



**AGENDA**  
**BIRMINGHAM HISTORIC DISTRICT COMMISSION**  
**WEDNESDAY – AUGUST 16, 2023**  
**BIRMINGHAM CITY HALL, 151 MARTIN ST., COMMISSION ROOM #205\***  
**\*\*\*\*\* 7:00 PM\*\*\*\*\***

The City recommends members of the public wear a mask if they have been exposed to COVID-19 or have a respiratory illness. City staff, City Commission and all board and committee members must wear a mask if they have been exposed to COVID-19 or actively have a respiratory illness. The City continues to provide KN-95 respirators and triple layered masks for attendees.

- 1) Roll Call**
- 2) Approval of the HDC Minutes of [August 2, 2023](#)**
- 3) Courtesy Review**
- 4) Historic Design Review**
  - A. [298 S. Old Woodward – Daxton Hotel](#)**
  - B. [138 W. Maple – Blakeslee Building](#)**
- 5) Sign Review**
- 6) Study Session**
  - A. [Historic Preservation Master Plan – Update](#)**
- 7) Miscellaneous Business and Communication**
  - A. Pre-Application Discussions**
  - B. Draft Agenda**
    - 1. [September 6, 2023](#)**
  - C. Staff Reports**
    - 1. [Administrative Sign Approvals](#)**
    - 2. [Administrative Approvals](#)**
    - 3. [Demolitions](#)**
    - 4. [Action List 2023](#)**
- 8) Adjournment**

\*Please note that board meetings will be conducted in person once again. Members of the public can attend in person at Birmingham City Hall, 151 Martin St., OR may attend virtually at:

**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

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 August 2, 2023**

151 Martin Street, City Commission Room 205, Birmingham, MI

Minutes of the regular meeting of the Historic District Commission ("HDC") held August 2, 2023.  
Chair Henke called the meeting to order at 7:00 p.m.

**1) Rollcall**

**Present:** Chair John Henke; Board Members Gigi Debbrecht, Dustin Kolo, Patricia Lang;  
Alternate Board Members Mary Jaye, Steven Lemberg; Student Representative Ian Weinberg

**Absent:** Board Members Keith Deyer, Natalia Dukas, Michael Willoughby

**Staff:** Planning Director Dupuis; City Transcriptionist Eichenhorn

**2) Approval of the HDC Minutes of June 7, 2023**

**08-23-23**

**Motion by Mr. Kolo**

**Seconded by Ms. Debbrecht to approve the HDC Minutes of July 19, 2023 as submitted.**

**Motion carried, 6-0.**

VOICE VOTE

Yeas: Henke, Debbrecht, Kolo, Jaye, Lemberg, Lang

Nays: None

**3) Courtesy Review**

**4) Historic Design Review**

**5) Sign Review**

**6) Study Session**

**A. Historic Preservation Master Plan**

PD Dupuis introduced the item and answered questions from the HDC.

HDC members' comments were as follows:

- Compiling an audit of the historic resources, providing some information on the restoration process, providing information on additions in a denser environment, and paying attention to buildings that will soon become historic based on age would be appropriate;
- It is necessary to use this to address the trend of demolition of older buildings in the City and creating historic districts should be emphasized;
- Using incentives to increase historic preservation would be appropriate;
- Adding additional stories to certain historical buildings would not be appropriate. More extensive publicizing of the City's historic preservation successes would be appropriate;

Historic District Commission  
Minutes of August 2, 2023

- A brief explainer for purchasers of historic homes should be created; and,
- Flagging non-designated historic homes within historic districts should be flagged.

**7) Miscellaneous Business and Communication**

**A. Pre-Application Discussion**

**B. Draft Agenda**

**C. Staff Reports**

- 1. Administrative Sign Approvals**
- 2. Administrative Approvals**
- 3. Demolitions**
- 4. Action List**

**8) Adjournment**

No further business being evident, the HDC motioned to adjourn at 7:35 p.m.



