

**AGENDA**  
**VIRTUAL BIRMINGHAM HISTORIC DISTRICT COMMISSION MEETING**  
**WEDNESDAY – April 15<sup>th</sup>, 2020**  
**\*\*\*\*\* 7:00 PM\*\*\*\*\***

**Link to Access Virtual Meeting:** <https://zoom.us/j/822054454>  
**Telephone Meeting Access:** (516)-261-2056 (PIN: 211539835)  
**Meeting Code:** 822 054 454

- 1) Roll Call
- 2) [Approval of the HDC Minutes of March 4<sup>th</sup>, 2019](#)
- 3) Courtesy Review
- 4) Historic Design Review
  - A. [743 W. Frank – King-Argus House](#)
- 5) Sign Review
- 6) Study Session
  - A. [The Birmingham Plan 2040](#)
- 7) Miscellaneous Business and Communication
  - A. Pre-Application Discussions
  - B. Staff Reports
    1. [Administrative Sign Approvals](#)
    2. [Administrative Approvals](#)
    3. [Action List – 2020](#)
    4. [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 on day in advance of the public meeting.

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

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

**HISTORIC DISTRICT COMMISSION**  
**MINUTES OF MARCH 4, 2020**  
Municipal Building Commission Room  
151 Martin, Birmingham, Michigan

Minutes of the regular meeting of the Historic District Commission ("HDC") held Wednesday, March 4, 2020. Chairman John Henke called the meeting to order at 7:00 p.m.

**1) ROLL CALL**

**Present:** Chairman John Henke; Vice-Chairman Keith Deyer; Board Members Gigi Debbrecht, Natalia Dukas, Patricia Lang, Michael Willoughby

**Absent:** Board Member Doug Burley; Alternate Member Kevin Filthaut

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

**03-22-20**

**2) Approval Of Minutes**

**Motion by Ms. Debbrecht**

**Seconded by Ms. Dukas to approve the HDC Minutes of February 19, 2020 as submitted.**

**Motion carried, 6-0.**

VOICE VOTE

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

Nays: None

**03-23-20**

**3) Courtesy Review**

None.

**03-24-20**

**4) Historic Design Review**

None.

**03-25-20**

**5) Sign Review**

None.

**03-26-20**

**6) Study Session**

**A. The Birmingham Plan (2040)**

City Planner Dupuis advised the HDC that he would be consolidating their individually submitted comments on the draft master plan into more general board comments on the plan.

Chairman Henke positively acknowledged City Planner Dupuis' statement. There was no further dialogue from the HDC members on the matter.

**03-27-20**

**7) Miscellaneous Business and Communication**

**A. Pre-Application Discussions**

**B. Staff Reports**

City Planner Dupuis notified the HDC that the annual Historic Preservation conference would be occurring in Kalamazoo, Michigan in May 14-16, 2020. He recommended that at a few HDC members consider attending.

**1. Administrative Sign Approvals**

**2. Administrative Approvals**

City Planner Dupuis reviewed the administrative approval request from the owners of 743 W. Frank.

Ms. Debbrecht said she had previously resided at 743 W. Frank. She explained the sliding doors in the rear of the home are not historic, while the window to the east of the doors is a historic window.

Further discussion among the HDC members determined that the plans proposed to remove the original window and to replace it with two smaller windows.

Ms. Debbrecht said she would be against that change.

Chairman Henke said the applicant should come before the HDC to explain the plans.

Mr. Deyer said it would also be helpful to have clarification as to exactly which part of the home is historic and which part is a later, non-historic addition.

City Planner Dupuis confirmed he would provide that information and set a historic design review for the applicant for the first HDC meeting in April 2020.

### **3. Action List 2020**

City Planner Dupuis provided the HDC members with the final draft of the 2020 Action List.

### **4. Historical Preservation Collaboration Matrix**

### **5. National Preservation Month**

**03-28-20**

### **ADJOURNMENT**

No further business being evident, the board motioned to adjourn the meeting at 7:16 p.m.

Nicholas Dupuis  
City Planner



## MEMORANDUM

Planning Division

**DATE:** March 12<sup>th</sup>, 2020

**TO:** Historic District Commission

**FROM:** Nicholas Dupuis, City Planner

**SUBJECT:** Historic Design Review – 743 W. Frank – King-Argus House

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**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 2<sup>nd</sup> floor.

### Proposal

The applicant has submitted for Historic Design Review for a proposed alteration to the size and placement of windows and doors at the *rear of the house only*. In total, 6 windows and 2 doors are proposed to change due to the renovation of the interior space. Currently, the original historic structure (first floor) consists of a living room, study, dining room, family room, and a pantry and closet. The major difference that the interior renovations are proposed to create is a larger kitchen and dining space where the former dining and family room were placed. As noted above, there have been several additions over the years, which have respected the design of the original structure. To continue this trend, the applicant has selected specific products from Marvin Windows and Doors to match the style of the existing windows, and has indicated that the infill siding will match the existing wood siding in color and form. Additionally, the applicant has indicated that the window frames will be painted to match the existing window frames.

### Recommendation

The proposed changes to the approved site plans appear to meet Secretary of the Interiors guideline numbers 1, 2, and 9, namely because the majority of the work is proposed on the non-historic additions. The property will remain a single-family residence (#1), and the historical character of the property is preserved through the location of the proposed work in the rear only (#2). Similarly, the exterior alterations do not appear to destroy the historic materials that

characterize the property and remains compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment (#9).

As alluded to above, although the majority of the work is proposed on the non-historic additions, it is worth discussing the two replacements proposed at the rear of the original historic structure as it relates to Standard number 2, which involves the relocation of one window, and the consolidation of two sliding doorways into one. It appears as though the sliding doors would not be original to the structure. However, the window present to the right of the sliding doors may be an original window opening. Since the applicant is proposing to relocate and fill in that window as a part of the interior renovation, the applicant must explain the steps that were taken to "avoid" the alteration of a feature that may be original to the structure.

At this time, the Planning Division recommends APPROVAL of the Historic Design Review application and the issuance of a Certificate of Appropriateness for the work proposed at 743 W. Frank.

### **Wording for Motions**

I move that the Commission **APPROVE** the Historic Design Review application and issue a Certificate of Appropriateness for 743 W. Frank. The work as proposed meets The Secretary of the Interior's Standards for Rehabilitation standard numbers \_\_\_\_\_.

**OR**

I move that the Commission **APPROVE** the Historic Design Review application and issue a Certificate of Appropriateness for 743 W. Frank, provided 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 that the Commission **POSTPONE** the Historic Design Review application and the issuance of a Certificate of Appropriateness for 743 W. Frank, 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 that the Commission **DENY** the Historic Design Review application for 743 W. Frank. Because of \_\_\_\_\_ the work does not meet The Secretary of the Interior's Standards for Rehabilitation standard number(s) \_\_\_\_\_.

### **Notice to Proceed**

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

**Choose from one of these conditions:**

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

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

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.



April 8, 2020

Dear Housing District Commission,

My husband, Kabir, and I recently purchased 743 W Frank Street and have submitted a proposal for review to the Historic District Commission Committee.

A little about us- we are both physicians who recently completed our training. However, to do so, we have lived apart for the past 6 years, with he in Michigan and I in Mississippi. As we come to a close in our years of training, we are looking forward to settling down together and starting a family in Michigan, where we have both grown up. When we started home hunting, we immediately fell in love with the pictures of the house, and walking through it, both he and I knew this home had the warmth, character, history, and the coziness of a home we desired. As an added surprise, I discovered the old pictures and features of the home in the Detroit News that I hope to eventually frame and showcase, and we love that our new home has been a historic face of Birmingham from before we were even born!

My husband and I are looking forward to making this house our “forever home” and with starting a family, we wanted to incorporate some changes that would help accommodate us for years to come. One of the particular places of concern is the window at the back of the house that is part of the original construction. As we ran through several different floor plans, we incorporated a mudroom into the site of the current kitchen entry for all the little wet feet coming in from outdoors, and moved the kitchen into the existing dining and sunroom. We wish to extend the current window to allow more light into the kitchen also allow a better sightline into the backyard, while keeping interior symmetry in the kitchen with appliances, and thus could find no way to do so without shifting that window to the right by a few feet. We recognized that this would alter the look of the house at the back slightly; however, we hope that in shifting it only a few feet and making the window larger while still maintaining the same window style and trim as the original window, this will represent a valuable, but inconspicuous addition to the home. We have been working closely with reputable interior designers, architects, and a local contracting company to ensure not only is the home functional, but also preserves the unique charm we fell in love with.

We are committed to preserving the style of the home, both on the interior and exterior. We appreciate your thoughtful review of our proposal, and look forward to moving into our home soon!

Sincerely,

A handwritten signature in black ink, appearing to read 'Amrita and Kabir', written in a cursive, flowing style.

Amrita and Kabir Mendiratta

743 W. Frank St.,  
Birmingham, MI. 48009

The map shows a street grid in Birmingham, MI. Southfield Rd runs diagonally from the bottom left to the top right. W Frank St, Hanna St, and Watkins St run horizontally across the top, middle, and bottom of the map respectively. A callout box labeled 'SITE' points to a location on Southfield Rd, just south of W Frank St. The address 'Birmingham, MI 48009' is written near the site location.

[illegible]

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

SHEET SCHEDULE	
ARCHITECTURAL DRAWINGS	
SHT. NO.	DESCRIPTION
G001	COVER SHEET
A100	EXISTING / DEMO BASEMENT/ FOUNDATION PLAN
A101	EXISTING / DEMO MAIN FLOOR PLAN
A104	PROPOSED MAIN FLOOR PLAN
A100	EXISTING / DEMO HOUSE ELEVATIONS
A101	EXISTING / DEMO HOUSE ELEVATIONS
A102	PROPOSED HOUSE ELEVATIONS
A103	PROPOSED HOUSE ELEVATIONS
S111	BASEMENT FRAMING PLAN
S131	FIRST FLOOR FRAMING PLAN

A circular professional engineer seal for the State of Michigan. The outer ring contains the text "STATE OF MICHIGAN" at the top and "LICENSED PROFESSIONAL ENGINEER" at the bottom, separated by dots. The center of the seal contains the name "ALLEN R. BECKER", the title "ENGINEER", and the license number "No. 24238". A handwritten signature is written across the seal.

## G0.0.1



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



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

PERMIT SUBMISSION  
03-11-2020

ADDRESS:  
743 W. FRANK STREET  
BIRMINGHAM, MI 48009

[illegible]

SHEET TITLE

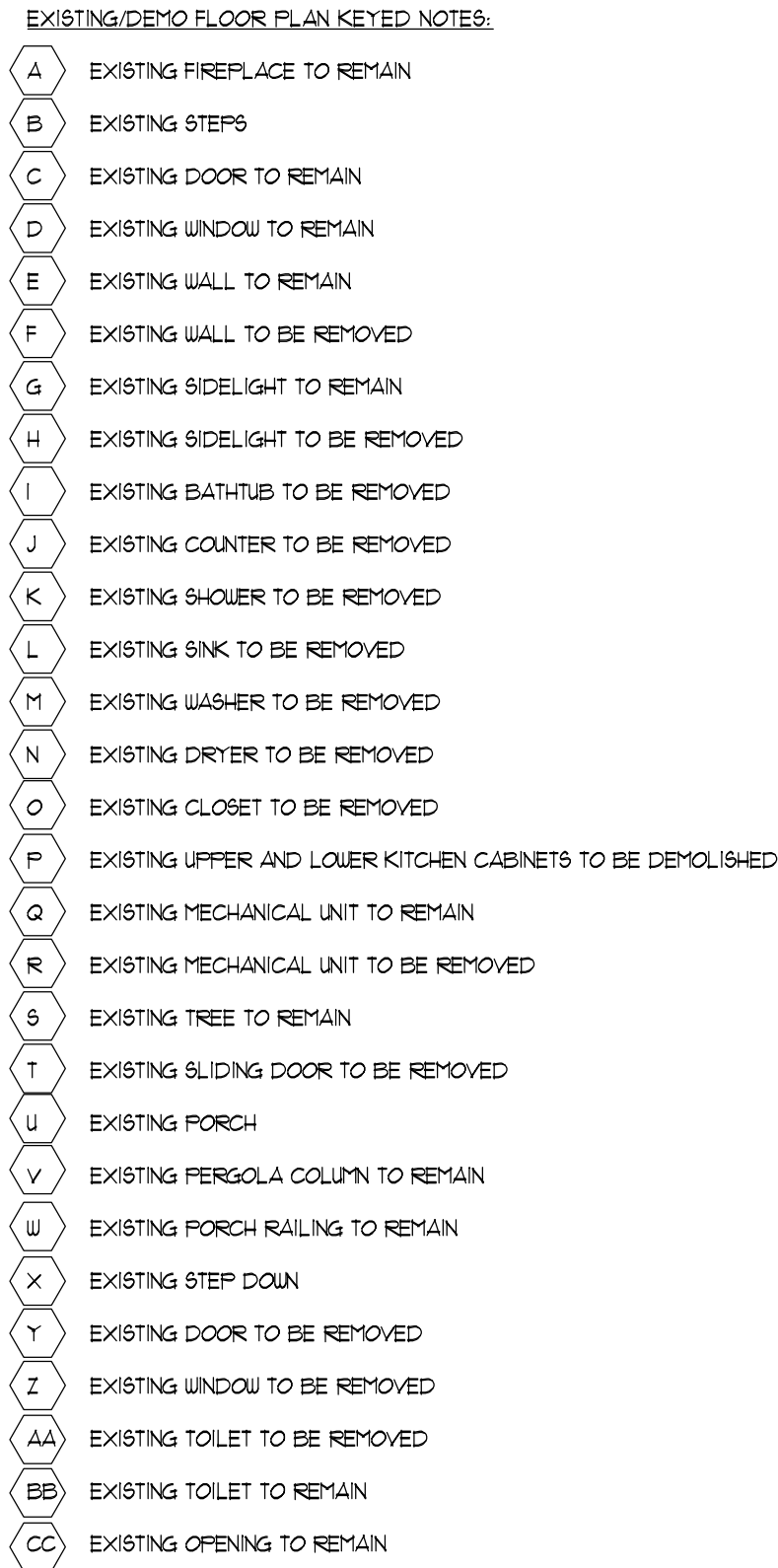
EXISTING  
BASEMENT /  
FOUNDATION PLAN

DWG. NO.

A1.0.0

of



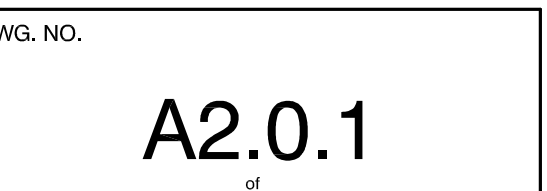


### A1.0.1









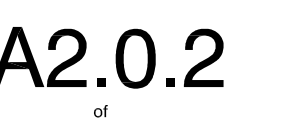




1  
A202



2  
A202





B -

D -

F -

DWG. NO.

