

AGENDA
VIRTUAL BIRMINGHAM HISTORIC DISTRICT COMMISSION MEETING
WEDNESDAY – December 16th, 2020
******* 7:00 PM*******

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

- 1) **Roll Call**
- 2) **Approval of the HDC Minutes of November 18th, 2020**
- 3) **Courtesy Review**
- 4) **Historic Design Review**
 - A. **743 W. Frank – King-Argus House**
- 5) **Sign Review**
- 6) **Study Session**
- 7) **Miscellaneous Business and Communication**
 - A. **Pre-Application Discussions**
 - B. **Draft Agenda**
 1. **January 6th, 2021**
 - C. **Staff Reports**
 1. **Administrative Sign Approvals**
 2. **Administrative Approvals**
 3. **Demolitions**
 4. **Action List – 2020/2021**
 5. **Historical Preservation Collaboration Matrix**
- 8) **Adjournment**

Notice: Individuals requiring accommodations, such as interpreter services for effective participation in this meeting should contact the City Clerk's Office at [\(248\) 530-1880](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 NOVEMBER 18, 2020**
Held Remotely Via Zoom And Telephone Access

Minutes of the regular meeting of the Historic District Commission ("HDC") held Wednesday, November 18, 2020. Chairman John Henke called the meeting to order at 7:03 p.m.

1) ROLL CALL

Present: Chairman John Henke; Vice-Chairman Keith Deyer; Board Members Gigi Debbrecht, Natalia Dukas, Patricia Lang, Michael Willoughby (all Committee members located in Birmingham, MI)

Absent: None

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

Chairman Henke asked all meeting participants to be mindful of not speaking over each other.

11-92-20

2) Approval Of Minutes

**Motion by Mr. Willoughby
Seconded by Ms. Dukas to approve the HDC Minutes of November 4, 2020 as submitted.**

Motion carried, 6-0.

ROLL CALL VOTE

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

Nays: None

11-93-20

3) Courtesy Review

None.

11-87-20

4) Historic Design Review

A. 361 E. Maple – Hawthorne Building

Chairman Henke noted that the HDC received a letter from Mel and Geri Kaftan and a memorandum from Timothy Stoepker, legal representative for the Kaftans, both in opposition to the proposed project.

CP Dupuis gave an overview of the item.

Chris Longe, architect for the project, and Victor Simon, owner of 361 E. Maple, were both present.

Referencing a similar design proposed by the applicant in 2018, Chairman Henke asked Mr. Longe to distinguish between the previous design and the current one the owner is proposing.

Mr. Longe stated:

- The original facade is now included in the proposal.
- The new proposal includes more dramatic stepbacks than the previous proposal.
- The new proposal includes design elements for that aim to complement the design of the building to the east.

Mr. Willoughby proposed that the second and third stories could be stepped six feet back from the first story, with the fourth story stepped back further from the third and the fifth story stepped back even further from the fourth. He originally recommended the six feet back for the second and third stories because the drawings showed that the first floor windows would be recessed six feet in from the facade. He said he would want to see perspective drawings of the building in context because he thought that would give the HDC a better sense of the proposal.

When Chairman Henke pointed out that the first floor windows are not currently recessed, Mr. Willoughby said it gave him pause that the original historic facade was proposing to be changed.

Chairman Henke floated the idea that the building could be four stories instead of five.

Ms. Lang stated she was interested in seeing a draft from Mr. Longe of something influenced by Mr. Willoughby's suggestions.

Chairman Henke and Mr. Willoughby were not in favor of the east wall being solid brick above the third or fourth floor.

Ms. Dukas asked Mr. Longe why he thought the proposed massing would be appropriate.

Mr. Longe said that it was actually the Kaftans' building and the Christian Science Reading Room building that were currently out of place. He said the proposal to make 361 E. Maple five stories is appropriate because the zoning allows for it, the 2016 Plan encourages it, and consequently most of the buildings in that area would likely have vertical additions in the future. He said the plans for 361 E. Maple would not seem overwhelming once the likely vertical additions on the other nearby buildings occur.

Mr. Willoughby largely echoed Mr. Longe's statement, saying that just because a five story building would be out-of-step with the current streetscape does not mean that it would remain that way. He said doing something like his suggestions might allow the massing to be less overwhelming. He also said that it is the HDC's charge to both preserve a historic building and to encourage the development that is permitted by zoning.

There was HDC consensus that the presently proposed massing would overwhelm the existing streetscape.

Mr. Deyer, Ms. Dukas, and Ms. Debbrecht said they would not be able to accept the proposal in its current iteration both due to the proposed massing and due to a feeling that the proposed addition drowned out the historic nature of the first floor facade.

Mr. Stoepker reviewed the contents of his memorandum for the HDC.

Mr. Simon said the project proposal intends to make a mixed-use building that would be a positive contribution to the community.

Chairman Henke gave the applicant the choice of having the HDC vote on this proposal or having the HDC postpone the item so that edits to the proposal could be made.

Mr. Longe indicated the applicant team preferred the latter option.

Motion by Ms. Dukas

Seconded by Ms. Lang to postpone the historic design review of 361 E. Maple.

Motion carried, 6-0.

ROLL CALL VOTE

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

Nays: None

B. 100 N. Old Woodward – Maplewood Building (Parks Building)

CP Dupuis reviewed the item.

Chairman Henke reported that City Attorney Currier stated that the HDC was allowed to put restrictions on how the restoration of the building goes forward and the means and methods to be used.

There was HDC consensus that the canopy segment of the historic design review should be postponed until there was more information available about the building's facade.

Mr. Deyer recommended that the applicant consider returning at a later date with a proposed sign plan for HDC review.

Motion by Mr. Deyer

Seconded by Ms. Debbrecht to move the portion of the historic design review regarding the canopy to a later date.

Motion carried, 5-1.

ROLL CALL VOTE

Yeas: Deyer, Debbrecht, Dukas, Henke, Lang

Nays: Willoughby

Victor Saroki, architect for the project, confirmed that the owner had no intent to pursue an addition on top of the current building. He also said that the owner was amenable to paying a building inspector, but that they just wanted to come to some terms with the City so it would not be open-ended.

Chairman Henke said that would be acceptable. He said the applicant should create a proposal for the means and methods of the reconstruction and some proposed inspection dates.

Chairman Henke was also adamant that not one piece of travertine should be removed before a City-supplied onsite building inspector was present at the project and a means and methods proposal from the applicant had been approved.

There was HDC consensus that once the travertine is removed, subsequent to an approved means and methods plan, the travertine should be stored in case the underlying facade has irreparable damage and the travertine needs to be put back on the building.

Chairman Henke requested that photos of the higher header height on the inside of the building be submitted as part of the means and methods plan.

There was HDC consensus that CP Dupuis could administratively approve the proposal to temporarily install Citizens Bank at 129 E. Maple as long as glazing and material specifications are submitted to the Planning Department and the plans remain substantively similar to the ones currently proposed.

Mr. Saroki confirmed there were no plans to demo the rear of the building.

Public Comment

David Bloom asked if the applicant's plans for roof use would be reviewed by the City.

Chairman Henke confirmed that roof uses would be part of the review process.

Motion by Mr. Deyer

Seconded by Ms. Dukas to recommend that the City Commission approve the Historic Design Review application and issue a Certificate of Appropriateness for 100 N. Old Woodward – Parks/Maplewood Building – provided the conditions below are met. The Secretary of the Interior's Standards for Rehabilitation standard number(s) 1, 2, 3, 5, 6, and 9 will be met upon fulfillment of the condition(s): 1. The applicant must submit specification sheets for all new storefront glass; 2. The applicant is required to retain and compensate an on-site City Building Inspector during major restoration activities with the timing and the schedule to be mutually agreed to; 3. That the petitioner will provide means and methods for removing the travertine and all phases of restoration and construction, and the timing to do that as well as repairs; and, 4. When the petitioner returns to the HDC to review the canopy proposal they will also provide a building sign plan.

Motion carried, 6-0.

ROLL CALL VOTE

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

Nays: None

C. 412 Willits – Stickney House

Seeing that the applicant's proposal was now in line with the ordinance requirements, and that the current proposal included smaller changes than the proposal that was previously approved by the HDC, there was HDC consensus to approve historic design review application.

Motion by Mr. Willoughby

Seconded by Mr. Deyer to recommend that the City Commission approve the Historic Design Review application and issue a Certificate of Appropriateness for 412 Willits. The work as proposed meets The Secretary of the Interior's Standards for Rehabilitation standard numbers 1, 2, and 9.

Motion carried, 6-0.

ROLL CALL VOTE

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

Nays: None

11-94-20

5) Sign Review

None.

11-95-20

6) Study Session

None.

11-96-20

7) Miscellaneous Business and Communication

A. Pre-Application Discussions

B. Draft Agenda: December 2, 2020

1. None

C. Staff Reports

1. Administrative Sign Approvals

2. Administrative Approvals

3. Demolitions

3. Action List - 2020

4. Historical Preservation Collaboration Matrix

11-97-20

Adjournment

Motion by Mr. Willoughby

Seconded by Ms. Debbrecht to adjourn the HDC meeting of November 18, 2020 at 9:18 p.m.

Motion carried, 6-0.

ROLL CALL VOTE

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

Nays: None

Nicholas Dupuis
City Planner

DRAFT



MEMORANDUM

Planning Division

DATE: December 16th, 2020

TO: Historic District Commission

FROM: Nicholas Dupuis, City Planner

SUBJECT: Historic Design Review – 743 W. Frank – King-Argus House (ALL CHANGES IN BLUE TEXT)

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

History

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

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

On September 2nd, 2020, the Historic District Commission reviewed a new proposal (described below) for the replacement of several historic windows on the front and side of the house, as well as the removal of an existing pergola in favor of a new open porch and a front door replacement. The Historic District Commission approved the rear porch, but asked the applicant to seek out a company that performs window repairs and return with a new proposal based on the findings of said company. The applicant has also revised the plans for the front door and proposed a minor modification to the rear porch.

Proposal

The applicant has applied for a Design Review for the removal and replacement of 8 windows located on the front, side and rear of the house, as well as a new front door system and removal of the existing rear pergola to construct a new covered porch and pergola combo.

Out of the windows that are proposed to be replaced, 5 of them are located on the front façade of the original historic structure at the first, second and attic levels, 2 of them are located on the east façade at the second and attic levels, and 1 window is located on the rear of the house at

the second level (balcony). The existing first and second level windows are double-hung (although the applicant has indicated that some are inoperable) with a muntin system that separates the top sash into 6 panes and a bottom sash into two panes. The attic level windows are stationary, and are also separated into 6 panes by a muntin system. The applicant is proposing replacement double hung and stationary Ultimate Wood windows in the same style as the existing windows at each level by Marvin Windows & Doors. The replacement windows would have $\frac{3}{4}$ in. muntins and will be painted to match the existing color scheme. The plans submitted also indicate that the window trim/dressing, including the crown and cornice that characterize the windows will be replaced as well to match the existing detail.

The applicant has submitted a new proposal for 7 of the historic windows to be removed and repaired by North Coast Window Works. The repair will be performed off-site and consist of the following work items:

- **All coating to be removed**
- **Glass to be removed**
- **All joinery is refastened**
- **Wood defects are repaired and sashes are sanded**
- **Glass is rebidged in a cushion of putty, pinned, and glazed**
- **Sashes are primed and top coated with two finish coat**
- **Hardware is stripped of paint, polished and oiled**

Although the window repair appears to meet the requests made by the Historic District Commission, there is one discrepancy between the original proposal and the new proposal. The original proposal was to replace 8 windows, whereas this new proposal is to repair 7 windows. It is unclear as to why the 8th window was omitted from the repair plans, as well as which window was not included. Based on a review of the project plans submitted, it appears as though the attic window located on the gable at the front of the house were not included in the repair plans. The applicant must clarify the repair plans and which windows will be repaired.

The existing front door is of wood construction with French door styled windows and sidelights. The applicant is proposing to replace the existing door and sidelights with a new system of the same style. The pane and muntin system (number of divisions) appear to change slightly from existing to proposed. The new door material is proposed as wood with a dark walnut finish and $\frac{3}{4}$ in. muntins.

During the previous meeting, the Historic District Commission asked the applicant to attempt to locate a photograph or documentation showing the construction and style of an original door to justify the design proposed. The applicant was unable to locate any historical documentation and has redesigned their plans based on existing conditions. The applicant is still proposing to replace the existing door and sidelights, but has kept the orientation and height of the current glazing through a custom-built door and sidelight system. The existing storm door and entry door will be replaced with a single door containing 8 window panes separated by muntins. The sidelights will contain 4 separate window panes separated by muntins, whereas the existing windows are separated into 8 panes per side.

Finally, the existing rear pergola is of standard construction containing rafter beams with scroll style ends and purlins that currently support some vegetation. The pergola covers the rear bluestone patio area and extends across the driveway to the west. The applicant is proposing to remove the entire structure and replace it with a covered porch over the patio with a flat roof and a gutter than will match the existing gutters on the house. A rebuilt pergola will continue across the driveway in the same area as the existing pergola.

The applicant is proposing a minor redesign of the rear covered porch that extends the covered area across to be completely flush with the family room. The stairs proposed will shrink to 5 ft. and shift west, creating a larger porch area for seating. A stone base to match the existing stone and a 4 ft. railing have been added to the redesigned porch.

Recommendation

Chapter 127, Section 127-11 of the Birmingham Code of Ordinances states that "in reviewing plans, the commission shall follow the U.S. secretary of the interior's standards for rehabilitation and guidelines for rehabilitating historic buildings." The proposal above undertakes work that meets Standards 1 and 5 in that the building will continue as a single-family residence with distinctive features, which will remain intact. The conflict presented in the proposal is in regards to Standards 2, 6 and 9 which (to summarize) require historic materials and features that characterize a property to be maintained and repaired as opposed to altered or replaced. The proposed replacement of 8 seemingly original window units and dressings and the front entryway poses a concern in regards to those standards. The pergola replacement, however, is appropriate under the Standards as it is not an original element nor does it characterize the building.

The applicant has provided documentation outlining observations as to the severity of deterioration and safety which they feel requires replacement of the windows/entryway, and that the new window/entryway will match the old in design, color, texture, material, and other visual qualities. The documentation describes missing hardware, wood rot, non-insulated glass, inoperability and lead paint.

Due to the applicant's proposal to repair the historic windows rather than replace, the project now appears to be closer to meeting Standards 2, 6 and 9. However, the Historic District Commission should still consider the door and sidelight replacement and their association to these standards.

For the purposes of strengthening the discussion, the National Park Service offers extensive recommendations and guidance for historic windows through the following categories: (1) identify, retain and preserve, (2) protect and maintain, (3) repair, and (4) replace. A table with all of the recommendations is attached for your review.

Please see the final pages of this report for a full list of the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings. The Standards are to be applied to specific rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility.

Considering the proposed modifications to the project, the Planning Division recommends that the Historic District Commission **APPROVE** the Historic Design Review for 743 W. Frank – King-

Argus House – with the condition listed below. The work proposed meets the Secretary of the Interior’s Standards for Rehabilitation numbers 1, 2, 5, 6 and 9.

1. The applicant clarify the windows to be repaired.

Wording for Motions

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

1. The applicant clarify the windows to be repaired.

OR

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

OR

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

Choose from one of these conditions:

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

OR

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

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

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

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

National Park Service – Technical Preservation Services

Windows

Identify, Retain, and Preserve	
Recommended	<ul style="list-style-type: none"> Identifying, retaining, and preserving windows--and their functional and decorative features--that are important in defining the overall historic character of the building. Such features can include frames, sash, muntins, glazing, sills, heads, hoodmolds, paneled or decorated jambs and moldings, and interior and exterior shutters and blinds. Conducting an in-depth survey of the conditions of existing windows early in rehabilitation planning so that repair and upgrading methods and possible replacement options can be fully explored.
Not Recommended	<ul style="list-style-type: none"> Removing or radically changing windows which are important in defining the historic character of the building so that, as a result, the character is diminished. Changing the number, location, size or glazing pattern of windows, through cutting new openings, blocking-in windows, and installing replacement sash that do not fit the historic window opening. Changing the historic appearance of windows through the use of inappropriate designs, materials, finishes, or colors which noticeably change the sash, depth of reveal, and muntin configuration; the reflectivity and color of the glazing; or the appearance of the frame. Obscuring historic window trim with metal or other material. Stripping windows of historic material such as wood, cast iron, and bronze. Replacing windows solely because of peeling paint, broken glass, stuck sash, and high air infiltration. These conditions, in themselves, are no indication that windows are beyond repair.
Protect and Maintain	
Recommended	<ul style="list-style-type: none"> Protecting and maintaining the wood and architectural metal which comprise the window frame, sash, muntins, and surrounds through appropriate surface treatments such as cleaning, rust removal, limited paint removal, and re-application of protective coating systems. Making windows weather tight by re-caulking and replacing or installing weather-stripping. These actions also improve thermal efficiency. Evaluating the overall condition of materials to determine whether more than protection and maintenance are required, i.e. if repairs to windows and window features will be required.
Not Recommended	<ul style="list-style-type: none"> Failing to provide adequate protection of materials on a cyclical basis so that deterioration of the window results. Retrofitting or replacing windows rather than maintaining the sash, frame, and glazing. Failing to undertake adequate measures to assure the protection of historic windows.