Nick Dupuis, Planning Director



Laura Eichenhorn, City Transcriptionist



## MEMORANDUM

Planning Division

**DATE:** August 16, 2023  
**TO:** Historic District Commission Members  
**FROM:** Nicholas Dupuis, Planning Director  
**SUBJECT:** 298 S. Old Woodward – Daxton – Wall Art

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**Zoning:** B4 (Business-Residential) & D4 (Downtown Overlay)  
**Existing Use:** 5-Story Mixed-Use Building

The applicant is proposing a wall art installation on the north side of the existing Daxton Hotel, which is located within the Central Business Historic District. The building is not a designated building, and is non-contributing to the district. In addition, the building is not adjacent to any designated historic resources.

The artist is James Kaye (Kwiatkowski) from Detroit, Michigan. The mural is proposed to be 6' x 40' in dimension, broken into five panels. The materials and medium will be acrylic painting with steel and aluminum mesh. The installation will be temporary from August to November 2023.

On July 19, 2023 ([Agenda](#)), the Public Arts Board unanimously recommended approval of the Wall Art application to the Historic District Commission.

At this time, there are no concerns with the proposed wall art installation. Based on the location of the piece, and the non-historic nature of the building, the Planning division recommends APPROVAL of the Wall Art application for 298 S. Old Woodward – Daxton Hotel.

### Wording for Motions

I move that the Commission **APPROVE** the Wall Art application for 298 S. Old Woodward – Daxton Hotel.





# BIRMINGHAM

## WALL ART APPLICATION

*The purpose of the Wall Art review process is to enable creative artistic designs on the exterior of buildings, to activate space and create an inviting experience through the use of art, to allow for public input regarding wall art design, and to ensure the location, size and design of wall art is aesthetically appropriate and compatible with the area of the proposed location.*

### APPLICATION

#### 1. Artist Name (First & Last)

Name: James Kaye (Kwiatkowski)

Address: 15336 Dale St.  
Detroit, MI 48223

Phone Number: 248-821-1199

Email address: alpha.james.alpha@gmail.com

Website (if applicable): N/A

Social Media (if applicable): insta @ jameskayeartist

#### 3. Artwork Information

Medium / Technique: Acrylic painting on Aluminum

Height x Width: 6' x 40', broken into 5 panels

Materials to be used: Acrylic paint, latex, steel, and aluminum mesh

Timeframe (permanent or temporary): temporary

If temporary, indicate time period: 8/23 - 11/23

#### 2. Project Site Information

Property Owners Name: Mark Mitchell

Owners Mailing Address: 102 Pierce St, Birmingham MI 48009

Location of proposed Project site: Daxton Hotel, 298 S Old Woodward, northwest Alle

Consent of Property Owner (yes/no): yes

**3. Description of Artwork & Artist Statement (attach separate sheet if necessary)**

See attach description from the artist.

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**4. Required Attachments**

- a) This application form, completed in full.
- b) Two hard copies and one digital copy of the proposed design which includes, but is not limited to, a drawing, rendering or photo of the proposed artwork to be placed on the building, as well as the proposed dimensions of the artwork;
- c) A photo of existing conditions of the wall where the artwork is proposed, along with the dimensions of the wall or walls;
- d) A timeframe for the artwork to be exhibited and whether it is intended to be temporary or permanent;
- e) Specifications of materials that will be used for the artwork;
- f) A resume of the artist(s) including names, location, and photos of previous work;
- g) Written consent of Property Owner if the applicant is not the owner.
- h) Any other data requested by the Public Arts Board, Design Review Board or other City Departments.
- i) Liability Waiver and Release Form signed by the artist.

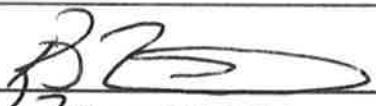
The undersigned states the above information is true and correct, and understands that it is the responsibility of the applicant to advise the Public Arts Board and/or Design Review Board of any additional changes made to an approved design. The undersigned further states that they have reviewed the procedures and guidelines for Design Review in Birmingham, and have complied with same. The undersigned will be in attendance at the Public Arts Board and/or Design Review 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 Property Owner: 

Date: 6/30/23

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

Signature of Applicant: 

Date: 6/30/23

Print Name: Ryan Zemmin

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## TO APPLY

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Applications must be submitted through this form. The application will require the following information. Please read all of the information listed carefully. Incomplete applications will be disqualified from consideration.