**A2.0.3**

of

































## Preliminary or Final Historic Sign/Design Review Application

### Historic District Commission

#### Planning Division

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

#### 1. Applicant

Name: KABIR MENARATTA  
Address: 743 West Frank Street, Birmingham, AL, 35209  
Phone Number: [REDACTED]  
Fax Number: [REDACTED]  
Email address: [REDACTED]

#### 2. Property Owner

Name: KABIR MENARATTA  
Address: 743 West Frank Street, Birmingham, AL, 35209  
Phone Number: [REDACTED]  
Fax Number: [REDACTED]  
Email address: [REDACTED]

#### 3. Applicants Attorney/Contact Person

Name: [REDACTED]  
Address: [REDACTED]  
Phone Number: [REDACTED]  
Fax Number: [REDACTED]  
Email address: [REDACTED]

#### 4. Project Designer/Developer

Name: Michael Madenoff  
Address: Lakes Development Corp Inc  
Phone Number: [REDACTED]  
Fax Number: [REDACTED]  
Email address: [REDACTED]

#### 5. Required Attachments

- Required fee (see [Fee Schedule](#) for applicable amount)
- Two (2) folded copies of scaled plans including color elevations showing all materials and an itemized list of all changes for which approval is requested with changes marked in color.
- Certified land survey
- Landscape plan showing all existing and proposed elements
- Photographs of existing site and/or building.
- Current aerial photos of the subject site, including all adjacent properties within 200 ft.
- Warranty Deed with legal description of property.
- Samples of all materials to be used
- Catalog sheets for all proposed lighting, mechanical equipment and outdoor furniture.
- Completed Checklist.
- Digital copy of plans.
- Any new structures or additions will require a signed letter from DTE approving the location of all electrical transformers and electrical equipment.
- Additional information as required.

#### 6. Project Information

Address/Location of the property: 743 West Frank Street, Birmingham, AL, 35209  
Name of development: Frank  
Sidwell #: [REDACTED]  
Current Use: residential  
Proposed Use: [REDACTED]  
Area of Site in Acres: [REDACTED]  
Current zoning: Birmingham  
Zoning of Adjacent Properties: [REDACTED]  
Name of Historic District Site is Located in: [REDACTED]  
Date of Application for Preliminary Historic Design Review: 3/18/20

Date of Preliminary Historic Design Review Approval: 3/18/20

Date of Planning Board Approval: 3/18/20

Date of Application for Preliminary Site Plan: [REDACTED]

Date of Preliminary Site Plan Approval: [REDACTED]

Date of Application for Final Site Plan: [REDACTED]

Date of Final Site Plan Approval: [REDACTED]

Will proposed project require the division of platted lots? no

Will proposed project require the combination of platted lots? no

**7. Details of the Nature of Work Proposed (attach separate sheet if necessary)**

(Please specifically list all materials and colors to be used)

Winters changes on outside building  
changes in the hall

**8. Buildings and Structures**

Number of Buildings on Site: 1  
Height of Buildings & # of Stories: 2

Use of Buildings: residential  
Height of Rooftop Mechanical Equipment: \_\_\_\_\_

**9. Additions (in Square Feet)**

Proposed Use: \_\_\_\_\_  
Number of Floors: \_\_\_\_\_  
Number of Sq. Ft. on Each Floor: \_\_\_\_\_  
Height: \_\_\_\_\_  
Total Floor Area: \_\_\_\_\_

Retail Space: \_\_\_\_\_  
Assembly Space: \_\_\_\_\_  
Office Space: \_\_\_\_\_  
Industrial Space: \_\_\_\_\_  
Seating Capacity: \_\_\_\_\_

**10. Required and Proposed Parking**

Required number of parking spaces: \_\_\_\_\_  
Typical angle of parking spaces: \_\_\_\_\_  
Typical width of maneuvering lanes: \_\_\_\_\_  
Location of parking on site: \_\_\_\_\_  
Location of parking off site: \_\_\_\_\_  
Number of light standards in parking area: \_\_\_\_\_  
Screenwall material: \_\_\_\_\_

Proposed number of parking spaces: \_\_\_\_\_  
Typical size of parking spaces: \_\_\_\_\_  
Number of spaces <180 sq. ft.: \_\_\_\_\_  
Number of handicap spaces: \_\_\_\_\_  
Shared parking agreement? \_\_\_\_\_  
Height of light standards in parking area: \_\_\_\_\_  
Height of screenwall: \_\_\_\_\_

**11. Landscaping**

Location of landscape areas: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Proposed landscape material: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**12. Building Lighting**

Number of light standards on building: \_\_\_\_\_  
Size of light fixtures (L•W•H): \_\_\_\_\_  
Maximum wattage per fixture: \_\_\_\_\_  
Light level at each property line: \_\_\_\_\_

Type of light standards on building: \_\_\_\_\_  
Height from grade: \_\_\_\_\_  
Proposed wattage per fixture: \_\_\_\_\_

**13. Maximum Signage Allowance Calculation**

Building Frontage (in feet): \_\_\_\_\_  
Maximum Sign Area Allowed: \_\_\_\_\_  
Sign Area Proposed: \_\_\_\_\_

**Maximum Sign Area** = 1 square foot (1.5 for Woodward addresses) per each linear foot of principal building frontage.

**14. Location of Proposed Signs**

\_\_\_\_\_  
\_\_\_\_\_

**15. Number of Sign(s)**

Wall: \_\_\_\_\_  
Ground: \_\_\_\_\_  
Projecting (Blade): \_\_\_\_\_

Canopy: \_\_\_\_\_  
Building Name: \_\_\_\_\_  
Post-Mounted Projecting: \_\_\_\_\_

**16. Sign Size, Material & Content**

**Sign #1**

Type of Sign: \_\_\_\_\_  
Width: \_\_\_\_\_  
Depth: \_\_\_\_\_  
Height: \_\_\_\_\_  
Total Square Feet: \_\_\_\_\_  
Height of Lettering: \_\_\_\_\_  
Height from Grade: \_\_\_\_\_

Projection from Wall: \_\_\_\_\_  
Sign Reads: " \_\_\_\_\_ "

Sign Materials: \_\_\_\_\_

Sign Color(s) (including PMS color #): \_\_\_\_\_

**Sign #2**

Type of Sign: \_\_\_\_\_  
Width: \_\_\_\_\_  
Depth: \_\_\_\_\_  
Height: \_\_\_\_\_  
Total Square Feet: \_\_\_\_\_  
Height of Lettering: \_\_\_\_\_  
Height from Grade: \_\_\_\_\_

Projection from Wall: \_\_\_\_\_  
Sign Reads: " \_\_\_\_\_ "

Sign Materials: \_\_\_\_\_

Sign Color(s) (including PMS color #): \_\_\_\_\_

**Sign #3**

Type of Sign: \_\_\_\_\_  
Width: \_\_\_\_\_  
Depth: \_\_\_\_\_  
Height: \_\_\_\_\_  
Total Square Feet: \_\_\_\_\_  
Height of Lettering: \_\_\_\_\_  
Height from Grade: \_\_\_\_\_

Projection from Wall: \_\_\_\_\_  
Sign Reads: " \_\_\_\_\_ "

Sign Materials: \_\_\_\_\_

Sign Color(s) (including PMS color #): \_\_\_\_\_

**17. Existing Signs Located on Property**

Number of Signs: \_\_\_\_\_  
Sign Type(s): \_\_\_\_\_

Square Feet per Sign: \_\_\_\_\_  
Total Square Feet of Existing Signage: \_\_\_\_\_

**18. Sign Lighting**

Type of Lighting Proposed: \_\_\_\_\_  
Size of Light Fixtures (LxWxH): \_\_\_\_\_  
Maximum Wattage per Fixture: \_\_\_\_\_  
Location: \_\_\_\_\_

Number Proposed: \_\_\_\_\_  
Lighting Height from Grade: \_\_\_\_\_  
Proposed Wattage per Fixture: \_\_\_\_\_  
Style (include specifications): \_\_\_\_\_

**19. Landscaping (ground signs only)**

Location of Landscape Areas: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Proposed Landscape Material: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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 made to an approved site plan. The undersigned further states that they have reviewed the procedures and guidelines for site plan review in Birmingham, and have complied with same. The undersigned will be in attendance at the Planning Board meeting when this application will be discussed.

Signature of Owner: \_\_\_\_\_

Date: \_\_\_\_\_

Print Name: \_\_\_\_\_

Signature of Applicant: \_\_\_\_\_

Date: \_\_\_\_\_

Print Name: \_\_\_\_\_

Signature of Architect: \_\_\_\_\_

Date: \_\_\_\_\_

Print Name: \_\_\_\_\_

*Office Use Only*

Application #: \_\_\_\_\_

Date Received: \_\_\_\_\_

Fee: \_\_\_\_\_

Date of Approval: \_\_\_\_\_

Date of Denial: \_\_\_\_\_

Accepted by: \_\_\_\_\_



### CONSENT OF PROPERTY OWNER

I, KAREN MENDONÇA, OF THE STATE OF Michigan AND  
(Name of property owner)  
COUNTY OF Oakland STATE THE FOLLOWING:

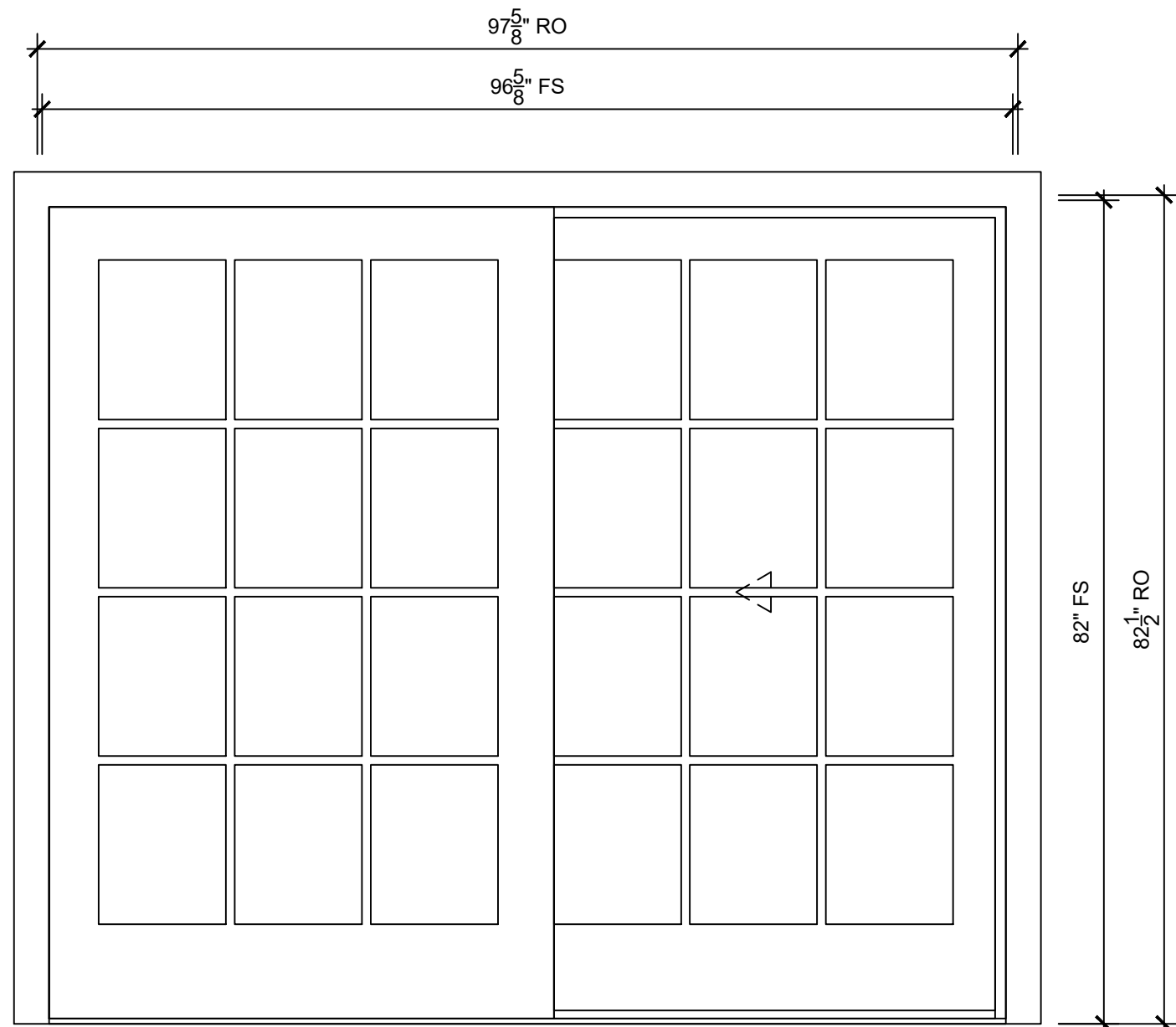
1. That I am the owner of the real estate located at 743 West Frank Street  
(Address of affected property)
2. That I have read and examined the Application made to the City of Birmingham  
by: Historic Committee / Karen Mendonça  
(Name of applicant)
3. That I have no objections to, and consent to the request(s) described in the  
Application made to the City of Birmingham.

Dated: 3/6/20

KAREN MENDONÇA  
Owner's Name (Please Print)

[Signature]  
Owner's Signature





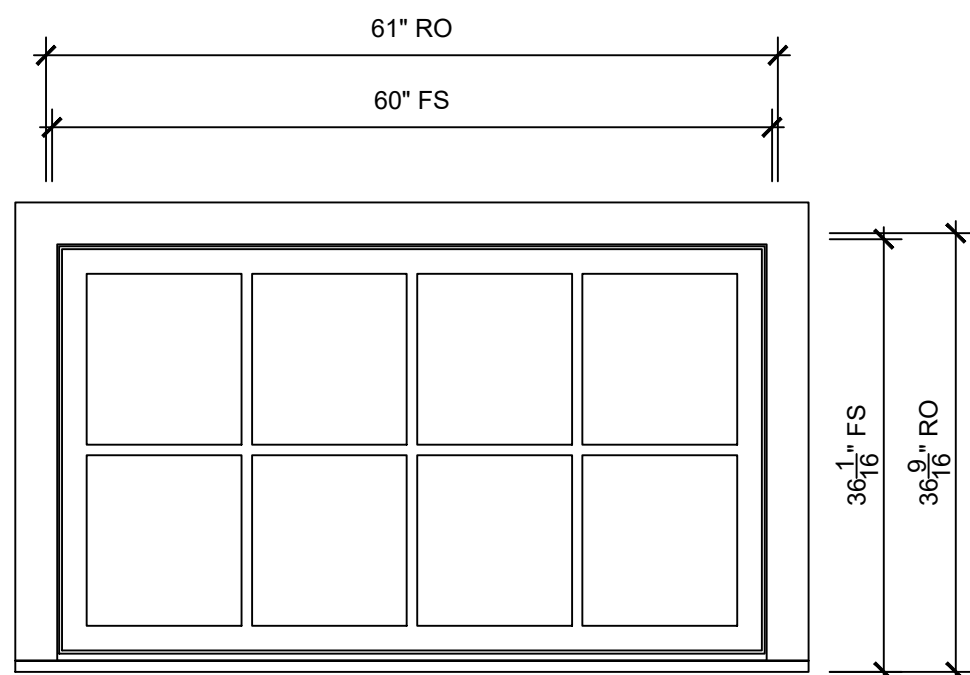
1(01) - NEW DINING  
SCALE: 3/4" = 1'-0"



SPECIFICATIONS

Line #: 1  
Qty: 1  
Mark Unit: 1(01) - New Dining  
Product Line: Ultimate Wood  
Unit Description: Sliding French Door  
Rough Opening: 97 5/8" X 82 1/2"  
Frame Size: 96 5/8" X 82"  
Exterior Finish: Primed  
Species: Pine  
Interior Finish: Bare  
Unit Type: Sliding French Door, OX  
Call Number: CN8068  
Glass Information: Tempered Low E2 w/Argon, Stainless  
Divider Type: 7/8" Rectangular SDL W/ Spacer - Stainless  
Hardware Type: 3 Point Multi-Point Lock  
Screen Type: Ultimate Sliding Screen w/ Roller Assembly  
Hardware Color: Antique Brass  
Screen Surround Color: Coconut Cream  
Screen Mesh Type: Charcoal Fiberglass Mesh  
Jamb Depth: 4 9/16"  
Exterior Casing: 5/4 Flat Casing

FOR DESIGN INTENT ONLY, NOT FOR MANUFACTURE.



