



AGENDA
BIRMINGHAM HISTORIC DISTRICT COMMISSION
WEDNESDAY – OCTOBER 19, 2022
BIRMINGHAM CITY HALL, 151 MARTIN ST., COMMISSION ROOM #205*
******* 7:00 PM*******

The City continues to recommend the public wear masks while attending City meetings per CDC guidelines. The cases of COVID-19 are increasing in the area. All City employees, commissioners, and board members must wear a mask while indoors when 6-feet of social distancing cannot be maintained. This is to ensure the continuity of government is not affected by an exposure to COVID-19 that can be prevented by wearing a mask. The City continues to provide KN-95 respirators and triple-layered masks for all in-person meeting attendees.

- 1) Roll Call**
- 2) Approval of the HDC Minutes of September 7, 2022 and September 21, 2022**
- 3) Courtesy Review**
- 4) Historic Design Review**
 - A. 135-139 S. Old Woodward – Briggs Building/Stifel**
 - B. 555 Stanley – Hood House**
- 5) Sign Review**
- 6) Study Session**
 - A. Historic Design Guidelines – Update ([Take the Historic Design Guidelines Survey Here!](#))**
- 7) Miscellaneous Business and Communication**
 - A. Pre-Application Discussions**
 - B. Draft Agenda**
 - 1. November 2, 2022**
 - C. Staff Reports**
 - 1. Administrative Sign Approvals**
 - 2. Administrative Approvals**
 - 3. Demolitions**
 - 4. Action List 2022**
- 8) Adjournment**

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

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

Telephone Meeting Access: 877 853 5247 US Toll-free

Meeting ID Code: 912 8247 9817

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

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

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

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

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

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

1) Rollcall

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

Absent: Board Member Natalia Dukas; Alternate Board Members Steven Lemberg, Cassandra McCarthy

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

2) Approval of the HDC Minutes of August 17, 2022

09-57-22

Motion by Ms. Debbrecht

Seconded by Mr. Kolo to approve the HDC Minutes of August 17, 2022 as submitted.

Motion carried, 6-0.

VOICE VOTE

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

Nays: None

3) Courtesy Review

4) Historic Design Review

5) Sign Review

6) Study Session

A. Historic Design Guidelines – Outline and Partial Draft Review

PD Dupuis introduced Alan Higgins, Certified Local Government Coordinator from the Michigan State Historic Preservation Office. Mr. Higgins was in attendance in order to conduct a routine evaluation for the SHPO's Certified Local Government program.

Chair Henke thanked Mr. Higgins for supporting the City's preservation efforts.

PD Dupuis then introduced the study session item.

Lillian Candela and Cassandra Talley, of Kraemer Design Group (KDG), presented the outline and partial draft.

The HDC and Staff provided the following comments on the outline and partial draft:

- The Bates Street Historic District should be added to Part I;
- Photo examples of the historic architectural styles extant in Birmingham should be added;
- The guidelines need to have some allowance for the use of new or alternative materials in certain circumstances;
- The Appropriate and Not Appropriate delineation was a good way to deliver the information;
- A category of 'Not Preferred' or 'Discouraged' might be worth adding, and should include vinyl and aluminum siding;
- The more graphics that can be included, the better;
- The graphic on page seven in the lower right-hand corner should focus more on discouraging the covering of detail than on the use of vinyl siding;
- Minimizing the length where appropriate would be helpful;
- The Certificate of Appropriateness Process and Tax Credits for Preservation would be better at the end of the document, perhaps as an appendix;
- Photo examples of the historic architectural styles extant in Birmingham would be useful, as HDC members commented;
- For Part III, issues that might arise with Sidewalk Cafes & Patios could likely be dealt with via other design standards, and so Sidewalk Cafes & Patios could be addressed more succinctly than some of the other topics;
- For Part IV, awnings on residential buildings are an infrequent issue. Guidance on paint might be more useful for that section;
- It may be worth adding guidelines for site elements such as trees, gardens, lampposts, or fountains;
- The guidelines will need to address issues of massing;
- Decisions regarding the order and categorization of guideline topics can be made once the draft is more complete;
- Part VI, Design Guidelines for Demolition, should be removed from the guidelines;
- A chart of previously approved materials should be provided in the appendix, and the page number of the chart should be referenced in the guidelines near photographic examples of appropriate materials; and,
- A history of Birmingham that addresses how different architectural styles evolved in the City could be appropriate for an introduction.

The HDC agreed that soliciting further public comment would be most appropriate once the draft is more complete. There was brief discussion on ways the public could be engaged at that time.

7) Miscellaneous Business and Communication

PD Dupuis noted that the City had received a historic designation request from Mr. Deyer for his home.

The HDC congratulated Mr. Deyer on initiating the process.

Mr. Deyer encouraged implementation of 100 year plaques for older homes. He noted the plaques generate publicity for historic preservation and encourage people to preserve their homes over tearing them down.

- A. Pre-Application Discussions**
- B. Draft Agenda**
- C. Staff Reports**
 - 1. Administrative Sign Approvals**
 - 2. Administrative Approvals**
 - 3. Demolitions**
 - 4. Action List 2022**

8) Adjournment

09-58-22

Motion by Ms. Lang

Seconded by Ms. Debbrecht to adjourn the HDC meeting of September 7, 2022 at 8:11 p.m.

Motion carried, 6-0.

