

**AGENDA**  
**BIRMINGHAM HISTORIC DISTRICT COMMISSION**  
**MUNICIPAL BUILDING-COMMISSION ROOM-151 MARTIN STREET**  
**WEDNESDAY – November 15, 2017, 2017**  
**\*\*\*\*\*7:00 PM\*\*\*\*\***

- 1) **Roll Call**
- 2) **Approval of the HDC Minutes of October 18, 2017**
- 3) **Historic Design Review**
  - **210 S. Old Woodward - Vinoteca**
- 4) **Study Session**
- 5) **Miscellaneous Business and Communication**
  - A. Staff Reports
    - **Administrative Approvals**
    - **Violation Notices**
    - **Demolition Applications**
  - B. Communications
    - **Commissioners Comments**

**6) Adjournment**

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

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

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

**BIRMINGHAM HISTORIC DISTRICT COMMISSION  
MINUTES OF OCTOBER 18, 2017**

Municipal Building Commission Room  
151 Martin, Birmingham, Michigan

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Minutes of the regular meeting of the Historic District Commission ("HDC") held Wednesday, October 18, 2017. Chairman John Henke called the meeting to order at 7 p.m.

**Present:** Chairman John Henke; Board Members Doug Burley, Thomas Trapnell, Michael Willoughby; Alternate Board Member

**Absent:** Board Members Keith Deyer, Natalia Dukas; Alternate Board Members Adam Charles, Dulce Fuller; Student Representatives Josh Chapnick, Griffin Pfaff

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

**10-48-17**

**APPROVAL OF MINUTES  
HDC Minutes of September 13, 2017**

**Motion by Mr. Willoughby  
Seconded by Mr. Trapnell to approve the HDC Minutes of September 13, 2017 as presented.**

**Motion carried, 4-0.**

**VOICE VOTE**

Yeas: Willoughby, Trapnell, Burley, Henke

Nays: None

Absent: Deyer, Dukas

The Chairman noted that only four of six board members were present this evening and four affirmative votes are needed to pass a motion. He offered the applicant the opportunity to adjourn their hearing to the next HDC meeting when a more full board might be present. The applicant wished to go forward.

**10-49-17**

**HISTORIC DESIGN REVIEW  
460 W. Maple Rd.  
Chatfield-Campbell House**

Zoning: R-6 Multiple-Family Residential

History: Mr. Baka noted the Chatfield-Campbell House is significant because it is one of the oldest remaining houses in Birmingham. The original house was constructed in 1865, and in 1885, part of the roof was raised to add the second story. In 1928, a brick addition designed by Wallace Frost, and constructed by Scott Hersey, was added to the rear of the house. The notoriety of Wallace Frost added to the significant history of the house. Members of the same family lived in the house from 1887 to 2007. The house was purchased by Eric Charles Designs in 2009 for use as an interior design studio.

The building received Historic Design Review approval at the October 7, 2009, the November 17, 2010, July 20, 2011, and February 6, 2013 HDC meetings. The applicant was granted a variance by the Board of Zoning Appeals ("BZA") in 2009 and renewed in 2010 to permit an office use for the structure.

Proposal: On September 13, 2017 the HDC held a special meeting to review revisions to the approved plan that include fencing, two gates, and landscaping. The proposal also included the location of a new AC unit on the east side of the garage. Due to a conflict of interest for one of the commissioners, the AC unit was not reviewed at that time. Accordingly, they are now returning to the HDC for review of the AC unit.

HDC comments from the meeting of September 13, 2017: Mr. Willoughby announced this commission's purpose is to keep the integrity of historic structures in their community intact. So, in his opinion, the further the AC unit is away from the building, the better. Given the fact it is behind a transformer it will not be seen and that seems like the smartest place to put it. Therefore, he encouraged the members of the BZA to grant the variance.

Mr. Eric Jirgens, the property owner, explained they had previously received variances for two AC units that sit on the west side of the main residence. This unit would service the barn only. Chairman Henke said he has no issues with the placement of this unit. All the HDC can do is build a record to send forward to the BZA for them to deal with.

Mr. Willoughby indicated he does a lot of work with Mr. Seboldt's company and they do not do landscaping. Therefore he does not see that Mr. Charles would have a conflict of interest with the landscape. Mr. Charles said he is comfortable with that.

Mr. Michael Dul, Landscape Architect, passed out a colored diagram to the commission members and went on to describe his extensive proposal. They are even planting on the adjacent property with the owner's permission, and they are very happy to cooperate with the planting. They are trying to make this

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condensed site very elegant and fitting. The garden will be maintained in a low key manner as a showpiece for the design studio. The proposed lantern in the front yard is pretty much a duplicate of the historic fixture, as is the panel sign that will hang from the post. They hope to place the utilities all in one area. Along the right-of-way low-grow sumac will be planted which is durable and has great fall color.

Mr. Charles inquired about what will be done to keep the pleached Linden trees from infringing into the very constricted alleyway. Mr. Dul said they are a canopy street tree and will be a great ceiling for the alley. He didn't think there would be a problem.

It was noted that the fencing material color will need to be submitted for administrative approval.

**Motion by Mr. Willoughby  
Seconded by Mr. Trapnell to approve the landscape plan for 460 W. Maple Rd. in its entirety as submitted.**

There were no comments from the public on the motion.

**Motion carried, 4-0.**

VOICE VOTE

Yeas: Willoughby, Trapnell, Charles, Henke

Nays: None

Absent: Deyer, Weisberg, Dukas

This evening the applicant is seeking approval for the installation of a ground mounted AC unit 0 ft. from the east lot line. However, the Zoning Ordinance requires a 3 ft. side setback for any structure. ***If approved in concept by the HDC, the applicant will be required to obtain a variance from the BZA to allow the installation of the AC unit within the required side open space.***

Mr. Willoughby recalled his statement from last month that from a historic perspective the further the air conditioning system gets away from the historic building the better. The fact that it is stuck behind a transformer and a dumpster is even better yet.

**Motion by Mr. Willoughby  
Seconded by Mr. Burley to approve the location of the AC unit right where they have it and recommend to the BZA that they grant the variance for 460 W. Maple Rd.**

There were no comments from the public on the motion at 7:12 p.m.



**Motion carried, 4-0.**

**VOICE VOTE**

Yeas: Willoughby, Burley, Henke, Trapnell

Nays: None

Absent: Deyer, Dukas

**10-50-17**

**MISCELLANEOUS BUSINESS AND COMMUNICATIONS**

**A. Staff Reports**

-- Administrative Approvals

- 142 S. Old Woodward Ave. - Production and installation of PVC lettering, gold paint on doorway entrance hangover, front, east facing. Sign to read "ROCOCO."

-- Violation Notices (none)

-- Demolition Applications

- 1544 Holland
- 1239 Holland
- 2351 Yorkshire
- 574 Westchester Way
- 893 Hazel
- 2216 Manchester

**B. Communications**

-- Commissioners' Comments

Chairman Henke said he was at the BZA hearing with respect to 539 S. Bates, a historic house on the east side of Bates, the first house south of Brown. Due to DTE issues with respect to setbacks, the City Commission directed City Manager Joe Valentine and Building Official Bruce Johnson to administratively approve a re-do of the plan that completely moved the house. HDC input was not requested, nor was it noted.

Chairman Henke expressed his concern about the BZA meeting and the need to correct the record that was placed before them that the HDC had approved the changes.

Chairman Henke indicated he is disappointed and dismayed that the changes to 539 S. Bates were approved without any input from the HDC. The explanation he was given was that this was a unique situation that did not involve HDC input.

The variance request was for a 9 ft. variance to the south side of the structure as a practical difficulty. The entire addition would be moved 7.5 ft. to the south.

Chairman Henke stated that the BZA has asked this board for input on other items. However, on this they not want him to speak just to correct the record. He said that the BZA believed there is an Attorney General opinion that says he cannot speak. However, that Attorney General opinion is that he cannot act as an advocate on behalf of a petitioner before them. It does not say that he cannot correct the record, which is what he intended to do. Building Official Johnson attempted to correct the record and did a decent job, but did not get the entire record of what the HDC had done.

Neither HDC minutes nor the write-ups from the Planning Division recommendations were submitted to the BZA for the variance hearing.

Again, Chairman Henke said he is dismayed and disappointed that the HDC is asked as appointees to do a job to protect historic resources and then in what is deemed a unique situation; they are told it doesn't matter. He was extremely disappointed that Board of Zoning Appeals had no deference to this board.

**10-51-17**

## **ADJOURNMENT**

No further business being evident, the commissioners motioned to adjourn the meeting at 7:17 p.m.

Matthew Baka  
Sr. Planner



## MEMORANDUM

Planning Division

**DATE:** November 9, 2017

**TO:** Historic District Commission

**FROM:** Matthew Baka, Senior Planner

**SUBJECT:** Historic Sign & Design Review – 210 S. Old Woodward – Vinoteca

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**Zoning:** B-4, Business-Residential

**Existing Use:** Restaurant

### Proposal

The applicant is on the process of amending their Special Land Use Permit with the City in order to changes the name of the establishment from "The Bird and the Bread" to "Vinoteca". The tenant space is located in a two-story, multi-tenant non-contributing building in the CBD Historic District. The applicant proposes to install a new wall sign above the main entranceway to the restaurant and new awnings along the front elevation of the building. The sign is proposed to be suspended between the two existing columns in line with the existing sign band. The applicant is also proposing to enclose the existing outdoor dining space with eisen-glass.

The applicant appeared before the Planning Board on November 8, 2017. The Planning Board recommended approval of the proposal with the condition that the proposed eisen-glass enclosure be removed. The applicant is now requesting approval from the Historic District Commission before moving on for final approval from the City Commission.

### Existing Signage

There are currently four other tenants with approved signage for the building, Chase Bank, Rivage Day Spa, K&W Domain, and Ahmet Karaca MD. Their signage totals are as follows:

Chase Bank	48.36 SF
Rivage Day Spa	21.8 SF
K&W Domain:	15 SF
Ahmet Karaca MD:	12 SF
<b>Total:</b>	<b>97.16</b>

### Signage

The applicant proposes to replace the existing signage by installing a new wall sign above the main entranceway to the restaurant and by adding lettering to the new proposed awnings. The total linear building frontage is 130' 5" permitting 130.5 square feet of sign area. The wall sign measures 1' 6" in height by 8' 7.75" in width for a total of 13 square feet, while the logo sign measures 2' 9.5" in height by 2' 9.5" in width for a total of 7.8 square feet. The wall sign and the logo sign total 20.8 square feet.

The applicant is also proposing to install two new awnings with signage along the building frontage. The two awnings are constructed of fabricated aluminum tubing with Sunbrella black fabric non-illuminated skins. They have 3.88 inch applied white vinyl text in the 9 inch valences. The awnings are 3' x 10'10", and project 2 feet from the building façade. Each valance is 8.125 square feet total, while the proposed valance signage text totals 2.61 square feet for each awning, satisfying the Sign Ordinance requirement of no more than 33% of the valance area in Section 1.05(B), Table B. This proposal would bring the total signage for the building to 123.2 sq. ft. *In accordance with Article 1.0, section 1.04 (B) of the Birmingham Sign Ordinance, Combined Sign Area - For all buildings, including multi-tenant office or retail buildings, the combined area of all types of signs shall not exceed 1 square foot (1.5 square feet for addresses on Woodward Avenue) for each linear foot of principal building frontage.* **The proposal meets this requirement.** The wall sign is proposed to be mounted more than 8' 6" above grade. The projecting sign is proposed to be mounted 6" off the face of the column and 8.5' above grade as required by the sign ordinance. *In accordance with Article 1.0, Table B of the Birmingham Sign Ordinance - Wall signs that project more than 3 inches from the building facade shall not be attached to the outer wall at a height of less than 8 feet above a public sidewalk and at a height of less than 15 feet above public driveways, alleys and thoroughfares.* **The proposal meets this requirement.**

The proposed wall sign background will be constructed of fabricated aluminum painted black. The letters will be ¾" push-thru acrylic dimensional letters reading "Vinoteca" with silver metallic faces. The entire sign will be mounted to wall plates attached with expansion bolts aligned to the mortar and will span the distance between the two columns that flank the front entrance to the establishment.

### **Illumination**

The wall sign is proposed to be halo lit with internal white LED lights with a burgundy filter.

### **Design**

The applicant is proposing to enclose the existing outdoor dining area with Eisen-glass plastic similar to what is currently used at Market, Social Kitchen, and Café Via. The Eisen-glass is proposed to be attached to a wooden frame constructed out of 2 x 6 framing and clad with plywood that would be painted flat black. There would be 2" of continuous reveal on the top and sides. A 3'x7' wood door with clear plex is proposed on the north elevation with egress only that does not swing into the pedestrian entryway. No changes to the outdoor seating layout is proposed, the applicant is maintaining the same amount of tables and chairs as previously approved.

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

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

- (1) The historic or architectural value and significance of the resource and its relationship to the historic value of the surrounding area.
- (2) The relationship of any architectural features of the resource to the rest of the resource and to the surrounding area.
- (3) The general compatibility of the design, arrangement, texture, and materials proposed to be used.
- (4) Other factors, such as aesthetic value, that the commission finds relevant.