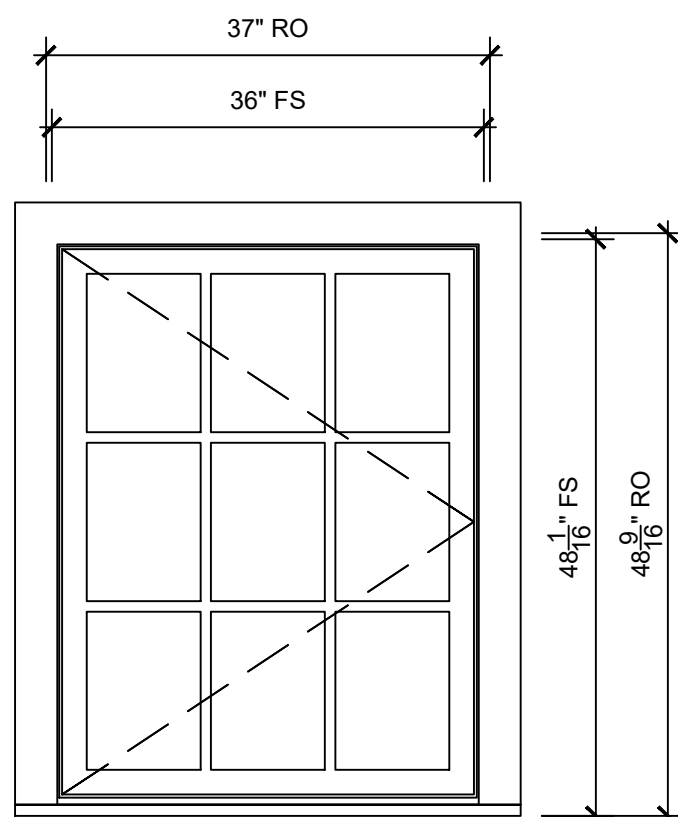
1(02) @ KITCHEN  
SCALE: 3/4" = 1'-0"



SPECIFICATIONS

Line #: 2  
Qty: 1  
Mark Unit: 1(02) @ Kitchen  
Product Line: Ultimate Wood  
Unit Description: Awning  
Rough Opening: 61" X 36 9/16"  
Frame Size: 60" X 36 1/16"  
Exterior Finish: Primed  
Species: Pine  
Interior Finish: Bare  
Unit Type: Awning, Stationary  
Call Number: CN6036  
Glass Information: IG - 3/4", Low E2 w/Argon, Stainless  
Divider Type: 7/8" Rectangular SDL W/ Spacer - Stainless  
Hardware Type: None  
Screen Type: None  
Hardware Color: None  
Screen Surround Color: None  
Screen Mesh Type: None  
Jamb Depth: 4 9/16"  
Exterior Casing: 5/4 Flat Casing

FOR DESIGN INTENT ONLY, NOT FOR MANUFACTURE.



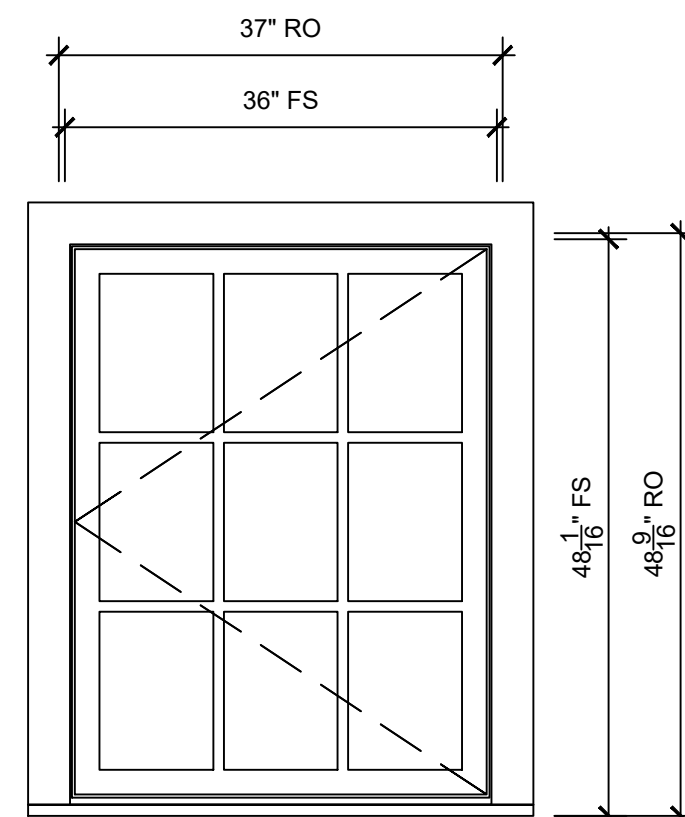
1(03) @ PROPOSED MUD RM  
SCALE: 3/4" = 1'-0"



SPECIFICATIONS

Line #: 3  
Qty: 1  
Mark Unit: 1(03) @ Proposed Mud Rm  
Product Line: Ultimate Wood  
Unit Description: Casement  
Rough Opening: 37" X 48 9/16"  
Frame Size: 36" X 48 1/16"  
Exterior Finish: Primed  
Species: Pine  
Interior Finish: Bare  
Unit Type: Casement, Right Hand  
Call Number: CN3648  
Glass Information: IG - 3/4", Low E2 w/Argon, Stainless  
Divider Type: 7/8" Rectangular SDL W/ Spacer - Stainless  
Hardware Type: Folding Handle, No Sash Travel Limiter  
Screen Type: Aluminum Screen  
Hardware Color: White  
Screen Surround Color: White  
Screen Mesh Type: Charcoal Fiberglass Mesh  
Jamb Depth: 4 9/16"  
Exterior Casing: 5/4 Flat Casing

FOR DESIGN INTENT ONLY, NOT FOR MANUFACTURE.



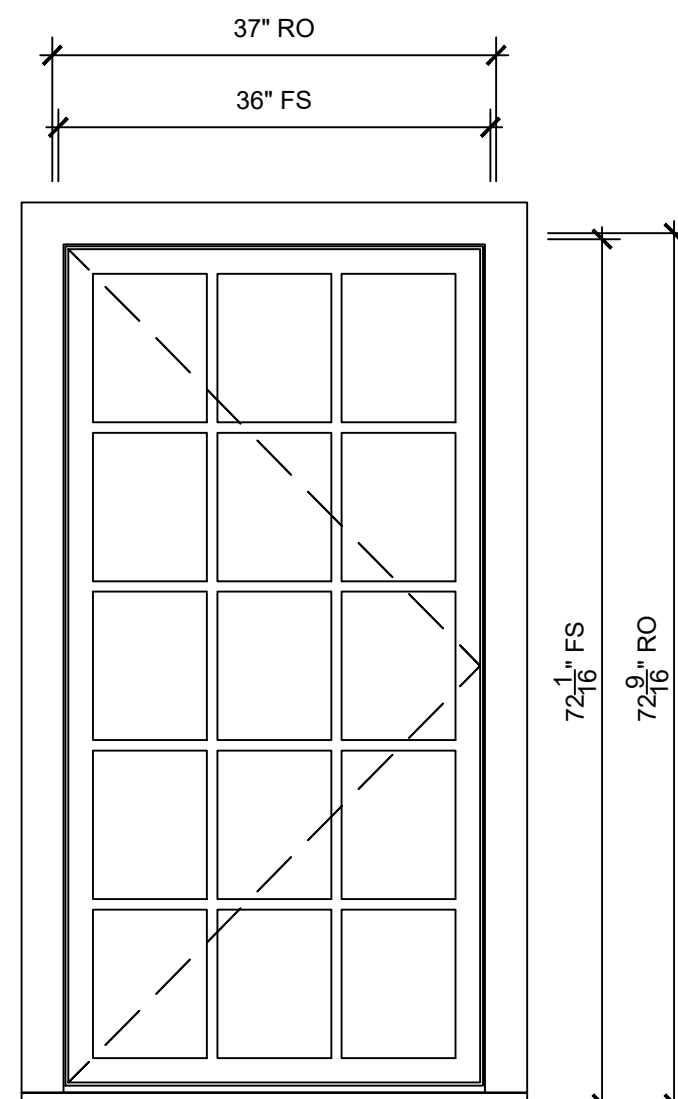
1(04) @ PROPOSED MUD RM  
SCALE: 3/4" = 1'-0"



SPECIFICATIONS

Line #: 4  
Qty: 1  
Mark Unit: 1(04) @ Proposed Mud Rm  
Product Line: Ultimate Wood  
Unit Description: Casement  
Rough Opening: 37" X 48 9/16"  
Frame Size: 36" X 48 1/16"  
Exterior Finish: Primed  
Species: Pine  
Interior Finish: Bare  
Unit Type: Casement, Left Hand  
Call Number: CN3648  
Glass Information: IG - 3/4", Low E2 w/Argon, Stainless  
Divider Type: 7/8" Rectangular SDL W/ Spacer - Stainless  
Hardware Type: Folding Handle, No Sash Travel Limiter  
Screen Type: Aluminum Screen  
Hardware Color: White  
Screen Surround Color: White  
Screen Mesh Type: Charcoal Fiberglass Mesh  
Jamb Depth: 4 9/16"  
Exterior Casing: 5/4 Flat Casing

FOR DESIGN INTENT ONLY, NOT FOR MANUFACTURE.



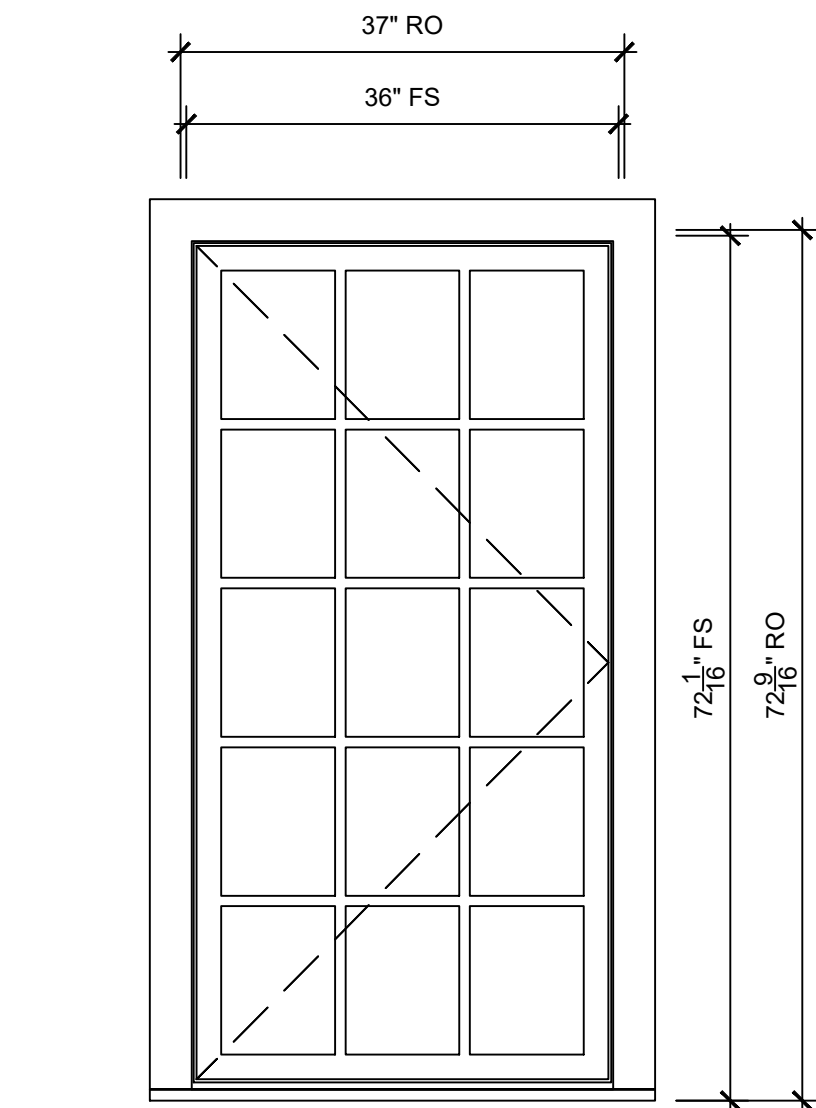
1(05), 108 @ PROPOSED FAM RM  
SCALE: 3/4" = 1'-0"



SPECIFICATIONS

Line #: 5  
Qty: 2  
Mark Unit: 1(05), 108 @ Proposed Fam Rm  
Product Line: Ultimate Wood  
Unit Description: Casement  
Rough Opening: 37" X 72 9/16"  
Frame Size: 36" X 72 1/16"  
Exterior Finish: Primed  
Species: Pine  
Interior Finish: Bare  
Unit Type: Casement, Right Hand  
Call Number: CN3672  
Glass Information: IG - 3/4", Tempered Low E2 w/Argon, Stainless  
Divider Type: 7/8" Rectangular SDL W/ Spacer - Stainless  
Hardware Type: Folding Handle, No Sash Travel Limiter  
Screen Type: Aluminum Screen  
Hardware Color: White  
Screen Surround Color: White  
Screen Mesh Type: Charcoal Fiberglass Mesh  
Jamb Depth: 4 9/16"  
Exterior Casing: 5/4 Flat Casing

FOR DESIGN INTENT ONLY, NOT FOR MANUFACTURE.



