional wood windows and patio doors are available in an array of classic and on-trend colors. Pine interiors are available in four paints, 11 stains and primed and ready-to-paint.
- **Beautiful hardware**
  Choose from Pella's collection of rich patinas and other timeless finishes.
- **Optional integrated security sensors**
  Built-in security sensors allow homeowners to know when their windows and doors are open or locked, while being virtually invisible when the product is closed.
- **ENERGY STAR® certified[1]**
  Pella products offer energy-efficient options that will meet or exceed ENERGY STAR guidelines in all 50 states. Pella Architect Series – Traditional products with triple-pane glass have been awarded the ENERGY STAR Most Efficient Mark in 2021.[1]
- **Long-lasting durability**
  Aluminum-clad exteriors with EnduraClad® finish is applied in an overlapping fashion on windows for exceptional protection. Pella's exclusive EnduraGuard® wood protection is applied after the pieces have been cut and milled, but prior to final assembly.
- **Best limited lifetime warranty[2]**
  Pella Architect Series – Traditional products are covered by the best limited lifetime warranty in the industry for wood windows and patio doors.[2]
- **Testing beyond requirements**
  At Pella, our products are tested beyond requirements to help ensure they have long-lasting performance and reduce call-backs for you.

Available in these window and patio door styles:

Special shape windows also available.

[1,2] See back cover for disclosures.

Product Specifications

Window & Patio Door Styles	Min. Width	Min. Height	Max. Width	Max. Height	Performance Class & Grade	Performance Values			Frame / Install
						U-Factor	SHGC	STC	
Awning	13-¾"	13-¾"	59"	59"	LC40-CW50	0.25-0.29	0.18-0.47	27-33	Fold-out Fin, Block Frame, EnduraClad Exterior Trim / Brickmould
Precision Fit Awning	17"	17"	53"	29"	R45-CW50	0.28-0.33	0.18-0.47	27-30	Pocket Replacement
Casement	13-¾"	13-¾"	41"	96"	CW30-CW50	0.25-0.29	0.18-0.47	28-33	Fold-out Fin, Block Frame, EnduraClad Exterior Trim / Brickmould
Precision Fit Casement	17"	17"	35"	73"	R50-CW50	0.28-0.33	0.18-0.47	27-30	Pocket Replacement
Fixed Casement	10"	10"	144"	144"	CW30-CW50	0.25-0.29	0.18-0.47	28-32	Fold-out Fin, Block Frame, EnduraClad Exterior Trim / Brickmould
Precision Fit Fixed Casement	17"	17"	59"	73"	R50-CW50	0.28-0.33	0.18-0.47	27-30	Pocket Replacement
Double-Hung	14"	24-⅜"	54"	96"	CW40-CW50	0.25-0.30	0.19-0.53	26-34	Fold-out Fin, Block Frame, EnduraClad Exterior Trim / Brickmould
Precision Fit Double-Hung	13-½"	23-¾"	48"	84"	CW40-CW50	0.25-0.31	0.19-0.53	26-30	Pocket Replacement
In-Swing Hinged Patio Door (Single)	18"	36"	48"	199-½"	LC40-LC55	0.20-0.40	0.14-0.40	–	Fold-out Fin, Block Frame, EnduraClad Exterior Trim / Brickmould
In-Swing Hinged Patio Door (Double)	36"	36"	96"	119-½"	LC40-LC55	0.20-0.40	0.14-0.40	31-35	
Out-Swing Hinged Patio Door (Single)	18"	36"	48"	119-½"	R50-LC70	0.20-0.40	0.14-0.39	30-36	
Out-Swing Hinged Patio Door (Double)	36"	36"	96"	119-½"	R50-LC70	0.20-0.40	0.14-0.39	30-36	
Sliding Patio Door (O)	30-¾"	74"	60-¾"	119-½"	LC25-LC70	0.25-0.40	0.15-0.42	–	
Sliding Patio Door (OX, XO)	59-¼"	74"	119-½"	119-½"	LC25-LC70	0.25-0.40	0.15-0.42	31-35	
Sliding Patio Door (OXO)	90"	74"	180"	119-½"	LC25-LC70	0.25-0.40	0.15-0.42	–	
Sliding Patio Door (OXXO)	116-⅛"	74"	236-⅛"	119-½"	LC25-LC70	0.25-0.40	0.15-0.42	–	
Multi-Slide Patio Door	40-¼"	50-½"	701-⅝"	119-½"	R15-LC25[3]	0.30 – 0.36	0.15 – 0.46	–	For more info visit PellaADM.com
Bifold Patio Door	31-¾"	55-½"	312"	119-½"	R15-R25[3]	0.26-0.44	0.13-0.45	–	

Window sizes available in 1/8" increments
Special sizes available. For more information regarding performance, visit pella.com/performance. For more information regarding frame and installation types, visit PellaADM.com.

Window Hardware

Classic Collection

Get a timeless look with authentic styles in classic finishes.

Fold-away Crank
Antiek

Spoon-Style Lock

Finishes:

Champagne

White

Brown

Matte Black

Oil-Rubbed Bronze

Satin Nickel

Rustic Collection

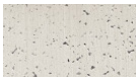
Create a distinct and charming look with distressed finishes.

Fold-away Crank
Antiek

Spoon-Style Lock

Finishes:

Distressed Bronze



Distressed Nickel

[3] See back cover for disclosures.

Window Hardware

Essential Collection

Select from popular designs and finishes to suit every style.

Fold-away Crank

Cam-Action Lock

Finishes:

Champagne

White

Brown

Matte Black

Oil-Rubbed Bronze

Satin Nickel

Patio Door Hardware

Classic Collection

BALDWIN

Choose timeless pieces, created in collaboration with Baldwin® Hardware, for a look that will never go out of style.

Hinged & Bifold Patio Door Handle
Virago

Sliding & Multi-Slide Patio Door Handle
Ambrose

Multi-Slide Patio Door Handle[4,5]

Finishes:

Matte Black

Oil-Rubbed Bronze

Satin Nickel

Rustic Collection

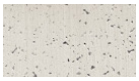
Stand out with bold looks and create an utterly unique aesthetic.

Hinged & Bifold Patio Door Handle
Rustiek

Sliding & Multi-Slide Patio Door Handle
Notus

Finishes:

Distressed Bronze



Distressed Nickel

Essential Collection

Elevate your style and transform a home with elegant selections.

Hinged & Bifold Patio Door Handle

Sliding Patio Door Handle

Multi-Slide Patio Door Handle[4,5]

Finishes:

Champagne

White

Brown

Matte Black

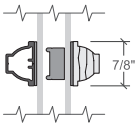
Oil-Rubbed Bronze

Satin Nickel

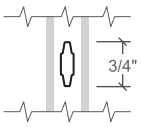
Additional hardware collections available. Visit PellaADM.com for more information.

Grilles

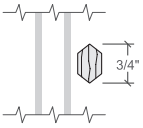
Choose the look of true divided light, roomside removable grilles or make cleaning easier by selecting grilles-between-the-glass.



Ogee Integral Light Technology®[6] 7/8", 1-1/4" or 2"



Aluminum Grilles-Between-the-Glass 3/4"[7]



Roomside Removable Grilles[6] 3/4", 1-1/4" or 2"

[4,5,6,7] See back cover for disclosures.

Colors

Wood Types

Choose the wood species that best complements your project's interior.

Pine | Douglas Fir | Mahogany

Custom solutions:

White Oak | Red Oak | Cherry | Maple

Prefinished Pine Interior Colors

Custom interior finishes, unfinished or primed and ready-to-paint are also available.

