

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

- 1) **Roll Call**
- 2) **Approval of the HDC Minutes of February 1, 2017**
- 3) **Historic Design Review**
 - **325 S. Old Woodward – Adachi Bistro**
- 4) **Historic Sign Review**
- 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 FEBRUARY 1, 2017
Municipal Building Commission Room
151 Martin, Birmingham, Michigan

Minutes of the regular meeting of the Historic District Commission (“HDC”) held Wednesday, February 1, 2017. Vice-Chairperson Shelli Weisberg called the meeting to order at 7 p.m.

Present: Board Members Mark Coir, Keith Deyer, Natalia Dukas, Thomas Trapnell, Vice-Chairperson Shelli Weisberg, Michael Willoughby

Absent: Chairman John Henke; Alternate Board Members Adam Charles, Dulce Fuller

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

02-01-17

APPROVAL OF MINUTES
HDC Minutes of November 2, 2016

Motion by Mr. Coir

Seconded by Mr. Trapnell to approve the HDC Minutes of November 2, 2016 as submitted.

Motion carried, 6-0.

VOICE VOTE

Yeas: Coir, Trapnell, Deyer, Dukas, Weisberg, Willoughby

Nays: None

Absent: Henke

02-02-17

HISTORIC DESIGN REVIEW
325 S. Old Woodward Ave.
Adachi Bistro
CBD Historic District

Zoning: B-2 General Business, D-3 Downtown Overlay

Proposal: The applicant proposes to make alterations to the exterior of the Ford-Peabody Mansion and implement an outdoor dining and landscaping plan to

allow for the operation of the Adachi Bistro, a newly proposed Bistro in the CBD Historic District.

The building was originally constructed in 1878 by Frank Ford and designed by Detroit based architect Almon Varney as a Victorian style home. The building was sold in 1920 to be used as a Masonic Lodge. It was then sold again in 1968 to be used as commercial space.

In order to gain approval of the Bistro, the applicant is required to obtain a Special Land Use Permit ("SLUP"). This requires approval from the HDC as well as a review and recommendation from the Planning Board. Final approval will be determined by the City Commission.

The applicant proposes to alter the exterior of the building by converting five (5) existing windows into doors. In addition, the applicant proposes to remove the existing ramp and staircase on the north elevation and replace it with a larger one that extends further west along the north elevation to allow for access to the two new door openings. Also, the applicant is proposing to construct a small staircase on the south elevation that would allow access to the new doors on the south elevation.

Two of the window conversions are located on the front elevation. As with the other proposed conversions, the applicant proposes to remove the window and the brick below the window sill in order to install a new door jam and French door. Above the door a transom window is proposed that would retain the existing curve of the window. This process is proposed to be repeated on the window conversions on the north and south elevations.

Outdoor Dining Area: The outdoor dining area is proposed to be located predominately in the front open space of the building. All of the outdoor dining will be located on private property. The applicant is proposing a total of 86 seats in the expanded outdoor dining area, seventy-nine (79) of which are located at dining tables, and seven (7) are labeled as casual seating. Four (4) of the casual seats are located around an outdoor fire pit and the other three are located on the front porch of the building.

Landscaping: The applicant is proposing an extensive landscaping plan for the outdoor dining area and surrounding property inspired by the Adachi Museum of Art in Japan. The proposed landscaping will be a combination of rock outcroppings, gravel gardens, ground covers, ornamental grasses, and several new and existing trees. The plan also calls for a new Japanese inspired perimeter rail, a water feature and a fire pit. The applicant has submitted a detailed description.

Trash/HVAC Enclosure: The applicant is proposing to construct a new 6 ft. high masonry enclosure with gates that will contain the trash receptacles and the HVAC units for the building.

Mr. Baka said he was somewhat concerned with the conversion of the windows to doors but he has since found some photos that show those windows are not even original.

Mr. Chris Longe, the architect, explained the fence will be just a gateway with two panels on each side of the entrance to the garden. The dining area is defined by landscaping. The doors that would replace the windows will be original to the design of the building, all full height. In response to Mr. Deyer, he noted the balcony they have added on the second floor makes the north (Brown St.) side of the building more significant and interesting.

Ms. Dukas thought this restaurant and Japanese garden will be a great addition to the City; but she was not sure this is the right building for it. Mr. Longe replied the plan gives this building a potential for activity that it hasn't ever had.

Mr. Willoughby indicated his sense is that it would be very cool to restore the front of the building back to its absolute original, and on the north side follow the Secretary of the Interior Standards by not trying to replicate the 1890s, but do something that is more modern but compatible. Further, he explained there is a lot of Japanese influence in Victorian architecture. Therefore, to him it is not foreign.

Mr. Ken Koza, the restaurant owner, noted there are many homes in Japan that are inspired by Victorian architecture. The building appealed to them because of the front garden area. They named the restaurant Adachi, after the world famous gardens. They are adding the doors in the front because of the functionality of serving the patios and all the areas, which is also why they have added doorways on the side.

Mr. Willoughby noted he designed the Museum of Japanese Folk Culture in Florida. Their thinking was if the Japanese had grown up in Florida, what would they do based on the resources they had. He talked about the philosophy behind it all and suggested using actual Michigan plants and planting elements for the garden. Mr. Koza indicated that everything they are using is indigenous to Michigan except for the Japanese maples. All of the landscaping will do well here.

Mr. Coir was not opposed to puncturing through some of the elongated windows to create doors. The restaurant will need access capability. He wanted to see an alternative view of the porch and some of the details. He is not opposed to this adaptation of the building.

Mr. Willoughby announced he would restore the S. Old Woodward Ave. facade to its original condition. He would take the north (Brown St.) facade and apply the Secretary of the Interior Standards so as not to re-create some 1890s look. He would give liberty to the east (back half) of the building because it was done at a time when the thought was to mimic the original architecture. He agreed this is a great thing to have come to Birmingham. The principals of a Japanese garden are more appealing to him than applying the pieces of a Japanese garden.

Ms. Dukas was in agreement. However, she was not thrilled with changing five windows into doors. However, she understood that some of that is necessary for what they are trying to accomplish. There are a lot of people going in and out of a restaurant by nature. She thought some of it can be fixed by restoring the original porch.

Mr. Deyer concurred with the previous comments, but he was also troubled with the terrace on the west elevation. There are seventeen (17) tables and a fire pit and there really isn't a lot of space to do very many Japanese type Adachi things. Further, he was concerned with the lack of permeability of that whole surface. The water has to go somewhere and this property is elevated.