- 1) This form completed in full;
- 2) Two hard copies and one digital copy of the proposed design which includes, but is not limited to, a drawing, rendering or photo of the proposed artwork to be placed on the building, as well as the proposed dimensions of the artwork;
- 3) A photo of existing conditions of the wall where the artwork is proposed, along with the dimensions of the wall or walls;
- 4) A timeframe for the artwork to be exhibited and whether it is intended to be temporary or permanent;
- 5) Specifications of materials that will be used for the artwork;
- 6) A resume of the artist(s) including names, location, and photos of previous work;
- 7) Written consent of Property Owner if the applicant is not the owner.
- 8) Liability Waiver and Release Form signed by the artist.

The Public Arts Board typically meets every 3<sup>rd</sup> Wednesday of the month. **APPLICATIONS MUST BE RECEIVED BY 5PM MINIMUM 7 DAYS PRIOR TO A MEETING OF THE PUBLIC ARTS BOARD.**

**\*\*\*Submit application together with all of the required attachments as listed above to:**

City of Birmingham  
Attn: Brooks Cowan – Wall Art Application  
151 Martin St.  
P.O. Box 3001 Birmingham, MI 48012

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## SELECTION PROCESS

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All applications for wall art begin with review and recommendation by the Public Arts Board. The application will then be reviewed by the Design Review Board or Historic District Commission for final consideration. Final approval of wall art is subject to the review requirements as stated in Section 7.09 *Design Review: Review* and all other applicable sections of the Birmingham Code of Ordinances.

**QUESTIONS** For all questions related to this contact Brooks Cowan, City Planner,  
[bcowan@bhamgov.org](mailto:bcowan@bhamgov.org) or (248) 530-1846

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**(Office use only)**

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

Presented for Public Arts Board discussion: \_\_\_\_\_

Board Action:   ☐ Recommended for approval   ☐ Not recommended for approval

Recommendation(s)/Action Taken \_\_\_\_\_

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**Routing and dates approved (Office use only):**

**Y   N**

☐ ☐ **Planning**

\_\_\_\_\_

☐ ☐ **Engineering**

\_\_\_\_\_

☐ ☐ **Public Safety (Police/Fire)**

\_\_\_\_\_

☐ ☐ **Parks and Recreation**

\_\_\_\_\_

☐ ☐ **Approved by CCBB**

\_\_\_\_\_

☐ ☐ **Approved by City Commission**

\_\_\_\_\_

\_\_\_\_\_

**Y   N**

☐ ☐ **Building**

\_\_\_\_\_

☐ ☐ **Other**

\_\_\_\_\_

**Site location:**

\_\_\_\_\_

**From:** JAMES KAYE ALPHA 6 CORP. alphajamesalpha@gmail.com  
**Subject:** Daxton interpretation  
**Date:** July 1, 2023 at 9:05 AM  
**To:** Ryan Zemmin ryan@mfoinvest.com



#### The Daxton Art

This piece will be created here at my studio in Detroit. I will only be using suppliers and materials from Detroit.

The underlying concept of this piece is growth. My work develops on its own. When the materials are applied, they inform the next step and direction of the piece. The work creates itself through me.

Being an outdoor piece will allow it to weather and change as the months pass. This is the growth that I am interested in. My work needs to be allowed to rust, dull, and chip for it to be complete. This piece will not be understood at one glance. The process of layer upon layer with bright colors, patterns, and different materials will draw the viewer in. Sunshine will also play a big part of the work. The area in the alley gets different angles of light depending on the time of day. At every angle the light will create shadows by playing off of the dimensional aspects of the piece. The shadows created throughout the day will change the work completely. This will allow the viewer to watch the piece grow and change, and return to a new piece at each visit.

## **James Kaye Bio**

Born and raised in Detroit Michigan, James Kaye has spent a lifetime honing his skills in a variety of disciplines and mediums of artistic expression. Ever curious, he is constantly adding and perfecting new techniques in order to add depth to, and break barriers of his work.

