



AGENDA
BIRMINGHAM HISTORIC DISTRICT COMMISSION
WEDNESDAY – MARCH 6, 2024
BIRMINGHAM CITY HALL, 151 MARTIN ST., COMMISSION ROOM #205*
******* 7:00 PM*******

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

- 1) Roll Call**
- 2) Approval of the HDC Minutes of February 21, 2024**
- 3) Courtesy Review**
- 4) Historic Design Review**
 - A. 245 S. Eton – Birmingham Grand Trunk Western Railroad Depot (Postponed from February 21, 2024)**
- 5) Sign Review**
- 6) Study Session**
 - A. Historic Preservation Master Plan**
- 7) Miscellaneous Business and Communication**
 - A. Pre-Application Discussions**
 - B. Draft Agenda**
 - 1. March 20, 2024**
 - C. Staff Reports**
 - 1. Administrative Sign Approvals**
 - 2. Administrative Approvals**
 - 3. Demolitions**
 - 4. Action List 2023/2024**
 - D. Communications**
 - 1. 239 N. Old Woodward – Huston Building – Roofing Materials**
- 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 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 February 21, 2024**

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

Minutes of the regular meeting of the Historic District Commission ("HDC") held February 21, 2024. The meeting was called to order at 7:00 p.m.

1) Roll Call

Present: Vice Chair Dustin Kolo; Board Members Gigi Debbrecht, Keith Deyer, Natalia Dukas, Patricia Lang, Michael Willoughby; Alternate Board Member Mary Jaye

Absent: Chair John Henke; Alternate Board Member Steven Lemberg

Staff: Planning Director Dupuis; City Transcriptionist Eichenhorn

2) Approval of the HDC Minutes of February 7, 2024

02-04-24

Motion by Ms. Lang

Seconded by Ms. Debbrecht to approve the HDC Minutes of February 7, 2024 as submitted.

Motion carried, 7-0.

VOICE VOTE

Yeas: Kolo, Lang, Debbrecht, Dukas, Jaye, Willoughby, Deyer

Nays: None

3) Courtesy Review

4) Historic Design Review

A. 245 S. Eton – Birmingham Grand Trunk Western Railroad Depot

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

Mark Knauer, architect, spoke on behalf of the application and answered informational questions from the HDC. Based on HDC comment, Mr. Knauer presented an option different from the submitted proposal.

HDC members commented:

- While the plantings shown would be preferable, the HDC should not count on the plantings occurring as part of the approval;
- Taking a blend of brick from the north side addition and replicating it with the newer proposed addition would be appropriate;
- It was unfortunate that the new addition would cover a side of the historic building;
- The newer addition would be useful, however, in screening mechanical units on the roof;

- The preservation of the historic window on the side of the building receiving the addition was appropriate; and,
- Since the applicant was willing and able to save the historic brick that would be removed, that should occur.

There was HDC consensus that the iteration shown during the evening's discussion could likely be approved at the next HDC meeting.

02-05-24

Motion by Ms. Dukas

Seconded by Mr. Deyer to postpone to a date certain of March 6, 2024.

Motion carried, 7-0.

VOICE VOTE

Yeas: Kolo, Lang, Debbrecht, Dukas, Jaye, Willoughby, Deyer

Nays: None

The HDC asked Staff to look into ivy's impact on the brick, and whether the ivy might be considered a feature of historic significance.

5) Sign Review

6) Study Session

7) Miscellaneous Business and Communication

The HDC discussed the historic preservation master plan survey and the CLG.

A. Pre-Application Discussion

B. Draft Agenda

C. Staff Reports

1. Administrative Sign Approvals

2. Administrative Approvals

3. Demolitions

4. Action List

D. Communications

1. 2023 Certified Local Government Annual Report

2. 239 N. Old Woodward – Huston Building – Roofing Materials

PD Dupuis presented the item. The owner was present on behalf of the item. Both answered informational questions from the HDC.

There was consensus that the HDC members wanted the opportunity to visit the site before further discussion occurred.

8) Adjournment

No further business being evident, the HDC motioned to adjourn at 8:07 p.m.

Historic District Commission
Minutes of February 21, 2024

A blue ink signature, likely of Nick Dupuis, consisting of a stylized 'N' and 'D'.

Nick Dupuis, Planning Director

A black ink signature, likely of Laura Eichenhorn, consisting of a stylized 'L' and 'E'.

Laura Eichenhorn, City Transcriptionist

DRAFT



MEMORANDUM

Planning Division

DATE: March 6, 2024

TO: Historic District Commission Members

FROM: Nicholas Dupuis, Planning Director

SUBJECT: 245 S. Eton – Birmingham Grand Trunk Western Railroad Depot – Design Review

Zoning: B2B (General Business)

Existing Use: Two-Story Commercial Building

History

A sixty-float parade and speech by the Governor marked the opening of the Train Station on August 1, 1931. The “new” station was considered modern in every respect. The Eton St. Station was the third built to service the City of Birmingham. The opening of the station symbolized the end of a long struggle over the two basic forms of transportation; rail and the internal combustion engine. The location of the railroad right of way was moved a quarter of a mile to the east to its present location to relieve the continued increasing demands of automobiles. This prompted the construction of the Eton St. Station, the automobile became increasingly popular after World War I and eventually maintenance costs and lack of use led to the closing of the railroad depot in 1978. After the purchase of the depot by Norm Lepage, the Eton Street Station was converted into a restaurant which became the Big Rock Chop and Brew House restaurant.

Introduction

A Design Review application has been submitted for a new addition on the south side of the building and several other minor changes to the building/site that have come from development of construction drawings and issues that have arisen from the first few months of construction. In addition to being a designated historic resource, the building is also listed on the National Register of Historic Places. The proposed renovations are related to a new restaurant tenant that will inhabit the space after the Big Rock Chop and Brew House was closed permanently in 2021.

On April 19, 2024 ([Agenda](#) – [Minutes](#)), the Historic District Commission approved a Design Review application for façade renovations to the existing building that included the removal of awnings on the front façade, paint, new outdoor dining facilities, and other cosmetic changes.

On July 12, 2023 ([Agenda](#) – [Minutes](#)), the Planning Board moved to recommend approval of a Special Land Use Permit, Final Site Plan and Design Review application to the City Commission. No changes occurred to the building or site during this review.

On August 28, 2023 ([Agenda](#) – [Minutes](#)), the City Commission moved to approve the Special Land Use Permit, Final Site Plan and Design Review as presented, which again included no changes to the site.

On February 7, 2024 ([Agenda](#) – [Minutes](#)), the Historic District Commission reviewed a Design Review application for an addition to the south side of the building. The addition was designed to mimic the historic building with brick, slate roof, and eave details. Overall, the Historic District Commission felt as though the addition was not differentiated enough from the historic buildings and moved to postpone consideration to the next meeting, and encouraged the applicant to be creative and provide options.

On February 21, 2024, ([Agenda](#)), the Historic District Commission reviewed an amended design plan that proposed a board and batten façade and standing seam copper roof. The Historic District Commission moved to postpone again citing concerns with the proposed façade materials and creating a better composition between the original building and new addition.

On February 28, 2024 ([Agenda](#)), the Planning Board reviewed the Special Land Use Permit Amendment, Final Site Plan and Design Review application for the proposal and moved to recommend approval to the City Commission with the condition that the applicant gain Design Review approval from the Historic District Commission prior to the public hearing at the City Commission.

Proposal

The proposed addition on the south side of the building is about 421 sq. ft. and is proposed to be elevated in an attempt to add habitable space to the second floor for use by the restaurants “club room.” The first floor area is proposed to remain open to maintain access to an existing stair and entry/exit doors and facilitate the relocation of existing ground mounted mechanical/electrical equipment.

The addition has been modified again to a brick and board and batten façade and standing seam metal roof. The board and batten portions would be painted to match an existing stucco, while the roof material would be an aged zinc. These design elements exist on the north addition and offer some continuity between the two modern additions.

As far as the other changes noted above, the main change is the removal of the large covered outdoor dining facility at the south end of the building in favor of a much smaller outdoor dining facility. The existing valet stand and canopy will now remain, with the canopy proposed to be recovered in black fabric and valet stand painted to match the trim style of the building. In addition, the applicant will introduce minor new landscaping in the area.

Planning & Zoning

The applicant is currently operating under a Special Land Use Permit. Due to addition and the added square footage, a Special Land Use Permit Amendment review will be undertaken by the Planning Board and City Commission. At this time, the Planning Division has reviewed the proposal and has no major concerns with the applicable planning/zoning issues. Included in the particular areas of study will be the outdoor dining facilities, mechanical equipment, and other related issues. Thus, this report will focus on the historical aspects of the renovation.

Signage

The applicant is not proposing any new signs at this time. The sign as pictured in the attached site/design plans was approved by the City Commission after the applicant amended the design to meet the standards of the Sign Ordinance.

Lighting

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

Design Review Standards and Guidelines

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

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

1. The historic or architectural value and significance of the resource and its relationship to the historic value of the surrounding area.
2. The relationship of any architectural features of the resource to the rest of the resource and to the surrounding area.
3. The general compatibility of the design, arrangement, texture, and materials proposed to be used.
4. Other factors, such as aesthetic value, that the commission finds relevant.

5. Whether the applicant has certified in the application that the property where work will be undertaken has, or will have before the proposed project completion date, a fire alarm system or a smoke alarm complying with the requirements of the Stille-DeRossett-Hale single state construction code act, 1972 PA 230, MCL 125.1501 to 125.1531.

Finally, the Historic District Commission (HDC) should consider the applicable recommendations within the [Birmingham Historic District Design Guidelines](#). In particular, the recommendations in "Part 2: Design Guidelines for Historic Commercial Resources" were considered in the analysis below.

Recommendation

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

Considering the above, the proposed exterior renovations, as proposed by the applicant, generally meets the Secretary of the Interior Standards for Rehabilitation numbers 1 and 5. Standard numbers 2, 3, 9 and 10, however, require some discussion. The following analysis breaks down the proposal through the lens of each standard above:

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

Due to the unique circumstance, this standard does not necessarily apply. As stated, and as indicated on the plans, the existing historic building will remain as-is and relatively unchanged in terms of its use as a commercial space/restaurant. Of course, the historic use as a railroad depot no longer remains, but the applicant is not proposing any changes to the existing building that risk altering any defining use-based characteristics of the site.

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 area at the south side of the building is arguably one of the least visible sides of the building, and to our knowledge has no known added significance from its past use as a railroad depot that should be considered here. The south side of site contains several electrical/mechanical units, dumpster enclosure, an electrical tower, and a few doors for ingress/egress. In addition, an elevator shaft was installed on that side of the building sometime before the year 2000. That being said, the south side of the building certainly contains materials that are historic and should be preserved such as brick, stone, wood trim, and windows. Based on the site/floor plans submitted, there *appears* to be minimal removal of historic materials to make way for a doorway to the new addition on the second floor. There are other considerations to be had when it comes to attachments to the original building as well, which raises some concerns.

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

There are several defining features of this building and craftsmanship that is nearly impossible to replicate with modern materials and techniques. The applicant is not proposing to change any of these features or finishes.

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

The new addition may destroy some historic material on the site as described in the review of Standard #2. The revised design of the addition could be considered more appropriate, as it provides some compatibility with brick material, but also differentiates the new addition enough from the original building with board and batten and metal roof. In addition, the design of the addition matches the roof slope of the existing building, which could provide some needed compatibility. Furthermore, the new addition is subordinate in that the height is lowered and the addition is set back from the façade of the main building.

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.*

At this point, it is unclear as to whether or not a future removal of the addition would cause any damage to the essential form and integrity of the historic building. However, the addition is small overall and the site/design plans submitted do appear to show limited connection points and could be further explained by the applicant team.

Based on the review above, the Planning Division recommends that the Historic District Commission consider **APPROVAL** of the Design Review application for 245 S. Eton - Birmingham Grand Trunk Western Railroad Depot. The Planning Division feels as though the addition and its massing meets the Secretary of the Interior's Standards for Rehabilitation numbers 1, 2, 5, 9 and 10.

Wording for Motions

I move that the Commission APPROVE the Design Review application and issue a Certificate of Appropriateness for 245 S. Eton - Birmingham Grand Trunk Western Railroad Depot. The proposed work will meet the Secretary of the Interior Standards for Rehabilitation numbers 1, 2, 5, 9 and 10.

OR

I move that the Commission **POSTPONE** the Design Review application and the issuance of a Certificate of Appropriateness for 245 S. Eton - Birmingham Grand Trunk Western Railroad Depot – for the following reason(s):

1. _____
2. _____
3. _____

OR

I move that the Commission **DENY** the Design Review application for 245 S. Eton - Birmingham Grand Trunk Western Railroad Depot. Because of _____ the work does not meet The Secretary of the Interior's Standards for Rehabilitation standard number(s) _____.