## **RECOMMENDATION**

The Planning Division recommends that the Commission issue a Certificate of Approval for the Design and Sign review application for 210 S. Old Woodward:

The work will meet The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings, standard number 9, "New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, scale, and architectural features to protect the historic integrity of the property and its environment."

## **WORDING FOR MOTIONS**

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

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

I move that the Commission deny the historic \_\_\_\_\_application for \_\_\_\_\_. Because of \_\_\_\_\_ the work does not meet "The Secretary of the Interior's Standards for Rehabilitation" standard number\_\_\_\_\_.

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

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

- (1) A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
- (2) The historic character of a property shall be retained and preserved. The removal

of historic materials or alteration of features and spaces that characterize a property shall be avoided.

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

### **Notice To Proceed**

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

### **Choose from one of these conditions:**

- a) The resource constitutes hazard to the safety of the public or the structure's occupants.
- b) The resource is a deterrent to a major improvement program that will be of substantial benefit to the community and the applicant proposing the work has obtained all necessary planning and zoning approvals, financing, and environmental clearances.

- c) Retaining the resource will cause undue financial hardship to the owner when a governmental action, an act of God, or other events beyond the owner's control created the hardship, and all feasible alternatives to eliminate the financial hardship, which may include offering the resource for sale at its fair market value or moving the resource to a vacant site within the historic district have been attempted and exhausted by the owner.
- d) Retaining the resource is not in the best of the majority of the community.



**THE BIRD & THE BREAD**

EST. 2014

BIRMINGHAM, MICHIGAN

**Media Contact:**

Teresa Siavrakas

Social T Media

(249) 933-4988

Teresa@SocialTMedia.com

## Birmingham Restaurant, The Bird and The Bread, to Transition into Vinoteca

*The Jonna Family of Restaurants will uncork a new vision of the popular wine bar it originally brought to Royal Oak*

BIRMINGHAM, Mich., September 29, 2017 – The Jonna Family of Restaurants announces it will convert its Birmingham restaurant, The Bird and The Bread, into a restyled version of its original Vinoteca wine bar. The changeover is expected to be complete in early 2018. The Bird and The Bread and its adjoining special event banquet area, The ELM Room, will stay open throughout the process for dinner and weekend brunch, but lunch service will discontinue effective Monday, October 2. All events that are currently booked will not be interrupted.

Recent changes in a management agreement of the Vinoteca in Royal Oak, which the Jonna family opened in 2005 and converted to a Jolly Pumpkin in August 2017 by their partnership group, has enabled them to bring the full-service wine bar restaurant to Birmingham. The Jonnas also own and operate the award-winning Vinology Wine Bar and Restaurant in Ann Arbor, which opened in 2006.

“While The Bird and The Bread has been a wonderful experience, we are excited to refresh and breathe new life into Vinoteca after more than 12 successful years in Royal Oak,” says Kristin Jonna, owner of The Bird and The Bread. “We always envisioned it would be great for Birmingham and are thrilled to revitalize it there as we share our expertise and excitement of wine to educate and entertain our guests.”

The Birmingham location will modernize the original Vinoteca concept as it celebrates the artistry of wine and food while adding music in a swanky intimate environment. The new restaurant will feature a wine bar, a small plates menu and global cuisine along with a live musical emphasis on jazz and blues. The ELM Room will continue the ongoing entertainment it is known for with concerts, comedy shows, and singer/songwriter events.

The restaurant group is planning to submit to the city in the coming weeks.

During the conversion, The Bird and The Bread will serve dinner 5-10 p.m. Tuesday-Saturday and 5-9 p.m. Sunday, and brunch 10 a.m.-3 p.m. Saturday and Sunday.

The Bird & The Bread is located at 210 S. Old Woodward Avenue in downtown Birmingham.

For updates, more information and changeover celebration specials, please visit [Facebook/The Bird and The Bread](https://www.facebook.com/TheBirdandTheBread) or call 248-203-6600.

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


























### **The Jonna Family of Restaurants**

The Jonna Family has been in the food and wine business for over 40 years. John Jonna began his climb to professional renown in the 70s as co-founder of Merchant of Vino, Metro Detroit's forerunner in gourmet food and wine and seven-store chain. In 2004, he and his daughter Kristin Jonna created a wine bar full service restaurant concept and opened two locations in metro Detroit, Vinoteca Wine Bar in Royal Oak in 2005 and Vinology Wine Bar and Restaurant in Ann Arbor in 2006. In 2009, Vincent Jonna joined his father and sister to bring his financial expertise to the family restaurant operations. In 2011, Vincent and Kristin created a restaurant management company, Jonna Management Services, which provides full operational services, administrative and accounting support, marketing plans, and consulting services. In 2014, they opened The Bird and The Bread, a European comfort food inspired concept in downtown Birmingham. Together, the Jonna's continue the family traditions of excellence in customer service, product education, and innovative research to advance their restaurants as leaders in the industry.



# Vinoteca

## Legend

-  210 S Old Woodward Ave
-  Bank
-  Birmingham
-  Birmingham
-  Birmingham City Hall
-  Christian Science Reading Room
-  Clark Hill PLC
-  Cosi
-  DETROIT RIVER INTERNATIONAL WILDLIFE REFUGE
-  Feature 1
-  Feature 10
-  Feature 2
-  Feature 3
-  Feature 4
-  Feature 5
-  Feature 6
-  Feature 7
-  Feature 8
-  Feature 9
-  Frank's Shoe Service
-  Jax Kar Wash
-  Lewand Custom Homes
-  Lindamood-Bell Learning Processes
-  Powerhouse
-  Richard A Litt PC
-  Shades Optical
-  Uptown
-  Wells Fargo Advisors

210 S Old Woodward Ave

Google Earth

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200 ft





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MAP SATIN BLACK

MAP METALLIC SILVER



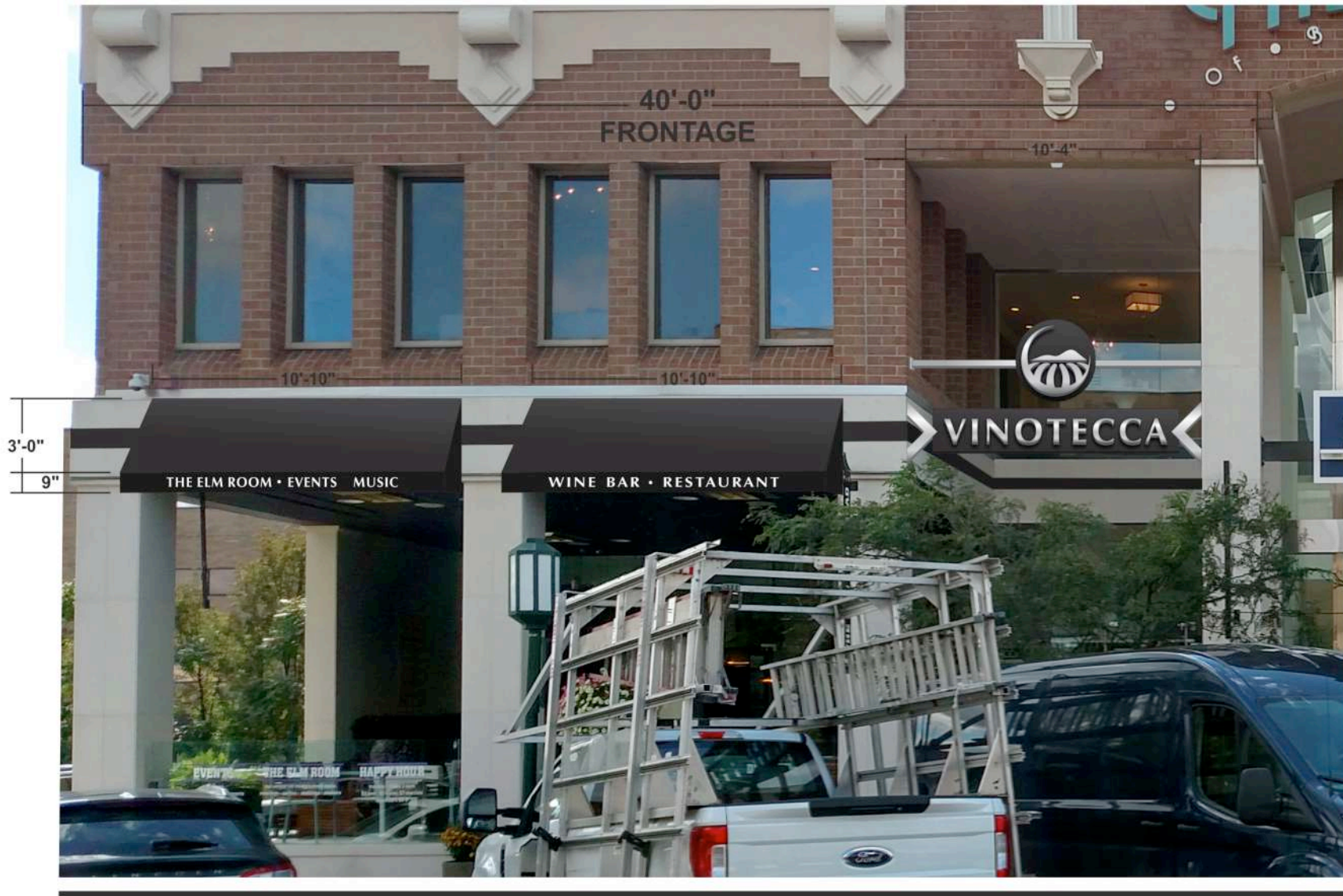
ALL ELECTRICAL SIGNS TO  
BEAR THIS MARK


Underwriters  
Laboratories, Inc.

-SUITABLE FOR WET LOCATIONS-  
IN ACCORDANCE WITH NEC 600

ELECTRIC SIGN  
CERTIFIED MANUFACTURER

# Proposed Signage Concept





SECTION 1  
7.8 SQFT

SECTION 2  
13 SQFT

2'-9 1/2"

2'-9 1/2"

1'-6"

8'-7 3/4"

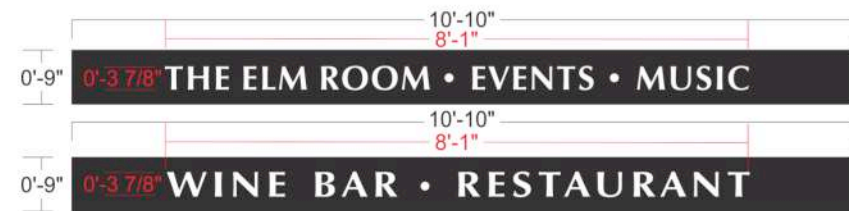
20.8 SQUARE FEET

SCALE 3/8" = 1'



NIGHT SIMULATION

NEW CUSTOM DIMENSIONAL HALO LIT WALL SIGN WITH ARCHITECTURAL ACCENT SUSPENSION BRACKETS. THE CABINET COMPONENTS ARE FABRICATED ALUMINUM 6" DEEP WITH WHITE LED LIGHTING THAT IS LET OUT OF THE 3/4" PUSH-THRU ACRYLIC LETTER SIDES. THE FACES ARE OPAQUE SILVER. THE LED LIGHT PASSES THROUGH A TRANSPARENT BURGUNDY FILM TO PRODUCE A COLOR SHIFT TOWARDS PURPLE/ RED. THE SIGN IS INSTALLED WITH WALL PLATES ATTACHED WITH EXPANSION BOLTS ALIGNED TO MORTAR JOINTS WHERE APPLICABLE. THE AWNINGS ARE FABRICATED ALUMINUM TUBE FRAMES WITH SUNBRELLA BLACK FABRIC NON-ILLUMINATED SKINS. THEY HAVE 3 7/8" APPLIED WHITE VINYL TEXT IN THE 9" VALANCES. AWNING PROJECTION IS 24" DEEP.