Using intuition as a guiding light and careful planning as a guiding principle, James Kaye's purpose for creation is the relentless pursuit of the balance between divine inspired creativity and the analytical human mind, the epicenter of this practice is the human connection and expression of mind and soul.

James Kaye began crafting at age 8, an inquisitive and insatiable mind constantly pushes James to seek mastery of an array of tools, technique, and disciplines. From sculpting, painting, drawing, engineering, woodworking, and metal shaping, James is a King of All Trades. The concept behind his work is the pursuit of connecting intuition with well-planned design, the inkling of which is the creative spark experienced by James comes from a layer deep in his soul, expressed through the prism of his mind. James' creative process can only be accessed by letting go.



## MEMORANDUM

Planning Division

**DATE:** August 16, 2023  
**TO:** Historic District Commission Members  
**FROM:** Nicholas Dupuis, Planning Director  
**SUBJECT:** 138 W. Maple – Blakeslee Building – Revised Design Review

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**Zoning:** B4 (Business-Residential) & D4 (Downtown Overlay)  
**Existing Use:** One-Story Commercial Building

### History

The small one-story brick store was built by Frank Blakeslee in 1880. Mr. Blakeslee was a general merchant. Later, Irwin Smith's meat market occupied the premises. Though modest, this is one of the oldest commercial buildings in Downtown Birmingham.

### Introduction

A revised Design Review application has been submitted for façade renovations and paint. The current proposals are not associated with a new tenant – the property was recently acquired by a new ownership entity who is looking to make improvements to the space to increase the leasing potential for the building, predominantly through improved access.

### Proposal

The major facet of the revised Design Review application remains the total replacement/reworking of the existing storefront. Currently, the storefront contains a central double door, with two large windows on either side. The proposed storefront relocates the door to the east side of the storefront, and will introduce a new ramp and railing. The rest of the proposed storefront will contain a storefront window system, new recessed lighting, and paint (Sherwin Williams "Tricorn Black" and Sherman Williams "White Duck").

Due to the buildings location within the Downtown Overlay, the applicant is required to adhere to certain Architectural Standards, including the following:

1. At least 90% of the exterior finish material on all facades that face a street shall be limited to the following: glass, brick, cut stone, cast stone, coarsely textured stucco, or wood. Dryvit or E.F.I.S is prohibited.
2. The primary colors of building exteriors shall be compatible with the colors of adjacent buildings and in character with the surrounding area, although the trim may be of a contrasting color.
3. Storefronts shall be directly accessible from public sidewalks. Each storefront must have transparent areas, equal to 70% of its portion of the facade, between one and eight feet from the ground. The wood or metal armature (structural elements to support canopies or signage) of such storefronts shall be painted or powder-coated.
4. Storefronts shall have mullion systems, with doorways and signage integrally designed. Mullion systems shall be painted, powder-coated, or stained.
5. Facade openings, including porches, windows, and colonnades, shall be vertical in proportion.

In reviewing the site/design plans submitted, the applicant appears to generally meet the standards of the Downtown Overlay.

### **Signage**

The site/design plans submitted contain references to future tenant signage, but appear to be for demonstration purposes only. Any new sign will require approval from the Planning Division, and will require the applicant to submit all required permit applications. **There are no new signs approved as a part of the Design Review application submitted.**

### **Lighting**

The applicant is proposing new recessed lighting underneath the existing soffit. The applicant has provided details on that show 3 fixtures with low lumen output that are full cutoff. The Planning Division did not seek a photometric plan pursuant to Article 4, Section 4.21 (C).

### **Design Review Standards and Guidelines**

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 as set forth in 36 C.F.R. part 67. Design review standards and guidelines that address special design characteristics of historic districts administered by the commission may be followed if they are equivalent in guidance to the secretary of interior's standards and guidelines and are established or approved by the state historic preservation office of the Michigan Historical Center. The U.S. Secretary of the Interior Standards for Rehabilitation ("SOI Standards") are provided in full at the end of this report.