Mr. Trapnell agreed with the comments about the historical standards for the north balcony look. He was not terribly concerned about turning several of the windows into doors. In terms of the planting elements, the water flow is a major issue to address, but the garden incorporates Birmingham and Japanese influences. Therefore it is not going to be faithful to a given Japanese garden and concepts. As long as it is tastefully executed he is not concerned about it.

Mr. Willoughby summarized what the board is looking for:

- On the S. Old Woodward Ave. side, restore the building to its original look;
- Any additions to the north (Brown St.) elevation should meet the Secretary of the Interior's Standards by distinguishing from the original architecture;
- With respect to the garden, focus more on the spirit of a Japanese garden and less on the parts. It is a western philosophy to line the fire pit with the bay window. In Japan it would not be there.

Mr. Deyer noted that the board wants to work with this applicant. They would like to see the building reflect as much as possible what it was, but also as pointed out, the Secretary of the Interior's Standards. So, this is just offering some suggestions for when the applicant comes back in two weeks with a proposal.

Motion by Mr. Willoughby

Seconded by Ms. Dukas to postpone the Historic Design Review for 325 S. Old Woodward Ave., Adachi Bistro, to February 15.

Motion carried, 6-0.

VOICE VOTE

Yeas: Willoughby, Dukas, Coir, Deyer, Trapnell, Weisberg, Willoughby

Nays: None

Absent: Henke

02-03-17

MISCELLANEOUS BUSINESS AND COMMUNICATIONS

A. Staff Reports

-- Administrative Approvals

- 245 Maple Rd. - Paint existing sign and awning black.
- 100/55/99 Old Woodward Ave., The Woodward Building - Entry relocation.
- 205 - 219 N. Old Woodward Ave., The Huston Building - To review the glass being changed (lower portion only) and signage review.
- 100 Townsend, The Townsend Hotel - Proposed landing and step for second means of egress on Merrill St. utilizing existing doors. Also we would like to replace our awnings on Townsend St., only the material, not the structure, to the material color that was approved for the Pierce and Merrill St. awnings related to the dining room construction.
- 761 E. Maple Rd. - To make and install non-lit blade sign (5 sq. ft.).
- 255 S. Old Woodward Ave., Capital Title Insurance - Install a 34 in. x 232 in. (54.7 sq. ft.) non-illuminated wall sign.

-- Demolition Applications

| | | | |
|------------------|-----------------|---------------|--------------|
| 1448 Haynes | 962 Abbey | 580 Frank | 1968 Stanley |
| 415 Argyle | 1630 W. Lincoln | 1022 Raynale | 1707 Webster |
| 1377 Lyonhurst | 870 Chapin | 579 Henrietta | 724 Lakeview |
| 711 Abbey | 1455 Quarton | 629 Pierce | 619 W. Frank |
| 607 W. Frank | 1669 Webster | 1251 Shipman | 1060 Smith |
| 172 George | 701 Hanna | 1315 Cole | 1243 Stanley |
| 410 E. Southlawn | | | |

B. Communications

-- Commissioners' Comments (none)

02-04-17

ADJOURNMENT

No further business being evident, the commissioners motioned to adjourn the meeting at 7:55 p.m.

Matthew Baka
Sr. Planner

DATE: February 10, 2017

TO: Historic District Commission

FROM: Matthew Baka, Senior Planner

SUBJECT: 325 S. Old Woodward – Adachi Bistro (changes in Blue)

Zoning: B-2, General Business, D-3, Downtown Overlay

Existing Use: Office

Proposal

The applicant appeared before the Historic District Commission on February 1, 2017. After extensive discussions, the review was postponed to allow the applicant time to make revisions to the plans. Of primary concern was the design of the new staircases and porches on the north and south elevations of the building. The Commission requested that the plans be altered to be more in accordance with standard #9 which states, "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." Accordingly, the proposed ramps and staircases have been changes to a more modern aesthetic while maintain the previously proposed size and scale.

The applicant proposes to make alterations to the exterior of the Ford-Peabody Mansion and implement an outdoor dining and landscaping plan to allow for the operation of the Adachi Bistro, a newly proposed Bistro in the CBD Historic District. The building was originally constructed in 1878 by Frank Ford. The building was designed by Detroit based architect Almon Varney as a Victorian style home. The building was sold in 1920 to be used as a Masonic Lodge. The building was then sold again in 1968 to be used as commercial space.

In order to gain approval of the Bistro, the applicant is required to obtain a Special Land Use Permit. This requires approval from the HDC as well as a review and recommendation from the Planning Board. Final approval will be determined by the City Commission.

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proposed that would retain the existing curve of the window. This process is proposed to be repeated on the window conversions on the north and south elevations.

Outdoor Dining Area

The outdoor dining area is proposed to be located predominately in the front open space of the building. All of the outdoor dining is proposed to be located on private property. The applicant is proposing a total of 86 seats in the expanded outdoor dining area, 79 of which are located at dining tables, and 7 of which are labeled as casual seating. Four (4) of the casual seats are located around an outdoor fire pit and the other three are located on the front porch of the building. **The number of outdoor dining seats has been reduced from 86 to 70 and the fire pit has been eliminated.**

Landscaping

The applicant is proposing an extensive landscaping plan for the outdoor dining area and surrounding property inspired by the Adachi Museum of Art in Japan. The proposed landscaping will be a combination of rock outcroppings, gravel gardens, ground covers, ornamental grasses, and several new and existing trees. The plan also calls for a new Japanese inspired perimeter rail, a water feature and a fire pit. The applicant has submitted a detailed description which is attached to this report. **The landscaping plan has been altered to expand the area at the northwest corner of the property. In this area the fire pit has been removed and the rock outcropping has been moved from under the existing canopy tree towards the front property line.**

Trash/HVAC Enclosure

The applicant is proposing to construct a new 6' high masonry enclosure with gates that will contain the trash receptacles and the HVAC units for the building.

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 finds that the proposed changes to the building will not significantly alter or destroy historic materials that characterize the building. However, generally changes to the front elevation of a historic resource are not recommended. The Historic District Commission may wish to consider whether the installation of the two new doors in place of the existing windows is appropriate. With that being said, staff does feel that the overall character of the building will be retained and recommends that the Commission issue a Certificate of Approval for the historic design review application for 325 S. Old Woodward. The work meets The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings, standard number 9, "New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, scale, and architectural features to protect the historic integrity of the property and its environment."