Repair	
Recommended	<ul style="list-style-type: none"> • Repairing window frames and sash by patching, splicing, consolidating or otherwise reinforcing. • Such repair may also include replacement in kind--or with compatible substitute material--of those parts that are either extensively deteriorated or are missing when there are surviving prototypes such as architraves, hoodmolds, sash, sills, and interior or exterior shutters and blinds.
Not Recommended	<ul style="list-style-type: none"> • Replacing an entire window when repair of materials and limited replacement of deteriorated or missing parts are appropriate. • Failing to reuse serviceable window hardware such as brass sash lifts and sash locks. • Using substitute material for the replacement part that does not convey the visual appearance of the surviving parts of the window or that is physically or chemically incompatible.
Replace	
Recommended	<ul style="list-style-type: none"> • Replacing in kind an entire window that is too deteriorated to repair using the same sash and pane configuration and other design details. If using the same kind of material is not technically or economically feasible when replacing windows deteriorated beyond repair, then a compatible substitute material may be considered.
Not Recommended	<ul style="list-style-type: none"> • Removing a character-defining window that is unrepairable and blocking it in; or replacing it with a new window that does not convey the same visual appearance.

743 W Frank Street Historical Board Meeting

Hello, I would like to start off thanking you for taking the time at our last meeting to explain in more detail what you would like done on the three areas we requested. I hope you find the new proposed solutions listed below to meet the Historical board and National Historical Societies requirements.

Part 1

Please see attached pictures of the remaining historical windows on the front and side elevation. We are proposing to remove the existing windows to have them repaired and brought back to there original condition. For several months, the openings will be boarded over with plywood until the restoration company is complete.



743 W Frank Street Historical Board Meeting



- **Window 1 Lower Front West**



- **Window 2 Lower Front Middle**



743 W Frank Street Historical Board Meeting

- Window 3 Upper Front West



743 W Frank Street Historical Board Meeting

- Window 4 Upper Front East



- Window 5 Upper East



743 W Frank Street Historical Board Meeting



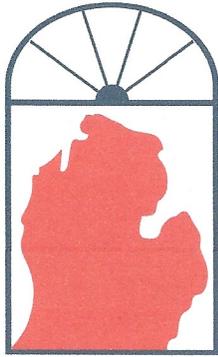
- Window 6 Small Upper East



743 W Frank Street Historical Board Meeting

- Window 7 Rear upper





North Coast
Window Works
Rehab. Rebuild. Restore.

Proposal: Window Restoration

Prepared For: John Simlik
Lake Development Group, Inc.
1821 Orchard Lake Rd.
Sylvan Lake, MI 48320

Property At: 743 W. Frank St.
Birmingham, MI

Submitted By: North Coast Window Works, Inc
5111 E. ML Ave
Suite A-140
Kalamazoo, MI 49048

Date: 9/30/20

Proposal Number: NCWW09302020

North Coast Window Works, Inc

September 30, 2020

John Simlick
Lake Development Group, Inc
1821 Orchard Lake Rd.
Sylvan Lake, MI 48320

John,

In accordance with your request and our site review with you at the property on 743 W. Frank St., Birmingham, MI, on Wednesday, September 24th 2020, & North Coast Window Works, Inc. (NCWW) is please to provide you with this proposal.

Scope of Proposal:

As per your request North Coast Window Works, Inc is prepared to do the following:

Site Work:

- Remove 7 original window sashes for shop restoration.
- Remove hardware for shop restoration
- Install temporary closure over openings
- Reinstall sashes and hardware after restoration.

Shop Work:

- All coating to be removed
- Glass to be removed*
- All joinery is refastened
- Wood defects are repaired and sashes are sanded
- Glass is rebidged in a cushion of putty, pinned, and glazed.
- Sashes are primed and top coated with two finish coat.
- Hardware is stripped of paint, polished, and oiled.

Limitations:

North Coast Window Works, Inc

September 30, 2020

John Simlick
Lake Development Group, Inc
1821 Orchard Lake Rd.
Sylvan Lake, MI 48320

Our fee for the above work includes the following:

Materials & Taxes

Labor: Direct, Supervisory, General & Administrative

Insurance: General Liability, \$1,000,000

Automobile Liability for Company Owned Vehicles, \$500,000

Workers Compensation Insurance:

Handling of Hazardous Material: Lead Based Paint

- NCWW assumes paint on & around windows contain some lead based paint and therefor take precautions specified by the Environmental Protection Agency, EPA. Renovate Right booklet is provided to you so you can ensure our practice is of a high standard.
- All employees are certified or trained using standards published by the Environmental Protection Agency (EPA) and Occupational Safety And Health Administration. (OSHA) for Repair, Restoration, and Painting. Copies of certificate are available on owners request.
- NCWW, Inc is not responsible for detecting, analyzing, confirming the presence of lead based paint & asbestos in plaster or glazing.
- NCWW, Inc. is not responsible for testing for the presence before or after of lead dust levels in the immediate and immediate surrounding work areas. NCWW, Inc. will show documentation of a "clean sweep test" as per EPA regulations.
- NCWW, Inc will provide to you, at your request, a copy of the Material Safety and Data Sheet (MSDS) for any product or material used on this project..

Disposal: All material will be removed from the site and disposed of properly. NCWW, Inc reserves the rights to all salvaged materials.

Warranty: Two year labor & materials. NCWW, Inc will not be responsible for the repairs and work done by others and any such repairs shall void NCWW's warranty on those locations. Under no circumstance will NCWW, Inc. be liable for loss of use of such property, or for incidental, general or consequential damages of any kind whatsoever.

Exclusions: Our bid for the above stated work excludes permits.

Bid Price for the Restoration: \$11,700.00

743 W Frank Street Historical Board Meeting

Part 2

Rear Trellis/ Covered Porch Modification

- At our last meeting, the rear trellis/ covered porch was approved. There is a small modification to the steps and covered porch size since that time. The proposed modification will extend the covered porch to line up with the family room. With this change the architectural design allows for a larger seating area without compromising the historical integrity. In place of the stairs the new wall will be made from Michigan field stone to match the existing water table material as you see in the pictures below. We would like to know if this modification is acceptable based on the information provided.
- The drawing set at the end of this document highlights the change made from the previously approved covered porch.



743 W Frank Street Historical Board Meeting



743 W Frank Street Historical Board Meeting

Part 3

Front Door Replacement

- Per our last meeting the request was made to research if we could find a picture of the existing door that was on the house when built. We were unable to obtain a clear image showing what style was installed prior to this one. By working with the existing door design and style our custom front door manufacturer was able to match a majority of the profiles, jamb widths, margins from glass to edge of the door, and keep the sidelights and door lights at different heights. Please let us know if you have any questions regarding the sketch below.
- Painted front door to match existing
- Material wood
- Details Provided Below

Existing Front Door



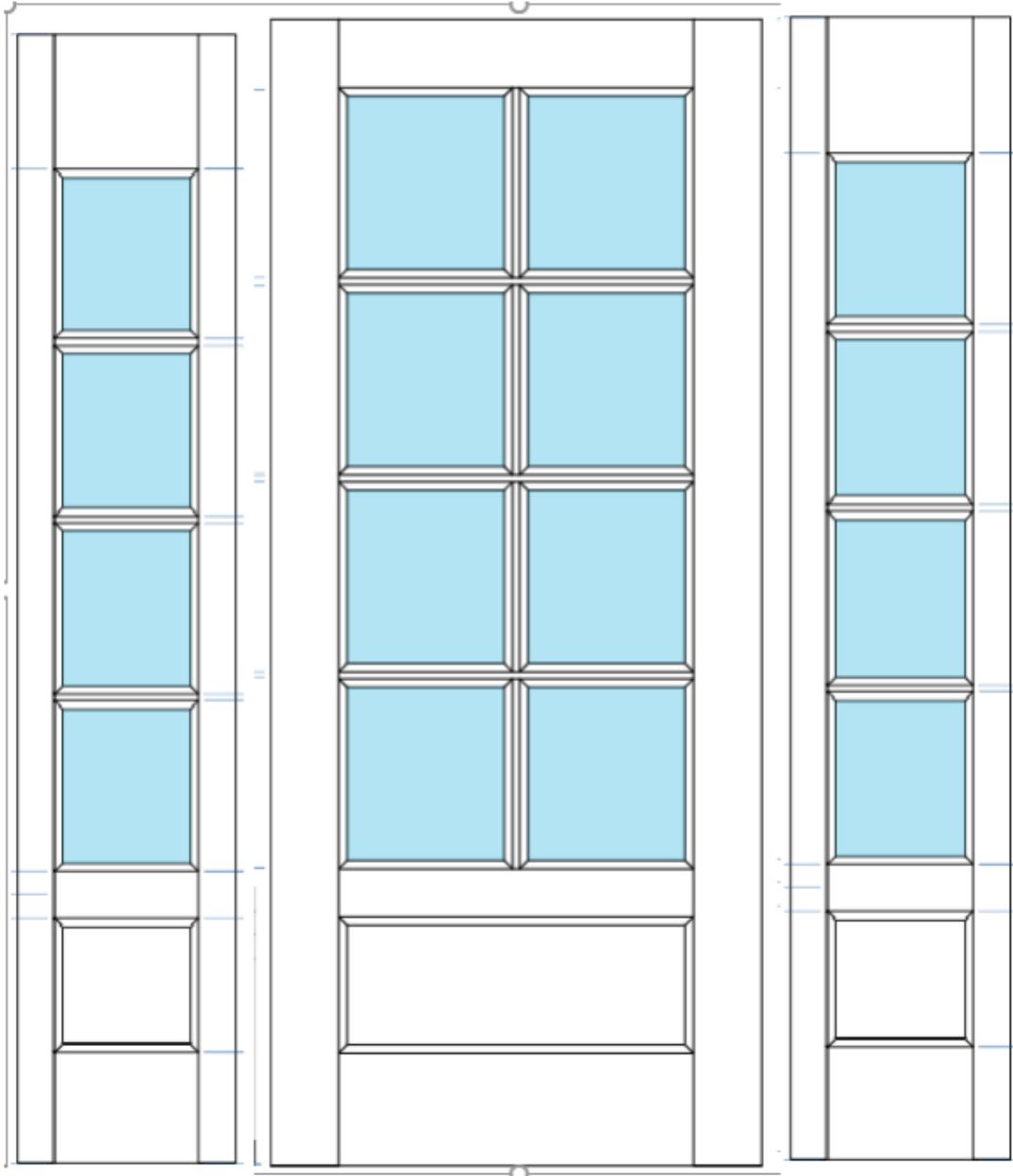
743 W Frank Street Historical Board Meeting

Existing Front door

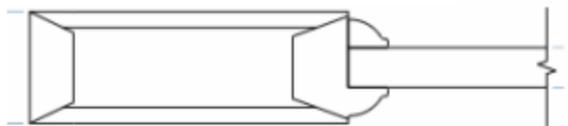
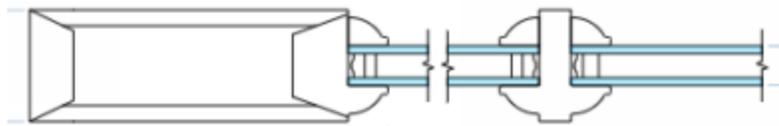
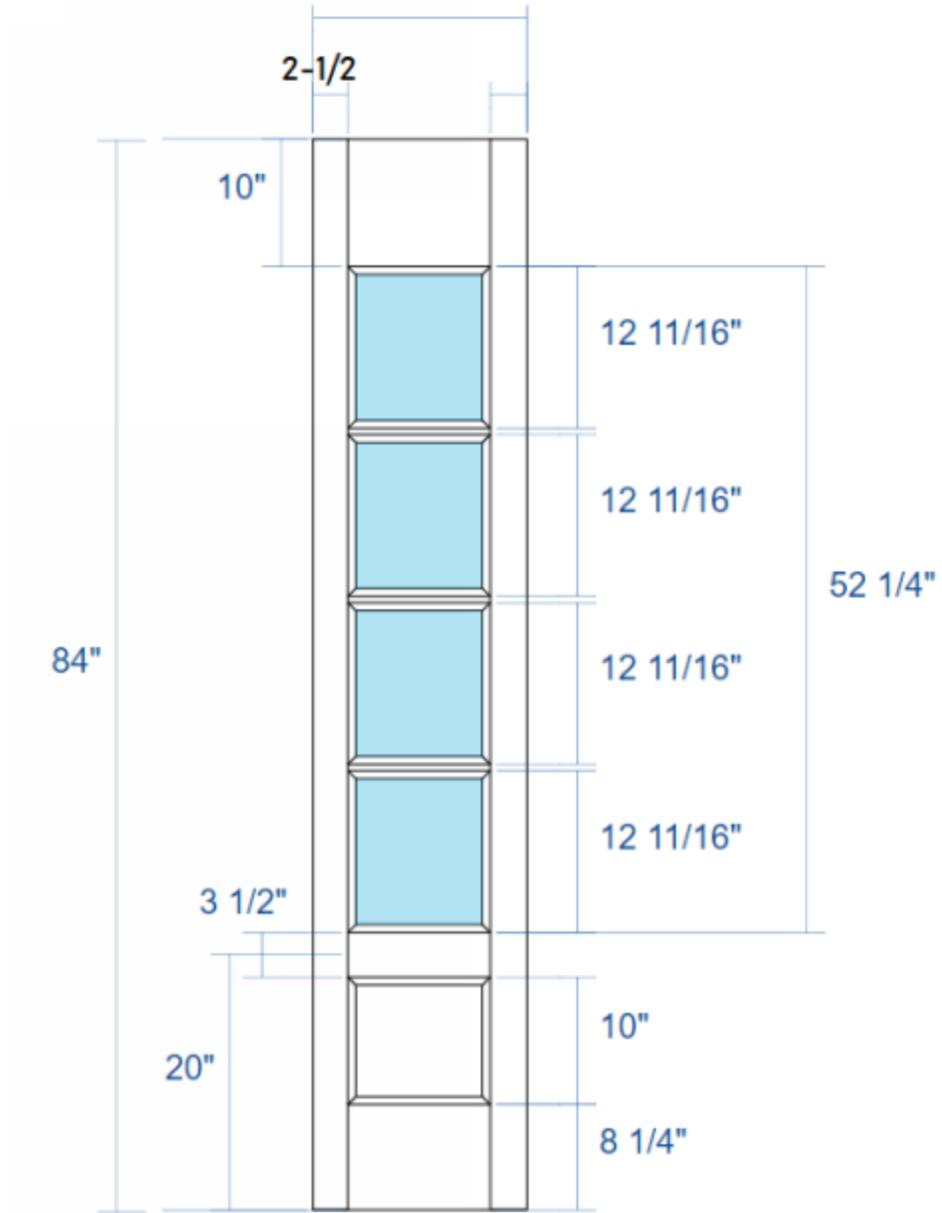


743 W Frank Street Historical Board Meeting

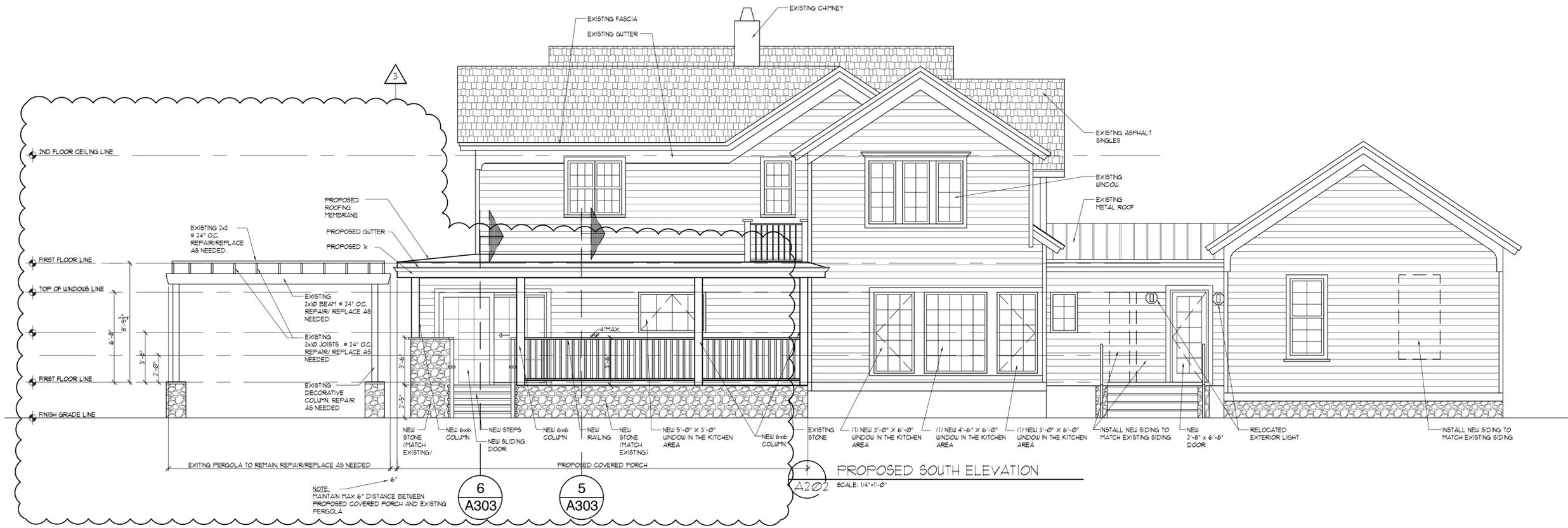
Proposed Front door



743 W Frank Street Historical Board Meeting



A
B
C
D
E
F
G



SERRA - MARKO & ASSOCIATES
ARCHITECTURAL DESIGNERS
 189 E Big Beaver, Suite 106 Troy, MI 48063
 Tel: 248.457.6903 Fax: 248.457.6906
 Email: info@s-m-associates.com
 Website: www.s-m-associates.com