VOICE VOTE

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

Nays: None



Nicholas Dupuis
Planning Director



Laura Eichenhorn
City Transcriptionist

Historic District Commission
Meeting of September 21, 2022
151 Martin Street, City Commission Room 205, Birmingham, MI

Meeting was canceled at 7:15 p.m. due to lack of a quorum.



Nicholas Dupuis
Planning Director



Laura Eichenhorn
City Transcriptionist



MEMORANDUM

Planning Division

DATE: October 19, 2022

TO: Historic District Commission Members

FROM: Nicholas Dupuis, Planning Director

SUBJECT: 135-139 S. Old Woodward – Briggs Building/Stifel – Design Review

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

Existing Use: Three-Story Commercial Building

History

This building occupies the southeast corner of the Maple and Old Woodward intersection on the original site of the Library Hall. Library Hall was built in 1895 to house the village offices, the fire and police stations, and the library. Also located on the Briggs site was the Peck Hotel. The property was sold to the Briggs Commercial Development Company in 1927. In May of 1929, the Briggs Commercial Development Company announced plans to build a 10-store project with office space on the second floor. The structure was designed to accommodate two additional office floors. The architect for the Briggs Building was C. Howard Crane. He was an architect with a national reputation for theater design. He designed the Fox Theater in Detroit. The general contractor was C.O. Barton, which was to become Barton-Malow Company, one of the largest construction firms in the state. The construction was \$200,000 (\$3.4 million in 2022 dollars). The initial tenants in the Briggs Building were the Piggly-Wiggly Company grocery store chain, the Birmingham Department Store, Economical Drug Company, and F.W. Woolworth Company. The ground floor commercial storefronts have been altered over the years but the second floor remains unchanged. In 1982, the building was extended to the east.

Introduction

A Historic Design Review application has been submitted for minor exterior changes to the historic Briggs Building due to the interior expansion of a current tenant, Stifel. The tenant space that is proposed to be expanded into is the former Verizon Wireless store. The subject site is located at the southeast corner of S. Old Woodward and Maple Rd.

Proposal

The applicant has submitted plans proposing to remove the existing recessed entryway of the storefront and replace it with glazing and framing to match the existing storefront. A full review of the historic preservation aspects of the design, as well as planning and zoning issues is provided in the relevant section below.

Planning & Zoning

The following planning and zoning issue is present within the application submitted:

- Window Standards – Article 4, Section 4.90 requires ground floor facades to be designed with storefronts that have windows, doorways and signage, which are integrally designed and to adhere to the following standards:
 1. No less than 70% of a storefront/ground floor façade between 1 and 8 feet above grade shall be clear glazing.
 2. Only Clear glazing is permitted on storefront facades at the first floor. Lightly tinted glazing 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.

At this time, the proposal appears to meet the majority of these standards with the exception of clear glazing. Clear glazing is currently defined as “glass and other transparent elements of building facades with a minimum visible light transmittance of 80%.” The applicant has not submitted specification sheets for the proposed glazing at this time. **The applicant must submit specification sheets for the proposed new glazing for review.**

Lighting

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

Signage

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

Historic Design Review Standards and Guidelines

Chapter 127, Section 127-11 of the Birmingham Code of Ordinances states that in reviewing plans, the commission shall follow the U.S. secretary of the interior's standards for rehabilitation and guidelines for rehabilitating historic buildings as set forth in 36 C.F.R. part 67. Design review

standards and guidelines that address special design characteristics of historic districts administered by the commission may be followed if they are equivalent in guidance to the secretary of interior's standards and guidelines and are established or approved by the state historic preservation office of the Michigan Historical Center. The U.S. Secretary of the Interior Standards for Rehabilitation ("SOI Standards") are provided in full at the end of this report.

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

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

Recommendation

Considering the above, and the very minor nature of the work proposed, the proposed exterior rehabilitation of the historic Briggs Building, as proposed by the applicant, generally meets the Secretary of the Interior Standards for Rehabilitation numbers 1- 5 and 9. The following analysis breaks down the proposal through the lens of each standard listed:

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 building and property will remain a commercial use, which will maintain the historic purpose and characteristics. However, it is worth noting that this building appears to have been well documented through photographs over time. The available photographs indicate that the three tenant spaces at the south end of the Briggs Building were historically separate, and have remained so for the life of the building. The potential exists for this proposal and the single tenant to change a characteristic of this part of the building that has existed historically and continued.

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

The work proposed on the storefront is not detrimental to the historic character of the property, with the potential exception of the separated tenant spaces as discussed in

Standard number 1. The storefront of the tenant space in question does not appear to contain any historic material that would need to be retained/preserved.

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

The minor change in the storefront will not create a false sense of historical development. The existing storefront is clearly a modern storefront, and the applicant is not attempting to add conjectural features to the exterior.

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

The existing storefront has not acquired historic significance.

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

There are no distinctive features, finishes or construction techniques in the proposed area of work that must be preserved.

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.

There are no issues with this exterior alteration in terms of historic materials. The storefront is clearly modern, and it is compatible with the property and environment.

Based on the review above, the Planning Division recommends that the Historic District Commission **APPROVE** the Design Review application for 135-139 S. Old Woodward – Briggs Building/Stifel – with the condition listed below. Although the combination of two historically separate tenant spaces may be removing a characteristic feature of the building and its historical form/function, the storefront is inherently modern both physically and visually, and the alteration is reversible.

