

AGENDA
BIRMINGHAM HISTORIC DISTRICT COMMISSION
MUNICIPAL BUILDING-COMMISSION ROOM-151 MARTIN STREET
WEDNESDAY –June 20, 2018
*******7:00 PM*******

- 1) **Roll Call**
- 2) **Approval of the HDC Minutes of May 16, 2018**
- 3) **Historic Design Review**
 - **539 S. Bates – Major Jones House**
 - **225 E. Maple – Social Kitchen**
- 4) **Study Session**
 - **Selection of HDC/DRB member to serve on the Master Plan selection committee**
- 5) **Miscellaneous Business and Communication**
 - A. **Staff Reports**
 - **Administrative Approvals**
 - **Violation Notices**
 - **Demolition Applications**
 - B. **Communications**
 - **Commissioners Comments**
- 6) **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 on day in advance of the public meeting.

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

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

**BIRMINGHAM HISTORIC DISTRICT COMMISSION
MINUTES OF MAY 16, 2018**

Municipal Building Commission Room
151 Martin, Birmingham, Michigan

Minutes of the regular meeting of the Historic District Commission ("HDC") held Wednesday, May 16, 2018. Chairman John Henke called the meeting to order at 7:05 p.m.

Present: Chairman John Henke; Board Members Adam Charles, Vice-Chairman Keith Deyer, Michael Willoughby; Alternate Board Members Kevin Filthaut, Dulce Fuller

Absent: Board Members Doug Burle, Natalia Dukas, Thomas Trapnell

Administration: Matthew Baka, Sr. Planner
Carole Salutes, Recording Secretary

05-12-18

**APPROVAL OF MINUTES
HDC Minutes of April 4, 2018**

**Motion by Mr. Willoughby
Seconded by Chairman Henke to approve the HDC Minutes of April 4, 2018
as presented.**

Motion carried, 5-0.

VOICE VOTE

Yeas:

Nays: None

Absent: Burle, Dukas, Trapnell

The Chairman cautioned the petitioners that since only five board members were in attendance, they could postpone their hearing to the next meeting when a more complete board might be present. All agreed to go forward this evening.

05-13-18

**HISTORIC REVIEW
607 Bates
Major Jones House
Bates St. Historic District**

Zoning: R-3 Single-Family Residential

History: The Historic Major Jones House is located on the north half of a large lot at 607 S. Bates. The south half of the lot is vacant. The Historic Major Jones House was constructed in 1865 and is believed to be one of the oldest homes in the Bates St. Historic District. The house was designated historic in 1978 and the Bates St. Historic District designation came into effect in January of 1998.

The house served as a two-unit rental property for several years, and it has been vacant for many years. In 2003, the owner was cited for maintenance violations, and in 2006, after making several requests to demolish the property, the owner was cited for Demolition – by - Neglect (DXN). The owner was required to make several repairs to upgrade the condition of the house. The house has been sold several times and reviewed by the HDC for potential renovations. However, none of those approved plans were executed, and the current owner was approved to renovate the property with a new proposal.

Approval History: On June 21, 2017, the applicant appeared before the Historic District Commission seeking approval of an addition to the Major Jones House. The application was approved with the exception of the front porch. The Commission requested that the applicant consider altering the design in a way that accentuates the original portion of the home and its detail features.

Accordingly, the applicant submitted revised plans in August of 2017. The applicant was approved on August 16, 2017 to expose the window and restore the decorative wood details shown in the historic photos available for the house.

In addition, the applicant was granted the required variances at the July 11, 2017 Board of Zoning Appeals meeting to construct the copula and the gabled ends that were previously identified as dormers.

Proposal: The applicant is now returning to the commission to request additional modifications to the approved plan. The following changes are proposed:

- Change of window color;
- Change of roofing color;
- Add glass block windows;
- Replace masonry apron on porch with lattice for ventilation;
- Combine two kitchen windows into one;
- Replace stone wall with wood fence and 10 ft. arborvitae;
- Replace original windows;
- Replace original wood siding.

On April 4, 2018 the HDC reviewed and approved the proposed changes to the approved plan with the exception of the removal of the original siding and windows. The applicant requested that portion of the proposal be postponed to a

later date in the hopes that a full board would be in attendance. Accordingly, the applicant is now requesting approval of the remainder of the proposed changes.

Chairman Henke noted the board has not received any evidence of window and siding deterioration since the last meeting.

Mr. William Finnicum, the architect, was present with the homeowners, Mr. and Mrs. Joseph Angileri. Mr. Finnicum noted the house, currently under construction, has no house wrap, vapor barrier, insulation, or flashing to protect the walls. He took Chairman Henke's advice from the last meeting and consulted a window expert, Mr. James Turner, who walked him through the process of rebuilding an old window.

Their other option is to have windows made new to replicate the original. They would be primed and painted and have integral flashing installing to the wall. Glazing from the old windows would be used. The tie breaker for these windows is the addition of flashing and no exposure to lead paint. Mr. Finnicum felt the newer windows would have more durability over the years. Also, If they rebuild four existing windows, two more replacements would be needed anyway.

With respect to siding, the original has a 3/4 in. overlap which is not enough. The house has two types of siding. He would like to replace with siding that has more overlap which will give it more integrity. They will not change anything or take away any of the architectural features. The original siding must be removed in order to install a house wrap, get flashing between the edges of the windows and the house, and add insulation.

Chairman Henke maintained that the original windows can be rebuilt.

Mr. Finnicum projected a PowerPoint that showed the rotted siding with deterioration around the nails where moisture has gotten in. He followed that with pictures of historic homes in Birmingham where the original siding has been replaced:

- 571 S. Bates
- 612 S. Bates
- 347 W. Brown
- 384 W. Brown
- 536 Stanley
- 555 Stanley
- 587 Stanley
- 1119 Southfield

He felt these set adequate precedent for replacing original siding. If the original siding on this house is put back now, it will just have to be redone in the future.

Mr. Angileri spoke to say that he doesn't think anything they are proposing is contrary to the ordinances. They are trying to make the home efficient and bring it up to the characteristics of the neighborhood. When it comes to the windows, they don't think the new windows will affect exterior appearance. The siding is different. The old wood has to be taken off and may get broken in the process.

Chairman Henke noted the HDC's mandate is to keep the historic house as original as possible. If it is completely redone with new windows and siding it may look like an old house but it will not be. Mr. Angileri indicated that he wants to make the house as energy efficient as possible; however Chairman Henke did not think that necessitates completely stripping it.

Mr. Charles said he doesn't see the efficiency gain if the glass remains the same. Mr. Finnicum answered the old windows don't have integral flashing as the replicated windows would.

Mr. Willoughby was surprised the proposed replacement siding is so thin. He would like the sash to match. The board is not even sure that what is on the home is original.

Mr. Charles recalled that in his renovation of a home they were able to salvage the siding. He knew that it could be saved from one elevation on this house. The lead based paint can be safely removed using lead removal guidelines.

Mr. Angileri noted the best case is that 30% of the siding is bad. Chairman Henke observed tonight is the first time the board has seen any of this. Seventy percent of the siding is probably okay. He asked to be shown that they actually have a deteriorated situation and that the boards need to be replaced. The more narrow of the two lap sidings that are installed is probably the one that is consistent with this house. The original windows can be redone and put back in.

Mr. Willoughby noticed that none of the board had an objection to pulling the old siding off in order to put on Tyvek. The percentage of deteriorated boards will be clearer when the boards are off. Then an intelligent decision can be made whether to put them back on or replace them.

Motion by Mr. Willoughby

Seconded by Chairman Henke that the board approves of the project as submitted for 607 Bates, the Major Jones House, with the exception that the applicant will repaint the windows, remove the siding in order to install Tyvek, and at that time make an assessment of the siding that was removed and give us a count if more than 50% is removed. Administrative approval can be issued if that is the case.

Amended by Chairman Henke

Seconded by Mr. Charles and agreed to by the makers of the motion that a drawing is needed with respect to the foam and how that changes the exterior. Further, removal of the siding should be monitored to ensure that it is done carefully.

There were no comments from members of the public at 8:15 p.m.

Motion and amendment carried, 5-0.

VOICE VOTE

Yeas: Willoughby, Henke, Charles, Filthaut, Fuller

Nays: None

Absent: Burle, Dukas, Trapnell

05-14-18

HISTORIC DESIGN REVIEW

487 Willits

Edgar Lamb House

Mr. Baka highlighted the proposed work:

History: This house was commissioned to local builder Mr. Logan by Martha Baldwin in 1898. The house was to be built for Mr. Edgar Lamb who was the janitor at the high school in Birmingham. Several modifications have been made over the years. In the 1930's Scott Hersey remodeled the interior by adding a fireplace and removing interior partition walls. In the 1950's the small windows on either side of the fireplace were replaced with bay windows. This property was renowned in the 70's for its gardens, which were maintained by Mrs. Veinott, also known as Grandma Roses.

Proposed changes: The current proposal to renovate the exterior of the home will remove several changes that were made to the original structure. These changes include the following;

- Remove the previously installed aluminum siding and replace with new cedar wood lap board siding;
- Paint the body of the house BM "Storm Gray" and the trim BM "White Dove;"
- Replace several existing single pane bay windows with double hung windows;
- Remove the existing greenhouse on the rear of the building and rebuild with a pitched roof and sliding doors;
- Replace garage door;
- Replace railing and windows above garage doors;
- Convert the flat roof on the garage to a pitched roof; and
- Demolish the trellis on the back deck.

The following details the changes on each elevation:

North (front) elevation

The elevation of the house facing Willits is proposed to have two new double-hung Anderson windows to replace the existing aluminum windows. As with the rest of the home this elevation is also proposed to replace the existing aluminum siding with beveled lapboard siding on the first floor and cedar shake siding on the second floor.

West elevation

The applicant is proposing to replace the two large single-pane bay windows with two sets of side-by-side double-hung windows in each location. The garage door is proposed to be replaced with a new garage door. Above the garage door the applicant is proposing to replace the existing windows and metal railing with a 10 ft. sliding door, and new windows. The metal railing is proposed to be replaced with a new wooden railing. As with the rest of the home this elevation is also proposed to replace the existing aluminum siding with beveled lapboard siding on the first floor and cedar shake siding on the second floor.

South (rear) elevation

The applicant is proposing to replace the existing door wall with fixed windows. The greenhouse is proposed to be removed and replaced with a door wall and pitched roof. As with the rest of the home this elevation is also proposed to replace the existing aluminum siding with beveled lapboard siding on the first floor and cedar shake siding on the second floor.

East elevation

The applicant is proposing to replace one double-hung window and install two more in the reconstructed greenhouse room. As with the rest of the home this elevation is also proposed to replace the existing aluminum siding with beveled lapboard siding on the first floor and cedar shake siding on the second floor.

Mr. Tom Holleman, the architect, was present with Mr. Eric Vogle, the builder. Mr. Holleman indicated their goal is to replace all of the non-conforming changes that have been made to the home over the last 50 years.

Chairman Henke noted this house is being put together the way it is supposed to be; however, he struggles with replacing the flat roof on the garage with a pitched roof. Mr. Vogle noted the shakes will be cedar, hard nailed.

Motion by Mr. Charles

Seconded by Ms. Fuller to approve Historic Design Review for 487 Willits, Edgar Lamb House as proposed.

Motion carried, 5-0.

VOICE VOTE

Yeas: Charles, Fuller, Filthaut, Henke, Willoughby

Nays: None

Absent: Burle, Dukas, Trapnell

05-15-18

STUDY SESSION

Overlay Signage Standards (not discussed)

05-16-18

MISCELLANEOUS BUSINESS AND COMMUNICATIONS

A. Staff Reports

-- Administrative Approvals

- 137 W. Maple Rd., Drybar –
 - Installation of one set of illuminated letters;
 - Installation of one illuminated blade sign;
 - Installation of vinyl graphics on storefront windows.
- 268 W. Maple Rd., St. Croix – Installation of wall sign and double-sided blade sign.
- 217 S. Old Woodward Ave. – Remove and replace signage on west-facing wall with dimensional letters and logos per specification.
- 135 S. Old Woodward Ave., Verizon – New business sign for new business, west elevation, front façade.

B. Communications

-- Commissioners' Comments (none)

05-17-18

ADJOURNMENT

No further business being evident, the Chairman motioned to adjourn the meeting at 8:34 p.m.

Matthew Baka
Sr. Planner



MEMORANDUM

Planning Division

Date: June 8, 2018
To: Historic District Commission Members
From: Matthew Baka, Senior Planner
RE: Historic Design Review – 539 S. Bates – United Presbyterian Parsonage

Zoning: R-3, Single-Family Residential

Existing Use: Residential

Proposal

The applicant was approved by the HDC to construct an addition and a two-story garage on a contributing historic house in the Bates Street Historic District on October 19, 2016. After being approved by the HDC it was discovered that the high-tension powerlines at the north end of the property required an easement that would not permit the addition to be constructed as approved. Accordingly, the applicant was granted administrative approval by the City Manager to relocate the addition in a fashion that provided enough room for the easement. The addition is now under construction. The applicant is now requesting permission to make additional changes to the historic portion of the home.

Background

The Victorian style, wood frame house was constructed c. 1890, and was used as the parsonage of the United Presbyterian Church. A 222 square foot two-story rear addition was added to the house in 1988, without approval from the HDDRC. In 1995, the former owners of the house applied to the HDDRC for vinyl siding on the north and south sides, and scalloped shingles on the front gable. The application was denied because the work did not meet the SOI Standards. At that time, it was discovered that an existing rear addition already had illegal vinyl siding on it. A small one-story screened aluminum patio addition was attached to the north elevation at some point between 1995 and 2004 without approval from the HDDRC.

Design

The applicant proposes to relocate three windows from their original positions in the historic resource in order to provide more natural light in the first floor of the historic resource by relocating them slightly west of the original positions.

On the south wall of the great room, the applicant proposes to shift a previously eliminated 3' x 6' window 12 feet west to pair with a like window that was previously approved. A small window that was originally located in a powder room under the staircase is proposed to shift west 8 feet into the new foyer. On the north elevation, we propose to shift a 3' x 6' window 8 feet west to pair with a like window that was previously approved.

A more direct access to the front porch is desired because the driveway is now located farther from the existing stairs than in the original November 2016 approval. The new steps and rail are proposed to match the existing in detail and color.

Sec. 127-11. Design review standards and guidelines.

(a) In reviewing plans, the commission shall follow the U.S. secretary of the interior's standards for rehabilitation and guidelines for rehabilitating historic buildings as set forth in 36 C.F.R. part 67. Design review standards and guidelines that address special design characteristics of historic districts administered by the commission may be followed if they are equivalent in guidance to the secretary of interior's standards and guidelines and are established or approved by the state historic preservation office of the Michigan Historical Center.

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

(1) The historic or architectural value and significance of the resource and its relationship to the historic value of the surrounding area.

(2) The relationship of any architectural features of the resource to the rest of the resource and to the surrounding area.

(3) The general compatibility of the design, arrangement, texture, and materials proposed to be used.

(4) Other factors, such as aesthetic value, that the commission finds relevant.

RECOMMENDATION

The National Park service, in its analysis of the rehabilitation guidelines, states the following is not recommended;

"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."