WORDING FOR MOTIONS

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

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

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

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

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

- (1) A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
- (2) The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
- (3) Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
- (4) Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

- (5) Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
- (6) Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
- (7) Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
- (8) Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
- (9) New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
- (10) New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Notice To Proceed

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

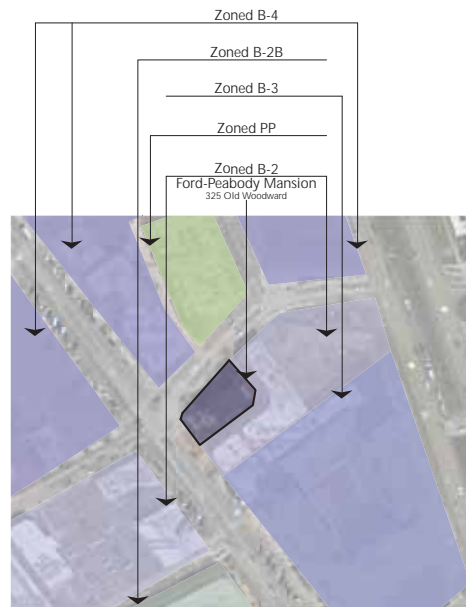
Choose from one of these conditions:

- 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.

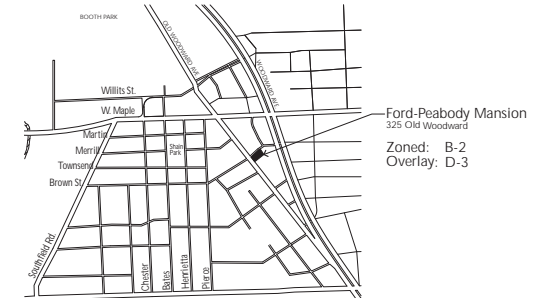


Ford-Peabody Mansion

325 Old Woodward
Birmingham, Michigan



CHRISTOPHER J. LONGE AIA
ARCHITECTURE
INTERIORS
124 Peabody, Birmingham, Michigan 48009 248.258.6940



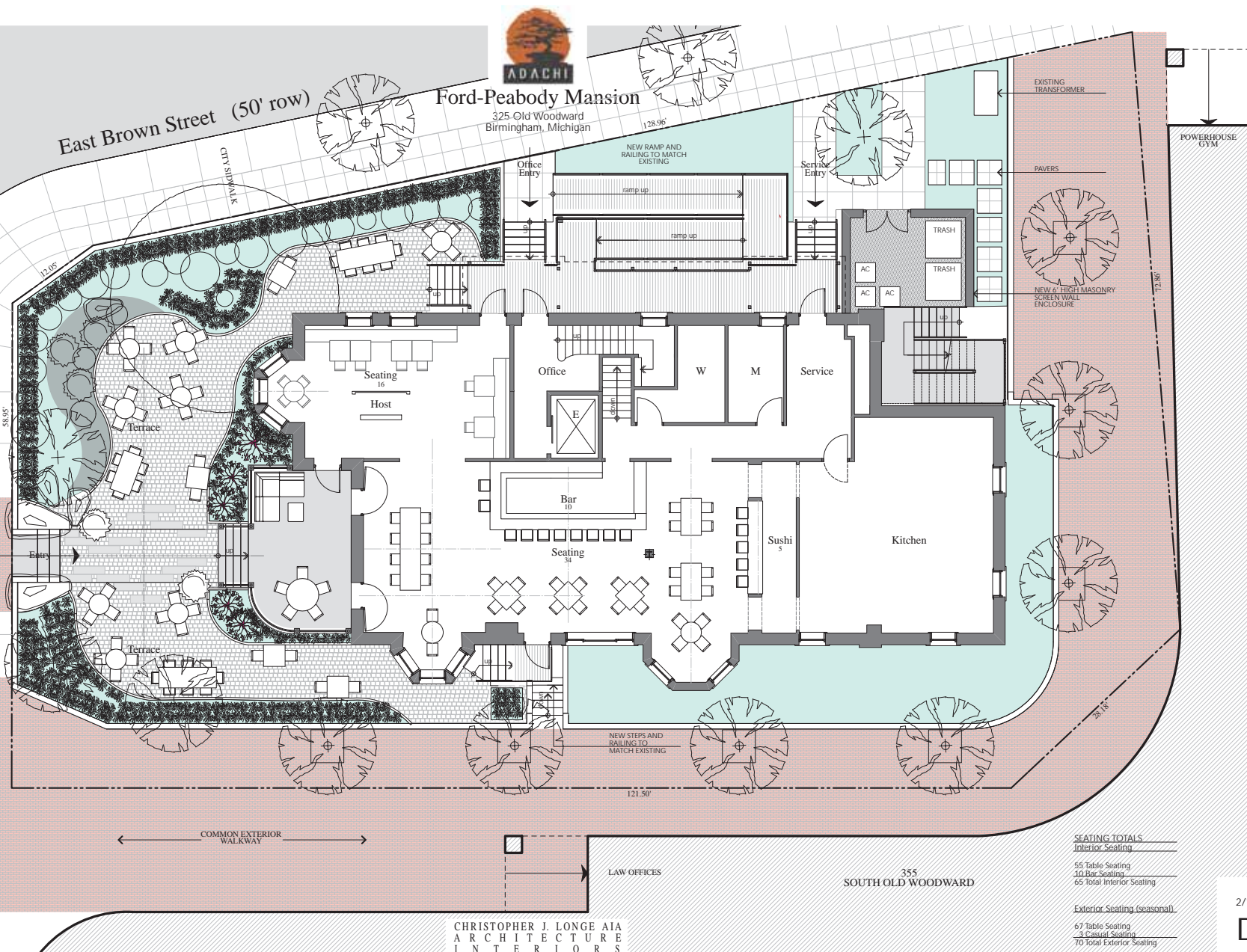
2/10/2017

D.1

South Old Woodward (100' row)



CITY SIDEWALK



CHRISTOPHER J. LONGE AIA
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INTERIORS
124 Peabody, Birmingham, Michigan 48009 248.258.6940

2/10/2017

D.2



Ford-Peabody Mansion

325 Old Woodward
Birmingham, Michigan



West Elevation
(proposed)



West Elevation
(existing)