EACH VALANCE IS 8.125 SQFT  
33% OF 8.125 = 2.68 SQFT  
VALANCE TEXT IS 2.61 SQFT EACH

VALANCE DETAIL

SCALE 3/8" = 1'



EXISTING CONDITION

# OF SETS	1	RETURN DEPTH	6"	RACEWAY COLOR	N.A.	DESIGNER	S WILKIE
FACE COLOR	SEE ABOVE	TYPE OF INSTALL	WALL MOUNT	TRANSFORMER	N.A.	DATE	10/24/17
RETURN COLOR	TO MATCH	TYPE OF FACE	ALUMINUM / ACRYLIC	BALLAST	N.A.	JOB NO.	9758
RETAINER COLOR	N.A. (BLIND)	RACEWAY D.	H. L. N.A.	COMMENTS:		JOB NAME	VINOTECCA-9758-7
LED COLOR	WHITE	HOUSINGS	N.A.	SALESPERSON:	KEVIN SHORT	ADDRESS:	210 S. OLD WOODWARD BIRMINGHAM, MI

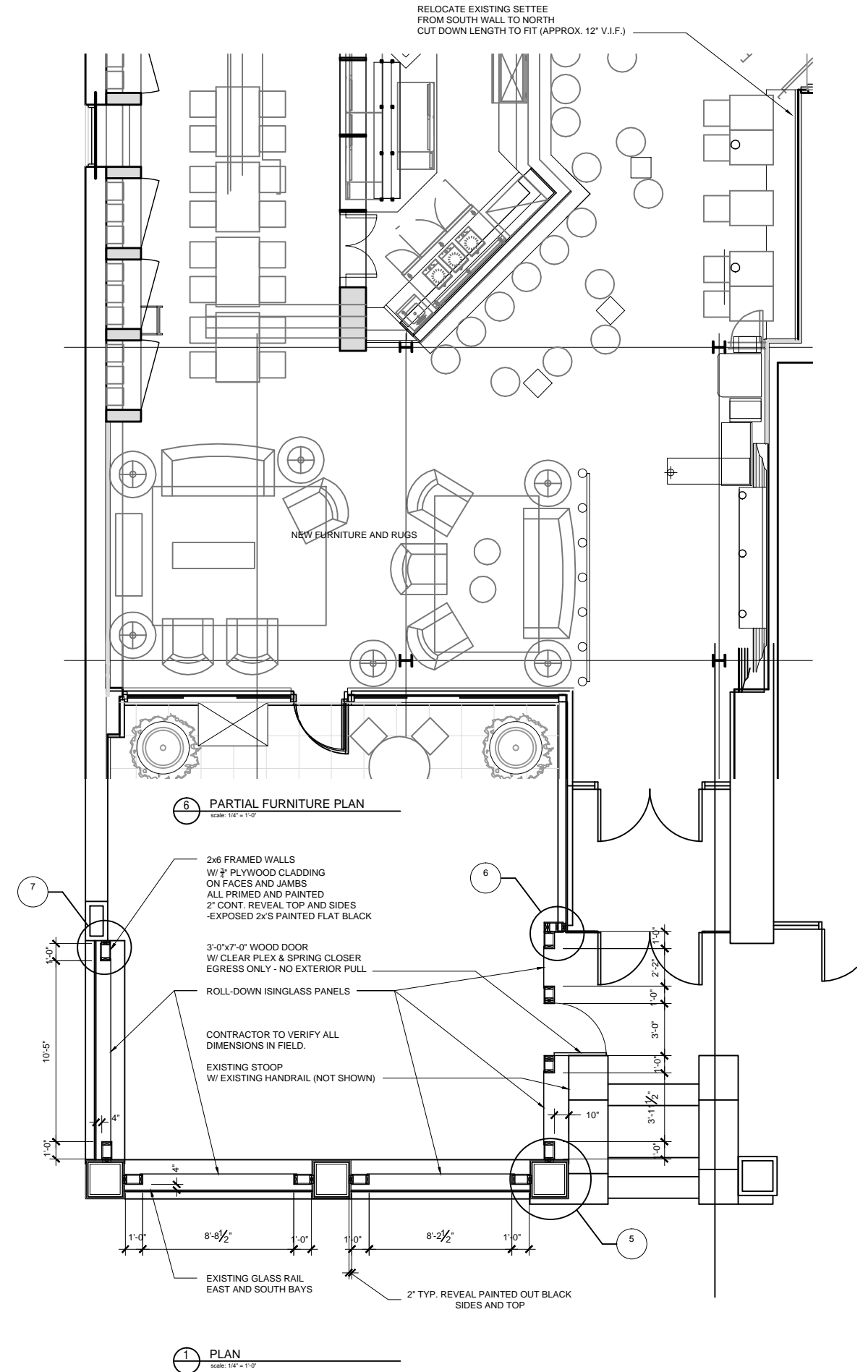
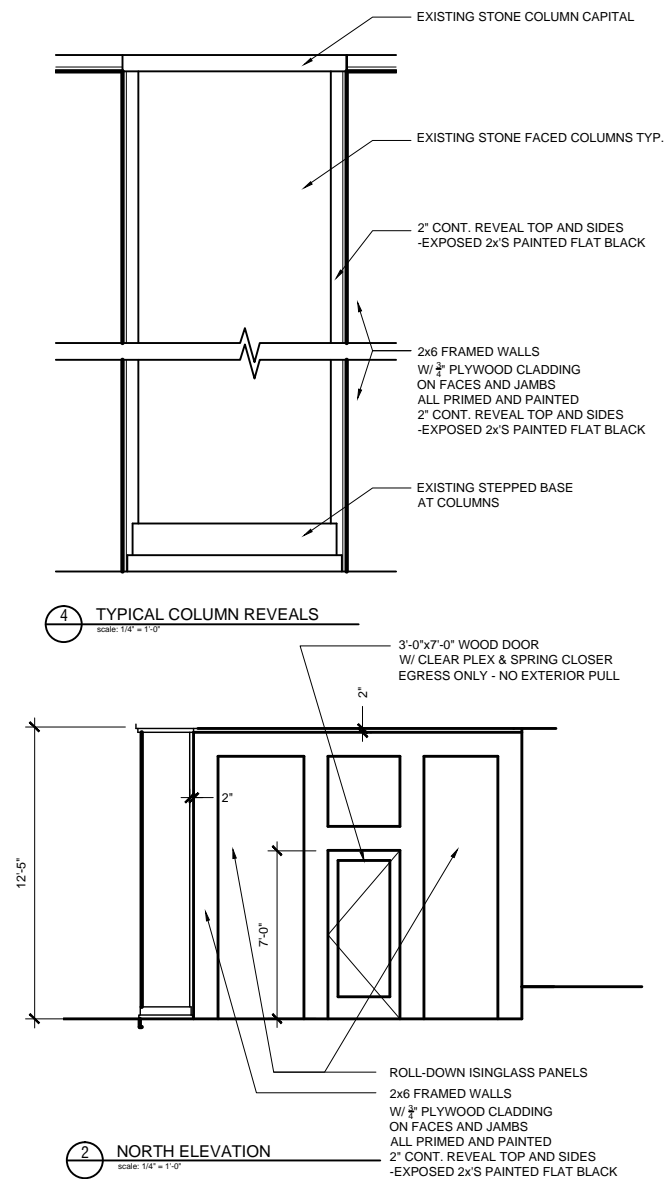
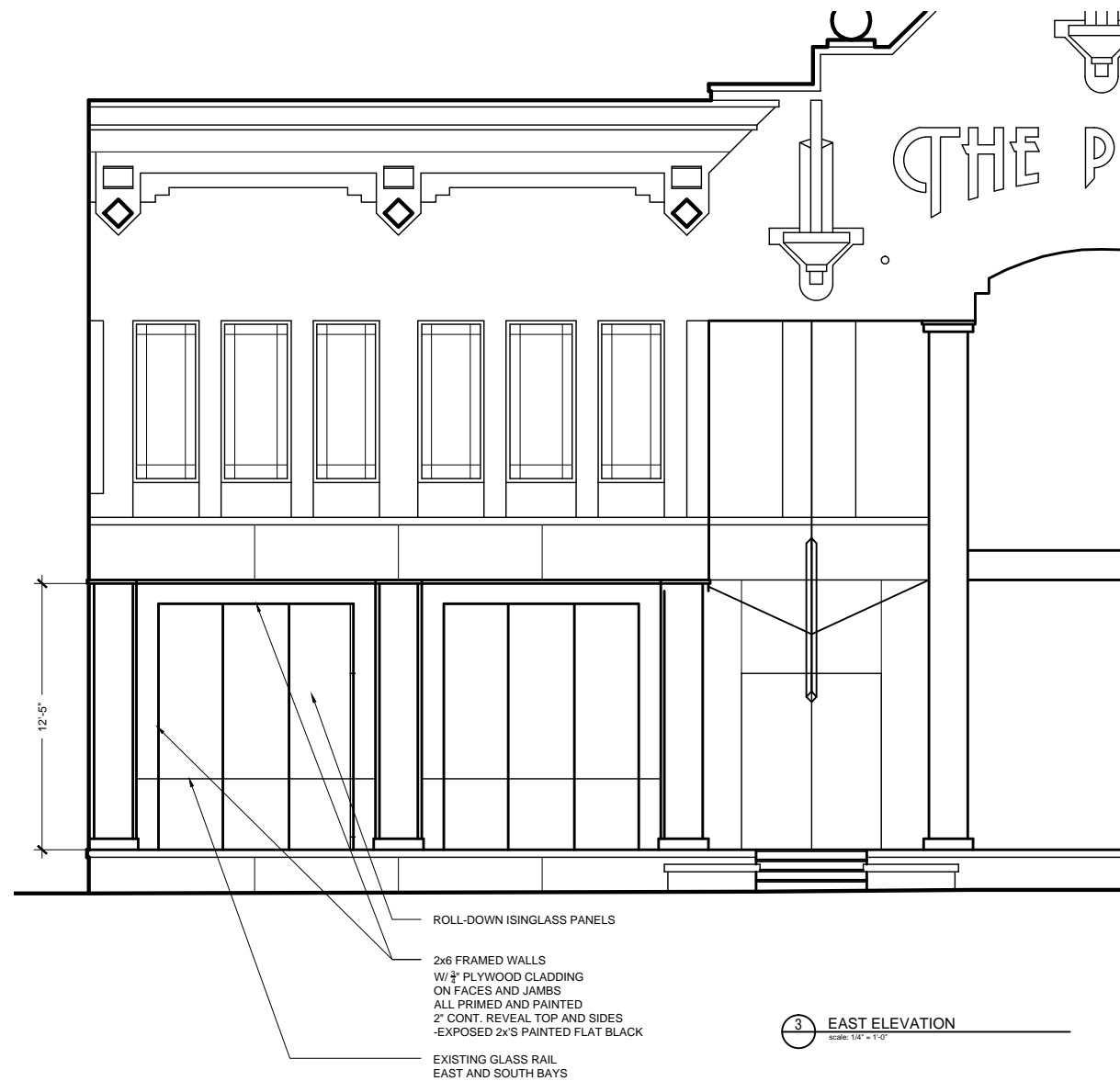
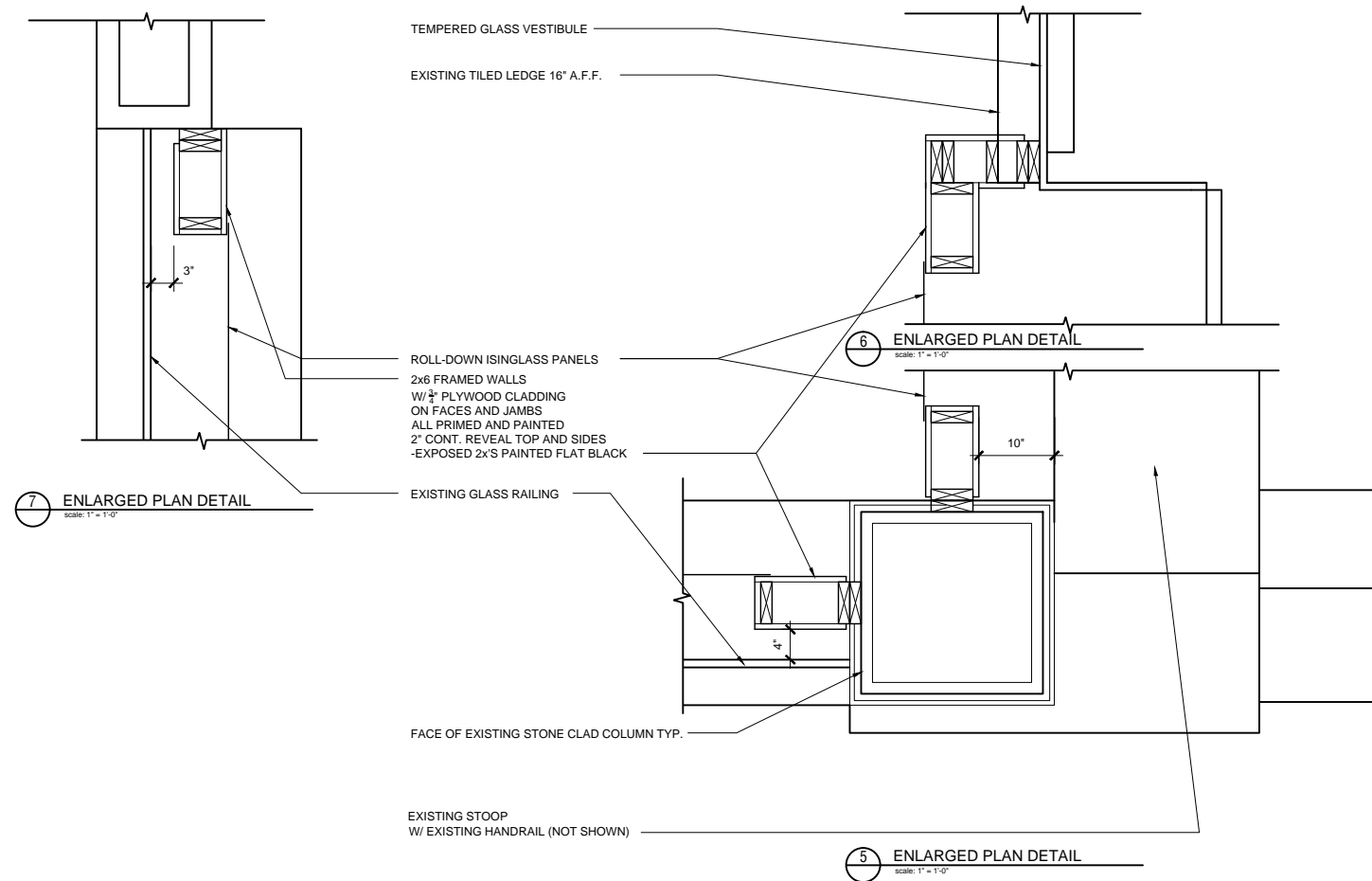
APPROVED BY: \_\_\_\_\_ DATE: \_\_\_\_\_