Notice to Proceed

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

Choose from one of these conditions:

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

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

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

KNAUER

Knauer Incorporated
226 Green Bay Road
Highwood, IL 60040
(847) 948.9500
www.knauerinc.com

SEATING COUNT TABLE

TYPE	COUNT	TOTAL
4 TOP	4	= 16
LOUNGE CHAIR	2	= 2
SOFA	1	= 2
		20
BAR SEATING		
4 TOP	5	= 20
4 TOP U-BOOTH	2	= 8
BAR STOOL	13	= 13
BAR SEATING		41
CLUB ROOM		
4 TOP	5	= 20
5 TOP	1	= 5
6 TOP	1	= 6
BAR STOOL	8	= 8
LOUNGE CHAIR	5	= 5
SOFA	2	= 4
CLUB ROOM		48
COVERED PATIO		
4 TOP - PATIO	10	= 40
6 TOP - PATIO	1	= 6
COVERED PATIO		46
DINING ROOM B		
12 TOP	2	= 4
4 TOP	9	= 36
5 TOP	2	= 10
5 TOP - ROUND BOOTH	1	= 5
15 TOP	1	= 6
DINING ROOM B		61
MAIN DINING ROOM		
4 TOP	6	= 24
4 TOP PULLMAN BOOTH	6	= 24
4 TOP U-BOOTH	2	= 8
6 TOP	2	= 12
MAIN DINING ROOM		68
PDR A		
4 TOP	6	= 24
6 TOP	1	= 6
PDR A		30
PDR B		
4 TOP	9	= 36
PDR B		36
TUNNEL		
LOUNGE CHAIR	8	= 8
TUNNEL		8
TOTAL DINING		358

02/22/2024	ISSUED FOR HDC SUBMISSION
01/18/2024	ISSUED FOR HDC SUBMISSION
10/20/2023	ISSUED FOR HDC SUBMISSION
06/09/2023	ISSUED FOR PLANNING DEPT. REV.
06/09/2023	ISSUED FOR DESIGN DEVELOPMENT
03/24/2023	DESIGN REVIEW - PLANNING

SCHEMATIC DESIGN FOR BIG ROCK

245 S ETON STREET
BIRMINGHAM, MI 48009

PROJECT NO: 3672

CAD DWG FILE: C:\Users\jgansler\Documents\3672 Big Rock_522_jgansler\BIGAT.rvt

DRAWN BY: Author

CHECKED BY: Checker

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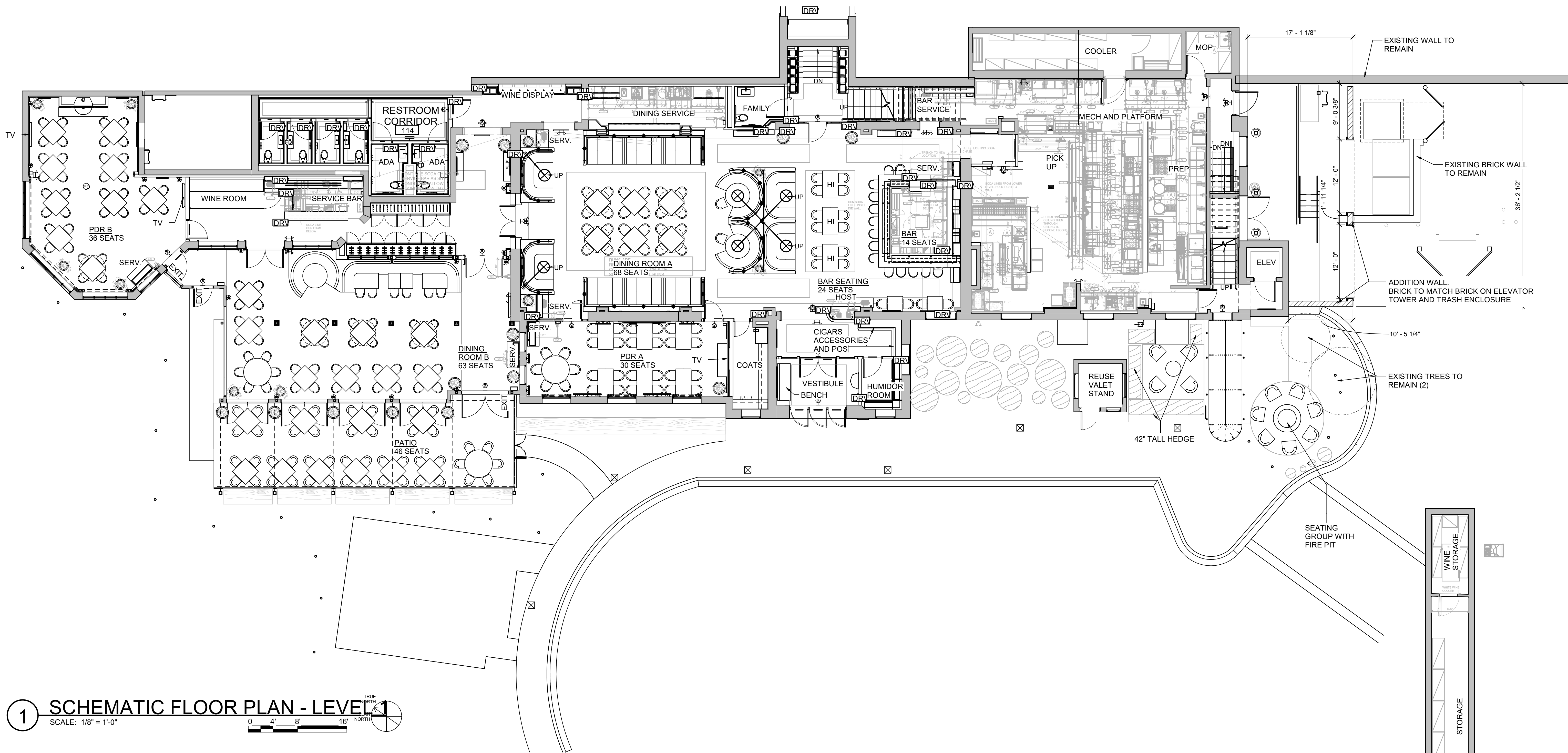
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SCALE: DRAWING SCALE MAY VARY. REFER TO EACH DRAWING FOR ITS SCALE.