White | Bright White | Linen White | Artisan Greige | Natural Stain | Wheat Stain | Golden Oak Stain | Early American Stain

Provincial Stain | Dark Mahogany Stain | Red Mahogany Stain | Espresso Stain | Skyline Gray Stain | Charcoal Stain | Black Stain

Aluminum-Clad Exterior Colors

Our low-maintenance EnduraClad® exterior finish resists fading. Take durability one step further with EnduraClad Plus which also resists chalking and corrosion.[8]

Custom colors are also available.

Black | White | Brown | Fossil

Iron Ore | Portobello | Putty | Almond | Classic White | Brick Red | Hartford Green

Added Peace of Mind

Integrated Security Sensors

Integrated wireless security sensors maintain aesthetics, streamline security installation and ensure no warranty loss is caused by post-installation drilling. Sensors can be monitored via the free Pella® Insynctive® App and are compatible with major security panel systems.[9] For more information, go to connectpella.com.

The Best Limited Lifetime Warranty in the Industry

We know your reputation matters and you stake your reputation on quality, dependable products. That's why we have the best limited lifetime warranty in the industry for wood windows and patio doors.[2]

[1] Some Pella products may not meet ENERGY STAR® guidelines in Canada. For more information, contact your local Pella sales representative or go to energystar.gc.ca.
[2] Based on comparing written limited warranties of leading national wood window and wood patio door brands. See written limited warranty for details, including exceptions and limitations, at pella.com/warranty.
[3] Performance ratings vary based on product configuration.
[4] Flush multi-slide handle is a Pella exclusive design.
[5] Flush multi-slide handle is not available in Champagne.
[6] Color-matched to your product's interior and exterior color.
[7] Appearance of exterior grille color may vary depending on the Low-E insulating glass selection.
[8] EnduraClad Plus protective finish is not available with all colors. See your local Pella sales representative for availability.
[9] Requires the Insynctive App on a smart device, an Insynctive Bridge and a wireless home router with internet connection.

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MINI-MICRO - TWIN SIGN STAR STYLE 'C' LED

IP66 RATED

DATE: | PROJECT: | TYPE:

CATALOG NUMBER LOGIC:

**36" maximum stem length with Power Canopy option.*

***Designed for use with 12 VAC. LED transformer.*

CATALOG NUMBER LOGIC
Example: ST - 36 - C - MM - LED - e71 - SP - SAP - 12 - 11 - B
MATERIAL
Aluminum
SERIES
ST - Twin Sign Star
STEM LENGTH
18" (Standard), 24", 30", 36", *42", or *48"
STYLE
C - Straight Mount
FIXTURE
MM - Mini-Micro
SOURCE
LED - with Integral Non-Dimming Driver**
LED TYPE
e70 - 3W LED/2700K e72 - 3W LED/4000K
e71 - 3W LED/3000K e73 - 3W LED/Amber
OPTICS
NSP - Narrow Spot (17°) MFL - Medium Flood (28°)
SP - Spot (21°) ASY - Asymmetrical (17x31°)
FINISH
Standard Finishes (BZP, BZW, BLP, BLW, WHP, WHW, SAP, VER)
Premium Finish (ABP, AMG, AQW, BCM, BGE, BPP, CAP, CMG, CRI, CRM, HUG, MDS, NBP, OCP, RMG, SDS, SMG, TXF, WCP, WIR)
(Also available in RAL Finishes. See submittal SUB-1439-00)
LENS TYPE
12 - Soft Focus 13 - Rectilinear
SHIELDING
11 - Honeycomb Baffle
CAP STYLE
A - 45°
B - 90°
C - Flush
D - 45° Less Weephole (Interior use only)
E - 90° Less Weephole (Interior use only)
OPTIONS
PC-TRe20 - Power Canopy with TRe20 Electronic Transformer (105-300 VAC. 50/60 Hz. non-dimming)*
UPM - Universal Power Module

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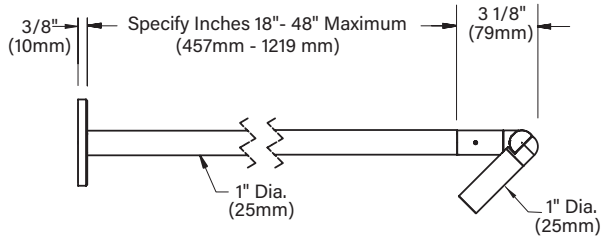
04/14/2020 SKU-632
SUB-2261-00

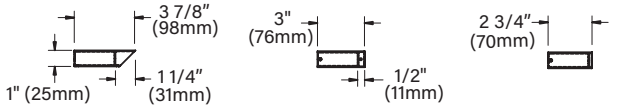
MINI-MICRO - TWIN SIGN STAR STYLE 'C' LED

IP66 RATED

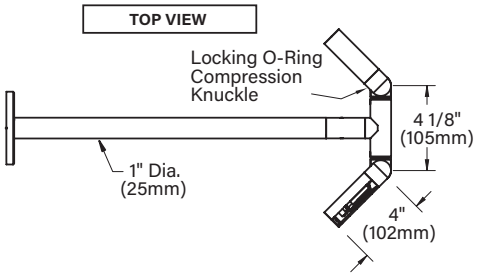
DATE:	PROJECT:	TYPE:

CANOPY - SIDE VIEW

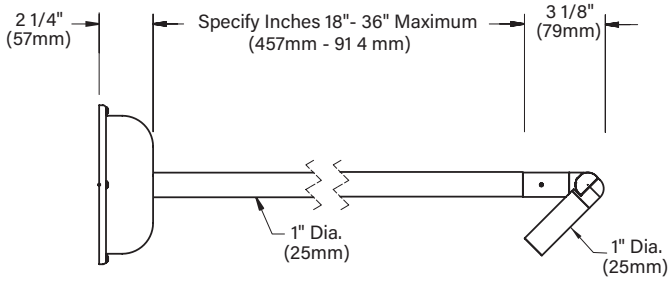




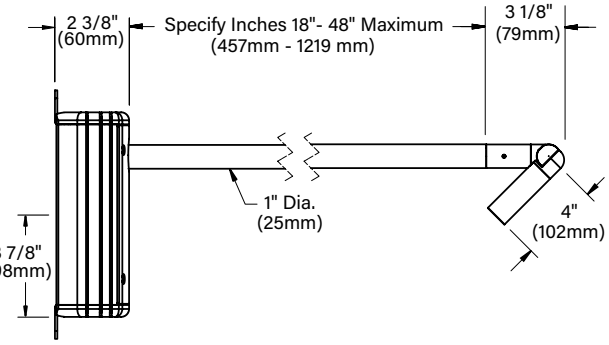
TOP VIEW



PC - SIDE VIEW



UPM - SIDE VIEW



STANDARD FINISHES

Satin Black (BLP)	Satin Bronze (BZP)	Satin White (WHP)	Satin Aluminum (SAP)
Black Wrinkle (BLW)	Bronze Wrinkle (BZW)	White Wrinkle (WHW)	Verde (VER)

Click Here to view larger, full-color swatches of all available finishes on our website.