In addition, the front porch of this home is arguably the most defining characteristic of the building. The addition of the second set of stairs off the side of the porch changes the character of the porch and alters the appearance of the home. The desire for additional light inside the home and more convenient access to the front door stated in the letter from the applicant is understandable on a certain level. However, the stewardship of historically designated structures by its nature requires that property owners place the preservation of the historic characteristics above convenience. The addition of new window openings and additional stairs would change the character of the home and therefore cannot be recommended for approval by the staff.

The Planning Division recommends that the Commission DENY the historic design review application for 539 S. Bates. The work **does not** meet The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings, standard number 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, scale, and architectural features to protect the historic integrity of the property and its environment." Or standard number 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."

WORDING FOR MOTIONS

I move that the Commission issue a Certificate of Appropriateness for _____. The work as proposed meets "The Secretary of the Interior's Standards for Rehabilitation" standard number_____.

I move that the Commission issue a Certificate of Appropriateness for _____, provided the following conditions are met: (List Conditions). "The Secretary of the Interior's Standards for Rehabilitation" standard number_____ will be met upon fulfillment of condition(s).

I move that the Commission deny the historic _____ application for _____. Because of _____ the work does not meet 'The Secretary of the Interior's Standards for Rehabilitation' standard number_____.

"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.

Notice To Proceed

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

Choose from one of these conditions:

The resource constitutes hazard to the safety of the public or the structure's occupants.

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.

Retaining the resource will cause undue financial hardship to the owner when a governmental action, an act of God, or other events beyond the owner's control created the hardship, and all feasible alternatives to eliminate the financial hardship, which may include offering the resource for sale at its fair market value or moving the resource to a vacant site within the historic district. have been attempted and exhausted by the owner.

d) Retaining the resource is not in the best of the majority of the community.

**HISTORIC DISTRICT COMMISSION
MINUTES OF MARCH 7, 2012
Municipal Building Commission Room
151 Martin, Birmingham, Michigan**

03-13-12

HISTORIC DESIGN

Preliminary Design Review

539 S. Bates

Historic United Presbyterian Parsonage

Bates St. Historic District

Zoning: R-3 Single-Family Residential

Proposal: The applicant proposes to construct an addition on a contributing historic house in the Bates St, Historic District. The applicant also proposes to construct a two-story garage on the northeast corner of the property. The Victorian style, wood frame house was constructed c.1890, and was used as the parsonage of the United Presbyterian Church. A 222 sq. ft. two-story rear addition was added to the house in 1988, without approval from the Historic District Design Review Commission ("HDDRC"). In 1995, the former owners of the house applied to the HDDRC for vinyl siding on the north and south sides, and scalloped shingles on the front gable. The application was denied because the work did not meet the Secretary of the Interior ("SOI") Standards. At that time, it was discovered that an existing rear addition already had illegal vinyl siding on it. A small one-story screened aluminum patio addition was attached to the north elevation at some point between 1995 and 2004 without approval from the HDDRC. In March 2009, the current owner received Administrative Approval to replace the front porch with one that mirrored the porch at 571 S. Bates, a house which is almost a duplicate of 539 S. Bates. In May 2009, the current owner received permission to paint the house and in July 2009, new landscaping was administratively approved.

Design: The existing house is 17.96 ft. wide x 27.97 ft. deep. The applicant proposes to demolish the existing one-story north side screened aluminum addition and the two rear two-story additions. The applicant proposes to build a two-story addition on the rear of the house, a full basement below the addition and a two-story, two-car garage with an interior staircase to attic storage on the northeast corner of the site. Plans for the two-story garage were not provided.

West Elevation

The applicant proposes to leave the front elevation of the original historic house intact. The applicant proposes to construct a two-story rear addition with wings that extend north 12.4 ft., and south 6 ft. past the existing house. The proposed addition will be clad in natural fieldstone, to distinguish it from the existing historic house. The side-facing roof of the proposed addition will extend the full width between the two wings. A single one-over-one double-hung window is proposed to be installed on each story of the addition.

South Elevation

The applicant proposes to leave the south elevation of the original historic house intact. The applicant proposes to construct a two-story rear addition which will extend 34.21 ft. to the rear of the property. The roofline of the new addition will be approximately 1 ft. lower than the

original roofline. The south elevation wing will have a front facing gable with a small arched window. Each story of the wing will have a pair of double-hung windows. The south elevation of the proposed rear addition will have a side facing roof with a new chimney constructed from reclaimed brick with a limestone cap. The second story will have two double-hung windows, and the first story will have five single pane French doors with transoms.

East Elevation

The east elevation of the new addition will have a single steel door with a transom on the first story of the south wing. The rear of the house will have a front facing gable with a small arched window. The second story of the rear will have two double-hung windows, and the first story will have five single pane French doors with transoms. A bay window is proposed for the second story of the north wing. The first story will have a set of two double hung windows, and a back porch with a two step stoop and a fiberglass 8 in. Tuscan column manufactured by Dixie Pacific. The back porch will lead to a single entry door. A cedar deck will extend across the rear of the south wing and the rear elevation.

North Elevation

The south elevation of the proposed rear addition will have a side facing roof with a new chimney constructed from reclaimed brick, with a limestone cap. On the second story, two double-hung windows are proposed to flank the chimney. On the first story a single steel door with a transom will be located east of the proposed new chimney, and a double-hung window will be located beneath the back porch roof on the west side of the chimney. The proposed back porch will have a low railing on the area between the column and the wall. The proposed rear addition, the back porch and a small landscaped area will sit on a base constructed of reclaimed brick.

The proposed new addition will more than double the size of the house. While the existing addition is proposed to be demolished, the fact is there is no record of the addition being approved in the first place. Based on the Secretary of Interior's Standards, this is inappropriate because the addition will both diminish and overwhelm the historic character of the house. The wings of the addition on the north and south sides will distort the historic character further and give house a completely different appearance. Additionally, the height of the proposed addition takes the focus off the historic portion of the house, and places it on the addition.

The south, north and east elevations of the house are too similar in design to the original house, therefore blurring the distinction between the old and new. The applicant will be required to go to the Board of Zoning Appeals ("BZA") for the side yard setback variance in order to build the addition 6 ft. to the south of the property. A new addition that focuses on the rear would be more appropriate for this house and the lot that it sits on. The overall size needs to be reduced so that it is respectful to historic character of the original house.

Mr. Scott Miner, the homeowner, was present with his wife, Anastasia, along with their architect, Mr. Curt Neiswender from Main Street Designs. They hope to go through the scope of their proposal this evening and answer some questions. Ms. Bashiri noted that everything Mr. Miner has done to various properties in the past has been done very properly. Chairman Henke said that initially footprint and scale will be two things to overcome. He further cautioned the petitioners that going outside the required side yard setback with the southern addition will be an uphill battle once they go before the BZA. Mr. Deyer noted that the commission always tries to make everyone happy when they come in with a historic home.

Mr. Willoughby explained that the non-historic addition should be compatible but not look like the original home, in accordance with Secretary of the Interior's Standards. Mr. Neiswender continued with a slide presentation that showed the existing conditions along with their proposed restoration. Their plan is to create a subdued addition with the necessary materials to create a backdrop to the historic portion of the house. He showed a short animation that walked along the sidewalk and through the property in order to give a sense of the house in its context.

Chairman Henke suggested they go back and talk to Ms. Bashiri, taking into account Mr. Willoughby's comments. Part of the pushback they are getting is a result of a lot of pushback from the State. Mr. Willoughby explained there are ways to increase the size and it is all about playing with the scale and the details. Mr. Neiswender noted the square footage of the addition does not double the size of the existing house. Chairman Henke said when the design comes back the detail of the garage elevations should be included. The applicant will return to the next HDC meeting on April 4, 2012.

HISTORIC DISTRICT COMMISSION
MINUTES OF JUNE 6, 2012
Municipal Building Commission Room
151 Martin, Birmingham, Michigan

Minutes of the regular meeting of the Historic District Commission ("HDC") held Wednesday, June 6, 2012. Chairman John Henke called the meeting to order at 7:03 p.m.

Present: Chairman John Henke; Commission Members Keith Deyer, Robert Goldman; Michael Willoughby, Vice-Chairperson Shelli Weisberg (arrived at 7:05 p.m.); Alternate Commission Member Janet Lekas (arrived at 7:08 p.m.)

Absent: Commission Member Darlene Gehringer, Student Representative Erin Brown

Administration: Sheila Bashiri, City Planner
Carole Salutes, Recording Secretary

06-36-12

HISTORIC DESIGN
539 S. BATES
United Presbyterian Parsonage
Bates St. Historic District

Zoning: R-3 Single-Family Residential

Proposal: The applicant proposes to construct an addition and a two-story garage on a contributing historic house in the Bates St. Historic District. This application was reviewed at the March 7, 2012 HDC meeting. The HDC postponed the proposal to allow the applicant to work further on the house and garage design.

The Victorian style, wood frame house was constructed c. 1890, and was used as the parsonage of the United Presbyterian Church. A 222 sq. ft. two-story rear addition was added to the house in 1988, without approval from the Historic District Design Review Commission ("HDDRC"). In 1995, the former owners of the house applied to the HDDRC for vinyl siding on the north and south sides, and scalloped shingles on the front gable. The application was denied because the work did not meet the Secretary of the Interior ("SOI") standards. At that time, it was discovered that an existing rear addition already had illegal vinyl siding on it. A small one-story screened aluminum patio addition was attached to the north elevation at some point between 1995 and 2004 without approval from the HDDRC.

In March 2009, the current owner received Administrative Approval to replace the front porch with one that mirrored the porch at 571 S. Bates, a house which is almost a duplicate of 539 S. Bates. In May 2009, the current owner received permission to paint the house and in July 2009, new landscaping was administratively approved.

Design: The existing house is 17.96 ft. wide x 27.97 ft. deep. The applicant proposes to demolish the existing one-story north side screened aluminum addition and the two rear two-story additions. The applicant proposes to build a two-story addition on the rear of the house, a

full basement below the addition, and a two-story, two-car garage with an interior staircase to attic storage on the northeast corner of the site.

The applicant took the HDC's comments into consideration and designed an addition that compliments the historic character of the original building and creates a functional space for the current owners. The new proposed addition has been moved to the rear of the original historic house, and attached with a small "hyphen" to create an "L" and delineate the old from the new. The proposed addition is clearly differentiated from the existing building through materials and design, but at the same time is compatible with the existing building in scale and massing. The roof height of the proposed addition is lower than the existing roof height.

The previous design required a setback variance because it was too close to the south property line. The new proposal addresses that issue and it no longer requires a variance. The applicant is proposing to construct the detached one-story, two-car garage directly at the rear of the house, where it will be unobtrusive.

Mr. Kurt Neiswender, the architect for the project, passed around material samples and close-up views of the Bates St. elevations. He went on to give a presentation showing how they have complied more appropriately with the SOI standards along with responding to the commission's comments at their last presentation. With the new scheme they have also developed a revised landscape plan that enhances the home's historic portion but doesn't put too much attention on the new addition. A set of layers have been created that add depth to the property. A lot of the landscaping re-uses what the client currently has that was already approved.

The only alteration they are doing to the historic parsonage, aside from taking off the non-contributing portions, is to change the white trim to dark brown, resulting in a light body with dark trim which was very common in the Victorian era.

Mr. Willoughby questioned why limestone is going two stories between old and new on both the west and south sides. Mr. Neiswender replied they tried to break up the massing by using the stone to create more separation so that the building wasn't entirely stucco. Mr. Willoughby expressed his personal point of view that the stone detracts from the whole composition. Aside from that, he really likes the scale and the way the building is stepped back.

Mr. Deyer thought the proposal meets the intent of the SOI standards and commended the applicant for that. He supported Mr. Willoughby's opinion that the vertical limestone portion could be eliminated.

Mr. Goldman agreed that the limestone is not needed. He would like to see an eyebrow placed above the center window. Chairman Henke liked the design the way it is.

Ms. Bashiri noted that any changes to the design could be administratively approved.

Motion by Mr. Deyer

Seconded by Ms. Weisberg to approve the historic design application for 539 S. Bates, United Presbyterian Parsonage as proposed.

There were no comments from the public at 7:28 p.m.

Motion carried, 6-0.

VOICE VOTE

Yeas: Deyer, Weisberg, Goldman, Henke, Lekas, Willoughby

Nays: None

Absent: Gehringer

BIRMINGHAM HISTORIC DISTRICT COMMISSION
MINUTES OF AUGUST 3, 2016
Municipal Building Commission Room
151 Martin, Birmingham, Michigan

Minutes of the regular meeting of the Historic District Commission ("HDC") held Wednesday, August 3, 2016. Chairman John Henke called the meeting to order at 7:05 p.m.

Present: Chairman John Henke; Commission Members Mark Coir, Natalia Dukas, Thomas Trapnell, Michael Willoughby

Absent: Commission Members Keith Deyer, Vice-Chairperson Shelli Weisberg; Student Representative Loreal Salter-Dodson

Administration: Matthew Baka, Sr. Planner
Carole Salutes, Recording Secretary

Chairman Henke cautioned the petitioners that there were only five of the seven board members present this evening and four affirmative votes are needed to pass a motion for approval. Therefore he offered the option to postpone to the next meeting without penalty in the hope all seven members would be present. The petitioners elected to proceed.

08-43-16

HISTORIC DESIGN REVIEW
539 S. Bates
United Presbyterian Parsonage
New Addition
Bates St. Historic District

Zoning: R-3 Single-Family Residential

Proposal: Mr. Baka highlighted the request. The applicant proposes to construct an addition and a two-story garage on a contributing historic house in the Bates St. Historic District. This application was previously approved at the June 6, 2012 HDC meeting. However, the owners at that time did not follow through with the construction of the addition. There is now a new potential home owner. They would like to construct the addition and are asking for a renewed approval of the previous plan which was only good for one year.

The Victorian style, wood frame house was constructed c. 1890, and was used as the parsonage of the United Presbyterian Church. A 222 sq. ft. two-story rear addition was added to the house in 1988, without approval from the HDDRC. In 1995, it was discovered that an existing rear addition already had illegal vinyl siding on it. A small one-story screened aluminum patio addition was attached to the north elevation at some point between 1995 and 2004 without approval from the HDDRC.

In March, 2009, the owner received Administrative Approval to replace the front porch with one that mirrored the porch at 571 S. Bates, a house which is almost a duplicate of 539 S. Bates. In May 2009, the owner received permission to paint the house and in July, 2009, new landscaping was administratively approved.

Design: The applicant proposes to demolish the existing one-story north side screened aluminum addition and the two rear two-story additions. The applicant proposes to build a two-story addition on the rear of the house, a full basement below the addition and a two-story, two-car garage with an interior staircase to attic storage on the northeast corner of the site.

The previous applicant took the HDC's comments into consideration and designed an addition that compliments the historic character of the original building and creates a functional space for the owners. The two non-contributing additions are proposed to be removed, and the new proposed addition has been moved to the rear of the original historic house, and attached with a small "hyphen" to create an "L" and delineate the old from the new. The proposed addition is clearly differentiated from the existing building through materials and design, but at the same time, is compatible with the existing building in scale and massing. The roof height of the proposed addition is lower than the existing roof height. The applicant is proposing to construct a detached one-story, two-car garage directly at the rear of the house, where it will be unobtrusive.

