

AGENDA
VIRTUAL BIRMINGHAM HISTORIC DISTRICT COMMISSION MEETING
WEDNESDAY – September 2nd, 2020
******* 7:00 PM*******

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

- 1) Roll Call
- 2) [Approval of the HDC Minutes of August 19th, 2020](#)
- 3) Courtesy Review
- 4) Historic Design Review
 - A. [743 W. Frank – King-Argus House](#)
- 5) Sign Review
- 6) Study Session
- 7) Miscellaneous Business and Communication
 - A. Pre-Application Discussions
 - B. Staff Reports
 1. [Administrative Sign Approvals](#)
 2. [Administrative Approvals](#)
 3. [August Demolitions](#)
 4. [Action List – 2020](#)
 5. [Historical Preservation Collaboration Matrix](#)

8) Adjournment

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

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

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

HISTORIC DISTRICT COMMISSION
MINUTES OF AUGUST 19, 2020
Held Remotely Via Zoom And Telephone Access

Minutes of the regular meeting of the Historic District Commission ("HDC") held Wednesday, August 19, 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, Michael Willoughby

Absent: Board Members Doug Burley, Patricia Lang; Alternate Member Kevin Filthaut

Administration: Nicholas Dupuis, City Planner
Laura Eichenhorn, Transcriptionist

Chairman Henke thanked everyone for joining the virtual meeting and reviewed protocol for virtual meetings.

08-50-20

2) Approval Of Minutes

Motion by Ms. Dukas

Seconded by Mr. Willoughby to approve the HDC Minutes of July 1, 2020 as submitted.

Motion carried, 5-0.

VOICE VOTE

Yeas: Dukas, Willoughby, Debbrecht, Deyer, Henke

Nays: None

08-51-20

3) Courtesy Review

None.

08-52-20

4) Historic Design Review

None.

08-53-20

5) Sign Review

None.

08-54-20

6) Study Session

A. Certified Local Government Grant Project(s) – FY21

City Planner Dupuis presented the item.

Chairman Henke said modernizing the design guidelines would be useful for both residential and commercial projects.

Mr. Willoughby concurred with the Chair.

Mr. Deyer said he would be supportive of submitting applications for both projects.

Ms. Dukas agreed with Mr. Deyer.

City Planner Dupuis said he would submit applications for both projects and that he would prioritize the application for modernizing the design guidelines, per the HDC's expressed preference, if necessary. He said he would plan to have the information for the HDC to review mid-September 2020.

08-55-20

7) Miscellaneous Business and Communication

A. Pre-Application Discussions

1. 743 W. Frank – King-Argus House

City Planner Dupuis reviewed the item.

In reply to City Planner Dupuis, Ms. Debbrecht stated that the majority of the windows in question are original. She said she would go by 743 Frank before the September 2, 2020 HDC meeting and write down any further observations regarding the historicity of the windows.

Ms. Dukas said she would accompany Ms. Debbrecht on her visit to the home.

Mr. Willoughby requested that the applicants provide the widths of both their current muntin bars and of the proposed muntin bars for their September 2, 2020 appearance before the HDC.

Chairman Henke reminded the HDC that unless the windows are deteriorated beyond repair the applicants will be required to maintain the historic windows. He stated that there are several nationally recognized companies that can rebuild the windows. He said he would try to find exactly where that is stated in the Secretary of the Interior's standards for City Planner Dupuis.

City Planner Dupuis said he would pass the information along to the applicants.

Chairman Henke asked City Planner Dupuis to emphasize to the applicants that they would need to come before the HDC with very detailed specifications for their proposals.

2. 146 W. Maple – James & Bloom (Sign)

City Planner Dupuis reviewed the item. He stated that he would convey the requirements for the sign to the applicant, and that if the applicant wanted more flexibility in the design that City Planner Dupuis would invite him to present his proposal to the HDC.

B. Staff Reports

City Planner Dupuis told the HDC that the 2020 MHP Conference would be held virtually this year.

Chairman Henke directed City Planner Dupuis to email the HDC members with any pertinent information regarding the conference.

- 1. Administrative Sign Approvals**
- 2. Administrative Approvals**
- 3. July Demolitions**
- 3. Action List - 2020**
- 4. Historical Preservation Collaboration Matrix**

08-56-20

Adjournment

Motion by Mr. Willoughby

Seconded by Ms. Dukas to adjourn the HDC meeting of August 19, 2020 at 7:39 p.m.

Motion carried, 5-0.

VOICE VOTE

Yeas: Willoughby, Dukas, Debbrecht, Deyer, Henke

Nays: None

Nicholas Dupuis
City Planner



MEMORANDUM

Planning Division

DATE: September 2nd, 2020

TO: Historic District Commission

FROM: Nicholas Dupuis, City Planner

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

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

History

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

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

Proposal

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

Out of the windows that are proposed to be replaced, 5 of them are located on the front façade of the original historic structure at the first, second and attic levels, 2 of them are located on the east façade at the second and attic levels, and 1 window is located on the rear of the house at the second level (balcony). The existing first and second level windows are double-hung (although the applicant has indicated that some are inoperable) with a muntin system that separates the top sash into 6 panes and a bottom sash into two panes. The attic level windows are stationary, and are also separated into 6 panes by a muntin system. The applicant is proposing replacement double hung and stationary Ultimate Wood windows in the same style as the existing windows at each level by Marvin Windows & Doors. The replacement windows would have $\frac{3}{4}$ in. muntins and will be painted to match the existing color scheme. The plans submitted also indicate that the window trim/dressing, including the crown and cornice that characterize the windows will be replaced as well to match the existing detail.

The existing front door is of wood construction with French door style windows and sidelights. The applicant is proposing to replace the existing door and sidelights with a new system of the same style. The pane and muntin system (number of divisions) appear to change slightly from existing to proposed. The new door material is proposed as wood with a dark walnut finish and ¾ in. muntins.

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

Recommendation

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

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

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

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

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

Choose from one of these conditions:

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

OR

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

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

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

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

National Park Service – Technical Preservation Services

Windows

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

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

743 W Frank Street Historical Board Meeting

We would like to start off by letting you know the project is turning out great with the interior renovations currently underway. The new windows at the rear of the house have been replaced besides the door wall due to delayed shipment. With the extent of the renovation we would like to request three additional items that we would like to replace or modify.

The first would be a total of eight windows, five on the front, two on the east side of the main part of the house, and one on the rear of the house.

Second the rear trellis is falling apart due to wood rot at critical structural points. Proposing to replace the trellis with a covered porch above the bluestone patio and build a new trellis over the driveway to match the existing.

Third proposed change would be updating the front door with a new stained door and sidelights. In this document we will highlight and go through each one of the areas in greater detail.



743 W Frank Street Historical Board Meeting

Window Replacement

The current windows proposed below in blue will match the insulated window highlighted in red. The window in red was replaced within the last 15 years with a Marvin window. New Marvin windows proposed will also match the window replaced at the rear of the house. An assessment to repair the old windows was done with one of our window restoration contractors. Upon review the integrity of the wood sills, number of coats of lead paint, missing hardware for operation, and exterior condition of the windows would require replacing the entire window to make them operational and to code on the second floor bedroom windows. The wood sills, jambs, glass, and mullions will have to be replaced which accounts for the entire window. The mullions on the Marvin windows are $\frac{3}{4}$ " and the mullions on the existing windows are $1\frac{1}{8}$ ".



- Replaced window on the front (Left) Existing window on the front right



743 W Frank Street Historical Board Meeting

- **Window 1 Lower Front West**

- Current window does not operate due to layers of lead paint
- Integrity of sill and wood are compromised to a point rehabilitation would cause the window to fall apart
- Non insulated glass
- Storm shutters caulked and painted shut



- **Window 2 Lower Front Middle**

- Current window does not operate due to layers of lead paint
- Integrity of sill and wood are compromised to a point rehabilitation would cause the window to fall apart
- Non insulated glass
- Storm shutters caulked and painted shut



- **Window 3 Upper Front West**

- Current glass is broken, and window does not operate
- Safety concern with kids' bedroom. The window is 5" off the finish floor. Glass is not tempered.
- Non-Insulated glass
- No safety device
- Window is painted shut with lead-based paint

743 W Frank Street Historical Board Meeting

- Bottom sill is rotted



- **Window 4 Upper Front East**
 - Currently no egress in this bedroom due to both windows not operating.
 - Safety concern with kids' bedroom. The window is 5" off the finish floor. Glass is not tempered.
 - Non-Insulated glass
 - No safety device
 - Window is painted shut with lead-based paint
 - Bottom sill is rotted due to flat porch roof. Improper flashing detail

743 W Frank Street Historical Board Meeting



- **Window 5 Attic 3 window section**
 - Window showing signs of rot around the frame
 - Glass panels have small cracks in the glass on several them



- **Window 6 Upper East**
 - Currently no egress in this bedroom due to both windows not operating.
 - Lower sill is rotted due to in proper flashing at the flat roof area
 - Safety concern with kids' bedroom. The window is 5" off the finish floor. Glass is not tempered.