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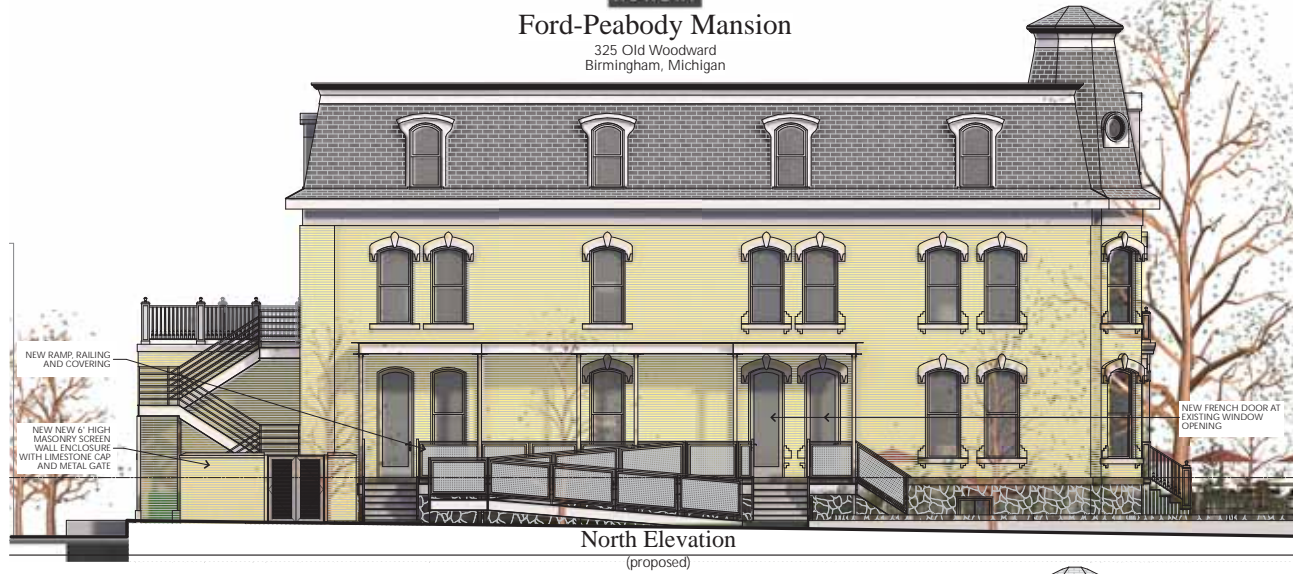
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D.3



Ford-Peabody Mansion

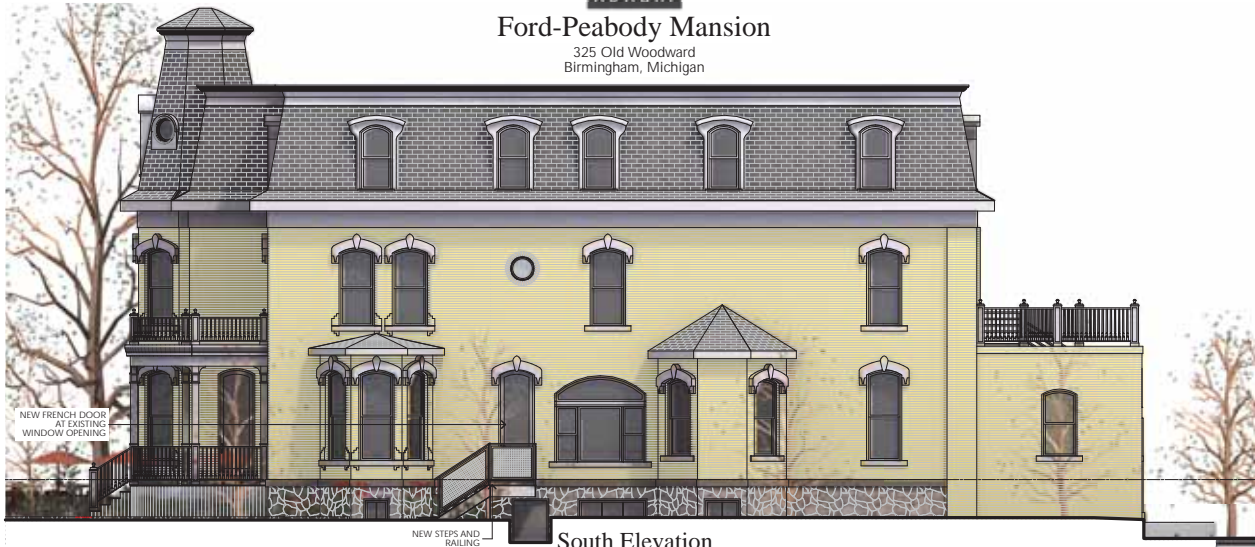
325 Old Woodward
Birmingham, Michigan





Ford-Peabody Mansion

325 Old Woodward
Birmingham, Michigan



South Elevation
(proposed)



South Elevation
(existing)



Ford-Peabody Mansion

325 Old Woodward
Birmingham, Michigan



East Elevation
(proposed)



East Elevation
(existing)



Ford-Peabody Mansion

325 Old Woodward
Birmingham, Michigan



Front View
(south old woodward)



Left Side View
(brown street)



Right Side View
(bird's eye)

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2/10/2017

D.7

SYMBOL KEY:



Ford-Peabody Mansion
 325 Old Woodward
 Birmingham, Michigan

LANDSCAPE
 ARCHITECTURE

MICHAEL J. DUL
 & ASSOCIATES, INC.