Mr. Michael Horowitz, the prospective purchaser of the property, clarified he wants to get the previous approval reinstated without any changes to the exterior look of the home. However, he anticipates they would have to satisfy this commission before making any modifications.

Chairman Henke disclosed that his wife was one of the two color experts that were consulted in 2009. Secondly, with respect to variances he cautioned that the Board of Zoning Appeals ("BZA") is very reluctant to grant those. Mr. Horowitz assured the changes they are seeking will not require BZA approval.

He will come back with some minor changes such as eliminating the fountain, changing the size of the hyphen that delineates the old from the new, and putting the fireplace on the exterior elevation. His new architect, Mr. Bill Finnicum, will address any problems the HDC may have.

Motion by Mr. Willoughby

Seconded by Mr. Coir to approve the plan again as submitted on June 6, 2012. The board looks forward to seeing what the new thoughts are.

There were no comments from members of the public on the motion at 7:26 p.m.

Motion carried, 5-0.

VOICE VOTE

Yeas: Willoughby, Coir, Dukas, Henke, Trapnell

Nays: None

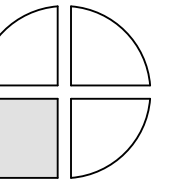
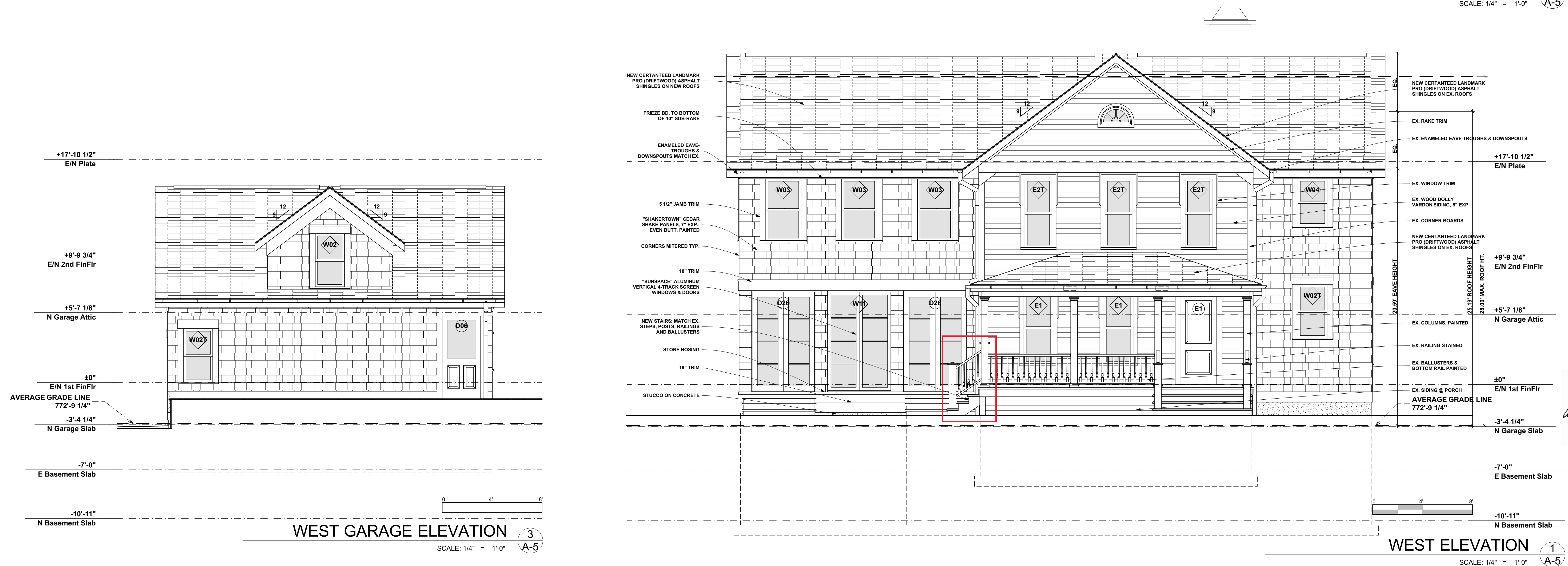
Absent: Deyer, Weisberg



SOUTH ELEVATION

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

2
A-5



**FINNICUM
BROWNLIE
ARCHITECTS**

5885 German Mill Rd.
FRANKLIN, MI 48025
248 851 5022

539 S. BATES STREET
BIRMINGHAM, MI

EXTERIOR ELEVATIONS

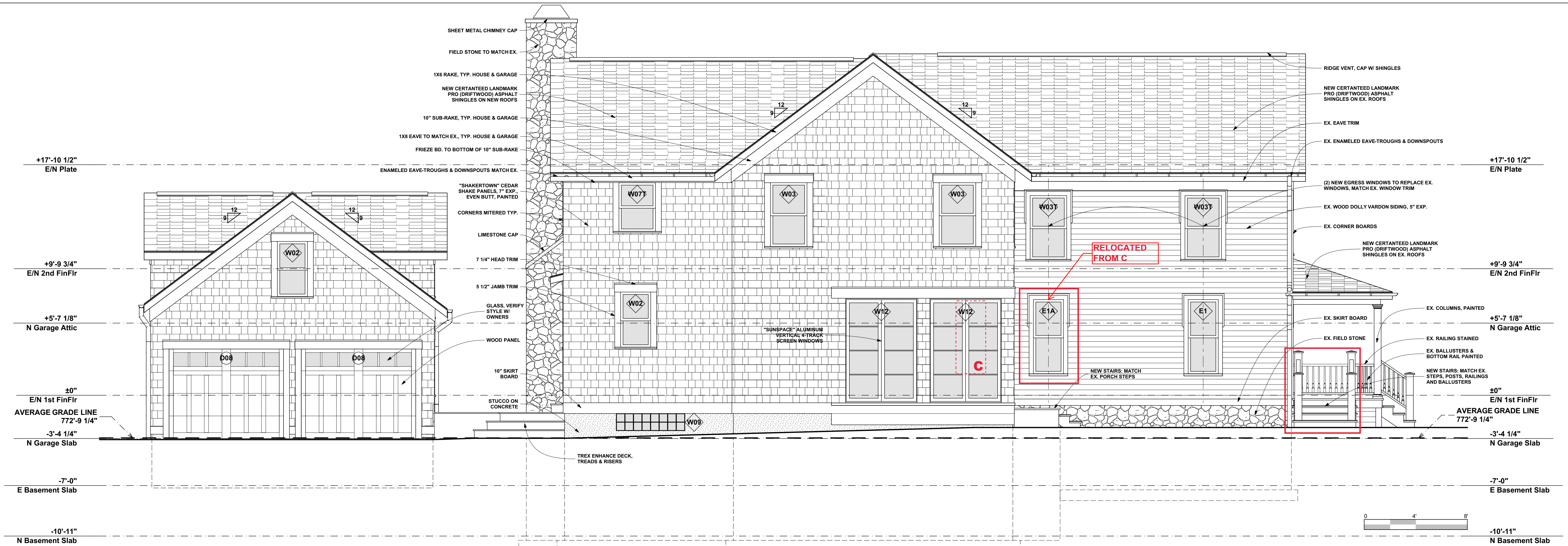


SHEET NO.

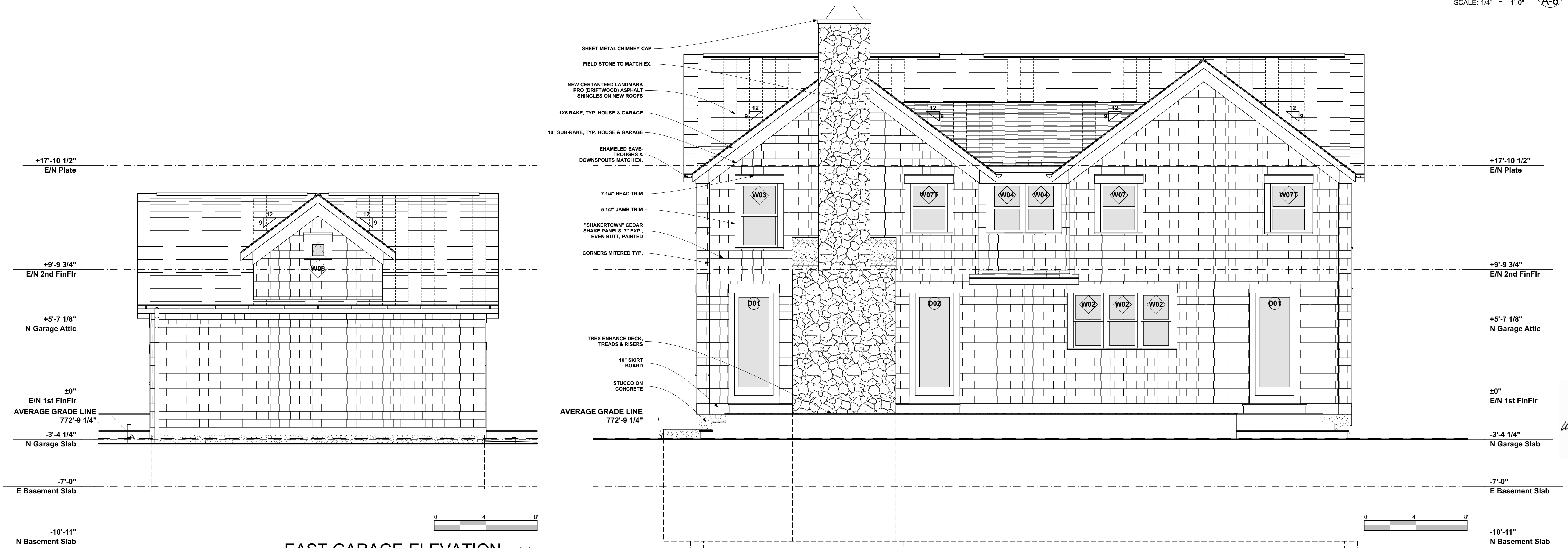
A-5

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© COPYRIGHT 2016 FINNICUM BROWNIE ARCHITECTS. 3-PRODUCTIONPROJECTS. A:\New\Bates\Bates_CD\BC-2005018.dwg



NORTH ELEVATION 2
SCALE: 1/4" = 1'-0" A-6



EAST GARAGE ELEVATION 3
SCALE: 1/4" = 1'-0" A-6

EAST ELEVATION 1
SCALE: 1/4" = 1'-0" A-6

HDC: 05-08-2018

**FINNICUM
BROWNIE
ARCHITECTS**
25885 German Mill Rd.
FRANKLIN, MI 48025
248 851 5022

PROJECT: 539 S. BATES STREET
BIRMINGHAM, MI
TITLE: EXTERIOR ELEVATIONS



SHEET NO.
A-6



MEMORANDUM

Planning Division

DATE: June 7, 2018

TO: Historic District Commission

FROM: Matthew Baka, Senior Planner

SUBJECT: 225 E. Maple – Social Kitchen – Historic Design Review

Executive Summary

The applicant is proposing to replace the existing retractable awnings covering the rooftop dining area with a new unenclosed rooftop canopy with wood pergola, retractable canvas panels (overhead only), new lighting, fans, and a fire suppression system. Other work proposed is the recladding of the existing canopy over the exit stairs leading to the Via, relocation of service doors, new wall finishes on the rooftop, and new planters. Finally, the applicant is proposing to paint the existing building a new color.

Design Review

The applicant is proposing to paint the entire exterior of the existing building in Benjamin Moore Historical Collection "Chrome Green", and is proposing to replace the existing awning on the exterior stair in the via with a new fabric awning in ivory to match the existing canopy. In addition the applicant is also proposing numerous improvements to the rooftop dining area. The applicant is proposing to relocate the existing service access door leading to the roof, and is proposing to install a new unenclosed canopy with a walnut finish pergola structure and rigid clear polycarbonate panels fastened over the wood structure, and a retractable fabric "ceiling" beneath the canopy. The canvas panels proposed are ivory, and are proposed to hang from the canopy on a cable system.

As noted above, new pedant lighting is proposed to hang from the canopy, and LED strip lighting is proposed along both the east and west edges of the canopy structure. New fans are also proposed to be mounted to the existing building along the western edge of the canopy. In accordance with the request of the Fire Department, the applicant will also be installing a fire suppression system under the rooftop canopy structure. New lattice trim is proposed to be affixed to the exterior walls of the building on the rooftop, and to the north and south ends of the canopy structure, to be painted in Benjamin Moor Historical Collection "Fairview Taupe". New furniture is also proposed for the rooftop dining area, as well as floor lighting and planters adjacent to each of the columns located along the eastern edge of the canopy, and a new stepped planter is proposed on the southwest corner of the roof to house bamboo plantings in lieu of the existing Bradford Pear trees. The new dining tables are proposed to be mix of wood and marble, and several types of seating are proposed. Both wicker and metal settees are proposed for the rooftop, as well as leather club chairs and metal bar stools with fabric cushions. The applicant has submitted material samples for the proposed design changes for review.

Signage

No changes to the signage are proposed at this time.

Sec. 127-11. Design review standards and guidelines.

1. (a) In reviewing plans, the commission shall follow the U.S. secretary of the interior's standards for rehabilitation and guidelines for rehabilitating historic buildings as set forth in 36 C.F.R. part 67. Design review standards and guidelines that address special design characteristics of historic districts administered by the commission may be followed if they are equivalent in guidance to the secretary of interior's standards and guidelines and are established or approved by the state historic preservation office of the Michigan Historical Center.
 - (b) In reviewing plans, the commission shall also consider all of the following:
 - (1) The historic or architectural value and significance of the resource and its relationship to the historic value of the surrounding area.
 - (2) The relationship of any architectural features of the resource to the rest of the resource and to the surrounding area.
 - (3) The general compatibility of the design, arrangement, texture, and materials proposed to be used.
 - (4) Other factors, such as aesthetic value, that the commission finds relevant.

RECOMMENDATION

The Planning Division recommends that the Commission issue a Certificate of Approval for the Design and Sign review application for 225 E. Maple:

The work will meet The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings, standard number 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, scale, and architectural features to protect the historic integrity of the property and its environment."

WORDING FOR MOTIONS

I move that the Commission issue a Certificate of Appropriateness for _____. The work as proposed meets "The Secretary of the Interior's Standards for Rehabilitation" standard number_____.

I move that the Commission issue a Certificate of Appropriateness for _____, provided the following conditions are met: (List Conditions). "The Secretary of the Interior's Standards for Rehabilitation" standard number_____ will be met upon fulfillment of condition(s).

I move that the Commission deny the historic _____ application for _____. Because of _____ the work does not meet 'The Secretary of the Interior's Standards for Rehabilitation' standard number_____.

"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.