1(07),109 @ PROPOSED FAM RM  
SCALE: 3/4" = 1'-0"

- +

Head
- +

Jamb
- +

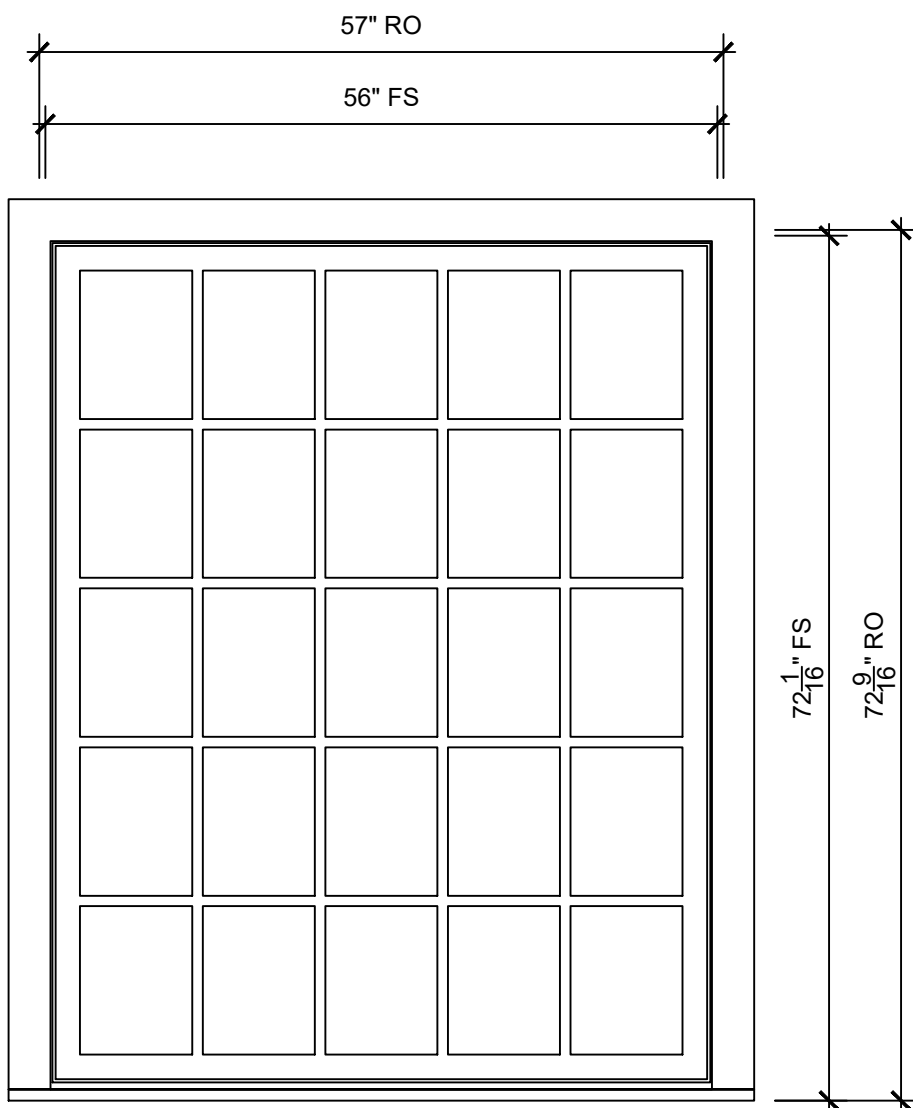
Sill
- +

Divided Lite

SPECIFICATIONS

Line #: 6  
Qty: 2  
Mark Unit: 1(07),109 @ Proposed Fam Rm  
Product Line: Ultimate Wood  
Unit Description: Casement  
Rough Opening: 37" X 72 9/16"  
Frame Size: 36" X 72 1/16"  
Exterior Finish: Primed  
Species: Pine  
Interior Finish: Bare  
Unit Type: Casement, Right Hand  
Call Number: CN3672  
Glass Information: IG - 3/4", Tempered Low E2 w/Argon, Stainless  
Divider Type: 7/8" Rectangular SDL W/ Spacer - Stainless  
Hardware Type: Folding Handle, No Sash Travel Limiter  
Screen Type: Aluminum Screen  
Hardware Color: White  
Screen Surround Color: White  
Screen Mesh Type: Charcoal Fiberglass Mesh  
Jamb Depth: 4 9/16"  
Exterior Casing: 5/4 Flat Casing

FOR DESIGN INTENT ONLY, NOT FOR MANUFACTURE.



1(06) - PROP FAM RM  
SCALE: 3/4" = 1'-0"

- +

Head
- +

Jamb
- +

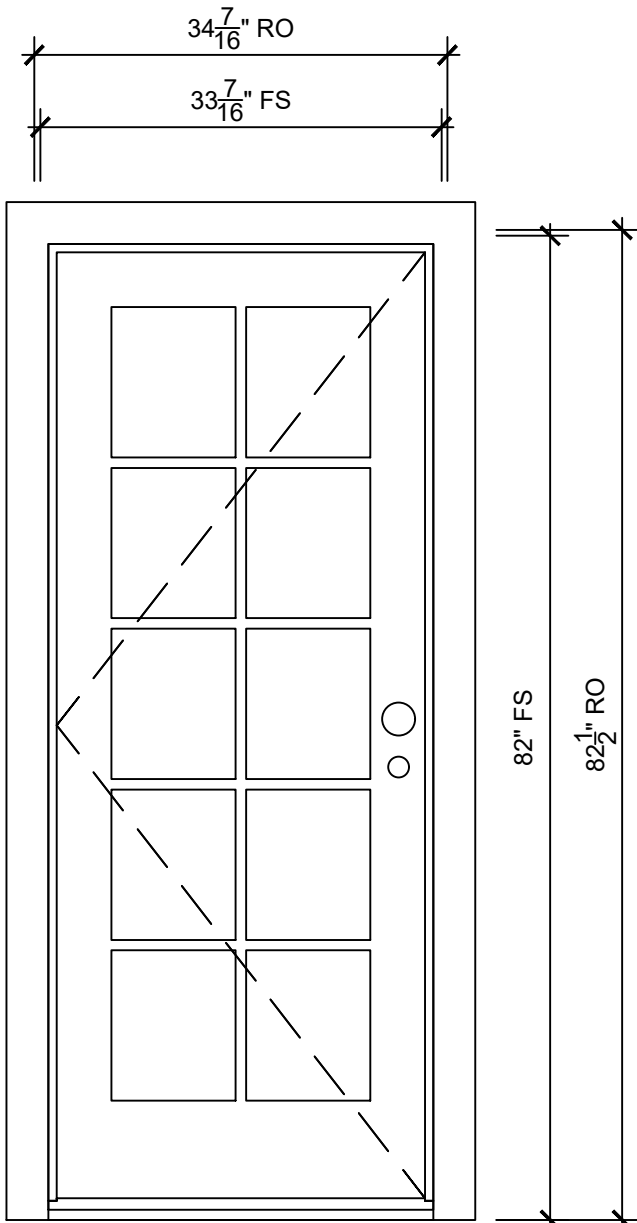
Divided Lite
- +

Sill

SPECIFICATIONS

Line #: 7  
Qty: 1  
Mark Unit: 1(06) - Prop Fam Rm  
Product Line: Ultimate Wood  
Unit Description: Casement Picture  
Rough Opening: 57" X 72 9/16"  
Frame Size: 56" X 72 1/16"  
Exterior Finish: Bare  
Species: Pine  
Interior Finish: Bare  
Unit Type: Casement Picture  
Call Number: CN5672  
Glass Information: IG - 3/4", Tempered Low E2 w/Argon, Stainless  
Divider Type: 7/8" Rectangular SDL W/ Spacer - Stainless  
Hardware Type: None  
Screen Type: None  
Hardware Color: None  
Screen Surround Color: None  
Screen Mesh Type: None  
Jamb Depth: 4 9/16"  
Exterior Casing: 5/4 Flat Casing

FOR DESIGN INTENT ONLY, NOT FOR MANUFACTURE.



1(10) @ SAUNA  
SCALE: 3/4" = 1'-0"

- +

Head
- +

Jamb
- +

Divided Lite
- +

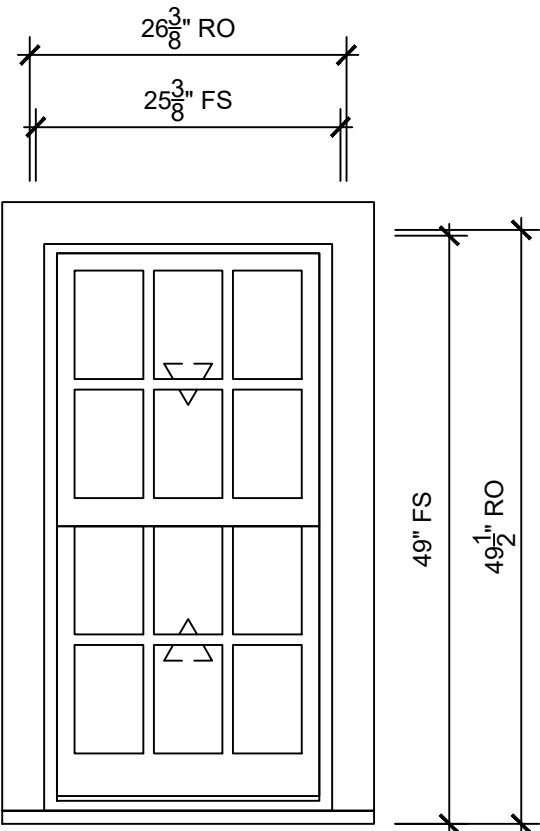
Jamb
- +

Sill

SPECIFICATIONS

Line #: 8  
Qty: 1  
Mark Unit: 1(10) @ Sauna  
Product Line: Ultimate Wood  
Unit Description: Inswing French Door  
Rough Opening: 34 7/16" X 82 1/2"  
Frame Size: 33 7/16" X 82"  
Exterior Finish: Primed  
Species: Pine  
Interior Finish: Bare  
Unit Type: Inswing French Door, X, Left Hand  
Call Number: CN2868  
Glass Information: IG - 3/4", Tempered Low E2 w/Argon, Stainless  
Divider Type: 7/8" Rectangular SDL W/ Spacer - Stainless  
Hardware Type: Multi-Point Lock, Adjustable Hinges  
Screen Type: No Screen  
Hardware Color: Antique Brass  
Screen Surround Color: None  
Screen Mesh Type: None  
Jamb Depth: 6 9/16"  
Exterior Casing: 5/4 Flat Casing

FOR DESIGN INTENT ONLY, NOT FOR MANUFACTURE.



1(11) @ BATH  
SCALE: 3/4" = 1'-0"