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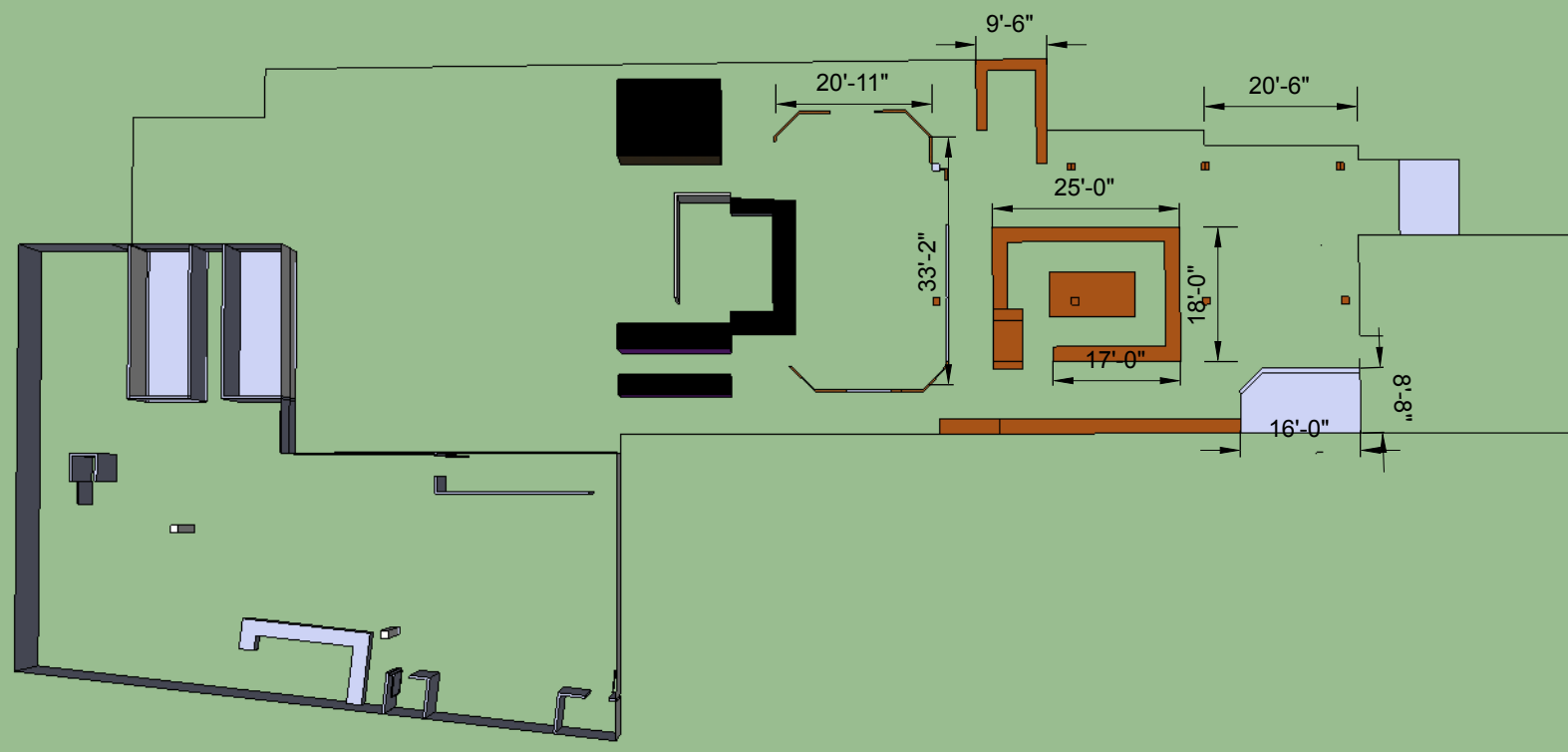
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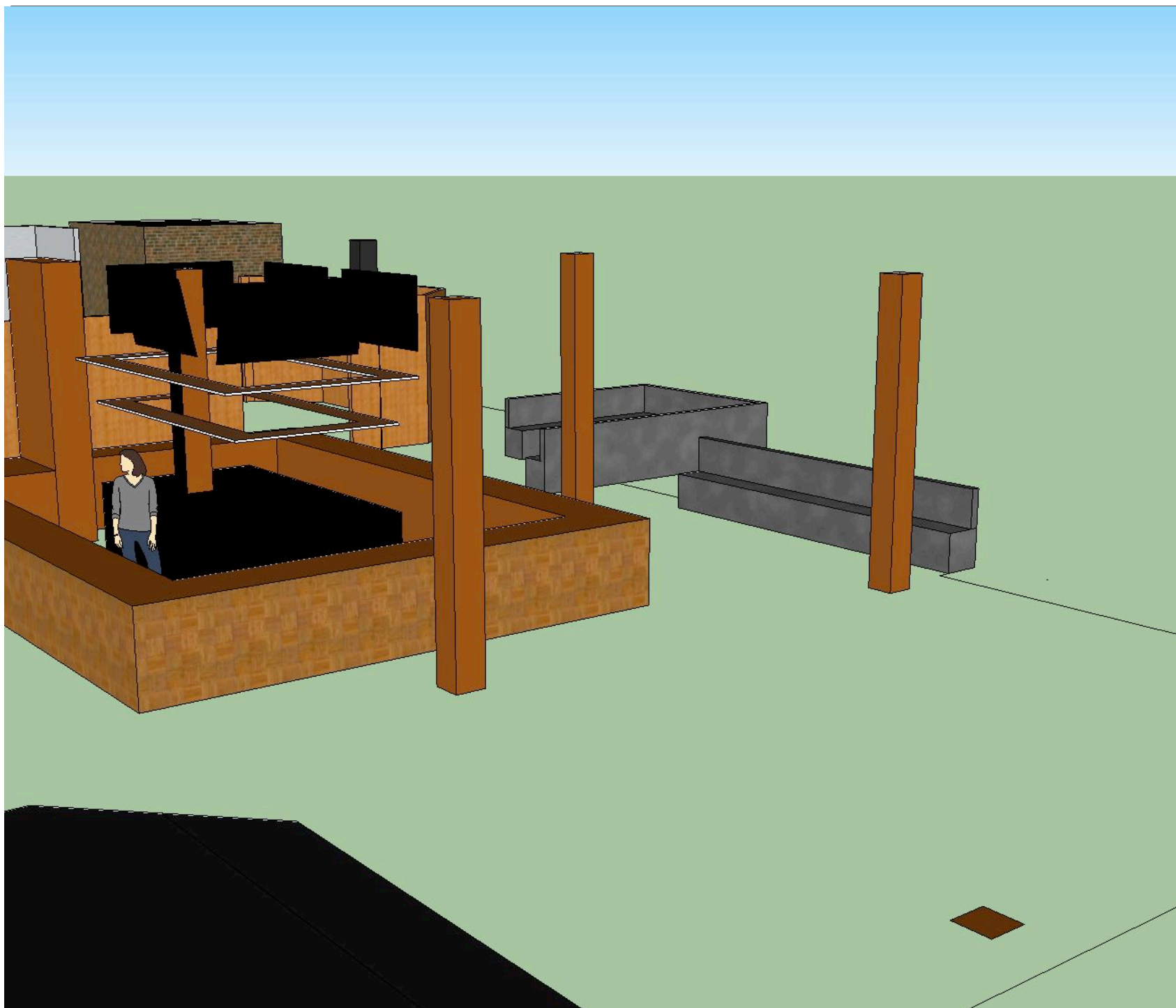
THIS DESIGN CONCEPT © COPYRIGHT 2017





the bird and the bread





Vinoteca  
Elevation

**E.01**









## Administrative Sign Approval Application Planning Division

Form will not be processed until it is completely filled out

### 1. Applicant

Name: Signs By Tomorrow  
Address: 31930 Woodward Ave  
Royal Oak, MI 48073  
Phone Number: 248-549-0095  
Fax Number: 248-549-0097  
Email: royal.oak@signsbytomorrow.com

### Property Owner

Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
Phone Number: \_\_\_\_\_  
Fax Number: \_\_\_\_\_  
Email: \_\_\_\_\_

### 2. Applicant's Attorney/Contact Person

Name: Jack Hemp  
Address: 31930 Woodward Ave  
Royal Oak, MI 48073  
Phone Number: 248-544-0095  
Fax Number: 248-544-0095  
Email: royal.oak@signsbytomorrow.com

### Project Designer

Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
Phone Number: \_\_\_\_\_  
Fax Number: \_\_\_\_\_  
Email: \_\_\_\_\_

### 3. Project Information

Address/Location of Property: 142 South Old Woodward  
Name of Development: \_\_\_\_\_  
Parcel ID #: \_\_\_\_\_  
Current Use: \_\_\_\_\_  
Area in Acres: \_\_\_\_\_  
Current Zoning: \_\_\_\_\_

Name of Historic District site is in, if any: \_\_\_\_\_  
Date of HDC Approval, if any: \_\_\_\_\_  
Date of Application for Preliminary Site Plan: \_\_\_\_\_  
Date of Preliminary Site Plan Approval: \_\_\_\_\_  
Date of Application for Final Site Plan: \_\_\_\_\_  
Date of Final Site Plan Approval: \_\_\_\_\_  
Date of Revised Final Site Plan Approval: \_\_\_\_\_

### 4. Attachments

- Two (2) folded paper copies of plans
- Authorization from Owner(s) (if applicant is not owner)
- Material Samples/Specification Sheets
- Digital Copy of plans

### 5. Details of the Request for Administrative Approval

PRODUCTION AND INSTALLATION OF GR 1" THICK PVC LETTERING,  
GOLD PAINT ON DOORWAY ENTRANCE HANGOVER

### 6. Location of Proposed Signs

FRONT, EAST FACING

### 7. Type of Sign(s)

Wall: X  
Ground: \_\_\_\_\_  
Projecting: \_\_\_\_\_

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

**8. If a wall sign, indicate wall to be used:**

Front: EAST FACE  
Left side: \_\_\_\_\_

Rear: \_\_\_\_\_  
Right side: \_\_\_\_\_

**9. Size of Sign**

Width: 64"  
Depth: 1"  
Height of lettering: 14"

Height: 14"  
Total square feet: 602

**10. Existing signs currently located on property**

Number: NA  
Square feet per sign: \_\_\_\_\_

Type(s): \_\_\_\_\_  
Total square feet: \_\_\_\_\_

**11. Materials/Style**

Metal: \_\_\_\_\_  
Plastic: X  
Color 1 (including PMS color #): \_\_\_\_\_  
Additional colors (including PMS color #): \_\_\_\_\_

Wood: \_\_\_\_\_  
Glass: \_\_\_\_\_  
Color 2 (including PMS color #): \_\_\_\_\_

**12. Sign(s) Read(s):** ROCOCO

**13. Sign Lighting**

Type of lighting proposed: NA  
Size of light fixtures (LxWxH): \_\_\_\_\_

Number proposed: \_\_\_\_\_  
Height from grade: \_\_\_\_\_

Maximum wattage per fixture: \_\_\_\_\_  
Location: \_\_\_\_\_

Proposed wattage per fixture: \_\_\_\_\_  
Style (include specifications): \_\_\_\_\_

**14. Landscaping (Ground signs only)**

Location of landscape areas: NA

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 to the approved site plan.