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



PROJECT NAME:
 "MR. & MRS. MENDIRATTA RESIDENCE"

COVERED PATIO AND 2ND STORY BATH
 11-12-2020

ADDRESS:
 743 W. FRANK STREET
 BIRMINGHAM, MI 48009

JOB NO. 19-0749

ISSUANCES

NO	DESCRIPTION	DATE	BY
1	PERMIT SUBMISSION	03/16/20	IM
2	COVERED PORCH	08/07/20	IM
3	COVERED PATIO AND 2ND STORY BATH	11/12/20	IM

SHEET TITLE
 PROPOSED HOUSE ELEVATIONS

DWG. NO.
A2.0.2

AGENDA
VIRTUAL BIRMINGHAM HISTORIC DISTRICT COMMISSION MEETING
WEDNESDAY – January 6th, 2021
******* 7:00 PM*******

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

- 1) Roll Call
- 2) [Approval of the HDC Minutes of December 16th, 2020](#)
- 3) **Courtesy Review**
- 4) **Historic Design Review**
- 5) **Sign Review**
- 6) **Study Session**
- 7) **Miscellaneous Business and Communication**
 - A. **Pre-Application Discussions**
 - B. **Draft Agenda**
 1. [January 20th, 2021](#)
 - C. **Staff Reports**
 1. [Administrative Sign Approvals](#)
 2. [Administrative Approvals](#)
 3. [Demolitions](#)
 4. [Action List – 2020/2021](#)
 5. [Historical Preservation Collaboration Matrix](#)
- 8) **Adjournment**

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

Administrative Sign Approval Application Planning Division

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

1. Applicant

Name: Royal Oak & Birmingham Awning
 Address: 2625 N 14 MILE
ROYAL OAK MI
 Phone Number: 248-542-5552
 Fax Number: 549-7860
 Email Address: MARKROAWNING@ATT.NET

2. Property Owner

Name: DAVID LEVINSON
 Address: 22519 FIDDLERS POLE
BEVERLY HILLS MI 48025
 Phone Number: _____
 Fax Number: _____
 Email Address: _____

3. Applicant's Attorney/Contact Person

Name: _____
 Address: _____
 Phone Number: _____
 Fax Number: _____
 Email Address: _____

4. Project Designer/Developer

Name: MARK FRIEDMAN
 Address: 2625 W. 14 MILE
ROYAL OAK MI
 Phone Number: 248-542-5552
 Fax Number: 5497860
 Email Address: MARKROAWNING@ATT.NET

5. Project Information

Address/Location of Property: 146 W. MAPLE
 Name of Development: _____
 Parcel ID#: _____
 Current Use: _____
 Area in Acres: _____
 Current Zoning: _____

Name of Historic District if any: _____
 Date of HDC Approval, if any: _____
 Date of Application for Preliminary Site Plan: _____
 Date of Preliminary Site Plan Approval: _____
 Date of Application for Final Site Plan: _____
 Date of Final Site Plan Approval: _____
 Date of Revised Final Site Plan Approval: _____

6. Required Attachments

- Two (2) folded paper copies of plans including details of the following:
 - Dimensions of proposed sign(s)
 - Dimensions of building frontage
 - Illumination
 - Height from grade
- Location of proposed sign(s)
- Colors and materials
- Authorization from Property Owner(s) (if applicant is not the owner)
- Material Samples
- Digital Copy of Plans

7. Details of the Request for Administrative Approval

RECOVER EXISTING FRAME WITH SIGNAGE - NEW BUSINESS
ORIGINAL INSTRUCTION 5-25-16

8. Location of Proposed Sign(s)

FRONT OF BUILDING

9. Type of Proposed Sign(s)

Wall: _____
 Ground: _____
 Name Letter: _____
 Canopy: _____

Projecting (Post-Mounted): _____
 Projecting (Wall-Mounted) 3'
 Building Identification: _____
 Other: AWNING

10. Size of Proposed Sign

Width: 5'6"
Depth: _____
Height of Lettering: 6"

Overall Height: _____
Extension from Wall: 3'
Total Square Feet: 2.75

11. Existing Signs Currently on Property

Number: _____
Square Feet per Sign: _____

Sign Type(s): _____
Total Square Feet: _____

12. Materials/Style of Proposed Sign(s)

Metal: _____
Plastic: _____
Wood: _____
Glass: _____

Other: FABRIC (CANVAS)
Color #1: _____
Color #2: _____
Additional Colors: _____

13. Content of Proposed Sign(s)

14. Proposed Sign Lighting

Type of Lighting: _____
Size of Fixtures (LxWxH): NA
Maximum Wattage per Fixture: _____
Proposed Wattage per Fixture: _____

Location: _____
Number of Lights Proposed: NA
Height from Grade: _____
Lighting Style: _____

15. Landscaping (Ground Signs Only)

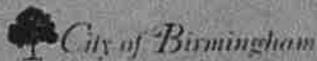
Location of Landscape Areas: _____
NA

Proposed Landscape Material: _____
NA

The undersigned states the above information is true and correct, and understands that it is the responsibility of the applicant to advise the Planning Division and / or Building Division of any additional changes to the approved site plan.

Signature of Applicant: Yark Fuchsman Date: _____

Office Use Only		
Application # <u>PAA20-0813</u>	Date Received: <u>12/1/2020</u>	Fee: <u>\$100.00</u>
Date of Approval: <u>12/1/2020</u>	Date of Denial: <u>N/A</u>	Reviewed By: <u>[Signature]</u>



CONSENT OF PROPERTY OWNER

LEVINSON-LEVIN PROPERTIES
I, DAVID LEVINSON, OF THE STATE OF MICHIGAN AND
(Name of Property Owner)
COUNTY OF OKLAHOMA STATE THE FOLLOWING:

- 1. That I am the owner of real estate located at 146 W MAPLE;
(Address of Affected Property)
- 2. That I have read and examined the Application for Administrative Approval made to the City of
Birmingham by: FOUR ONE & BIRMINGHAM AWAITING;
(Name of Applicant)
- 3. That I have no objections to, and consent to the request(s) described in the Application made to the City of
Birmingham.

Name of Owner (Printed): DAVID LEVINSON

Signature of Owner: David Levinson Date: 11/11/2020

Phone #

Sincerely,
Aaron S. James
James & Bloom

JAMES & BLOOM
146 W. MAPLE
BIRMINGHAM, MI

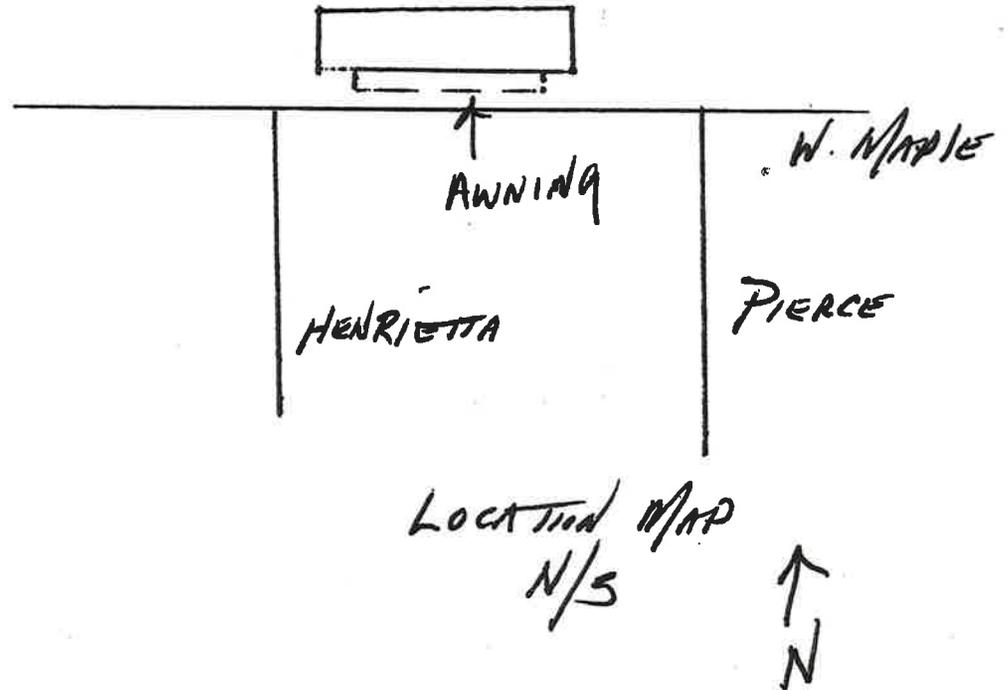
AARON JAMES

248-672-7659

AARON @ JAMES AND BLOOM.COM

RECOVER EXISTING
AWNING w/SIGNAGE

APPROVED



ROYAL OAK &
BIRMINGHAM
AWNING

CUSTOM MADE FABRIC
AND ALUMINUM AWNINGS
CANVAS SALES AND REPAIR

2625 W. 14 Mile Rd., Royal Oak, MI 48073
markroawning@att.net
royaloakandbirminghamawning.com

Mark Friedman
(248) 542-5552
(248) 549-7860 Fax



SARA CAMPBELL

*Existing
AWNING*

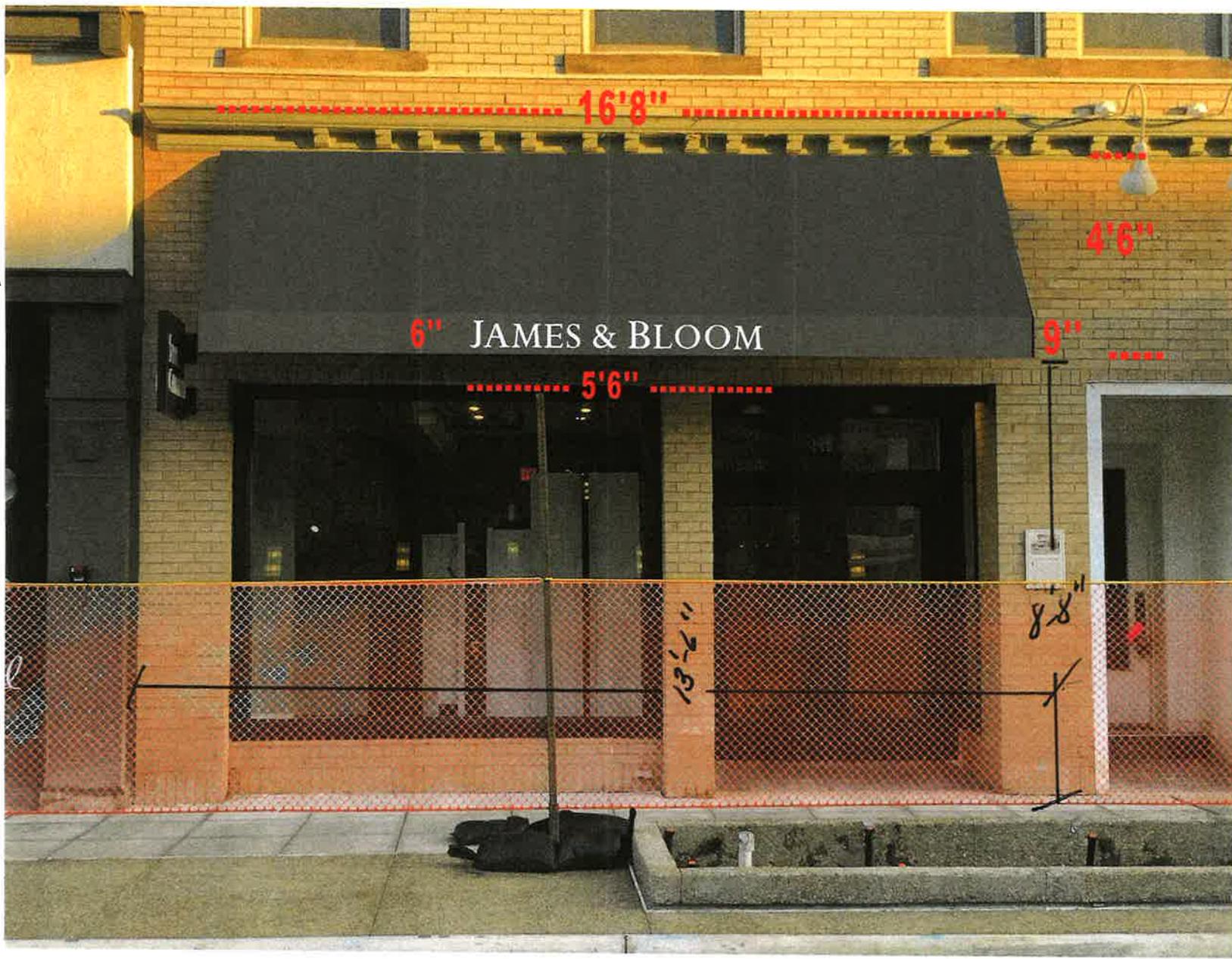


146 W. MAPLE

RECOVER EXISTING
FRAME

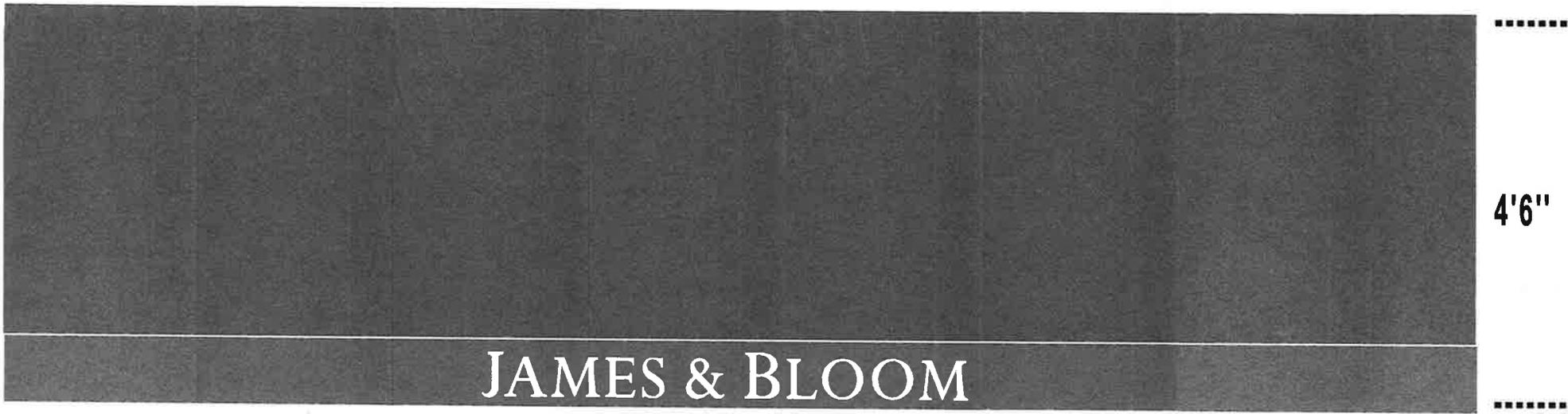
MATERIAL -- SUNBRELLA
COLOR -- CHARCOAL
GREY
FLAME RETARDANT

SIGNAGE 6" X 5'6"=
2.75 SQ FT



Building Size 13'6" X 19'3"

16'8"



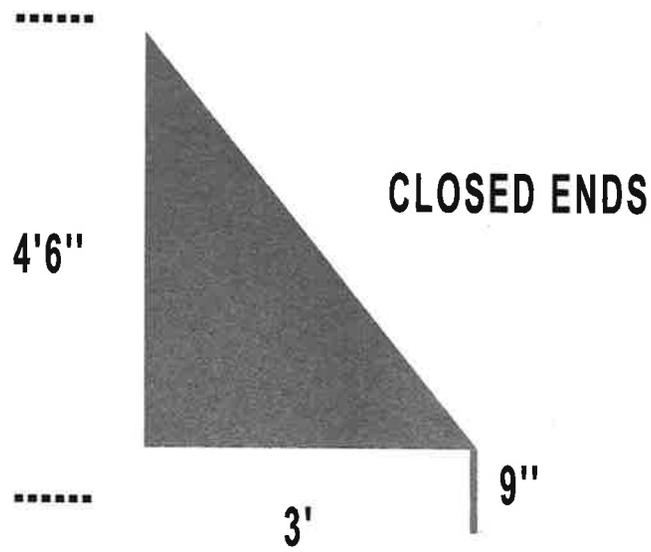
4'6"