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

1. The historic or architectural value and significance of the resource and its relationship to the historic value of the surrounding area.
2. The relationship of any architectural features of the resource to the rest of the resource and to the surrounding area.
3. The general compatibility of the design, arrangement, texture, and materials proposed to be used.
4. Other factors, such as aesthetic value, that the commission finds relevant.
5. Whether the applicant has certified in the application that the property where work will be undertaken has, or will have before the proposed project completion date, a fire alarm system or a smoke alarm complying with the requirements of the Stille-DeRossett-Hale single state construction code act, 1972 PA 230, MCL 125.1501 to 125.1531.

### **Recommendation**

The Michigan State Historic Preservation Office defines rehabilitation as the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values.

Considering the above, the proposed revised exterior renovations, as proposed by the applicant, generally meet the Secretary of the Interior Standards for Rehabilitation numbers 1, 5, 9 and 10. Standard number 2, however, should still be discussed. The following analysis breaks down the proposal through the lens of each standard above:

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.*

This building has historically been a retail storefront. The proposed alterations do not affect the historic purpose or use-type of the building at this time.

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.*

The proposed renovations raise several questions regarding the historic character of the building. When it comes to the storefront system, it is clear based on historical photographs that the existing conditions were not original. Historically, a recessed entryway for the building appears to have been on the northern side of the building with the remaining storefront flush with the façade, as was typical of that era. The removal of the current storefront does not pose any issues in terms of character retention or the removal of historic materials. What should be discussed, though, is the relocation of the entry door to the south and the storefront to remain recessed, which does not match the historic character of the property.

As a part of the renovations, the applicant is now proposing to keep the wood column features that were installed on the brick portions of the storefront on the north and south. These features do not appear to be original, but do appear to have been a part of the building façade for at least 40 years, if not longer.

Finally, the addition of the black paint across the entire building and its facades had previously raised concerns about the alteration of the historic character of the property. The applicant has now proposed a differentiation of the soffit area with a lighter paint color, with the remainder of the building to be painted black. This change helps break up the façade visually, and appears to bring back and highlight a historic feature of the building in the soffit.

5. *Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.*

Because this is a relatively simple, one-story commercial building, there are not many distinctive features of note. The soffit, which has been heavily modified over the years, could be considered distinctive, but it not proposed to change significantly at this time.

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.*

The applicant does not appear to be proposing to remove any historic materials. The majority of the storefront appears to have been modified and are not original or historic. Special consideration would ordinarily be given to paint on historic brick; however the existing brick has been painted over multiple times. It would be more damaging to remove the existing paint than it would be to add new paint.

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.*

Each of the proposals offered in the site/design plans submitted could be removed without damaging the essential form and integrity of the historic property and its environment.

Based on the review above, the Planning Division recommends that the Historic District Commission consider **APPROVAL** of the Design Review application for 138 W. Maple – Blakeslee Building. The Planning Division feels as though the proposed work will meet the Secretary of the Interior Standards for Rehabilitation numbers 1, 2, 5, 9 and 10.

**Wording for Motions**

I move that the Commission **APPROVE** the Design Review application and issue a Certificate of Appropriateness for 138 W. Maple – Blakeslee Building. The proposed work meet the Secretary of the Interior Standards for Rehabilitation numbers \_\_\_\_\_.

**OR**

I move that the Commission **POSTPONE** the Design Review application and the issuance of a Certificate of Appropriateness for 138 W. Maple – Blakeslee Building – for the following reason(s):

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_

**OR**

I move that the Commission **DENY** the Design Review application for 138 W. Maple – Blakeslee Building. 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**

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.