212 DAVIES STREET
 BIRMINGHAM
 MICHIGAN 48009

P 248 644 3410
 F 248 644 0819

info @ mjdul.com
 mjdul.com

SOUTH OLD WOODWARD

ADACHI LANDSCAPE PLAN LEGEND:

- | | |
|-----------------------------------|----------------------------------|
| A MAIN ENTRANCE | E PRIVATE DINING |
| - ROCK OUTCROPPING WITH | - RETAIN EXISTING BEECH TREE |
| - ENGRAVED ADACHI LOGO | - EVERGREEN PERIMETER SCREEN |
| - JAPANESE INSPIRED RAILING | - FLOWERING SHRUBS & PERENNIALS |
| - ON EACH SIDE OF ENTRY | |
| - WATER FEATURE | |
| - ORNAMENTAL PAVING | |
| - SPECIFIC JAPANESE MAPLE | |
| - ANNUAL PLANTER POTS | |
| | |
| B DINING AREA | F BOXWOOD GARDEN |
| - CROOKY TREES | - TRIMMED BOXWOOD HEDGE |
| - ORNAMENTAL SCREEN GRASSES | - FLOWERING SHRUBS & PERENNIALS |
| - FLOWERING SHRUBS & PERENNIALS | - CROOKY TREE |
| - TRIMMED EVERGREEN HEDGE | - ROCK OUTCROPPING |
| | |
| C EVERGREEN SCREEN | G UTILITY AREA |
| - TRIMMED EVERGREEN PRIVACY HEDGE | - FENCED IN FRASH AREA |
| | - SCREEN SHRUBS |
| | - FLOWERING PERENNIALS |
| | - ORNAMENTAL EVERGREEN |
| | - RETAIN EXISTING EVERGREEN TREE |
| | |
| D DINING AREA | H MOSS GARDEN |
| - SYMBOLIC STONE FEATURE | - MOSS GARDEN |
| - ORNAMENTAL PINE | - ROCK OUTCROPPING |
| - ROCK OUTCROPPING | - RASSED GRAVEL GARDEN |
| - FLOWERING SHRUBS & PERENNIALS | - ORNAMENTAL EVERGREEN |
| | - PERENNIAL / GROUND COVER HEDGE |

CHRISTOPHER J. LONGE AIA
 ARCHITECTURE
 INTERIORS
 124 Peabody, Birmingham, Michigan 48009 248.258.6940

2/10/2017

D.8



Ford-Peabody Mansion
325 Old Woodward
Birmingham, Michigan

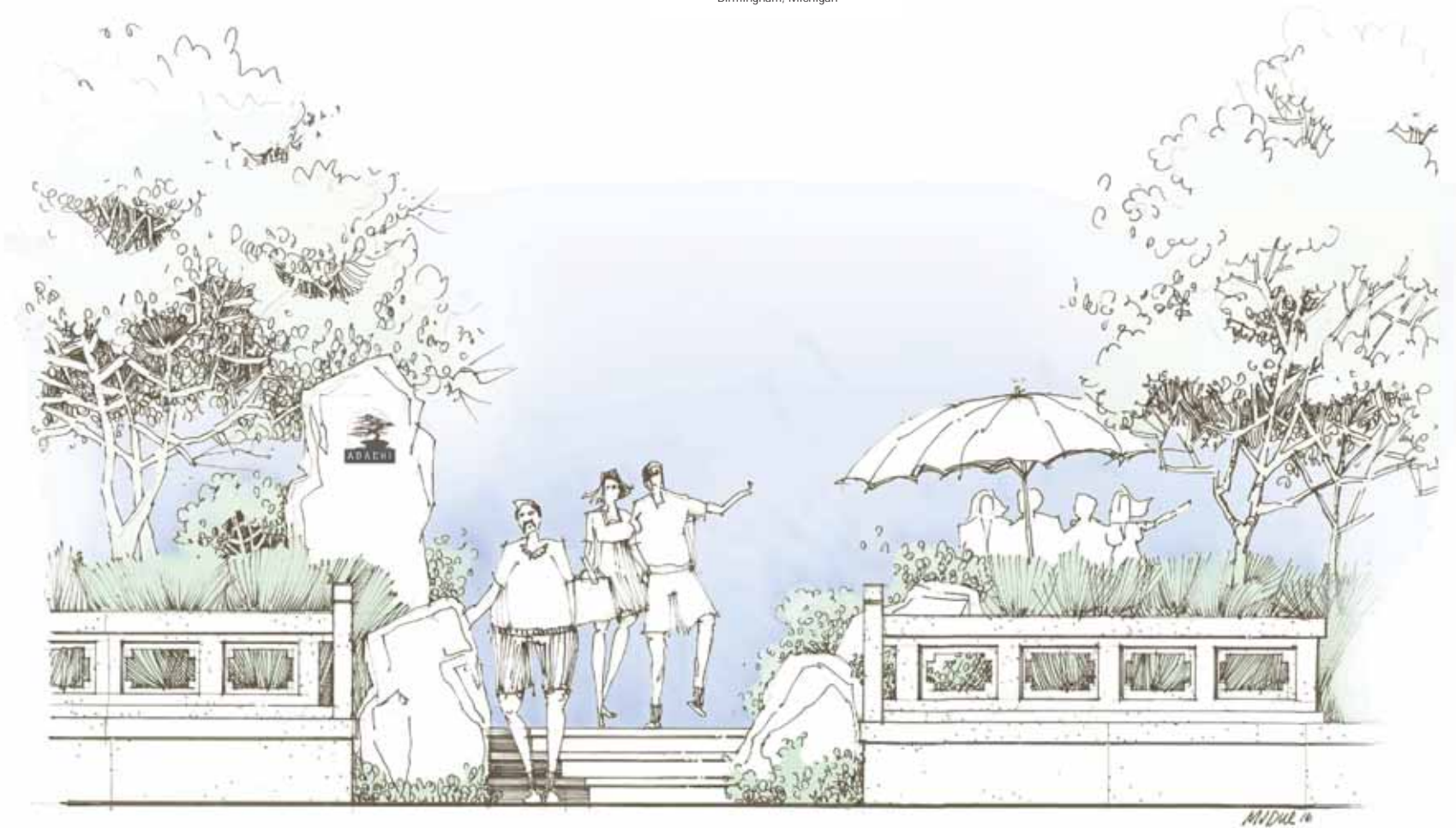
LANDSCAPE
ARCHITECTURE

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& ASSOCIATES, INC.