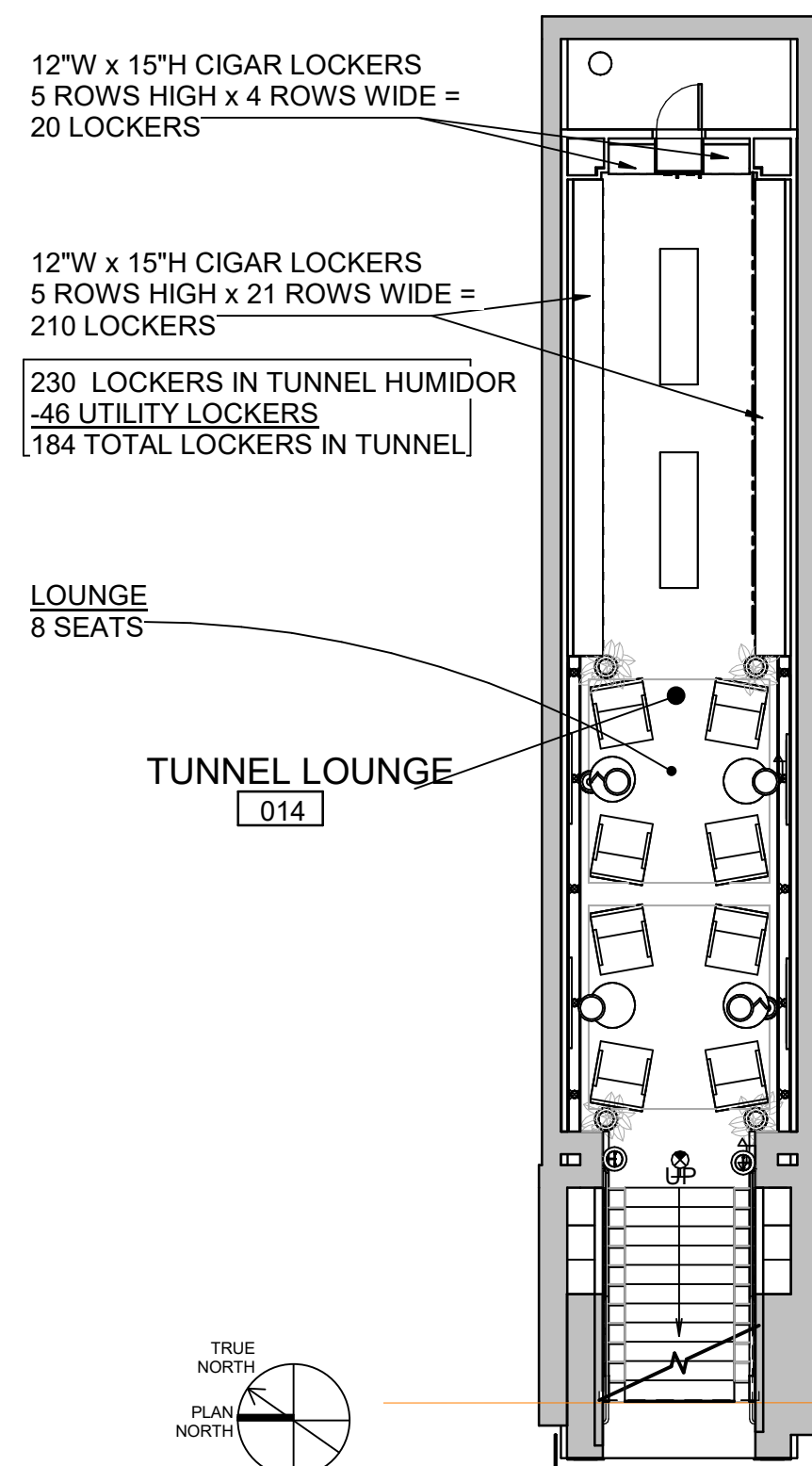
SHEET TITLE

SCHEMATIC FLOOR PLAN

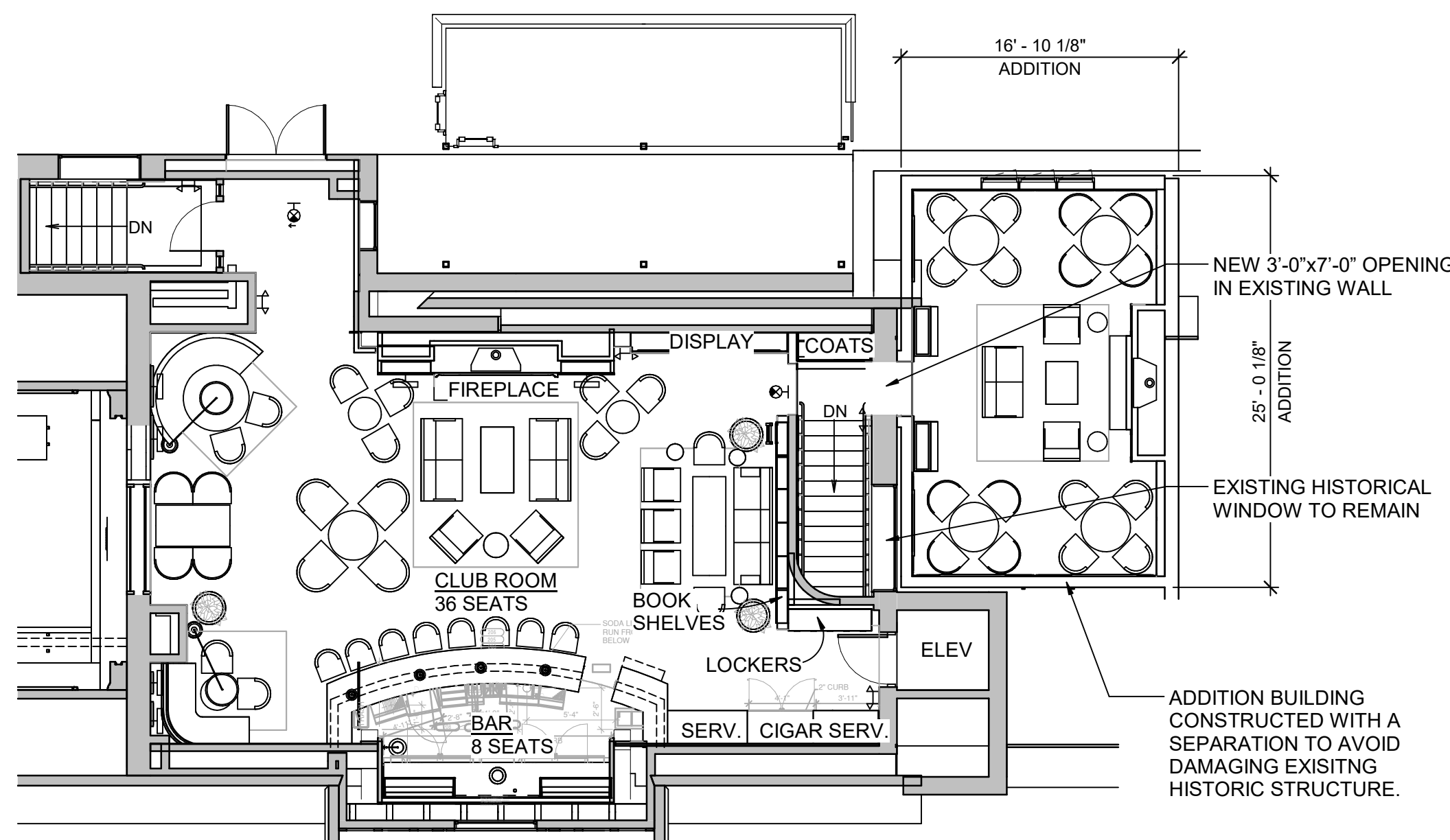
A-1.1



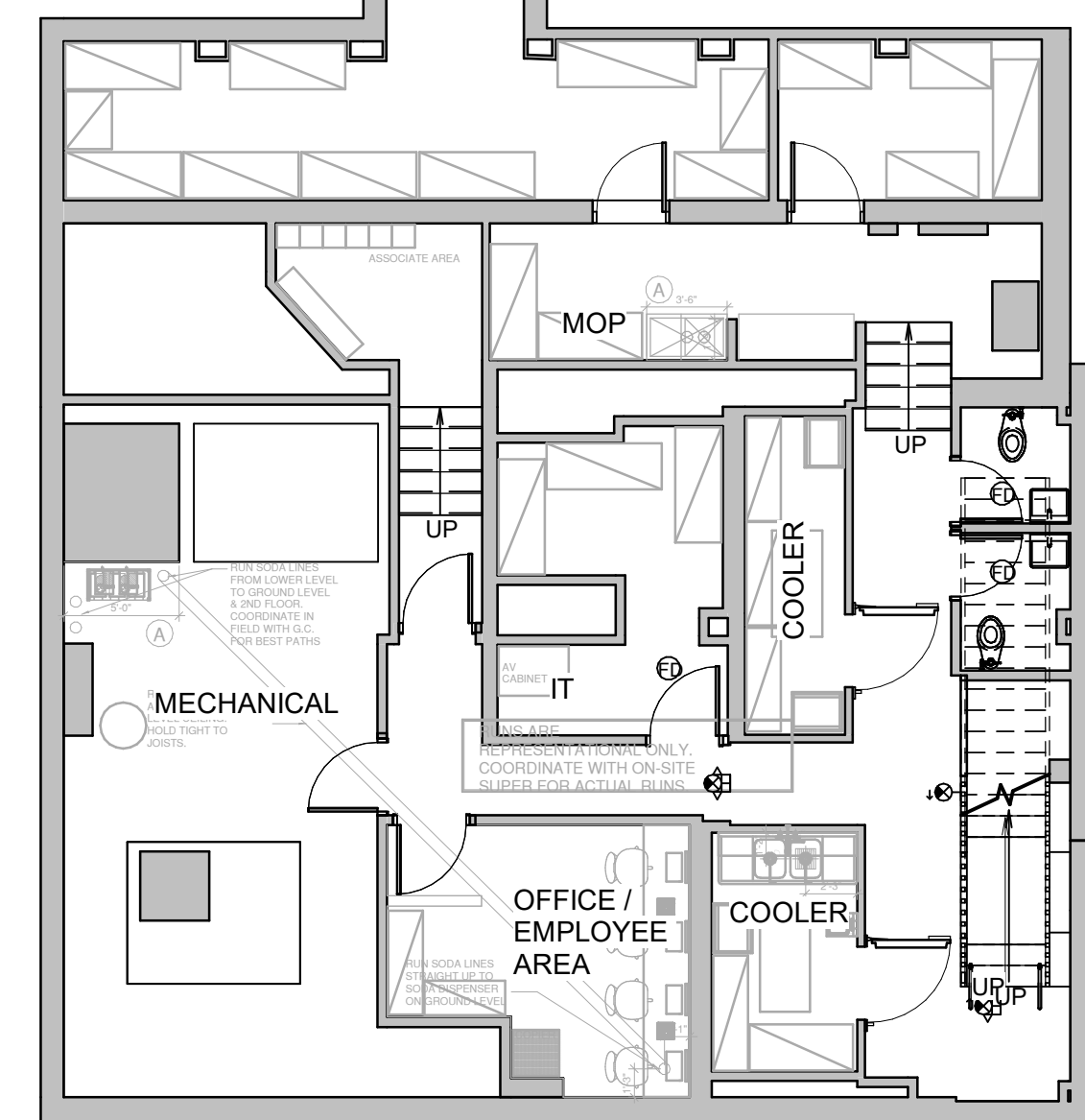
1 SCHEMATIC FLOOR PLAN - LEVEL 1
SCALE: 1/8" = 1'-0"



2 SCHEMATIC FLOOR PLAN - TUNNEL
SCALE: 1/8" = 1'-0"



3 SCHEMATIC FLOOR PLAN - MEZZ
SCALE: 1/8" = 1'-0"



4 SCHEMATIC FLOOR PLAN - LL
SCALE: 1/8" = 1'-0"



WEST EXTERIOR ELEVATION

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

EXISTING VALET STAND
TO REMAIN. PAINT
EXISTING TRIM BLACK.

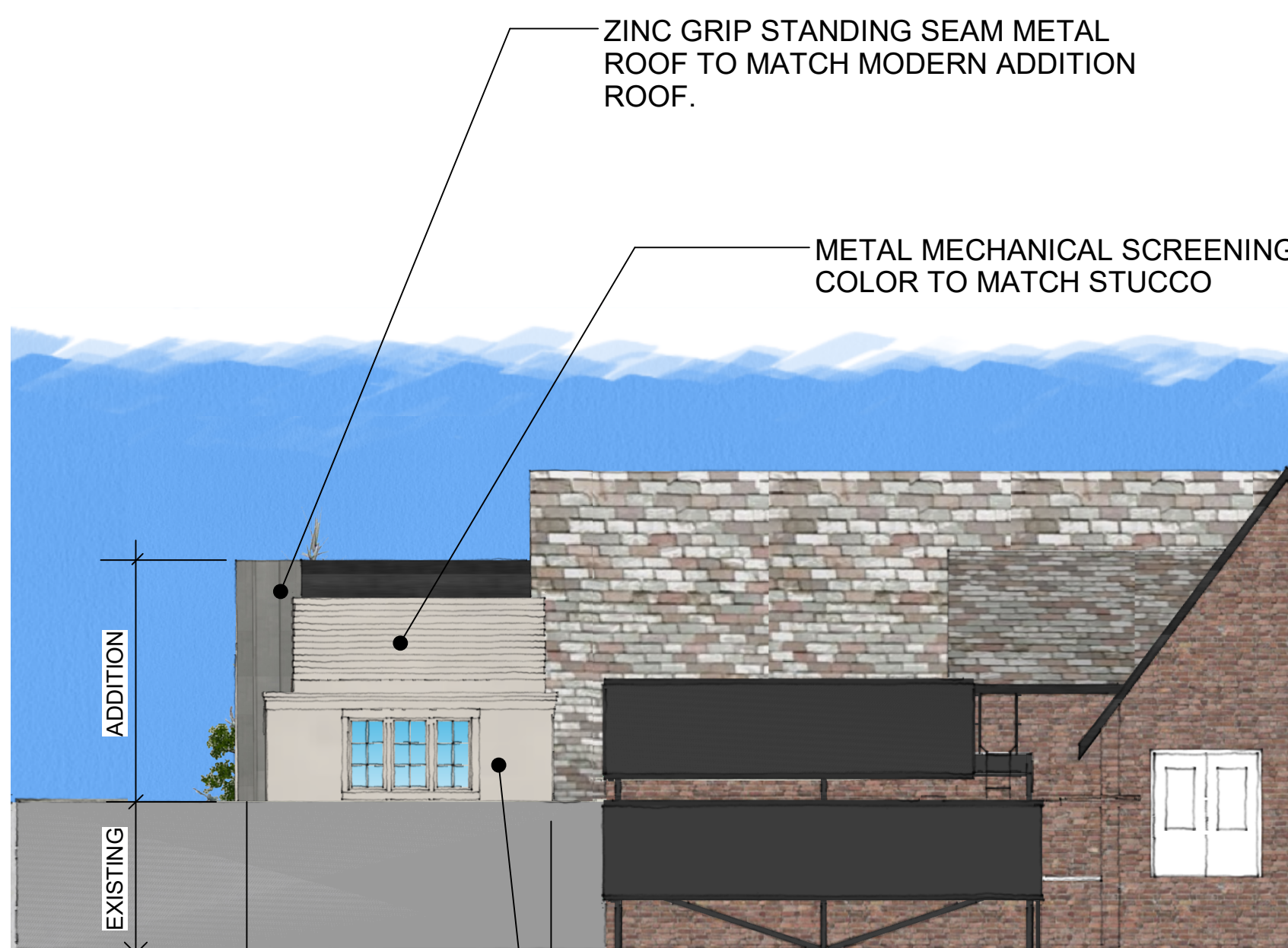
3'-6" TALL
EVERGREEN
HEDGEROW

EXISTING CANOPY
STRUCTURE WITH
NEW CANOPY FABRIC
(BLACK)

SEATING GROUP
WITH FIREPIT

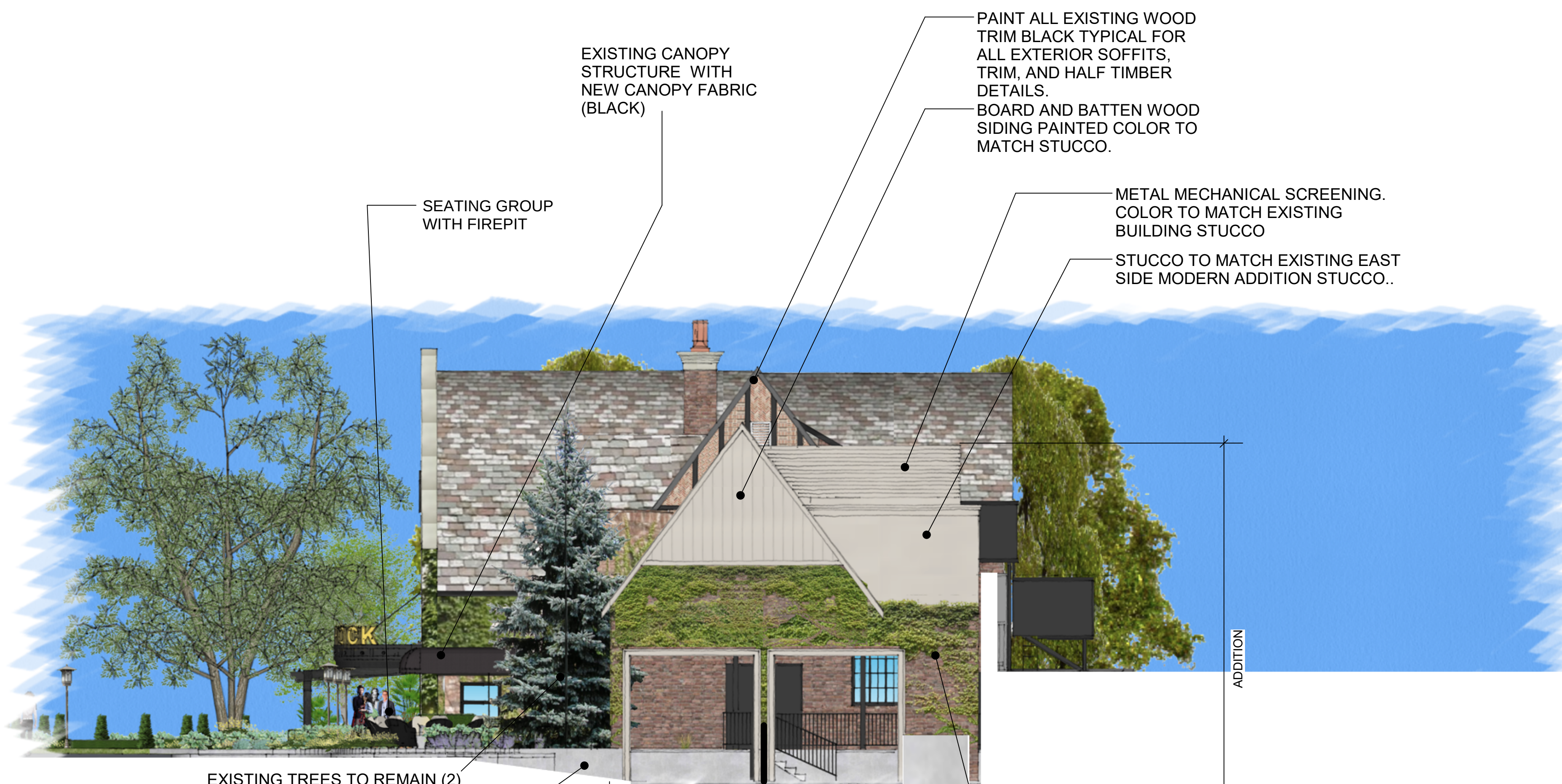
ZINC GRIP STANDING SEAM METAL
ROOF TO MATCH MODERN ADDITION
ROOF.

THIN BRICK TO MATCH EXSITING
BRICK ON ELEVATOR TOWER AND
TRASH ENCLOSURE



WEST ADDITION EXTERIOR ELEVATION

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



SOUTH EXTERIOR ELEVATION

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

EXISTING CANOPY
STRUCTURE WITH
NEW CANOPY FABRIC
(BLACK)

SEATING GROUP
WITH FIREPIT

PAINT ALL EXISTING WOOD
TRIM BLACK TYPICAL FOR
ALL EXTERIOR SOFFITS,
TRIM, AND HALF TIMBER
DETAILS.
BOARD AND BATTEN WOOD
SIDING PAINTED COLOR TO
MATCH STUCCO.