Notice To Proceed

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

Choose from one of these conditions:

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

Project:

Seal:

Issue Date:

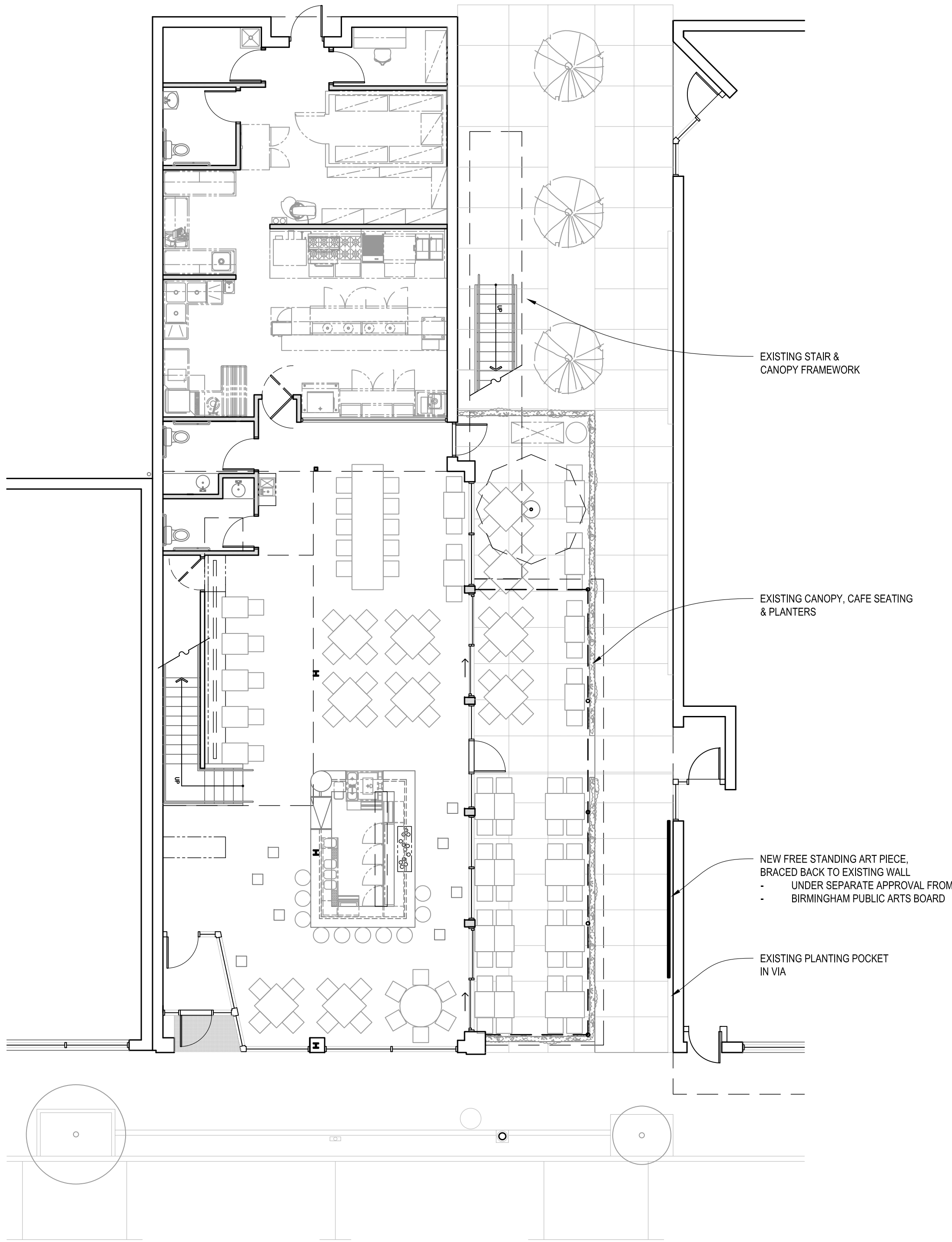
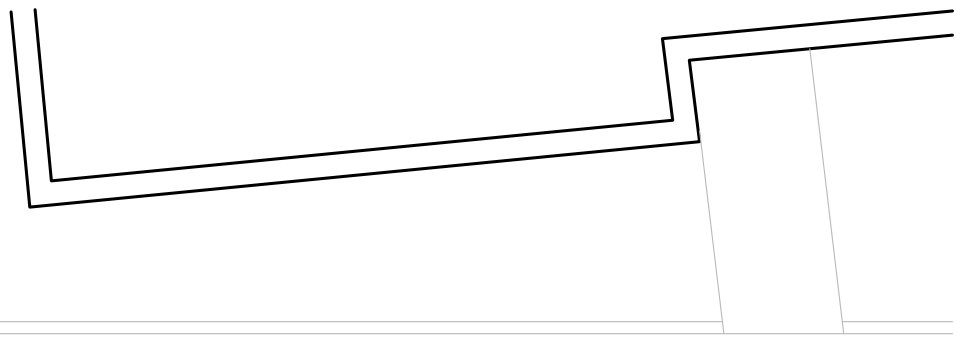
SLUP AMMENDMENT	4/24/18

Sheet Title:

FLOOR PLANS

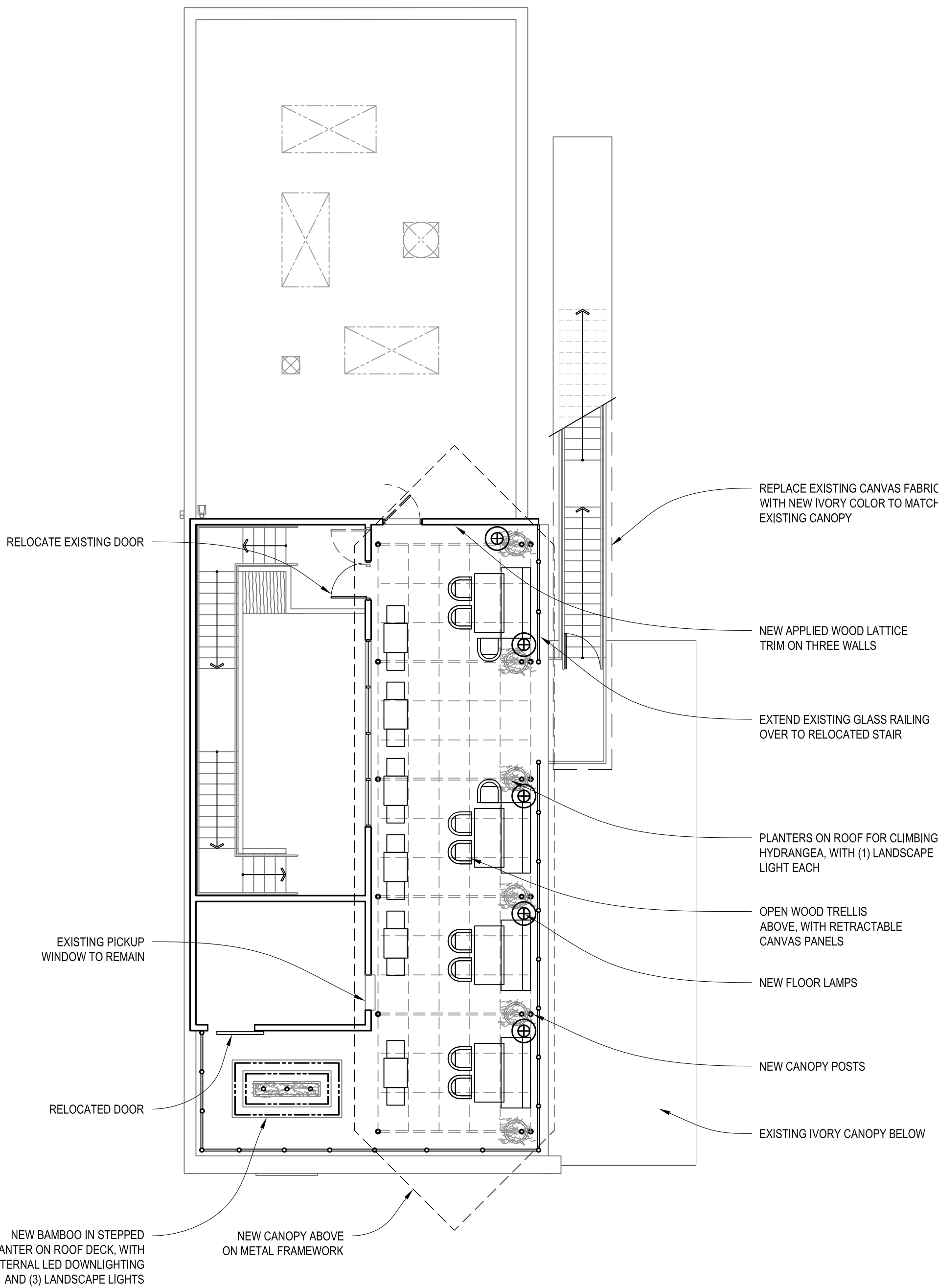
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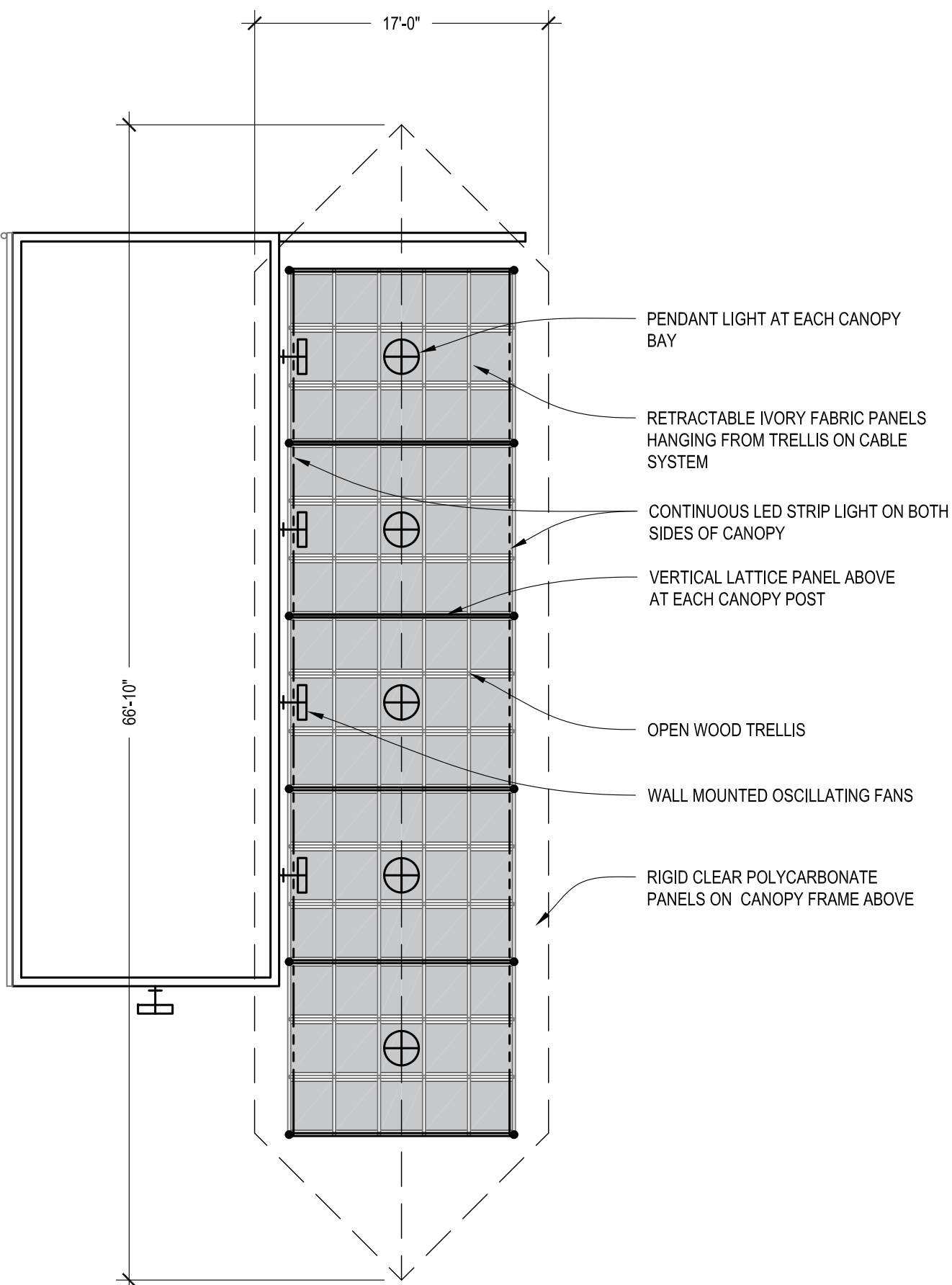