Signature of Applicant: Jack H. Hest Date: 5/11/17

Application #: <u>17-0067</u>	Office Use Only Date Received: <u>6/29/17</u>	Fee: <u>\$100</u>
Date of Approval: <u>7/3/17</u>	Date of Denial: _____	Reviewed by: <u>M. B. L.</u>

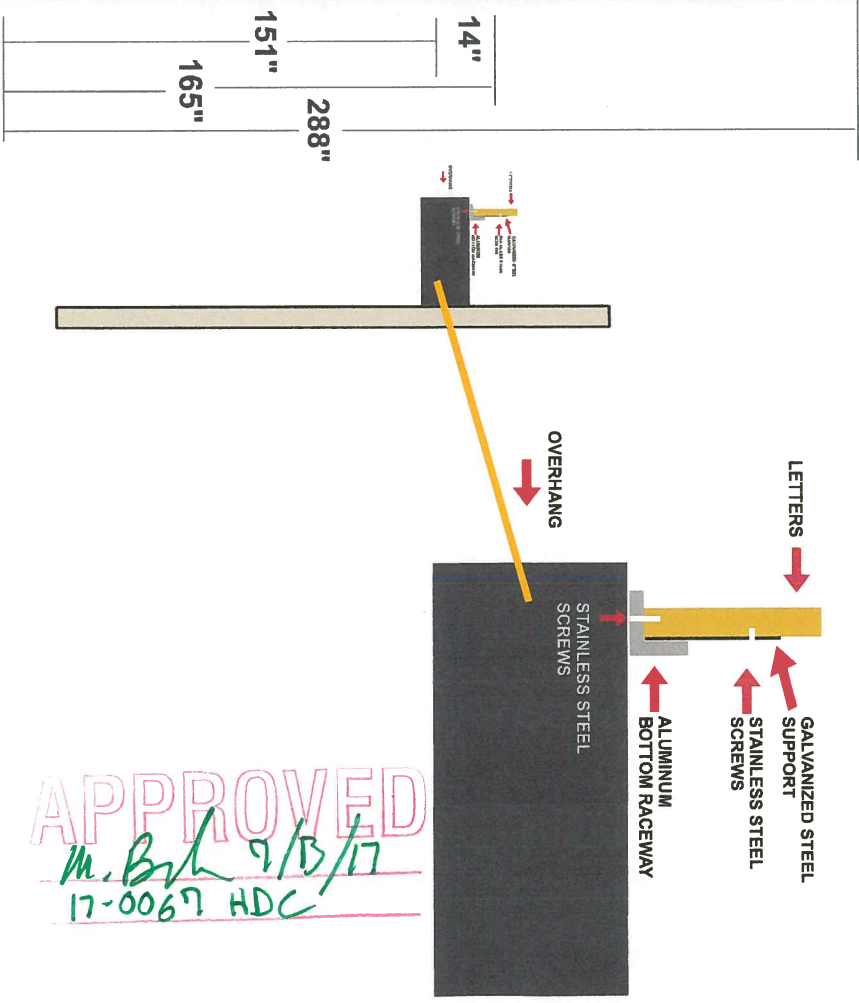
# ROCCOCO

142 South Old Woodward



## Wall sign

- 14" height, 1 inch thick lettering
- PVC Plastic router letters
- Gold Metallic finish
- Installation to Black aluminum extrusion and double supported with rear brackets on each letter

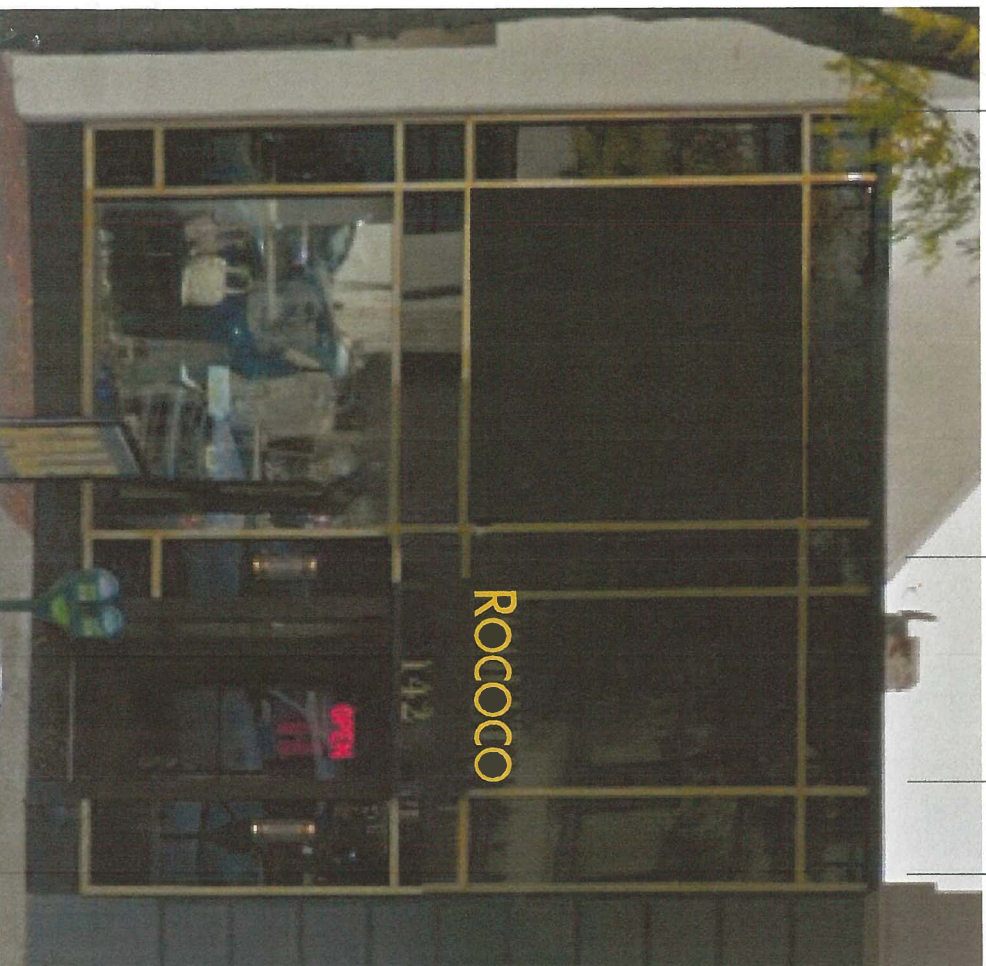


APPROVED  
M. B. 9/13/17  
17-0067 HDC



## 142 South Old Woodward

142 South Old Woodward



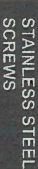
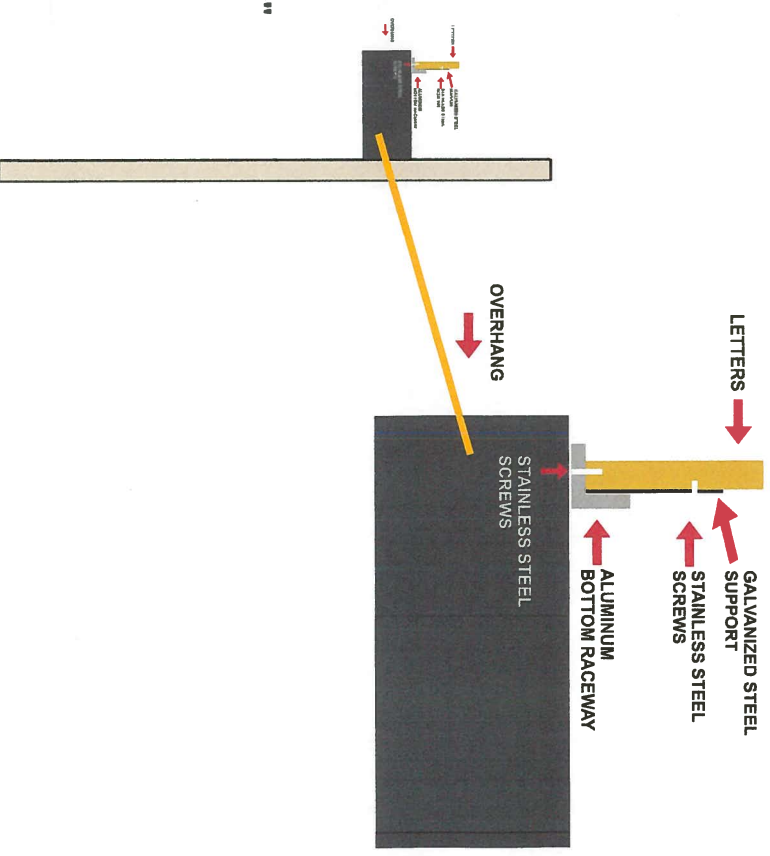
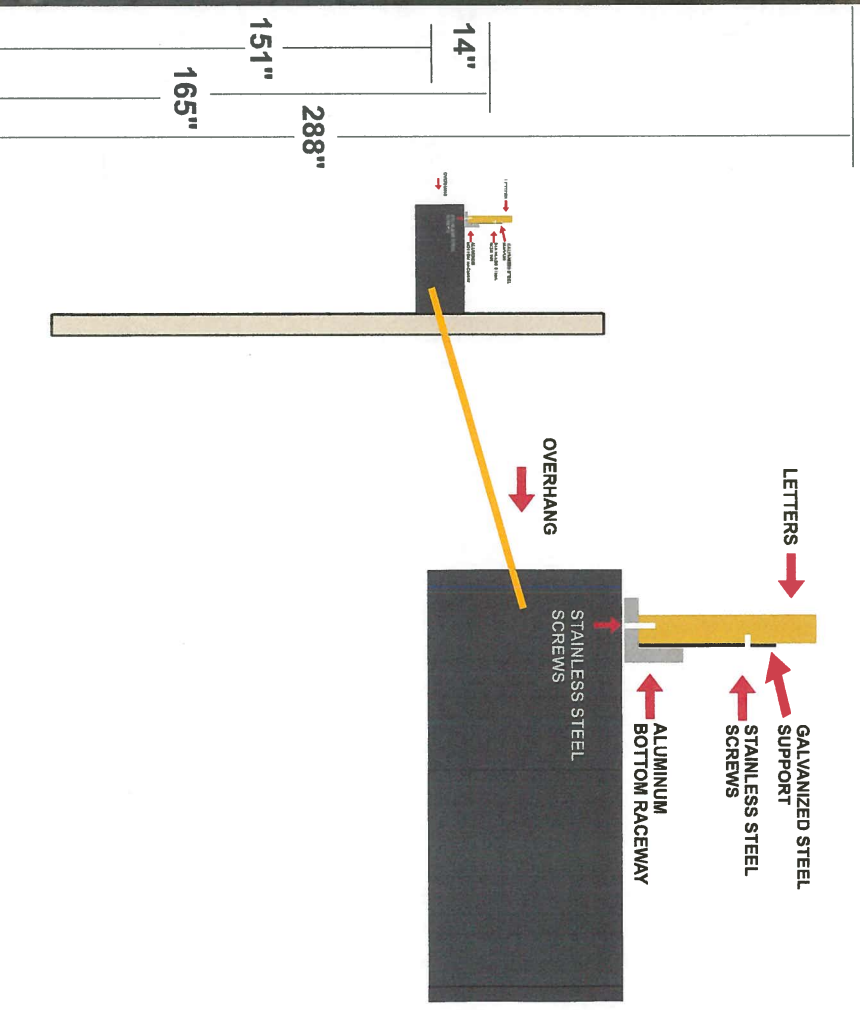
## Wall sign

- 14" height, 1 inch thick lettering
- PVC Plastic router letters
- Gold Metallic finish
- Installation to Black aluminum extrusion and double supported with rear brackets on each letter

- PVC Plastic router letters

- Gold Metallic finish

- Installation to Black aluminum extrusion and double supported with rear brackets on each letter





CITY OF BIRMINGHAM  
Date 10/13/2017 4:17:21 PM  
Ref 00142658  
Receipt 396005  
Amount \$100.00

## Administrative Approval Application Planning Division

Form will not be processed until it is completely filled out

### 1. Applicant

Name: Templeton Building Company  
Address: 735 Forest Ave, Suite 204  
Birmingham, MI 48009  
Phone Number: 248.642.5330  
Fax Number: 248.642.5331  
Email: agibawd@templetonbc.com

### Property Owner

Name: Tom Gores  
Address: 250 Martin  
Birmingham, MI 48009  
Phone Number: \_\_\_\_\_  
Fax Number: \_\_\_\_\_  
Email: \_\_\_\_\_

### 2. Applicant's Attorney/Contact Person

Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
Phone Number: \_\_\_\_\_  
Fax Number: \_\_\_\_\_  
Email: \_\_\_\_\_

### Project Designer

Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
Phone Number: \_\_\_\_\_  
Fax Number: \_\_\_\_\_  
Email: \_\_\_\_\_

### 3. Project Information

Address/Location of Property: 250 Martin St  
Birmingham, MI 48009  
Name of Development: \_\_\_\_\_  
Parcel ID #: \_\_\_\_\_  
Current Use: \_\_\_\_\_  
Area in Acres: \_\_\_\_\_  
Current Zoning: \_\_\_\_\_

Name of Historic District site is in, if any: \_\_\_\_\_  
Date of HDC Approval, if any: \_\_\_\_\_  
Date of Application for Preliminary Site Plan: \_\_\_\_\_  
Date of Preliminary Site Plan Approval: \_\_\_\_\_  
Date of Application for Final Site Plan: \_\_\_\_\_  
Date of Final Site Plan Approval: \_\_\_\_\_  
Date of Revised Final Site Plan Approval: \_\_\_\_\_

### 4. Attachments

- Warranty Deed with legal description of property
- Authorization from Owner(s) (if applicant is not owner)
- Completed Checklist
- Material Samples
- Digital Copy of plans
- Two (2) folded copies of plans including an itemized list of all changes for which administrative approval is requested, with the changes marked in color on all elevations