743 W Frank Street Historical Board Meeting

- Painted shut with layers of lead paint
- No safety device



743 W Frank Street Historical Board Meeting

- **Window 7 Small Upper East**

- Window shows signs of rot
- Jamb is broken on the left and right side causing the windowpane to fall out
- Non insulated glass



- **Window 8 Rear upper**

- Window does not operate
- Caulked and painted shut on the outside
- Non insulated glass
- Painted shut with layers of lead paint



743 W Frank Street Historical Board Meeting

Rear Trellis/ Covered Porch

- Replace the existing trellis with a covered porch above the bluestone.
- Elevation will remain the same with the overall thickness of the roof not extending the 19" in height of the existing structure
- EPDM flat roof on top
- Gutter to match existing going around
- V groove ceiling detail on the underside of the porch
- Color to match existing trim color of the house
- Over the driveway the trellis will be replaced one for one due to structural integrity of the existing structure
- Additional construction drawings provided, and photos shown below



743 W Frank Street Historical Board Meeting



743 W Frank Street Historical Board Meeting

Front Door Replacement

- Color Dark walnut
- Material wood
- Size: Match existing height and width
- Mullions to be $\frac{3}{4}$ "

Existing Front Door

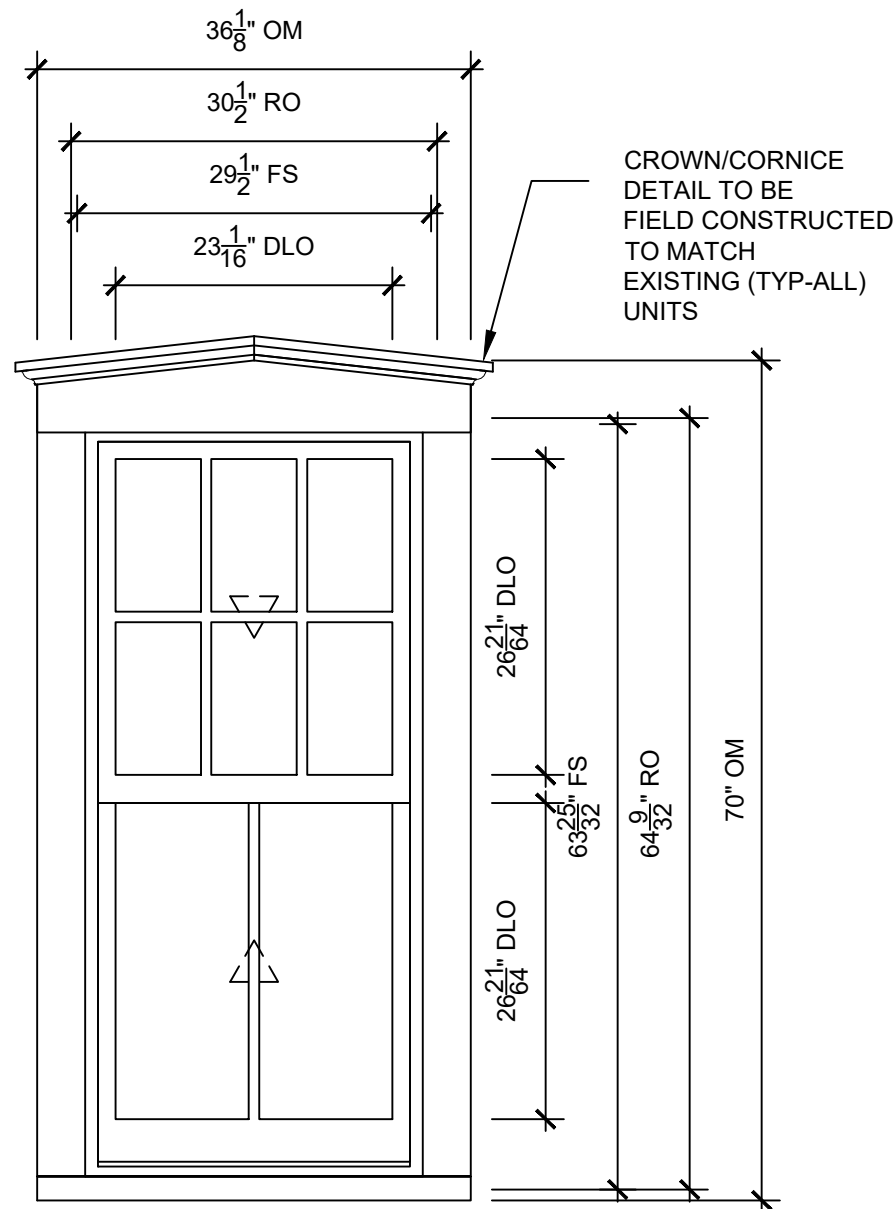


743 W Frank Street Historical Board Meeting

Proposed Front door





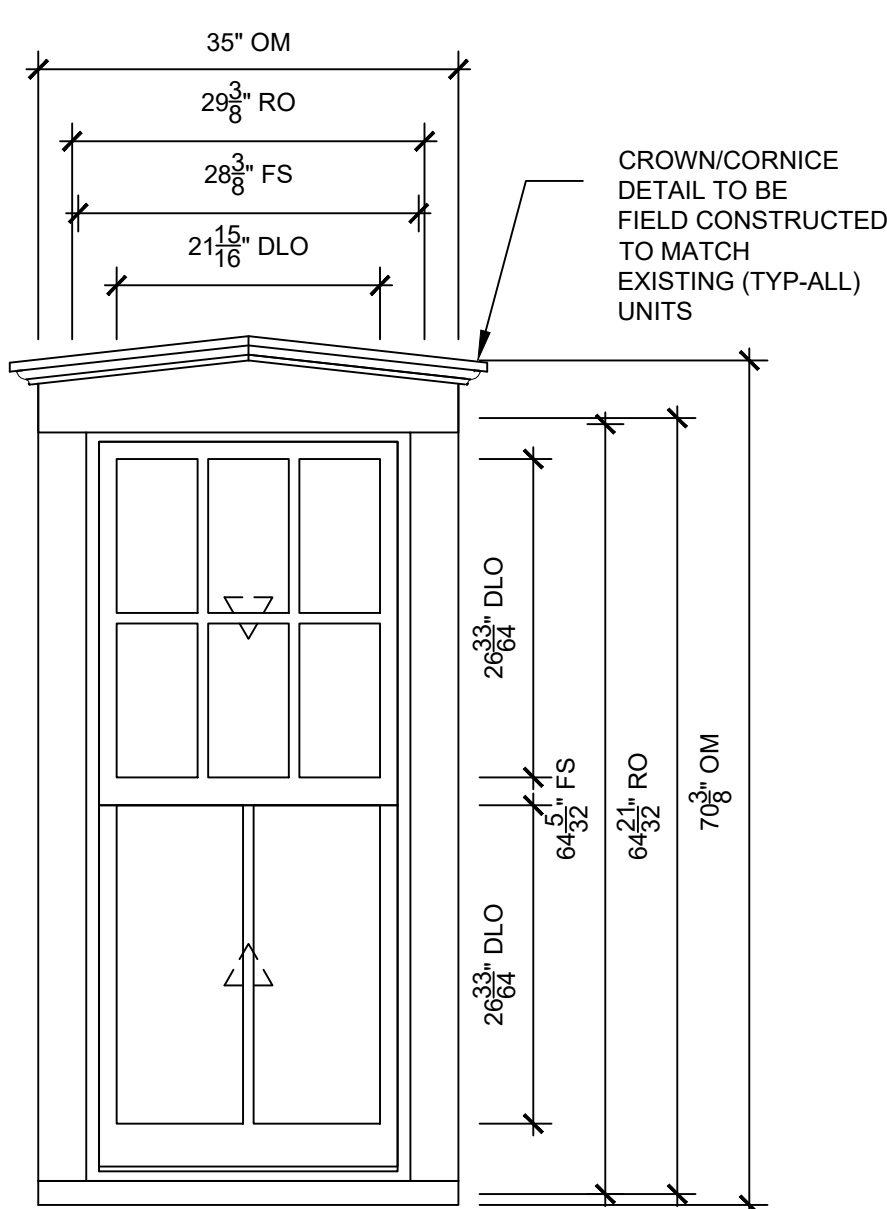


EX LIV RM EAST
SCALE: 3/4" = 1'-0"

⊕ Head ⊕ Jamb
⊕ Sill ⊕ Divided Lite
⊕ Checkrail

SPECIFICATIONS

Line #: 1
Qty: 1
Mark Unit: Ex Liv Rm East
Product Line: Ultimate Wood
Unit Description: Double Hung
Rough Opening: 30 1/2" X 64 9/32"
Frame Size: 29 1/2" X 63 25/32"
Exterior Finish: Primed
Species: Pine
Interior Finish: Primed
Unit Type: Double Hung
Call Number: None
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: 4 9/16"
Exterior Casing: 5/4 Flat Casing

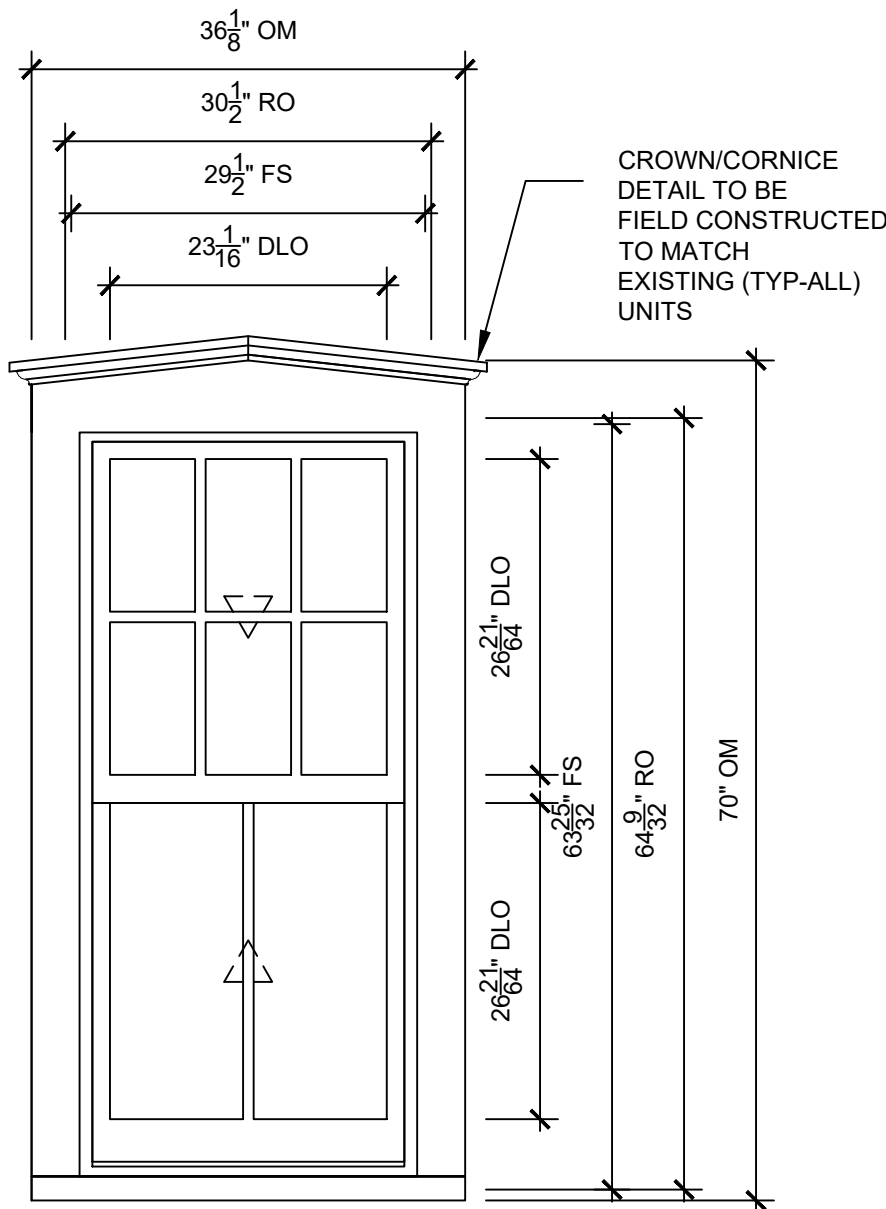


EX LIV RM WEST
SCALE: 3/4" = 1'-0"