1 MAIN FLOOR PLAN
scale: 1/8" = 1'-0"

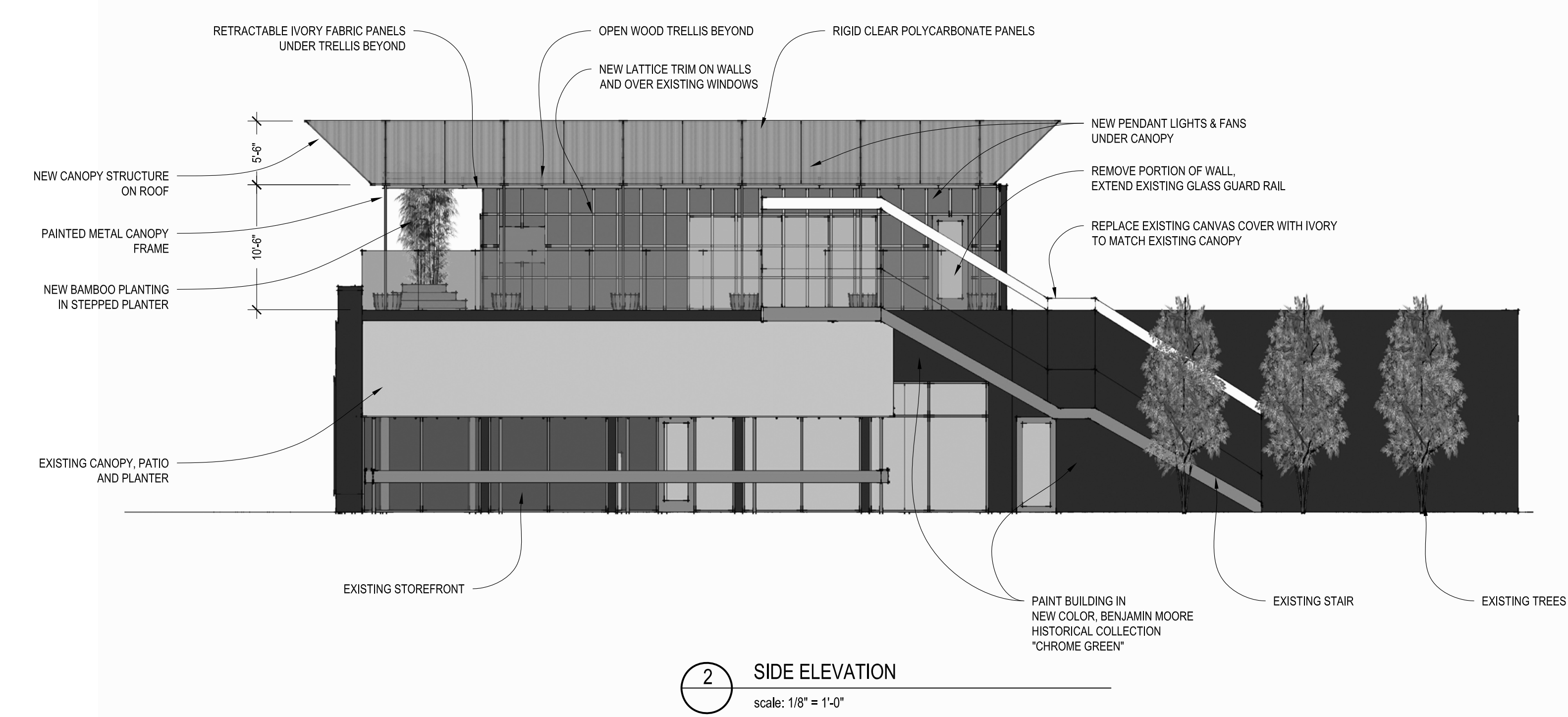
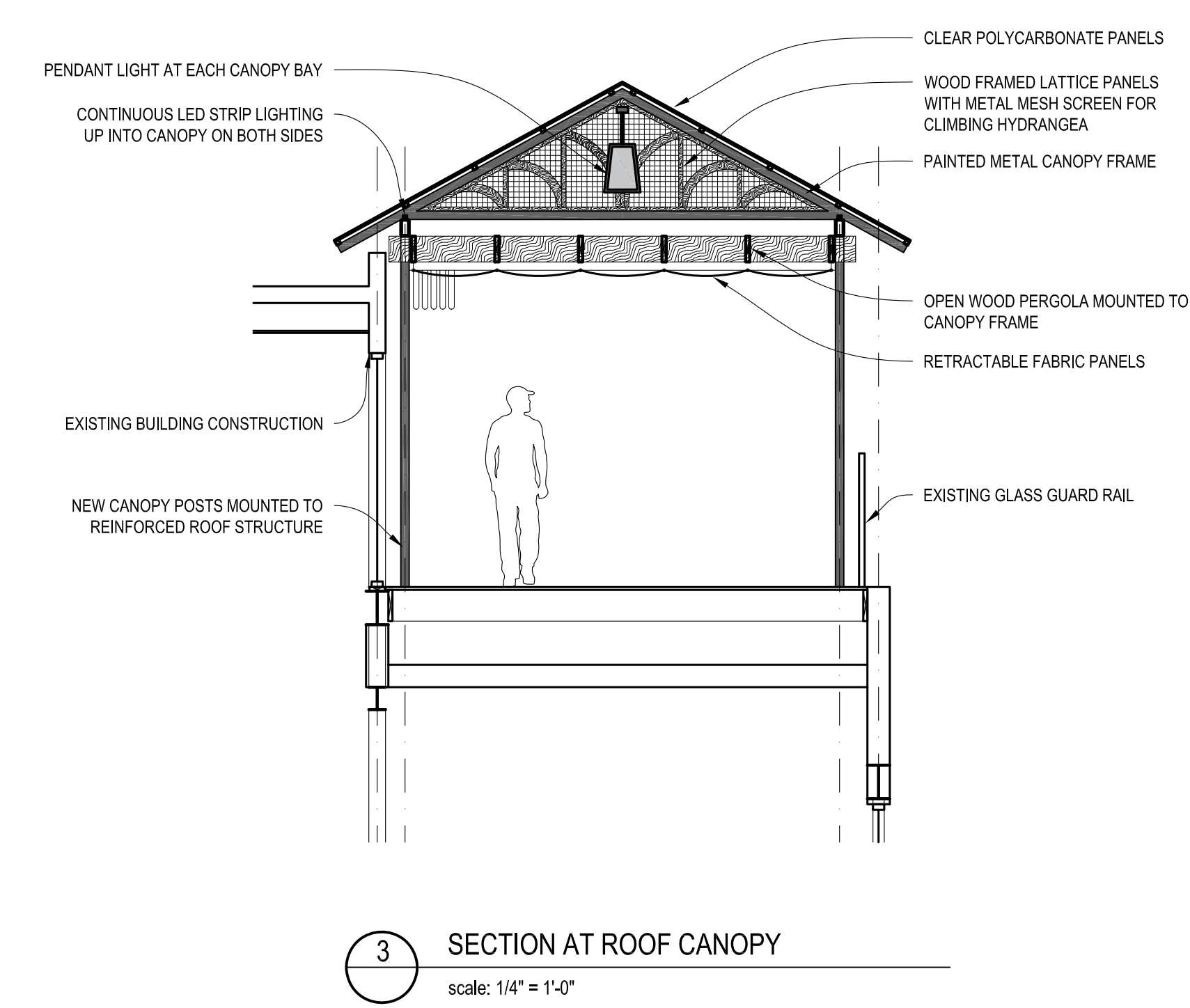
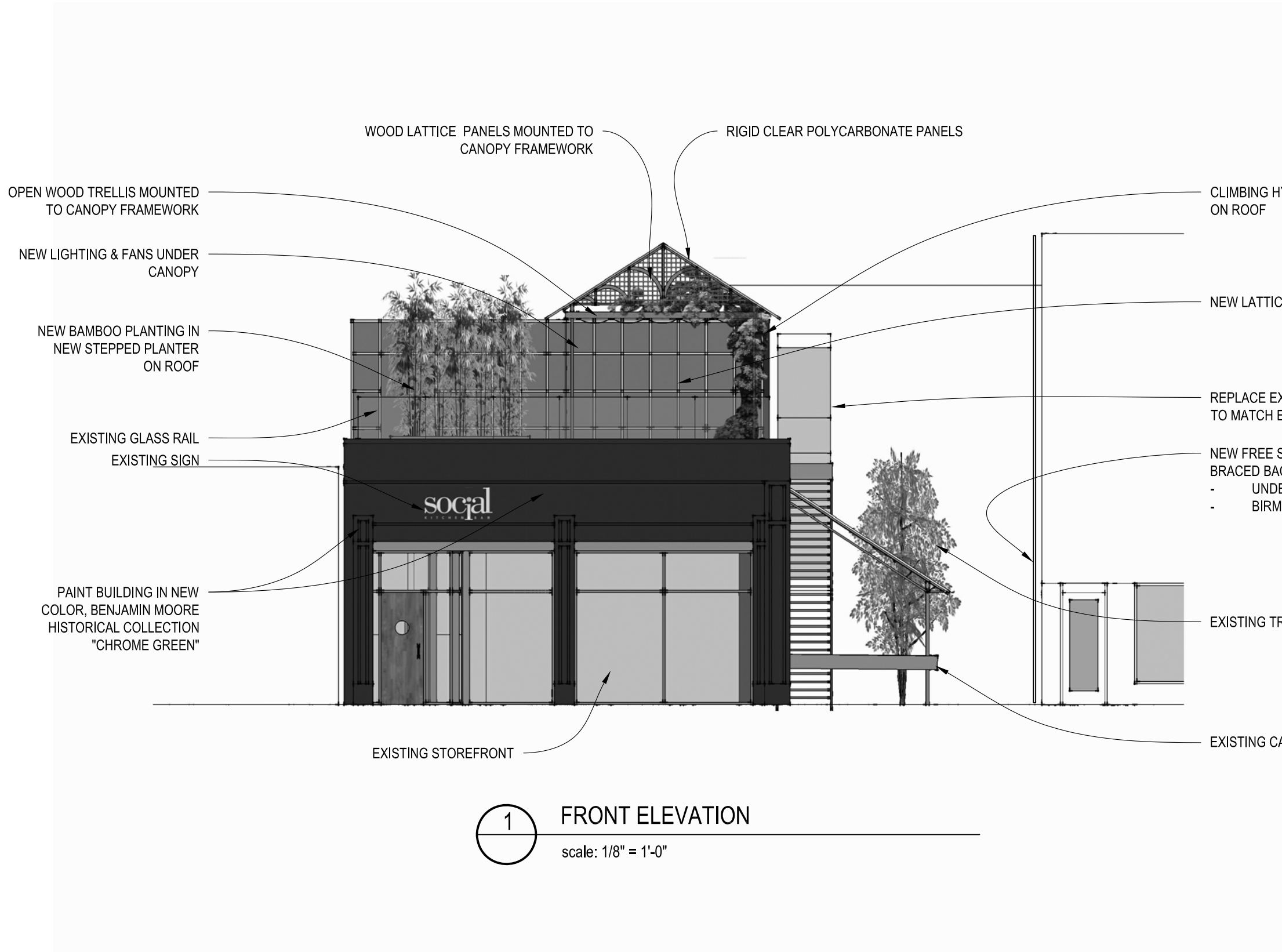
SEATING DATA (NO CHANGES PROPOSED)	
BAR STOOLS	10
DINING SEATS	54
TOTAL INTERIOR	64
VIA CAFE SEATS	56
ROOFTOP CAFE SEATS	30
TOTAL SEASONAL	86
GRAND TOTAL SEATS	150



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



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







social
KITCHEN BAR







CLEAR POLYCARBONATE PANELS ON ROOFTOP CANOPY FRAME



OPEN WOOD PERGOLA IN A WALNUT FINISH



RETRACTABLE IVORY FABRIC PANELS



NEW MAIN BUILDING COLOR
& METAL CANOPY FRAME COLOR
BENJAMIN MOORE
HISTORICAL COLLECTION
"CHROME GREEN"



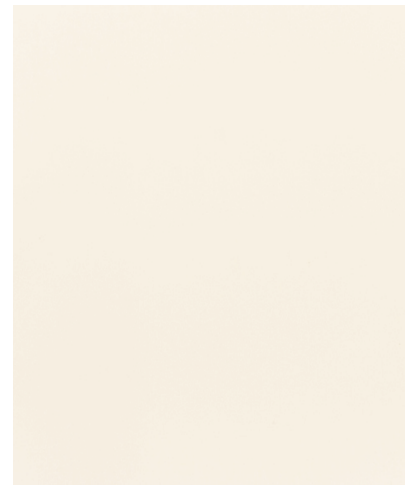
NEW ROOFTOP WALL &
APPLIED TRIM COLOR
BENJAMIN MOORE
HISTORICAL COLLECTION
"FAIRVIEW TAUPE"



EXISTING ALUMINUM
STOREFRONT,
LIGHT BRONZE



CLIMBING HYDRANGEA IN PLANTERS ON ROOF



EXISTING
IVORY CANVAS COLOR



BAMBOO IN STEPPED PLANTER ON ROOF



LED LIGHTING UNDER
STEPPED PLANTER



METAL & GLASS PENDANT LIGHTS
UNDER CANOPY



OSCILLATING WALL MOUNTED FANS



METAL SETTEES WITH FABRIC CUSHIONS



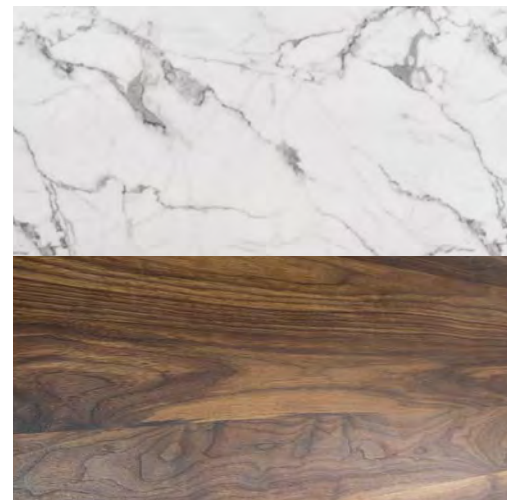
WICKER SETTEES WITH FABRIC CUSHIONS



DINING HEIGHT CHAIRS



BAR HEIGHT CHAIRS



MIX OF WOOD & MARBLE TABLE TOPS



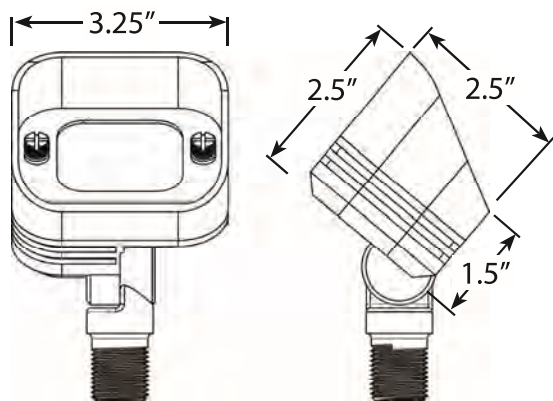
VOLT® Low Voltage Landscape Lighting Integrated LED Gentle Splash, VFL-4601 Series

Product Description

The Integrated LED Gentle Splash is third in the line of Splash model VOLT® Flood Lighting products and the first integrated version. This fixture packs a punch at over 250 lumens with its clear lens; while allowing you to adjust the performance, by swapping out the clear lens with a spread diffusion or a frosted version. With an extremely durable construction; the Integrated LED Gentle Splash is made to last. These flood lights are ideal for illuminating signs, walls and plant material. There are no bulbs to change, and no need to stress. These fixtures make it extremely easy to install it and forget it. You can rest easy knowing full well that these fixtures will stand the test of time and keep providing a beautifully diffused light for many



Product Dimensions



Features & Benefits

- ▶ Solid Brass Construction.
- ▶ Pre-aged finish- a natural patina that does not corrode.
- ▶ Silicone plug at lead wire exit prevents ground moisture and insects from entering luminaire through the stem.
- ▶ Three Lenses for optimal performance adjustability.
- ▶ Pressure fit gasket for tight seal to protect against water and dust entry.