JAMES & BLOOM

6" JAMES & BLOOM

5'6"

SIGNAGE -- 6" X 5'6" = 2.75 SQ FT



CLOSED ENDS

3'

9"

Administrative Approval Application
Planning Division

APPROVED

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

11/17/2020
 PAA20-0104

1. Applicant

Name: RA Lee Electric
 Address: 263 W Montcalm
Fontiac, MI 48342
 Phone Number: 248 332-8100
 Fax Number: _____
 Email Address: lisa@raservicesmi.com

2. Property Owner

Name: Eric Jirgens
 Address: 834 Southfield
Birmingham, MI 48009
 Phone Number: 248 647-3650
 Fax Number: 248 647-2699
 Email Address: enc@ecdesigns.biz

3. Applicant's Attorney/Contact Person

Name: _____
 Address: _____
 Phone Number: _____
 Fax Number: _____
 Email Address: _____

4. Project Designer/Developer

Name: Thomas Sebold + Associates
 Address: 35990 Woodward Ave
Bloomfield Hills, MI 48304
 Phone Number: 248 642-7711
 Fax Number: 248 642-8257
 Email Address: derek@tsagc.com

5. Project Information

Address/Location of Property: 460 W Maple
Birmingham, MI 48009
 Name of Development: _____
 Parcel ID#: 08-19-25-356-012
 Current Use: BUSIMP-201
 Area in Acres: 0.187
 Current Zoning: RI

Name of Historic District if any: _____
 Date of HDC Approval, if any: 11-10-2010
 Date of Application for Preliminary Site Plan: _____
 Date of Preliminary Site Plan Approval: 2011
 Date of Application for Final Site Plan: _____
 Date of Final Site Plan Approval: 2017
 Date of Revised Final Site Plan Approval: _____

6. Required Attachments

- Warranty Deed with legal description of property
- Authorization from Owner(s) (if applicant is not owner)
- Completed Checklist
- Material Samples
- Specification sheets for all proposed materials, fixtures, and/or mechanical equipment
- One (1) digital copy of plans
- Two (2) folded copies of plans including an itemized list of all changes for which administrative approval is requested, with the changes marked in color on all elevations
- Photographs of existing conditions on the site where changes are proposed

7. Details of the Request for Administrative Approval

APPROVED
 OCT 28 2020
 CITY OF BIRMINGHAM
 COMMUNITY DEVELOPMENT DEPT.

The undersigned states the above information is true and correct, and understands that it is the responsibility of the applicant to advise the Planning Division and/or Building Division of any additional changes to the approved site plan.

Signature of Applicant: _____ Date: 10-21-2020

<i>Office Use Only</i>			
Application #: <u>PAA20-0104</u>	Date Received: <u>10/28/2020</u>	Fee: <u>\$100.00</u>	Reviewed By: _____
Date of Approval: <u>11/17/2020</u>	Date of Denial: <u>N/A</u>		

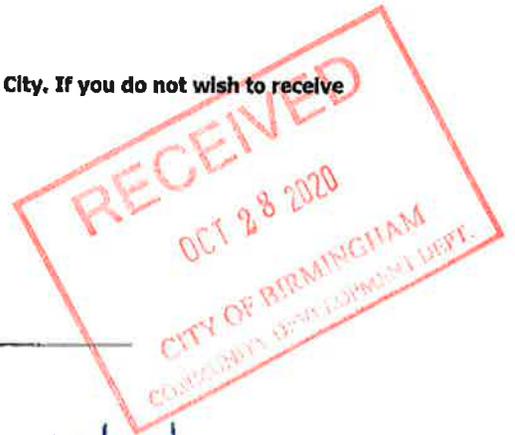


CONSENT OF PROPERTY OWNER

I, Eric Jirgens OF THE STATE OF Michigan AND
(Name of Property Owner)
COUNTY OF Oakland STATE THE FOLLOWING:

1. That I am the owner of real estate located at 460 W Maple, Birmingham
(Address of Affected Property)
2. That I have read and examined the Application for Administrative Approval made to the City of Birmingham by: R.A. Lee Electrical, Inc;
(Name of Applicant)
3. That I have no objections to, and consent to the request(s) described in the Application made to the City of Birmingham.

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



Name of Owner (Printed): Eric Jirgens

Signature of Owner: [Handwritten Signature] Date: 10/21/2020



263 West Montcalm • Pontiac, Michigan 48342 • 248-620-9400 • Fax 248-334-1680



October 22, 2020

Nicholas Dupuis, Planning Department
City of Birmingham
151 Martin Street
Birmingham MI 48012

Nicholas,

Enclosed please find the Administrative Application for the proposed generator installation at 460 W Maple. Please review the documents and let me know if you need anything further. I can be reached at 248-332-8100.

Thank you.

A handwritten signature in black ink that reads 'Lisa Bridger'.

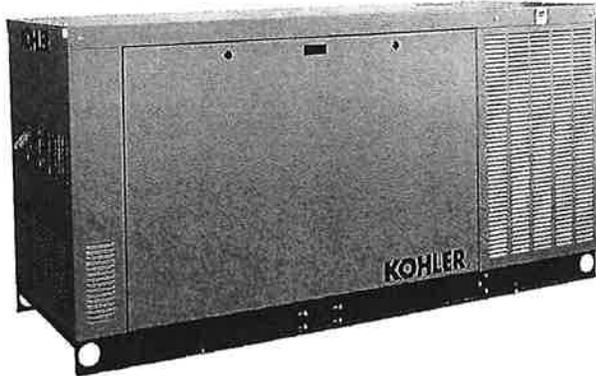
Lisa Bridger
Project Coordinator

Model: **48RCL**

KOHLER Power Systems

Multi-Fuel
LPG/Natural Gas

ISO 9001
KOHLER
POWER SYSTEMS
NATIONALLY REGISTERED



The Kohler® Advantage

- **High Quality Power**
Kohler home generators provide advanced voltage and frequency regulation along with ultra-low levels of harmonic distortion for excellent generator power quality to protect your valuable electronics.
- **Extraordinary Reliability**
Kohler is known for extraordinary reliability and performance and backs that up with a premium 5-year or 2000 hour limited warranty.
- **All-Aluminum Sound Enclosure**
- **Fast Response**
Kohler's Fast-Response™ X excitation system delivers excellent voltage response and short-circuit capability using a rare-earth permanent magnet (PM)-excited alternator.
- **Quiet Operation**
Kohler home generators provide quiet, neighborhood-friendly performance.

Generator Set Ratings

Alternator	Voltage	Ph	Hz	Standby Ratings			
				Natural Gas		LPG	
				kW/kVA	Amps	kW/kVA	Amps
4P7BX	120/208	3	60	48/60	167	50/63	173
	127/220	3	60	48/60	157	50/63	164
	120/240	3	60	46/58	138	48/60	144
	277/480	3	60	48/60	72	50/63	75
	220/380*	3	50	38/48	72	39/49	74
	230/400	3	50	38/48	69	40/50	72
240/416*	3	50	38/48	66	40/50	69	
4Q7BX	120/240	1	60	48/48	200	48/48	200

* 50 Hz models are factory-connected as 230/400 volts. Field-adjustable to 220/380 or 240/416 volts by an authorized service technician.
RATINGS: All three-phase units are rated at 0.8 power factor. All single-phase units are rated at 1.0 power factor. **Standby Ratings:** Standby ratings apply to installations served by a reliable utility source. The standby rating is applicable to varying loads with an average load factor of 80% for the duration of a power outage. No overload capacity is specified for this rating. Ratings are in accordance with ISO-3046/1, BS 5514, AS 2789, and DIN 6271. **GENERAL GUIDELINES FOR DERATING:** **Altitude:** Derate 1.3% per 100 m (328 ft.) elevation above 200 m (656 ft.). **Temperature:** Derate 3.0% per 10°C (18°F) temperature above 25°C (77°F). Availability is subject to change without notice. The generator set manufacturer reserves the right to change the design or specifications without notice and without any obligation or liability whatsoever. Contact your local Kohler generator distributor for availability.

Standard Features

- Kohler Co. provides one-source responsibility for the generating system and accessories.
- The generator set and its components are prototype-tested, factory-built, and production-tested.
- The generator set accepts rated load in one step.
- A standard five-year limited warranty covers all systems and components.
- Quick-ship (QS) models with selected features are available. See your Kohler distributor for details.
- RDC2 Controller
 - One digital controller manages both the generator set and transfer switch functions (with optional Model RXT ATS).
 - Designed for today's most sophisticated electronics.
 - Electronic speed control responds quickly to changing demand.
 - Digital voltage regulation protects your valuable electronics from harmonic distortion and unstable power quality.
- Engine Features
 - Powerful and reliable GM 5.0 L liquid-cooled engine
 - Electronic engine management system.
 - Simple field conversion between natural gas and LP vapor fuels while maintaining emission certification.
- Innovative Cooling System
 - Electronically controlled fan speeds minimize generator set sound signature.
- Approved for stationary standby applications in locations served by a reliable utility source.
- Certifications
 - The 60 Hz generator set engine is certified by the Environmental Protection Agency (EPA) to conform to the New Source Performance Standard (NSPS) for stationary spark-ignited emissions.
 - UL 2200 listing is available (60 Hz only).
 - CSA certification is available (60 Hz only).
 - Accepted by the Massachusetts Board of Registration of Plumbers and Gas Fitters.

Alternator Specifications

Specifications	Alternator
Manufacturer	Kohler
Type	4-Pole, Rotating Field
Exciter type	Brushless, Rare-Earth Permanent Magnet
Leads: quantity, type	
4Q7BX	4, 120/240
4P7BX	12, Reconnectable
Voltage regulator	Solid State, Volts/Hz
Insulation:	NEMA MG1
Material	Class H
Temperature rise	130°C, Standby
Bearing: quantity, type	1, Sealed
Coupling	Flexible Disc
Amortisseur windings	Full
Voltage regulation, no-load to full-load	± 1.0% RMS
Unbalanced load capability	100% of Rated Standby Current
One-step load acceptance	100% of Rating
Peak motor starting kVA:	(35% dip for voltages below)
480 V, 400 V 4P7BX (12 lead)	180 (60 Hz), 136 (50 Hz)
240 V 4Q7BX (4 lead)	113 (60 Hz)

- The unique Fast-Response™ X excitation system delivers excellent voltage response and short-circuit capability using a rare-earth, permanent magnet (PM)-excited alternator.
- Brushless, rotating-field alternator.
- NEMA MG1, IEEE, and ANSI standards compliance for temperature rise and motor starting.
- Sustained short-circuit current of up to 300% of the rated current for up to 10 seconds.
- Sustained short-circuit current enabling downstream circuit breakers to trip without collapsing the alternator field.
- Self-ventilated and dripproof construction.
- Windings are vacuum-impregnated with epoxy varnish for dependability and long life.
- Superior voltage waveform from a two-thirds pitch stator and skewed rotor.
- Total harmonic distortion (THD) from no load to full load with a linear load is less than 4%.

Application Data

Engine

Engine Specifications	60 Hz	50 Hz
Manufacturer	General Motors	
Engine: model, type	Industrial Powertrain Vortec 5.0 L, 4-Cycle Natural Aspiration	
Cylinder arrangement	V-8	
Displacement, L (cu. in.)	5.0 (305)	
Bore and stroke, mm (in.)	94.9 x 88.4 (3.74 x 3.48)	
Compression ratio	9.4:1	
Main bearings: quantity, type	5, M400 Copper Lead	
Rated rpm	1800	1500
Max. power at rated rpm, kW (HP)	66.4 (89)	54.5 (73)
Piston speed, m/min. (ft./min.)	318 (1044)	265 (870)
Cylinder head material	Cast Iron	
Piston type and material	High Silicon Aluminum	
Crankshaft material	Nodular Iron	
Valve (exhaust) material	Forged Steel	
Governor type	Electronic	
Frequency regulation, no-load to full-load	Isochronous	
Frequency regulation, steady state	±1.0%	
Frequency	Fixed	
Air cleaner type	Dry	

Engine Electrical

Engine Electrical System	Electronic
Ignition system	Electronic
Battery charging alternator:	
Ground (negative/positive)	Negative
Volts (DC)	12
Ampere rating	70
Starter motor rated voltage (DC)	12
Battery, recommended cold cranking amps (CCA):	
Qty., rating for -18°C (0°F)	One, 630
Battery voltage (DC)	12
Battery group size	24

Exhaust

Exhaust System	60 Hz	50 Hz
Exhaust manifold type	Dry	
Exhaust flow at rated kW, m ³ /min. (cfm)	13.3 (468)	10.6 (375)
Exhaust temperature at rated kW, dry exhaust, °C (°F)	716 (1320)	
Maximum allowable back pressure, kPa (in. Hg)	10.2 (3.0)	
Exhaust outlet size at engine hookup, mm (in.)	63 (2.5) OD	

Fuel

Fuel System	LP Gas or Natural Gas	
Fuel type	1 in. NPT	
Fuel supply line Inlet	1.74-2.74 (7-11)	
Natural gas fuel supply pressure, kPa (in. H ₂ O)	1.24-2.74 (5-11)	
LPG vapor withdrawal fuel supply pressure, kPa (in. H ₂ O)	—	
Fuel Composition Limits *	Nat. Gas	LP Gas
Methane, % by volume	90 min.	—
Ethane, % by volume	4.0 max.	—
Propane, % by volume	1.0 max.	85 min.
Propene, % by volume	0.1 max.	5.0 max.
C ₄ and higher, % by volume	0.3 max.	2.5 max.
Sulfur, ppm mass	25 max.	
Lower heating value, MJ/m ³ (Btu/ft ³), min.	33.2 (890)	84.2 (2260)

* Fuels with other compositions may be acceptable. If your fuel is outside the listed specifications, contact your local distributor for further analysis and advice.

Lubrication

Lubricating System	Full Pressure
Type	4.3 (4.5)
Oil pan capacity, L (qt.)	4.7 (5.0)
Oil pan capacity with filter, L (qt.)	1, Cartridge
Oil filter: quantity, type	

Application Data

Cooling

Radiator System	60 Hz	50 Hz
Ambient temperature, °C (°F)	45 (113)	
Radiator system capacity, including engine, L (gal.)	17 (4.5)	
Engine jacket water flow, Lpm (gpm)	117.3 (31)	98.4 (26)
Heat rejected to cooling water at rated kW, dry exhaust, kW (Btu/min.)	48.4 (2750)	42.9 (2440)
Water pump type	Centrifugal	
Fan diameter, mm (in.)	qty. 3 @ 406 (16)	
Fan power requirements (powered by engine battery charging alternator)	12VDC, 18 amps each	

Operation Requirements

Air Requirements	60 Hz	50 Hz
Radiator-cooled cooling air, m ³ /min. (scfm)†	51 (1800)	51 (1800)
Combustion air, m ³ /min. (cfm)	4.5 (159)	3.7 (132)
Air over engine, m ³ /min. (cfm)	25 (900)	25 (900)

† Air density = 1.20 kg/m³ (0.075 lbm/ft³)

Fuel Consumption‡

Natural Gas, m ³ /hr. (cfh) at % load	60 Hz	50 Hz
100%	19.8 (699)	15.8 (559)
75%	16.9 (598)	13.5 (478)
50%	13.0 (461)	10.4 (368)
25%	9.1 (321)	7.3 (257)
Exercise	4.2 (147)	4.2 (147)

LP Gas, m ³ /hr. (cfh) at % load	60 Hz	50 Hz
100%	8.0 (283)	6.4 (226)
75%	6.7 (235)	5.3 (188)
50%	5.0 (175)	4.0 (140)
25%	3.4 (121)	2.7 (97)
Exercise	1.5 (54)	1.5 (54)

‡ Nominal Fuel Rating: Natural gas, 37 MJ/m³ (1000 Btu/ft³)
LP Vapor, 93 MJ/m³ (2500 Btu/ft³)

LP vapor conversion factors:

$$8.58 \text{ ft.}^3 = 1 \text{ lb.}$$

$$0.535 \text{ m}^3 = 1 \text{ kg.}$$

$$36.39 \text{ ft.}^3 = 1 \text{ gal.}$$

Sound Enclosure Features

- Sound-attenuating enclosure uses acoustic insulation that meets UL 94 HF1 flammability classification and repels moisture absorption.
- Internally mounted critical silencer.
- Skid-mounted, aluminum construction with two removable access panels.
- Fade-, scratch-, and corrosion-resistant Kohler® cashmere powder-baked finish.