1. The applicant must submit specification sheets for the proposed new glazing for review.

Wording for Motions

I move that the Commission **APPROVE** the Historic Design Review application and issue a Certificate of Appropriateness for 135-139 S. Old Woodward – Briggs Building/Stifel. The proposed façade renovation will meet the Secretary of the Interior's Standards for Rehabilitation standard numbers 1- 5, and 9 upon the fulfilment of the following condition:

2. The applicant must submit specification sheets for the proposed new glazing for review.

OR

I move that the Commission **POSTPONE** the Historic Design Review application and the issuance of a Certificate of Appropriateness for 135-139 S. Old Woodward – Briggs Building/Stifel – for the following reason(s):

1. _____
2. _____
3. _____

OR

I move that the Commission **DENY** the Historic Design Review application for 135-139 S. Old Woodward – Briggs Building/Stifel for the following reason:

1. _____
2. _____
3. _____

Notice to Proceed

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

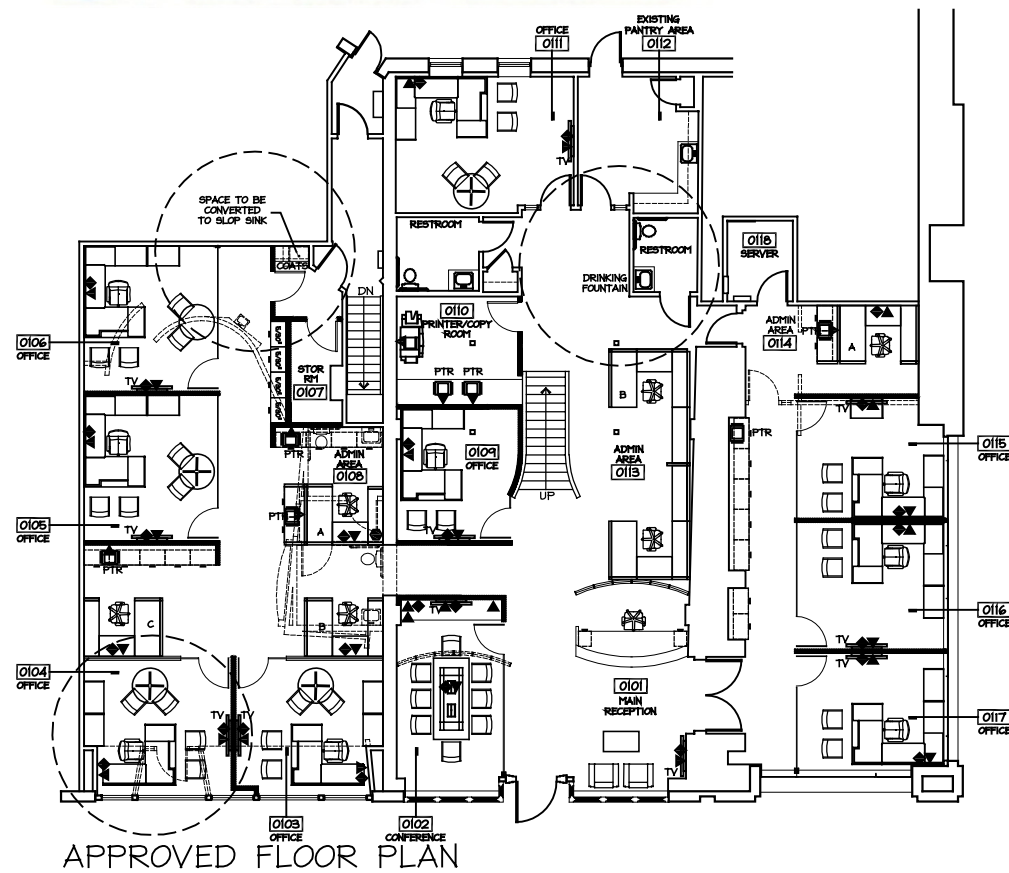
Choose from one of these conditions:

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

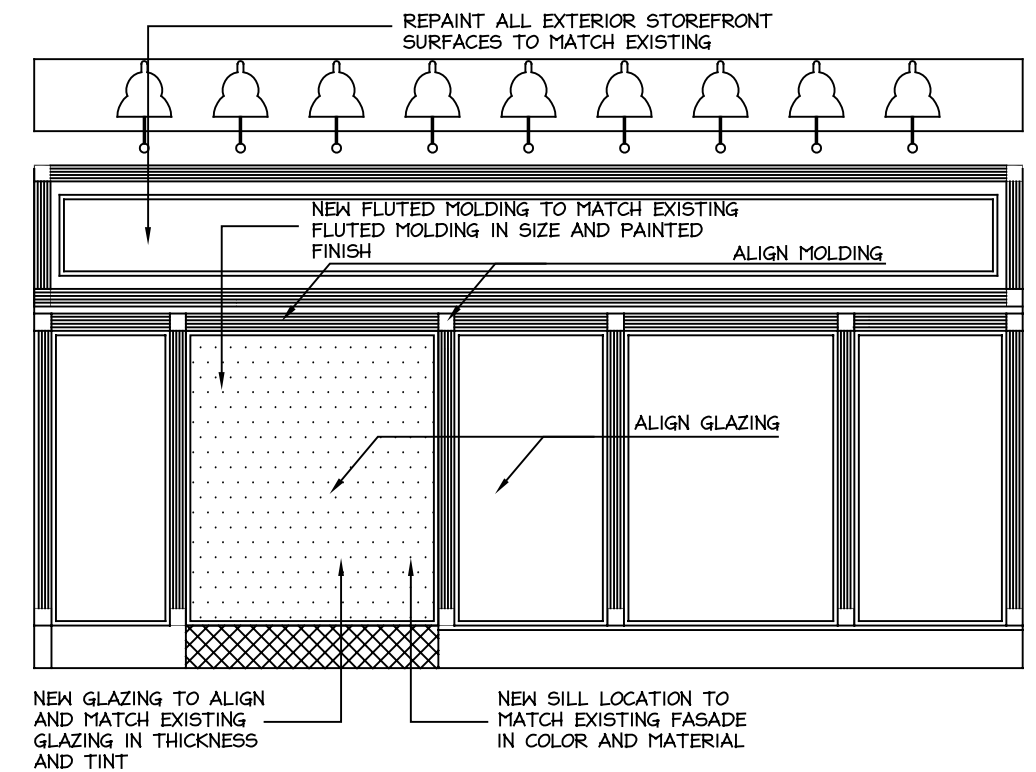
THE SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION AND GUIDELINES FOR REHABILITATING HISTORIC BUILDINGS