⊕ Head ⊕ Jamb
⊕ Sill ⊕ Divided Lite
⊕ Checkrail

SPECIFICATIONS

Line #: 2
Qty: 1
Mark Unit: Ex Liv Rm West
Product Line: Ultimate Wood
Unit Description: Double Hung
Rough Opening: 29 3/8" X 64 21/32"
Frame Size: 28 3/8" X 64 5/32"
Exterior Finish: Primed
Species: Pine
Interior Finish: Primed
Unit Type: Double Hung
Call Number: None
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: 4 9/16"
Exterior Casing: 5/4 Flat Casing

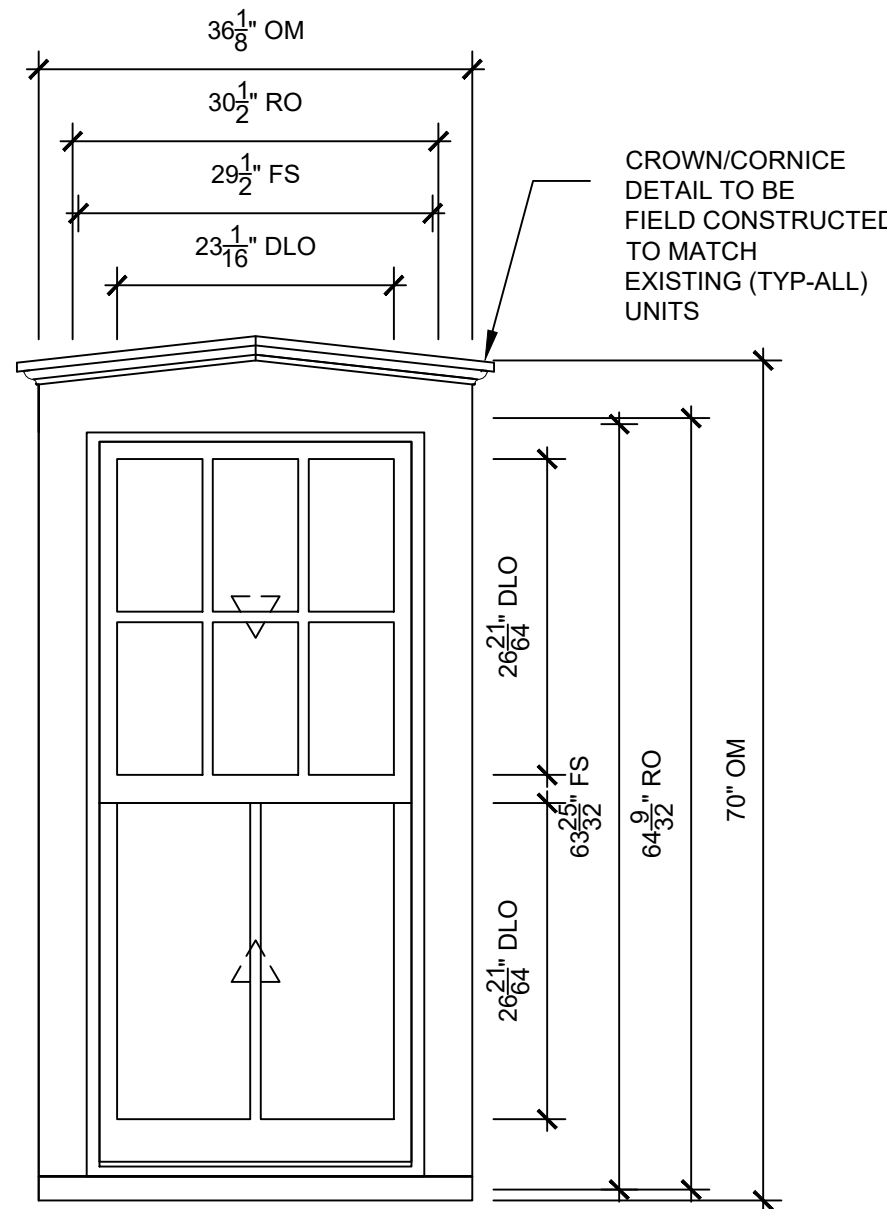


BR2 FRONT
SCALE: 3/4" = 1'-0"

⊕ Head ⊕ Jamb
⊕ Sill ⊕ Divided Lite
⊕ Checkrail

SPECIFICATIONS

Line #: 3
Qty: 1
Mark Unit: BR2 Front
Product Line: Ultimate Wood
Unit Description: Double Hung
Rough Opening: 30 1/2" X 64 9/32"
Frame Size: 29 1/2" X 63 25/32"
Exterior Finish: Primed
Species: Pine
Interior Finish: Primed
Unit Type: Double Hung
Call Number: None
Glass Information: IG, Low E2 w/Argon, Stainless, Tempered Low E2 w/Argon
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: 4 9/16"
Exterior Casing: 5/4 Flat Casing
Comments:
MarvinUDH (A1) - OPERATING CONTROL DEVICE

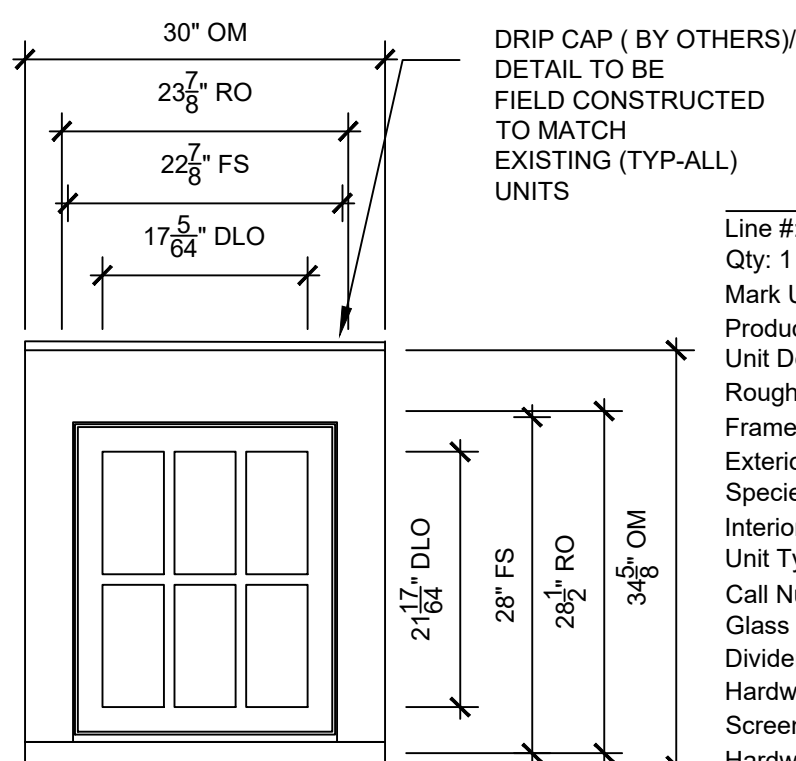


BR3 FRONT/EAST
SCALE: 3/4" = 1'-0"

⊕ Head ⊕ Jamb
⊕ Sill ⊕ Divided Lite
⊕ Checkrail

SPECIFICATIONS

Line #: 4
Qty: 2
Mark Unit: BR3 Front/East
Product Line: Ultimate Wood
Unit Description: Double Hung
Rough Opening: 30 1/2" X 64 9/32"
Frame Size: 29 1/2" X 63 25/32"
Exterior Finish: Primed
Species: Pine
Interior Finish: Primed
Unit Type: Double Hung
Call Number: None
Glass Information: IG, Low E2 w/Argon, Stainless, Tempered Low E2 w/Argon
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: 4 9/16"
Exterior Casing: 5/4 Flat Casing
Comments:
MarvinUDH (A1) - OPERATING CONTROL DEVICE