### 5. Details of the Request for Administrative Approval

Replace patio pavers

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

Signature of Applicant: [Signature] Date: 10/13/17

Application #: <u>17-108</u>	Office Use Only Date Received: <u>10/13/17</u>	Fee: <u>\$100</u>
Date of Approval: <u>10/13/17</u>	Date of Denial: _____	Reviewed by: <u>M.B.</u>





## CONSENT OF PROPERTY OWNER

I, Tom Gores, OF THE STATE OF Michigan AND COUNTY OF

(Name of property owner)

Oakland STATE THE FOLLOWING:

1. That I am the owner of real estate located at 250 Martin St.;  
(Address of affected property)
2. That I have read and examined the Application for Administrative Approval made to the City of Birmingham by:  
Templeton Building Co.;  
(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: 10/13/17

Jason Haykins, Agent  
Owner's Name (Please Print)

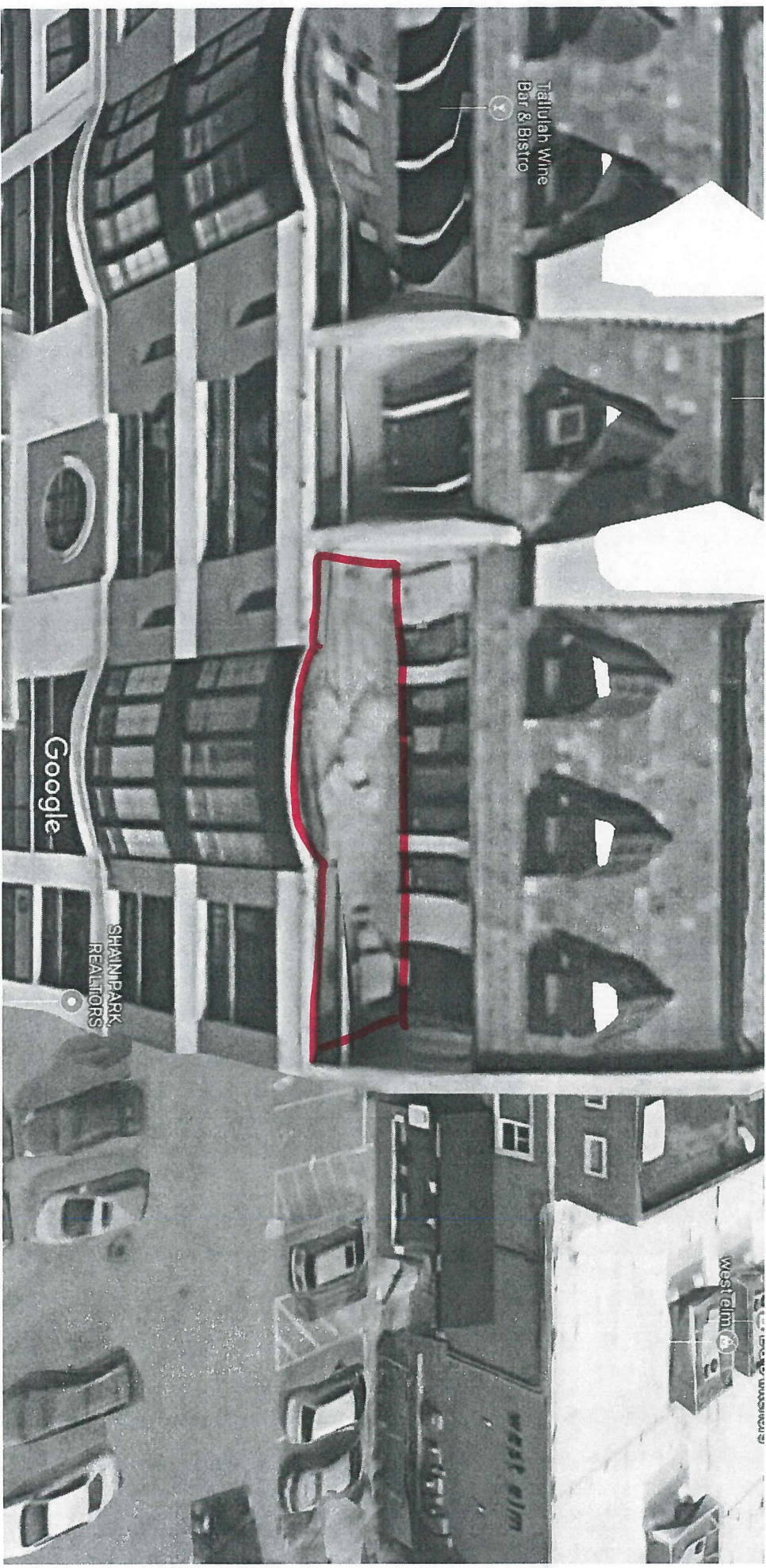
[Signature]  
Owner's Signature



Google Maps

250 Martin St

Patio



Imagery ©2017 Google, Map data ©2017 Google United States 10 ft

Area of work



Existing blue  
stone 18" x 36"





Replacement  
Blue-gray Porcelain  
Porcelain Pavers

Mfr: Ceramic  
Kopf

Model: Int + ext  
Extra Percorsi

Color/Style: Pietra di  
Faidis  
18" x 36"



## Administrative Approval Application Planning Division

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

### 1. Applicant

Name: Allen Brothers, Inc  
Address: 2491 Leach RD  
Rochester Hills, MI 48309  
Phone Number: 248-852-9535  
Fax Number: 248-852-7122  
Email: mmurphy@allenbrothersinc.com

### Property Owner

Name: Joseph Skender  
Address: 612 S. Bates  
Birmingham, MI 48009  
Phone Number: 248-318-8020  
Fax Number: NA  
Email: margie.skender@gmail.com

### 2. Applicant's Attorney/Contact Person

Name: NA  
Address: NA  
Phone Number: NA  
Fax Number: NA  
Email: NA

### Project Designer

Name: NA  
Address: NA  
Phone Number: NA  
Fax Number: NA  
Email: NA

### 3. Project Information

Address/Location of Property: 612 S. Bates  
Birmingham, MI 48009  
Name of Development: Residence  
Parcel ID #: NA  
Current Use: Residence  
Area in Acres: NA  
Current Zoning: NA

Name of Historic District site is in, if any: \_\_\_\_\_  
Date of HDC Approval, if any: \_\_\_\_\_  
Date of Application for Preliminary Site Plan: \_\_\_\_\_  
Date of Preliminary Site Plan Approval: \_\_\_\_\_  
Date of Application for Final Site Plan: \_\_\_\_\_  
Date of Final Site Plan Approval: \_\_\_\_\_  
Date of Revised Final Site Plan Approval: \_\_\_\_\_

### 4. Attachments

- ☒ Warranty Deed with legal description of property
- ☒ Authorization from Owner(s) (if applicant is not owner)
- ☒ Completed Checklist
- ☒ Material Samples
- ☒ Digital Copy of plans

- Two (2) folded copies of plans including an itemized list of changes for which administrative approval is requested, with the changes marked in color on all elevations

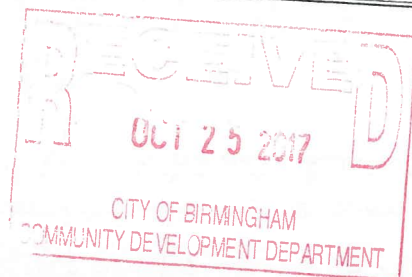
### 5. Details of the Request for Administrative Approval

Remove EPDM Membrane from rear Balcony + Install I.B. Decks  
PVC Membrane

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

Signature of Applicant: [Signature] Date: 10/25/17

Application #: 17-0113 Office Use Only  
Date Received: 10/25/17 Fee: N/A  
Date of Approval: 10/27/17 Date of Denial: \_\_\_\_\_ Reviewed by: M.B.L.





## CONSENT OF PROPERTY OWNER

Joseph G. Skender  
[Signature]  
property owner)

OF THE STATE OF \* MI AND COUNTY OF

ND STATE THE FOLLOWING:

at I am the owner of real estate located at \* 612 S. Bates;  
(Address of affected property)

at I have read and examined the Application for Administrative Approval made to the City of Birmingham by:  
Hein Brothers, Inc.;  
(Name of applicant)

at I have no objections to, and consent to the request(s) described in the Application made to the City of Birmingham.

dated: 10/25/17

\* Joseph G. Skender  
Owner's Name (Please Print)

\* [Signature]  
Owner's Signature



## ALLEN BROTHERS, INC.

Proposal / Contract

20265

2691 Leach Road, Rochester Hills, MI 48309 (248) 852-9535

FAX (248) 852-7122

Proposal Submitted To

Joseph Skender

Phone

248-318-8020

Date

8/11/2017

Street

612 S. Bates

City, State and Zip Code

Birmingham, MI 48009

We hereby submit specifications and estimates for

### New Paver Roof

Remove old wood decking.  
Remove old EPDM rubber roofing  
Remove old hardboard and insulation  
Install new insulation and Advantech  
Install IB Deckshield membrane  
Complete scuppers, corners, flashings and details to manufacturers specifications  
Remove cedar and run membrane 2' up steep roof  
Install new Ice shield  
Install new cedar shingles

Remove and install custom domed skylight

Flash new skylight

Remove all job related debris

**NOTE:** Cost for removing and unloading old materials is included in price. Cost for loading new materials on roof is included in price. Any bad wood found will be replaced at an additional cost of \$60 per plywood sheet and \$5 per lineal ft. of 1x6.

**NOTE:** This project carries a 5 year Allen Brothers Warranty on craftsmanship.

We Propose hereby to furnish material and labor - complete in accordance with above specifications, for the sum of

Twenty thousand, five hundred forty-two Dollars \$20,542

Payment to be made as follows:

1/30 upon proposal acceptance, In full upon completion

Workmanship warranty does not cover leaks due to natural extremes, e.g. high winds, hail storms, ice water backup, etc

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are covered by Workman's Compensation Insurance.

Note: This proposal may be withdrawn by us if not accepted within 30 days

Authorized Signature

**Acceptance of Proposal** - By signing this proposal/contract I accept the pricing, specifications, and conditions as stated above. I hereby give Allen Brothers, Inc. authorization to do the work as specified. Payment(s) are required to be made as outlined above. Invoices 30 days past due will be assessed a 1 1/2% finance charge per month on the unpaid balance.

Signature

Date of Acceptance

8/18/17



## The Material

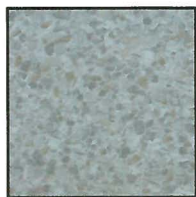
DeckShield™ membrane is a skid-resistant waterproofing system made from a composite layer of durable reinforced PVC film.

## Colors

DeckShield™ designer colors are fade resistant and suitable for all types of climates. DeckShield™ is available in tan and gray.



DeckShield™ Tan



DeckShield™ Gray

## Design

DeckShield™ was specifically designed for residential exterior walkways, patios, decks, balconies, stairways, around swimming pools, hot tubs, and locker rooms. DeckShield™ is designed to withstand the heavy foot traffic at hotels, motels, hospitals, and many other commercial applications. DeckShield™ will also fully adhere to plywood, concrete, and most rigid surfaces.

## Maintenance

DeckShield™ cleans easily with a multi-purpose cleaner. When cleaned properly, DeckShield™ membrane will continue to perform and look great for many years.

## Warranty

DeckShield™ offers up to a 10-year limited warranty against manufacturer's defects. Please refer to the DeckShield™ sample warranty for more details.

## Advantages

- Enhances the appearance of decks
- Eliminates annual painting and staining of wood decks
- Durable
- Slip resistant
- Waterproofing system
- Resists mildew, chemicals, and UV rays
- Eliminates hazardous wood splinters and unsightly concrete cracking
- Complies with ADA (Americans with Disabilities Act) requirements



*DeckShield™ is so versatile that it conforms beautifully to almost any architectural design.*

## Our Commitment

Provide the best waterproofing systems for your deck. By combining our vast membrane manufacturing experience with an aesthetically pleasing, easily maintained, slip resistant system, you get the ultimate decking material that only IB Roof Systems can deliver.