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

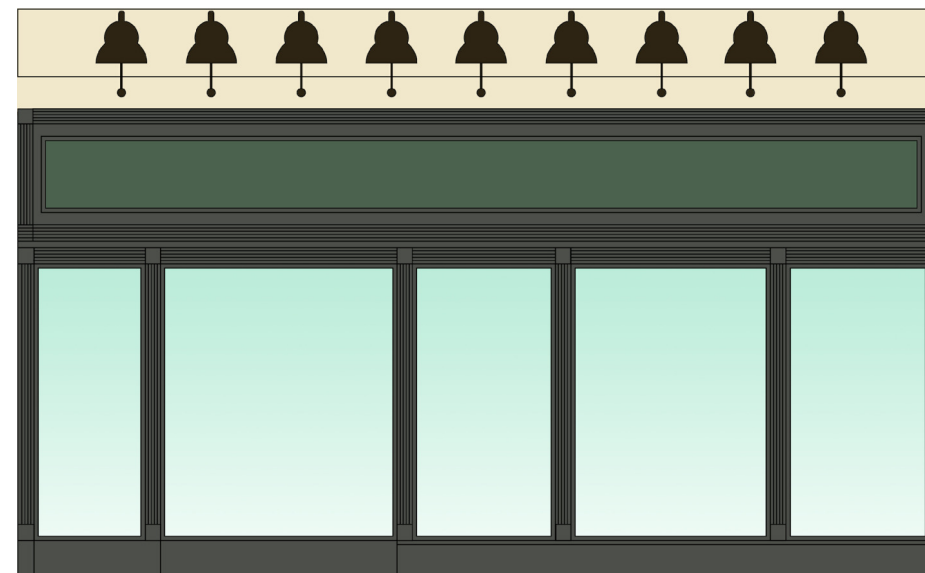
STIFEL



EXISTING CONDITION PHOTO OF STOREFRONT



NEW PROPOSED LAYOUT - STOREFRONT



PROPOSED COLORIZED ELEVATION

135-139 S WOODWARD AVENUE
BIRMINGHAM MI
FLOORS: 1 & 2 OCT 05, 2022



MEMORANDUM

Planning Division

DATE: October 19, 2022
TO: Historic District Commission Members
FROM: Nicholas Dupuis, Planning Director
SUBJECT: 555 Stanley – Hood House – Design Review

Zoning: R3 (Single-Family Residential)
Existing Use: Single Family Home

History

The Hood House was built before 1895 and possible as early as 1880. The significance of this house is derived from its exhibition of the type of architecture that dominated the area at the end of the 19th century. The "Michigan Farmhouse" was popular in Birmingham at that time and is indicative of the prevailing social and economic status of early residents. The porch columns are tapered with Doric capitals. This house has been changed very little over the years with the exception of color. The only significant change on record is the addition of an enclosed porch in 1956. An architect by the name of Mr. Atwood was the owner at that time and it is assumed that he designed the alteration.

Proposal

A Historic Design Review application has been submitted for a rear addition to the historic Hood House. The addition is proposed to be located completely within the rear of the building. The addition measures roughly 20 ft. to the peak of the roof, and extends 27 ft. beyond the rear of the existing structure. A full review of the historic preservation aspects of the design, as well as planning and zoning issues is provided in the relevant section below. The addition is proposed to be comprised of the following materials (*see next page*):

Material	Location	Color
Fiber Cement Lap Siding	All Facades	Match Existing
Fiber Cement	Corner Trim	White
Fiber Cement	Window/Door Trim	White
Double Hung Windows	All Facades	Match Existing
Cedar Shingles	Roof	Match Existing

Planning & Zoning

As noted on the first page of the site plans submitted, the applicant will require four variances for the proposed project, which include lot coverage and setbacks. The Planning Division does not review single family developments in terms of zoning and development standards, but it is worth noting in this report that there are zoning issues present that must be resolved. A condition of approval has been assigned to the Planning Division recommendation to account for this need.

Lighting

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

Signage

There are no signs proposed as a part of the application submitted (single-family residence).