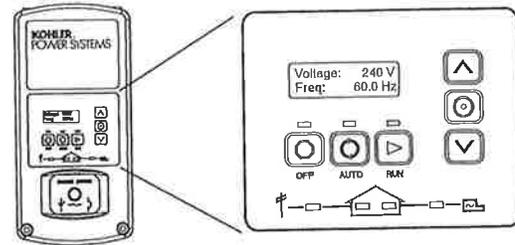
Sound Data

Model 48RCL 8 point logarithmic average sound levels are 58 dB(A) during weekly engine exercise and 61 dB(A) during full-speed generator diagnostics and normal operation. The lowest point sound levels are 56 dB(A) and 60 dB(A) respectively as compared to competitor ratings.*

All sound levels are measured at 7 meters with no load.

* Lowest of 8 points measured around the generator. Sound levels at other points around generator may be higher depending on installation parameters.

RDC2 Controller



The RDC2 controller provides integrated control for the generator set, Kohler® Model RXT transfer switch, programmable interface module (PIM), and load control module (LCM).

The RDC2 controller's 2-line LCD screen displays status messages and system settings that are clear and easy to read, even in direct sunlight or low light.

RDC2 Controller Features

- Membrane keypad:
 - OFF, AUTO, and RUN pushbuttons
 - Select and arrow buttons for access to system configuration and adjustment menus
- LED indicators for OFF, AUTO, and RUN modes
- LED indicators for utility power and generator set source availability and ATS position (Model RXT transfer switch required)
- LCD screen:
 - Two lines x 16 characters per line
 - Backlit display with adjustable contrast for excellent visibility in all lighting conditions
- Scrolling system status display
 - Generator set status
 - Voltage and frequency
 - Engine temperature
 - Oil pressure
 - Battery voltage
 - Engine runtime hours
- Date and time displays
- Smart engine cooldown senses engine temperature
- Digital isochronous governor to maintain steady-state speed at all loads
- Digital voltage regulation: ± 1.0% RMS no-load to full-load
- Automatic start with programmed cranking cycle
- Programmable exerciser can be set to start automatically on any any future day and time, and to run every week or every two weeks
- Exercise modes
 - Unloaded exercise with complete system diagnostics
 - Unloaded full-speed exercise
 - Loaded full-speed exercise (Model RXT ATS required)
- Front-access mini USB connector for SiteTech™ connection
- Integral Ethernet connector for Kohler® OnCue®
- Built-in 2.5 amp battery charger
- Remote two-wire start/stop capability for optional connection of Model RDT or RSB transfer switches

See additional controller features on the next page.

Additional RDC2 Controller Features

- Diagnostic messages
 - Displays diagnostic messages for the engine, generator, Model RXT transfer switch, programmable interface module (PIM), and load control module (LCM)
 - Over 70 diagnostic messages can be displayed
- Maintenance reminders
- System settings
 - System voltage, frequency, and phase
 - Voltage adjustment
 - Measurement system, English or metric
- ATS status (Model RXT ATS required)
 - Source availability
 - ATS position (normal/utility or emergency/generator)
 - Source voltage and frequency
- ATS control (Model RXT ATS required)
 - Source voltage and frequency settings
 - Engine start time delay
 - Transfer time delays
 - Fixed pickup and dropout settings
 - Voltage calibration
- Programmable Interface Module (PIM) status displays
 - Input status (active/inactive)
 - Output status (active/inactive)
- Load control module (LCM) menus
 - Load status
 - Test function

Generator Set Standard Features

- Aluminum sound enclosure with enclosed silencer
- Battery rack and cables
- Electronic, isochronous governor
- Flexible fuel line
- Gas fuel system (includes fuel mixer, electronic secondary gas regulator, two gas solenoid valves, and flexible fuel line between the engine and the skid-mounted fuel system components)
- Integral vibration isolation
- Line circuit breaker
- Oil drain extension
- Operation and installation literature
- RDC2 controller with built-in battery charger
- Standard five-year or 2000 hour limited warranty

Available Options

Approvals and Listings

- UL 2200 Listing (60 Hz only)
- CSA Approval (60 Hz only)

Communication Accessories

- OnCue® Plus Generator Management System for remote monitoring (see specification sheet G6-140)
- OnCue® Plus Wireless Generator Management System for remote monitoring (see specification sheet G6-137)

Electrical System

- Battery
- Battery Heater

Starting Aids

- Block Heater [recommended for ambient temperatures below 0°C (32°F)]

Controller Accessories

- Programmable Interface Module (PIM) (provides 2 digital inputs and 6 relay outputs)
- Load Control Module (LCM) (provides 4 power relays and 2 HVAC relays)

Transfer Switch

- Model RXT Automatic Transfer Switch (see G11-121)
- Model RDT Automatic Transfer Switch (see G11-98)
- Model RSB Automatic Transfer Switch (see G11-101)

Miscellaneous

- Rated Power Factor Testing

Literature

- General Maintenance Literature Kit
- Overhaul Literature Kit
- Production Literature Kit

Other Options

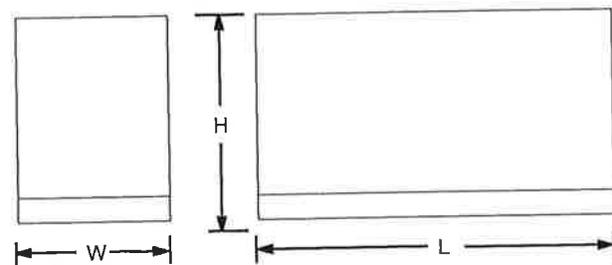
- _____
- _____
- _____

Dimensions and Weights

Overall Size, L x W x H, mm (in.): 2280 x 836 x 1147 (89.8 x 32.9 x 45.2)

Shipping Weight, wet, kg (lb.): 862 (1900)

Weight includes generator set with engine fluids and 4Q10X alternator, sound enclosure, and silencer.



NOTE: This drawing is provided for reference only and should not be used for planning installation. Contact your local distributor for more detailed information.

DISTRIBUTED BY:

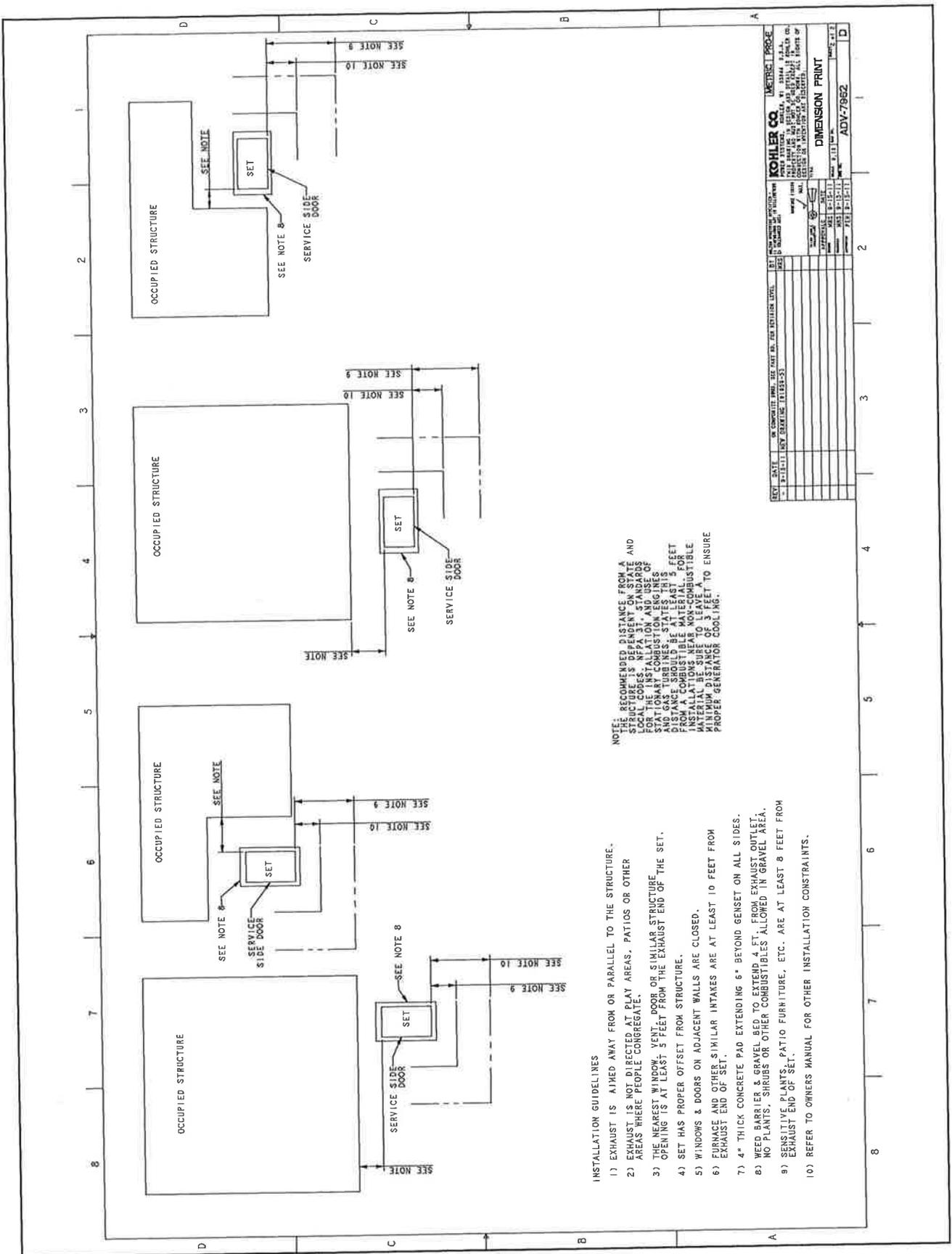
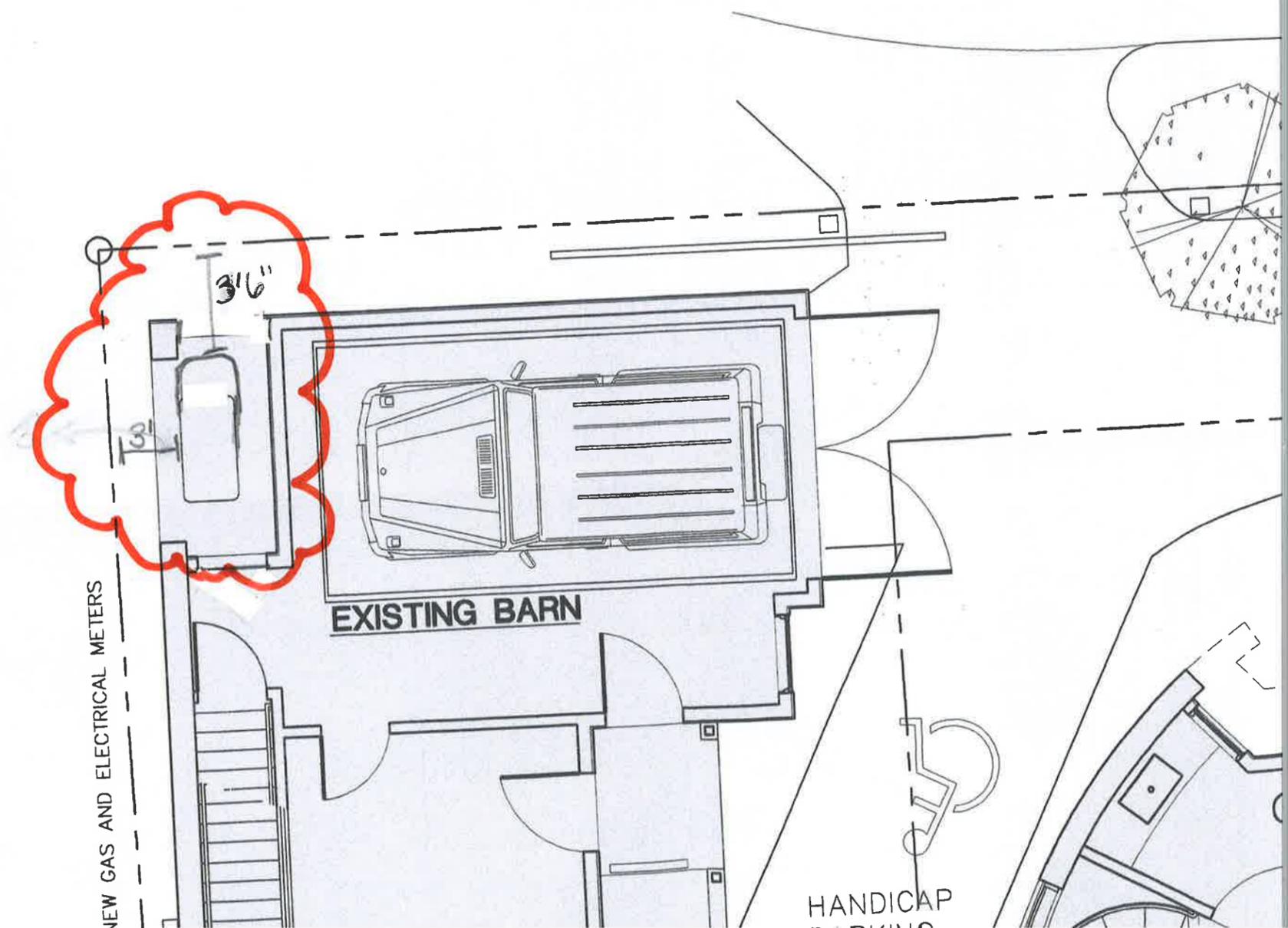
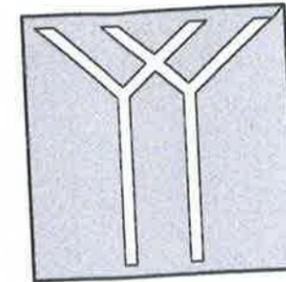


Figure 5-3 Dimension Drawing, Installation Clearances, ADV-7962, Sheet 2

ARCHITECT:

YOUNG & YOUNG ARCHITECTS
1133 WEST LONG LAKE ROAD
BLOOMFIELD HILLS, MI 48302
MAIN OFFICE: 248-646-4900



3'6"

EXISTING BARN

NEW GAS AND ELECTRICAL METERS

HANDICAP PARKING

CITY OF BIRMINGHAM
Community Development - Building Department
151 Martin Street, Birmingham, MI 48009

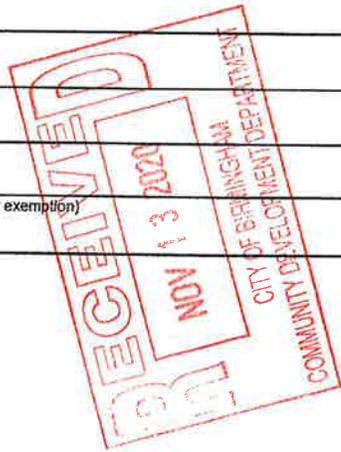
Community Development: 248-530-1850
 AMG Inspection Request Site: <https://www.accessmygov.com>
 Fax: 248-530-1290 / www.bhamgov.org

Permit # PD20 007A

Project # DSE 20 0047

APPLICATION FOR DEMOLITION PERMIT

I. Project Type / Location			
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<input type="checkbox"/> EXTERIOR	<input type="checkbox"/> INTERIOR NON-LOAD BEARING	<input type="checkbox"/> SHED	<input type="checkbox"/> COMMERCIAL BUILDING
<input type="checkbox"/> OTHER _____			
ADDRESS <u>1798 Maryland</u>		PROPERTY IDENTIFICATION NUMBER (SIDWELL NO.)	LOT NUMBER
II. Applicant / Project Contact Information			
A. Applicant			
NAME <u>DAN LYNCH LYNCH CUSTOM HOMES</u>		ADDRESS <u>24395 Nantucket</u>	
CITY <u>NOVI</u>	STATE <u>MI</u>	ZIP CODE <u>48374</u>	TELEPHONE NUMBER (Include Area Code) <u>248 361 8226</u>
CELL PHONE NUMBER (Include Area Code) <u>248 361 8226</u>	FAX NUMBER (Include Area Code)	EMAIL ADDRESS <u>dan@lynchcustomhomes.com</u>	
B. Owner or Lessee			
NAME <u>DJL LLC</u>		ADDRESS <u>24395 Nantucket</u>	
CITY <u>NOVI</u>	STATE <u>MI</u>	ZIP CODE <u>48374</u>	TELEPHONE NUMBER (Include Area Code) <u>248 361 8226</u>
CELL PHONE NUMBER (Include Area Code) <u>248 361 8226</u>	FAX NUMBER (Include Area Code)	EMAIL ADDRESS <u>dan@lynchcustomhomes.com</u>	
C. Architect or Engineer			
NAME		ADDRESS	
CITY	STATE	ZIP CODE	TELEPHONE NUMBER (Include Area Code)
CELL PHONE NUMBER (Include Area Code)	FAX NUMBER (Include Area Code)	EMAIL ADDRESS	
LICENSE NUMBER			EXPIRATION DATE
D. Contractor			
NAME <u>Bedient Excavating</u>		ADDRESS <u>2573 Leach Rd.</u>	
CITY <u>Rochester Hills</u>	STATE <u>MI</u>	ZIP CODE <u>48309</u>	TELEPHONE NUMBER (Include Area Code) <u>248 769 9928</u>
CELL PHONE NUMBER (Include Area Code) <u>248 709 9928</u>	FAX NUMBER (Include Area Code) <u>248 853 6789</u>	EMAIL ADDRESS <u>jeff@bedientconstruction.com</u>	
INDIVIDUAL BUILDERS LICENSE NUMBER <u>2101119220</u>			EXPIRATION DATE <u>5/31/23</u>
COMPANY BUILDERS LICENSE NUMBER <u>2102185303</u>			EXPIRATION DATE <u>5/31/23</u>
FEDERAL EMPLOYER ID NUMBER (or reason for exemption) <u>38-2666637</u>			
WORKERS COMP INSURANCE CARRIER (or reason for exemption) <u>ABC</u>			
UNEMPLOYMENT INSURANCE AGENCY EMPLOYER ACCOUNT NUMBER (or reason for exemption) <u>02-183-2886</u>			