- +

Head
- +

Jamb
- +

Sill
- +

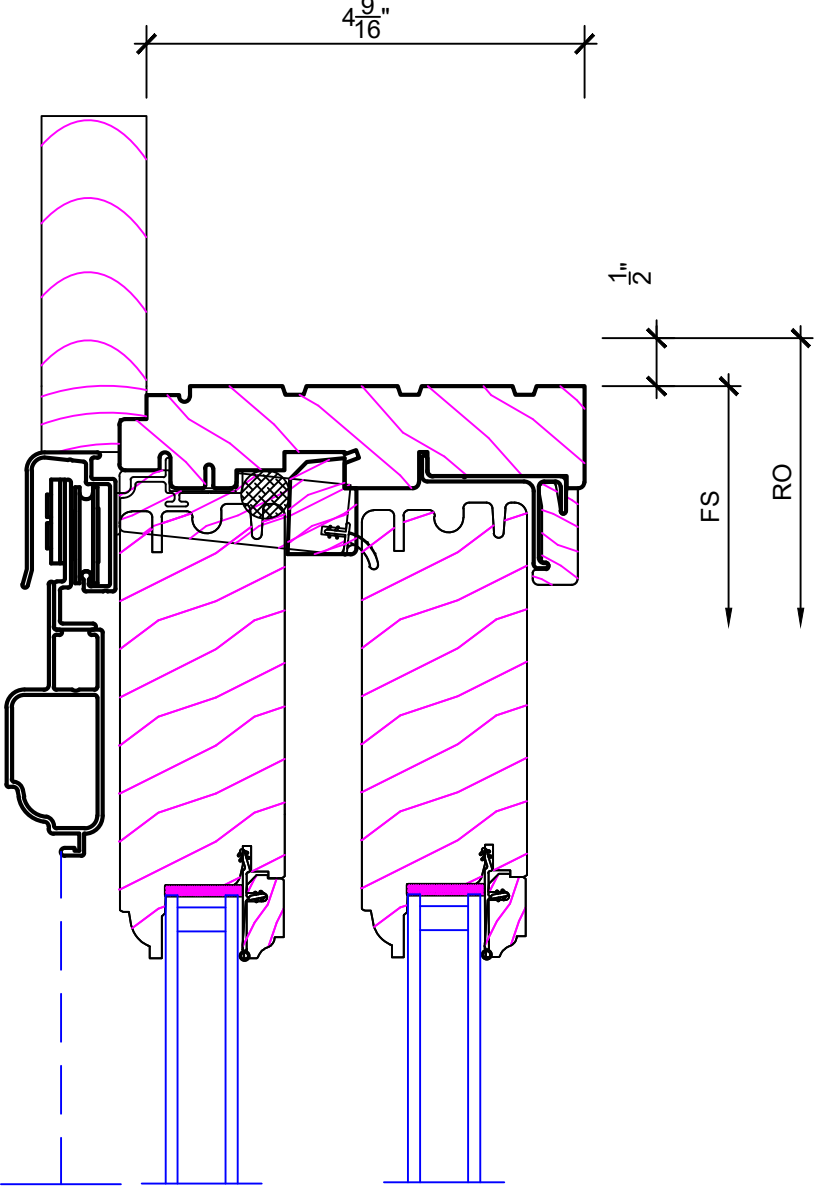
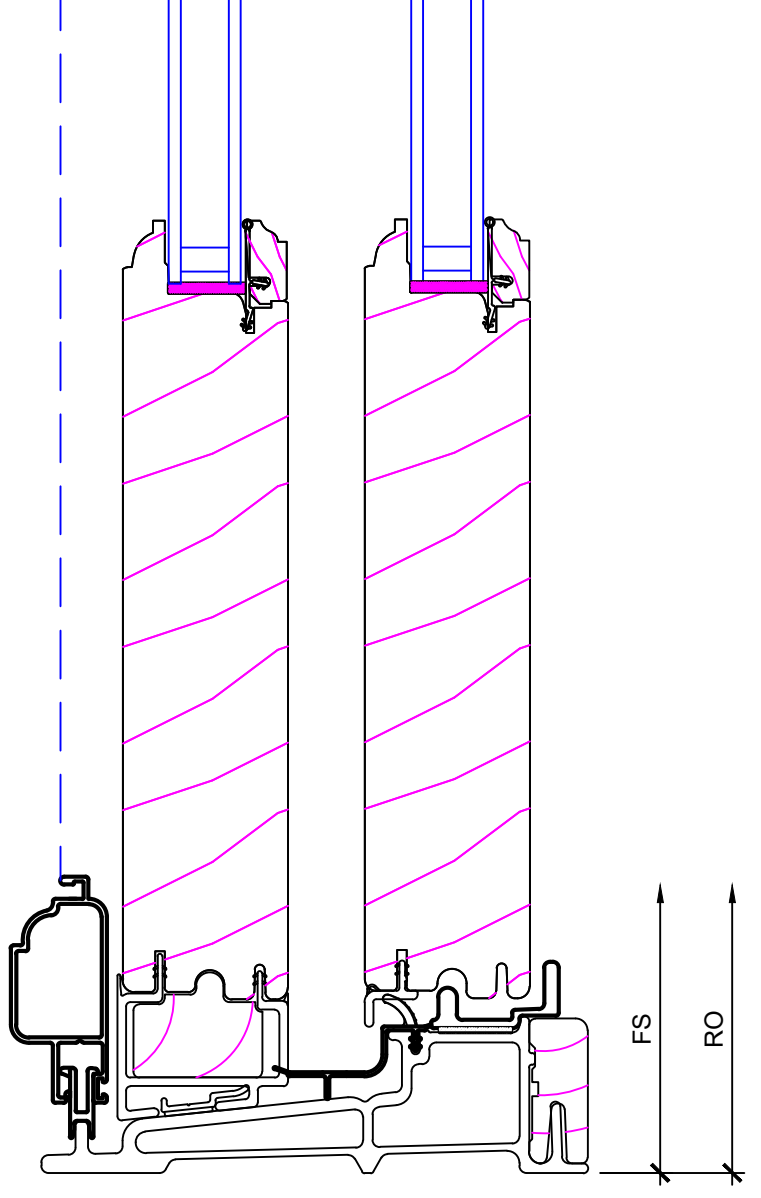
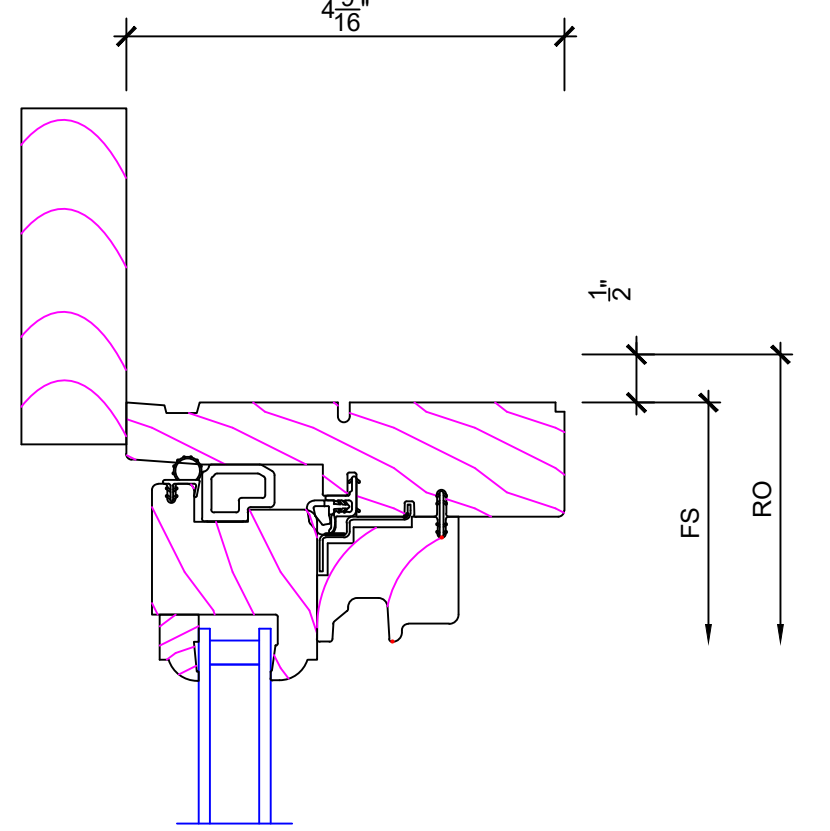
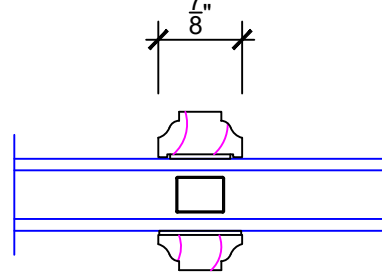
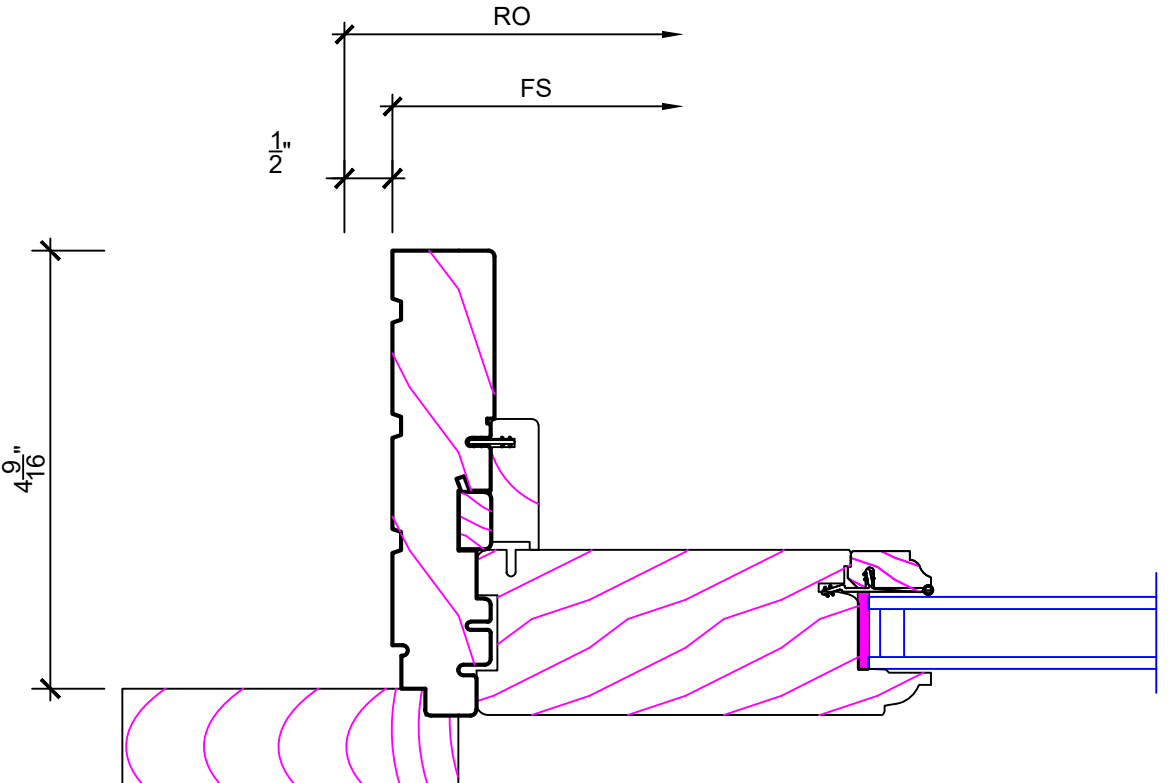
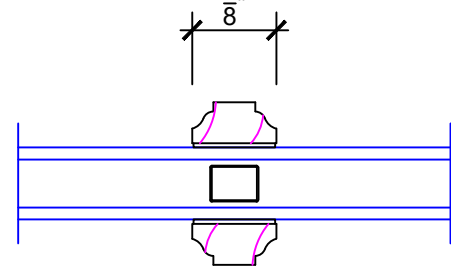
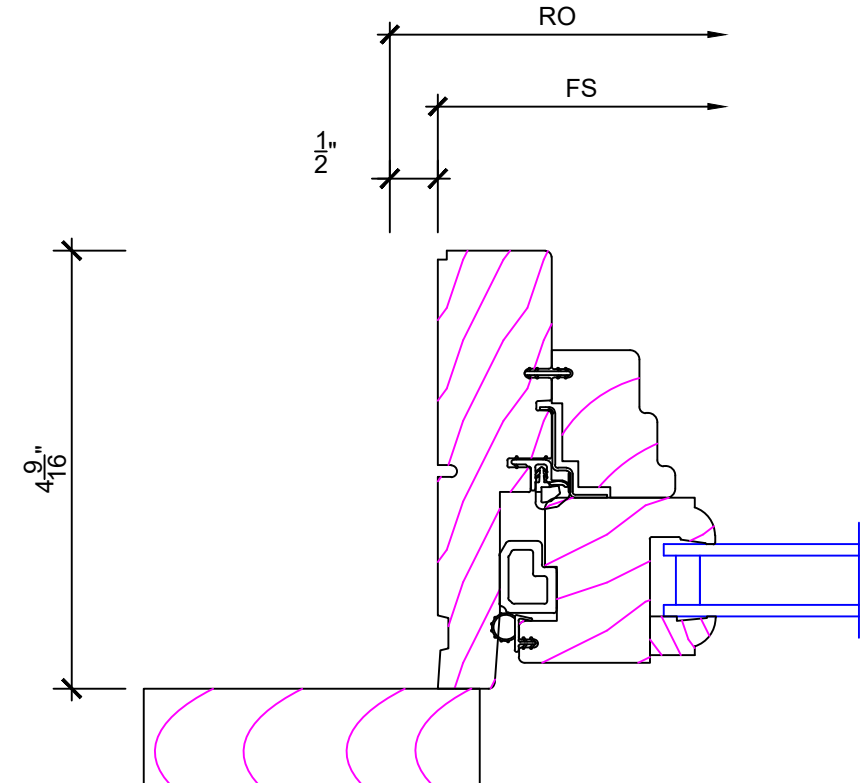
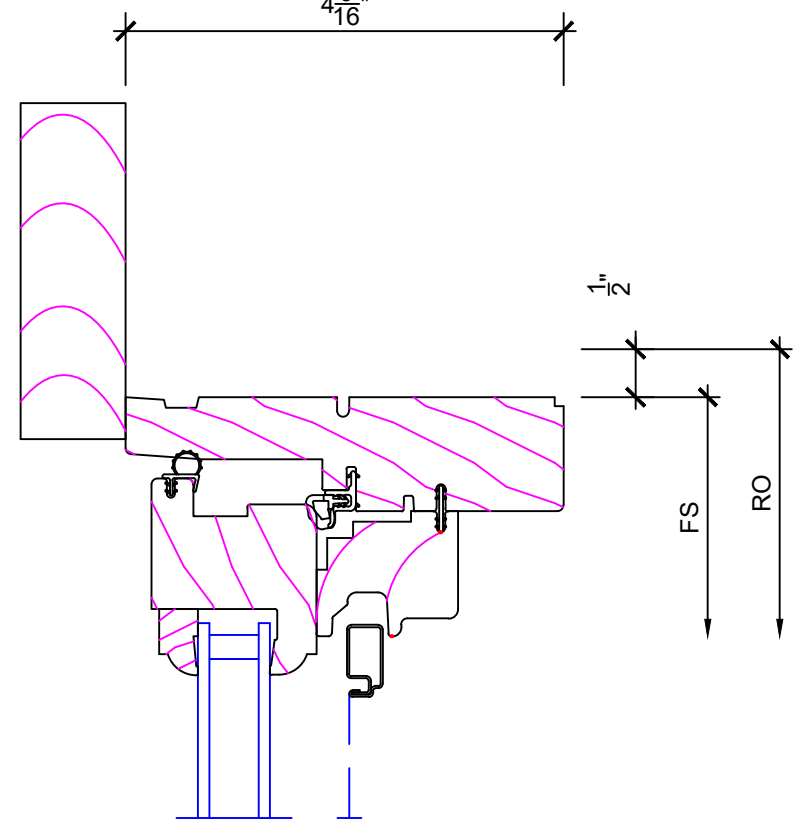
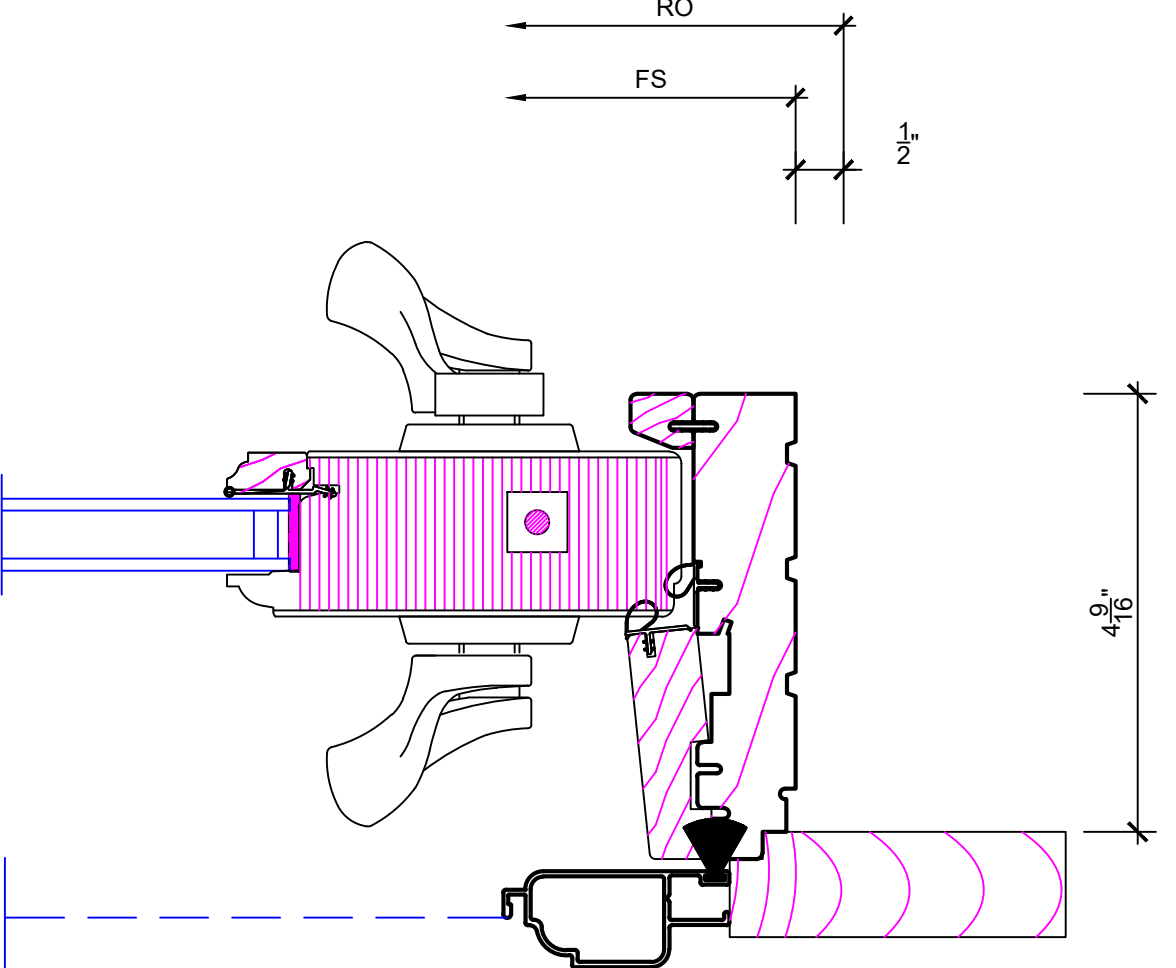
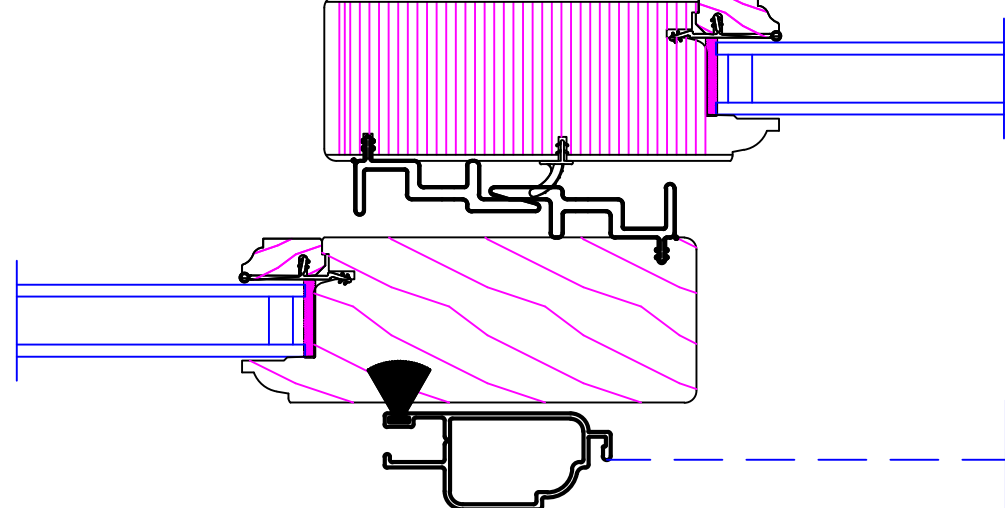
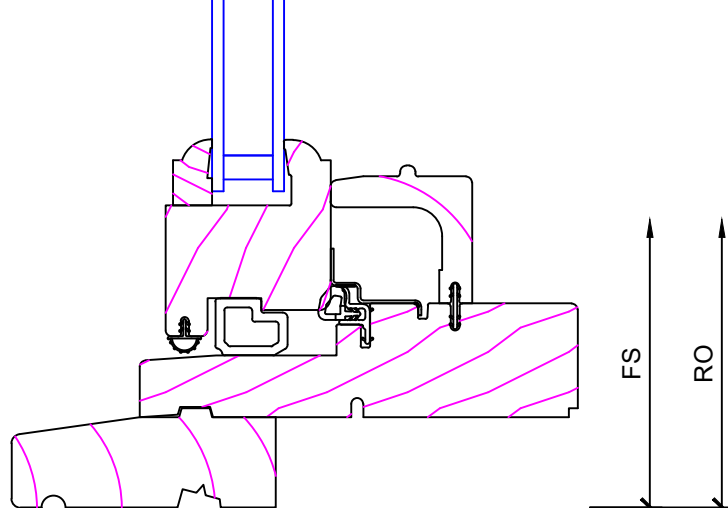
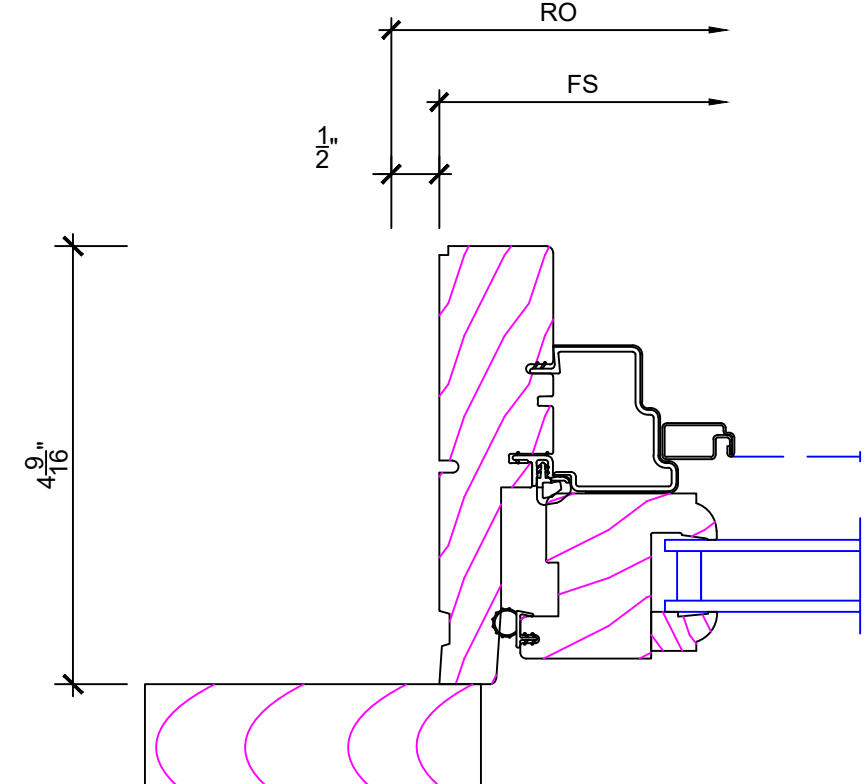
Divided Lite
- +