Historic Design Review Standards and Guidelines

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

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

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

Recommendation

Considering the above, the proposed addition to the historic Hood House, as proposed by the applicant, generally meets the Secretary of the Interior Standards for Rehabilitation numbers 1-3, 9 and 10 with minor modifications. The following analysis breaks down the proposal through the lens of each standard listed:

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 building and property will remain a single-family use, which will maintain the historic purpose and characteristics of the building and property.

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

The proposed addition follows nearly all of the common placement and scale guidelines as they relate to minimizing the impact of an addition on the overall character of the structure. The addition is located on the rear of the building, and does not extend beyond the roofline, nor does it extend beyond the northern portion of the existing building envelope. The addition will effectively be “invisible” when viewing the historic structure from its principal street-facing façade. However, it is worth noting that the addition appears to come at the expense of some historic siding, and potentially a historic window.

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

The proposed addition does not propose any conjectural features that create a false sense of historical development.

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.*

As noted in Standard #2 above, the proposed addition is compatible with the massing, size, scale and architectural features of the historic structure, which all contribute to maintaining the integrity of the resource. To restate again, the addition does appear to come at the expense of historic material (wood siding, possible window). The destruction of this material could be minimized by providing a “hyphen” connection element from the original structure to the new addition. However, the tight parameters of the site and the variances that are already required for the addition might become too cumbersome for the applicant to overcome.

Besides material and character issues, the Planning Division is also concerned about the proposed addition not being differentiated enough from the original structure. Based on the design plans submitted, the addition will match the original structure in almost every way, from color to siding exposure to roof material. This could be solved by providing a greater exposure in the siding, some larger window openings, or other minor modifications.

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

The proposed addition appears to be designed in such a way that removing it in the future would not harm the integrity of the resource.

Based on the review above, the Planning Division recommends that the Historic District Commission **APPROVE** the Design Review application for 555 Stanley – Hood House – with the following conditions:

1. The applicant resolve all zoning issues with the Board of Zoning Appeals; and
2. The applicant submit revised plans for review by City Staff demonstrating an addition that is differentiated from the historic structure.

Wording for Motions

I move that the Commission **APPROVE** the Historic Design Review application and issue a Certificate of Appropriateness for 555 Stanley – Hood House. The proposed addition will meet the Secretary of the Interior's Standards for Rehabilitation standard numbers 1- 3, 9 and 10 upon the fulfillment of the following conditions:

1. The applicant resolve all zoning issues with the Board of Zoning Appeals; and
2. The applicant submit revised plans for review by City Staff demonstrating an addition that is differentiated from the historic structure.

OR

I move that the Commission **POSTPONE** the Historic Design Review application and the issuance of a Certificate of Appropriateness for 555 Stanley – Hood House – for the following reason(s):

1. _____
2. _____
3. _____

OR

I move that the Commission **DENY** the Historic Design Review application for 555 Stanley – Hood House for the following reason(s):

1. _____
2. _____
3. _____

Notice to Proceed

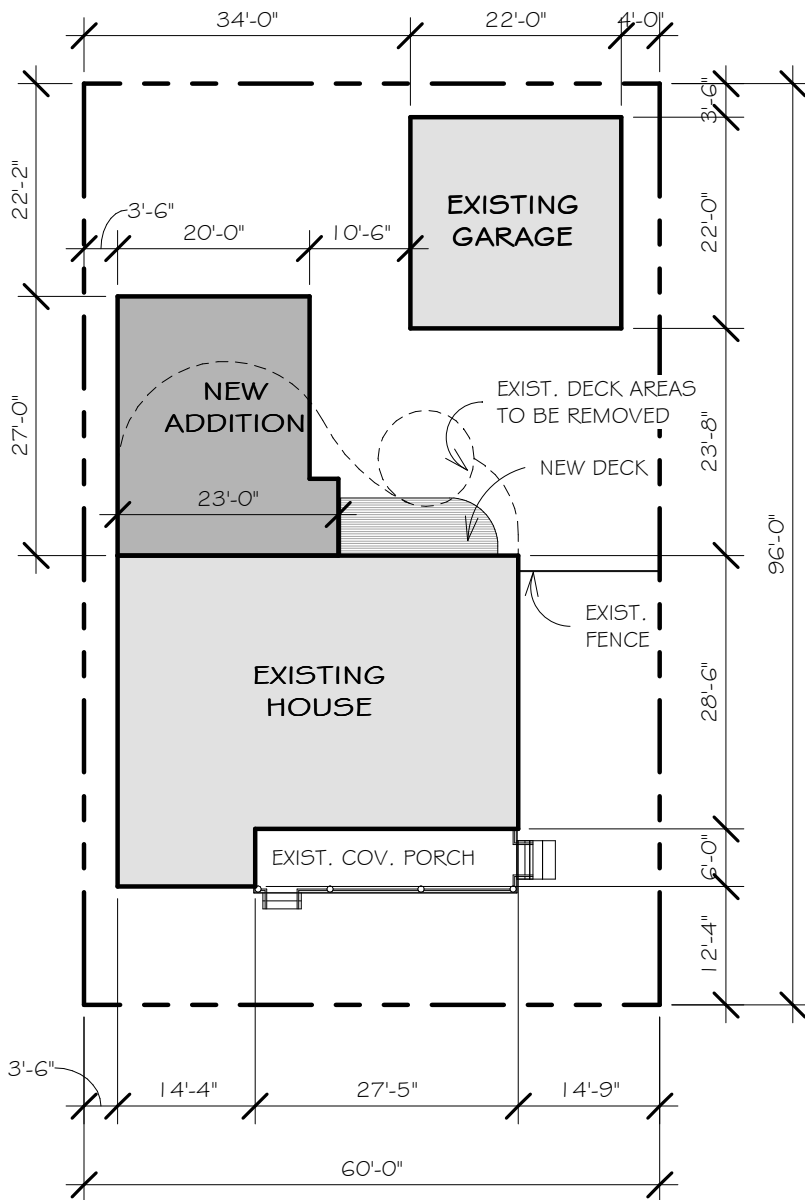
I move the Commission issue a Notice to Proceed for number _____. The work is not appropriate, however the following condition prevails: _____and the proposed application will materially correct the condition.