METAL MECHANICAL SCREENING.
COLOR TO MATCH EXISTING
BUILDING STUCCO

STUCCO TO MATCH EXISTING EAST
SIDE MODERN ADDITION STUCCO..

EXISTING TREES TO REMAIN (2)

ADD CONCRETE WALL TO MATCH
TO MAINTAIN RETAINING AREA

THIN BRICK TO MATCH EXISTING
BRICK ON ELEVATOR TOWER AND
TRASH ENCLOSURE

02/22/2024	ISSUED FOR HDC SUBMISSION
01/18/2024	ISSUED FOR HDC SUBMISSION
10/20/2023	ISSUED FOR HDC SUBMISSION
06/09/2023	ISSUED FOR PLANNING DEPT. REV.
06/09/2023	ISSUED FOR DESIGN DEVELOPMENT
03/24/2023	DESIGN REVIEW - PLANNING

MARK	DATE	DESCRIPTION
ISSUED		

SCHEMATIC DESIGN FOR
BIG ROCK

245 S ETON STREET
BIRMINGHAM, MI 48009

PROJECT NO: 3672

CAD DWG FILE: C:\Users\jgansler\Documents\3672 Big
Rock_RSD_jgansler\BIGAT.rvt

DRAWN BY: Author

CHECKED BY: Checker

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THE WRITTEN CONSENT OF KNAUER INCORPORATED

SCALE: 0 4' 8' 16'
1/8" = 1'-0"

SHEET TITLE

SCHEMATIC EXTERIOR
ELEVATIONS

A-2

DESIGN REVIEW - REVISION
BIRMINGHAM PLANNING DIVISION

February 22nd, 2024



Big Rock | Italian Chop House
245 S. Eton
Birmingham, Michigan

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CAMERON MITCHELL
• RESTAURANTS •

EXISTING CONDITIONS



Big Rock | Italian Chop House
245 S. Eton
Birmingham, Michigan
February 22nd, 2024

KNAUER

CAMERON MITCHELL
• RESTAURANTS •

EXISTING CONDITIONS



Big Rock | Italian Chop House
245 S. Eton
Birmingham, Michigan
February 22nd, 2024

KNAUER

CAMERON MITCHELL
• RESTAURANTS •

EXISTING CONDITIONS



Big Rock | Italian Chop House
245 S. Eton
Birmingham, Michigan
February 22nd, 2024

KNAUER

CAMERON MITCHELL
• RESTAURANTS •

EXISTING CONDITIONS



Big Rock | Italian Chop House
245 S. Eton
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• RESTAURANTS •

EXISTING CONDITIONS



Big Rock | Italian Chop House
245 S. Eton
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February 22nd, 2024

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• RESTAURANTS •

EXISTING CONDITIONS



Big Rock | Italian Chop House
245 S. Eton
Birmingham, Michigan
February 22nd, 2024

KNAUER

CAMERON MITCHELL
• RESTAURANTS •

EXISTING CONDITIONS



Big Rock | Italian Chop House
245 S. Eton
Birmingham, Michigan
February 22nd, 2024

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• RESTAURANTS •

EXISTING CONDITIONS



Big Rock | Italian Chop House
245 S. Eton
Birmingham, Michigan
February 22nd, 2024

KNAUER

CAMERON MITCHELL
• RESTAURANTS •

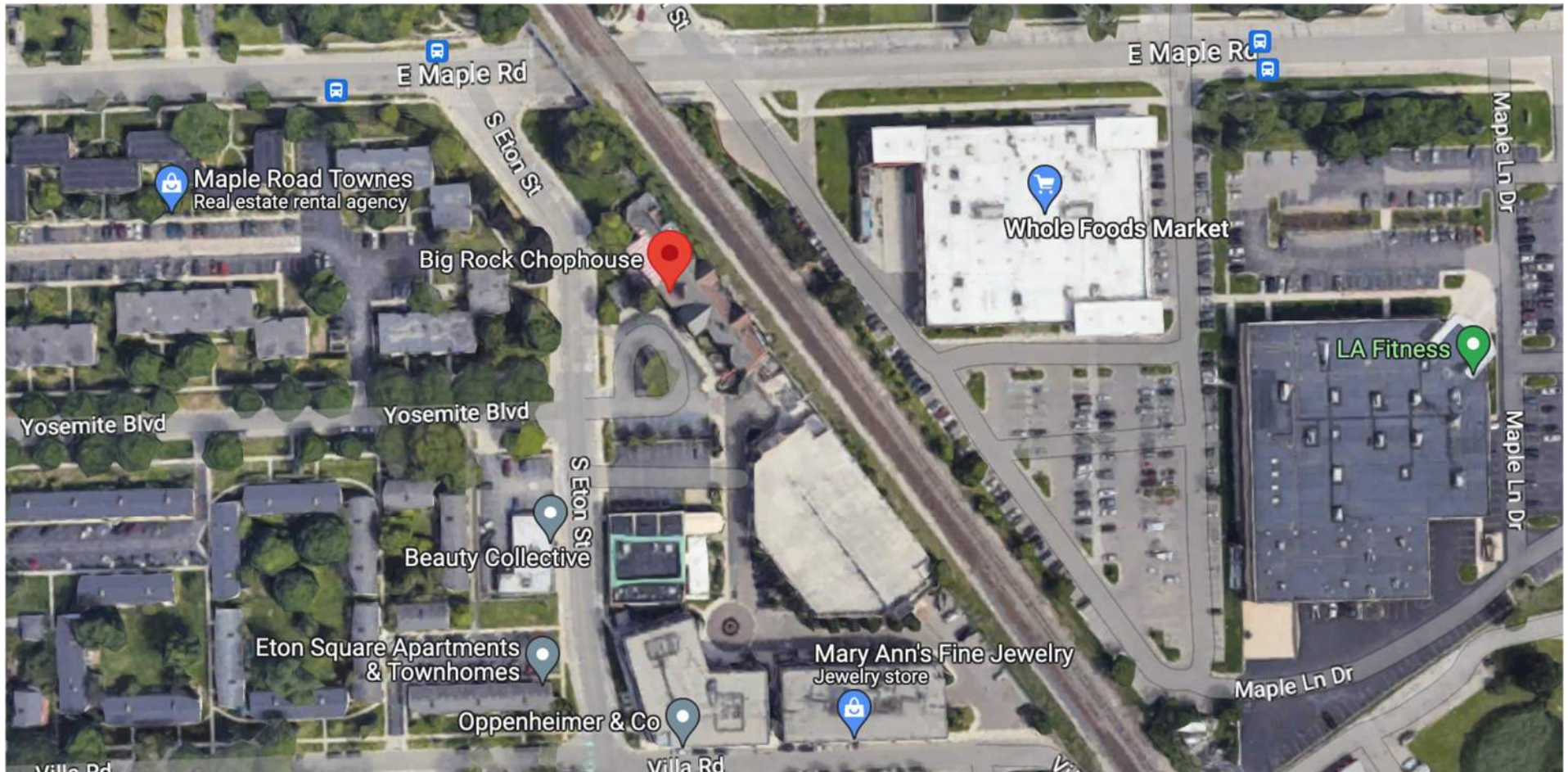
EXISTING CONDITIONS



Big Rock | Italian Chop House
245 S. Eton
Birmingham, Michigan
February 22nd, 2024

KNAUER

CAMERON MITCHELL
• RESTAURANTS •

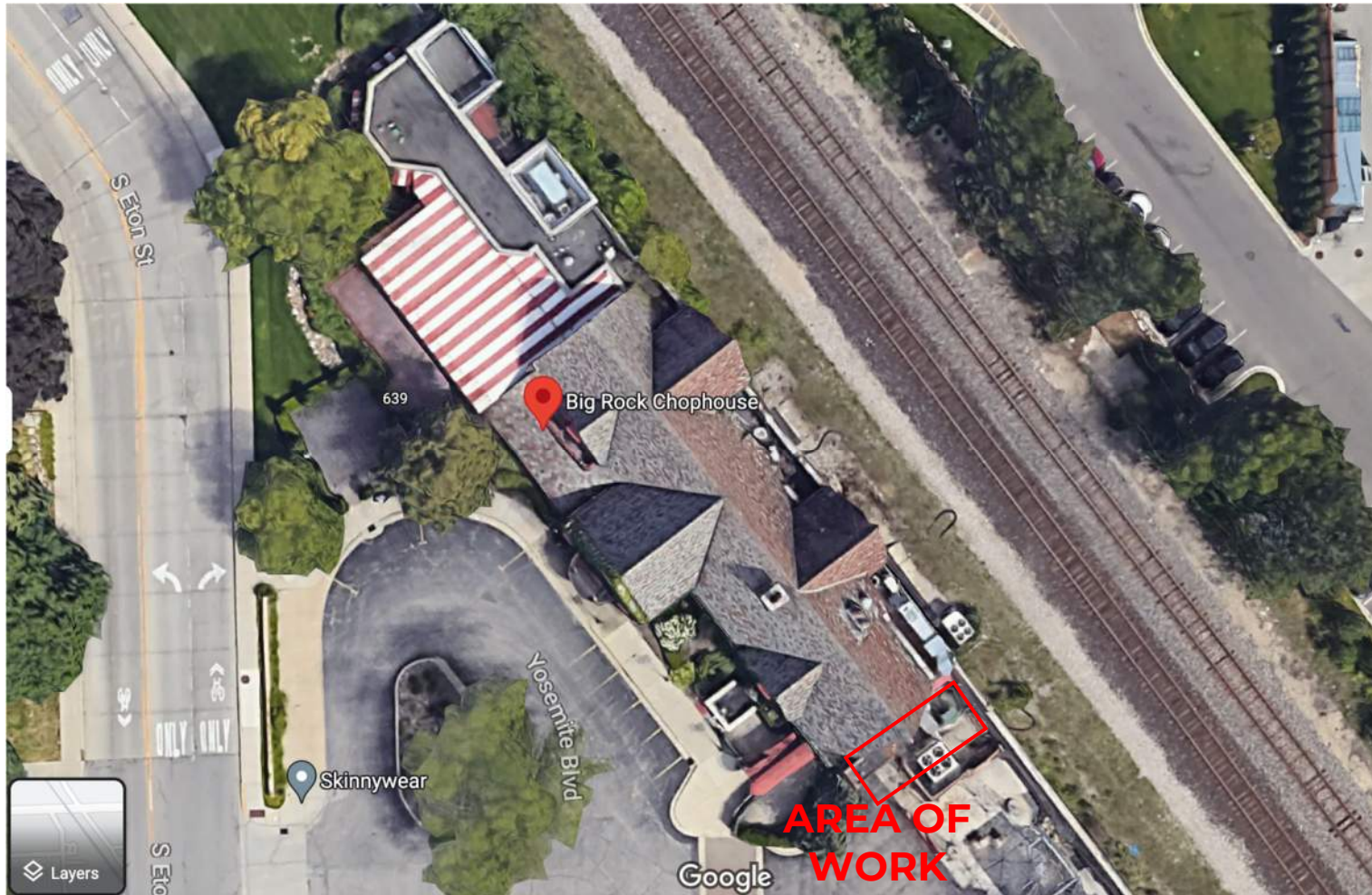


Big Rock | Italian Chop House
245 S. Eton
Birmingham, Michigan

KNAUER

February 22nd, 2024

CAMERON MITCHELL
• RESTAURANTS •



Big Rock | Italian Chop House
245 S. Eton
Birmingham, Michigan

February 22nd, 2024

KNAUER

CAMERON MITCHELL
• RESTAURANTS •

PROPOSED 3-D Views



Big Rock | Italian Chop House
245 S. Eton
Birmingham, Michigan

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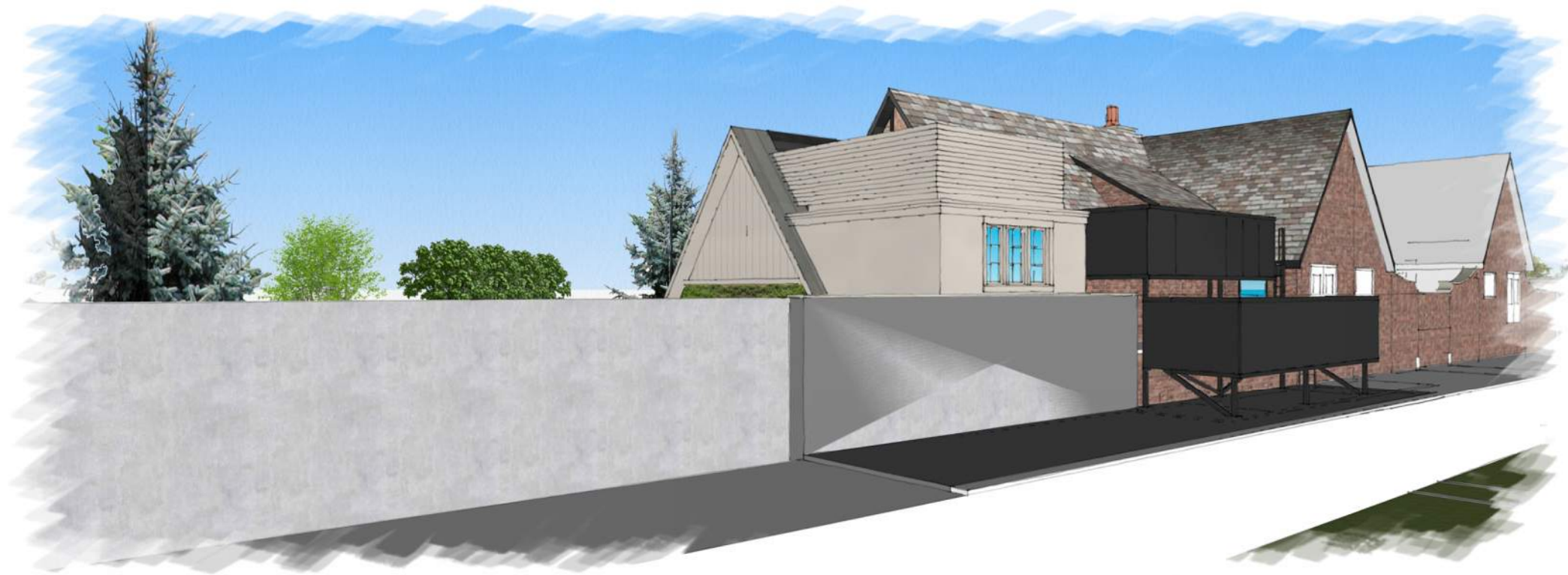
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FINISHES AND MATERIALS:
PAINT, BRICK, SIDING, ROOF, & SCREENING



P-1
Trim, Soffits, Trellis,
and Windows:
Benjamin Moore
Black HC-190



BR-01 Thin Brick
Proposed Addition:
Brick to match existing
elevator and trash
enclosure wall.