Specifications

- ▶ **Construction:** Cast Brass
- ▶ **Finish:** Bronze
- ▶ **Lead Wire:** 48" (standard) or 25' (optional) 16AWG, SPT-2
- ▶ **Mounting:** 10" Hammer® Stake with cutout for wire exit
- ▶ **Glass or Lens:** Clear, Frosted, and Spread Diffusion Lenses Included.
- ▶ **Light Source:** Integrated LED
- ▶ **Operating Voltage:** 9-16 VAC
- ▶ **Shipping Weight:** 3 lbs
- ▶ **Powered by:** VOLT's Low Voltage Transformer

Warranty

Lifetime Warranty

Certifications



LISTED File #E466348



LISTED File #E466348

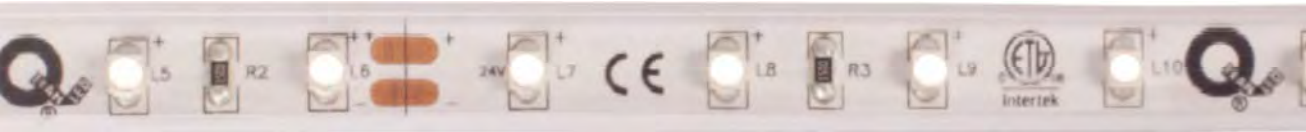
Power

Lens Type	Lumen Output	Watts
Clear	250	5
Diffusion	200	5
Frosted	180	5



iQLED TAPE LIGHT **2835 CHIP SERIES**

iQ67 4.4 W/ft: WET RATED



Q-Tran's iQ67 flexible LED tape light is wet listed and available in multiple color temperatures ranging from 2500K – 4000K. The 4.4W/Ft utilizes the 2835 chip, can come in a 21' reel, has cut points of 1.97", can be cut to length in the field or cut to length at the Q-Tran factory. The lumen output of this LED makes it perfect for most exterior or interior application where a coated LED is required.

iQ67 - **28** - **90** - **4.4** - **90**
iQ Series Color Temp Chip CRI Watts Per FT Length

FEATURES

- LED life time - 40,000 hours
- Operating temperature: -4°F ~ +140°F
- Multiple color temperatures available
- Suitable for dry, damp or wet locations
- Non-Ferrous Material
- 1.97" cut points
- Field cuttable
- 3 year warranty

iQ67-25-28-90-4.4

Max Run / Reel Length: 21ft* | Color Temp: 2500K | Voltage: 24VDC
CRI: 90+ | LM: 79 | WattsPer Ft: 4.4 | Lumens Per Ft: 298

iQ67-27-28-90-4.4

Max Run / Reel Length: 21ft* | Color Temp: 2700K | Voltage: 24VDC
CRI: 90+ | LM: 79 | WattsPer Ft: 4.4 | Lumens Per Ft: 305

iQ67-30-28-90-4.4

Max Run / Reel Length: 21ft* | Color Temp: 3000K | Voltage: 24VDC
CRI: 90+ | LM: 79 | WattsPer Ft: 4.4 | Lumens Per Ft: 325

iQ67-35-28-90-4.4

Max Run / Reel Length: 21ft* | Color Temp: 3500K | Voltage: 24VDC
CRI: 90+ | LM: 79 | WattsPer Ft: 4.4 | Lumens Per Ft: 326

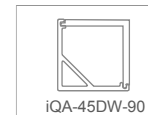
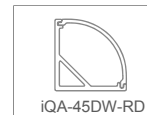
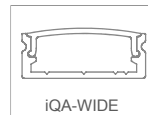
iQ67-40-28-90-4.4

Max Run / Reel Length: 21ft* | Color Temp: 4000K | Voltage: 24VDC
CRI: 90+ | LM: 79 | WattsPer Ft: 4.4 | Lumens Per Ft: 328

*Maximum length for one run of iQ67 LED 4.4. Individual Power supply cut sheets will provide max distance/loads per power supply.

NOTE: Q-Tran offers multiple LED Chip offerings based upon size and pitch, each utilizing its own binning. Utilization of multiple outputs within the same chip family will ensure flawless color matching and similar overall diffusion.

COMPATIBLE EXTRUSIONS



NOTE: Can be used in wet locations.

COMPATIBLE POWER SUPPLIES

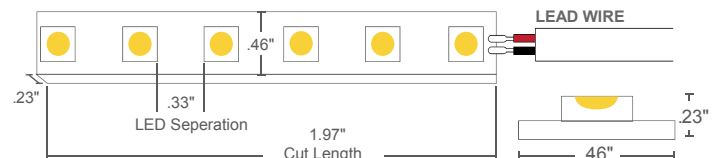
Interior Applications

- QJB & QJBL
- Q6M-DC & DC+CAP
- QTM-eLED, QTM-DC & DC+CAP
- iQ-PH

Exterior Applications

- QOM-eLED, QOM-DC & DC+CAP
- Q-SET-eLED & Q-SET-mLED
- Q-HEX-Mini-DC
- iQ-PH

DIMENSIONS



NOTE: Cut marks of LED tape allows for changes in the field.

4.4 watts per foot= cut every 1.97"

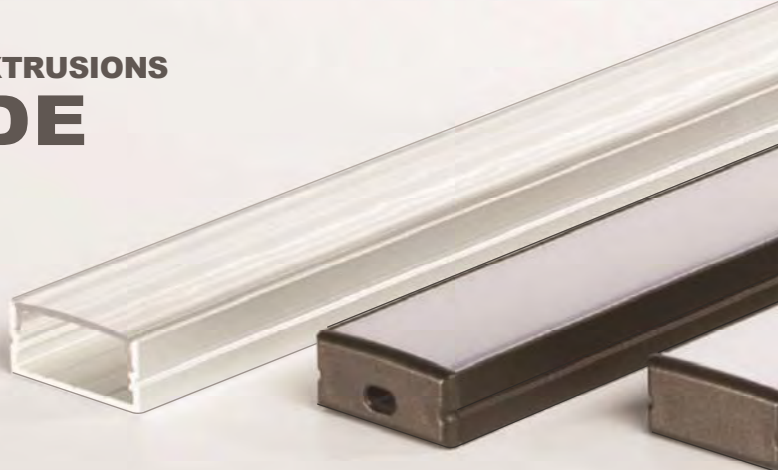
Lead wire comes standard on all LEDs in 18" (20/2 AWG)



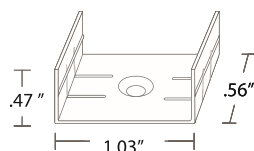
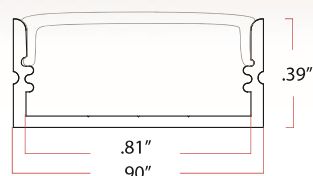
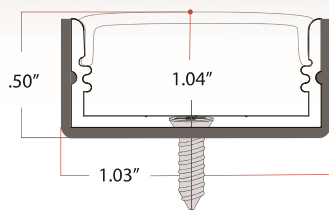
PROJECT NAME	DATE	COMPANY	TYPE	



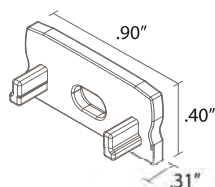
iQ LED EXTRUSIONS WIDE



DIMENSIONS



Mounting Clip



End Cap

iQA-WIDE : Wide profile Aluminum Extrusions

Max Length : 98.43 in

Color : Satin (ST), **Bronze (BZ)**, Black (BK)

Material : Anodized Aluminum

Cover Options : Clear (CL), **Diffused (DF)**, Opal (OP), Textured (TX), Silk (SK), Polar (PR)

Fits : iQ20, iQ54, iQ65, iQ67, iQ68

ORDERING GUIDE

iQA	-	WIDE	-		-		-	
Category		Model		Finish		Lens		Length

- Finish : ST = Satin BZ = Bronze BK = Black
- Lens : CL, DF, TX, OP, SK, PR
- Length : Max = 98.43"

NOTE: Custom colors available upon request.