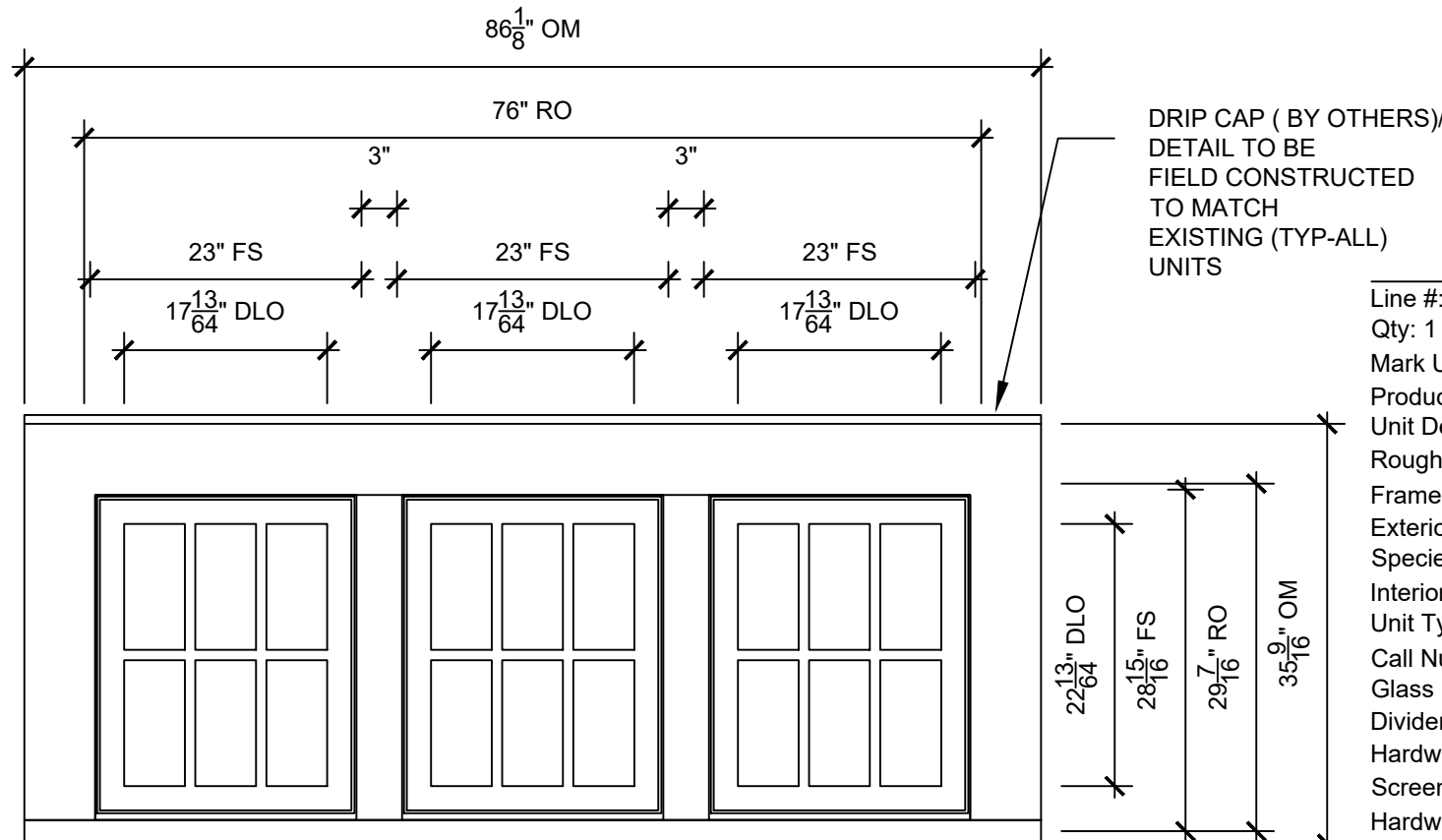


ATTIC
SCALE: 3/4" = 1'-0"

⊕ Head ⊕ Jamb
⊕ Sill ⊕ Divided Lite

SPECIFICATIONS

Line #: 5
Qty: 1
Mark Unit: Attic
Product Line: Ultimate Wood
Unit Description: Awning
Rough Opening: 23 7/8" X 28 1/2"
Frame Size: 22 7/8" X 28"
Exterior Finish: Primed
Species: Pine
Interior Finish: Primed
Unit Type: Awning, Stationary
Call Number: None
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

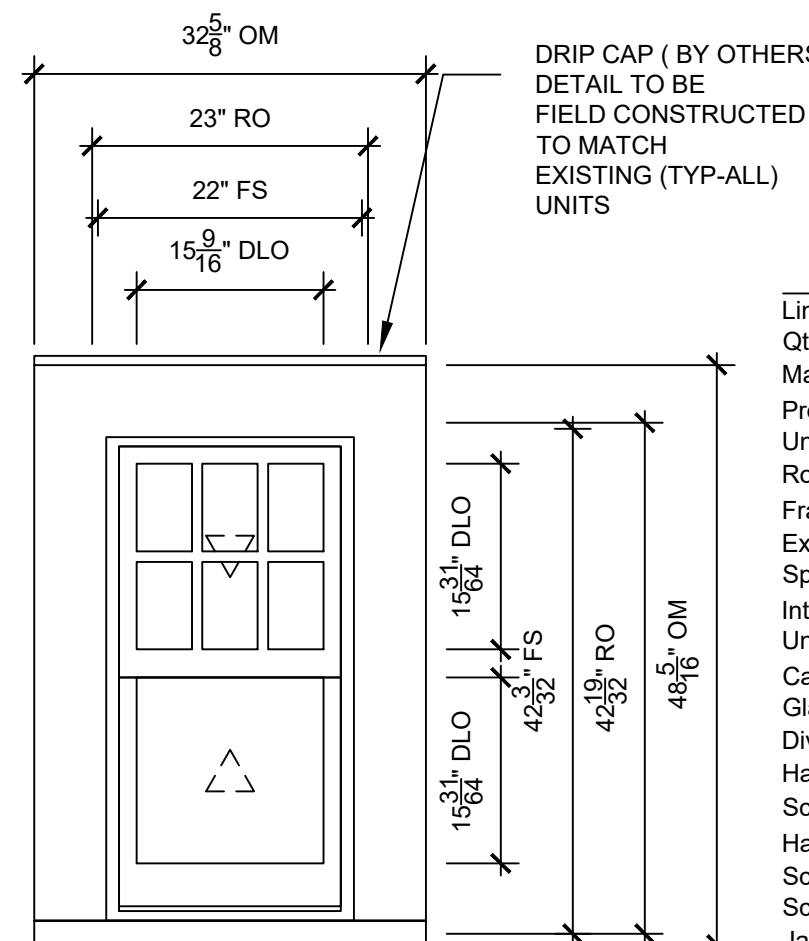


FRT ATTIC
SCALE: 3/4" = 1'-0"

⊕ Head ⊕ Jamb ⊕ Vertical Mullion ⊕ Sill
⊕ Divided Lite

SPECIFICATIONS

Line #: 6
Qty: 1
Mark Unit: Frt Attic
Product Line: Ultimate Wood
Unit Description: Marvin Assembly
Rough Opening: 76" X 29 7/16"
Frame Size: 75" X 28 15/16"
Exterior Finish: Primed
Species: Pine
Interior Finish: Primed
Unit Type: Awning, Stationary
Call Number: None
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

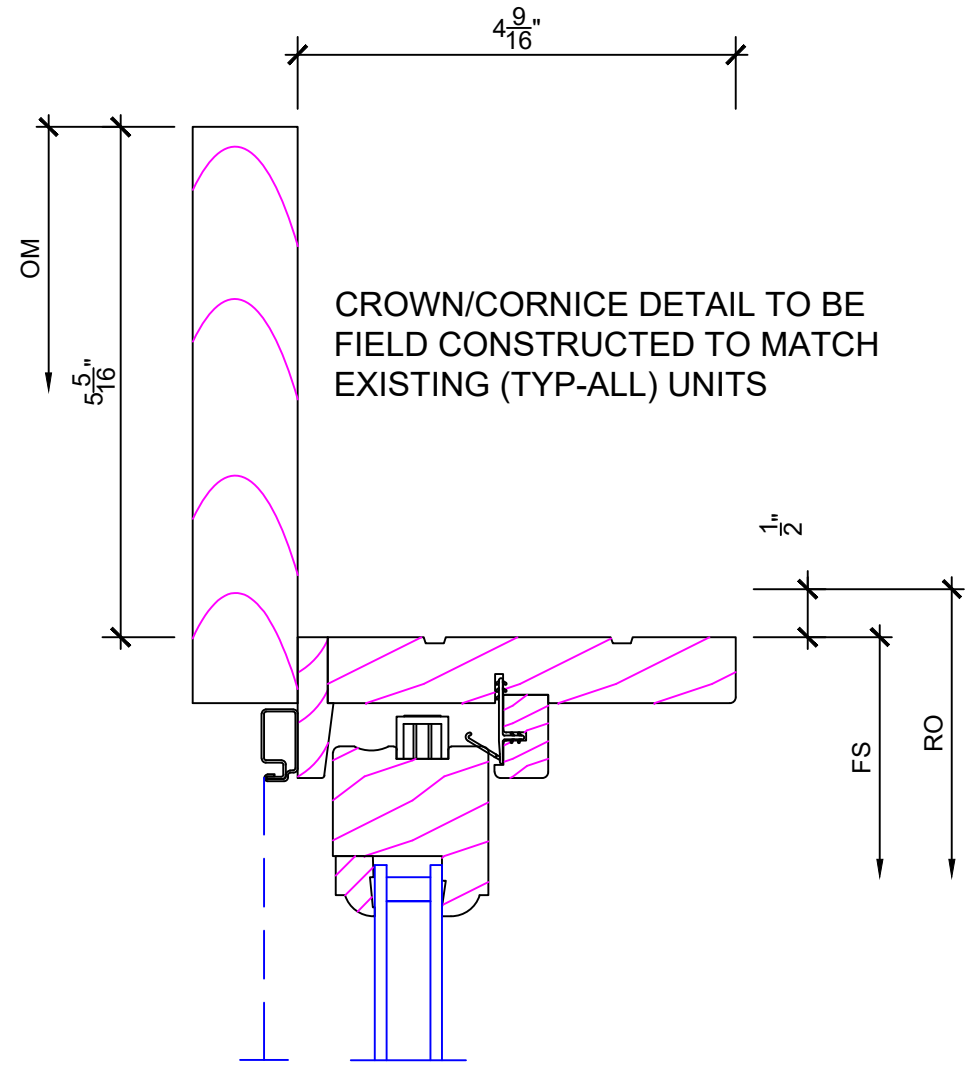


BR CLOSET (BALCONY) - REAR
SCALE: 3/4" = 1'-0"

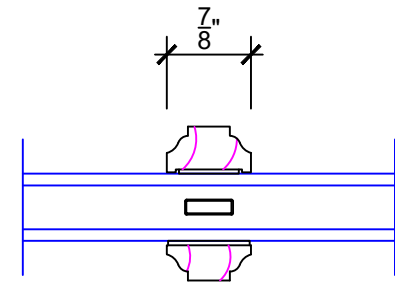
⊕ Head ⊕ Jamb
⊕ Sill ⊕ Divided Lite
⊕ Checkrail

SPECIFICATIONS

Line #: 7
Qty: 1
Mark Unit: BR Closet (Balcony) - Rear
Product Line: Ultimate Wood
Unit Description: Double Hung
Rough Opening: 23" X 42 19/32"
Frame Size: 22" X 42 3/32"
Exterior Finish: Primed
Species: Pine
Interior Finish: Primed
Unit Type: Double Hung
Call Number: None
Glass Information: IG, Low E2 w/Argon, Stainless
Divider Type: 7/8" Rectangular SDL W/ Spacer - Stainless, None
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: 4 9/16"
Exterior Casing: 5/4 Flat Casing
Comments:
MarvinUDH (A1) - OPERATING CONTROL DEVICE