PREMIUM FINISHES

Cascade Mtn. Granite (CMG)	Rocky Mtn. Granite (RMG)	Sierra Mtn Granite (SMG)	Aleutian Mtn Granite (AMG)	Textured Forest (TXF)
Black Chrome (BCM)	Beige (BGE)	Weathered Copper (WCP)	Old Copper (OCP)	Hunter Green (HUG)
Cracked Ice (CRI)	Mojave Desert Sandstone (MDS)	Antique Brass Powder (ABP)	Brown Patina Powder (BPP)	Sonoran Desert Sandstone (SDS)
Weathered Iron (WIR)	Clear Anodized Powder (CAP)	Cream (CRM)	Antique White (AQW)	Natural Brass Powder (NBP)

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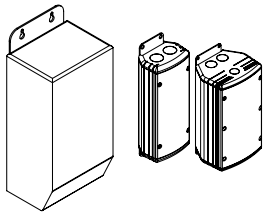
04/14/2020 SKU-632
SUB-2261-00

MINI-MICRO - TWIN SIGN STAR STYLE 'C' LED

IP66 RATED

DATE:	PROJECT:	TYPE:

Accessories (Configure separately)



TR Series UPMRM

SPECIFICATIONS

ELECTRICAL	WATTAGE	3W LED
	WIRING	PVC coated, 18AWG, 150V, 60°C rated and certified to UL 1838 standard.
	REMOTE TRANSFORMER	For use with 12VAC remote transformer or magnetic transformers only. B-K Lighting cannot guarantee performance with third party manufacturers' transformers.
PHYSICAL	MATERIALS	Furnished in copper-free aluminum (6061-T6).
	STYLE	C style features straight profile. Machined T adapter enables independent fixture adjustment from a single mounting position.
	BODY	Unibody design is fully machined from solid billet and provides enclosed, water-proof wireway and integral heat sink for maximum component life. Integral knuckle for maximum mechanical strength. High temperature, silicone 'O' Ring provides water-tight seal.
	KNUCKLE	Standard 360SL provides biaxial source control with 360° horizontal rotation in addition to vertical adjustment. LOCK Knuckle is integral to the body and features an interior taper machined from solid billet and a second, reverse angle taper allowing full 180° vertical adjustment without the use of aim-limiting serrated teeth. High temperature, silicone 'O' Ring provides water-tight seal and compressive resistance to maintain fixture position. Design withstands 73 lbs. static load prior to movement for optical alignment with a ½" pipe thread for mounting.
	CAP	Fully machined and accommodates one (1) lens or louver media.
	STEM	Fully machined, 1" dia. with internal threads for maximum visual appeal. Available in configurable lengths to 48" maximum.
	LENS	Shock-resistant, tempered glass lens is factory adhered to fixture cap and provides hermetically sealed optical compartment.
	LED	Integrated solid state system. High power, forward throw source complies with ANSI C78.377 binning requirements. Exceeds ENERGY STAR® lumen maintenance requirements. LM-80 certified components. Integral non-dimming driver. Minimum 50,000 hour rated life at 70% of initial lumens (L70). LED technology provides long life, significant energy reduction and exceptional thermal management.
	OPTICS	OPTIKIT modules are color-coded for easy reference.
	INSTALLATION	3-1/2" dia., machined canopy permits mounting to 3" octagonal junction box or 4" junction box with mud ring. Junction box installation must be designed to hold full fulcrum weight of fixture (junction box and gasket by others).
	HARDWARE	Tamper-resistant, stainless steel hardware. LOCK aiming screw and canopy mounting screws are black oxide treated for additional corrosion resistance.
	FINISH	StarGuard, our 15-stage chromate-free process cleans and conversion coats aluminum components prior to application of Class 'A' TGIC polyester powder coating and is RoHS compliant. Powder coat or metal finish options available for brass material and metal finish option only for stainless steel material.
	WARRANTY	5-year limited warranty.
c UL us LISTED RoHS MADE IN THE USA	CERTIFICATION & LISTING	UL tested to IESNA LM-79. UL listed. Certified to CAN/CSA/ANSI standards. RoHS compliant. Suitable for indoor or outdoor use, in wet locations, and for installation within 4' of the ground. IP66 Rated. Made in the USA with sustainable materials.

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04/14/2020 SKU-632
SUB-2261-00

LAMP & DRIVER DATA (e70, e71, e72, e73)

DATE: | PROJECT: | TYPE:

CATALOG NUMBER LOGIC:

DRIVER DATA	Input Volts	InRush Current	Operating Current	Operation Ambient Temperature
	12VAC/DC 50/60Hz	<250mA (non-dimmed)	500mA	-22°F-194°F (-30°C - 90°C)

LM79 DATA

BK No.	CCT (Typ.)	CRI (Typ.)	Input Watts (Typ.)
e70	2700K	80	3
	2700K	80	3
	2700K	80	3
	2700K	~	3
e71	3000K	80	3
	3000K	80	3
	3000K	80	3
	3000K	~	3
e72	4000K	80	3
	4000K	80	3
	4000K	80	3
	4000K	~	3
e73	Amber (590nm)	~	3

L70 DATA

Minimum Rated Life (hrs.) 70% of initial lumens (L_{70})
50,000
50,000
50,000
50,000
50,000
50,000
50,000
50,000
50,000
50,000
50,000
50,000
50,000

OPTICAL DATA

Angle	CBCP	Delivered Lumens
17°	1347	167
21°	664	139
28°	524	149
17°x31°	613	151
17°	1411	175
21°	695	146
28°	548	156
17°x31°	642	158
17°	1585	197
21°	781	164
28°	616	175
17°x31°	721	178
~	~	~

OPTICS

Optic	Angle
NSP - Narrow Spot	17°
SP - Spot	21°
MFL - Medium Flood	28°
ASY - Asymmetrical	17°x31°

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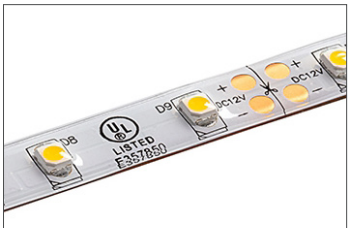
Eco LED Strip Lights

3528 Strip Specifications

Project_____

Date_____Type_____



EC-IP54-80CRI-5m

FEATURES

- 12 or 24 VDC input available
- 80+ CRI
- Multiple density options
- LED lifetime of 50,000 hours (L70)
- 8 mm strip width
- 3M adhesive backing
- Operating temperature of -4°–113° F (-20°–45° C)
- IP54 environmental rating

APPLICATIONS

Some common applications include sign lighting, bias lighting, cove lighting, task lighting, backlighting, accent lighting, and under cabinet lighting.

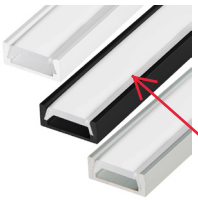
ACCESSORIES

Power Supplies

Strip Connectors

Controllers and Switches

Mounting Hardware and Housings



WITH HOUSING TO SHIELD VIEW OF LED DIODES

AVAILABLE VERSIONS

12 V

- ☐ STW-A65K80-B3C-08B5M-12V
- ☐ STW-A40K80-B3C-08B5M-12V
- ☐ STW-A30K80-B3C-08B5M-12V

24 V

- ☐ STW-A65K80-B6C-08B5M-24V
- ☐ STW-A40K80-B6C-08B5M-24V
- ☐ STW-A30K80-B6C-08B5M-24V

SAMPLE PART NUMBER BREAKDOWN

STW-A40K80-B6C-08B5M-24V

FAMILY / CATEGORY / COLOR				LED TYPE / SEGMENT		IP RATING	SIZE / DENSITY / VOLTAGE			
STW Strip Type	**A** Strip Type	**40K** Color	**80** CRI	**B** LED Type	**6** LED/Segment	**C** IP Rating	**08** Strip Width	**B** Density	**5M** Length	**24V** Voltage
STW: Weatherproof	A: Single White	30K: 3000K 40K: 4000K 65K: 6500K	80: 80-84	B: 3528	3: 3 LED/seg 6: 6 LED/seg	C: IP54	08: 8 mm	B: 60 LEDs/m	5M: 16.4 ft (5 m)	12V: 12 V 24V: 24 V

SPECIFICATIONS

Model **STW-**	**AxK80-B3C-08B5M-12V**	**AxK80-B6C-08B5M-24V**
Power Consumption	23 W (total for 5 m)	
Current Draw	116 mA/ft	58 mA/ft
Brightness	115 lm/ft	
Efficacy	82 lm/W	
Beam Angle	120°	
Max Run	16.4 ft (5 m)	49.2 ft (15 m)

T 314.743.3067
F 314.972.6202
email: commercial-sales@superbrightleds.com
www.superbrightleds.com/cat/industrial-led-lighting/

Specifications are subject to change without notice.