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124 Peabody, Birmingham, Michigan 48009 248.258.6940

2/10/2017

D.9



Florida Seating Synthetic Teak Restaurant Armchair

Back to: Outdoor Synthetic Teak (Virtuemart/148/outdoor-synthetic-teak)

- [\(Virtuemart/775/florida-seating-synthetic-teak-restaurant-armchair_fs-al-5602slv-tk-detail?tmpl=component&format=pdf\)](#)
- [\(Virtuemart/775/florida-seating-synthetic-teak-restaurant-armchair_fs-al-5602slv-tk-detail?tmpl=component&print=1\)](#)
- [\(Virtuemart/775/148/outdoor-synthetic-teak/florida-seating-synthetic-teak-restaurant-armchair_fs-al-5602slv-tk-detail/recommend?tmpl=component\)](#)

Purchasing%20your%20Products")
Silver Aluminum Frame, synthetic teak seat, arms, and back

\$131.25

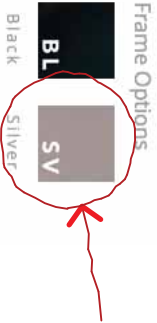


Ask a question about this product
(Virtuemart/775/148/outdoor-synthetic-teak/florida-seating-synthetic-teak-restaurant-armchair_fs-al-5602slv-tk-detail/askquestion?tmpl=component)

(http://www.outdoorrestaurantseating.com/images/stories/virtuemart/product/fs-al-5602tk-a-53cf177f8e7d5.jpg)

Description

Powder coated silver aluminum frame, synthetic teak seat, arms, and back
Overall height 29", seat height 18", seat depth 18", seat width 22"
Also available with Black Frame



BF-M Largo Side Barstool Synthetic Teak Silver Frame

Back to: Outdoor Synthetic Teak (Virtuemart/148/outdoor-synthetic-teak)

- [\(Virtuemart/408/bfm-largo-side-barstool-synthetic-teak-silver-framelargo-side-ba-detail?tmpl=component&format=pdf\)](#)
- [\(Virtuemart/408/bfm-largo-side-barstool-synthetic-teak-silver-framelargo-side-ba-detail?tmpl=component&print=1\)](#)
- [\(Virtuemart/408/148/outdoor-synthetic-teak/bfm-largo-side-barstool-synthetic-teak-silver-framelargo-side-ba-detail/recommend?tmpl=component\)](#)

Purchasing%20your%20Products")
Largo Side Barstool Synthetic Teak Silver Frame

\$148.99



Ask a question about this product
(Virtuemart/408/148/outdoor-synthetic-teak/bfm-largo-side-barstool-synthetic-teak-silver-framelargo-side-ba-detail/askquestion?tmpl=component)

(http://www.outdoorrestaurantseating.com/images/stories/virtuemart/product/largo-arm-barstool-synthetic-teak-silver-frame.png)

Description
Largo Side Barstool Synthetic Teak Silver Frame

- Synthetic teak seat & back
- Available in armchair, side chair, arm barstool, and side barstool
- Overall height 45.75", seat height 29.25", seat depth 18.0", seat width 18.75"
- No assembly requiredFrame color options black or silver



Silver Frame

Longport table tops

Available Sizes

| Shape | Top Size |
|-----------|----------------------|
| Square | 24", 32", 36" |
| Rectangle | 24" x 32", 32" x 48" |
| Round | 24", 32", 36" |

Materials: Powder coated aluminum, synthetic teak
Finishes: Black, Silver powder coat
Umbrella hole drilled upon request



Longport 4-Leg

Available Sizes

| Shape | Table Size |
|-----------|------------|
| Square | 32", 36" |
| Rectangle | 32" x 48" |

Materials: Powder coated aluminum, synthetic teak
Finishes: Black, Silver powder coat
Umbrella hole drilled upon request
ADA compliant





Umbrella

RH MODERN RH BABY & CHILD RH TEEN RH INTERIOR DESIGN



Shown in natural Sunbrella Canvas with weathered Aluma-Tek finish.

TUUCI® OCEAN MASTER HEXAGONAL ALUMA-TEAK™ UMBRELLA

\$1950 - \$2150 REGULAR
\$1462 - \$1612 MEMBER

Designed after the clean, polished components of a luxury sailing yacht, this market-style umbrella offers marine-grade materials and construction equal to its inspiration. Made to withstand the most challenging environments on earth, it's the premium way to shade.

SHOW DETAILS +

DIMENSIONS

8½' Hexagonal: 94" diam., 85"H
Head Clearance: 65"H
Mast: 1½" diam.
Weight: 22 lbs.

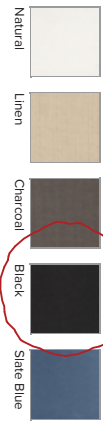
10' Hexagonal: 104" diam., 85"H
Head Clearance: 68"H
Mast: 1½" diam.
Weight: 24 lbs.

OPERATING INSTRUCTIONS ▶
DETAILED PRODUCT DIMENSIONS ▶

VIEWS



FABRIC: SUNBRELLA CANVAS



FINISH OPTIONS



128699
128701

CITY OF BIRMINGHAM
Community Development - Building Department
151 Martin Street, Birmingham, MI 48009
Community Development: 248-530-1850 / Inspection Line: 248-530-1860
Fax: 248-530-1290 / www.bhamgov.org

Project #

DSF/5.0073

APPLICATION FOR DEMOLITION PERMIT

| | | | |
|--|--|---|--|
| I. Project Type / Location | | | |
| <input checked="" type="checkbox"/> HOUSE | | <input type="checkbox"/> HOUSE AND ATTACHED GARAGE | |
| <input type="checkbox"/> EXTERIOR | | <input type="checkbox"/> INTERIOR NON-LOAD BEARING | |
| <input type="checkbox"/> HOUSE AND DETACHED GARAGE | | <input type="checkbox"/> DETACHED GARAGE | |
| <input type="checkbox"/> SHED | | <input checked="" type="checkbox"/> COMMERCIAL BUILDING | |
| ADDRESS: 1193 Floyd St. | | PROPERTY IDENTIFICATION NUMBER (SIDWELL NO.): | |
| | | LOT NUMBER: | |
| II. Applicant / Project Contact Information | | | |
| A. Applicant | | | |
| NAME: Scott Krall | | ADDRESS: 21950 Hoover | |
| CITY: Warren | STATE: MI | ZIP CODE: 48089 | TELEPHONE NUMBER (Include Area Code): 586-427-9933 |
| CELL PHONE NUMBER (Include Area Code): | FAX NUMBER (Include Area Code): 586-427-9934 | EMAIL ADDRESS: permits@bluestardemo.com | |
| B. Owner or Lessee | | | |
| NAME: Floyd St. LLC | | ADDRESS: 30100 Telegraph Ste 306 | |
| CITY: Birmingham | STATE: MI | ZIP CODE: 48025 | TELEPHONE NUMBER (Include Area Code): |
| CELL PHONE NUMBER (Include Area Code): | FAX NUMBER (Include Area Code): | EMAIL ADDRESS: | |
| C. Architect or Engineer | | | |
| NAME: N/A | | ADDRESS: | |
| CITY: | STATE: | ZIP CODE: | TELEPHONE NUMBER (Include Area Code): |
| CELL PHONE NUMBER (Include Area Code): | FAX NUMBER (Include Area Code): | EMAIL ADDRESS: | |
| LICENSE NUMBER: | | EXPIRATION DATE: | |
| D. Contractor | | | |
| NAME: Scott Krall / Blue Star | | ADDRESS: 21950 Hoover | |
| CITY: Warren | STATE: MI | ZIP CODE: 48089 | TELEPHONE NUMBER (Include Area Code): 586-427-9933 |
| CELL PHONE NUMBER (Include Area Code): | FAX NUMBER (Include Area Code): 586-427-9934 | EMAIL ADDRESS: permits@bluestardemo.com | |
| INDIVIDUAL BUILDERS LICENSE NUMBER: 2103206657 | | EXPIRATION DATE: 5/31/2017 | |
| COMPANY BUILDERS LICENSE NUMBER: | | EXPIRATION DATE: | |
| FEDERAL EMPLOYER ID NUMBER (or reason for exemption): 38-3027089 | | | |
| WORKERS COMP INSURANCE CARRIER (or reason for exemption): Citizens ABC | | | |
| UNEMPLOYMENT INSURANCE AGENCY EMPLOYER ACCOUNT NUMBER (or reason for exemption): 1583745 | | | |