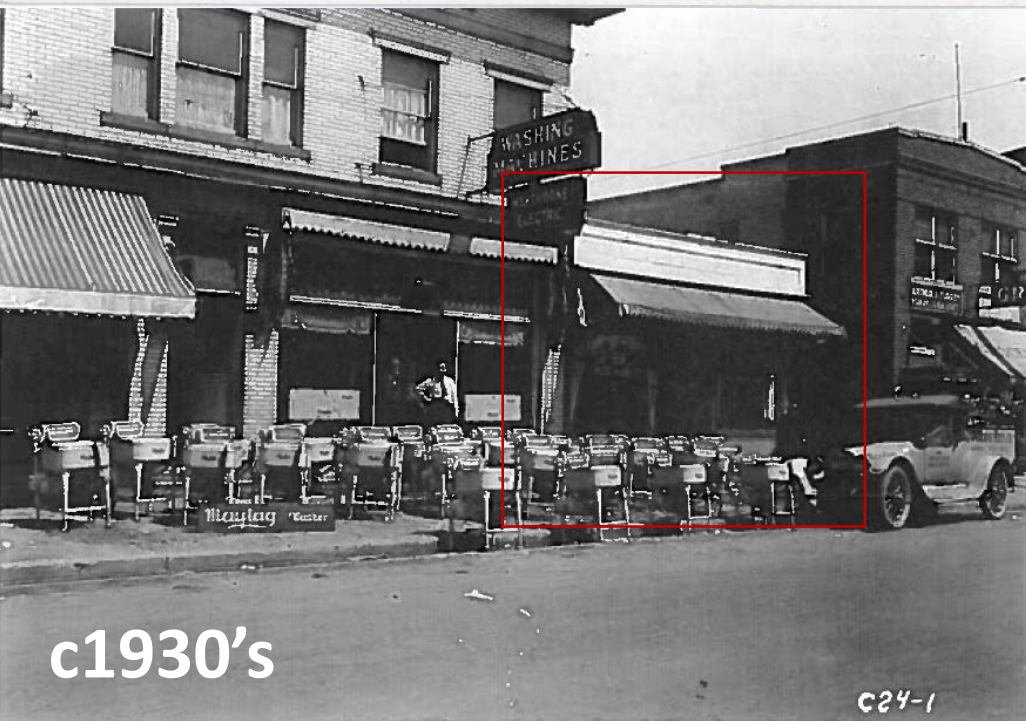


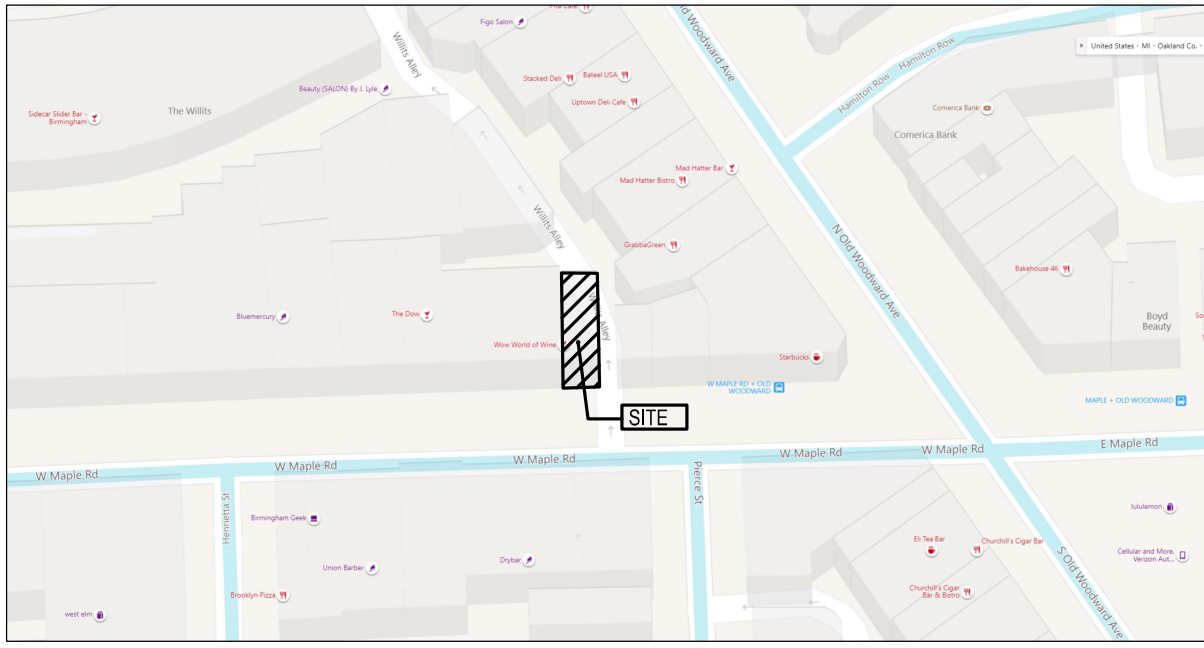
FOR LEASE  
DAVID MULLER  
647-7600

KL

Allen Edmonds

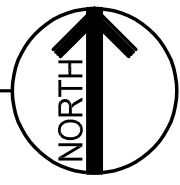
122





## LOCATION MAP

SCALE: N.T.S.



### CODE COMPLIANCE

2015 MICHIGAN REHABILITATION CODE FOR EXISTING BUILDINGS, LEVEL 1 ALTERATION (PER MBC 2015, SECTION 101.4.7)  
2017 NATIONAL ELECTRICAL CODE (NEC 2017 W/ PART 8 AMENDMENTS)  
2015 MICHIGAN UNIFORM ENERGY CODE (CHAPTER 5 & PART 10 A RULES (ASHRAE 90.1.2013))  
2015 MICHIGAN MECHANICAL CODE (2015 IMC AS AMENDED)  
2018 MICHIGAN PLUMBING CODE MPC 2018  
2015 INTERNATIONAL FUEL GAS CODE, IFGC 2015  
ACCESSIBILITY: MICHIGAN BARRIER FREE DESIGN LAW, P.A. 1986 AS AMENDED AND THE 2009 ICC/ANSI 117.1 STANDARD AS REFERENCED FROM CHAPTER 11 OF THE 2015 M.B.C.  
2013 NFPA FIRE SUPPRESSION  
2013 NFPA 72 FIRE ALARM  
2018 NFPA FIRE CODE  