Board and Batton Siding
12" spacing.
Proposed Addition:
Color to match existing
stucco.



Metal Screening:
Proposed Addition:
Vision Guard L20 Slatted
Louver. Color to match
existing stucco.



Standing Seam Roof
Proposed Addition:
Color – Zinc Grip



Stucco to match existing
eastside modern addition
stucco.

Big Rock | Italian Chop House
245 S. Eton
Birmingham, Michigan

February 22nd, 2024

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FINISHES AND MATERIALS: SCREENING



PRODUCT DATA SHEET

VisionGuard™ L20 Slatted Louver
Updated 10.24.2023



www.roofscreen.com

VisionGuard™ L20 Slatted Louver

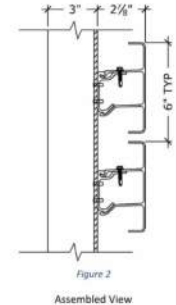
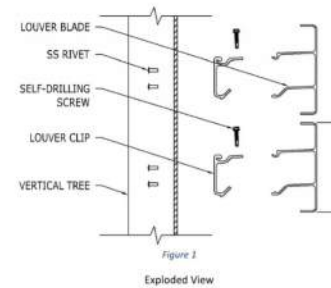
Description:

VisionGuard™ Slatted Louvers are 90° flat face blades designed for architectural and vision-proofing applications. Our continuous-blade design allows greater flexibility to achieve the aesthetics desired. Instead of the pre-framed panelized louvers commonly found on the market, VisionGuard louvers consist of individual continuous blades that can extend seamlessly across any distance without the need for frame flanges or mullions. If vertical mullions, or a panelized aesthetic is desired, it can easily be achieved with the use of trims.



Components:

- Louver Blade: .100" thick extruded aluminum, ASTM B 221, Alloy 6063-T6.
- Louver Clip: .125" thick extruded aluminum, ASTM B 221, Alloy 6063-T6.
- Vertical Tree: 3" x 3" x .188" thick extruded aluminum, ASTM B 221, Alloy 6061-T6.
- Self-Drilling Screw: #12-24 x 1.25" carbon with premium coating.
- SS Rivet: Stainless steel open end domed head .0187" x 0.565"



Big Rock | Italian Chop House
245 S. Eton
Birmingham, Michigan

KNAUER

January 18, 2024



Project Report

29 April 2021 - 29 February 2024

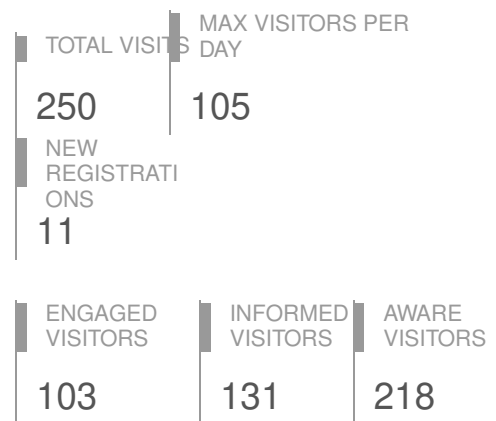
Engage Birmingham Historic Preservation Master Plan



Visitors Summary

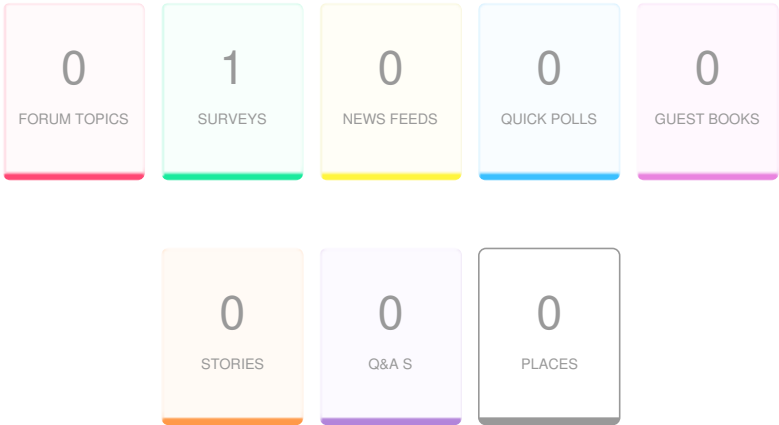


Highlights



Aware Participants		218	Engaged Participants				103
Aware Actions Performed		Participants	Engaged Actions Performed				
Visited a Project or Tool Page		218					
Informed Participants		131					
Informed Actions Performed		Participants					
Viewed a video		0					
Viewed a photo		0					
Downloaded a document		0					
Visited the Key Dates page		0					
Visited an FAQ list Page		0					
Visited Instagram Page		0					
Visited Multiple Project Pages		30					
Contributed to a tool (engaged)		103					
			Registered	Unverified	Anonymous		
Contributed on Forums			0	0	0		
Participated in Surveys			103	0	0		
Contributed to Newsfeeds			0	0	0		
Participated in Quick Polls			0	0	0		
Posted on Guestbooks			0	0	0		
Contributed to Stories			0	0	0		
Asked Questions			0	0	0		
Placed Pins on Places			0	0	0		
Contributed to Ideas			0	0	0		

ENGAGEMENT TOOLS SUMMARY



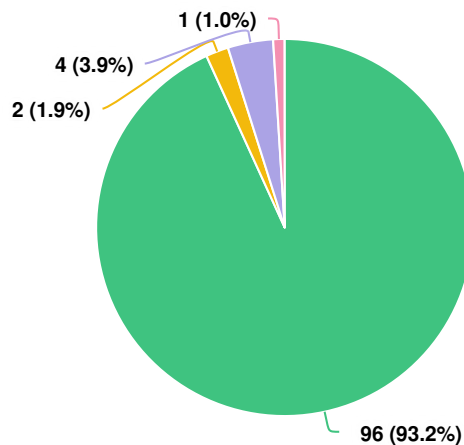
Tool Type	Engagement Tool Name	Tool Status	Visitors	Contributors		
				Registered	Unverified	Anonymous
Survey Tool	Historic Preservation Master Plan	Published	186	103	0	0

ENGAGEMENT TOOL: SURVEY TOOL

Historic Preservation Master Plan

Visitors	186	Contributors	103	CONTRIBUTIONS	103
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Do you believe historic preservation is a worthwhile goal?



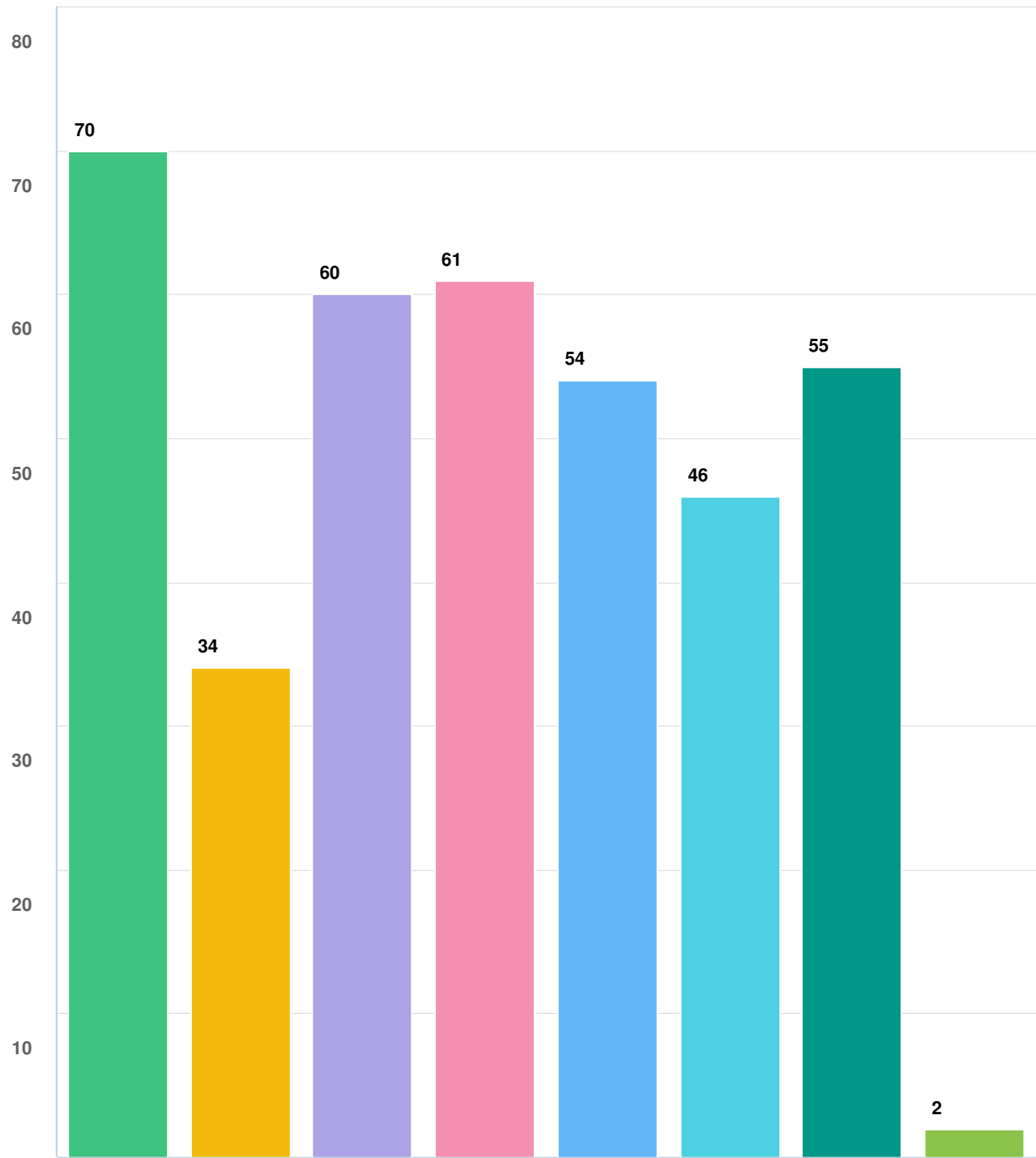
Question options

☒ Yes ☐ No ☐ Unsure ☐ Other (please specify)

Optional question (103 response(s), 0 skipped)

Question type: Radio Button Question

What do you feel makes something historic? (Check all that Apply)