Choose from one of these conditions:

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

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

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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.



PROPOSED NEW ADDITION FOR KASLE RESIDENCE

555 STANLEY BLVD.
BIRMINGHAM, MI 48009
PARCEL #19-36-176-024

ZONING DATA

ZONING DISTRICT: R3 - CITY OF BIRMINGHAM, MI

MIN. LOT AREA: 4,500 SF
ACTUAL LOT AREA: 5,760 SF

MAX. LOT COVERAGE: 30%

EXISTING LOT COVERAGE:

EXISTING HOUSE	= 1,275 SF
EXISTING COVERED PORCH	= 165 SF
EXISTING DECK AREAS	= 620 SF
EXISTING DETACHED GARAGE	= 484 SF
TOTAL BUILDING AREA ON LOT	= 2,544 SF
TOTAL LOT COVERAGE (2,544 / 5,760)	= 44.17%

PROPOSED NEW LOT COVERAGE:

EXISTING BUILDING AREA ON LOT	= 2,544 SF
REMOVED DECK AREAS	= (-620 SF)
NEW DECK AREAS	= 92 SF
NEW ADDITION	= 564 SF
NEW TOTAL BUILDING AREA ON LOT	= 2,580 SF
TOTAL LOT COVERAGE (2,580 / 5,760)	= 44.79%

SETBACKS:

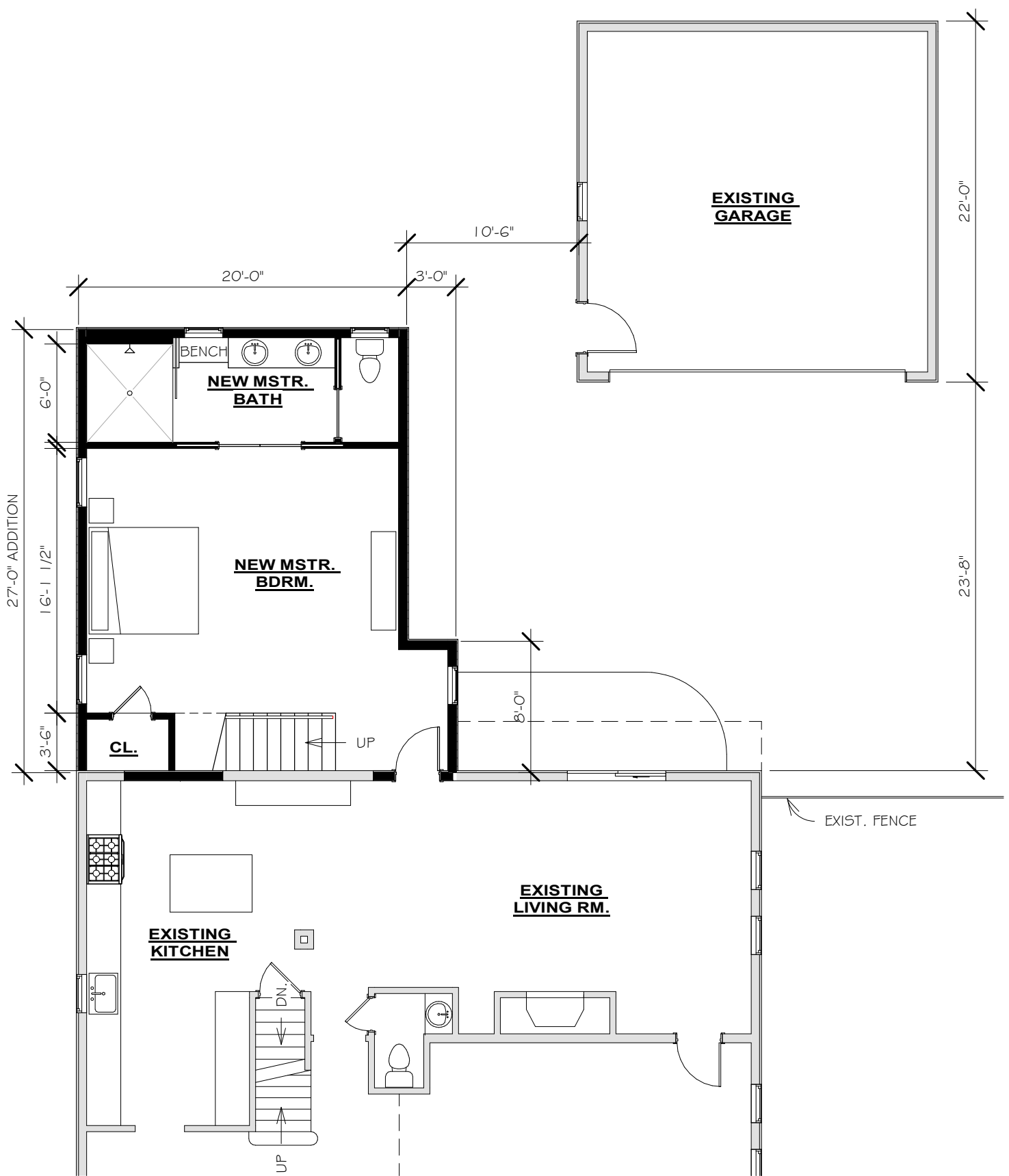
FRONT	= 25'-0"
MIN. SIDE	= 6'-0" (10% OF LOT WIDTH)
TOTAL SIDE	= 15'-0" (25% OF LOT WIDTH)
REAR	= 30'-0"
COMBINED F/ R	= 55'-0"