*Doorways and railings are welcomed by the DeckShield™ system. The system also has many prefabricated flashings to make your deck look more professional and reduce installer error.*

## Why IB DeckShield™ is the Industry's Best.

### Surpassing ASTM Standards

- Weathering Surface..... **187%** Thicker
- Seam Strength..... **310%** More Reliable
- Elongation..... **266%** More Pliable
- Tearing Strength..... **162%** More Durable
- Breaking Strength..... **233%** Stronger

IB Roof Systems is affiliated with:



IB Roof Systems • 8181 Jetstar Dr, #150, Irving, TX 75063 • 800.426.1626 • [www.ibroof.com](http://www.ibroof.com)  
100-B-DS 03/15



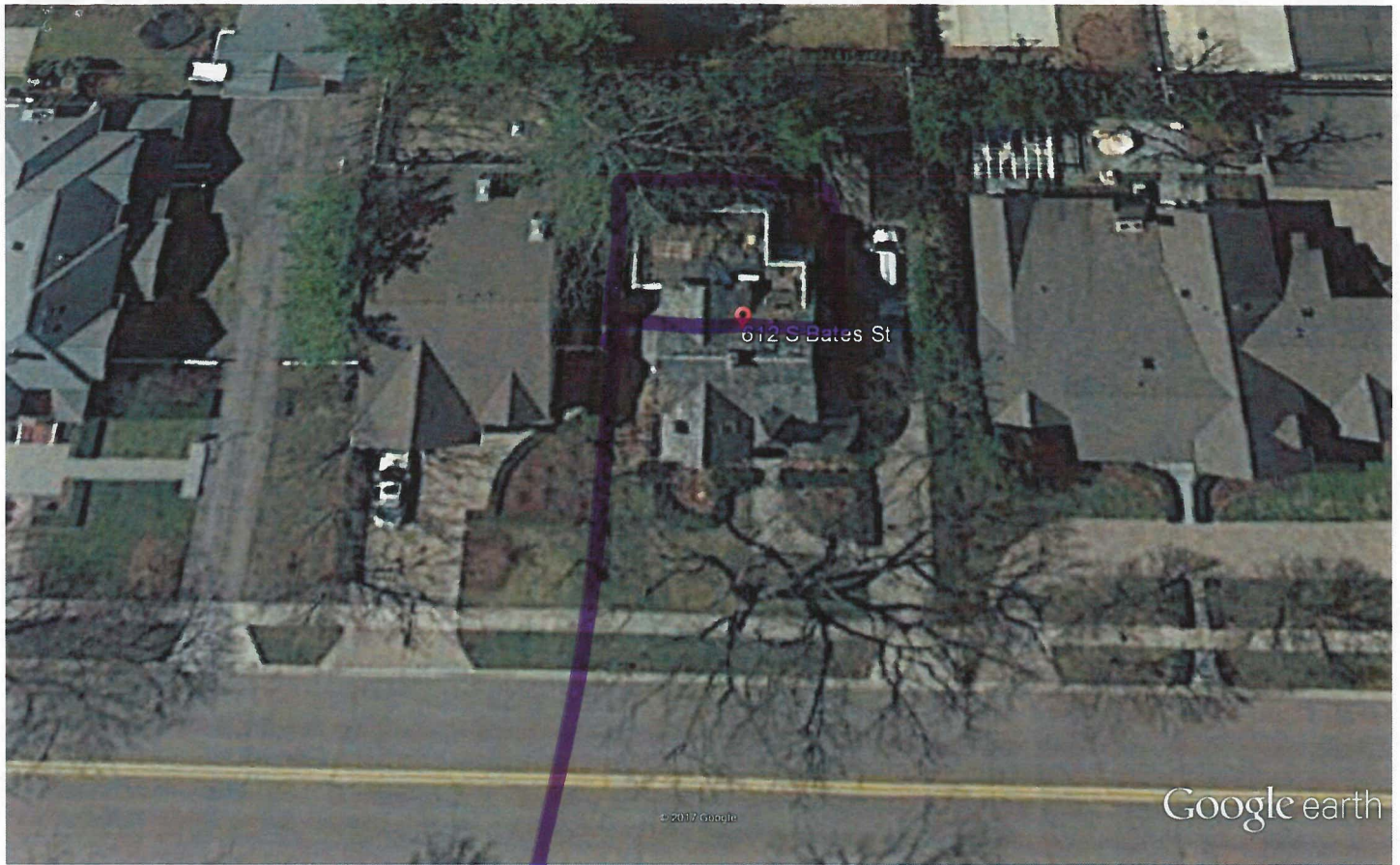


# DECKSHIELD™

*Premium Decking Membrane*







Google earth

feet 100  
meters 30



Rear EPDM Patio

APPROVED

M. Br 10/27/17  
17-0113 HDC















## Denise Laflamme

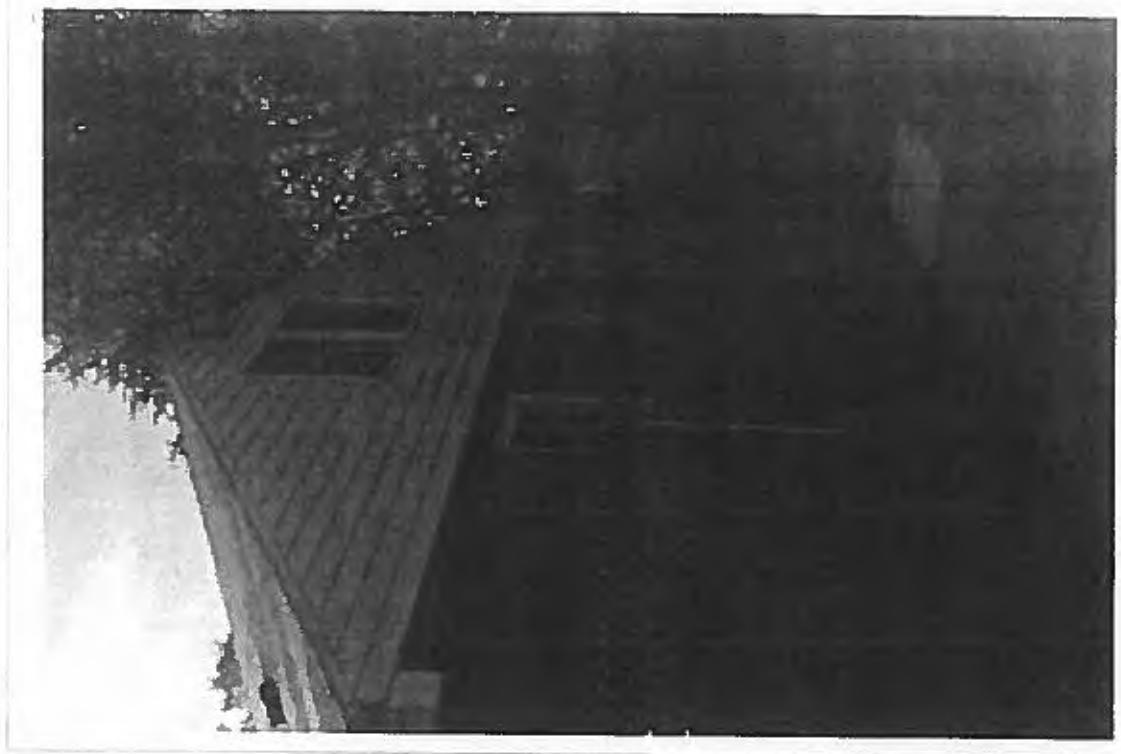
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**From:** Wayne Worosz  
**Sent:** Monday, September 11, 2017 10:58 AM  
**To:** Denise Laflamme  
**Cc:** Mike Petrucci  
**Subject:** Re: Montemayor - Demo Letter Needed & Addresses + Photo

1288 Washington Blvd  
1258 Washington Blvd  
1273 Stanley Blvd (directly behind)



Wayne Worosz  
Construction Manager  
Petrucci Homes/ Homes with Distinction  
Professional Restoration Group  
2930 S. Telegraph Rd.  
Bloomfield Hills, MI 48302  
(248) 988-8600  
<http://www.petruccihomes.com>