1798
Maryland







photo courtesy of - Lynch Custom Homes - www.lynchcustomhomes.com

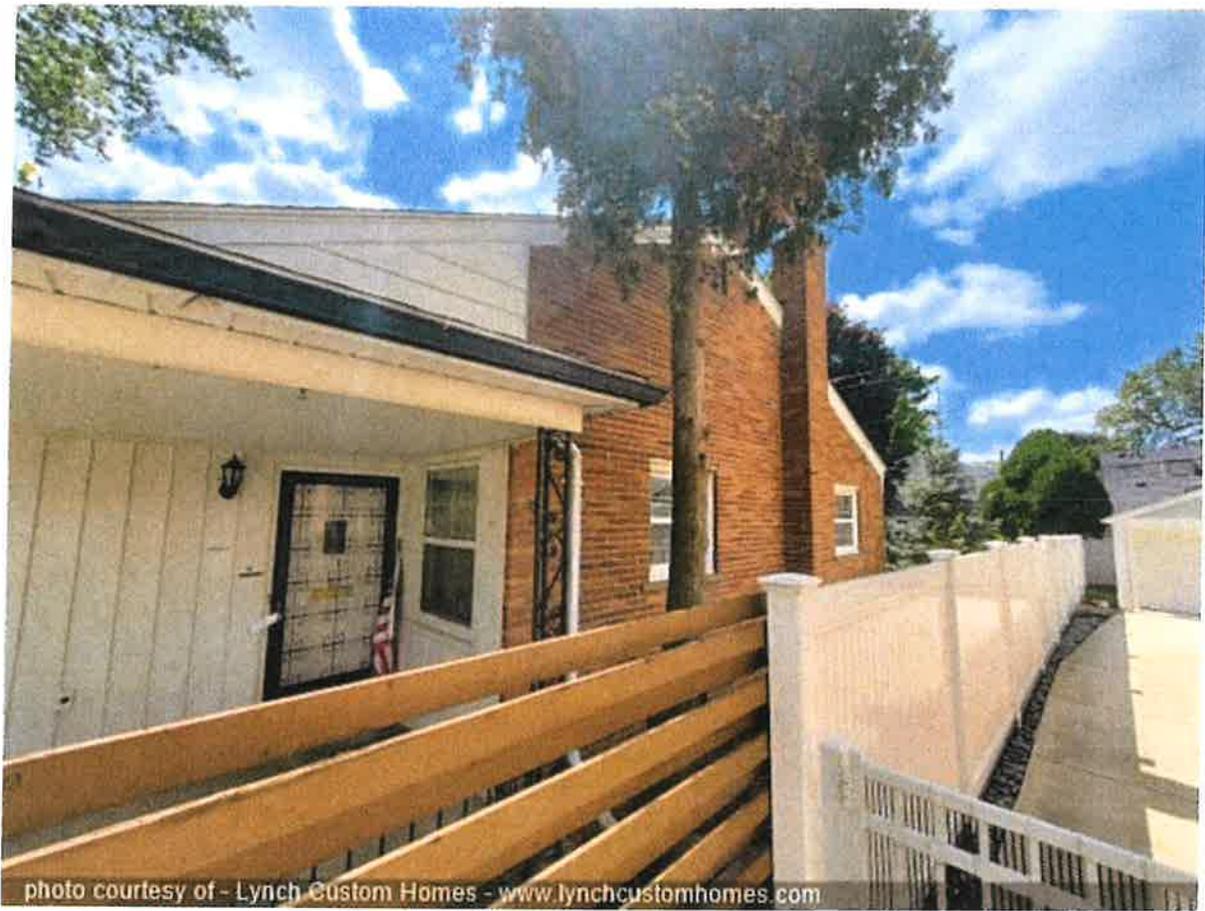




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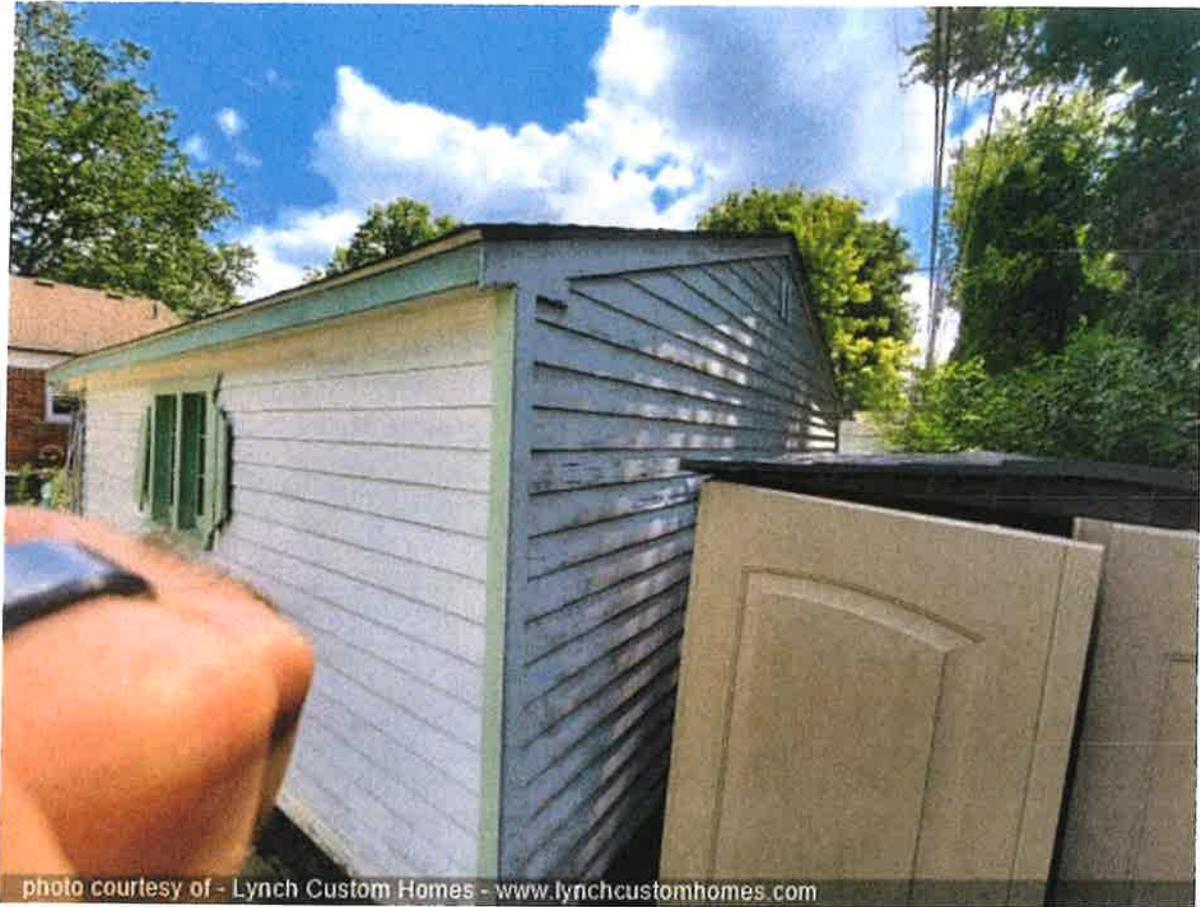


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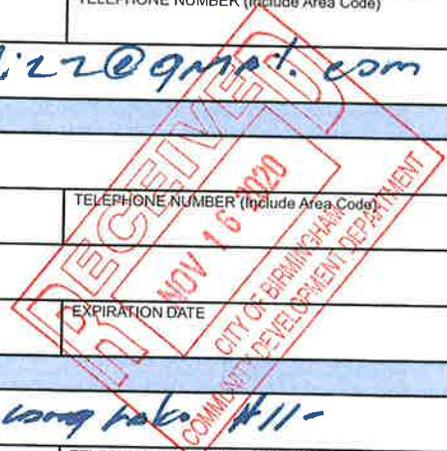
Permit # PD 20-0080

Project # JDSF

APPLICATION FOR DEMOLITION PERMIT

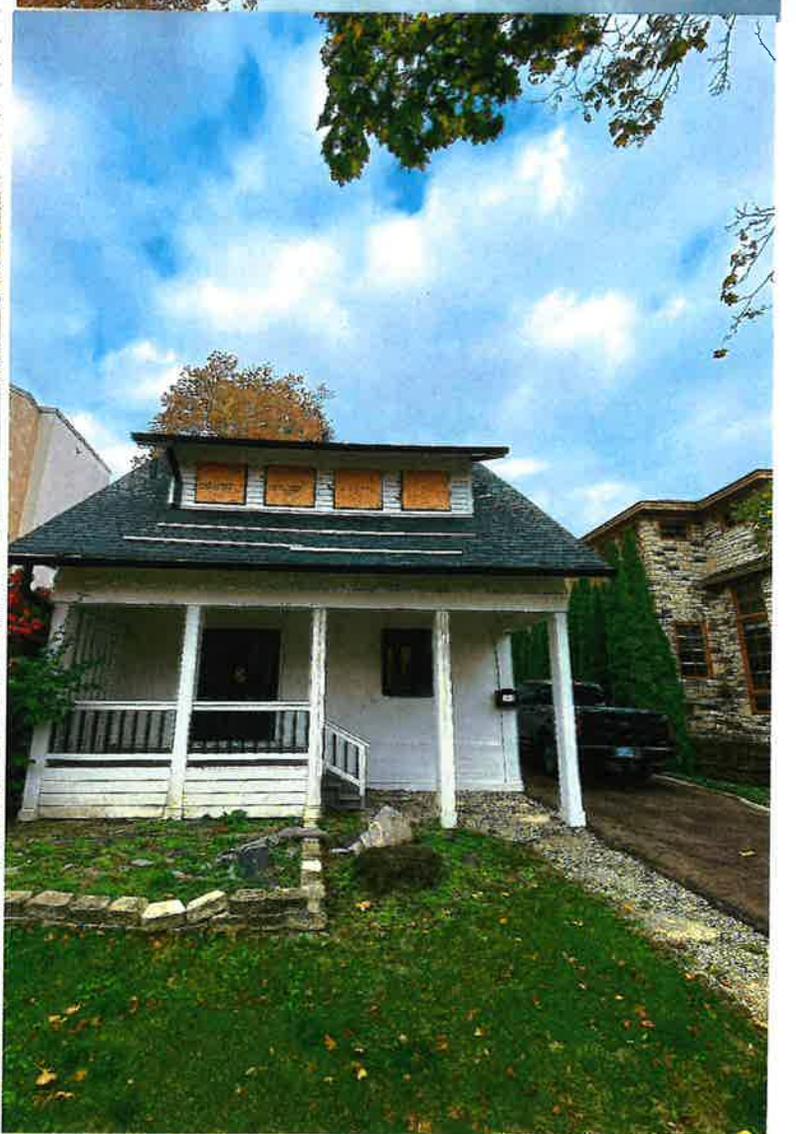
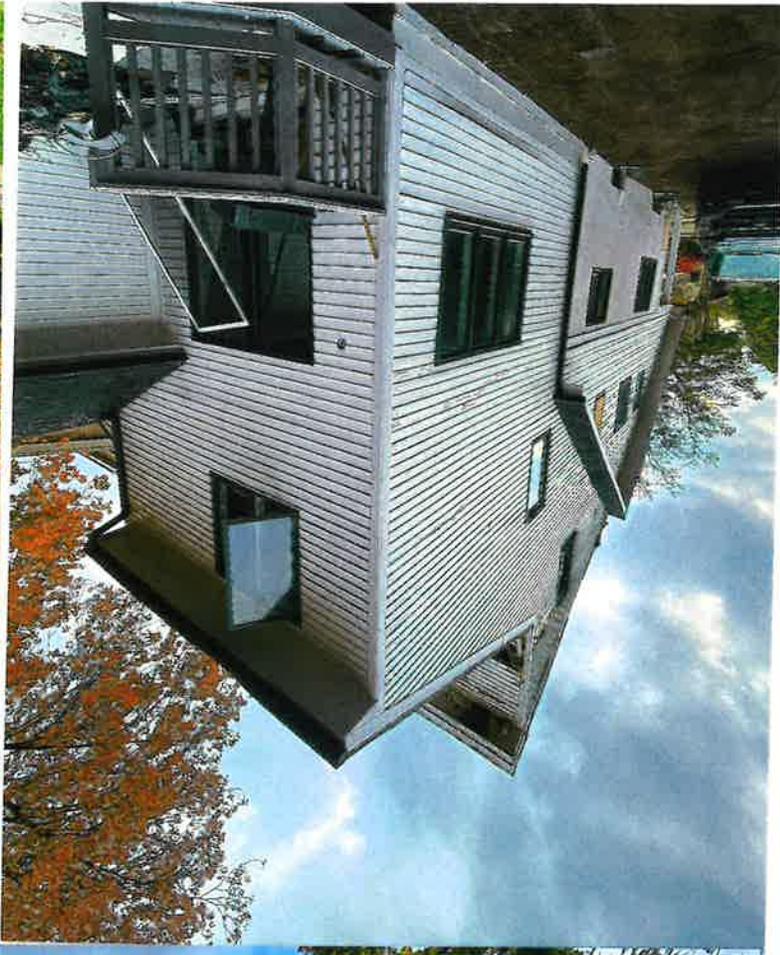
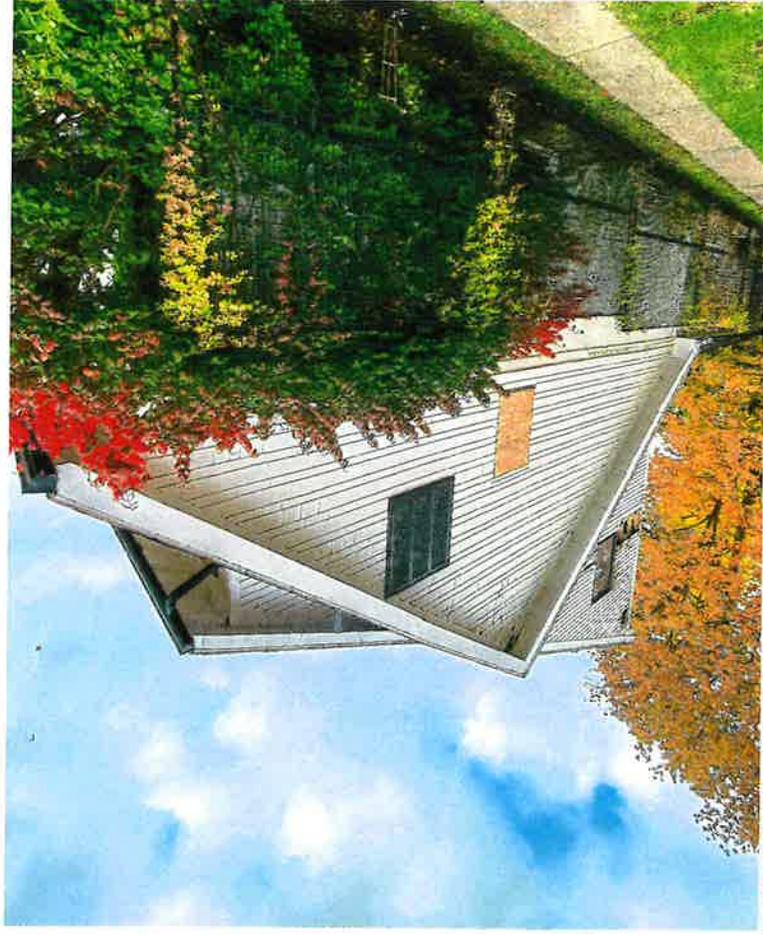
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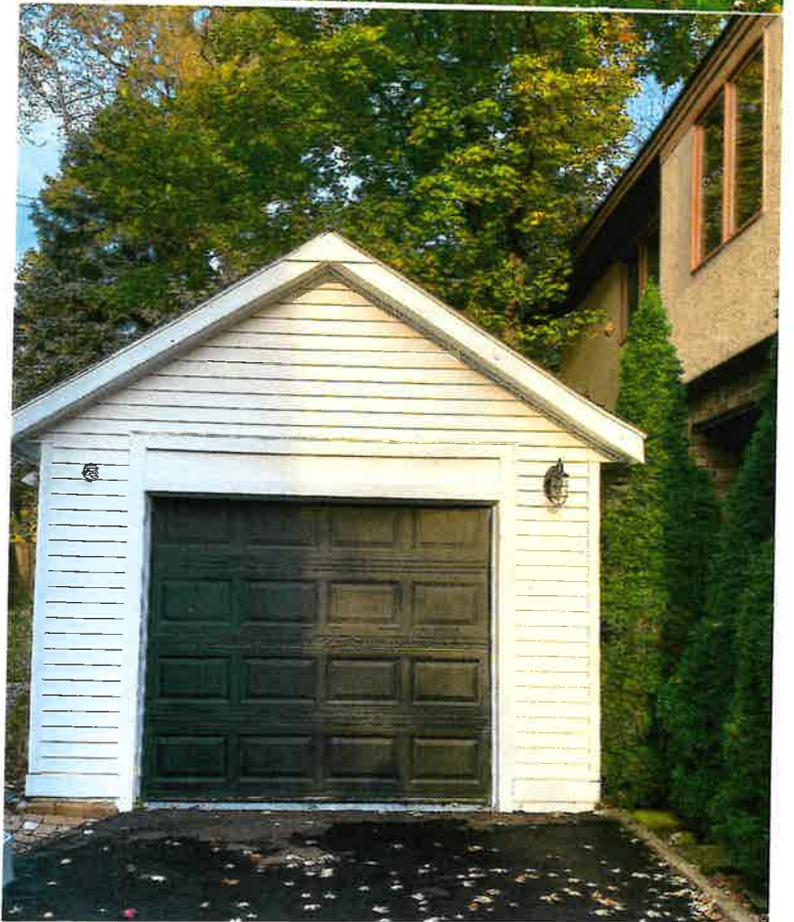
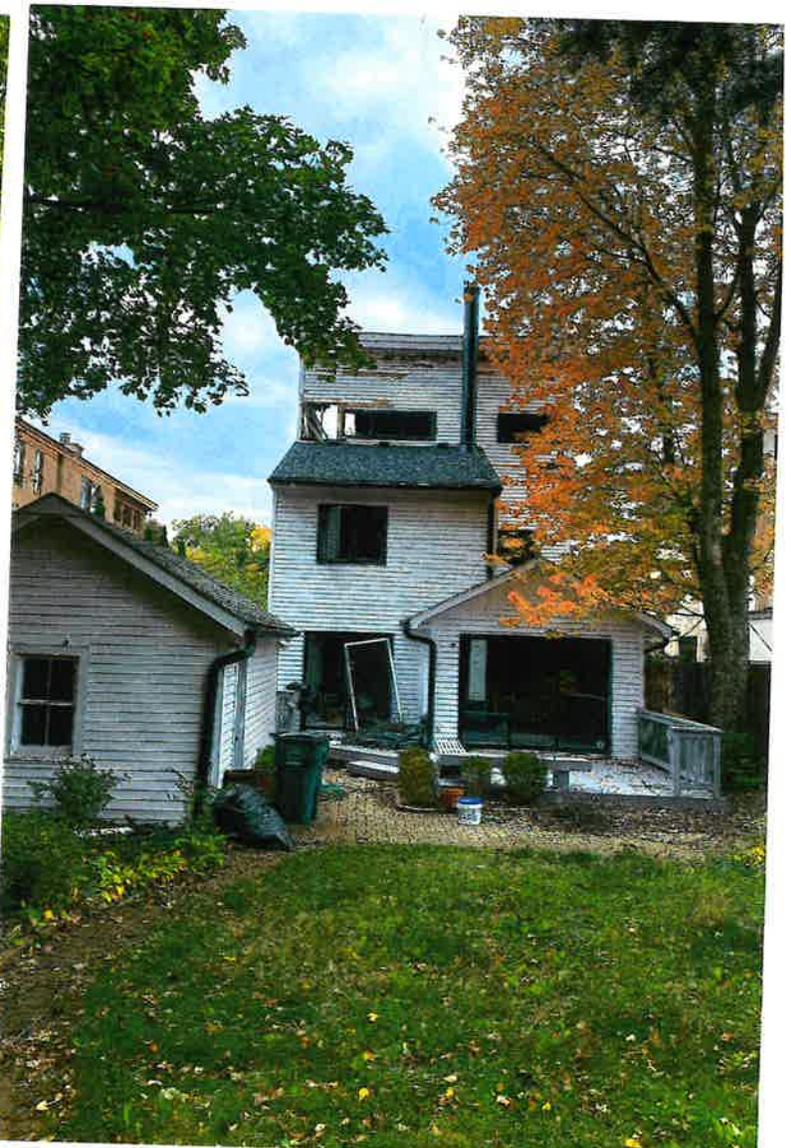
I. Project Type / Location			
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<input type="checkbox"/> EXTERIOR	<input type="checkbox"/> INTERIOR NON-LOAD BEARING	<input type="checkbox"/> SHED	<input type="checkbox"/> OTHER _____
ADDRESS <u>528 Park</u>		PROPERTY IDENTIFICATION NUMBER (SIDWELL NO.)	LOT NUMBER
II. Applicant / Project Contact Information			
A. Applicant			
NAME <u>Winnick Homes</u>		ADDRESS <u>21 E. Long Lake Hill</u>	
CITY <u>Bloomfield Hills</u>	STATE <u>MI</u>	ZIP CODE <u>48304</u>	TELEPHONE NUMBER (Include Area Code) <u>248-561-5354</u>
CELL PHONE NUMBER (Include Area Code) <u>248-561-5354</u>	FAX NUMBER (Include Area Code)	EMAIL ADDRESS <u>69pms@winnickHomes.com</u>	
B. Owner or Lessee			
NAME <u>Natalie Corradi</u>		ADDRESS	
CITY	STATE	ZIP CODE	TELEPHONE NUMBER (Include Area Code)
CELL PHONE NUMBER (Include Area Code) <u>248-953-7960</u>	FAX NUMBER (Include Area Code)	EMAIL ADDRESS <u>Necorradiz22@gmail.com</u>	
C. Architect or Engineer			
NAME <u>n/a</u>		ADDRESS	
CITY	STATE	ZIP CODE	TELEPHONE NUMBER (Include Area Code)
CELL PHONE NUMBER (Include Area Code)	FAX NUMBER (Include Area Code)	EMAIL ADDRESS	
LICENSE NUMBER			EXPIRATION DATE
D. Contractor			
NAME <u>Winnick Homes</u>		ADDRESS <u>21 East Long Lake Hill</u>	
CITY <u>Bloomfield Hills</u>	STATE <u>MI</u>	ZIP CODE <u>48304</u>	TELEPHONE NUMBER (Include Area Code) <u>248-561-5354</u>
CELL PHONE NUMBER (Include Area Code) <u>248-561-5354</u>	FAX NUMBER (Include Area Code)	EMAIL ADDRESS <u>69pms@winnickHomes.com</u>	
INDIVIDUAL BUILDERS LICENSE NUMBER <u>21-1128424</u>			EXPIRATION DATE <u>5/31/23</u>
COMPANY BUILDERS LICENSE NUMBER <u>21-2151484</u>			EXPIRATION DATE <u>5/31/27</u>
FEDERAL EMPLOYER ID NUMBER (or reason for exemption) <u>38-3464031</u>			
WORKERS COMP INSURANCE CARRIER (or reason for exemption) <u>n/a</u>			
UNEMPLOYMENT INSURANCE AGENCY EMPLOYER ACCOUNT NUMBER (or reason for exemption) <u>n/a</u>			