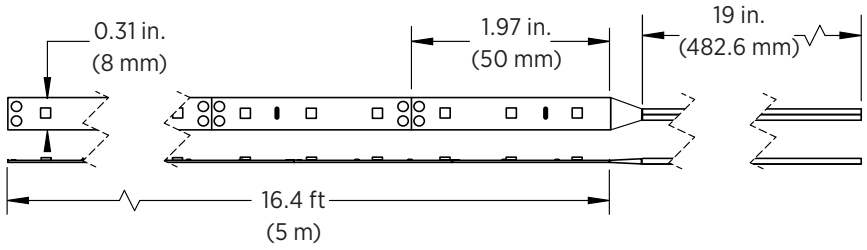
Eco LED Strip Lights

3528 Strip Specifications

DIMENSIONAL DRAWINGS

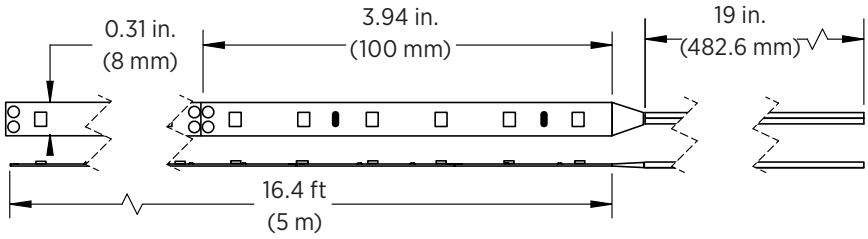
STW-AxK80-B3C-08B5M-12V

- 16.4 ft (5 m) max run



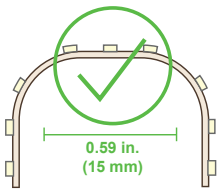
STW-AxK80-B6C-08B5M-24V

- 49.2 ft (15 m) max run



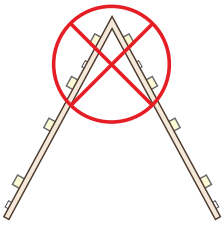
Note: The strip height for all strips shown is 0.08 in. (2 mm).

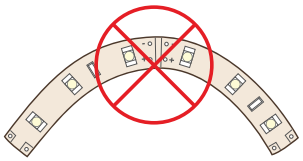
STRIP FLEXIBILITY



Bends less than 15mm will damage circuit traces and void warranty.

Bending strips at sharp angles will damage circuit traces and void warranty.





Bending strips on horizontal plane will damage circuit traces and void warranty.

NOTES

Specifications are subject to change without notice.

T 314.743.3067
F 314.972.6202
email: commercial-sales@superbrightleds.com
www.superbrightleds.com/cat/industrial-led-lighting/

HALO®

DESCRIPTION

The H7 family of recessed housings are the standard in the industry for both commercial and residential applications. The wide variety of trims available allows a number of different lighting effects to be created with one basic housing. The H7RICT is designed for installations where the housing will be in direct contact with insulation.

Catalog #	John Simlik	Type	
Project	1821 Orchard Lake Rd		john@ldgmi.c
Comments	48320		
Prepared by	248-830-5899	Date	Kabir Mend

DESIGN FEATURES

A···Housing

- Aluminum housing for greater heat dissipation.
- Housing will slip through 5-1/2" ceiling opening. Integral flange secures fixture against ceiling.
- Halo name embossed on housing.

B···Socket Plate

Rigid socket plate adjusts and locks without tools for various lamp sizes.

C···Junction Box

U.L. listed for through branch circuit wiring. Seven conduit knockouts are uniform 1/2" size with true pryout slots. Four Romex pryouts included.

D···"Quick Connect" Connectors

Three "Quick Connect" connectors eliminate need for separate wire nuts - simply strip supply wires and push in.

E···Remodel Springs

Four remodel clips secure housing and accommodate 1/2" and 5/8" ceiling material.

F···Socket

Porcelain socket with nickel plated brass screw shell.

G···Thermal Protector

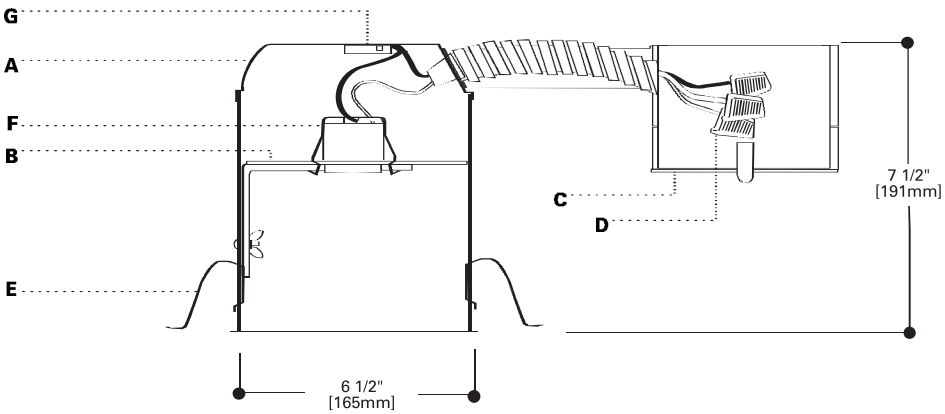
Self resetting thermal protector deactivates fixture if overheating occurs due to improper lamping.

Labels

- U.L. listed for direct contact with insulation and combustible material
- UL listed for Feed Through
- UL Listed for Damp Location
- CSA Certified

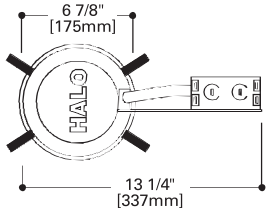
Meets following requirements:

- State of California Title 24



Ceiling Opening must be cut to match template supplied with housing

Top View



H7RICT

6" Insulated Ceiling Remodel Housing

6" TRIMS

FOR USE IN INSULATED CEILINGS

FOR DIRECT CONTACT WITH INSULATION

FOR USE IN EXISTING CEILINGS

This housing is AIR-TITE when used with the following Trims:
170PS
171PS
173PS
78PAT
30 (All Styles)
430 (All Styles)

UPGRADE FEATURES:

- **QUICK CONNECT CONNECTORS**
- **HALO ID ON HOUSING**

Ordering Information on reverse.

ADV042488
Supersedes ADV031583
ADV023107 & ADV000301
9/04
TAB: Recessed Incandescent
Sheet 19

TRIMS

ORDERING INFORMATION

SAMPLE NUMBER: H7RICT-426RG

Order housing, trim and accessories separately.