Checkrail

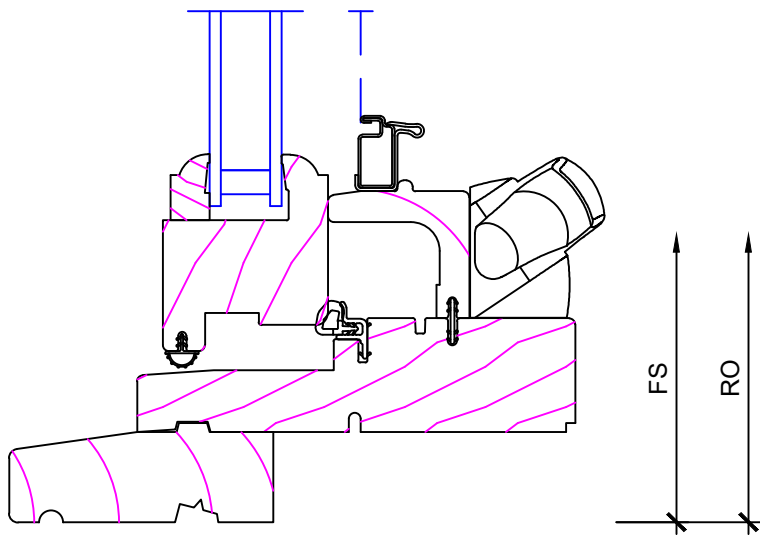
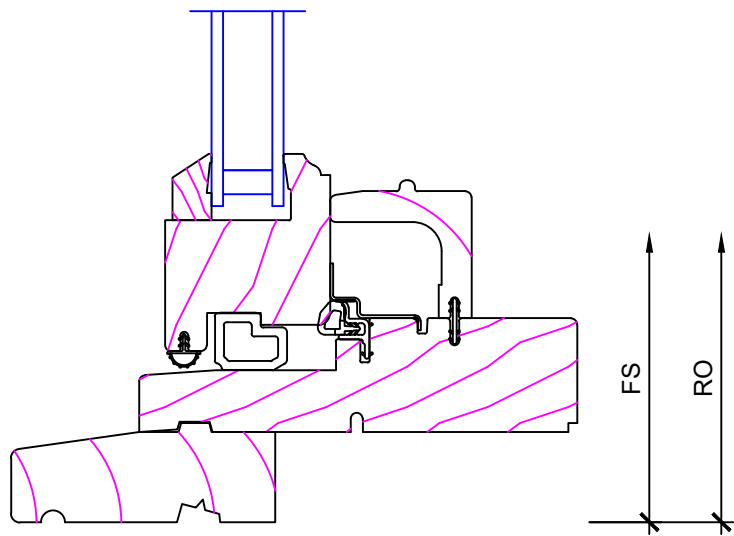
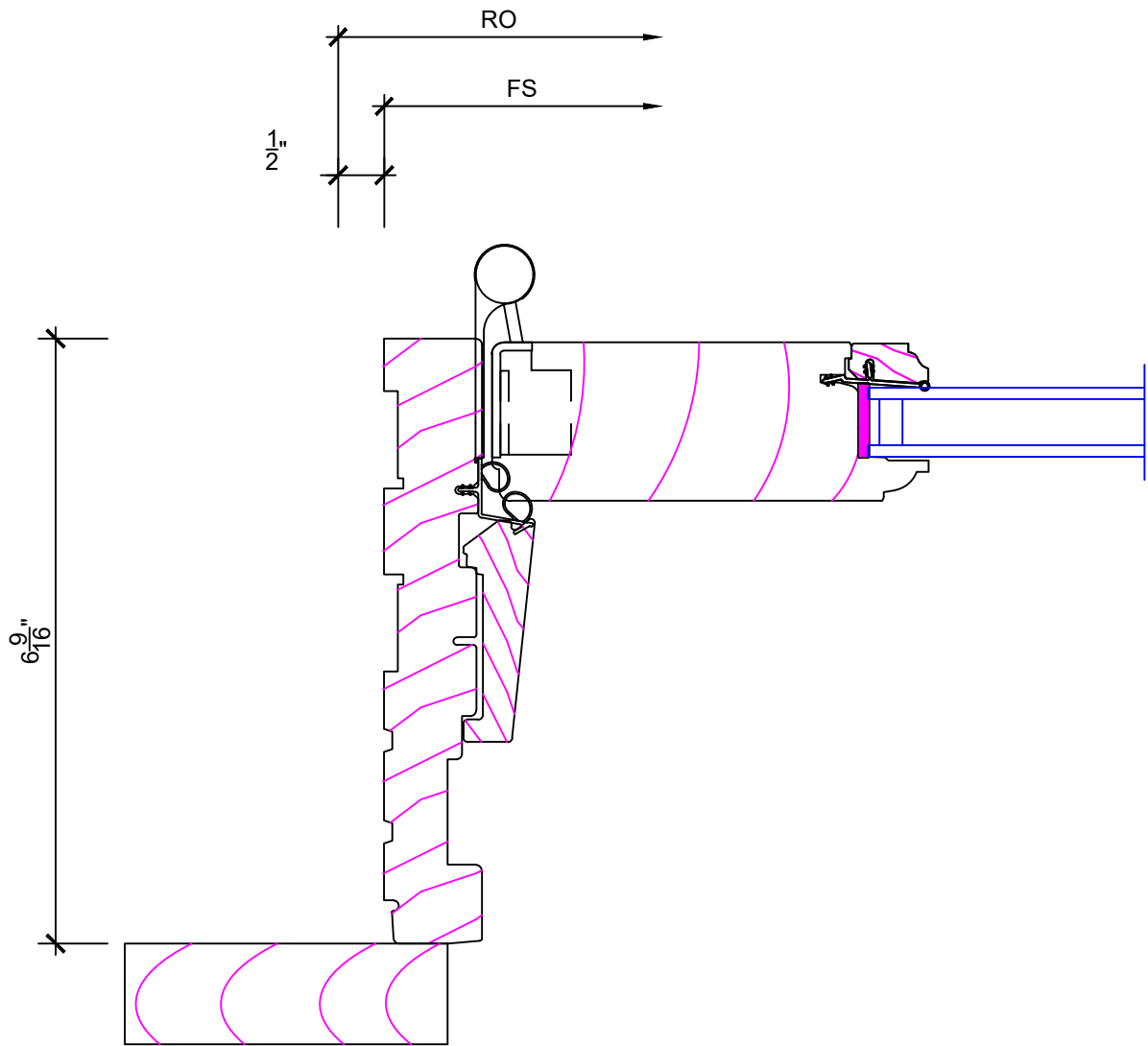
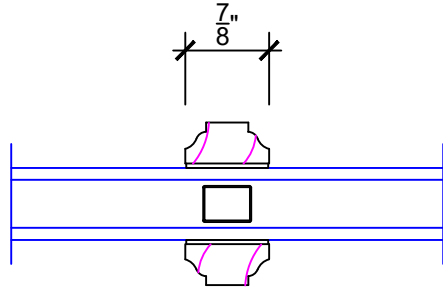