VARIANCES REQUESTED:

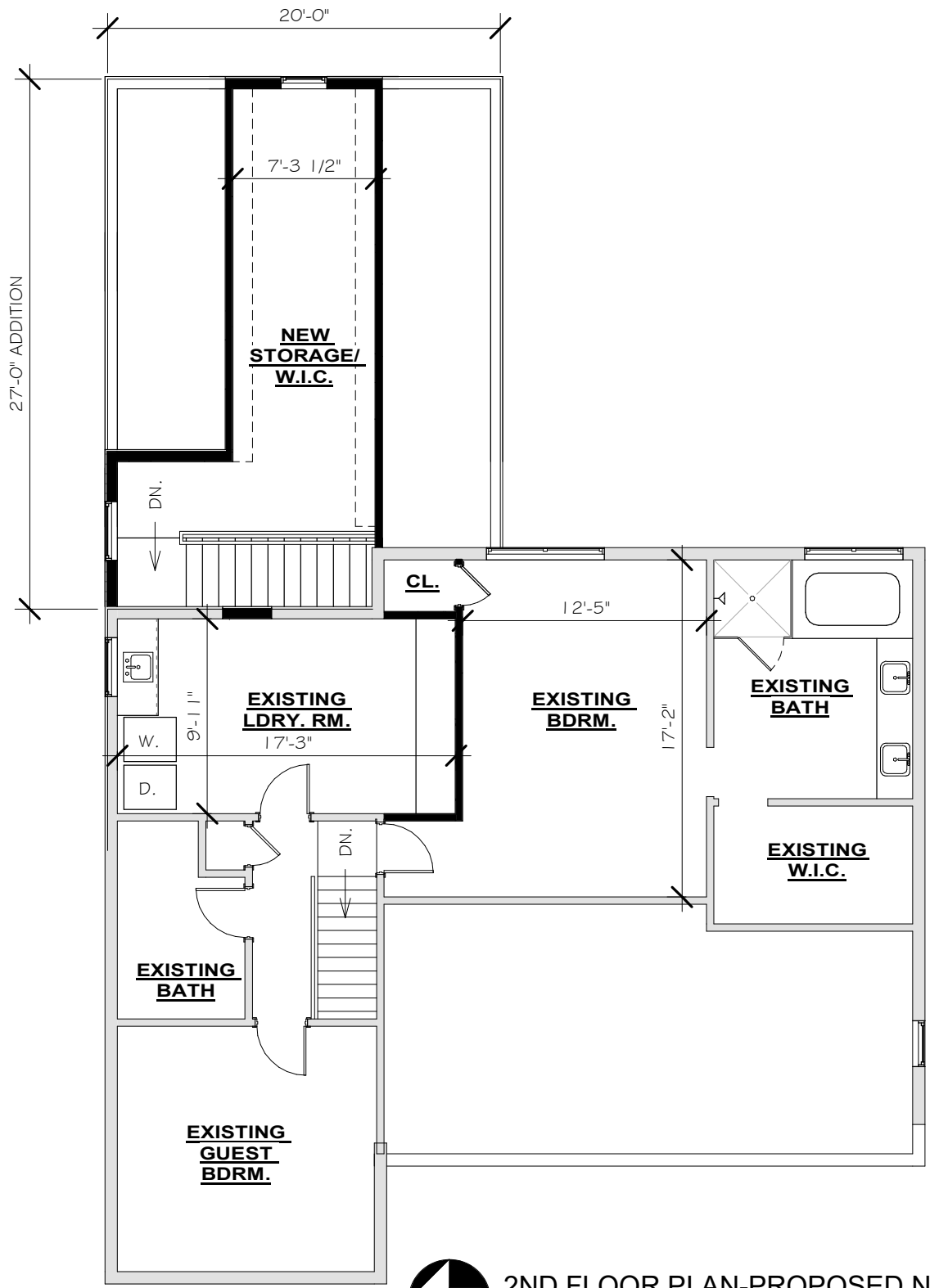
	EXISTING	PROPOSED	VARIANCE
1) LOT COVERAGE	44.17%	44.79%	14.79%
2) REAR YARD	49.17'	22.17'	7.83'
3) FRONT/ REAR YARD	61.50'	34.50'	20.50'
4) NORTH SIDE YARD	3.50'	3.50'	2.50'



SITE PLAN
1" = 20'-0"