Housing

H7RICT= Insulated Ceiling Remodel Housing

Trims

REFLECTORS

30

AIR-TITE Super Trim
60W A19, 75W PAR30, 75W R30, 65W BR30, 75W PAR30L, 60W PAR38
30CAT=Specular Clear, Air-Tite
30RGAT=Residential Gold, Air-Tite
30HAT=Haze, Air-Tite
OD: 7 1/4" (184mm)

30

AIR-TITE Super Trim
40W A19, 50W PAR30, 75W PAR30L
30SBAT=Specular Black, Air-Tite
OD: 7 1/4" (184mm)

404

Specular Reflector
60W A19
404C=Specular Clear
404RG=Residential Gold
OD: 7 1/4" (184mm)

426

Specular Reflector Cone
50W PAR30, 75W R30, 65W BR30, 75W PAR30L
426=Specular Clear
426H=Haze Reflector
426RG=Residential Gold
426CG=Champagne Gold
426SB=Specular Black
OD: 7 1/4" (184mm)

429

Dayform Cone
50W PAR30, 75W R30, 65W BR30, 75W PAR30L
429=White
OD: 7 1/4" (184mm)

4041

Self Flanged Reflector
60W A19
4041=White
OD: 7 1/4" (184mm)

4261

Self Flanged Reflector Cone
50W PAR30, 75W R30, 65W BR30, 75W PAR30L
4261=White
OD: 7 1/4" (184mm)

BAFFLES

30

AIR-TITE Super Trim
40W A19, 75W R30, 65W BR30, 60W PAR38, 75W PAR30, 75W PAR30L
30PAT=Black Baffle
30WAT=White Baffle
OD: 7 1/4" (184mm)

310

Baffle
75W R30, 65W BR30, 75W PAR30L, 50W PAR30
310P=Black Baffle
310W=White Baffle
OD: 7 1/4" (184mm)

312

Baffle
50W PAR30, 65W BR30, 75W PAR30L, 75W R30, 65W BR30
312P=Black Baffle
312W=White Baffle
OD: 7 1/4" (184mm)

ADJUSTABLES

74

Eyeball
75W PAR30
74P=White Eyeball
OD: 8" (203mm)

77

Eyeball
50W R20
77P=White Eyeball
OD: 8" (203mm)

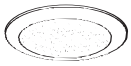
78

Eyeball
75W R30
78P=White Eyeball
78B=Brass Eyeball
78SL=Silver
78PB=Polished Brass Eyeball
78PAT=Polished Brass Eyeball (converts H7ICT and H7RICT to AIR-TITE Construction)
OD: 8" (203mm)

420

Coilex Regressed Eyeball
50W PAR30L, 60W BR30
420P=Black Baffle, White Eyeball
420PB=Black Baffle, Polished Brass Eyeball
420W=White Baffle, White Eyeball
OD: 7 1/4" (184mm)

DIFFUSERS



170

Glass Albalite Lens
60W A19
170P=White Trim Ring
170PS=White Trim Ring, Shower Light
OD: 8" (203mm)

171

Plastic Drop Opal
40W A19
171P=White Trim Ring
171PS=White Trim Ring, Shower Light
OD: 8" (203mm)

173

Glass Fresnel Lens
40W A19
173P=White Trim Ring
173PS=White Trim Ring, Shower Light
OD: 8" (203mm)

172

Shower Light
60W A19, 50W PAR30
172PS=White Trim Ring, Shower Light
OD: 7 3/4" (197mm)

OPEN

300

Open
75W R30, 75W PAR30, 75W PAR30L, 65W BR30
300P=White
OD: 7 1/4" (184mm)

327

Splay Trim with Integral socket Support
65W BR30, 75W PAR30, 75W PAR30L
327P=White Splay
OD: 7 1/4" (184mm)

328

Splay Trim
75W R30, 75W PAR30, 65W BR30
328P=White Splay
OD: 7 1/4" (184mm)

WALL WASH

Baffle Wall Wash
40W A19
430P=Black Baffle, White Scoop, White Trim Ring
430W=White Baffle, White Scoop, White Trim Ring
OD: 7 1/4" (184mm)

Accessories

Metal Trim Rings
Compatible with 310 and 312
TRM6P=White Metal
TRM6PB=Polished Brass
TRM6C=Chrome
TRM6MB=Black Metal
TRM6SL=Silver
TRP7MB=Black Plastic

Oversize Trim Rings
For use when ceiling opening is cut too large. Compatible with 310 and 312 trims
OT400P=9 1/4" White Metal
OT403P= 8" White Plastic

Note: Specifications and Dimensions subject to change without notice.

GUARDIAN SUNGUARD Advanced Architectural Glass

PERFORMANCE CALCULATOR

Make-up Name	Glass 1 & Coating	Glass 2 & Coating	Visible Light			Solar Energy			Thermal Properties	
			Transmittance	Reflectance		Transmittance	Reflectance	Solar Heat Gain Coefficient (SHGC)	U-Value	
			Visible (τ_V %)	ρ_V % out	ρ_V % in	Solar (τ_e %)	ρ_e % out		Winter Night (Btu/hr·ft²·F)	Summer Day (Btu/hr·ft²·F)
Default Make-up 01	**Clear Float (North America)**	**Clear Float (North America)**	**80**	**15**	**15**	**67**	**13**	**0.74**	**0.47**	**0.50**

Calculation Standard: NFRC 2010

Default Make-up 01

Outdoors

GLASS 1	Clear Float (North America) Thickness = 1/4" (6mm)	#1 ----- #2 -----
GAP 1	100% Air, 1/2" (12.7mm)	
GLASS 2	Clear Float (North America) Thickness = 1/4" (6mm)	#3 ----- #4 -----

Total Unit (Nominal) = 1 in

Slope = 90°

Estimated Nominal Glazing Weight: 5.75 lb/ft²

Indoors

Huston Building

CITY OF BIRMINGHAM
Date 06/10/2021 10:23:57 AM
Ref 00180723
Receipt 578309
Amount $100.00

CITY OF BIRMINGHAM
Date 06/10/2021 10:23:57 AM
Ref 00180722
Receipt 578309
Amount $400.00

City of Birmingham
A Walkable Community

Preliminary or Final Historic Sign/Design Review Application
Historic District Commission
Planning Division

Form will not be processed until it is completely filled out.

1. **Applicant**
Name: RomanBonislawski, RonRoman, Inc.
Address: 275 E. Frank St.
Birmingham MI 48009
Phone Number: 248.723.5790
Fax Number:
Email address: roman@ronandroman.com

2. **Property Owner**
Name: Oxford Land, LLC
Address: P.O. Box 414
Troy, MI 48099
Phone Number: 248-362-2870
Fax Number: 248-362-3011
Email address: DarlenO@atesian.net

3. **Applicants Attorney/Contact Person**
Name: same as applicant
Address:
Phone Number:
Fax Number:
Email address:

4. **Project Designer/Developer**
Name: same as applicant
Address:
Phone Number:
Fax Number:
Email address:

5. **Required Attachments**
- Required fee (see Fee Schedule for applicable amount)
- Two (2) folded copies of scaled plans including color elevations showing all materials and an itemized list of all changes for which approval is requested with changes marked in color.
- Certified land survey
- Landscape plan showing all existing and proposed elements
- Photographs of existing site and/or building.
- Current aerial photos of the subject site, including all adjacent properties within 200 ft.
- Warranty Deed with legal description of property.
- Samples of all materials to be used
- Catalog sheets for all proposed lighting, mechanical equipment and outdoor furniture.
- Completed Checklist.
- Digital copy of plans.
- Any new structures or additions will require a signed letter from DTE approving the location of all electrical transformers and electrical equipment.
- Additional information as required.

