



City of Lathrup Village
 Historical District Commission
 27400 Southfield Road
 Lathrup Village, MI 48076
 Phone: (248) 557-2600
 Fax: (248) 557-2602

A HERITAGE OF GOOD LIVING

Office Use Only	
Date Submitted:	_____
HDC Review #:	_____
Date of Review:	_____

Application for Historical District Commission Review

I (We) the undersigned, do hereby make application to the Historical District Commission for approval of the request described below in accordance with Sec. 40-29. Work affecting exterior appearance of structures; permission required; review procedure of the Lathrup Village Code of Ordinances.

This application must be completed and returned along with any necessary plans. All requested information and all plans necessary must be provided prior to being placed on the agenda. Additional pages containing other information the application feels will aid the Commission in reaching its decision should be attached. **Ten Copies of all required information will need to be provided by the applicant.**

Property Description

Subject Property Address:	27700 Southfield Rd
Subject Property Parcel Number:	24.13.303.021

Applicant's Information

Name:	Akiva Investments LLC			
Address:	320 Martin St. Suite 100	State:	MI	
		Zip Code:	48009	
Phone Number:	248.877.4000	Fax:	Birmingham, MI	
Email Address:	Sam@surnow.com			
Interest in Property:	Owner			
Signature:			Date:	10.24.24

Property Owner's Information

Name:	Akiva Investments LLC			
Address:	320 Martin St. Suite 100	State:	MI	
		Zip Code:	48009	
Phone Number:	248.877.4000	Fax:	Birmingham, MI	
Email Address:	Sam@surnow.com			
Signature:			Date:	10.24.24

Description of Alterations) to Property

Some demolition and rehabilitation of the existing Annie Lathrup School building.
 New development of 128 Apartment units integrated with the school building and new site elements (see attached letter)

Depending upon the nature of the alterations requested by the applicant, the following items may be required for the application to be considered complete:

Item	Required	Not Required	Date Provided
Site Place drawn to scale			
Photographs of property affected by proposed alterations			
Property Survey			
Copies of Building Plans indicating alterations			

Per the Lathrup Village Code of Ordinances, I/We, the Applicant, agree to obtain any necessary permits and/or inspections required by the current Michigan Building or the Residential Code.

Permit or Inspection	Required	Not Required	Obtained Date
Building Permit			
Demolition Permit			
Electrical Permit			
Heating/Mechanical Permit			
Plumbing Permit			
Fire/Smoke Alarm System Inspection			

Applicant Signature 

Date 10.24.24

Additional Notes (If Necessary)

Refer to attached letter.

October 24, 2024

Historic District Commission
Lathrup Village, Michigan

RE: 27700 Southfield Road Annie Lathrup School Building

To Whom it may Concern,

The Surnow Company who has owned the existing Annie Lathrup School building for many years is excited to bring this proposed new development. The 128 unit multi-family residential and Community Center showcases the adaptive reuse of the original Historic School structure as an integral element. The entire development will sit west of the existing Annie Lathrup Park and east of Southfield Road. The proposed development will be preserving the existing main two story school structure set between the brick chimneys as seen from Southfield Road.

The intent will be to carefully remove the elements that were added to the original structure on the north, south and east of the main two story structure in later decades and keep the existing Gymnasium, Entries, stair and two floors of classrooms on each end along with the exiting corridor. The east wall of the existing corridor will be built with a new brick façade facing the Annie Lathrup Park, to blend with the old building and provide new entries into the common corridor from the parking lot and new windows which will match what is being proposed for the new development and bring daylight into the corridor on both floors.

To maintain the physical and visual integrity of the north and south ends of the original structure the new 4 story residential structures will be separated with a 2 story glass bridge with entry doors on the east and west sides as a clear glass thread that connects the two structures. This entry on each end of the original structure will also allow for a secure separation to the residential units to the north and south while allowing the Greater Lathrup Community to access to the new common community spaces to be placed inside the original school building. The glass connection will have a flat roof which will set just below the level of the original roof eave line allowing the brick wall and chimneys to extend above and remain visual.

The more modern residential structures on each end of the Historic building along with the glass separation will help to further showcase the original Historic structure. A new proposed 12,000 s.f. Community Sculpture Park along Southfield Road between the new residential structures will create a peaceful place to sit for the residents as well as the Community to enjoy and experience the Historic structure. The existing shingle roof of the School Building will be replaced and the existing façade will be cleaned and restored to provide a new water tight building envelope showcasing the Historic elements of the building.

The Surnow Company has a vested interest in complying and maintaining the redevelopment of this Historic structure in accordance with the following Guide Lines for construction, restoration or rehabilitation of such structures. We feel that the proposed rehabilitation of this Historic Gem will meet all of the following guidelines and concepts.

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ARCHITECTURE

- (1) Every reasonable effort shall be made to provide a compatible use of a property which requires minimal alteration of the structure or site.
- (2) The distinguishing original qualities or character of a structure or site shall not be destroyed. The removal or alteration of any historic material or distinctive features shall be avoided.
- (3) All buildings shall be recognized as products of their own time. Alterations that have no historical basis and which seek to create an earlier appearance shall be discouraged.
- (4) Changes which may have taken place in the course of time are evidence of the history and development of a building and its environment. These changes may have acquired significance in their own right, and this significance should be recognized and respected.
- (5) Distinctive stylistic features or examples of skilled craftsmanship which characterize a building shall be treated with sensitivity.
- (6) Deteriorated architectural features shall be repaired rather than replaced whenever possible. If replacement is needed, the new material should match the material being replaced in color, composition, texture, design and other visual qualities. Repair or replacement of missing features should be based on accurate duplications of features or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other sources.
- (7) The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that damage the building materials shall not be undertaken.
- (8) Contemporary design for alteration and additions to existing properties will not be discouraged when such alterations and additions do not destroy significant historical, architectural or cultural material and such design is compatible with the size, scale, color, material and character of the property or neighborhood.
- (9) Whenever possible, new additions or alterations to structures shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the structure would be unimpaired.

We respectfully request the support of the Historic District Commission as it pertains to the redevelopment of this very important property and structure in the City Center, with the assurance that the Surnow Company will use every effort to provide the future life of this beautiful structure for future generations, while bringing in new members into the community and allowing them to share this structure with the greater community at large.

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