pictures of the 4 sides -
10,000- Bond.
Environmental survey
w/ testing results

Plans-Bldg.
Fencing
meeting:

CITY OF BIRMINGHAM
MAY 17 2016 3:00:56 PM



1193 Floyd

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151 Martin Street, Birmingham, MI 48009
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Permit # _____

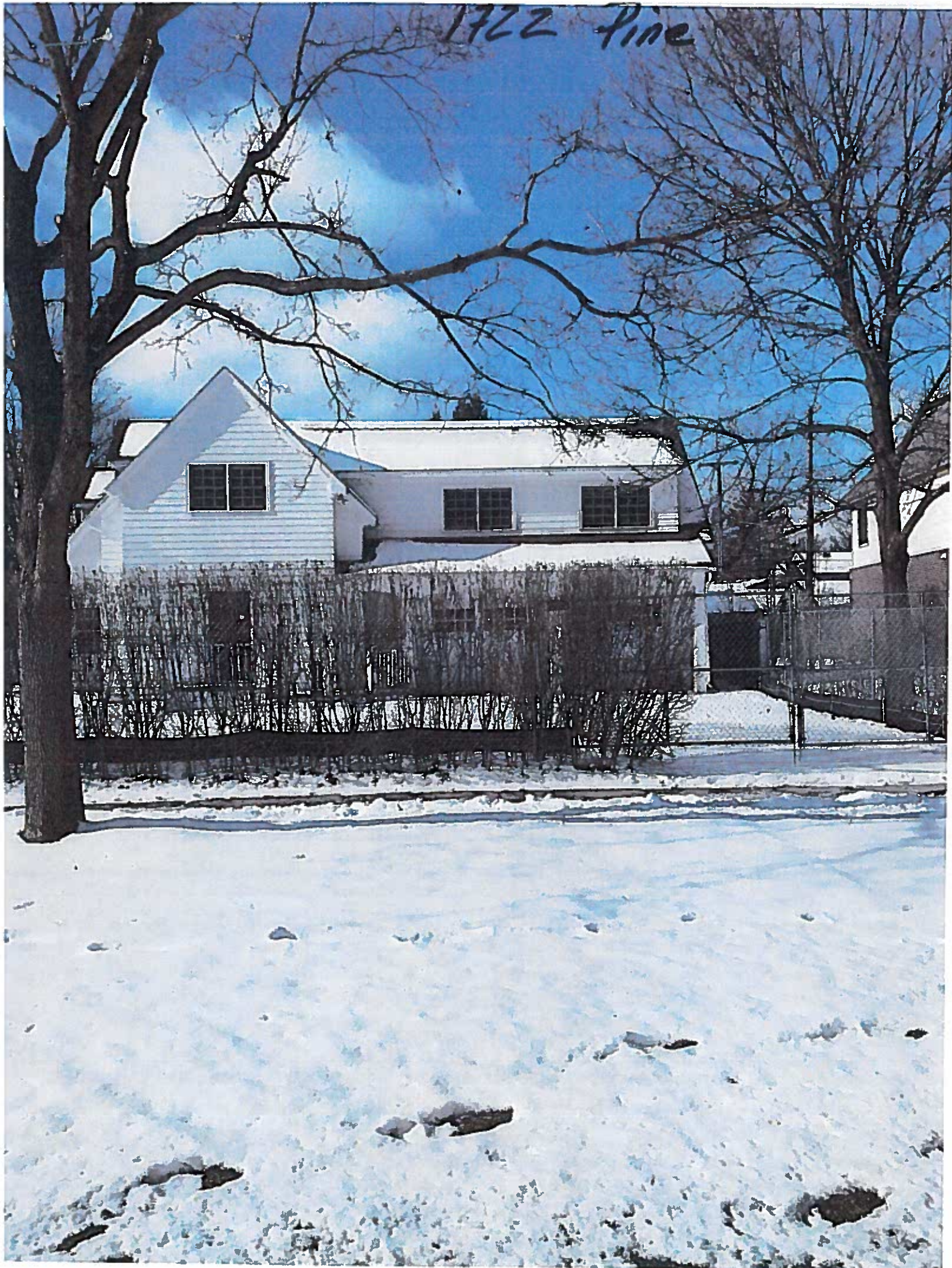
Project # _____

APPLICATION FOR DEMOLITION PERMIT

| | | | |
|--|---|---|---|
| I. Project Type / Location | | | |
| <div style="display: flex; justify-content: space-between;"><div><input type="checkbox"/> HOUSE</div><div><input type="checkbox"/> HOUSE AND ATTACHED GARAGE</div><div><input type="checkbox"/> HOUSE AND DETACHED GARAGE</div><div><input type="checkbox"/> DETACHED GARAGE</div><div><input type="checkbox"/> COMMERCIAL BUILDING</div></div> <div style="display: flex; justify-content: space-between;"><div><input type="checkbox"/> EXTERIOR</div><div><input type="checkbox"/> INTERIOR NON-LOAD BEARING</div><div><input type="checkbox"/> SHED</div><div><input type="checkbox"/> OTHER</div></div> | | | |
| ADDRESS 1722 Pine | | PROPERTY IDENTIFICATION NUMBER (SIDWELL NO.) | LOT NUMBER |
| II. Applicant / Project Contact Information | | | |
| A. Applicant | | | |
| NAME Chris Brocari L | | ADDRESS 115 Maxw U | |
| CITY Royal Oak | STATE MI | ZIP CODE 48067 | TELEPHONE NUMBER (Include Area Code) (248) 425-4399 |
| CELL PHONE NUMBER (Include Area Code) | FAX NUMBER (Include Area Code) (248) 591-0001 | EMAIL ADDRESS Brocari L @ Sbcglobal.net | |
| B. Owner or Lessee | | | |
| NAME 2015 Bellare LLC | | ADDRESS 5 Ann | |
| CITY | STATE | ZIP CODE | TELEPHONE NUMBER (Include Area Code) |
| CELL PHONE NUMBER (Include Area Code) | FAX NUMBER (Include Area Code) | EMAIL ADDRESS | |
| C. Architect or Engineer | | | |
| NAME Richard Zickel | | ADDRESS Leann | |
| CITY Livonia | STATE MI | ZIP CODE | TELEPHONE NUMBER (Include Area Code) |
| CELL PHONE NUMBER (Include Area Code) | FAX NUMBER (Include Area Code) | EMAIL ADDRESS | |
| LICENSE NUMBER | | EXPIRATION DATE | |
| D. Contractor | | | |
| NAME Town Builders Corp | | ADDRESS 115 Maxw U | |
| CITY Royal Oak | STATE MI | ZIP CODE 48067 | TELEPHONE NUMBER (Include Area Code) 248-425-4399 |
| CELL PHONE NUMBER (Include Area Code) | FAX NUMBER (Include Area Code) (248) 591-0001 | EMAIL ADDRESS Brocari L @ Sbcglobal.net | |
| INDIVIDUAL BUILDERS LICENSE NUMBER | | EXPIRATION DATE | |
| COMPANY BUILDERS LICENSE NUMBER 2102177191 | | EXPIRATION DATE 5/31/17 | |
| FEDERAL EMPLOYER ID NUMBER (or reason for exemption) 20-1721050 | | | |
| WORKERS COMP INSURANCE CARRIER (or reason for exemption) NA | | | |
| UNEMPLOYMENT INSURANCE AGENCY EMPLOYER ACCOUNT NUMBER (or reason for exemption) | | | |

Check demo fence

1722 Pine