Bronze

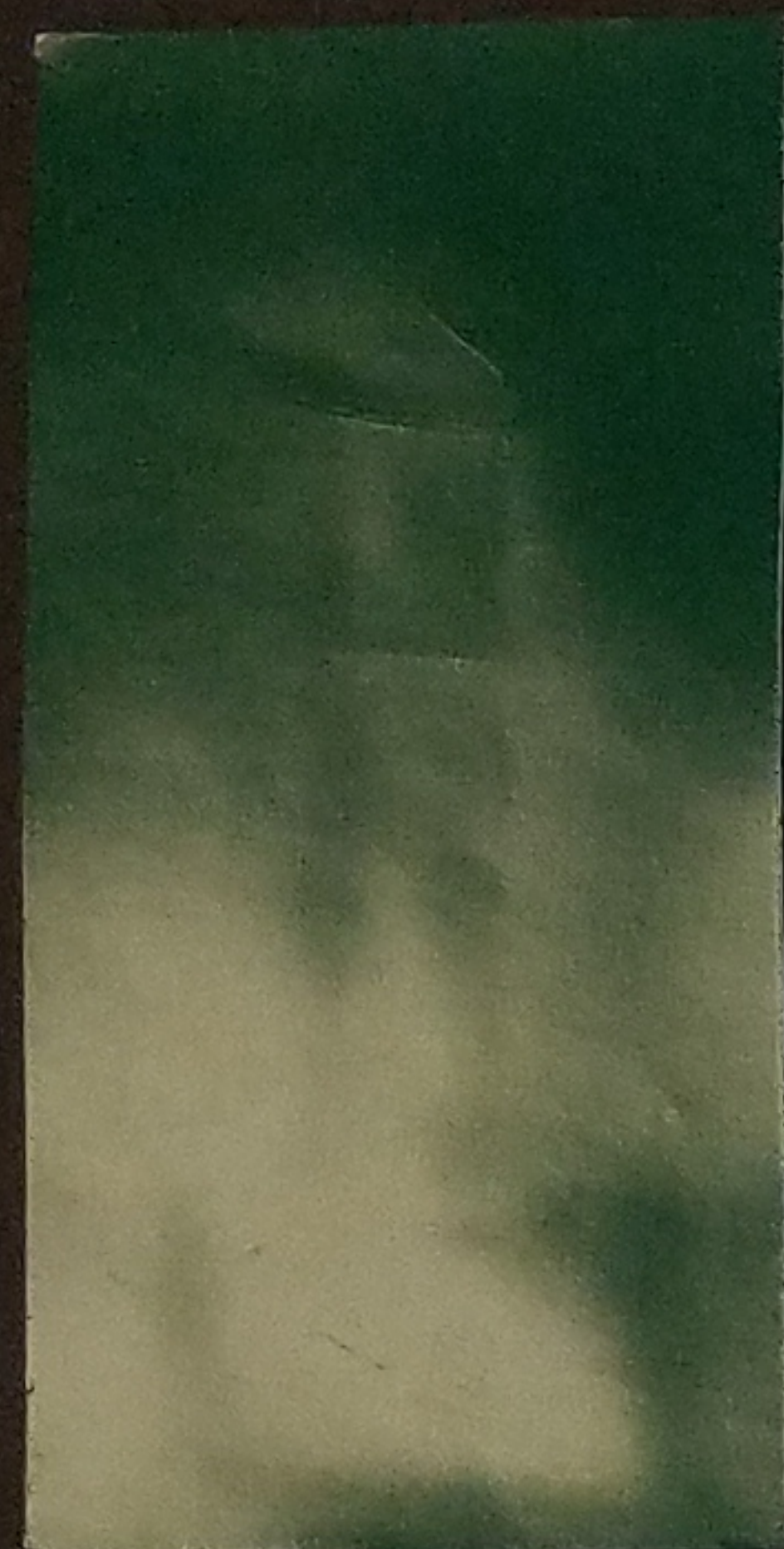


End Cap

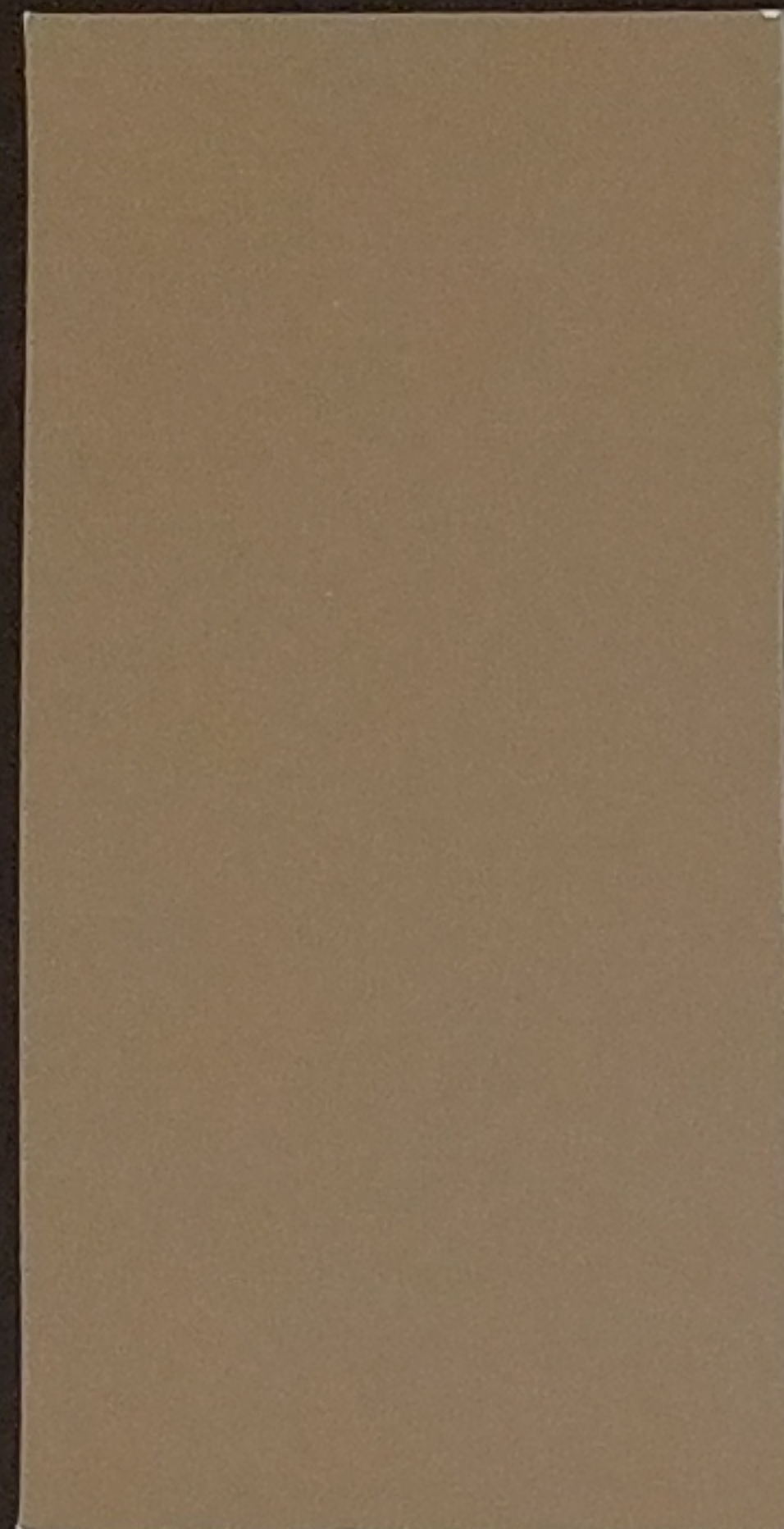


Satin

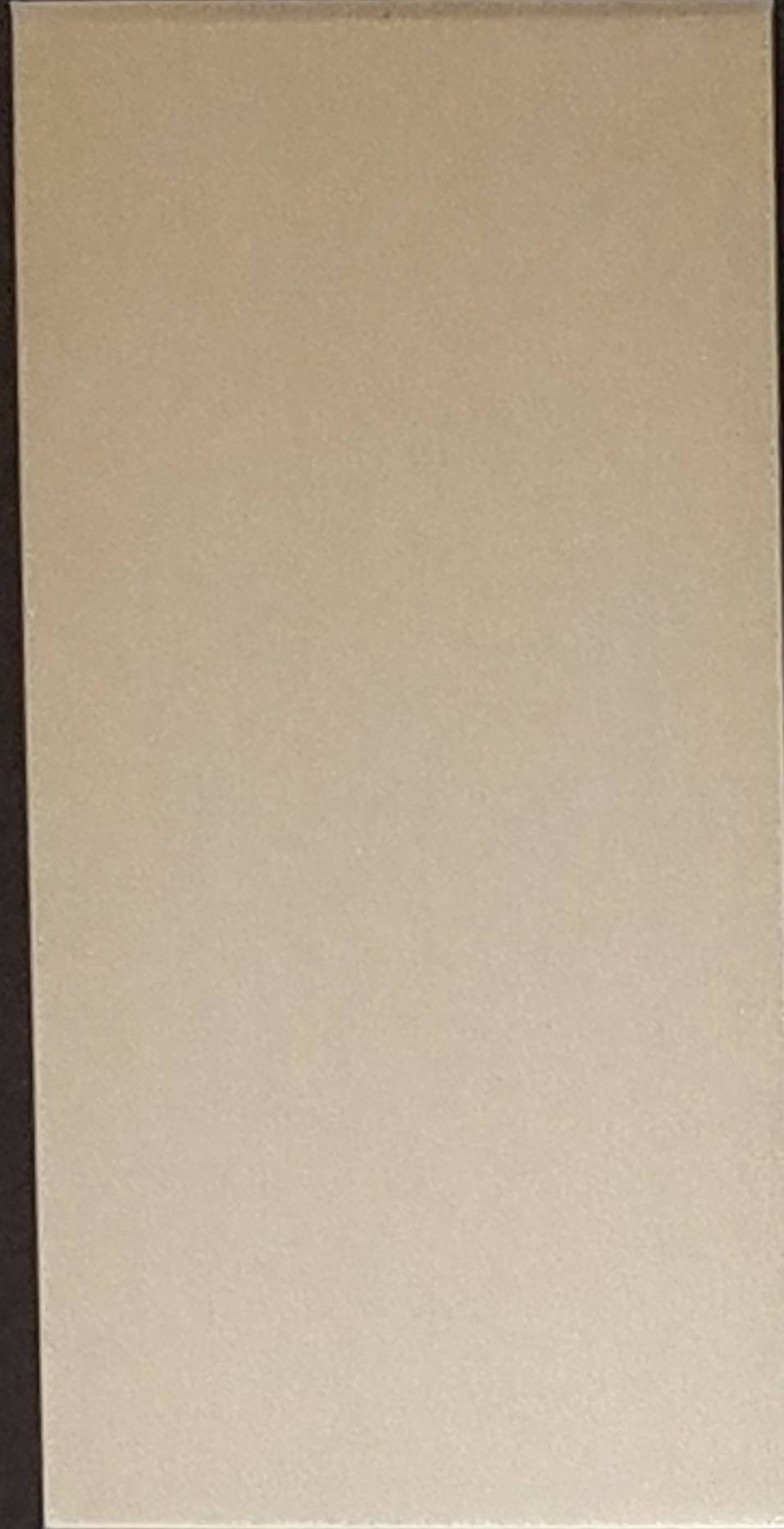
PROJECT NAME	DATE	COMPANY	TYPE	



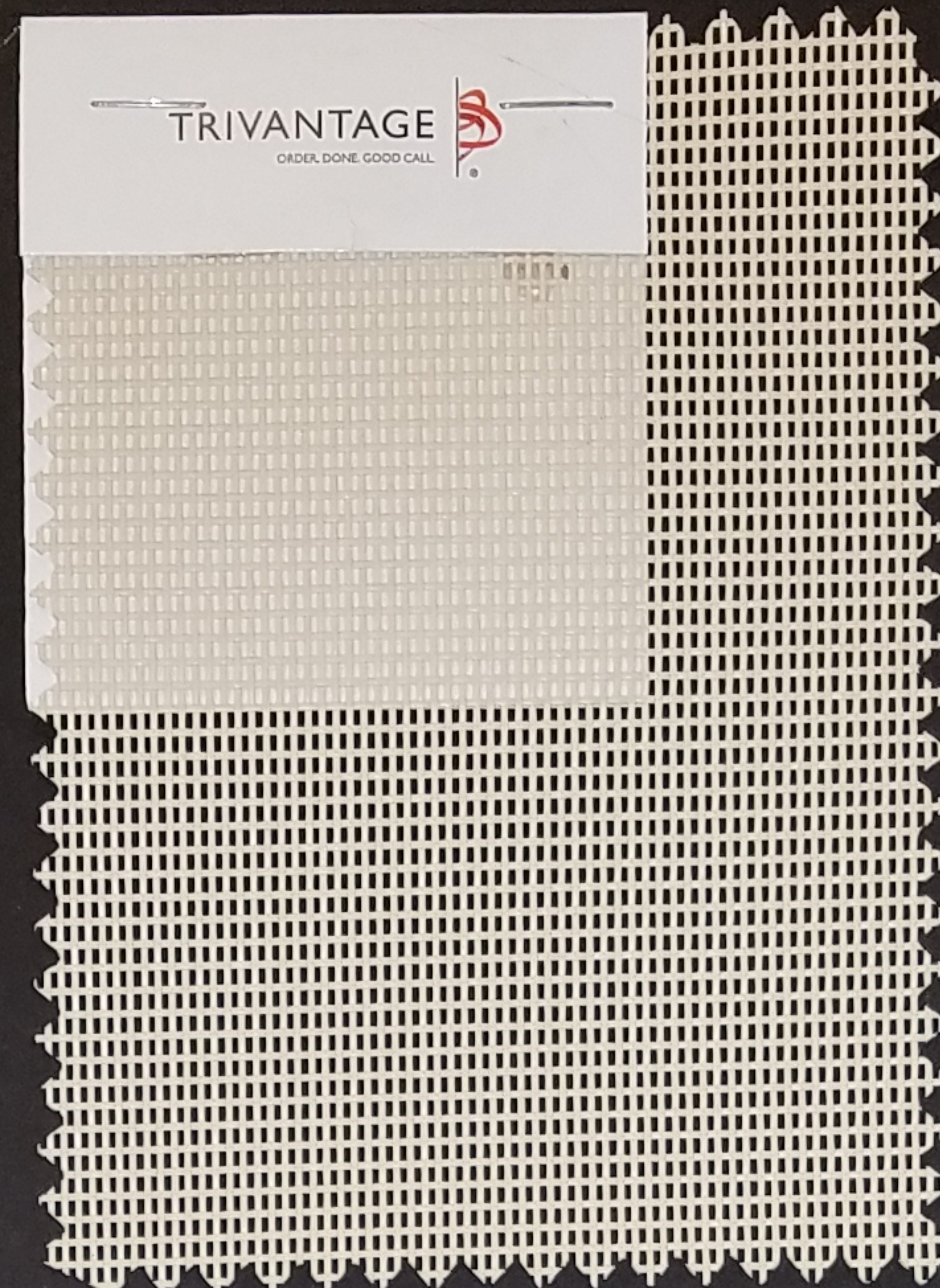
NEW MAIN BUILDING COLOR
& METAL CANOPY FRAME COLOR
BENJAMIN MOORE
HISTORICAL COLLECTION
"CHROME GREEN"



NEW ROOFTOP WALL &
APPLIED TRIM COLOR
BENJAMIN MOORE
HISTORICAL COLLECTION
"FAIRVIEW TAUPE"



EXISTING ALUMINUM
STOREFRONT,
LIGHT BRONZE



RETRACTABLE IVORY FABRIC PANELS



CLEAR POLYCARBONATE PANELS



WOOD PERGOLA IN A WALNUT FINISH



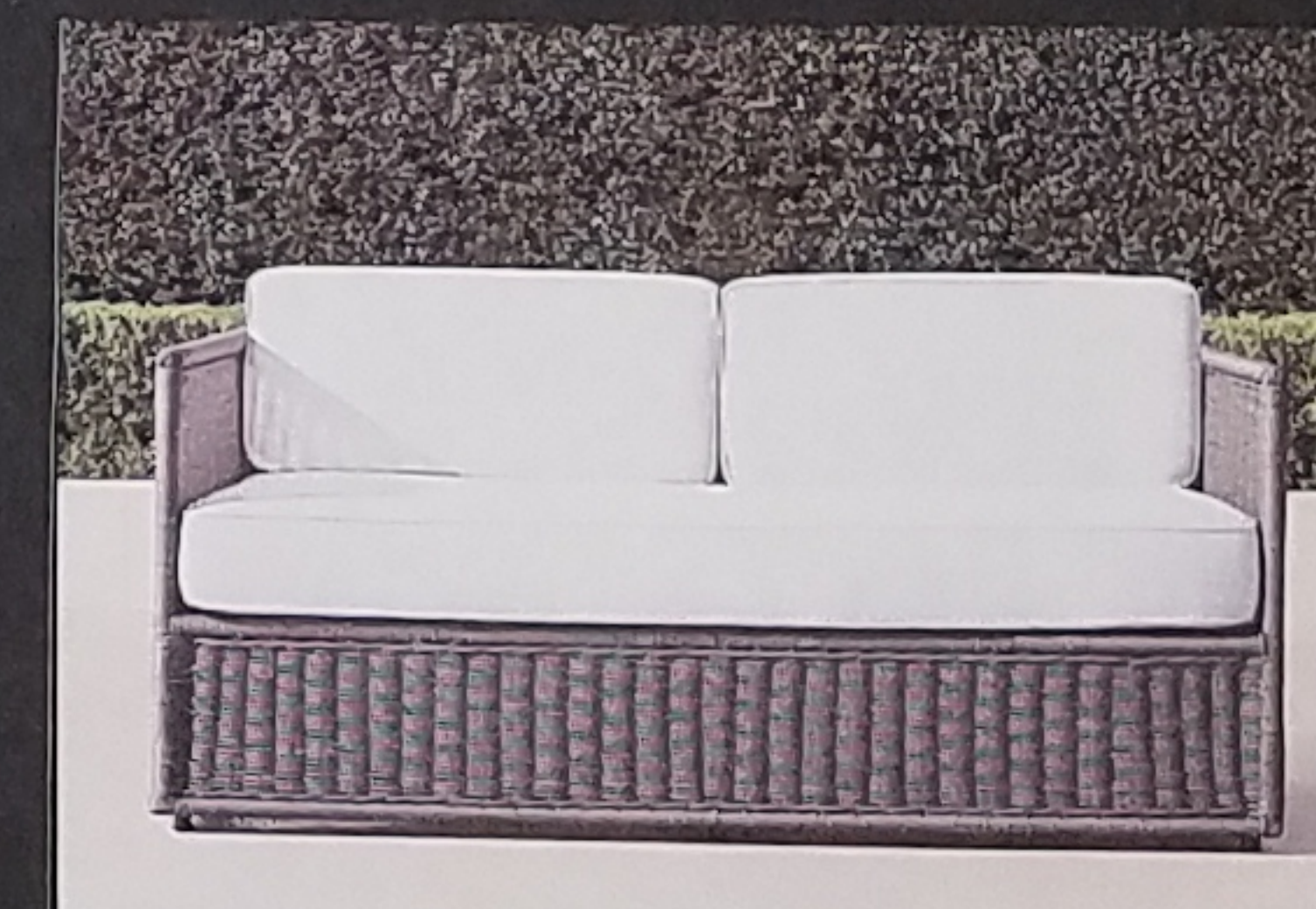
CLIMBING HYDRANGEA IN PLANTERS ON ROOF



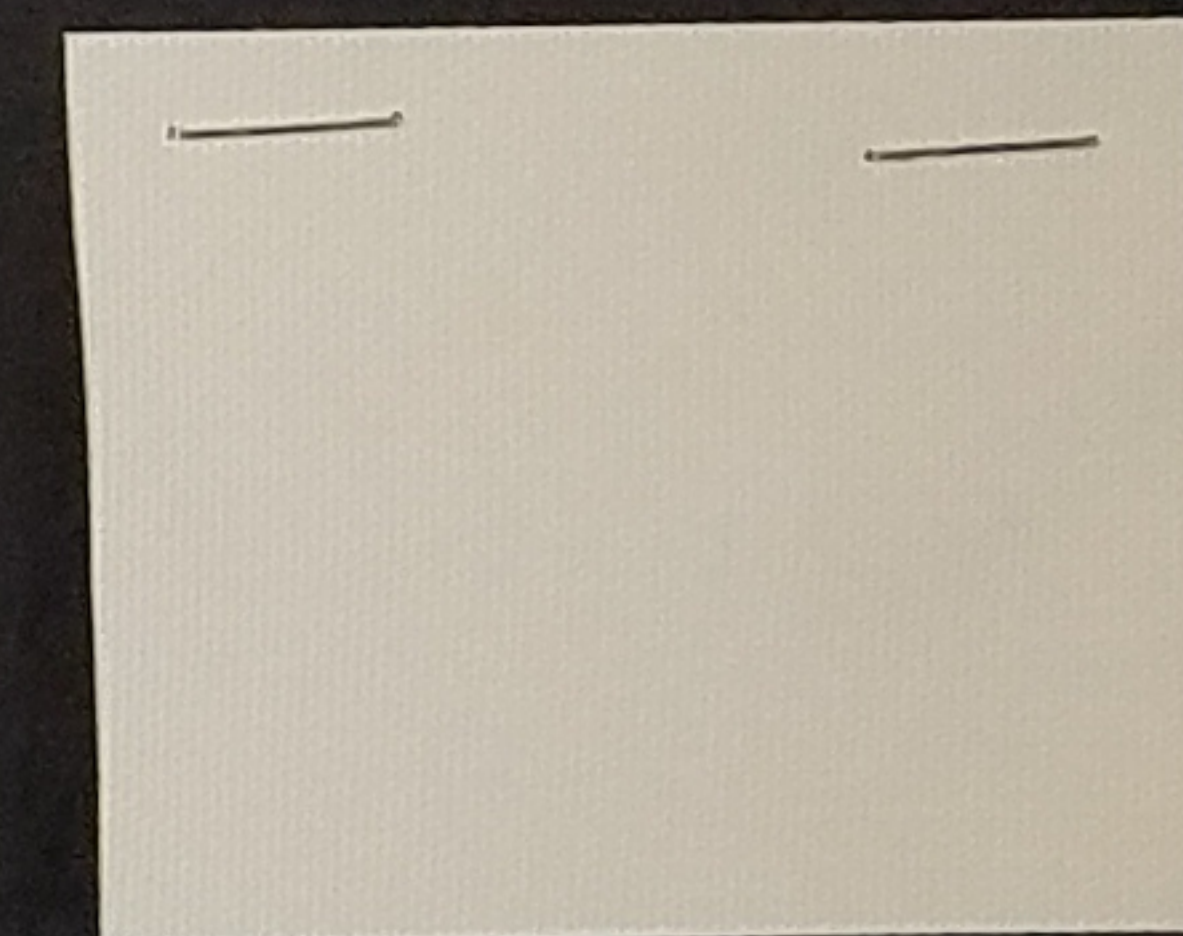
METAL & GLASS PENDANT LIGHTS
UNDER CANOPY