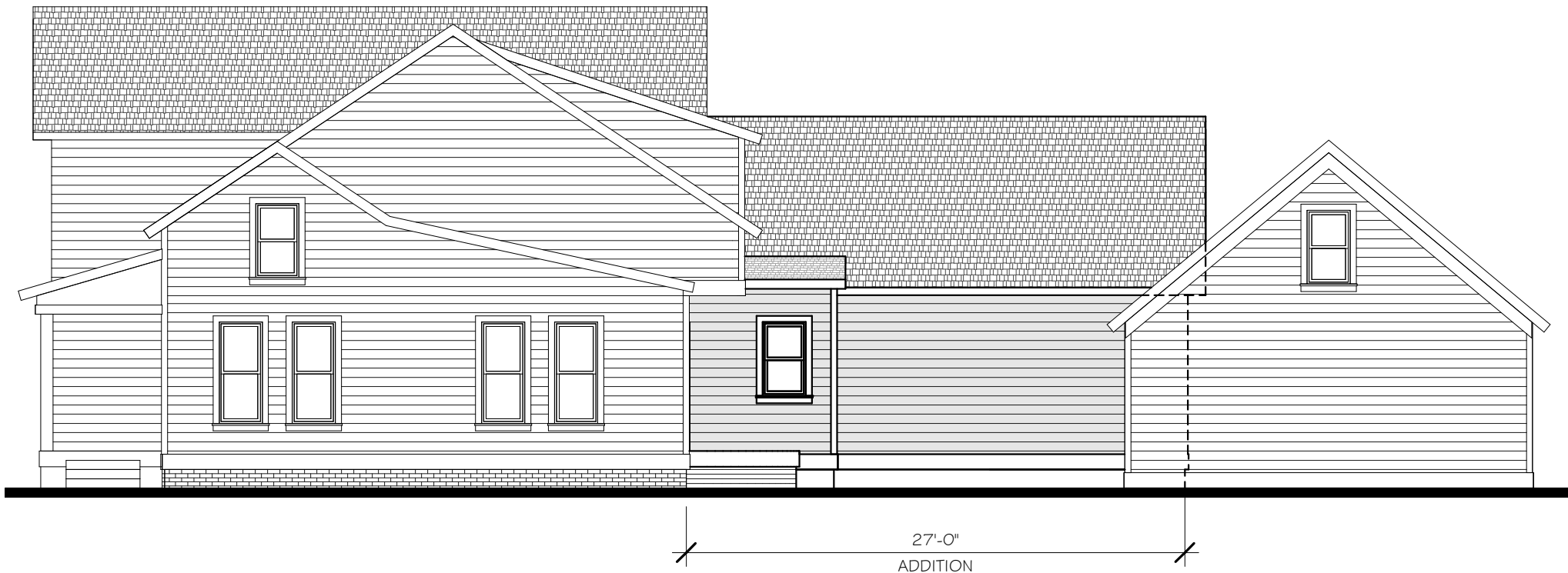
1ST FLOOR PLAN-PROPOSED NEW
1/8" = 1'-0"



2ND FLOOR PLAN-PROPOSED NEW
 1/8" = 1'-0"

EXTERIOR MATERIALS LIST

SIDING:	FIBER-CEMENT BRD. LAP SIDING (COLOR TO MATCH EXISTING)
CORNER TRIM:	1x4 FIBER-CEMENT BRD. - WHITE
WINDOW & DOOR TRIM:	1x4 FIBER-CEMENT BRD. - WHITE
WINDOWS:	DOUBLE-HUNG - FRAME & SASH STYLE & COLOR TO MATCH EXISTING
ROOFING:	ARCHITECTURAL CEDAR ROOF SHINGLES TO MATCH EXISTING



S. ELEVATION

1/8" = 1'-0"



E. ELEVATION

$\frac{1}{8}" = 1'-0"$



N. ELEVATION
1/8" = 1'-0"



REAR YARD PERSPECTIVE RENDERING WITH PROPOSED ADDITION



NORTH STREET VIEW



SOUTH STREET VIEW



OVERHEAD VIEW OF NEIGHBORHOOD



VIEW FROM REAR YARD (EAST)



VIEW FROM STANLEY BLVD. (WEST)

KASLE RESIDENCE
555 STANLEY
BIRMINGHAM, MI 48009
09.09.22



AGENDA

BIRMINGHAM HISTORIC DISTRICT COMMISSION

WEDNESDAY – NOVEMBER 2, 2022

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

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

The City continues to recommend the public wear masks while attending City meetings per CDC guidelines. The cases of COVID-19 are increasing in the area. All City employees, commissioners, and board members must wear a mask while indoors when 6-feet of social distancing cannot be maintained. This is to ensure the continuity of government is not affected by an exposure to COVID-19 that can be prevented by wearing a mask. The City continues to provide KN-95 respirators and triple-layered masks for all in-person meeting attendees.

- 1) Roll Call**
- 2) [Approval of the HDC Minutes of October 19, 2022](#)**
- 3) Courtesy Review**
- 4) Historic Design Review**
- 5) Sign Review**
- 6) Study Session**
 - A. [Historic Design Guidelines - Update](#)**
- 7) Miscellaneous Business and Communication**
 - A. Pre-Application Discussions**
 - B. Draft Agenda**
 - 1. [November 16, 2022](#)**
 - C. Staff Reports**
 - 1. [Administrative Sign Approvals](#)**
 - 2. [Administrative Approvals](#)**
 - 3. [Demolitions](#)**
 - 4. [Action List 2022](#)**
- 8) Adjournment**

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

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

Telephone Meeting Access: 877 853 5247 US Toll-free

Meeting ID Code: 912 8247 9817

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

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

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

Historic District Commission Action List – 2022-2023

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