Ref 00174592
 Receipt 553227
 Amount \$500.00

CITY OF BIRMINGHAM
 Date 11/16/2020 3:23:40 PM





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 Community Development: 248-530-1850
 AMG Inspection Request Site: <https://www.accessmygov.com>
 Fax: 248-530-1290 / www.bhamgov.org

Permit # _____

Project # _____

APPLICATION FOR DEMOLITION PERMIT

I. Project Type / Location			
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ADDRESS 1563 STANLEY		PROPERTY IDENTIFICATION NUMBER (SIDWELL NO.)	LOT NUMBER
II. Applicant / Project Contact Information			
A. Applicant			
NAME BIRMGHAM DEVELOPMENT		ADDRESS 401 S. OLD WOODWARD #470	
CITY BIRMINGHAM	STATE MI	ZIP CODE 48009	TELEPHONE NUMBER (Include Area Code) 248-505-8811
CELL PHONE NUMBER (Include Area Code) 248-505-8811	FAX NUMBER (Include Area Code) 888-727-6333	EMAIL ADDRESS DAVID @ BIRMGHAMLLC.COM	
B. Owner or Lessee			
NAME BIRMGHAM DEVELOPMENT		ADDRESS 401 S. OLD WOODWARD #470	
CITY BIRMINGHAM	STATE MI	ZIP CODE 48009	TELEPHONE NUMBER (Include Area Code) 248-505-8811
CELL PHONE NUMBER (Include Area Code) 248-505-8811	FAX NUMBER (Include Area Code) 888-727-6333	EMAIL ADDRESS DAVID @ BIRMGHAMLLC.COM	
C. Architect or Engineer			
NAME N/A		ADDRESS	
CITY	STATE	ZIP CODE	TELEPHONE NUMBER (Include Area Code)
CELL PHONE NUMBER (Include Area Code)	FAX NUMBER (Include Area Code)	EMAIL ADDRESS	
LICENSE NUMBER		EXPIRATION DATE	
D. Contractor			
NAME BIRMGHAM DEVELOPMENT		ADDRESS 401 S. OLD WOODWARD #470	
CITY BIRMINGHAM	STATE MI	ZIP CODE 48009	TELEPHONE NUMBER (Include Area Code) 248-505-8811
CELL PHONE NUMBER (Include Area Code) 248-505-8811	FAX NUMBER (Include Area Code) 888-727-6333	EMAIL ADDRESS DAVID @ BIRMGHAMLLC.COM	
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COMPANY BUILDERS LICENSE NUMBER 2102142187		EXPIRATION DATE 5/31/2023	
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WORKERS COMP INSURANCE CARRIER (or reason for exemption) LIBERTY MUTUAL			
UNEMPLOYMENT INSURANCE AGENCY EMPLOYER ACCOUNT NUMBER (or reason for exemption) N/A - NO EMPLOYEES			







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 Community Development: 248-530-1850
 AMG Inspection Request Site: <https://www.accessmygov.com>
 Fax: 248-530-1290 / www.bhamgov.org

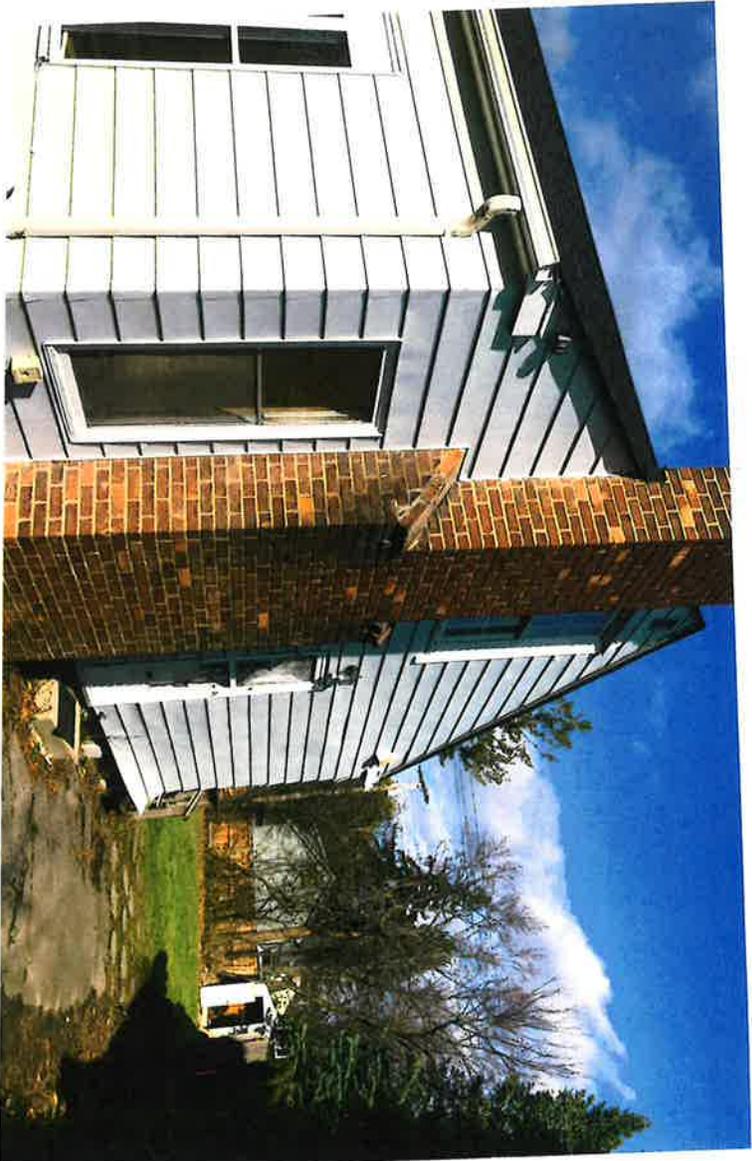
Permit # _____

Project # DSE 20-0052

APPLICATION FOR DEMOLITION PERMIT

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ADDRESS <u>347 CATALPA</u>		PROPERTY IDENTIFICATION NUMBER (SIDWELL NO.)	LOT NUMBER
II. Applicant / Project Contact Information			
A. Applicant			
NAME <u>Birmingham Development</u>		ADDRESS <u>401 S. Old Woodward #470</u>	
CITY <u>Birmingham</u>	STATE <u>MI</u>	ZIP CODE <u>48009</u>	TELEPHONE NUMBER (Include Area Code) <u>248-505-8811</u>
CELL PHONE NUMBER (Include Area Code) <u>248-505-8811</u>	FAX NUMBER (Include Area Code) <u>888-727-6333</u>	EMAIL ADDRESS <u>DAVID @ Birmingham LLC.COM</u>	
B. Owner or Lessee			
NAME <u>Birmingham Development</u>		ADDRESS <u>401 S. Old Woodward #470</u>	
CITY <u>Birmingham</u>	STATE <u>MI</u>	ZIP CODE <u>48009</u>	TELEPHONE NUMBER (Include Area Code) <u>248-505-8811</u>
CELL PHONE NUMBER (Include Area Code) <u>248-505-8811</u>	FAX NUMBER (Include Area Code) <u>888-727-6333</u>	EMAIL ADDRESS <u>DAVID @ Birmingham LLC.COM</u>	
C. Architect or Engineer			
NAME <u>N/A</u>		ADDRESS	
CITY	STATE	ZIP CODE	TELEPHONE NUMBER (Include Area Code)
CELL PHONE NUMBER (Include Area Code)	FAX NUMBER (Include Area Code)	EMAIL ADDRESS	
LICENSE NUMBER			EXPIRATION DATE
D. Contractor			
NAME <u>Birmingham Development</u>		ADDRESS <u>401 S. Old Woodward #470</u>	
CITY <u>Birmingham</u>	STATE <u>MI</u>	ZIP CODE <u>48009</u>	TELEPHONE NUMBER (Include Area Code) <u>248-505-8811</u>
CELL PHONE NUMBER (Include Area Code) <u>248-505-8811</u>	FAX NUMBER (Include Area Code) <u>888-727-6333</u>	EMAIL ADDRESS <u>DAVID @ Birmingham LLC.COM</u>	
INDIVIDUAL BUILDERS LICENSE NUMBER			EXPIRATION DATE
COMPANY BUILDERS LICENSE NUMBER <u>2102142157</u>			EXPIRATION DATE <u>5/31/2023</u>
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WORKERS COMP INSURANCE CARRIER (or reason for exemption) <u>LIBERTY MUTUAL</u>			
UNEMPLOYMENT INSURANCE AGENCY EMPLOYER ACCOUNT NUMBER (or reason for exemption) <u>N/A - NO EMPLOYER</u>			