DINING HEIGHT CHAIRS



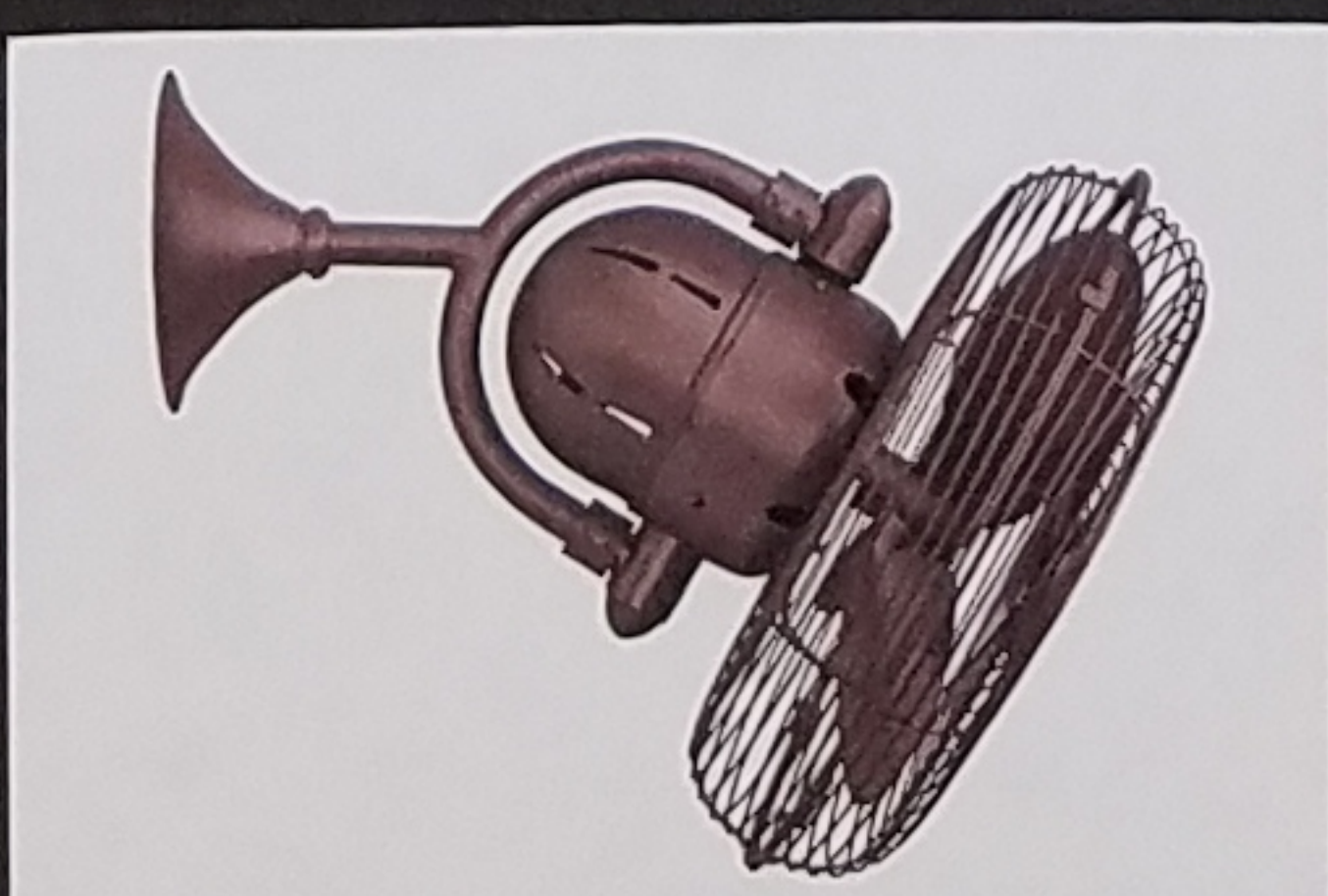
WICKER SETTEES WITH FABRIC CUSHIONS



EXISTING
IVORY CANVAS COLOR



BAMBOO IN STEPPED PLANTER ON ROOF



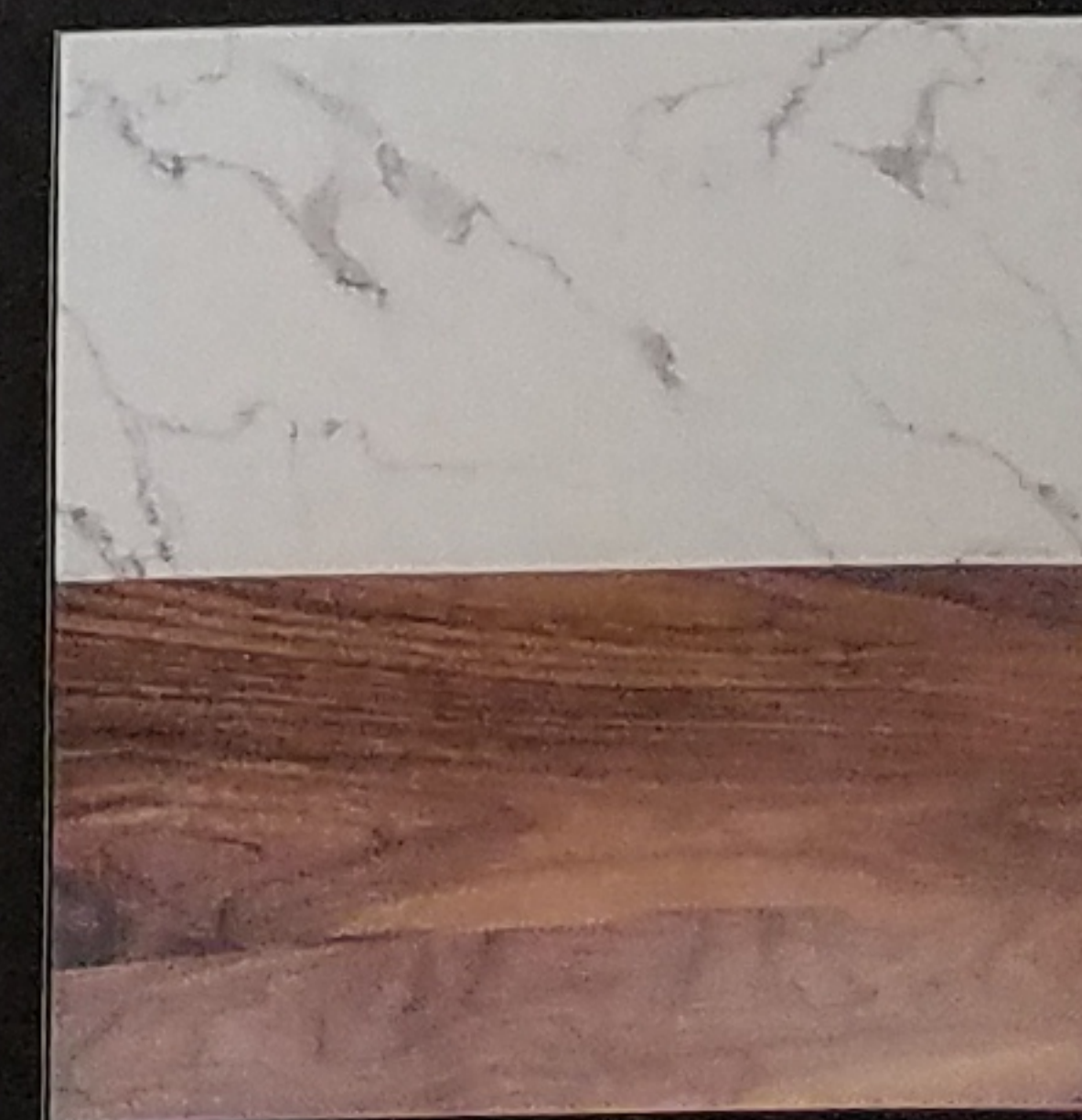
OSCILLATING WALL MOUNTED FANS



BAR HEIGHT CHAIRS



METAL SETTEES WITH FABRIC CUSHIONS



MIX OF WOOD & MARBLE TABLE TOPS

863 S. Bates







1313 Lakeside













385 Fairfax







1975 Cole

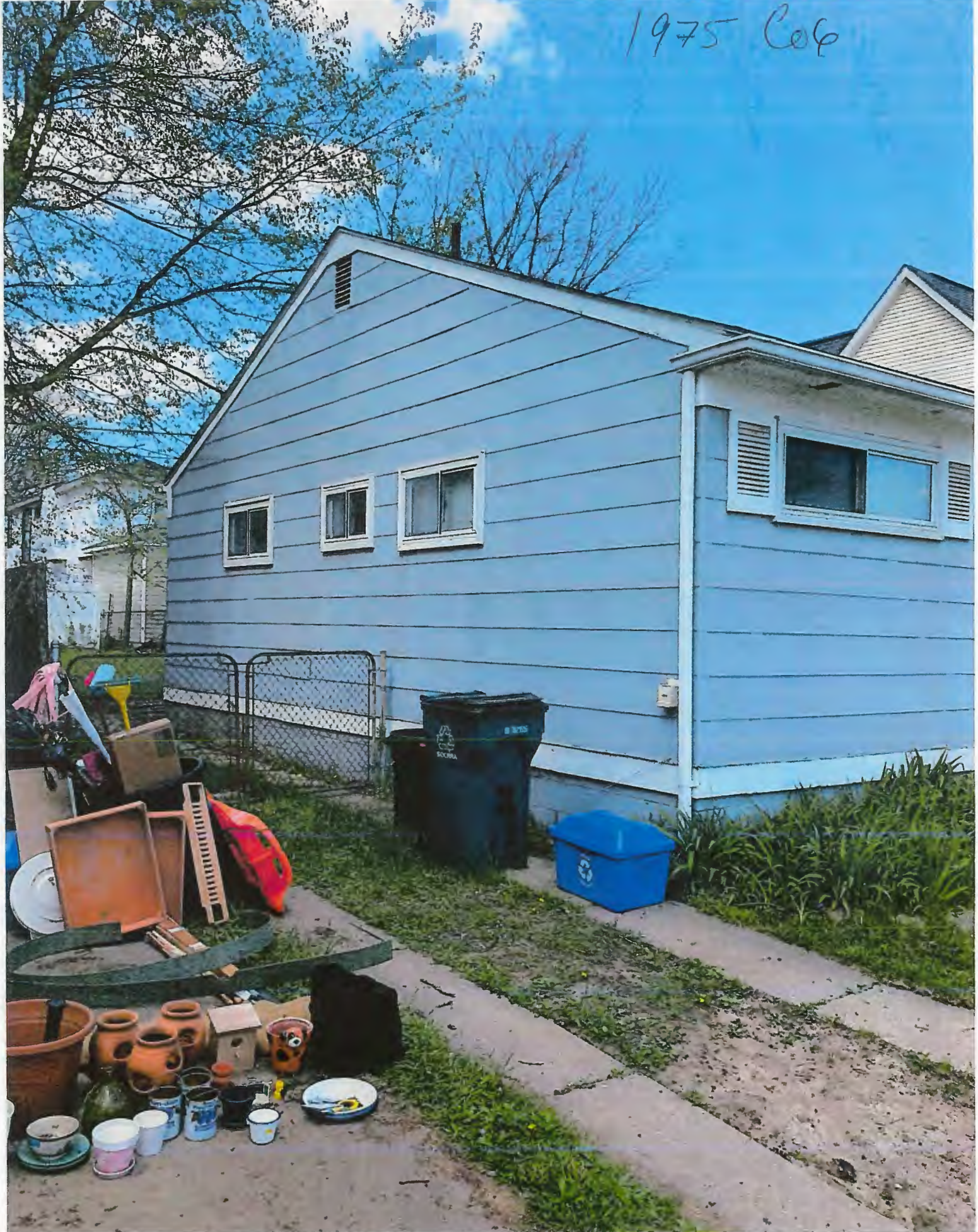


1975 Col

975



1975 Col



1975 Cole



861
Coolidge

















1898
Webster









14/20 Yosemite









725 SHIRLEY









1427 FAIRFAX



1427 FAIRFAX







1465 FAIRFAX





1641
Birmingham Blvd.





1464 Bowers.



1912 Washington
Blvd





1006 Chapin



1006 Chapin



1006 Chopin



1006 Chapin



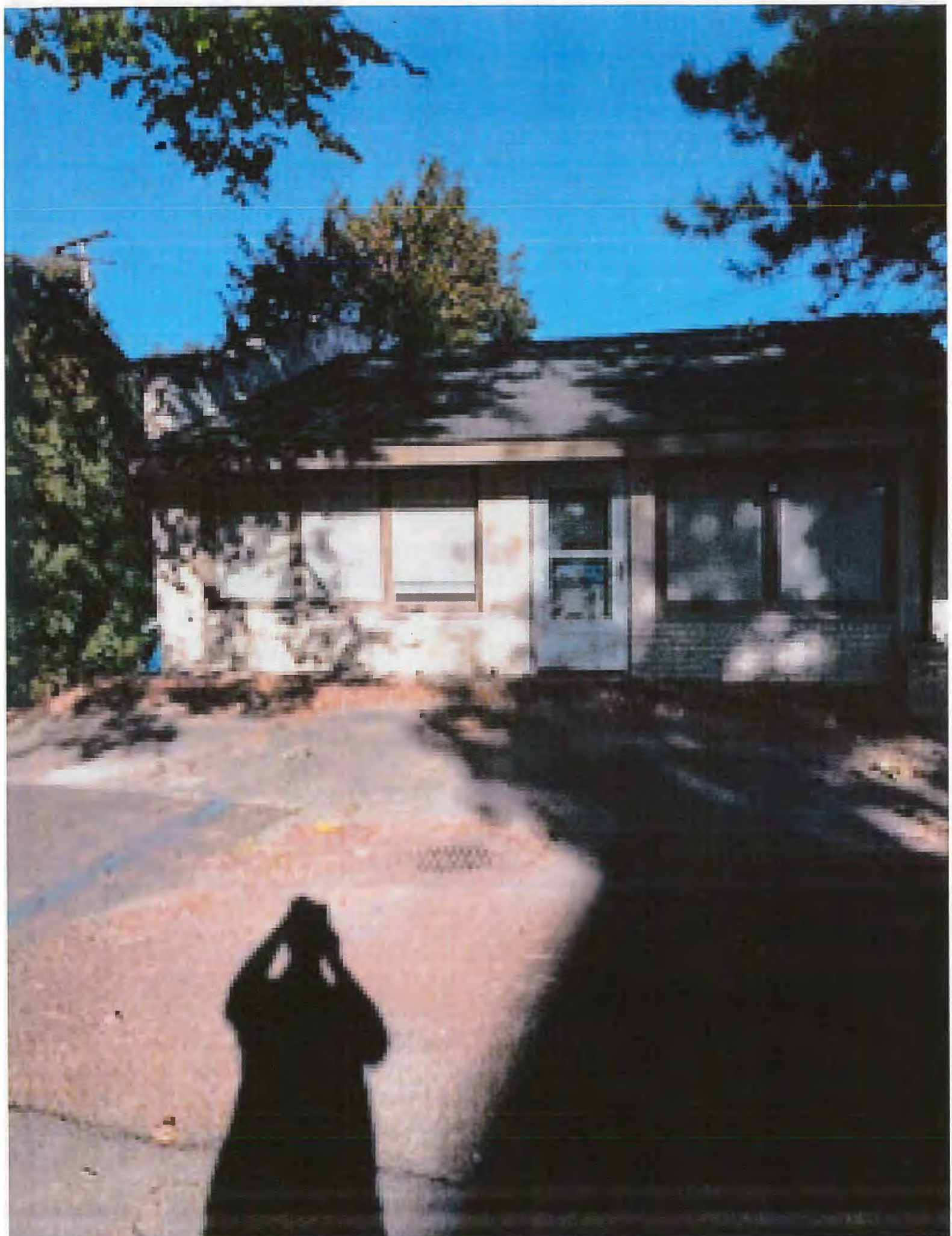
420 E FRANK





420 E. Front















544 Catalpa





540 Arroyo



540 Arroyo Encl. 10/10/12





CHAS. A. D. 1911