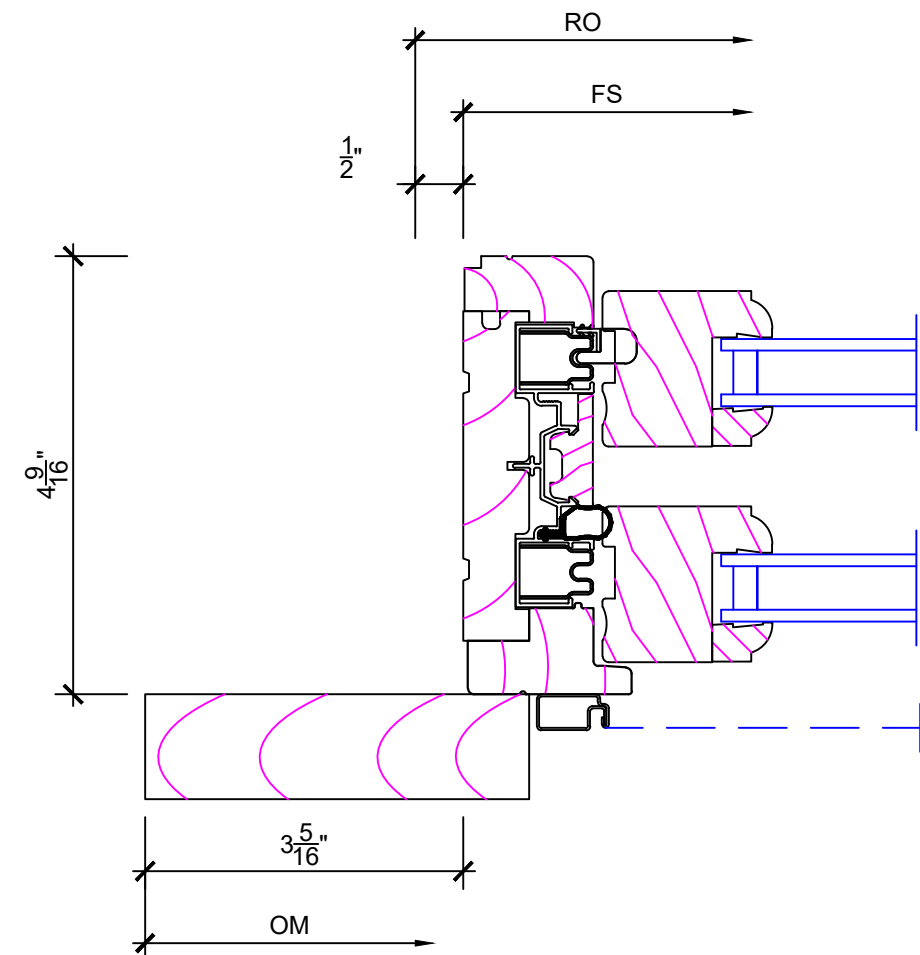
1
2 Head SCALE: 6" = 1'-0"



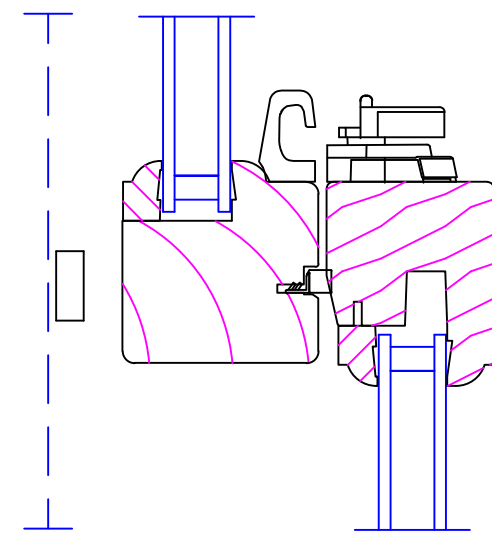
4
2 Divided Lite SCALE: 6" = 1'-0"

7
2 NOT USED SCALE: 6" = 1'-0"

10
2 NOT USED SCALE: 6" = 1'-0"



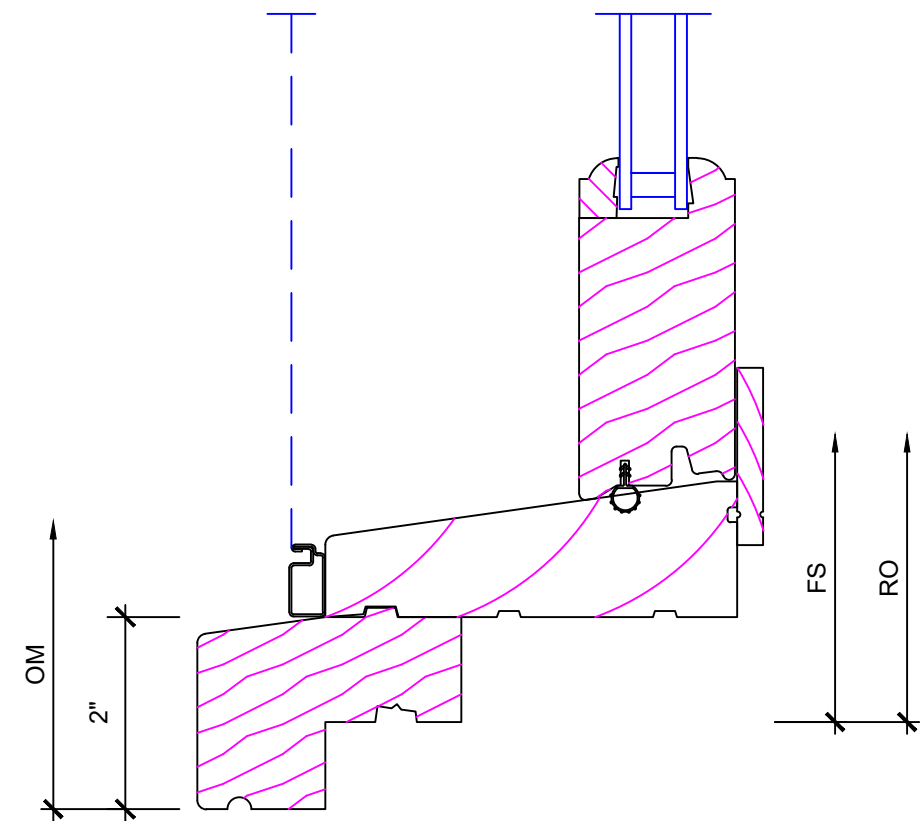
2
2 Jamb SCALE: 6" = 1'-0"



5
2 Checkrail SCALE: 6" = 1'-0"

8
2 NOT USED SCALE: 6" = 1'-0"

11
2 NOT USED SCALE: 6" = 1'-0"



3
2 Sill SCALE: 6" = 1'-0"

6
2 NOT USED SCALE: 6" = 1'-0"

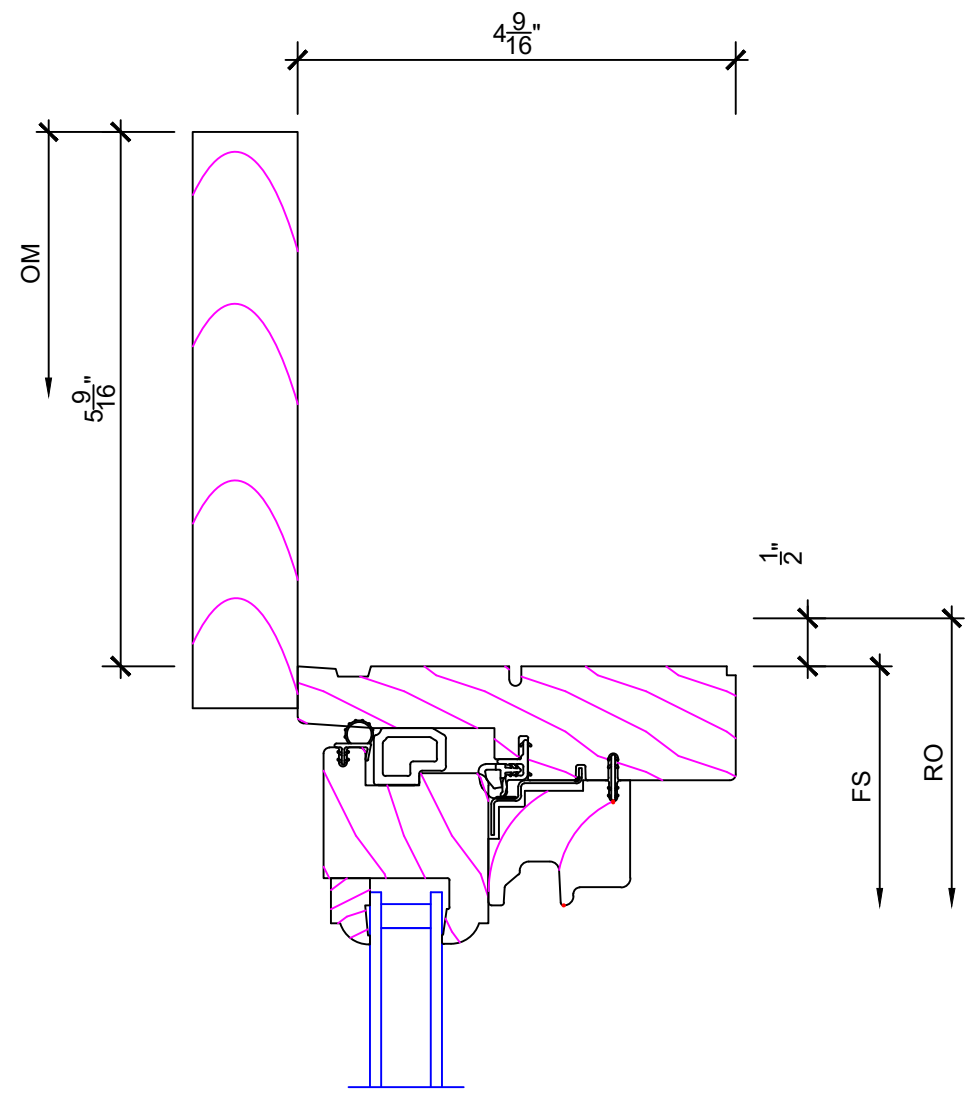
9
2 NOT USED SCALE: 6" = 1'-0"

12
2 NOT USED SCALE: 6" = 1'-0"

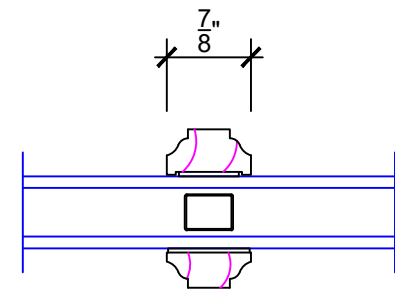


ORDERING PRODUCTS WITH REFERENCE TO SHOP DRAWINGS:
Before ordering the Marvin Window and Door products illustrated within these shop drawings, a copy of these drawings accompanied by an approved signature of the purchaser must be returned to the Architectural Department, Marvin Windows and Doors, P.O. Box 100, Piquette, MI 49763. If the Marvin products included herein are ordered without reference to the approved shop drawings, Marvin Windows and Doors assumes no responsibility in guaranteeing product coordination with the drawings.