1735 Henrietta



Front elevation





Left side elevation





Rear elevation





Right side elevation





Garage front





Garage left side





Garage rear





Garage right side



































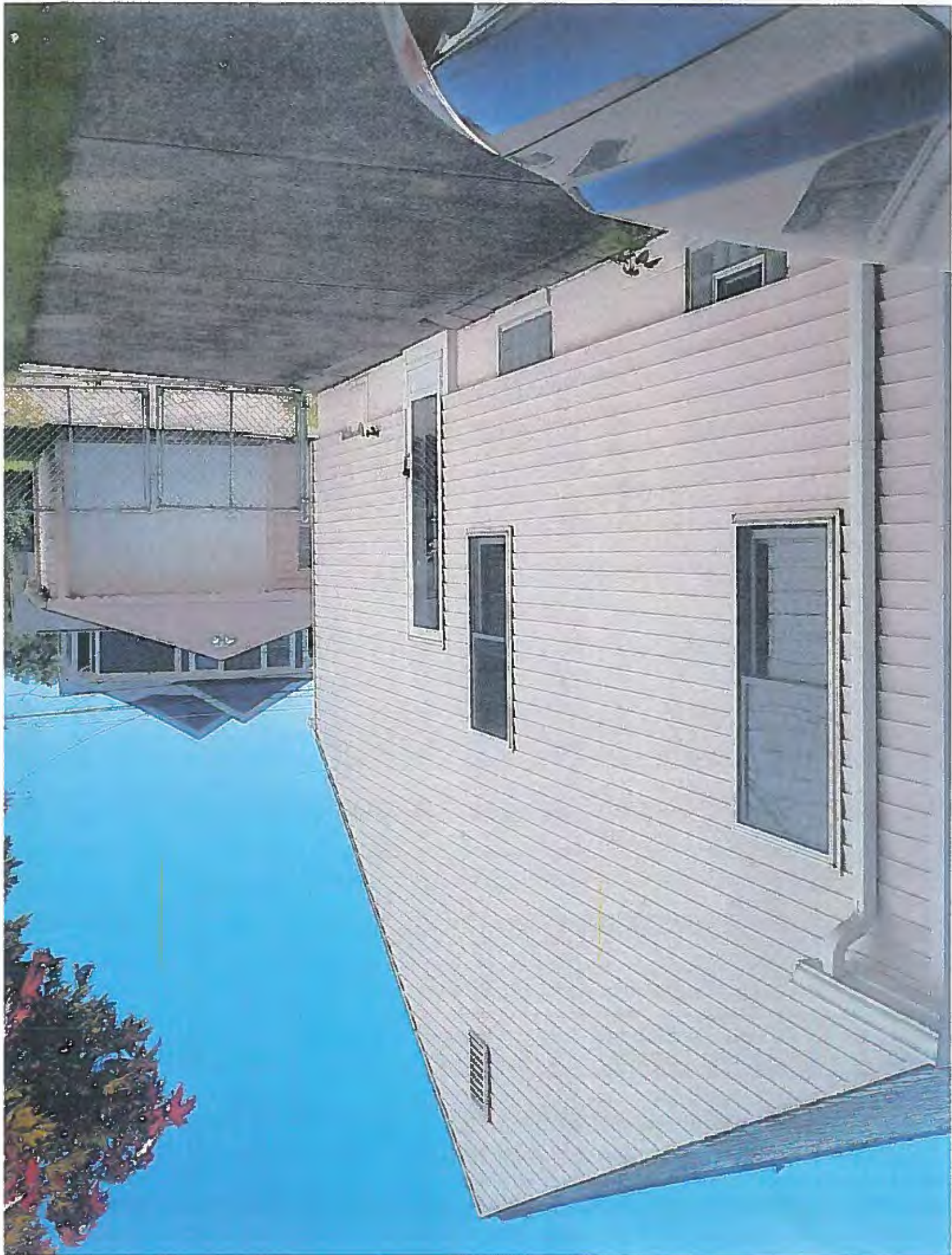




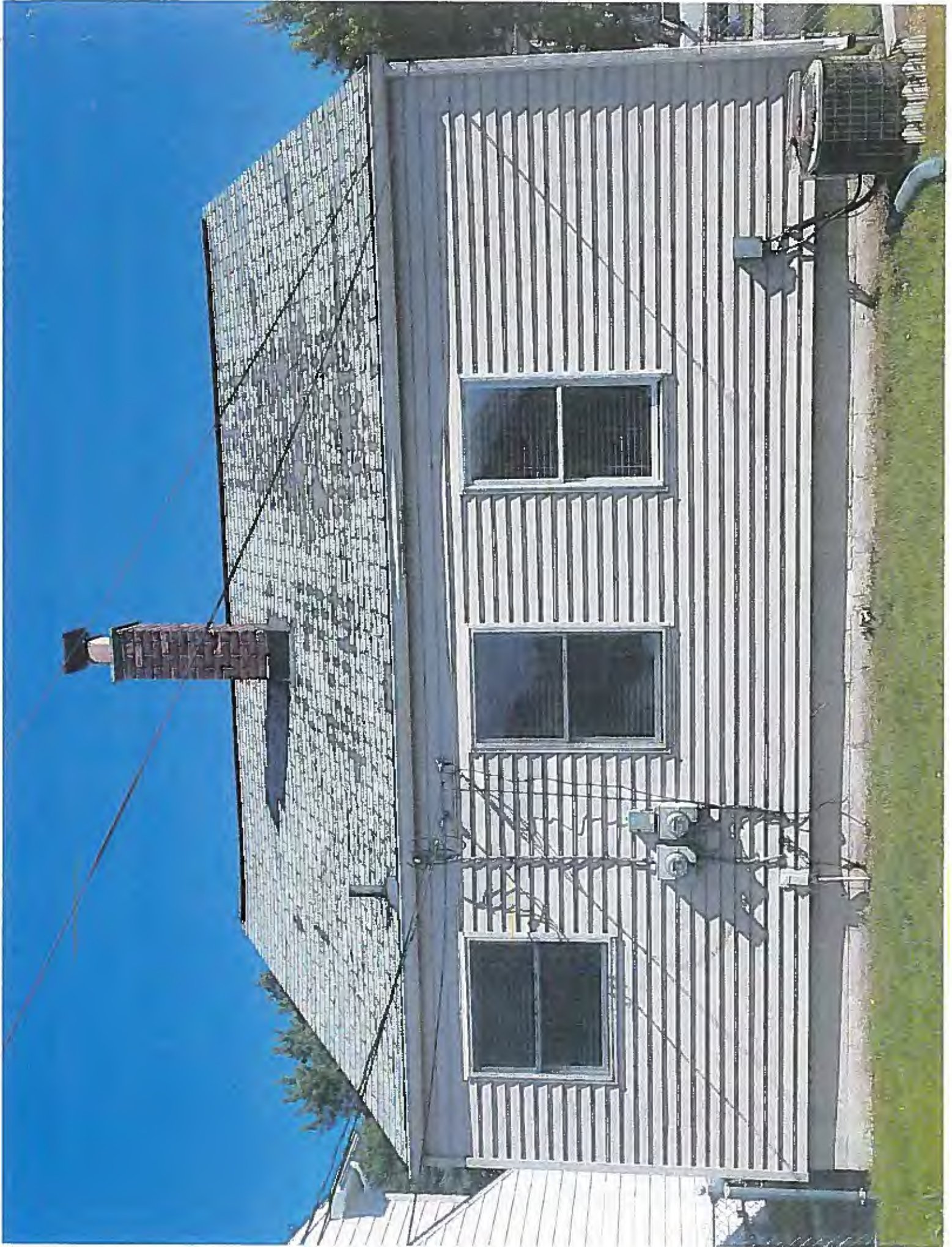
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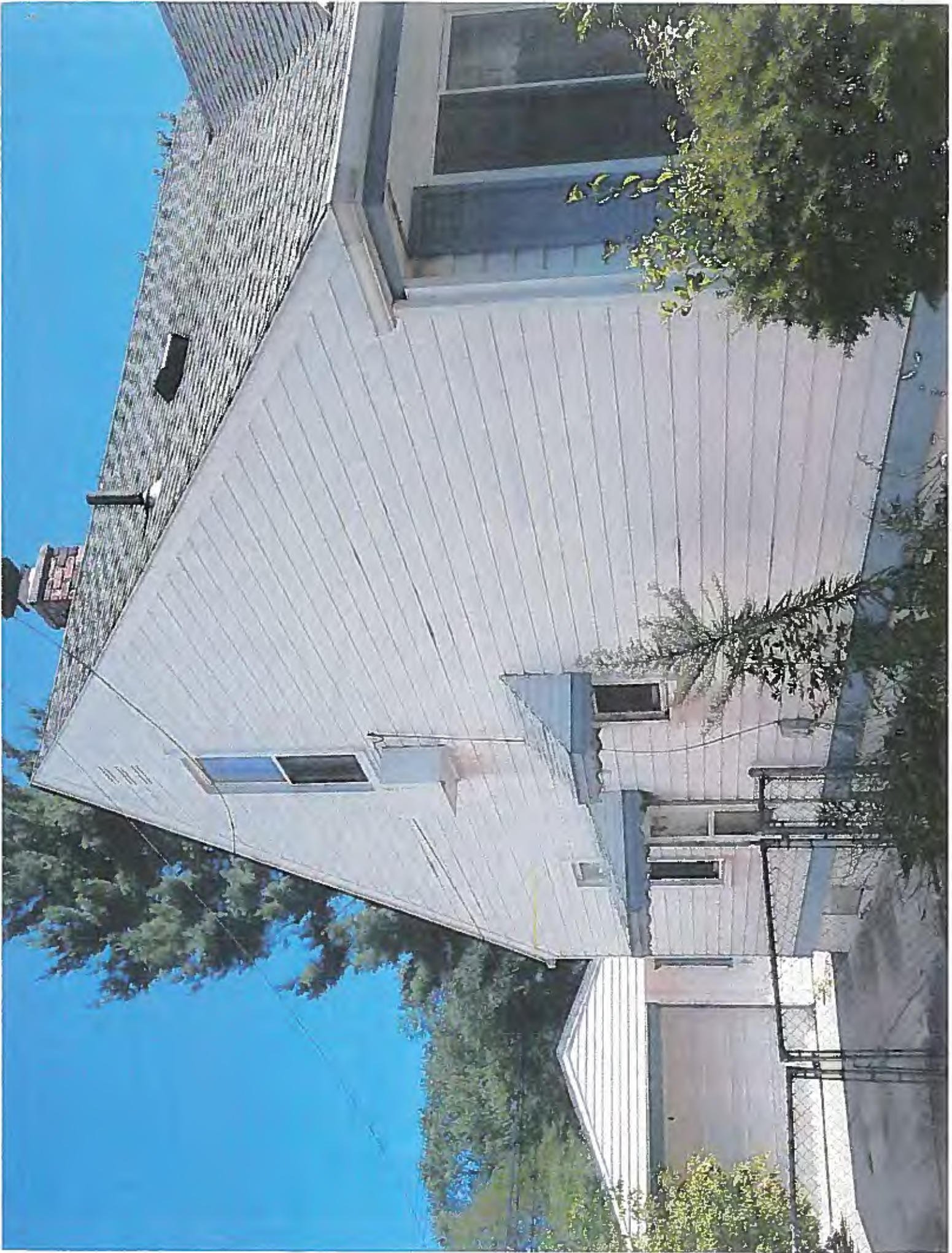
1207 WIK



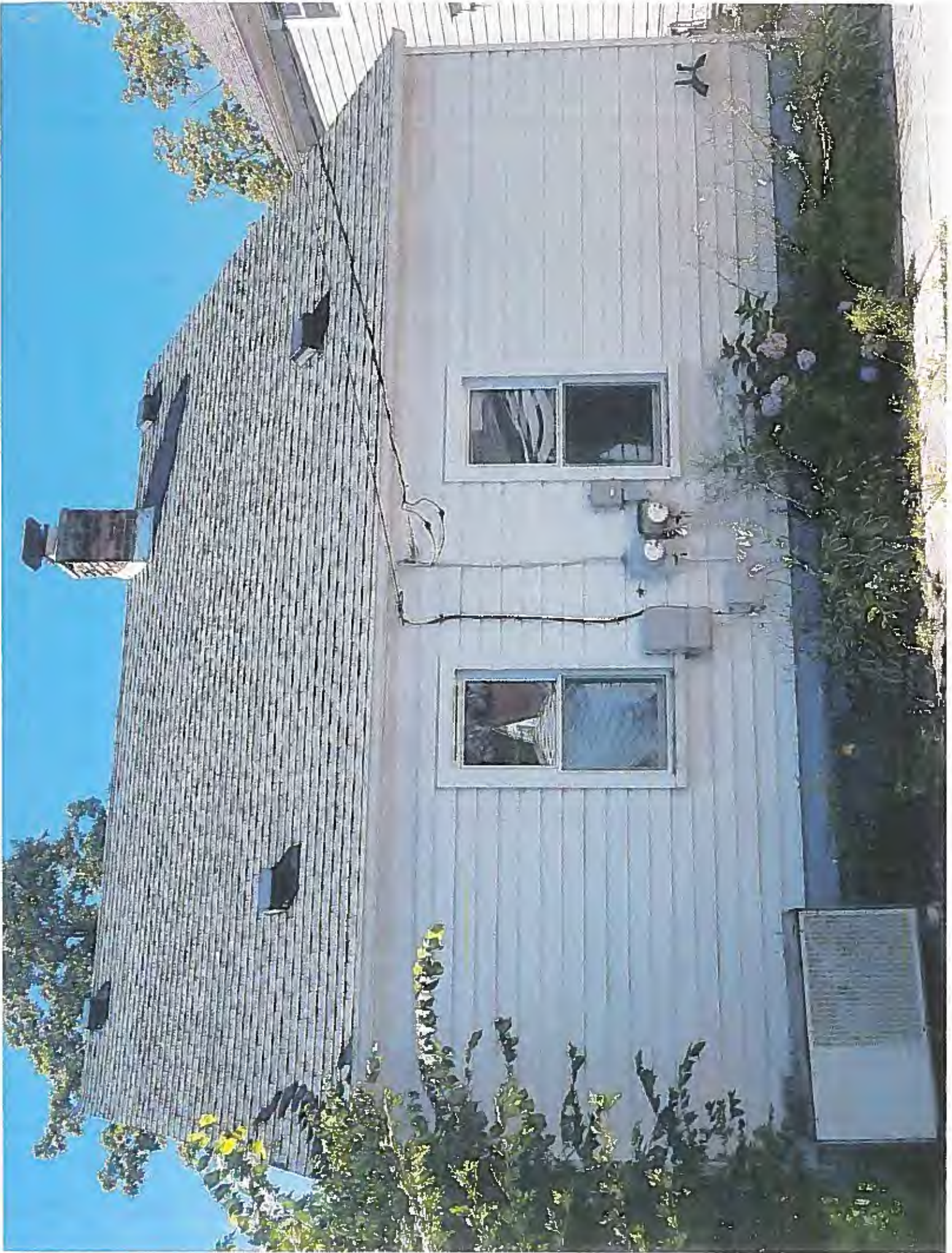














538  
Southfield









538  
Southfield

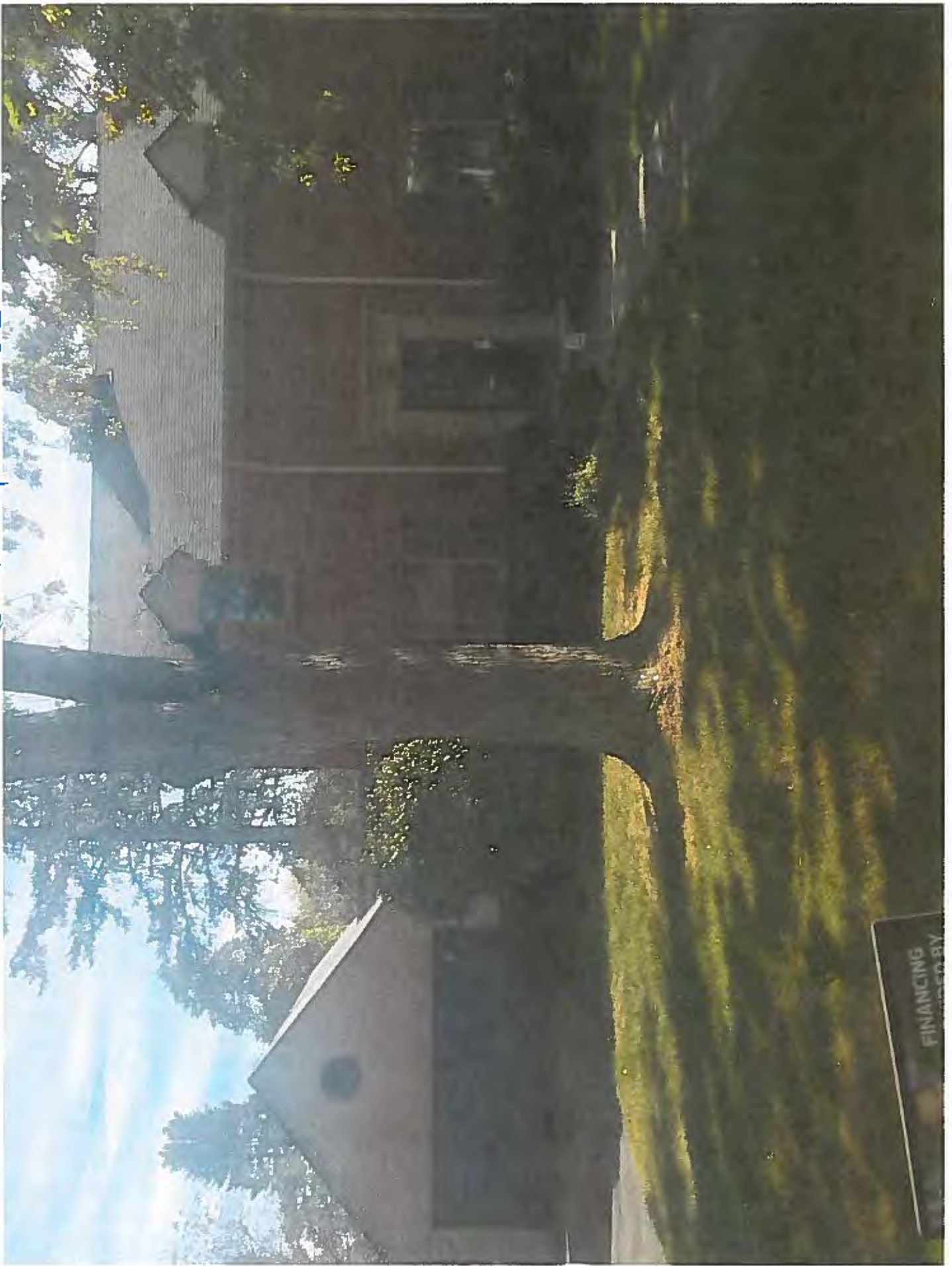








501 Larchlea Dr.



















1744 DRIST













844 Pierce

