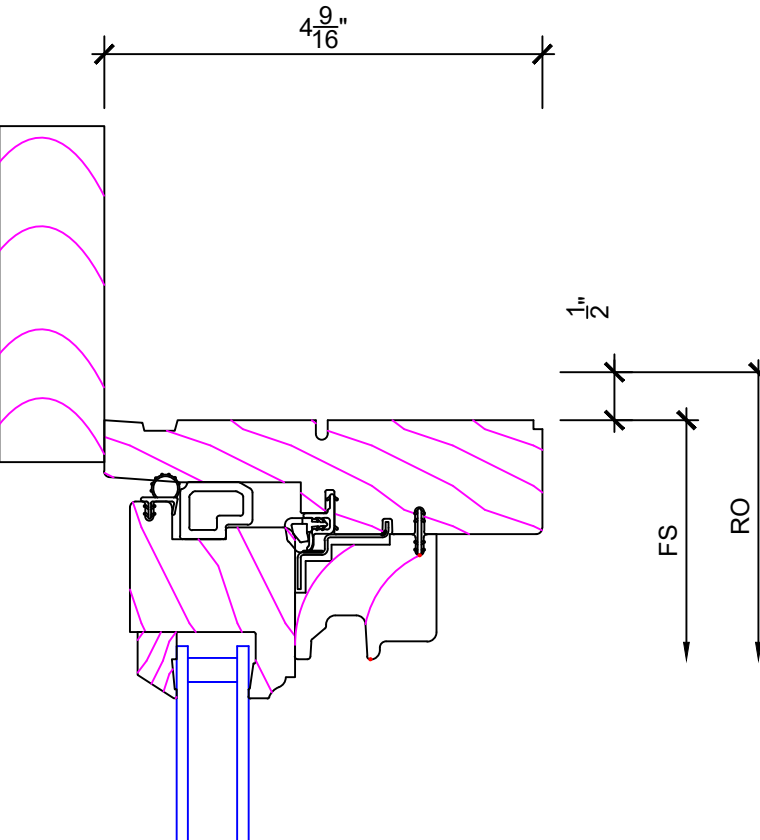
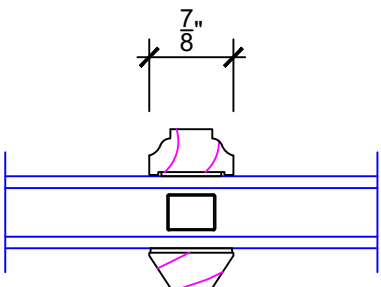
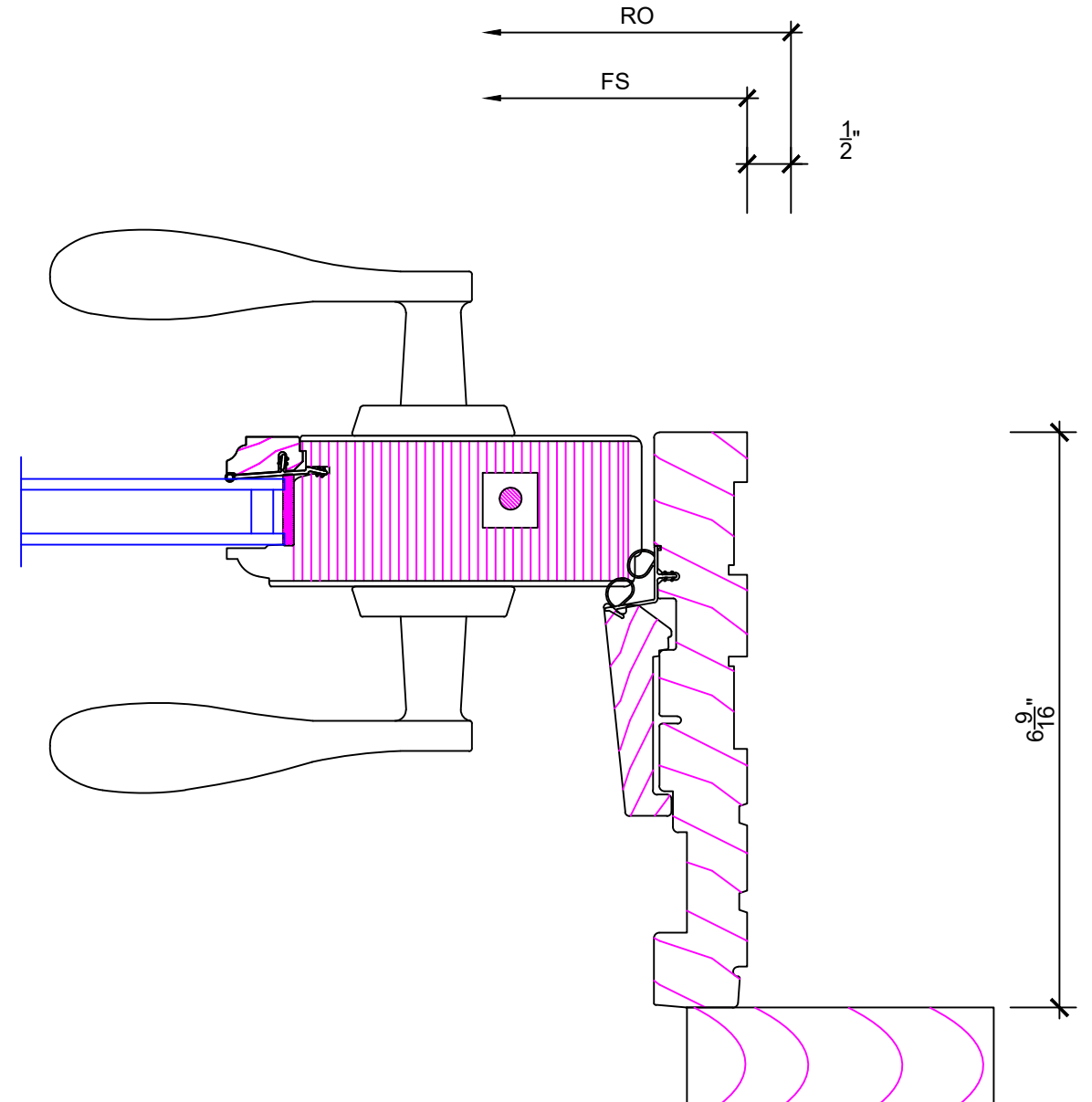
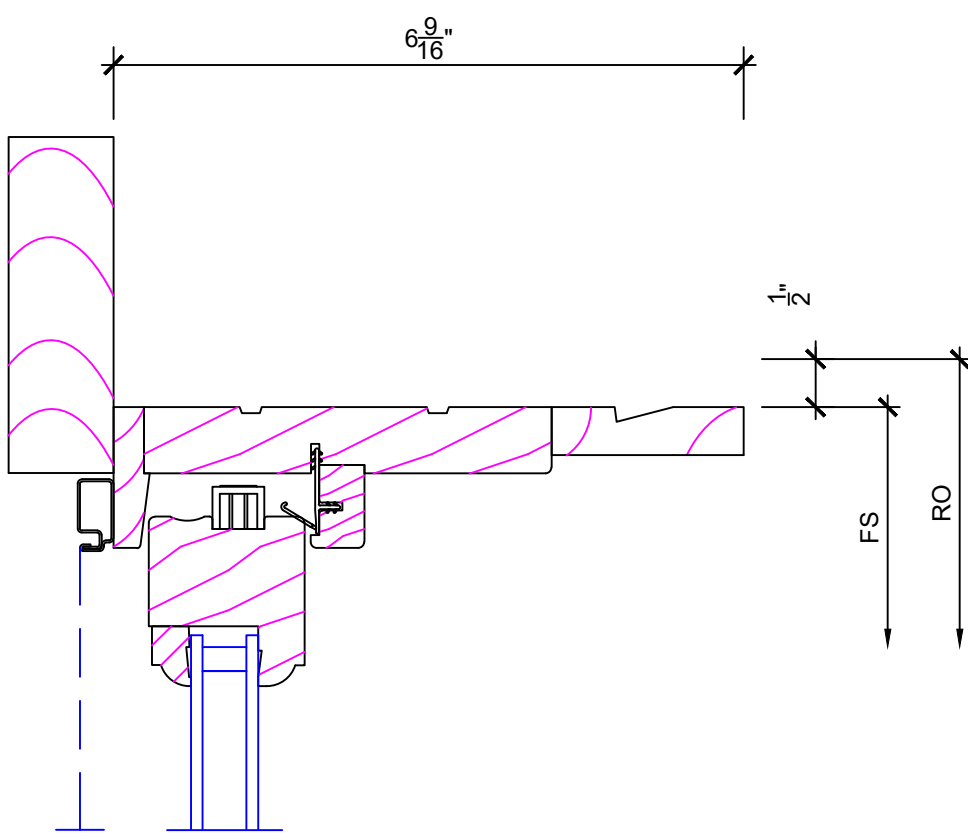
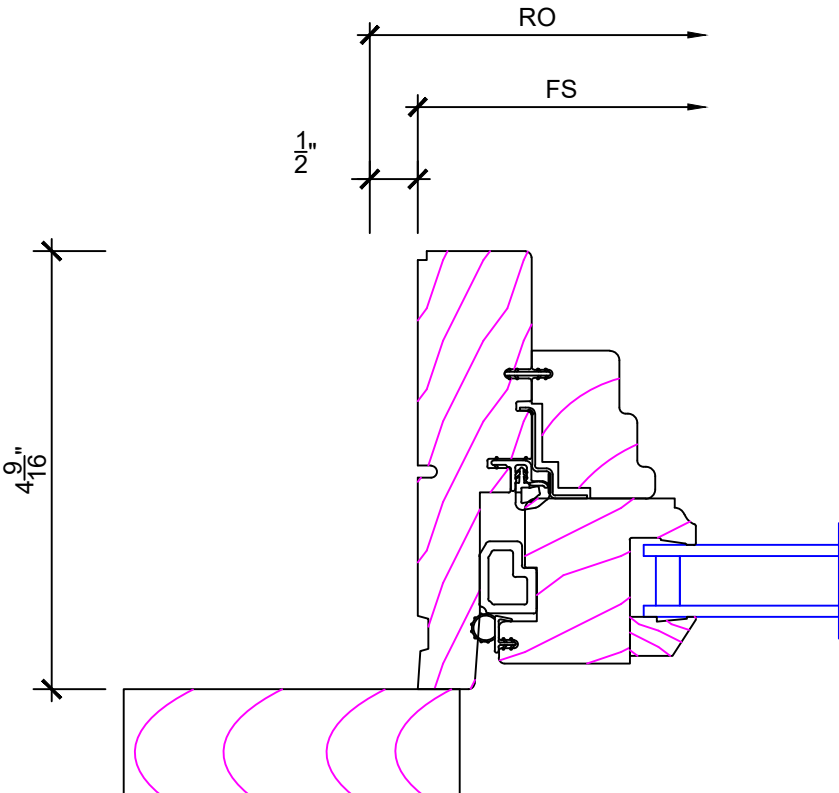
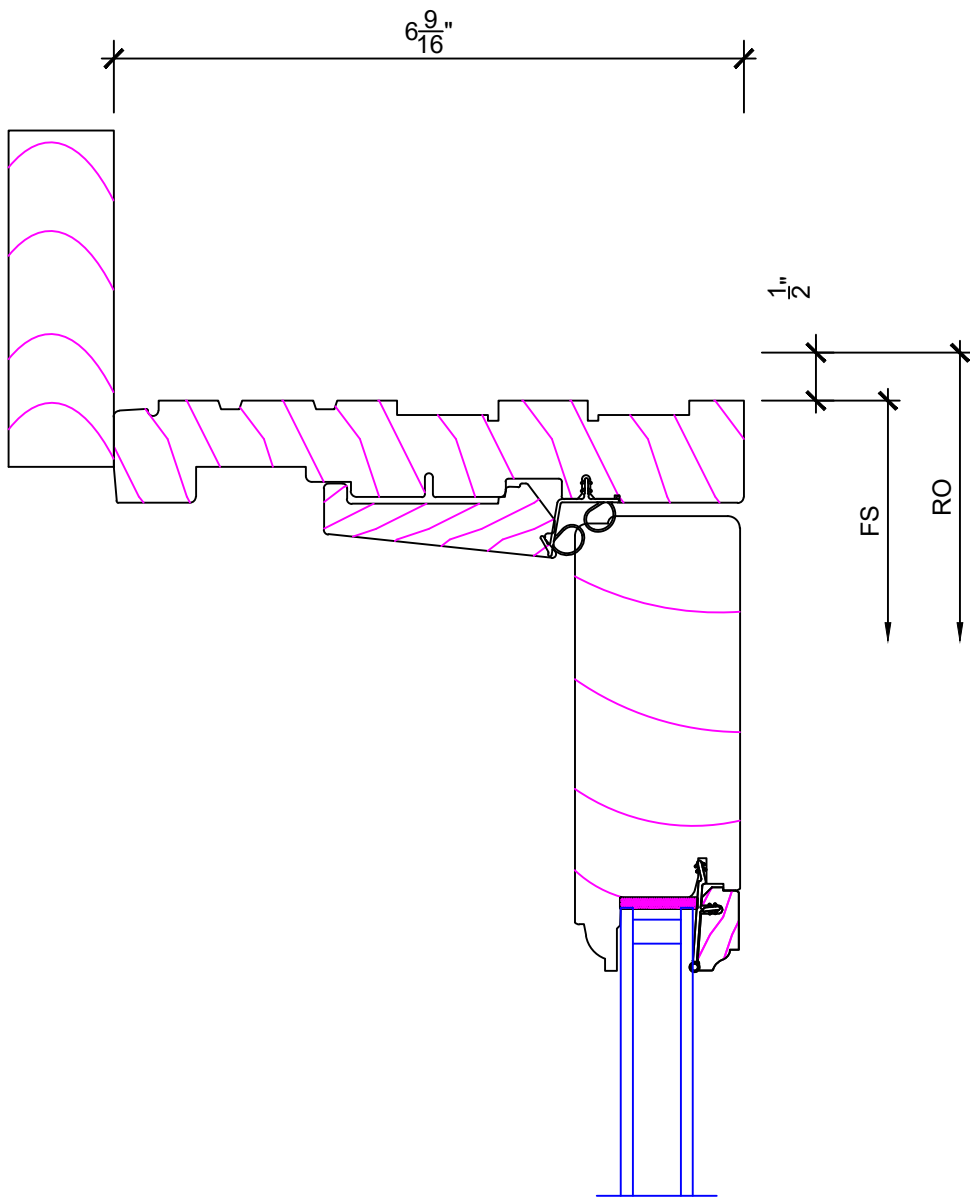
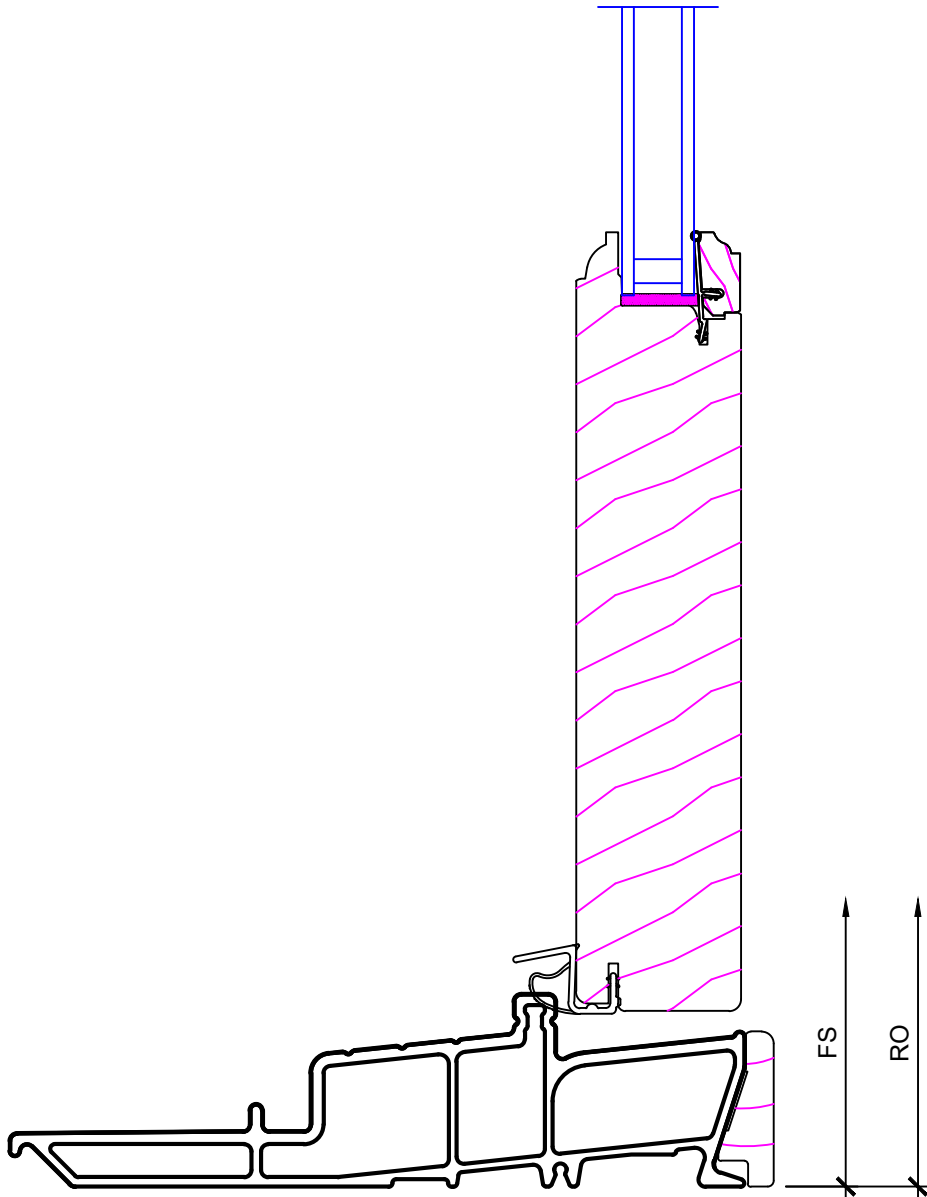
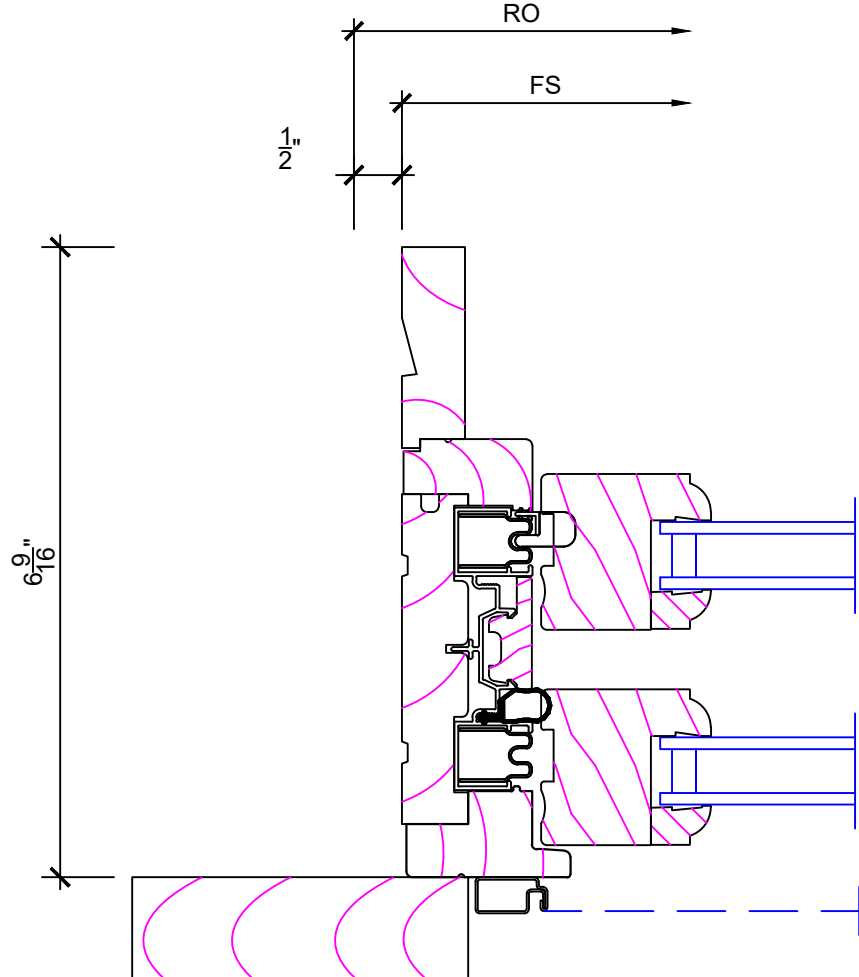
SPECIFICATIONS