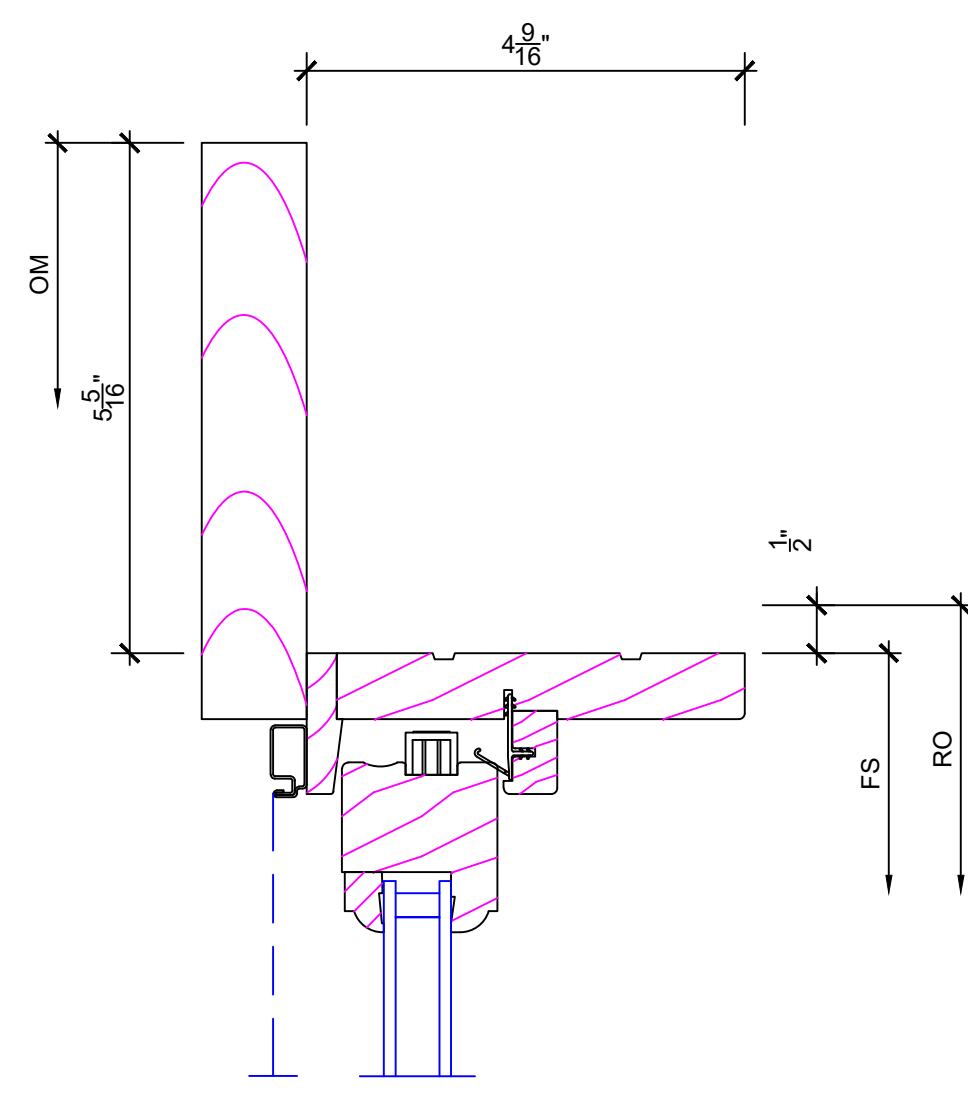
PROJ/JOB: 743WFrank - Phase 2 / 743WFrank - Phase 2
DIST/DEALER: O.L BLYYARD LUMBER CO
DRAWN: PAUL BEKEMEYER
QUOTE#: DE31EU5
CREATED: 06/17/2020
REVISION:



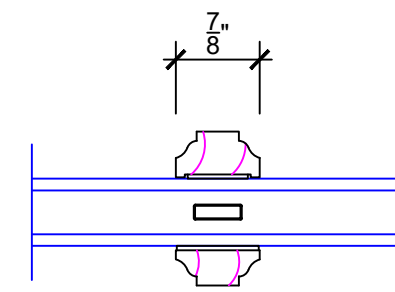
1
2 Head SCALE: 6" = 1'-0"



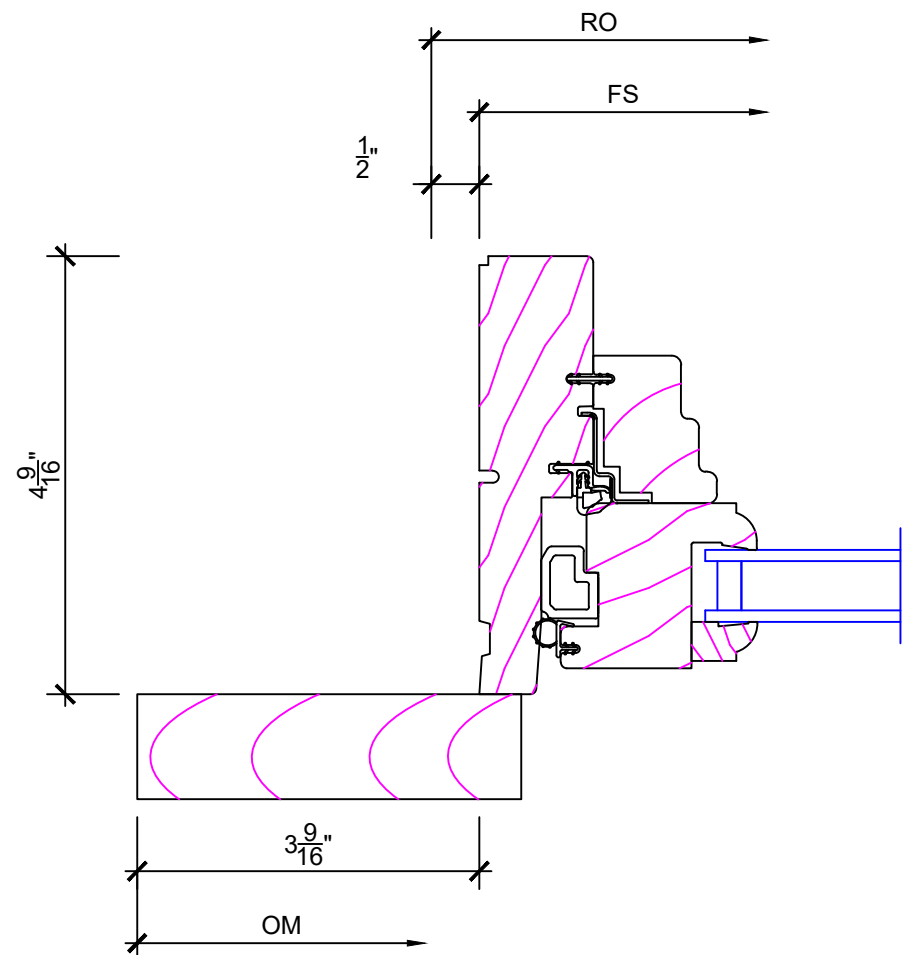
4
2 Divided Lite SCALE: 6" = 1'-0"



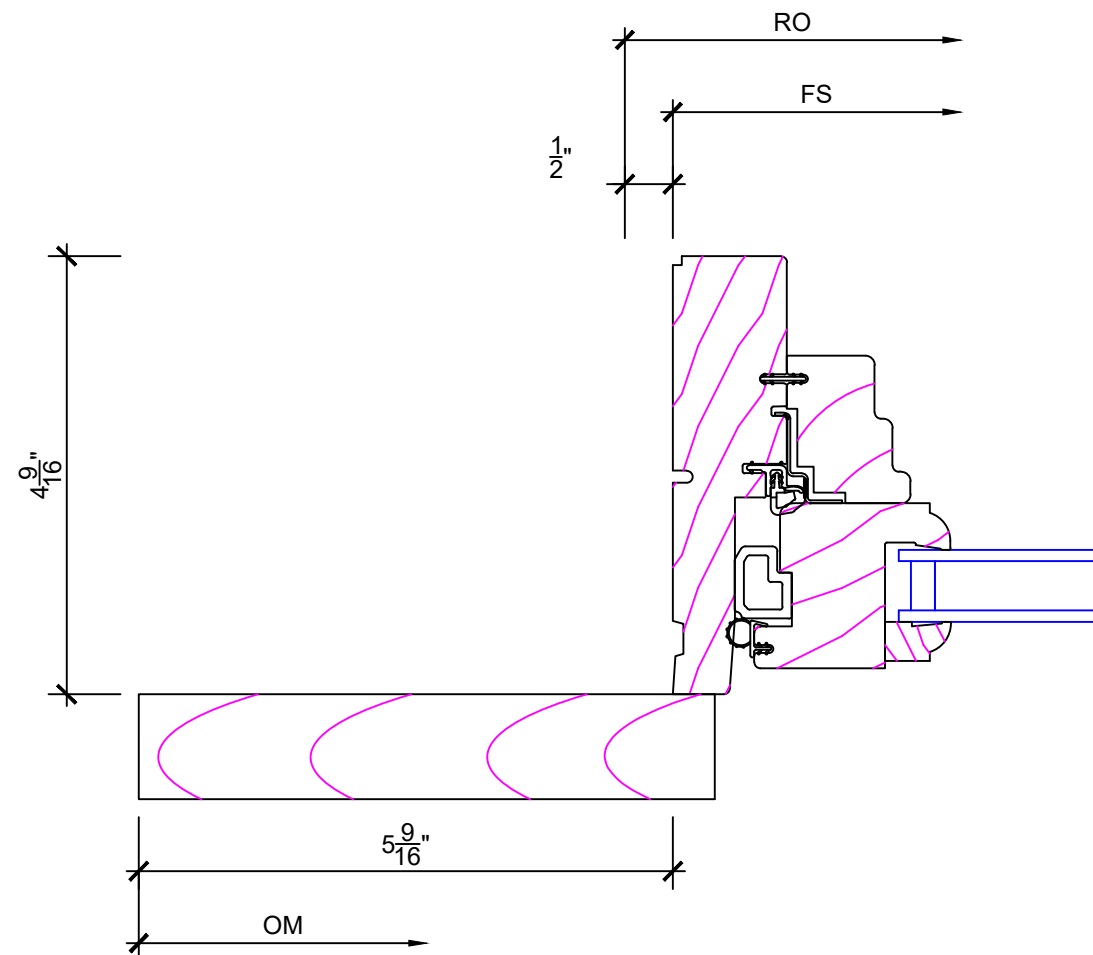
7
2 Head SCALE: 6" = 1'-0"