2018 NFPA 101 LIFE SAFETY CODE

CONSTRUCTION TYPE: V8  
USE GROUP: B / M  
FIRE PROTECTION: NO  
BUILDING AREA: 1,251 S.F.



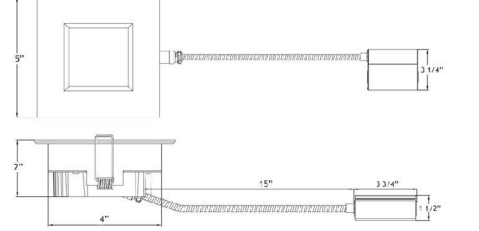
Type IC, Air-Tight, Wet & Plenum

**DESCRIPTION**  
4\"/>

**FEATURES & BENEFITS**  
2\"/>

**MOUNTING**  
Cut Hole in Ceiling And Snap Fixture in Opening With Attached Spring Clips. Ceiling Clearance Required: 2\"/>

**DIMENSIONS:** ID 4\"/>



120V TRIAC Dimmable Driver Included



Optional 120V-347V Driver 0-10V Dimmable



Order Separately as model # LL-LD1535TR

| LL4SR | CCT  | Trim Finish |
|-------|------|-------------|
| 2700K | -xxK | -xx         |
| 3000K | 30K  | WH          |
| 4000K | 40K  | BLK         |

DTW 30K-18K 3018K Dim to Warm 3000K to 1800K

### LL4SR 4\"/>

Project: \_\_\_\_\_  
Location: \_\_\_\_\_  
Model #: \_\_\_\_\_ City: \_\_\_\_\_  
Notes: \_\_\_\_\_