6. **Project Information**
Address/Location of the property: 233-239 N. old woodward Ave.
Name of development: Huston Building
Sidwell #:
Current Use: mixed use, restaurant/office
Proposed Use: "
Area of Site in Acres:
Current zoning: B-4
Zoning of Adjacent Properties: B-4
Name of Historic District Site is Located in: Downtown
Date of Application for Preliminary Historic Design Review:
Date of Preliminary Historic Design Review Approval: 6.16.21 (tentative)
Date of Planning Board Approval: 5.26.21 (tentative)
Date of Application for Preliminary Site Plan:
Date of Preliminary Site Plan Approval:
Date of Application for Final Site Plan:
Date of Final Site Plan Approval:
Will proposed project require the division of platted lots? no
Will proposed project require the combination of platted lots? no

7. **Details of the Nature of Work Proposed (attach separate sheet if necessary)**
(Please specifically list all materials and colors to be used)
storefront plan rework w/ new recessed entries, frenchdoors, transom windows in anodized aluminum & glass; granite base; wood & glass entry doors; new limestone cladding at lower level, new aluminum & glass windows in existing openings on front elevation; new terracotta roof tiles; new copper gutter; paint all existing brick new color

8. **Buildings and Structures**
Number of Buildings on Site: 1
Height of Buildings & # of Stories: 2 stories + basement 32'
Use of Buildings:
Height of Rooftop Mechanical Equipment: 4-5'

9. **Additions (in Square Feet)**
Proposed Use: none
Number of Floors:
Number of Sq. Ft. on Each Floor:
Height:
Total Floor Area:
Retail Space:
Assembly Space:
Office Space:
Industrial Space:
Seating Capacity:

10. **Required and Proposed Parking**
Required number of parking spaces: none
Typical angle of parking spaces:
Typical width of maneuvering lanes:
Location of parking on site:
Location of parking off site:
Number of light standards in parking area:
Screenwall material:
Proposed number of parking spaces:
Typical size of parking spaces:
Number of spaces <180 sq. ft.:
Number of handicap spaces:
Shared parking agreement?
Height of light standards in parking area:
Height of screenwall:

11. **Landscaping**
Location of landscape areas: none
Proposed landscape material:

12. **Building Lighting**
Number of light standards on building: (4) existing
Size of light fixtures (L•W•H):
Maximum wattage per fixture:
Light level at each property line:
Type of light standards on building: glass globe sconces in alley
Height from grade:
Proposed wattage per fixture:

13. **Maximum Signage Allowance Calculation**
Building Frontage (in feet): 41'-7"
Maximum Sign Area Allowed: 41.5 sf
Sign Area Proposed: 41.5 sf (includes Bistro)
Maximum Sign Area = 1 square foot (1.5 for Woodward addresses) per each linear foot of principal building frontage.

14. **Location of Proposed Signs**
(1) relocated wall sign @ front elevation; Bistro signage under separate application

15. Number of Sign(s)

Wall: (1)
Ground:
Projecting (Blade):
Canopy:
Building Name:
Post-Mounted Projecting:

16. Sign Size, Material & Content

Sign #1

Type of Sign: wall sign
Width:
Depth:
Height:
Total Square Feet:
Height of Lettering:
Height from Grade:
Projection from Wall:
Sign Reads: "Stacked Deli"
Sign Materials:
Sign Color(s) (including PMS color #):

Sign #2

Type of Sign:
Width:
Depth:
Height:
Total Square Feet:
Height of Lettering:
Height from Grade:
Projection from Wall:
Sign Reads: "
"
Sign Materials:
Sign Color(s) (including PMS color #):

Sign #3

Type of Sign:
Width:
Depth:
Height:
Total Square Feet:
Height of Lettering:
Height from Grade:
Projection from Wall:
Sign Reads: "
"
Sign Materials:
Sign Color(s) (including PMS color #):

17. Existing Signs Located on Property

Number of Signs: 3
Sign Type(s):
Square Feet per Sign:
Total Square Feet of Existing Signage:

18. Sign Lighting

Type of Lighting Proposed:
Size of Light Fixtures (LxWxH):
Maximum Wattage per Fixture:
Location:
Number Proposed:
Lighting Height from Grade:
Proposed Wattage per Fixture:
Style (include specifications):

19. Landscaping (ground signs only)

Location of Landscape Areas: none
Proposed Landscape Material:

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

Signature of Owner: Darren Ateshian Date: 5-25-21

Print Name: Darren Ateshian

Signature of Applicant: R Borislawski Date: 5.25.21

Print Name: Roman Borislawski

Signature of Architect: R Borislawski Date: 5.25.21

Print Name: Roman Borislawski

Office Use Only

Application #: _____ Date Received: _____ Fee: _____

Date of Approval: _____ Date of Denial: _____ Accepted by: _____

Huston Building - 1923

Elmer Huston had this building constructed with two stores on the ground level and apartments above in 1923. It housed the post office and a variety store from 1924 to 1928. In 1929, the Mulholland Dry Goods Company moved into both spaces. The original building had a decorative transom with prismatic glass panes above the display windows, which was typical of the early 20th century storefronts. The building has retained its steep side gable roof and the original configuration of the symmetrical second floor windows.

PRELIMINARY
NOT FOR CONSTRUCTION

GI A201 South / East Maple Rd. (Existing)
SCALE: 1/4"= 1'-0"

GI A201 South / East Maple Rd. (Proposed)
SCALE: 1/4"= 1'-0"

SAROKI
ARCHITECTURE
430 N. OLD WOODWARD
BIRMINGHAM, MI 48009
P. 248.258.5707
F. 248.258.5515
SarokiArchitecture.com

Project:

Boji Group
N. Old Woodward Ave & W. Maple Rd.
Birmingham, MI 48009

Date: **Issued For:**

06-07-2021 DESIGN REVIEW

Sheet No.:

A201

SOUTH / EAST MAPLE RD.

PRELIMINARY
NOT FOR CONSTRUCTION

GA A200 West / Old Woodward Elevation (Existing)
SCALE: 1/4"= 1'-0"

GA A200 West / Old Woodward Elevation (Proposed)
SCALE: 1/4"= 1'-0"

SAROKI
ARCHITECTURE
430 N. OLD WOODWARD
BIRMINGHAM, MI 48009
P. 248.258.5707
F. 248.258.5515
SarokiArchitecture.com

Project:

Boji Group
N. Old Woodward Ave & W. Maple Rd.
Birmingham, MI 48009

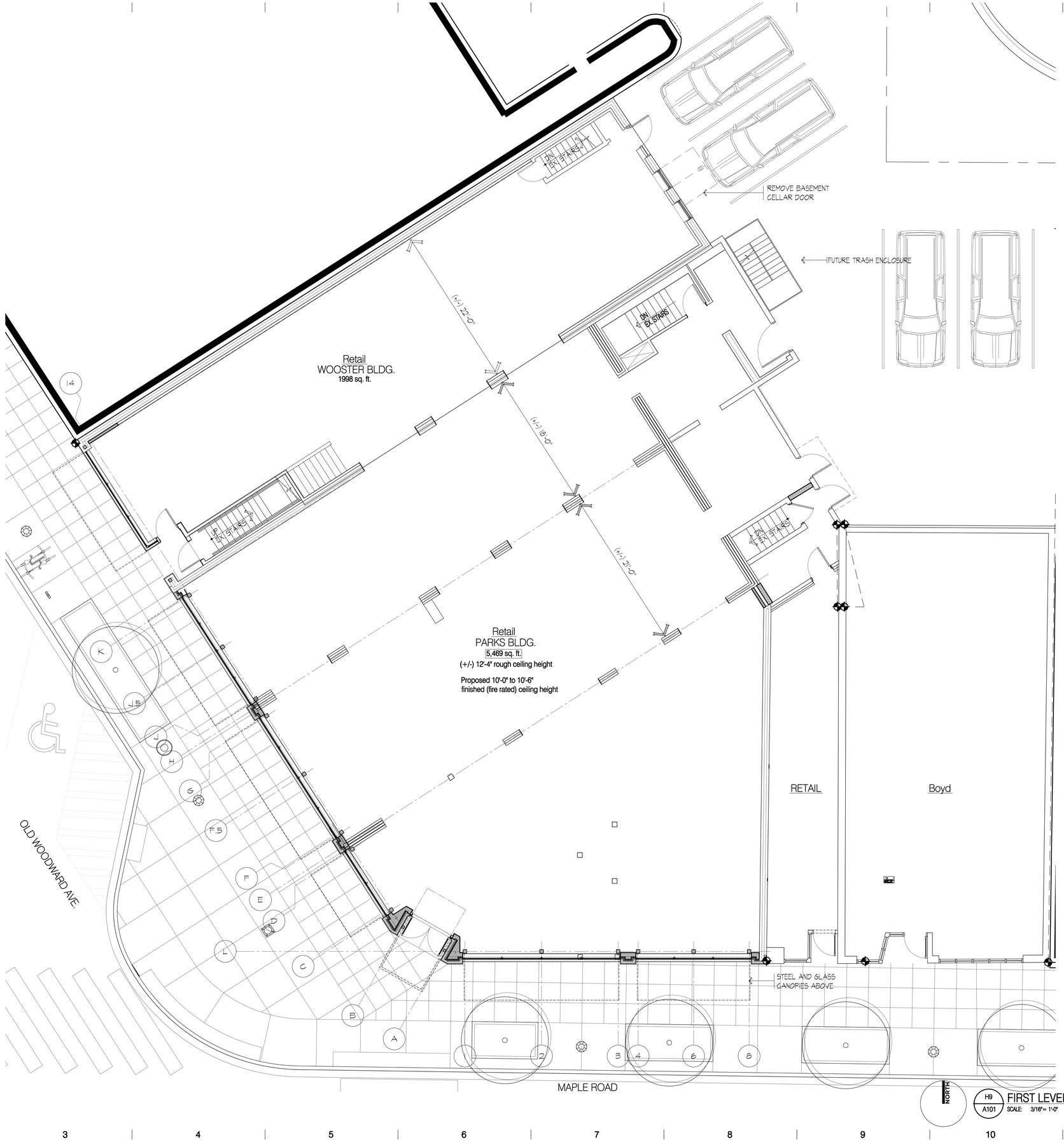
Date: **Issued For:**

06-07-2021 DESIGN REVIEW

Sheet No.:

A200

WEST/ OLD WOODWARD ELEVATION



H9 / A101 FIRST LEVEL FLOOR PLAN
SCALE: 3/16"= 1'-0"

PRELIMINARY
NOT FOR CONSTRUCTION

SAROKI
ARCHITECTURE
430 N. OLD WOODWARD
BIRMINGHAM, MI 48009
P. 248.258.5707
F. 248.258.5515
SarokiArchitecture.com

Project:

Boji Group
N. Old Woodward Ave & W. Maple Rd.
Birmingham, MI 48009

Date: **Issued For:**

06-07-2021 DESIGN REVIEW

Sheet No.:

A101

FIRST LEVEL FLOOR PLAN

Kidorf Preservation Consulting

451 E. Ferry Street, Detroit, Michigan 48202 313-300-9376

June 8, 2021

Birmingham Historic District Commission
City of Birmingham
151 Martin Street
Birmingham, Michigan 48012

RE: Parks Building – 132 North Old Woodward

Dear Commissioners,

The owner of the Historic Landmark Parks Building at 132 North Old Woodward is proposing to install new storefronts, awnings, and second floor windows per the submitted plans and elevations with this application. As you will read below, the design of the new storefronts, awnings, and second floor windows is compatible with the historical district and returns the design to the period of historical significance for the City of Birmingham.

Per the history provided by the city from the initial historic designation, the Parks Building was constructed in 1889 by Alex Parks for a butcher shop and meat market. His son Austin ran the business until 1911 when it was taken over by Bell Bros. & La Joie, a grocery store and meat market. Subsequent owners were Frank Schlaak and David Bell, M.R. Blair, and C.F. Smith store. Photos through c. 1910 show the building stayed in its original configuration except for the addition of awnings and signage.

c. 1890s photo

Photos from the 1890s through 1910s, exact dates unknown

By the time of the 1930s, the end of the period of significance for the district, the storefronts had already been changed with new cladding and signage, the opening sizes appear to have remained the same.

In a 1954 photo there were further changes to the storefront, however the upper story brick remained intact.

Sometime after 1954 but before 1969 the entire building façade and storefront were replaced with new brick and windows.

c. 1960 photo

According to the original study committee report the current marble/travertine façade was installed in 1969 – the City Commission granted a license for the new façade to encroach into the public right-of-way. Per the June 1, 1983, designation report it was believed that the 1889 façade still existed below the travertine façade. The report reads, “This building, if restored, would be a major contributor to the Maple/Woodward intersection.” A later report with no date reads, “This building if restored to its original brick façade, which still stands behind the marble, would be a major contributor to the Maple/Woodward intersection.”

Photo from 1983 report

Photo from newer (undated) report

As is common with local historic districts designated in the 1970s and 80s, no period of significance for the Downtown Historic District was established. Staff conversations with the SHPO have identified a period of significance of 1890 to 1930, as that is the date of construction of the bulk of the historic buildings within the district. This period of significance is confirmed in an October 18, 1984, memorandum from the Historic District Study Committee (Max B. Horton, Chairman) to the City Commission which reads as follows:

> "Design relationships in architecture appear to have become a problem since the coming of age of the "modern movement" in the last 35 years or so. When "modern" architecture arrived, thumbing its nose at the past and the surroundings, its problems began. The public has become disaffected with modern design. Existing scale is not respected and there is little ornamentation; the result is monotony. ***With this sharp change in designs so profoundly affecting the existing streetscape, preservationists and others reacted and the concept of historic districts was born.***
>
> While there may not be a clear answer to what constitutes a good relationship between old and new buildings, that should not stop us from trying to find a solution. It is only in a quality built environment that we can achieve a quality life. The 29 "landmark" structures represent what is left of quality development from a previous era."

The Parks building, which was designated as contributing per the Birmingham City Ordinance at 127-25(2)(m), is a Landmark building in the City. Although the façade has been altered the building still retains historic features on the alley sides of the building, as well as some original chimneys.

Exploration under the current façade indicates that none of the 1889 façade remains on the building. This is further evidenced in the c. 1960 photograph. With 1930 being the end date of the period of significance, the ***alterations*** made after the 1930's are considered not historic as those ***alterations*** have not achieved significance in their own right.

Per the Secretary of the Interior's Standards for Rehabilitation ("Standards") when no historic fabric remains either on the surface or underneath there are three treatment options:

- Keep the building as it is; OR
- Restore the building to its original appearance (this is a restoration option and is NOT required under the rehabilitation standards); OR
- ***Construct a new façade/storefront that is compatible in massing, size, scale, and materials to the district per standard number 9, which reads***: *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.

It **does not** meet the Standards to create a design that is not compatible with the district or return to a design that has no historical significance. It is not recommended to keep the storefront opening sizes and underlying brick facade from the post-1930 renovation which creates an appearance that is outside of the period of significance and is not compatible with the district. Per the Guidelines for Rehabilitation under Storefronts **it is not** recommended to do the following:

- *Introduce a new design that is incompatible in size, scale, material, and color*.

Keeping the existing post-1930 storefront configuration is an incompatible design as the existing and underlying storefronts have not acquired significance in their own right because the changes were made after the period of significance for the district.

When the historic storefront is missing, **it is** recommended to:

- Design and construct a new storefront when the historic storefront is completely missing. It may be an accurate restoration using historical, pictorial, and physical documentation; or be a new design that is compatible with the size, scale, material, and color of the historic building.

Recreating the opening sizes in the storefront using the historic photos from the early 1900s allows us to construct a new storefront that is compatible with the size, scale, material, and colors of the building and district. This meets the Secretary of the Interior's Standards for Rehabilitation standard numbers 3 and 4.

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.*

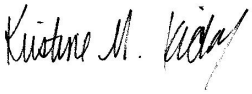
Because the proposed new storefront is a compatible design based on pictorial evidence, it does not create a false sense of historical development, rather, it provides a design that is compatible with the historic district and returns the design to a period of historic significance.