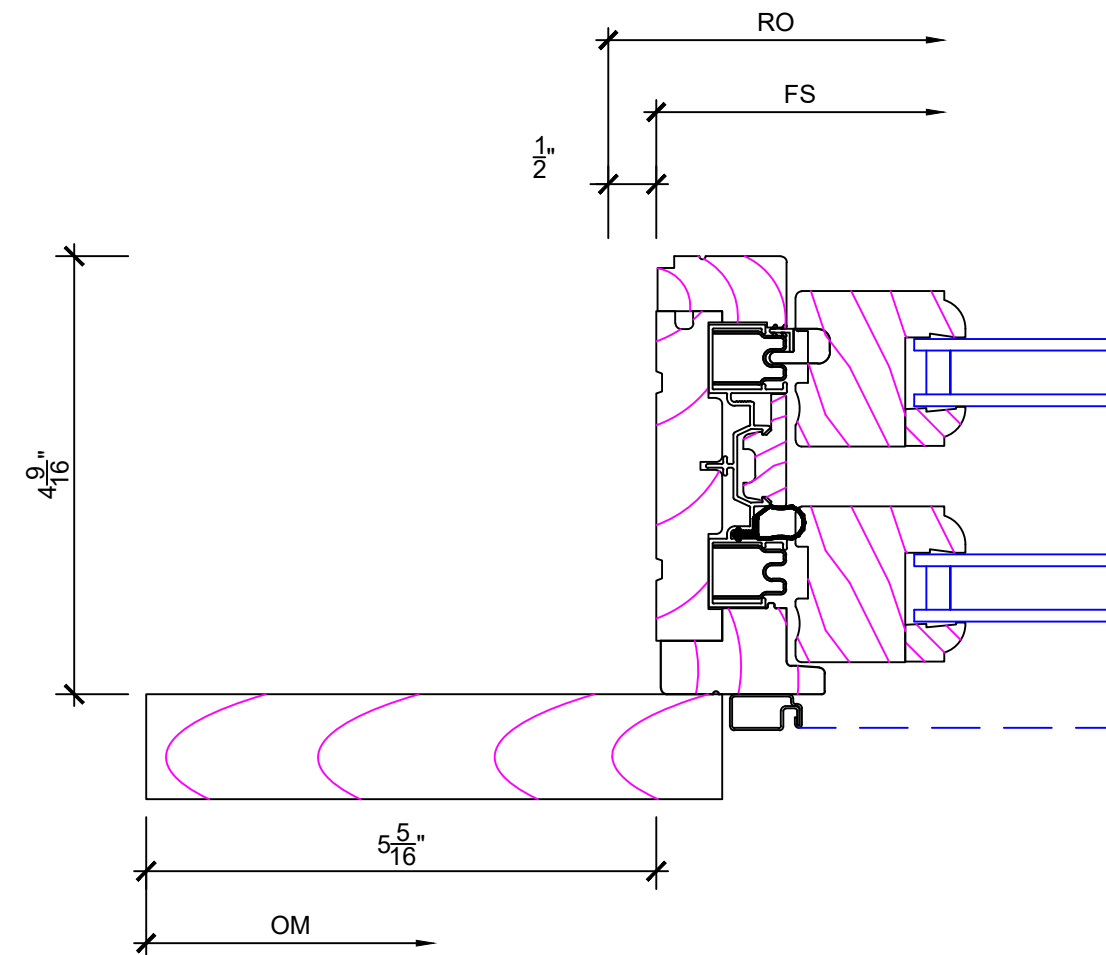
10
2 Divided Lite SCALE: 6" = 1'-0"



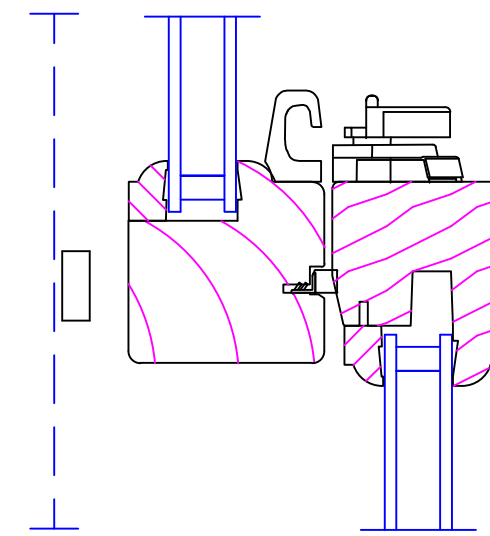
2
2 Jamb SCALE: 6" = 1'-0"



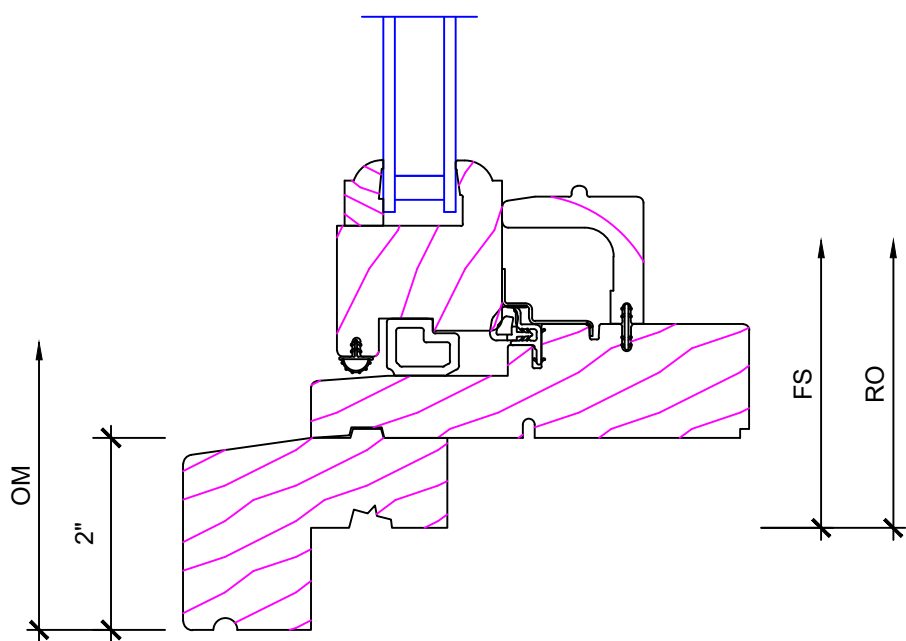
5
2 Jamb SCALE: 6" = 1'-0"



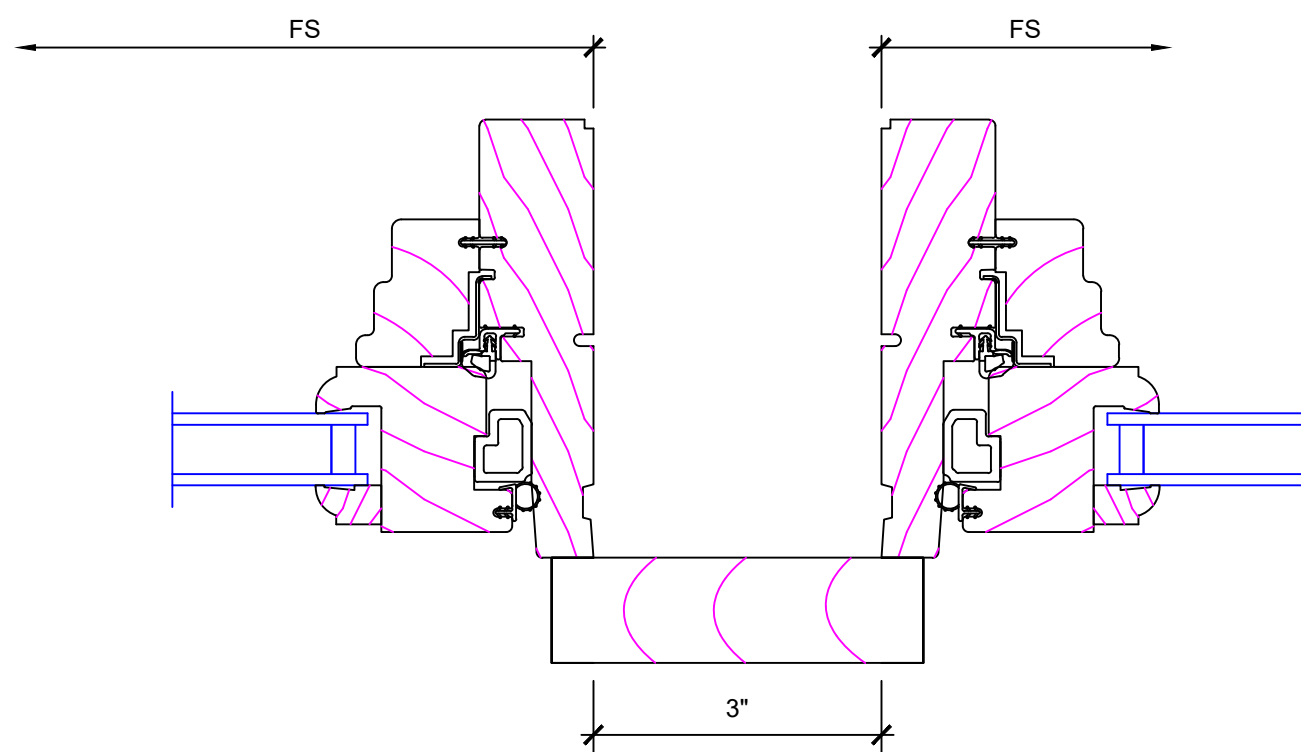
8
2 Jamb SCALE: 6" = 1'-0"