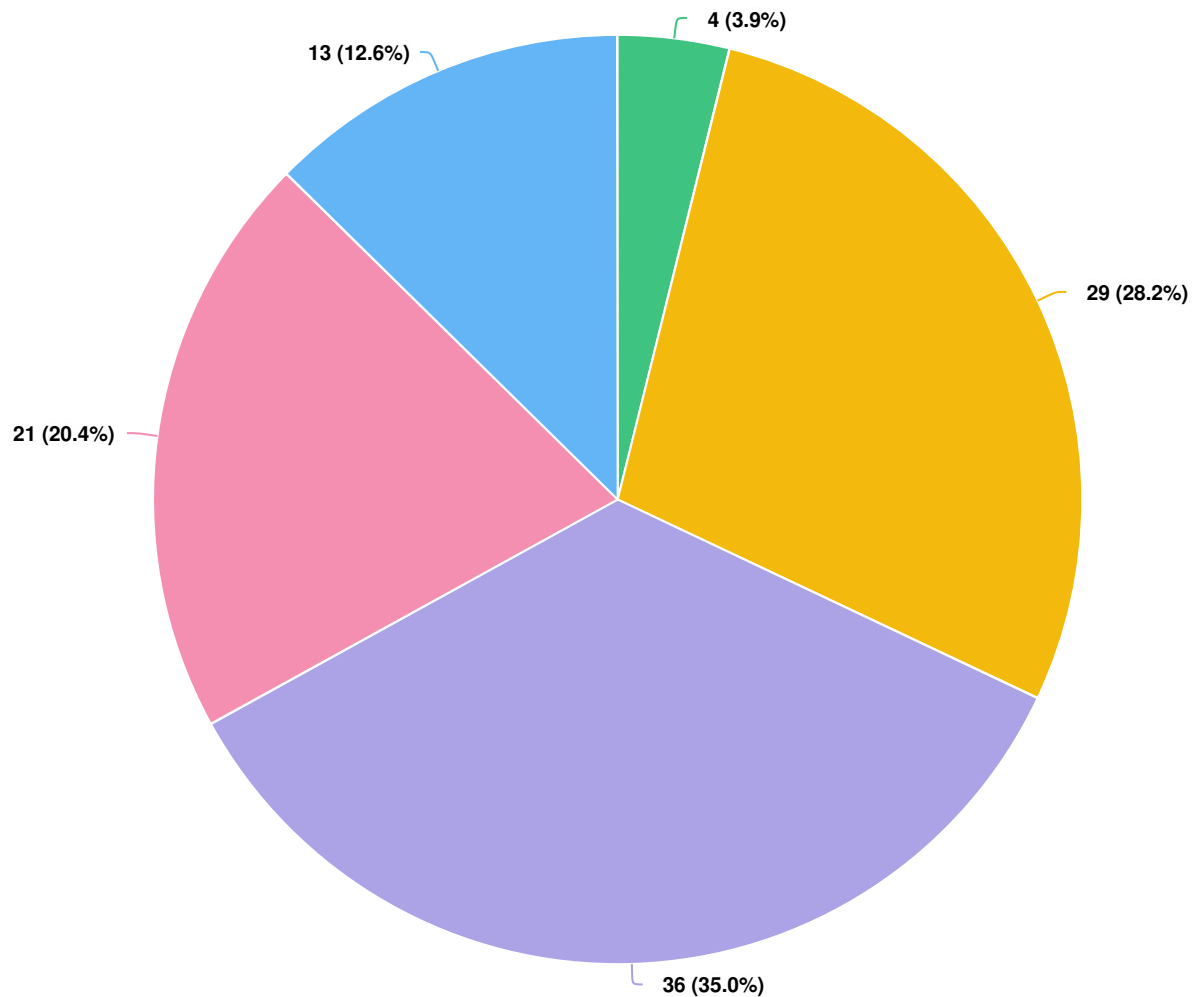
Question options

- Architecture/Engineering
- Location
- Age
- Historical Event
- Association with a Person
- Association with a Movement (Social, Political, etc.)
- All of the Above
- Other (please specify)

Optional question (103 response(s), 0 skipped)

Question type: Checkbox Question

How old does something have to be to be considered "historic"?



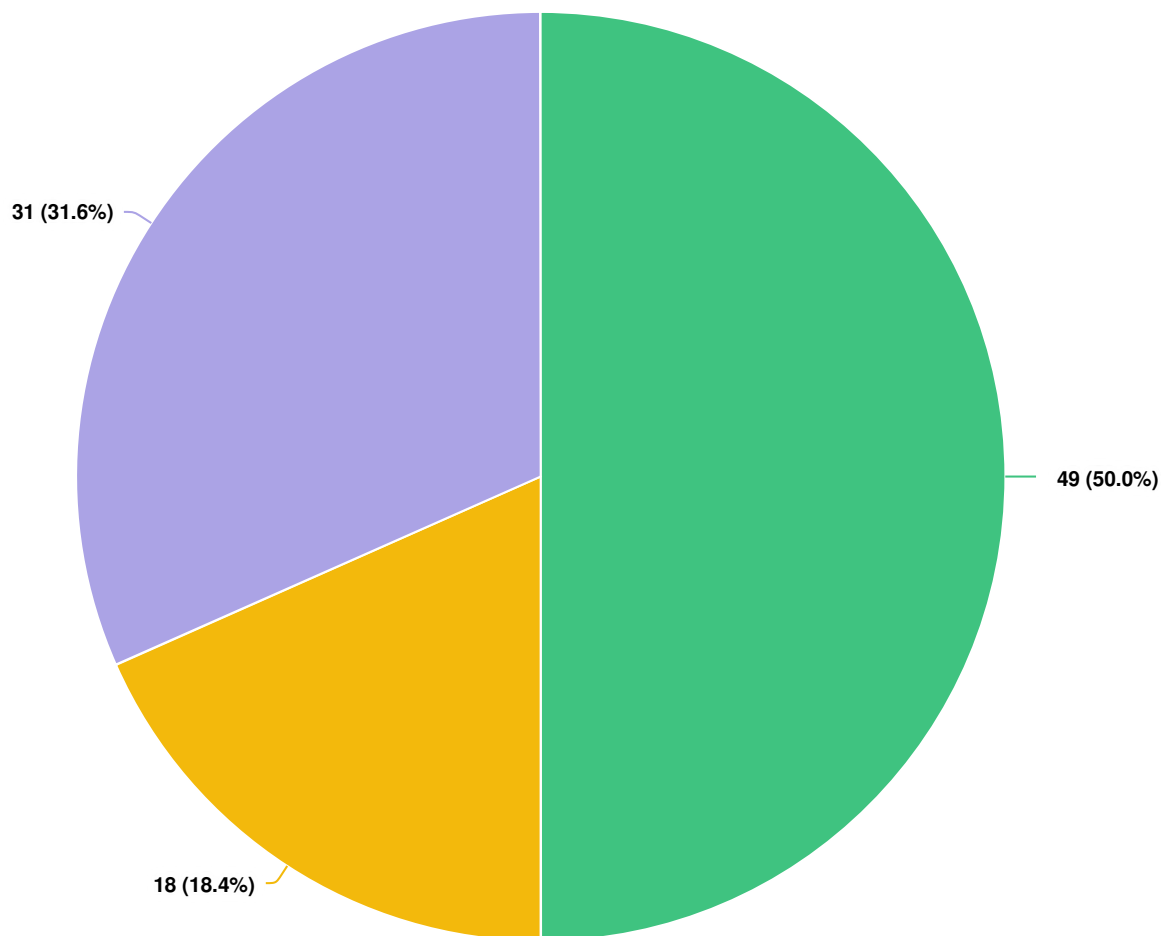
Question options

☐ 25 years ☐ 50 years ☐ 75 years ☐ 100+ years ☐ Other (please specify)

Optional question (103 response(s), 0 skipped)

Question type: Radio Button Question

The City of Birmingham has 82 historically designated buildings and/or sites within both contiguous and non-contiguous districts. Were you aware that Birmingham has historic districts and/or sites?



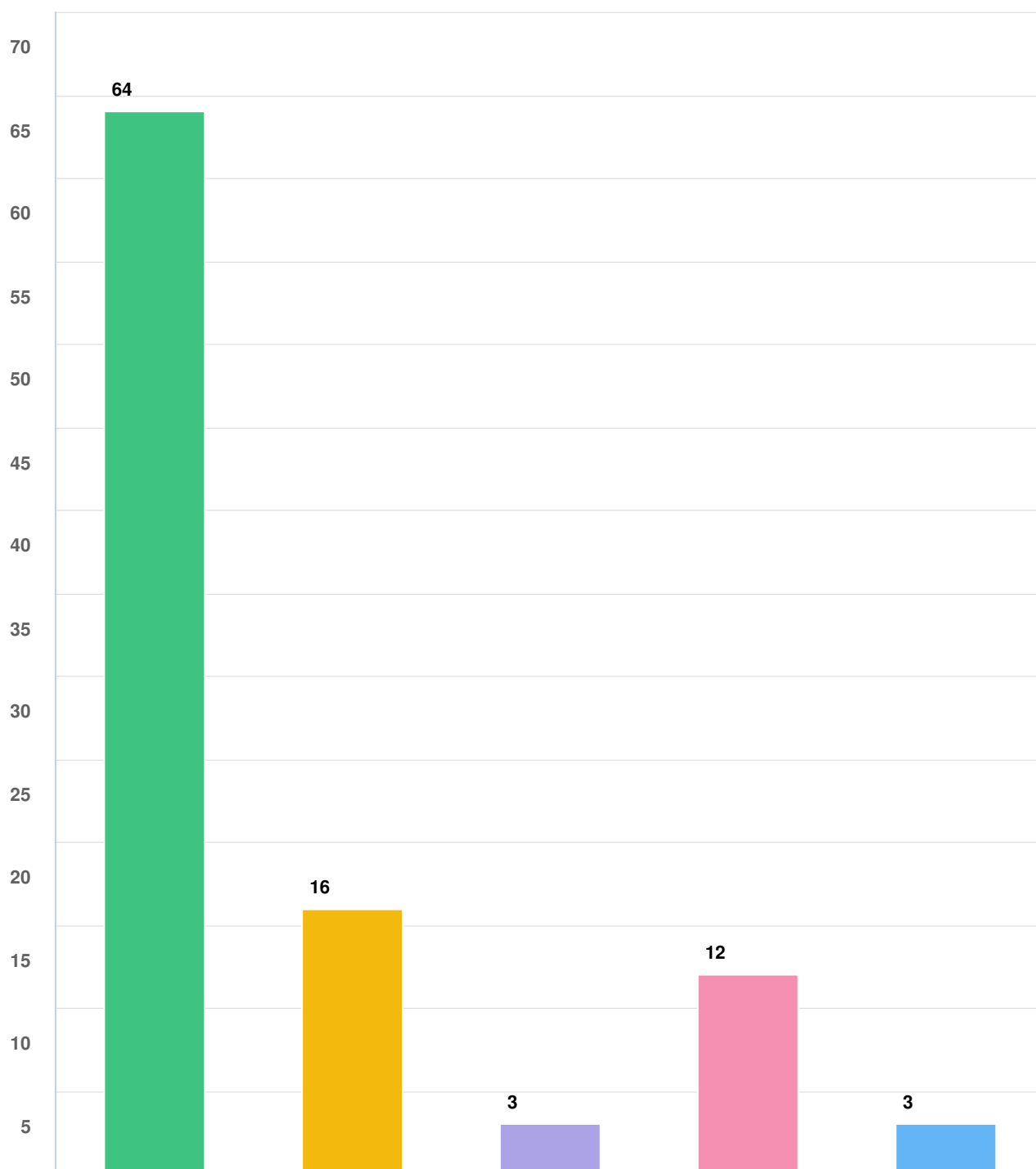
Question options

☒ Yes ☐ No ☐ Somewhat

Optional question (98 response(s), 5 skipped)

Question type: Radio Button Question

What direction do you think the City should take in the future regarding the creation of local historic resources (buildings and/or sites)?



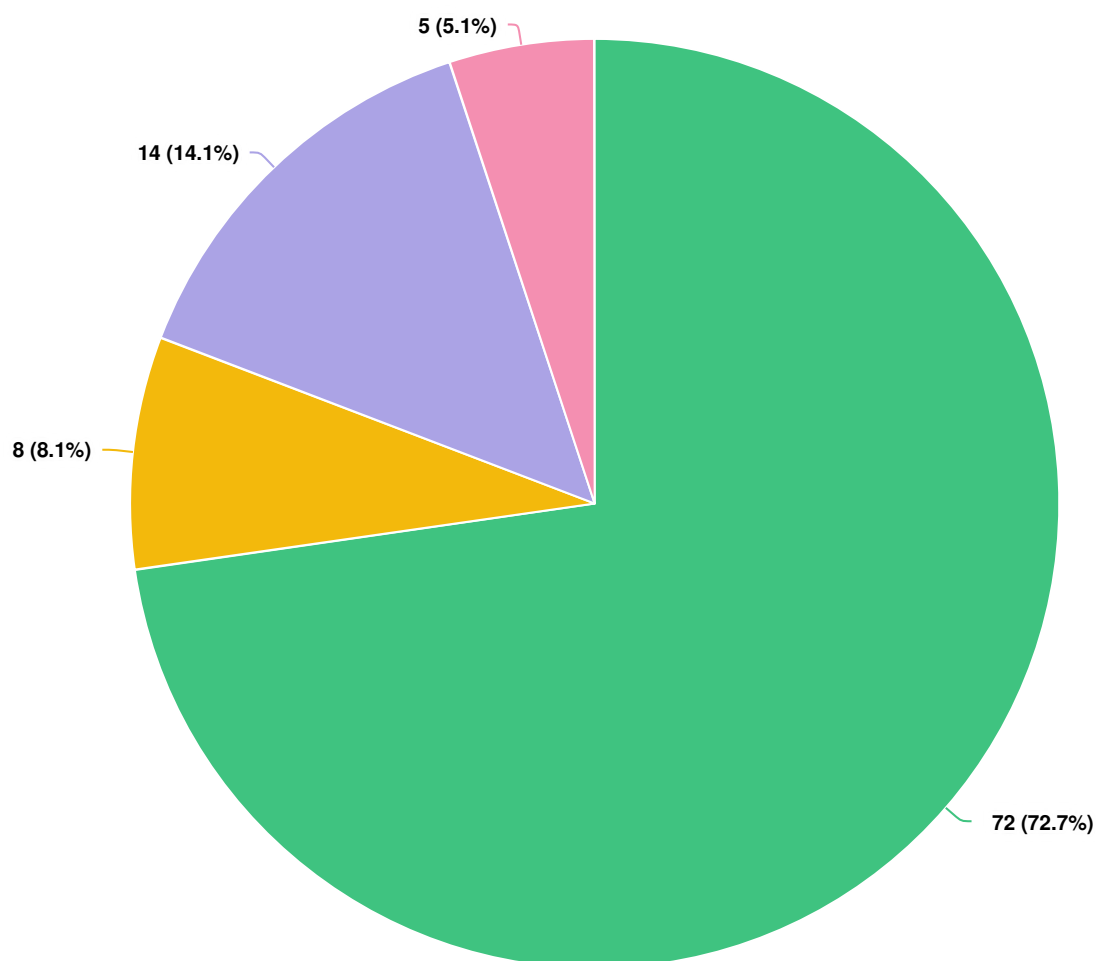
Question options

- Expand stock of local historic resources
- Maintain existing stock of historic resources
- Decrease the amount of historic resources
- Unsure
- Other (please specify)

Optional question (98 response(s), 5 skipped)

Question type: Checkbox Question

In your opinion, are there other things besides buildings that the city should protect from a historic preservation standpoint such as sites, landscapes, or other objects?