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Permit # _____

Project # _____

APPLICATION FOR DEMOLITION PERMIT

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|---|-------------|--|---|---|-------------------|
| I. Project Type / Location | | | | | |
| <input type="checkbox"/> HOUSE | | <input type="checkbox"/> HOUSE AND ATTACHED GARAGE | | <input checked="" type="checkbox"/> HOUSE AND DETACHED GARAGE | |
| <input type="checkbox"/> EXTERIOR | | <input type="checkbox"/> INTERIOR NON-LOAD BEARING | | <input type="checkbox"/> SHED | |
| | | | | <input type="checkbox"/> DETACHED GARAGE | |
| | | | | <input type="checkbox"/> COMMERCIAL BUILDING | |
| | | | | <input type="checkbox"/> OTHER _____ | |
| ADDRESS 1672 COLE ST. | | | PROPERTY IDENTIFICATION NUMBER (SIDWELL NO.) 20-31-180-006 | | LOT NUMBER 275 |
| II. Applicant / Project Contact Information | | | | | |
| A. Applicant | | | | | |
| NAME JOHN BLOOMINGDALE | | | ADDRESS 602 W. UNIVERSITY | | |
| CITY ROCHESTER | STATE MI | ZIP CODE 48307 | TELEPHONE NUMBER (Include Area Code) 248-877-6773 | | |
| CELL PHONE NUMBER (Include Area Code) SAME | | FAX NUMBER (Include Area Code) | EMAIL ADDRESS JOHN @ BLOOMINGDALE CONSTRUCTION.COM | | |
| B. Owner or Lessee | | | | | |
| NAME MARY FELLOWS | | | ADDRESS 1672 COLE ST. | | |
| CITY BIRMINGHAM | STATE MI | ZIP CODE 48009 | TELEPHONE NUMBER (Include Area Code) | | |
| CELL PHONE NUMBER (Include Area Code) 248-792-1041 | | FAX NUMBER (Include Area Code) | EMAIL ADDRESS FELLOWSMM@AOL.COM | | |
| C. Architect or Engineer | | | | | |
| NAME | | | ADDRESS | | |
| CITY | STATE | ZIP CODE | TELEPHONE NUMBER (Include Area Code) | | |
| CELL PHONE NUMBER (Include Area Code) | | FAX NUMBER (Include Area Code) | EMAIL ADDRESS | | |
| LICENSE NUMBER | | | EXPIRATION DATE | | |
| D. Contractor | | | | | |
| NAME BLOOMINGDALE CONSTRUCTION (JOHN) | | | ADDRESS 602 W. UNIVERSITY | | |
| CITY ROCHESTER | STATE MI | ZIP CODE 48307 | TELEPHONE NUMBER (Include Area Code) 248-651-6701 | | |
| CELL PHONE NUMBER (Include Area Code) 248-877-6773 | | FAX NUMBER (Include Area Code) | EMAIL ADDRESS JOHN @ BLOOMINGDALE CONSTRUCTION.COM | | |
| INDIVIDUAL BUILDERS LICENSE NUMBER 2101142536 | | | EXPIRATION DATE 5/31/2017 | | |
| COMPANY BUILDERS LICENSE NUMBER 2102193770 | | | EXPIRATION DATE 5/31/2017 | | |
| FEDERAL EMPLOYER ID NUMBER (or reason for exemption) 26-1861067 | | | | | |
| WORKERS COMP INSURANCE CARRIER (or reason for exemption) LIBERTY MUTUAL GROUP | | | | | |
| UNEMPLOYMENT INSURANCE AGENCY EMPLOYER ACCOUNT NUMBER (or reason for exemption) EMPLOYEES ARE LEASED | | | | | |

license Copy
survey.

(Bond) \$400. -
2,000. Hse
500- Garage
\$2,900.

1672 COLE ST. BIRMINGHAM, MI



EXISTING HOUSE TO BE REMOVED.

(all 4 sides)