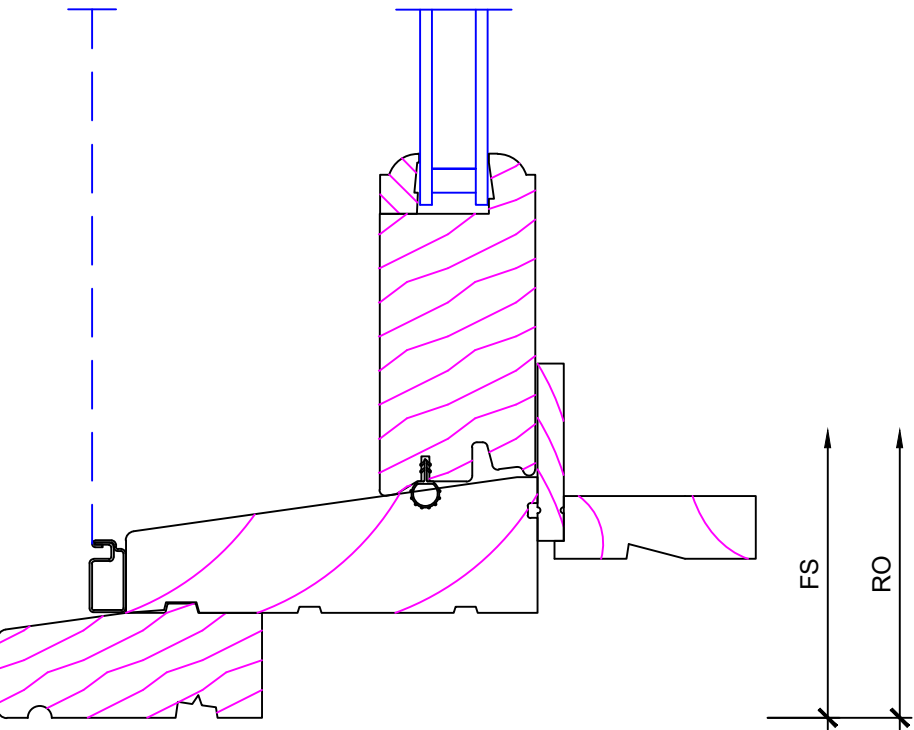
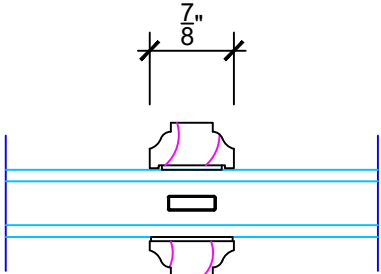
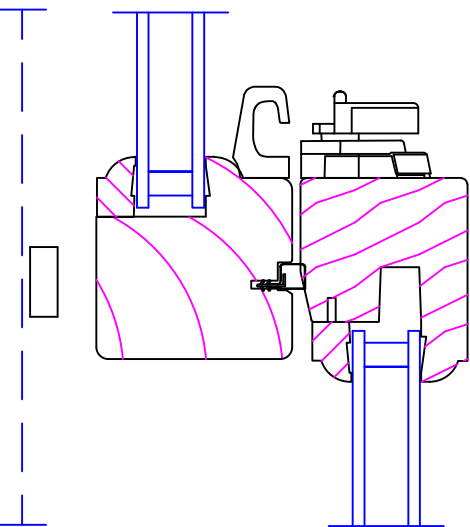
Line #: 9  
Qty: 1  
Mark Unit: 1(11) @ Bath  
Product Line: Ultimate Wood  
Unit Description: Double Hung  
Rough Opening: 26 3/8" X 49 1/2"  
Frame Size: 25 3/8" X 49"  
Exterior Finish: Primed  
Species: Pine  
Interior Finish: Bare  
Unit Type: Double Hung  
Call Number: CN2020  
Glass Information: IG, Low E2 w/Argon, Stainless  
Divider Type: 7/8" Rectangular SDL W/ Spacer - Stainless  
Hardware Type: Sash Lock, Lift Type : None, No Finger Pull  
Screen Type: Aluminum Screen  
Hardware Color: White  
Screen Surround Color: Coconut Cream  
Screen Mesh Type: Charcoal Fiberglass Mesh  
Jamb Depth: Standard Jamb, 6 9/16"  
Exterior Casing: 5/4 Flat Casing


FOR DESIGN INTENT ONLY, NOT FOR MANUFACTURE.

 <div> <div>13</div> <div>Head</div> <div>SCALE: 6" = 1'-0"</div> </div>	 <div> <div>43</div> <div>Sill</div> <div>SCALE: 6" = 1'-0"</div> </div>	 <div> <div>73</div> <div>Head</div> <div>SCALE: 6" = 1'-0"</div> </div>	 <div> <div>103</div> <div>Divided Lite</div> <div>SCALE: 6" = 1'-0"</div> </div>
 <div> <div>23</div> <div>Jamb</div> <div>SCALE: 6" = 1'-0"</div> </div>	 <div> <div>53</div> <div>Divided Lite</div> <div>SCALE: 6" = 1'-0"</div> </div>	 <div> <div>83</div> <div>Jamb</div> <div>SCALE: 6" = 1'-0"</div> </div>	 <div> <div>113</div> <div>Head</div> <div>SCALE: 6" = 1'-0"</div> </div>
 <div> <div>33</div> <div>Jamb</div> <div>SCALE: 6" = 1'-0"</div> </div>	 <div> <div>63</div> <div>Meeting Stile</div> <div>SCALE: 6" = 1'-0"</div> </div>	 <div> <div>93</div> <div>Sill</div> <div>SCALE: 6" = 1'-0"</div> </div>	 <div> <div>123</div> <div>Jamb</div> <div>SCALE: 6" = 1'-0"</div> </div>



 <p>1 4 Sill</p> <p>SCALE: 6" = 1'-0"</p>	 <p>4 4 Sill</p> <p>SCALE: 6" = 1'-0"</p>	 <p>7 4 Jamb</p> <p>SCALE: 6" = 1'-0"</p>	 <p>10 4 Divided Lite</p> <p>SCALE: 6" = 1'-0"</p>	<div><div><div> MARVIN®</div><div>ORDERING PRODUCTS WITH REFERENCE TO SHOP DRAWINGS: Before ordering the Marvin Window and Door products illustrated within these shop drawings, a copy of these drawings accompanied by an approved signature of the purchaser must be returned to the Architectural Department, Marvin Windows &amp; Doors, P.O. Box 100, Marvin, Minnesota 55753. If the Marvin Windows and Doors products are ordered without reference to the approved shop drawings, Marvin Windows and Doors assumes no responsibility in guaranteeing product coordination with the drawings.</div></div></div> <div><div>PROJ/JOB: Lakes Dev / 743 W Frank - Birmingham MI</div><div>DIST/DEALER: O L BOLYARD LUMBER CO</div><div>DRAWN: PAUL BEKEMEYER</div><div>QUOTE#: TDWQA7G</div></div> <div><div>SHEET</div><div>4</div><div>OF 5</div></div>
 <p>2 4 Head</p> <p>SCALE: 6" = 1'-0"</p>	 <p>5 4 Divided Lite</p> <p>SCALE: 6" = 1'-0"</p>	 <p>8 4 Jamb</p> <p>SCALE: 6" = 1'-0"</p>	 <p>11 4 Head</p> <p>SCALE: 6" = 1'-0"</p>	
 <p>3 4 Jamb</p> <p>SCALE: 6" = 1'-0"</p>	 <p>6 4 Head</p> <p>SCALE: 6" = 1'-0"</p>	 <p>9 4 Sill</p> <p>SCALE: 6" = 1'-0"</p>	 <p>12 4 Jamb</p> <p>SCALE: 6" = 1'-0"</p>	

 <p>1 5</p> <p>Sill</p> <p>SCALE: 6" = 1'-0"</p>	<p>4 5</p> <p>NOT USED</p> <p>SCALE: 6" = 1'-0"</p>	<p>7 5</p> <p>NOT USED</p> <p>SCALE: 6" = 1'-0"</p>	<p>10 5</p> <p>NOT USED</p> <p>SCALE: 6" = 1'-0"</p>
 <p>2 5</p> <p>Divided Lite</p> <p>SCALE: 6" = 1'-0"</p>	<p>5 5</p> <p>NOT USED</p> <p>SCALE: 6" = 1'-0"</p>	<p>8 5</p> <p>NOT USED</p> <p>SCALE: 6" = 1'-0"</p>	<p>11 5</p> <p>NOT USED</p> <p>SCALE: 6" = 1'-0"</p>
 <p>3 5</p> <p>Checkrail</p> <p>SCALE: 6" = 1'-0"</p>	<p>6 5</p> <p>NOT USED</p> <p>SCALE: 6" = 1'-0"</p>	<p>9 5</p> <p>NOT USED</p> <p>SCALE: 6" = 1'-0"</p>	<p>12 5</p> <p>NOT USED</p> <p>SCALE: 6" = 1'-0"</p>



**MARVIN®**

**ORDERING PRODUCTS WITH REFERENCE TO SHOP DRAWINGS:**  
Before ordering the Marvin Window and Door products illustrated within these shop drawings, a copy of these drawings accompanied by an approved signature of the purchaser must be returned to the Architectural Division of Marvin Windows & Doors Company, Box 100, Marvin, MN 55753. If the Marvin products are ordered without reference to the approved shop drawings, Marvin Windows and Doors assumes no responsibility in guaranteeing product coordination with the drawings.

PROJ/JOB: Lakes Dev / 743 W Frank - Birmingham MI  
DIST/DEALER: O L BOLYARD LUMBER CO  
DRAWN: PAUL BEKEMEYER  
QUOTE#: TDWQA7G

CREATED: 03/10/2020

PK VERSION: 0002.30.01

REVISION:

SHEET  
**5**  
OF 5

### Historic District Commission Action List – 2020

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

- CLG Community Partnership Applications submitted February 3<sup>rd</sup>, 2019
  - Survey – Little San Francisco (The “Ravines”)
  - Design Guidelines – New and Emerging Materials

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"> <li><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></li> </ul>			X	X				
<p>Audit designated historical homes and buildings</p> <ul style="list-style-type: none"> <li><i>HDSC is evaluating current plaque conditions with plans to update any information, and create a detailed electronic database</i></li> </ul>			X	X				
<p>Promote the history and designation of historic properties</p> <ul style="list-style-type: none"> <li><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></li> </ul>			X	X				
<p>Publish Eco City Survey</p> <ul style="list-style-type: none"> <li><i>Update photograph database and conditions</i></li> </ul>			X	X				

<ul style="list-style-type: none"> <li><i>Publish Eco City Survey</i></li> </ul>								
Obtain a historical plaque for the Community House <ul style="list-style-type: none"> <li><i>Create detailed information database and content for sign</i></li> </ul>			X	X				
Update/expand/digitize Greenwood Cemetery records <ul style="list-style-type: none"> <li><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></li> <li><i>City Clerk's Office continues, when time permits, to update BS&amp;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></li> </ul>	X		X	X			X	
Historic headstone inventory and condition assessment/repairs	X		X	X			X	
Update Greenwood biographical information for existing tour program, interactive map and online access <ul style="list-style-type: none"> <li><i>One of outcomes sought from GPR project is interactive map that can be made accessible online.</i></li> </ul>	X		X	X			X	

<ul style="list-style-type: none"> <li><i>Museum: Working with Friends, some Greenwood bios are complete and being updated on an ongoing basis.</i></li> </ul>								
<p>Locate Potter's Field at Greenwood</p> <ul style="list-style-type: none"> <li><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></li> </ul>	X		X	X			X	
<p>Preservation project Certified Local Government (SHPO) grant funding at Allen/Hunter Houses</p> <ul style="list-style-type: none"> <li>Museum: assessment underway to determine appropriateness of Hunter House exterior restoration project for fall CLG funding cycle (Oct 1, 2019).</li> </ul>		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"> <li>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.</li> </ul>				X	X			

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