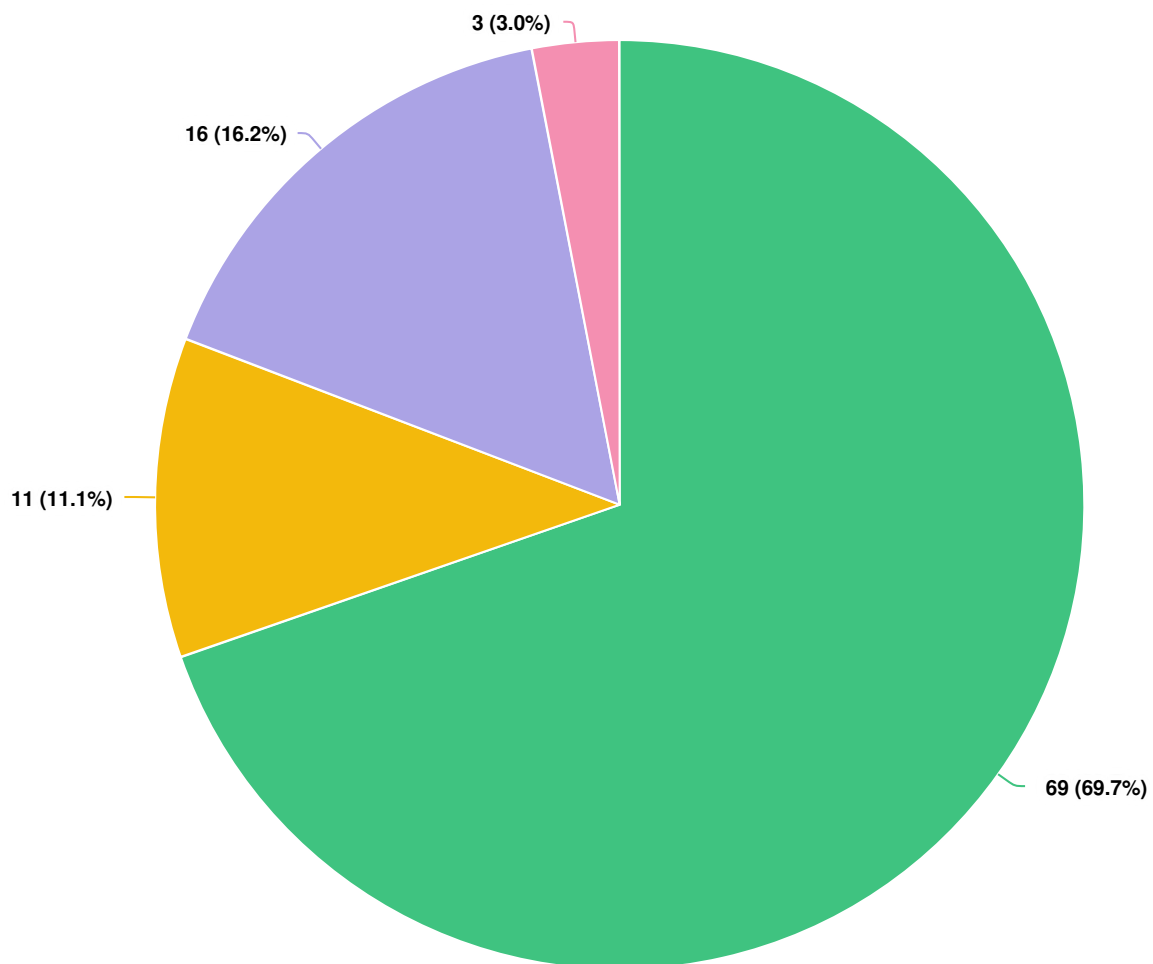
Question options

☒ Yes ☐ No ☐ Unsure ☐ Other (please specify)

Optional question (99 response(s), 4 skipped)

Question type: Radio Button Question

Do you think that there are any barriers to historic preservation?



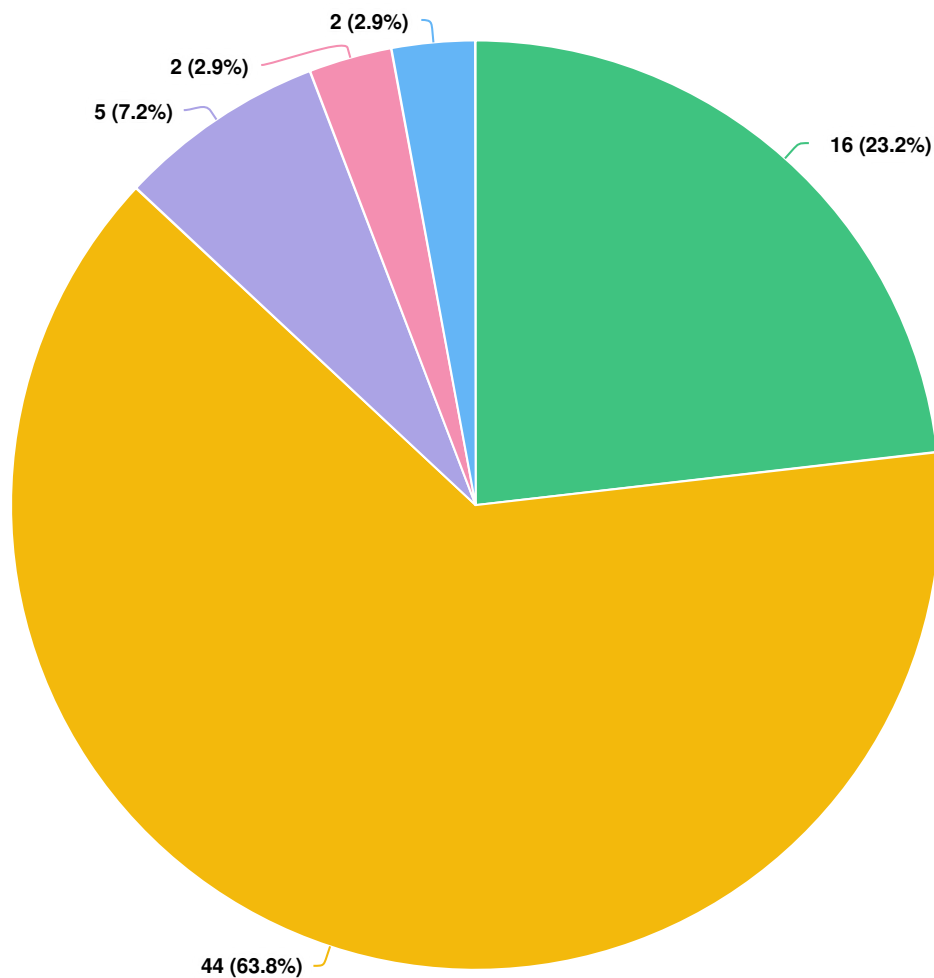
Question options

● Yes ● No ● Unsure ● Other (please specify)

Optional question (99 response(s), 4 skipped)

Question type: Radio Button Question

In your opinion, what is the biggest barrier to historic preservation?



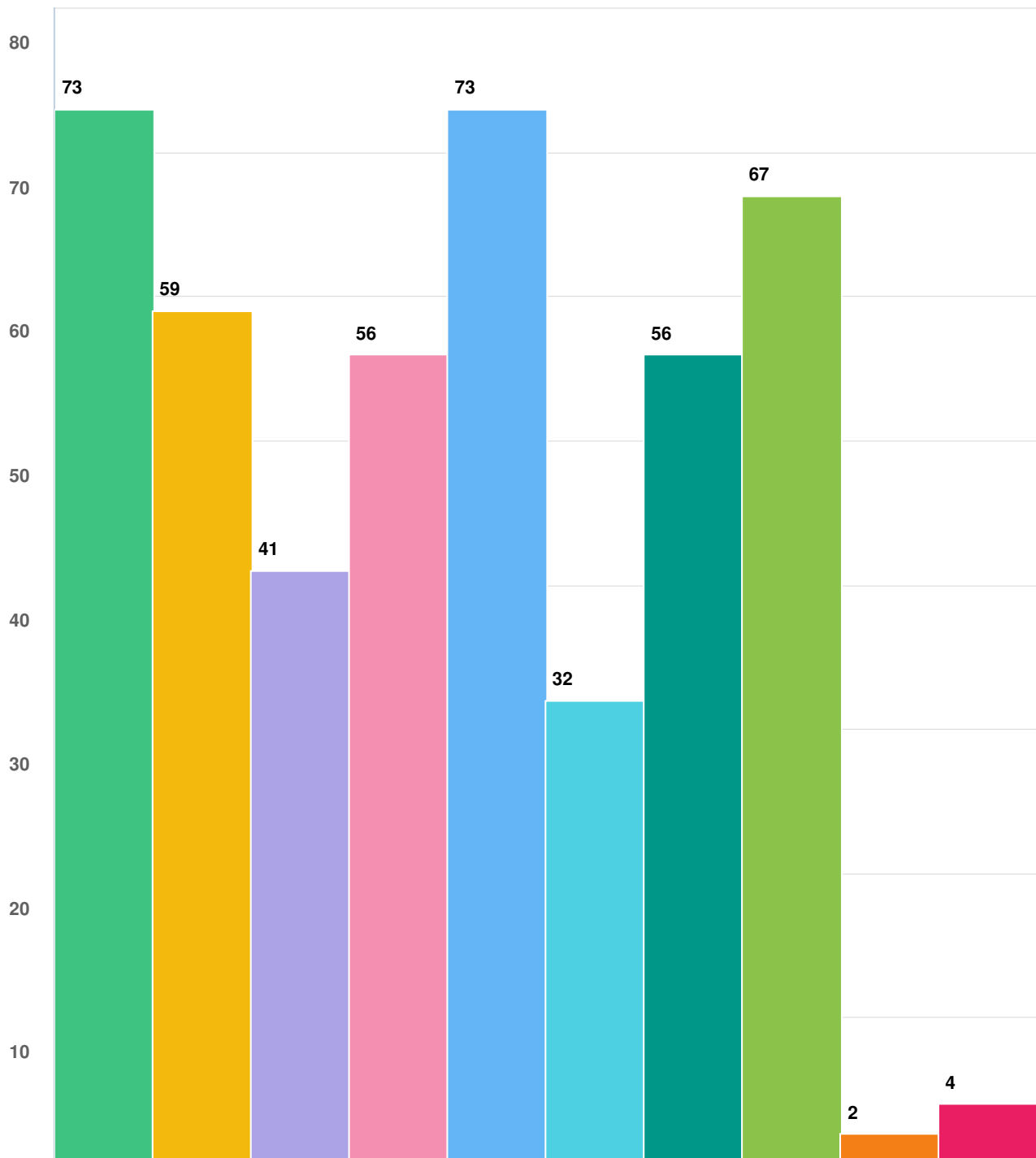
Question options

● Cost ● Conflict with development ● Limitations on modifications ● Unsure ● Other

Optional question (69 response(s), 34 skipped)

Question type: Radio Button Question

What types of strategies do you think would better inform and/or educate the public about preservation projects and programs? (Please check all that apply)