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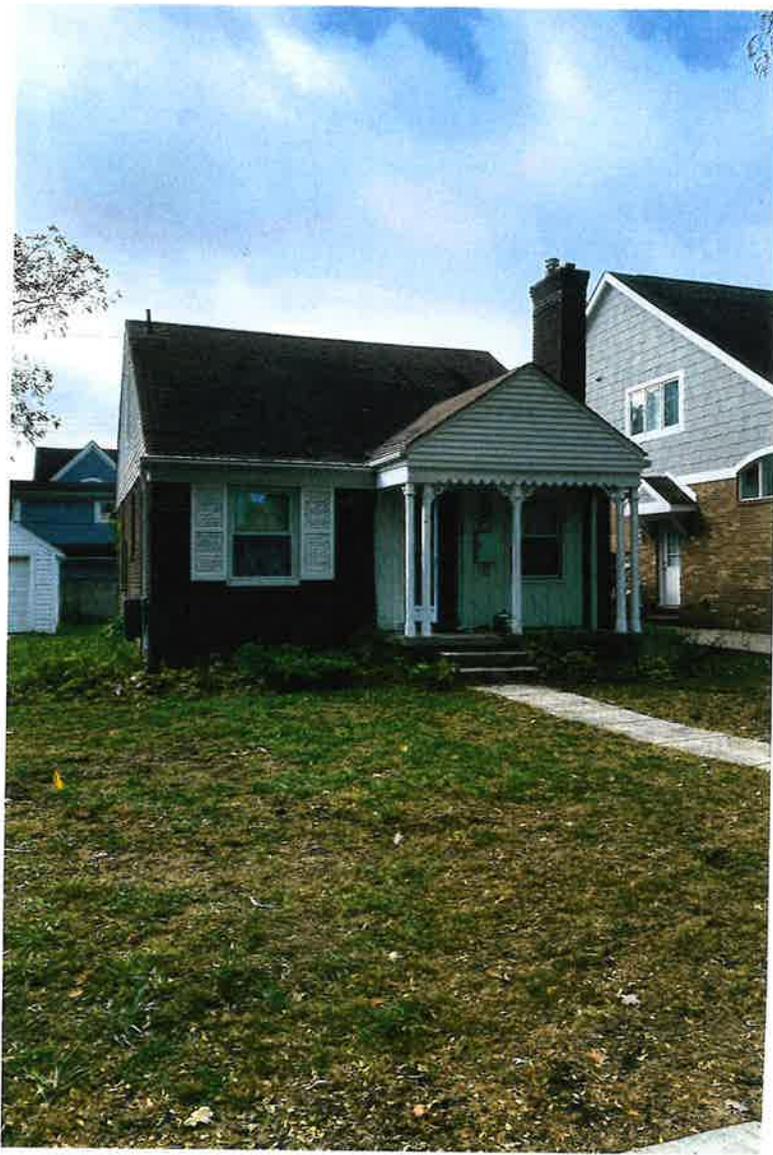
Permit # _____

Project # _____

APPLICATION FOR DEMOLITION PERMIT

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ADDRESS 988 Chestnut		PROPERTY IDENTIFICATION NUMBER (SIDWELL NO.)	LOT NUMBER
II. Applicant / Project Contact Information			
A. Applicant			
NAME Live Well Custom Homes		ADDRESS 6226 E 4th St	
CITY Royal Oak	STATE MI	ZIP CODE 48067	TELEPHONE NUMBER (Include Area Code) 248 677 8484
CELL PHONE NUMBER (Include Area Code)	FAX NUMBER (Include Area Code)	EMAIL ADDRESS rick@livewellcustomhomes.com	
B. Owner or Lessee			
NAME Live Well Custom Homes		ADDRESS 6226 E 4th St	
CITY Royal Oak	STATE MI	ZIP CODE 48067	TELEPHONE NUMBER (Include Area Code) 248 677 8484
CELL PHONE NUMBER (Include Area Code)	FAX NUMBER (Include Area Code)	EMAIL ADDRESS*	
C. Architect or Engineer			
NAME DAS Architects		ADDRESS 7341 Triangle Dr	
CITY Sterling Heights	STATE MI	ZIP CODE 48314	TELEPHONE NUMBER (Include Area Code) 586 803 1410
CELL PHONE NUMBER (Include Area Code)	FAX NUMBER (Include Area Code)	EMAIL ADDRESS	
LICENSE NUMBER		EXPIRATION DATE	
D. Contractor			
NAME Live Well Custom Homes		ADDRESS 6226 E 4th Street	
CITY Royal Oak	STATE MI	ZIP CODE 48067	TELEPHONE NUMBER (Include Area Code) 248 677 8484
CELL PHONE NUMBER (Include Area Code)	FAX NUMBER (Include Area Code)	EMAIL ADDRESS	
INDIVIDUAL BUILDERS LICENSE NUMBER		EXPIRATION DATE	
COMPANY BUILDERS LICENSE NUMBER 210 219 8565		EXPIRATION DATE 05/31/2022	
FEDERAL EMPLOYER ID NUMBER (or reason for exemption) 27-2803385			
WORKERS COMP INSURANCE CARRIER (or reason for exemption) Frankenmuth			
UNEMPLOYMENT INSURANCE AGENCY EMPLOYER ACCOUNT NUMBER (or reason for exemption) 1639014			







Historic District Commission Action List – 2020

Historic District Commission	Quarter	Rank	Status
Complete CLG Community Partnership Program Applications	1 st (January-March)	1	<input checked="" type="checkbox"/>
Schedule Training Sessions for HDC and Community	1 st (January-March)	2	<input type="checkbox"/>
Redesign HDC Board Applications	2 nd (April-June)	3	<input checked="" type="checkbox"/>
Draft Letter to Historic Property Owners	2 nd (April-June)	4	<input type="checkbox"/>
Revamp Heritage Home Program	3 rd (July-September)	5	<input type="checkbox"/>
Historic District Ordinance Enforcement	3 rd (July-September)	6	<input type="checkbox"/>
Develop Interactive Map of Historic Properties in Birmingham	4 th (October-December)	7	<input type="checkbox"/>

Updates:

1. CLG Community Partnership Applications submitted February 3rd, 2019
 - Survey – Little San Francisco (The “Ravines”)
 - Design Guidelines – New and Emerging Materials
 - **Projects were not selected**
 - Projects submitted for CLG Grant Program opportunity
2. Three trainings selected (**need to be scheduled**):
 - Historic District Commissioner Training
 - Building Assessment 101
 - Understanding Historic Designation
3. Updated Design Review application for HDC as of June 2020
 - Simplified, reformatted, and trimmed unnecessary sections
 - Updated PDF to be a fillable form

COLLABORATIVE PRESERVATION PROJECT MATRIX – *PLANNING DIVISION*

	GREENWOOD CEMETARY	HISTORIC DISTRICT COMMISSION	HISTORIC DISTRICT STUDY COMMITTEE	MUSEUM	PARKS	BALDWIN LIBRARY	FRIENDS OF THE MUSEUM	BIRMINGHAM PUBLIC SCHOOLS
<p>Reinitiate the Heritage Home Program</p> <ul style="list-style-type: none"> <i>HDSC is working on reviving the HH program, which includes re-evaluating guidelines, purchasing new plaques, creating an application, and updating city records on condition/stock. A map has been created by the Planning Division highlighting current and future eligible homes)</i> 			X	X				
<p>Audit designated historical homes and buildings</p> <ul style="list-style-type: none"> <i>HDSC is evaluating current plaque conditions with plans to update any information, and create a detailed electronic database</i> 			X	X				
<p>Promote the history and designation of historic properties</p> <ul style="list-style-type: none"> <i>The HDSC is getting creative in promotion through designs for an ArcGIS Story Map, themed walking tours, social media presence, and regular newsletter articles</i> 			X	X				
<p>Publish Eco City Survey</p> <ul style="list-style-type: none"> <i>Update photograph database and conditions</i> 			X	X				

<ul style="list-style-type: none"> • <i>Publish Eco City Survey</i> 								
<p>Obtain a historical plaque for the Community House</p> <ul style="list-style-type: none"> • <i>Create detailed information database and content for sign</i> 			X	X				
<p>Update/expand/digitize Greenwood Cemetery records</p> <ul style="list-style-type: none"> • <i>GCAB is reviewing RFP for ground penetrating radar on 8/16. Part of project will be to obtain digital map that allows us the ability to add data and integrate with search software.</i> • <i>City Clerk's Office continues, when time permits, to update BS&A cemetery module with historical cemetery records. Current sales/burials are being updated quarterly when Elmwood supplies the office with the records for the quarter.</i> 	X		X	X			X	
<p>Historic headstone inventory and condition assessment/repairs</p>	X		X	X			X	
<p>Update Greenwood biographical information for existing tour program, interactive map and online access</p> <ul style="list-style-type: none"> • <i>One of outcomes sought from GPR project is interactive map that can be made accessible online.</i> 	X		X	X			X	

<ul style="list-style-type: none"> <i>Museum: Working with Friends, some Greenwood bios are complete and being updated on an ongoing basis.</i> 							
<p>Locate Potter's Field at Greenwood</p> <ul style="list-style-type: none"> <i>GCAB and Friends of Museum member, Linda Buchanan, has extensive research on history of Potter's Field, including where/when some of original burials were moved. Am requesting that the information be assembled into written document.</i> 	X		X	X		X	
<p>Preservation project Certified Local Government (SHPO) grant funding at Allen/Hunter Houses</p> <ul style="list-style-type: none"> <i>Museum: assessment underway to determine appropriateness of Hunter House exterior restoration project for fall CLG funding cycle (Oct 1, 2019).</i> 		X		X			
<p>Preserve and improve Museum site and adjacent trails for enhanced public access/ explore relevant grants</p> <ul style="list-style-type: none"> <i>Museum: working with Parks/DPS, trail maintenance and treatment of invasives underway. Heritage Zone plan being finalized for improvements in vicinity of Allen/Hunter Houses.</i> 				X	X		

<p>Grants to be explored early 2020.</p> <ul style="list-style-type: none"> DPS: Ongoing site improvements to landscape, invasive species and water issues. Collaboration ongoing with Museum. 								
<p>Integrated/continuity of park signage and wayfinding</p> <ul style="list-style-type: none"> DPS: Standing by for logo update and coordination efforts with Planning/Admin with any signage installations. 				X	X			
<p>Enhance/expand adult and child history-related enrichment programs</p> <ul style="list-style-type: none"> Museum: programs for adults and children have been expanded and enhanced and will be ongoing. 				X		X	X	X

**MEMORANDUM IN OPPOSITION TO APPLICATION TO CONSTRUCT A FOUR
STORY ADDITION ON THE HAWTHORNE BUILDING (HISTORIC NAME)
361 E. MAPLE BIRMINGHAM, MICHIGAN**

I. Introduction

Melvin Kaftan who owns and lives at 363 and 369 E. Maple, Birmingham, which is immediately east of and attached to 361 E. Maple (Hawthorne Building”), submits this Memorandum, in opposition to the renewed application of the owners of the historic Hawthorne Building, to construct a four story addition on top of the historic Hawthorne Building.

This is at least the third attempt by the owners of the Hawthorne Building to destroy the historic integrity of this art deco building designated by the City of Birmingham as a historic district/building under the Birmingham Historic Designation Ordinance.

As previously stated at prior hearings, the owners of the Hawthorne Building knew of the historic district designation at the time they purchased the building, and since the purchase, have appeared before Historic District Commission (“HDC”) seeking either to demolish the historic art deco building, or to alter in a manner so as to completely obliterate the historic art deco design.

The Hawthorne Building was included in Birmingham’s historic district in 1983 by the Birmingham City Commission.

Having had the application to delist and remove the Hawthorne Building from the historic district denied, the owners have submitted reiterations of essentially the same plan to the HDC, which has the effect of completely nullifying the historic art deco character of Hawthorne Building.

II. Review of 2020 Plans and Application for Four Story Addition

The 2020 plans and application pending before the HDC is, in all material aspects, the same design that was rejected by the Planning Division in its Memorandum of October 31, 2018, to the HDC.

The Planning Division’s recommendation against the owner’s October 16, 2018 application was based upon Section 127-11, and the National Park Service review standards and guidelines, which are incorporated into Section 127-11(a). Said standards and guidelines were reviewed by the Planning Division, as discussed below, and its recommendation against the 2018 application establishes in large part the foundation and rationale to reject the recent 2020 Plans.

Review Standard 1. A new addition should be simple and unobtrusive in design, and should be distinguished from the historic building-recessed connector, which can help to differentiate the new from the old.

- **Planning Division Comments on 2018 Plans:** “The 4-story addition dominates the single story historic resource through its obtrusive mass and form. The design of the addition is

also more ornate than the simple design of the historic resource.”

- **2020 Plans:** The findings of the Planning Division, as to the 2018 Plans, are equally applicable to the 2020 Plans. Plan sheets SD-3, SD-4, and SD-6 of both the 2018 Plans and 2020 Plans are, in all material respects, the same plan. There has been no effort by the owners to reduce the obtrusive mass and form. The proposed structure contains the same overpowering ornate design rejected by the Planning Division. Simply stated, the art deco characteristics of the Hawthorne Building are completely lost in the 2020 Plans.

Review Standard 2. A new addition should not be highly visible from the public right of way; a rear or other secondary elevation is usually the best location for a new addition.

- **Planning Division Comments on 2018 Plans:** “The addition is clearly visible from the public right of way and is not a setback to off-set the mass.”
- **2020 Plans:** Again, the findings of the Planning Division, as to the 2018 Plans, are equally applicable to the 2020 Plans. Plan sheets SD-2, SD-3, SD-4, and SD-6 of both the 2018 Plans and 2020 Plans are, in all material respects, the same plan. The setback of the second floor from the first floor in the 2018 Plans appears to have been 1 ft., and in the 2020 Plans is now a mere 3 ft. As revealed in the 2020 Plan sheets, SD-2, SD-3, SD-4, and SD-6, the token increase in the setback of 2 ft. does nothing to setback the mass of the additional four stories which remain clearly visible and over powers the art deco character of the Hawthorne Building. Simply stated, the owners have done nothing to satisfy Review Standard No. 2.

Review Standard No. 3. The construction materials and the color of the new addition should be harmonious with the historic building materials.

- **Planning Division Comments on 2018 Plans:** “There is a stark contrast between the historic resource and the addition in regards to color and materials.”
- **2020 Plans:** The Planning Division’s comments regarding the deficiencies in the 2018 Plans are equally applicable to the 2020 Plans. Examination of Plan sheets SD-3, SD-4, and SD-6, confirms no visible change in the materials for the additional four stories, which appear to be intended to dominate and block out the art deco characteristics of the Hawthorne Building.

Review Standard No. 4. The new addition should be smaller than the historic building--it should be subordinate in both size and design to the historic building.

- **Planning Division Comments on 2018 Plans:** “The addition is approximately four (4) times the size of the historic resource.”
- **2020 Plans:** Again, the owners have not made any effort to address the Planning Division comments from 2018. The proposed addition remains four stories with a large mass that is four (4) times the size of the Hawthorne Building. Simply stated, the Hawthorne’s art deco characteristics are completely lost with the new addition.

The Planning Division concluded its analysis of the 2018 Plans by finding that the 2018 Plans did not conform to the Park Service guidelines, and also noted that the proposed changes to the Hawthorne Building façade which, in all material respects, appear to be retained in the 2020 Plans, dramatically changed the character of the Hawthorne Building.

Following the detailed findings of the Planning Division as to the 2018 Plans, it was recommended that HDC postpone action on the 2018 application to enable the owners to revise the design of the addition so as to be more compatible with the historic resource.

Notwithstanding that the owners of the Hawthorne Building have had two (2) years to revise the plan for four story addition, the only apparent change to the plans was to increase the second floor setback by 2 ft. Such change is not visible and, as stated above, does nothing to correct the clear deficiencies in the 2018 Plans, as analyzed by the Planning Division.

The four story addition remains overpowering, remains four times the size of the current historic building, retains the same incompatible materials and colors, is not setback from the art deco façade, as required by the Park Service guidelines, remains wholly visible from the public right of way, completely concealing the art deco characteristics of the Hawthorne Building and contrary to Planning Division 2018 review, and completely diminishes the façade of the Hawthorne Building.

III. Conclusion

It is clear from the foregoing analysis, that the HDC must deny the application for the four story addition to the historic Hawthorne Building. The 2020 Plans do not, in any respect, comply with Section 127-11 and the Park Service standards and guidelines.

Simply stated, the proposed addition will result in a complete loss of this historic structure, and would completely undermine the decision not to delist and remove the Hawthorne Building from the historic district.

The granting of the application will set an irreversible precedent for the loss of similarly situated and similarly designed historic structures now preserved by the historic district ordinance, and would defeat the very purpose of the historic district ordinance.

For these reasons, Mr. Kaftan respectfully requests that the application for the 2020 Plans be denied.

MELVIN M. KAFTAN
29100 NORTHWESTERN HWY. • SUITE 260
SOUTHFIELD, MI 48034

November 13, 2020

City of Birmingham
Historical District Commission
Attention: Nick Dupuis
151 Martin Street
P.O. Box 3001
Birmingham, MI 48009

Dear Mr. Dupuis:

I am writing this letter because I will be out of town and I know you're on Zoom, but I don't feel comfortable using that media.

We all know the petitioner did know that this property was historical before he bought it and once again, he is trying to pressure the board with a pretty picture.

Three items to consider:

1. The owner of the 1-story building (297-323 Maple, 4 stores) immediately west of Simons Bldg., said at an HDC meeting, that he expects to get the same treatment as the Simons'. So that means goodbye HDC.
2. Removing the historic designation on 361 Maple means the city must provide for office parking, a commodity that the city lacks. So, remove a historical building and add another office building?
3. I need clarification on 3-story zoning in the downtown district. 1-story commercial and 2-story office and 2-story apartment. Because Simon's current DC building has a 1-story commercial, 3-story office, and 1-story residential, what was the HDC final approval for their building?

Please turn down this request for it doesn't meet the HDC requirement.

Mel & Geri Kaftan

MK/pm

Cc Tim Stoepker, Dickinson Wright PLLC