It is also noted that Historic District Commission decisions are NOT precedent setting. Each decision is a case-by-case basis, and the decisions are made are unique to the particular circumstances of each building. Decisions are based on understanding the historic character and materials that remain on a particular building and then applying the Standards.

For all of the foregoing reasons, the owner of the Historic Landmark Parks Building at 132 North Old Woodward requests that this board approve the installation of new storefronts, awnings, and second floor windows, per the submitted plans as the design is compatible with the historic district and returns the design to the period of historic significance for the City of Birmingham.

I will be in attendance at the Commission's June 16, 2021, meeting for any questions or further discussion. Thank you for your consideration of this application.

Sincerely,



Kristine M. Kidorf
Kidorf Preservation Consulting

Kidorf Preservation Consulting

451 E. Ferry Street, Detroit, Michigan 48202 313-300-9376

June 8, 2021

Birmingham Historic District Commission
City of Birmingham
151 Martin Street
Birmingham, Michigan 48012

RE: Wooster Building – 136 North Old Woodward

Dear Commissioners,

The owner of the Historic Landmark Wooster Building at 136 North Old Woodward are proposing to construct a new storefront, signage and awning at the first floor, install new double-hung windows with transoms in the original masonry openings at the second floor, and clean and repair the existing stone and brick.

Per the history provided by the city from the initial historic designation, the Wooster Building was constructed in 1913 or 1914 by James Wooster, the proprietor of the National Hotel. McBride's Hardware occupied the building until the mid-1920s, a barbershop then occupied the first floor. Sam Bruni turned the second floor into an apartment in 1941. Beginning in 1946 Mortimer's Men's Store occupied the first floor until the 1950s when Arthur Murray's Dance Studio moved in. In 1967 Warfield Paint Company took over the building and remained there until at least 1983. The building has a key location between the Parks Building to the south and the National Bank Building to the north.

Historic photos from the city provided designation file – unknown dates

1919
National Bank Bldg
152-172 N. Woodward

c. 1914
Wooster Bldg
136 N Woodward

1887
Peabody Bldg.
132 N. Woodward

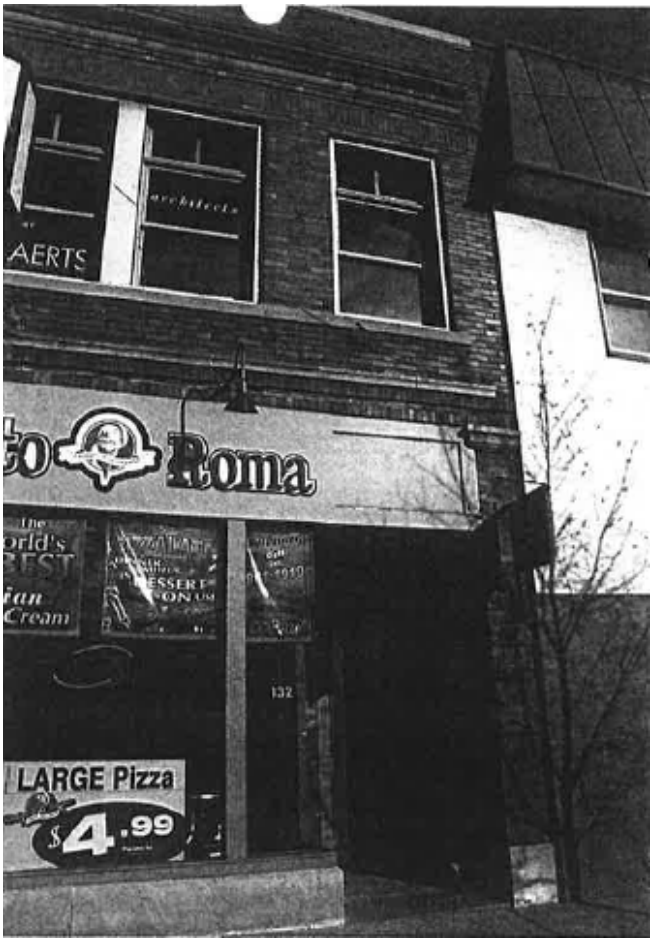
The last photo above gives the clearest view of the historic storefront as well as the top. By 1960 the arched pedimented top of the building had been removed and the storefront altered.

The 1960s configuration appears to remain until at least 1983 when the district was designated.

In 1996 the Historic District Commission approved the following:

1. Revising the 4, second-story windows to add glass transoms above the existing double hung windows.
2. Removing the existing glass and tile storefront materials and the existing signage.
3. Constructing a new storefront of medium brown painted wood and glass.
4. Installing a new limestone base to match the existing pilaster base.
5. Establishing the sign band as the wood fascia above the display windows to include tan painted letters and address numerals to be reviewed by the Commission.

These changes appear to have lasted at least until 2005.



Undated updated designation report photo

October 2020 photo from *Google Earth*

From the photos and information above the existing storefront is not original, nor is it in its original configuration. The building owner is proposing to install a new storefront with a recessed door on the right (south) side. The recess will also access a side facing door that leads to the storefront. The remainder of the storefront will be large windows with transoms on a base in proportions similar to the historic and existing storefront. The existing wood panel sign band above the storefront will be reconstructed with a slightly different panel design.

Storefront reconfigurations and alterations are typical in historic commercial buildings. The existing storefront appears to date from 1996 or later, well outside of the period of significance for the district which ends in 1930. The existing storefront has not achieved significance in its own right. The proposed new storefront, awning, signage and windows are compatible with the historic district and does not destroy any historic materials or characteristics of the district. The work meets *The Secretary of the Interior's Standards for Rehabilitation*, in particular standard numbers 5, 6 and 9, which read as follows:

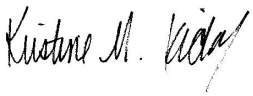
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.

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.

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

I will be in attendance at the Commission's June 16, 2021, meeting for any questions or further discussion. Thank you for your consideration of this application.

Sincerely,



Kristine M. Kidorf
Kidorf Preservation Consulting

AGENDA
VIRTUAL BIRMINGHAM HISTORIC DISTRICT COMMISSION MEETING
WEDNESDAY – July 7th, 2021
******************** 7:00 PM********************

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

1) **Roll Call**
2) **Approval of the HDC Minutes of June 16th, 2021**
3) **Courtesy Review**
4) **Historic Design Review**
   A. **100 N. Old Woodward – Parks/Wooster Building**
5) **Sign Review**
6) **Study Session**
   A. **Promoting Historic Preservation**
7) **Miscellaneous Business and Communication**
   A. **Pre-Application Discussions**
   B. **Draft Agenda**
      1. **July 21st, 2021**
   C. **Staff Reports**
      1. **Administrative Sign Approvals**
      2. **Administrative Approvals**
      3. **Demolitions**
      4. **Action List 2021**
8) **Adjournment**

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 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 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.

DRAFT

Updated 2/25/2021

Historic District Commission Action List – 2021

Historic District Commission	Quarter	Rank	Status
Schedule Training Sessions for HDC and Community	1st (January-March)	1	☐
Create RFP for Historic Design Guidelines	1st (January-March)	2	☐
Develop and Market Historic Walking Tours	2nd (April-June)	3	☐
Develop Resources for the Michigan Historic Preservation Tax Credit	3rd (July-September)	4	☐
Adopt Historic Preservation Marketing Plan	3rd (July-September)	5	☐
Historic District Ordinance Enforcement	4th (October-December)	6	☐

Updates:

1. Three trainings selected (need to be scheduled):
    - Historic District Commissioner Training
    - Building Assessment 101
    - Understanding Historic Designation
2.