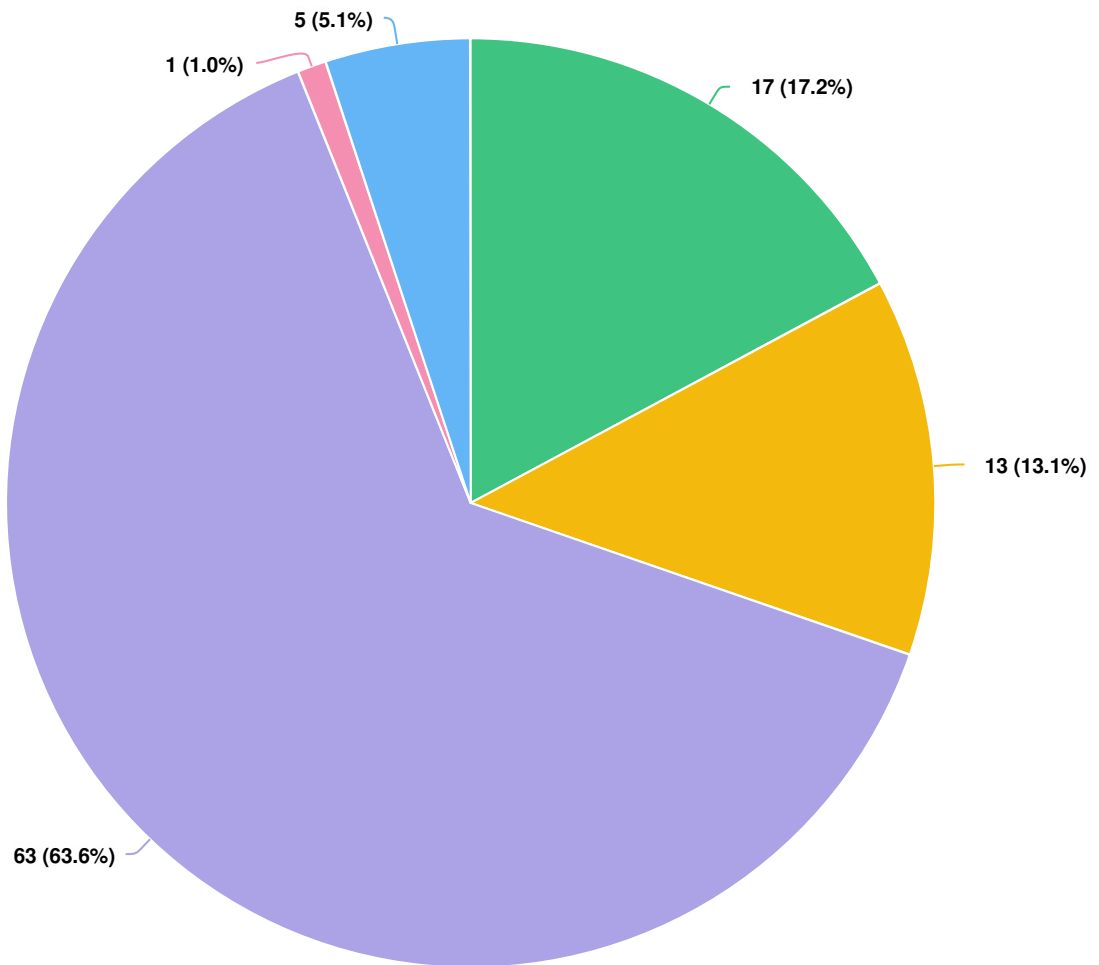
Question options

Website Newsletters Exhibits Tours Informational plaques on buildings Award programs
Databases and written histories Robust mapping and imagery Unsure Other (please specify)

Optional question (98 response(s), 5 skipped)

Question type: Checkbox Question

The approach to historic preservation can be simplified in to regulatory (i.e. ordinances and policy) and non-regulatory (i.e. incentive programs and education) approaches. Which approach do you feel better suits the City of Birmingham?

**Question options**

● Regulatory ● Non-regulatory ● A combination of both ● Neither regulatory or non-regulatory ● Unsure

Optional question (99 response(s), 4 skipped)

Question type: Radio Button Question



Historic Preservation Master Plan

Project Schedule

DRAFT: 3/1/24

[illegible]



AGENDA
BIRMINGHAM HISTORIC DISTRICT COMMISSION
WEDNESDAY – MARCH 20, 2024
BIRMINGHAM CITY HALL, 151 MARTIN STREET, COMMISSION ROOM 205, BIRMINGHAM, MI*
******* 7:00 PM*******

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

- 1) Roll Call
- 2) Approval of the HDC Minutes of [March 6, 2024](#)
- 3) Courtesy Review
- 4) Historic Design Review
- 5) Sign Review
- 6) Study Session
 - A. [Historic Preservation Master Plan](#)
- 7) Miscellaneous Business and Communication
 - A. Pre-Application Discussions
 - B. Draft Agenda
 1. [April 3, 2024](#)
 - C. Staff Reports
 1. [Administrative Sign Approvals](#)
 2. [Administrative Approvals](#)
 3. [Demolitions](#)
 4. [Action List 2023/2024](#)
- 8) Adjournment

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

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

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

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

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

Historic District Commission Action List –2023

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

Historic District Commission Action List – 2024

Historic District Commission	Quarter Goals	In Progress	Complete
Historic District Ordinance Enforcement	1 st (January-March)	☒	☐
Historic Plaque Program	2 nd (April-June)	☒	☐
HDC Training	3 rd (July-September)	☐	☐
Historic Preservation Master Plan	4 th (October-December)	☒	☐



MEMORANDUM

Planning Division

DATE: February 21, 2024

TO: Historic District Commission Members

FROM: Nicholas Dupuis, Planning Director

SUBJECT: 239 N. Old Woodward – Huston Building – Roof Material Change

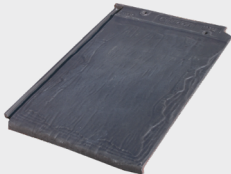
On July 7, 2021 ([Agenda](#) – [Minutes](#)), the Historic District Commission approved a Design Review application for major façade renovations at the historic Huston Building in Downtown Birmingham. Included in the renovations was the removal of an existing standing seam metal roof in favor of a new “Ludowici Terra Cotta Roof Tile” imitation slate.

At this time, the applicant/property owner have modified the roofing material to “Davinci Inspire Slate Roof” imitation slate. A material sample will be provided to the Historic District Commission to inspect. The applicant/property owner would like to understand the approval process that would be required for this change.



LudoSlate is a lightweight interlocking terra cotta roof tile featuring the texture and chiseled edges of natural slate and can be installed in straight rows or staggered for a more authentic look. Random width tiles are available in **LudoSlate Premier**. Available in 12 standard slate colors or a variety of custom colors or blends, LudoSlate will never fade or curl like other slate alternatives. LudoSlate tiles are Class A fire resistant, easy to install, and maintenance-free. LudoSlate is ASTM certified Grade 1.

PHYSICAL CHARACTERISTICS

CHARACTERISTIC	LUDOSLATE	LUDOSLATE PREMIER			PROFILE
Weight Per Square	598 lbs.	676 lbs.			
Pieces Per Square	109 pcs.	119 pcs. (Full Tile: 100, Two-thirds Tile: 9, Half Tile: 10)			
Overall Size	10 3/4" x 16"	5 3/4" x 16"	7 3/4" x 16"	10 3/4" x 16"	
Exposure	10 1/8" x 13"	5" x 13"	7" x 13"	10 1/8" x 13"	
Minimum Slope	3:12	3:12			
Standard Color Blends	Antiqued Brunswick Black, Antiqued Montpelier Green, Antiqued Slate Gray, Brunswick Black, Ebony Mist, Montpelier Green, Mottled Green Purple, Plumstone, Slate Gray, Slate Red, Strata Gray, Vermont Gray Black (Also available in all standard and custom colors. Please see the Colors of Ludowici for more information.)				
Base Texture	Quarried Slate (Also available in custom textures. Please see our Terra Cotta Textures for more information.)				

*Premier sizes do not come pre-blended on pallets. Each size is packaged individually and must be blended in the field by the installer.

APPROVALS & CERTIFICATIONS

- ◆ Miami-Dade NOA No: 13-0430.08
- ◆ State of Florida Approval No: FL 13777
- ◆ ASTM C1167 Grade 1 Roof Tile With Water Absorption Less Than 2%
- ◆ Class A Fire Rated
- ◆ IAPMO UES ER-452
- ◆ Texas Department of Insurance (TDI) Approved

LUDOWICI WARRANTY

All Ludowici tiles are manufactured in the United States and carry a 75-year warranty against color fading and manufacturing defects. For complete warranty details, please visit www.ludowici.com.



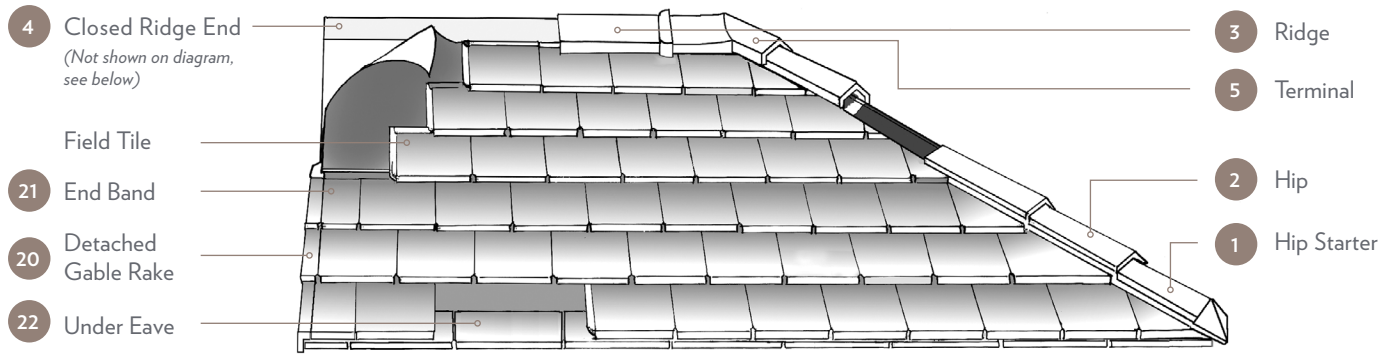
MADE IN
AMERICA FOR
OVER 130 YEARS

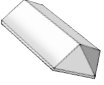
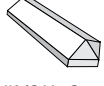
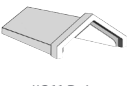
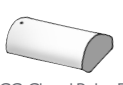
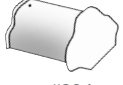
GREEN ATTRIBUTES

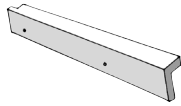
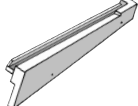
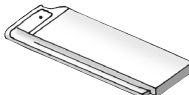
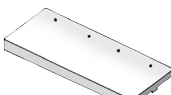
Ludowici terra cotta is an energy-efficient, sustainable choice for your new roof. Learn more about our green story in the Ludowici Green Promise brochure.



Photos are for representation purposes only and should not be used for final product selection. Tiles ordered should be chosen from actual samples available at the time of order. Ludowici reserves the right to alter and adjust products, colors and finishes at any time. Please contact a sales representative for more information.



HIP & RIDGE							
Visit www.ludowici.com to download a detailed product sheet on Hip, Ridge and Decorative Hip Starters.							
PROFILE	1 HIP STARTER	2 HIP	3 RIDGE	4 CLOSED RIDGE END	5 TERMINAL		
V-Hip & Ridge Trim Group	 V-Hip Starter	 V-Hip	 V-Ridge	 V-Closed Ridge End	 V-2 Hip 1 Ridge Terminal		
#118/#211 Hip & Ridge Trim Group	 #168 Hip Starter	 #118 Hip Roll	 #211 Ridge	 #211 Closed Ridge End	 #118/#211 2 Hip 1 Ridge Terminal		
Circular Cover Hip & Ridge Trim Group	 CC-Hip Starter	 CC-Hip	 CC-Ridge	 CC-Closed Ridge End	 CC-2 Hip 1 Ridge Terminal	 CC-Low Bump 2 Hip 1 Ridge Terminal	
#102/#206 Hip & Ridge Trim Group	 #152 Hip Starter	 #102 Hip Roll	 #206 Ridge	 #206 Closed Ridge End	 #102/#206 2 Hip 1 Ridge Terminal	 #405 High Bump 2 Hip 1 Ridge Terminal	 #406 High Bump Gable Terminal

FITTINGS				
	20	21	22	
PROFILE	DETACHED GABLE RAKE		END BAND	UNDER EAVE
	 Left Rake	 Right Rake		
Length	16"		16"	12"
Exposure	13"		13"	12"
Weight	2.8 lbs./pc.		5.5 lbs./pc.	2.3 lbs./pc.



- Lightweight
- Low Maintenance
- Class 4 Hail Rated
- 110 Wind Resistant
- Class A Fire Rated
- Limited Lifetime Warranty

MIST GREY | 803



GREY/BLACK BLEND | 718



SAGE GREEN | 815



RED ROCK | 809



PERFECT PLUM | 706



STEEL GREY | 804



CHARCOAL BLACK | 801



OLIVE | 814



BRANDYWINE | 806



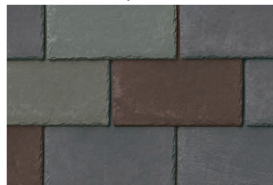
BRICK RED | 709



CHESTNUT BROWN | 712



CONCORD (MIX) | 789



NOTTINGHAM (MIX) | 788



BRUNSWICK (MIX) | 791



COACHMAN (MIX) | 790



ASH GREY (COOL ROOF) | 731



GRAPHITE (COOL ROOF) | 733



GRANITE (COOL ROOF) | 732



EVERGREEN (COOL ROOF) | 730



WINTERGREEN (COOL ROOF) | 792



Exposure	Width	Height	Piece	Piece/BU	Weight/Bundle	Weight/Square	Weight/Pallet	Weight/Truck
Max: 7-1/2" Can be installed at 6" to 7-1/2"	12"	18"	1.5 lbs.	25	38 lbs.	240 lbs.	2,400 lbs.	42,500 lbs.

**** Indicates color number.

The printed colors shown may vary from actual available tile colors. Always use actual product samples for color selection.

800.328.4624 | DaVinciRoofscapes.com