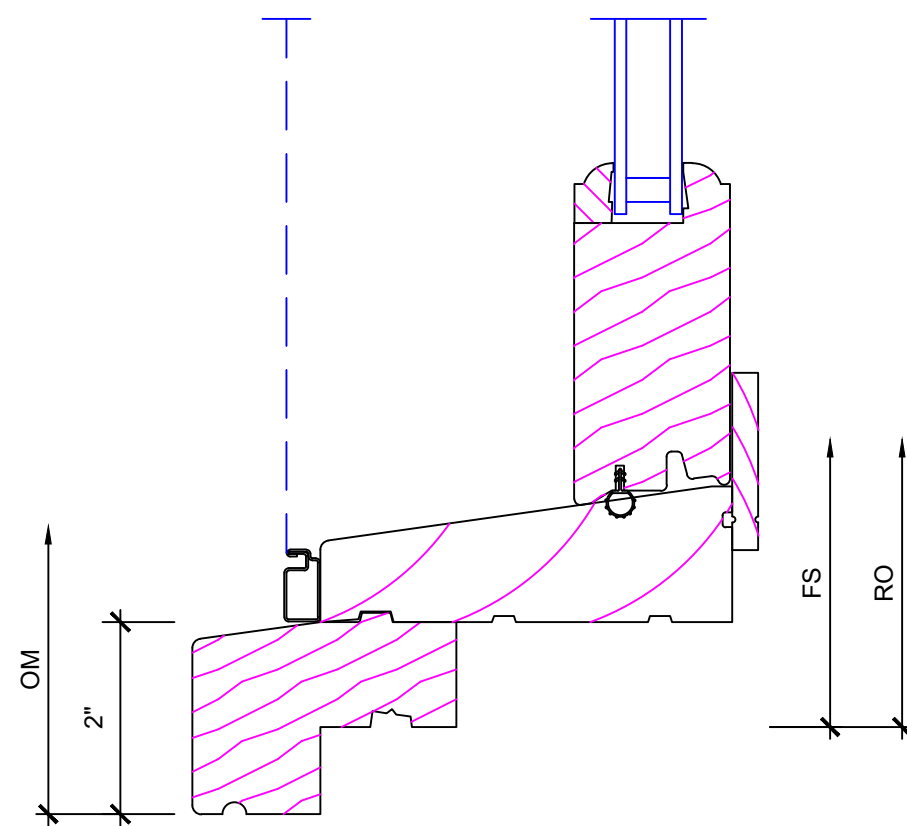
11
2 Checkrail SCALE: 6" = 1'-0"



3
2 Sill SCALE: 6" = 1'-0"

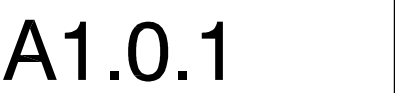


6
2 Vertical Mullion SCALE: 6" = 1'-0"



9
2 Sill SCALE: 6" = 1'-0"

12
2 NOT USED SCALE: 6" = 1'-0"





A1.0.4
of

**SERRA - MARKO
& ASSOCIATES**

ARCHITECTURAL DESIGNERS

139 E Big Beaver, Suite 106 Troy, MI 48063
Tel: 248.457.6903 Fax: 248.457.6906
Email: info@s-m-associates.com
Website: www.s-m-associates.com

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



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

COVERED PORCH
08-07-2020

ADDRESS:
743 W. FRANK STREET
BIRMINGHAM, MI 48009

[illegible]

SHEET TITLE

PROPOSED
COVERED PORCH
SECTIONS

DWG. NO.

A3.0.3

of



Design Review Application

Planning Division

Form will not be processed until it is completely filled out

1. Applicant

Name: _____
Address: _____

Phone Number: _____
Email address: _____

2. Property Owner

Name: _____
Address: _____

Phone Number: _____
Email address: _____

3. Project Contact Person

Name: _____
Address: _____

Phone Number: _____
Email address: _____

4. Project Designer/Developer

Name: _____
Address: _____

Phone Number: _____
Email address: _____

5. Required Attachments

- I. Two (2) paper copies and one (1) digital copy of all project plans including:
 - i. A detailed and scaled Site Plan depicting accurately and in detail the proposed construction, alteration or repair;
 - ii. Colored elevation drawings for each building elevation;
 - iii. A Landscape Plan (if applicable);
 - iv. A Photometric Plan (if applicable);
- II. Specification sheets for all proposed materials, light fixtures and mechanical equipment;

- III. Samples of all proposed materials;
- IV. Photographs of existing conditions on the site including all structures, parking areas, landscaping and adjacent structures;
- V. Current aerial photographs of the site and surrounding properties;
- VI. Warranty Deed, or Consent of Property Owner if applicant is not the owner;
- VII. Any other data requested by the Planning Board, Planning Department, or other City Departments.

6. Project Information

Address/Location of the property: _____

Name of development: _____
Sidwell #: _____
Current Use: _____
Proposed Use: _____
Area of Site in Acres: _____
Current zoning: _____

	Yes	No
Is the property located in a floodplain? -----	<input type="checkbox"/>	<input type="checkbox"/>
Is the property within a Historic District? -----	<input type="checkbox"/>	<input type="checkbox"/>
→ If so, which? _____		
Will the project require a variance? -----	<input type="checkbox"/>	<input type="checkbox"/>
→ If so, how many? _____		
Has the project been reviewed by another board? -----	<input type="checkbox"/>	<input type="checkbox"/>
→ If so, which? _____		

7. Details of the Proposed Development (attach separate sheet if necessary)

8. Required and Proposed Parking

Required number of parking spaces: _____
Proposed number of parking spaces: _____
Location of parking on site: _____
Location of parking off site: _____
Shared parking agreement? _____
Size of surface parking lot: _____

Number of underground parking levels: _____
Typical size of parking spaces: _____
Typical width of maneuvering lanes: _____
Number of handicap spaces: _____
Screenwall material: _____
Height of screenwall: _____

9. Landscaping

Location of landscape areas: _____

Proposed landscape material: _____

10. Streetscape

Sidewalk width: _____
Number of benches: _____
Number of planters: _____

Number of existing street trees: _____
Number of proposed street trees: _____
Number of waste receptacles: _____

11. Loading

Required number of loading spaces: _____
Proposed number of loading spaces: _____
Location of loading spaces on site: _____

Typical size of loading spaces: _____
Screenwall material: _____
Height of screenwall: _____

12. Exterior Waste Receptacles

Required number of waste receptacles: _____
Proposed number of waste receptacles: _____
Location of waste receptacles: _____

Size of waste receptacles: _____
Screenwall material: _____
Height of screenwall: _____

13. Mechanical Equipment

Utilities and Transformers:

Number of ground mounted transformers: _____
Location of all utilities & easements: _____

Size of transformers (L•W•H): _____
Screenwall material: _____
Height of screenwall: _____

Ground Mounted Mechanical Equipment:

Number of ground mounted units: _____
Location of all ground mounted units: _____

Size of ground mounted units (L•W•H): _____
Screenwall material: _____
Height of screenwall: _____

Rooftop Mechanical Equipment:

Number of rooftop units: _____
Type of rooftop units: _____
Location of all rooftop units: _____
Size of rooftop units (L•W•H): _____

Location of screenwall: _____
Screenwall material: _____
Height of screenwall: _____
Distance from rooftop units to all screenwalls: _____

14. Building & Site Lighting

Number of light fixtures on building: _____
Light level at each property line: _____
Type of light fixtures on building: _____
Location of light fixtures on building: _____

Number of light fixtures on site: _____
Type of light fixtures on site: _____
Height from grade: _____
Location of light fixtures on site: _____

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 the same. The undersigned will be in attendance at the Planning Board meeting when this application will be discussed.

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

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: _____



Notice Sign Rental Application Community Development

1. Applicant

Name: _____
Address: _____

Phone Number: _____
Fax Number: _____
Email address: _____

2. Property Owner

Name: _____
Address: _____

Phone Number: _____
Fax Number: _____
Email address: _____

3. Project Information

Address/Location of Property: _____
Name of Development: _____
Area in Acres: _____


Name of Historic District, if any: _____
Current Use: _____
Current Zoning: _____

4. Date of Board/Commission Review

City Commission: _____
Planning Board: _____
Historic District Commission: _____
Design Review Board: _____

Board of Zoning Appeals: _____
Board of Building Trades Appeals: _____
Housing Board of Appeals: _____
Other: _____

The undersigned states the above information is true and correct, and understands that it is the responsibility of the applicant to post the Notice Sign(s) at least 15 days prior to the date on which the project will be reviewed by the appropriate board or commission, and to ensure that the Notice Sign(s) remains posted during the entire 15 day mandatory posting period. The undersigned further agrees to pay a rental fee and security deposit for the Notice Sign(s), and to remove all such signs on the day immediately following the date of the hearing at which the project was reviewed. The security deposit will be refunded when the Notice Sign(s) are returned undamaged to the Community Development Department. Failure to return the Notice Sign(s) and/or damage to the Notice Sign(s) will result in forfeiture of the security deposit.

Signature of Applicant: _____  _____ Date: _____

Office Use Only

Application#: _____	Date Received: _____	Fee: _____
Date of Approval: _____	Date of Denial: _____	Reviewed By: _____

Historic District Commission Action List – 2020

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

Updates:

1. CLG Community Partnership Applications submitted February 3rd, 2019
 - Survey – Little San Francisco (The “Ravines”)
 - Design Guidelines – New and Emerging Materials
 - **Projects were not selected**
2. -
3. Updated Design Review application for HDC as of June 2020
 - Simplified, reformatted, and trimmed unnecessary sections
 - Updated PDF to be a fillable form

COLLABORATIVE PRESERVATION PROJECT MATRIX – *PLANNING DIVISION*

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

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

<ul style="list-style-type: none"> <i>Museum: Working with Friends, some Greenwood bios are complete and being updated on an ongoing basis.</i> 								
<p>Locate Potter's Field at Greenwood</p> <ul style="list-style-type: none"> <i>GCAB and Friends of Museum member, Linda Buchanan, has extensive research on history of Potter's Field, including where/when some of original burials were moved. Am requesting that the information be assembled into written document.</i> 	X		X	X			X	
<p>Preservation project Certified Local Government (SHPO) grant funding at Allen/Hunter Houses</p> <ul style="list-style-type: none"> Museum: assessment underway to determine appropriateness of Hunter House exterior restoration project for fall CLG funding cycle (Oct 1, 2019). 		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"> 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. 				X	X			

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