| SPECIFICATION              |                                             |
|----------------------------|---------------------------------------------|
| Applications               | Recessed Ceiling Mount                      |
| Energy Used                | 14.5 W                                      |
| Color Temperature (K)      | 2700   3000   4000   Dim to Warm 3000-1800K |
| Light Output (lm)          | 950   1000   1020   900                     |
| Halogen Equivalent         | 90 W                                        |
| Beam Angle                 | 90°                                         |
| CR                         | 90+                                         |
| Default Driver Input       | 120V AC Triac Dimmable                      |
| Optional Driver Input      | 120V-347V AC 0-10V Dimmable                 |
| Junction Box Wire Capacity | Max 5 No 12 AWG or 8 No 14 AWG              |
| Power Factor               | 0.98                                        |
| Approved Location          | Insulated Ceilings, Open Plenum, Wet        |
| IP Rating                  | IP 54                                       |
| Air Tight                  | Yes                                         |
| Ambient Temperature        | -40°F (-40°C) to +104°F (+40°C)             |
| Projected Life             | 70% Light Output at 50,000 Hours            |
| Certification              | cULus, Energy Star (except DTW)             |
| Warranty                   | 10 Year Residential / 5 Year Commercial     |

### AVAILABLE TRIMS



White

Black

ACCESSORIES

Armored Low Voltage Extension FT6 / CMP rated

30ft model # MEC10

13\"/>

13\"/>

26\"/>

Flanged Plate with Hanger Bars model # FRP4

COMPLIANCE

UL LISTED E47890

Energy Star

RoHS

Type IC Air-Tight Open Plenum

Lotus LED Lights USA

250 H Street # 301, Blaine WA 98230 tel 360-200-5500

Hainesport NJ, Naples FL, Dallas TX, Vancouver WA

mailing addresses

warehouses

702 Chester Rd, Delta BC V3M 6J1 tel 604-538-3090

Delta BC & Mississauga ON

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**AGENDA**  
**BIRMINGHAM HISTORIC DISTRICT COMMISSION**  
**WEDNESDAY – SEPTEMBER 6, 2023**  
**BIRMINGHAM CITY HALL, 151 MARTIN STREET, COMMISSION ROOM 205, BIRMINGHAM, MI\***  
**\*\*\*\*\* 7:00 PM\*\*\*\*\***

The City recommends members of the public wear a mask if they have been exposed to COVID-19 or have a respiratory illness. City staff, City Commission and all board and committee members must wear a mask if they have been exposed to COVID-19 or actively have a respiratory illness. The City continues to provide KN-95 respirators and triple layered masks for attendees.

- 1) Roll Call**
- 2) Approval of the HDC Minutes of [August 16, 2023](#)**
- 3) Courtesy Review**
- 4) Historic Design Review**
- 5) Sign Review**
- 6) Study Session**
  - A. [Historic Preservation Master Plan](#)**
- 7) Miscellaneous Business and Communication**
  - A. Pre-Application Discussions**
  - B. Draft Agenda**
    - 1. [September 20, 2023](#)**
  - C. Staff Reports**
    - 1. [Administrative Sign Approvals](#)**
    - 2. [Administrative Approvals](#)**
    - 3. [Demolitions](#)**
    - 4. [Action List 2023](#)**
- 8) Adjournment**

\*Please note that board meetings will be conducted in person once again. Members of the public can attend in person at Birmingham City Hall, 151 Martin St., or may attend virtually at:

**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

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 Action List –2023**

| <b>Historic District Commission</b>                                   | <b>Quarter Goals</b>               | <b>In Progress</b>                  | <b>Complete</b>                     |
|-----------------------------------------------------------------------|------------------------------------|-------------------------------------|-------------------------------------|
| Historic Design Guidelines Project                                    | 1 <sup>st</sup> (January-March)    | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| Schedule Training Sessions for HDC and Community                      | 1 <sup>st</sup> (January-March)    | <input type="checkbox"/>            | <input type="checkbox"/>            |
| Historic Plaque for Community House, Parks & Wooster, & Ford Building | 2 <sup>nd</sup> (April-June)       | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| Bates St. Historic District Signage                                   | 2 <sup>nd</sup> (April-June)       | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| Develop Resources for the Michigan Historic Preservation Tax Credit   | 3 <sup>rd</sup> (July-September)   | <input type="checkbox"/>            | <input type="checkbox"/>            |
| First Draft – Historic Preservation Master Plan                       | 4 <sup>th</sup> (October-December) | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |