

DHDC 23-8232

APPROVAL DOCUMENT – POST AT WORK LOCATION

CITY OF DETROIT
HISTORIC DISTRICT COMMISSION

2 WOODWARD, SUITE 808
DETROIT, MICHIGAN 48226

March 14, 2023

CERTIFICATE OF APPROPRIATENESS

Roman Bonislowski
Ron and Roman, Inc.
275 E. Frank St.
Birmingham, MI 48009

**RE: Application Number 23-8231; 1407 Randolph, Madison-Harmonie Historic District
Project Scope: Alter storefront, add patio**

Dear Applicant,

At the regular meeting that was held on March 8, 2023, the Detroit Historic District Commission (“DHDC”) reviewed the above-referenced application. Pursuant to Section 5(1) of the Michigan Local Historic District Act, as amended, being MCL 399.205 (1) and Sections 21-2-73/21-2-78 of the 2019 Detroit City Code; the DHDC hereby issues a Certificate of Appropriateness (“COA”) for the following work, effective on March 14, 2023, as it meets the Secretary of Interior’s Standards for Rehabilitation and the district’s Elements of Design:

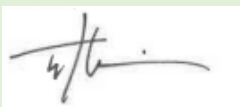
Add 2 new storefront openings, add 2 patio seating enclosures, reclad 1 existing awning, add 2 new awnings per the submitted drawings and specifications.

The Certificate of Appropriateness is issued with the following condition:

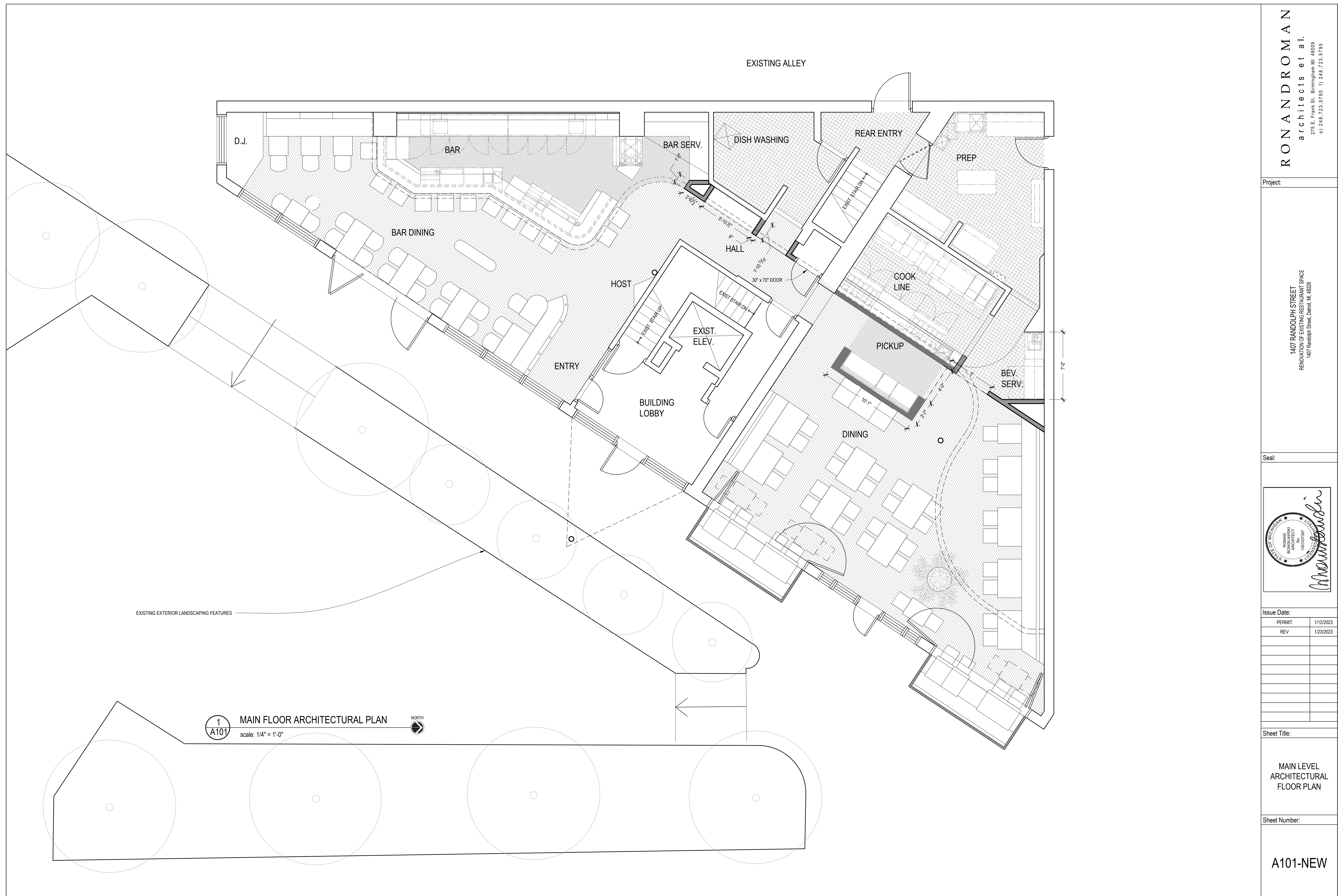
- The fabric color and material will be subject to approval by staff, with concern for visibility and transparency of the material.***

Please retain this COA for your files and post it at the subject property until work is complete. It is important to note that approval by the DHDC does not waive the applicant's responsibility to comply with any other applicable ordinances or statutes. If you have any questions regarding the foregoing, please contact staff at 313-224-1762 or hdc@detroitmi.gov.

For the Commission:



Timothy Boscarino
Detroit Historic District Commission



1
A101 MAIN FLOOR ARCHITECTURAL PLAN
scale: 1/4" = 1'-0" NORTH

Project:
1407 RANDOLPH STREET
RENOVATION OF EXISTING RESTAURANT SPACE
1407 Randolph Street, Detroit, MI, 48226

Seal:

Issue Date:

PERMIT	1/12/2023
REV	1/23/2023

Sheet Title:
MAIN LEVEL ARCHITECTURAL FLOOR PLAN

Sheet Number:
A101-NEW

EXISTING ALLEY

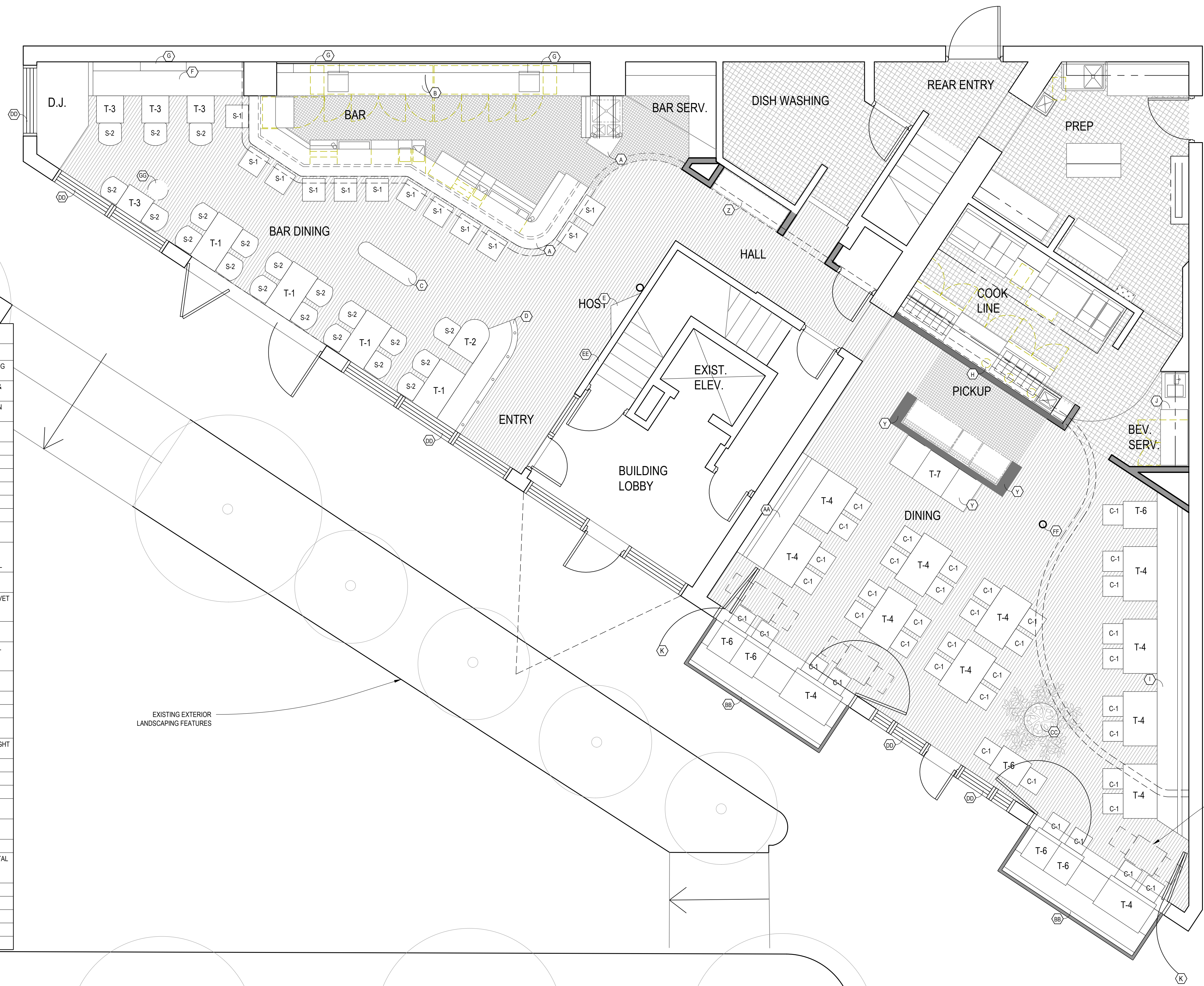


TABLE SCHEDULE		
ITEM	QTY.	DESCRIPTION
T-1	4	27" x 48" x 42" H WOOD
T-2	1	27" x 36" (RADIUSED END) x 42" H WOOD
T-3	4	24" x 24" x 42" H WOOD
T-4	6	30" x 48" x 30" H WOOD
T-5	4	36" x 36" x 30" H WOOD
T-6	2	24" x 30" x 30" H WOOD
T-7	4	30" x 30" x 30" H WOOD
T-8	1	28" x 70" (CUSTOM SHAPE) x 30" H WOOD
T-9	9	24" x 24" x 30" H WOOD
T-10	3	24" Ø x 42" H WOOD

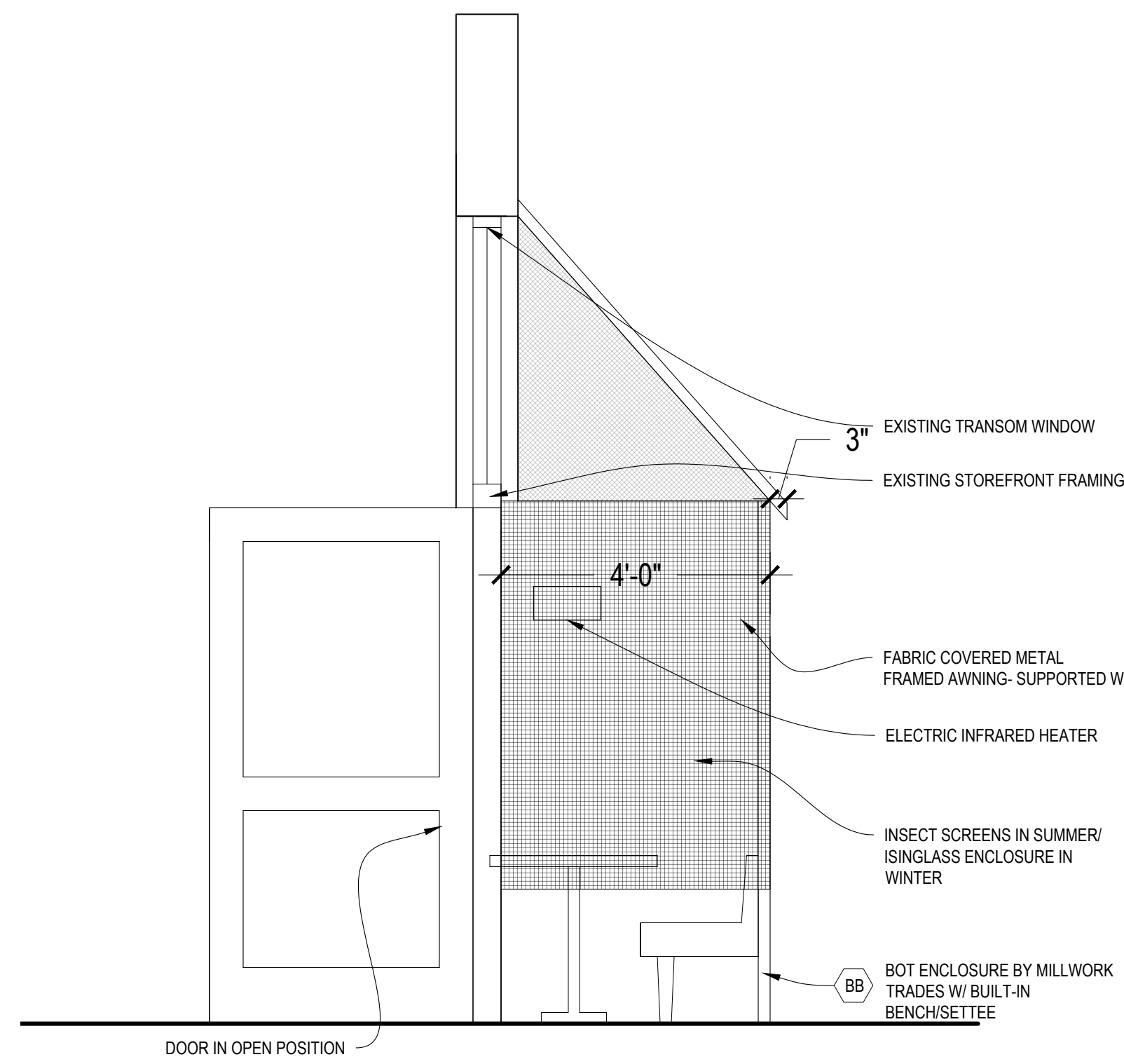
CHAIR AND STOOL SCHEDULE		
ITEM	QTY.	DESCRIPTION
C-1	40	DINING CHAIRS BY OWNER
C-2	0	NOT USED
C-3	9	LOUNGE DINING CHAIRS BY OWNER
S-1	12	BAR STOOLS BY OWNER
S-2	20	DINING STOOLS BY OWNER
S-3	2	BACKLESS BAR STOOLS BY OWNER
S-4	9	LOUNGE BAR STOOLS BY OWNER

FIXTURE SCHEDULE	
ITEM	DESCRIPTION
A	NEW HONED NERO MARQUINA MARBLE TOP ON EXISTING BAR DIE WALLS
B	BLACK P-LAM COUNTERTOP AT BACK BAR EQUIPMENT & INTERNALLY ILLUMINATED DRINK LEDGE
C	HONED NERO MARQUINA MARBLE TOP DRINK LEDGE ON METAL POSTS WITH FOOT RAIL
D	BAR HEIGHT BANQUET SEAT WITH STEEL PIPE CEILING HEIGHT POST DIVIDER
E	HOST STAND
F	VINYL UPHOLSTERED BAR HEIGHT SETTEE
G	WALL MOUNTED DISPLAY CABINETS W/ LED LIGHTING
H	NEW QUARTZ BAR HEIGHT SETTEE
I	DINING HEIGHT VINYL UPHOLSTERED SETTEE
J	P-LAM TOP & STORAGE CABINET AT SERVICE STATION
K	NEW EXTERIOR PAINTED WOOD & INSULATED CLEAR TEMPERED GLASS BIFOLD DOORS
L	NEW BAR CONSTRUCTION INCLUDING MOSAIC MIRROR TILE FACED BAR DIE WALL, INTERNALLY ILLUMINATED ONYX BARTOP W/ BRASS EDGES, AND METAL FOOT RAIL
M	NEW P-LAM BACK BARTOP & STORAGE CABINETS, & ILLUMINATED DRINK LEDGE
N	NEW VINYL UPHOLSTERED SEAT & CHANNEL BACK VELVET UPHOLSTERED BACK, BAR HEIGHT CORNER BOOTH W/ METAL FOOT RAIL
O	NEW DINING HEIGHT VINYL UPHOLSTERED SEAT & CHANNEL BACK VELVET UPHOLSTERED BACK
P	NEW 2-PIECE DINING HEIGHT BOOTH ON WHEELS, VINYL UPHOLSTERED SEAT & CHANNEL BACK VELVET UPHOLSTERED BACK
Q	NEW SPEAKEASY ENTRY "SHELIVING" WALL WITH INTEGRATED DOOR
R	NEW D.J. STAND BY OWNER
S	DRAPERY BY OWNER
T	NEW STONE VANITY TOP W/ SINK & FAUCET, & FULL HEIGHT WALL MIRROR
U	NEW STONE VANITY TOP W/ SINK & FAUCET & FULL HEIGHT WALL MIRROR
V	ANTIQUE MIRROR FULL HEIGHT ON WALL
W	DECORATIVE PROJECTING WALL PIERS
X	DECORATIVE FAUX GREENERY WALL BY OWNER
Y	VINYL UPHOLSTERED BOOTH W/ METAL PANEL WALL & BOOTH FINISHES
Z	WINE DISPLAY CABINET W/ SLIDING DOORS AND LED LIGHTING
AA	SETTEE
BB	BUMPOUT PATIO SETTEE AND SIDE ENCLOSURE W/ METAL POSTS FOR AWNING SUPPORT (AWNING & SCREENING/SLIDING ENCL. BY OWNER)
CC	POTTED PLANT BY OWNER
DD	WINDOW TREATMENTS BY OWNER
EE	GREEN WALL FEATURE BY OWNER
FF	ABSTRACT DECORATIVE TREE FEATURE BY OWNER
GG	18" DIAMETER DRINK STAND OPTION

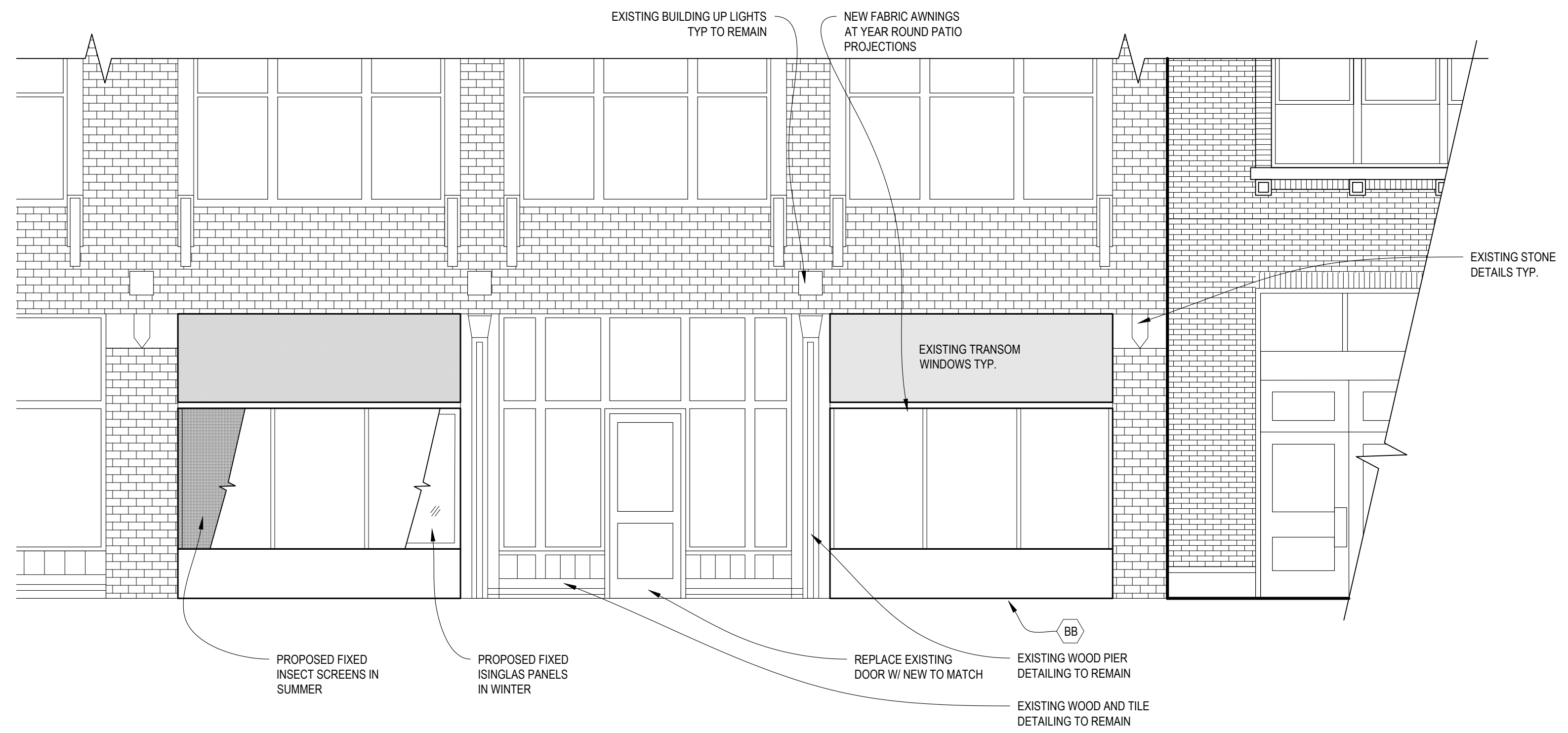
EXISTING EXTERIOR LANDSCAPING FEATURES

DASHED TABLES FOR WHEN PATIO BUMPOUTS ARE NOT IN USE

1
A103 MAIN FLOOR FFE PLAN
scale: 1/4" = 1'-0" 



2 SECTION AT BUMP OUT PATIO'S
scale: 1/4" = 1'-0"



2 EXTERIOR ELEVATION AT PROPOSED COVERED PATIO BUMP-OUTS
scale: 1/4" = 1'-0"

Project:

1407 RANDOLPH STREET
RENOVATION OF EXISTING RESTAURANT SPACE
1407 Randolph Street, Detroit, MI, 48226

Seal:



Issue Date:

PERMIT	DATE
	1/12/2023

Sheet Title:

EXTERIOR
ELEVATIONS

Sheet Number:

A302

1407 RANDOLPH STREET DETROIT, MI 48226

NEW TENANT FIT OUT OF EXISTING RESTAURANT



1 LOCATION MAP
N.T.S.

RONAN DR OMAN
 ARCHITECTS
 275 E. Frank St. Birmingham MI 48009
 o) 248.723.5790 f) 248.723.5795

SHEET INDEX				
DATE		9/8/22	1/12/23	2/7/23
SHEET	TITLE	PERMIT	PERMIT	REV1
G101-NEW	GENERAL INFORMATION	X	X	X
G102-NEW	OCCUPANCY & EGRESS INFORMATION		X	
G103	EXISTING CONDITIONS PHOTOS		X	
D101-NEW	MAIN FLOOR DEMOLITION PLAN	X	X	
D102-NEW	BASEMENT DEMOLITION PLAN	X	X	
A101-NEW	MAIN FLOOR ARCHITECTURAL PLAN	X	X	
A102-NEW	BASEMENT ARCHITECTURAL PLAN	X	X	
A103	MAIN FLOOR FINISH & FIXTURE PLAN		X	
A104	BASEMENT FLOOR FINISH & FIXTURE PLAN		X	
A105	ROOF PLAN		X	
A201	MAIN FLOOR REFLECTED CEILING PLAN		X	
A202	BASEMENT REFLECTED CEILING PLAN		X	
A301	ARCHITECTURAL ELEVATIONS		X	
A302	EXTERIOR ELEVATIONS		X	X
A401	INTERIOR ELEVATIONS		X	
FSE-1	FSE PLAN		X	
FSE-2	FSE PLUMBING		X	
FSE-3	FSE ELECTRICAL		X	

SCOPE OF WORK:

THIS IS AN EXISTING RESTAURANT/ BAR IN OPERATION THROUGH 2017 BEING REWORKED FOR NEW TENANT.

NEW WORK:

- MAIN FLOOR:**
- NEW PARTIAL HEIGHT PARTITION AT FOOD PICK UP
 - REPAIR AND REFINISH WOOD FLOOR
 - NEW TILE FLOORING BEHIND BAR AND AT FOOD PICK UP AREA
 - NEW WALL FINISHES AND PAINT
 - REPLACING LIGHTING
 - NEW FOOD SERVICE EQUIPMENT AT KITCHEN AND BAR
 - NEW BAR FINISHES
 - NEW MILLWORK INCLUDING SETTEES, NEW BAR TOP
 - FURNITURE

BASEMENT LEVEL:

- NEW ENTRANCE WALL TO LOUNGE
- NEW FLOORING IN LOUNGE
- REPLACE WATER DAMAGED GYPSUM BOARD AND METAL STUD FRAMING
- NEW MILLWORK INCLUDING BAR, SETTEES AND WALL TREATMENTS
- NEW LIGHTING
- DEFERRED SUBMITTAL FOR NEW HVAC IN LOUNGE TO MEET FRESH AIR REQUIREMENT
- DEFERRED SUBMITTAL FOR NEW PLUMBING ASSOCIATED WITH REWORKED BAR
- FURNITURE

CODE DATA:

PROPERTY ZONING:

B-5

BUILDING CONSTRUCTION TYPE:

III B

USE GROUP:

A-2

BUILDING AREA:

BASEMENT 2948 GROSS SQ FT
MAIN 2948 GROSS SQ FT

CURRENT CODES:

- 2015 MICHIGAN REHABILITATION CODE FOR EXISTING BUILDINGS
- 2009 ICC/ANSI A 117.1 MICHIGAN BARRIER FREE DESIGN LAW
- 2015 MICHIGAN PLUMBING CODE
- 2015 MICHIGAN MECHANICAL CODE
- 2017 MICHIGAN ELECTRICAL CODE
- 2015 MICHIGAN ENERGY CODE, ANSI/ASHRAE/IESNA STANDARD 90.1-2013
- 2015 INTERNATIONAL FIRE CODE

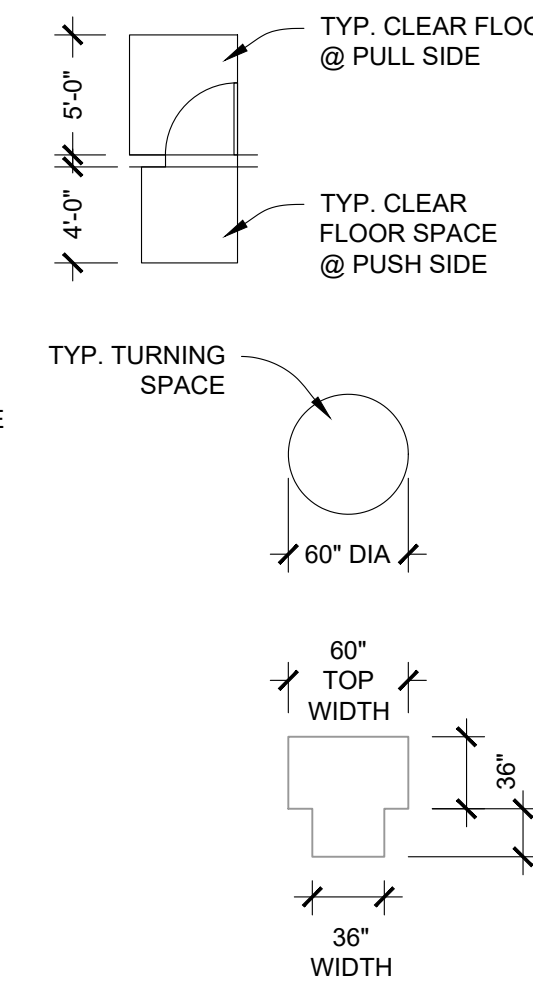
THESE CONSTRUCTION DOCUMENTS WERE PREPARED FOR COMPLIANCE WITH THE MICHIGAN CONSTRUCTION CODE IN EFFECT AT TIME OF PERMIT SUBMITTAL. ALL ENGINEERS, CONTRACTORS, AND SUPPLIERS INVOLVED WITH THE PROJECT SHALL COMPLY WITH THE SAME CODES, ISSUED AND APPROVED CODE MODIFICATIONS, AND/OR CITY OF DETROIT CONSTRUCTION BOARD OF APPEALS RULINGS AND WHENEVER REQUIRED SHALL PROVIDE SHOP DRAWINGS AND SUBMITTALS CLEARLY DESCRIBING COMPLIANCE TO THE REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE FOR REVIEW AND APPROVAL.

DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE:
ROMAN BONISLAWSKI, R.A. LICENSE #: 1301037397

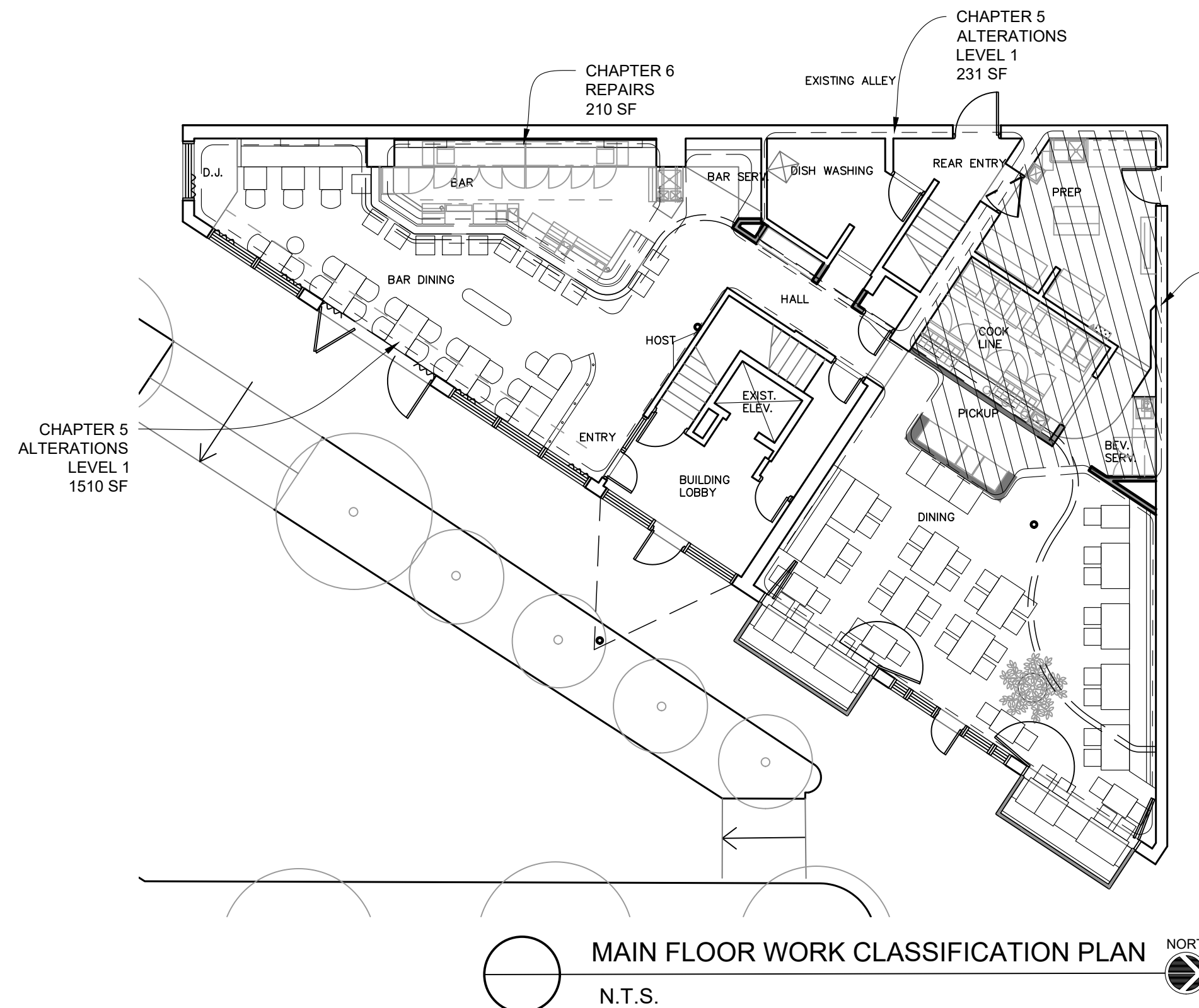
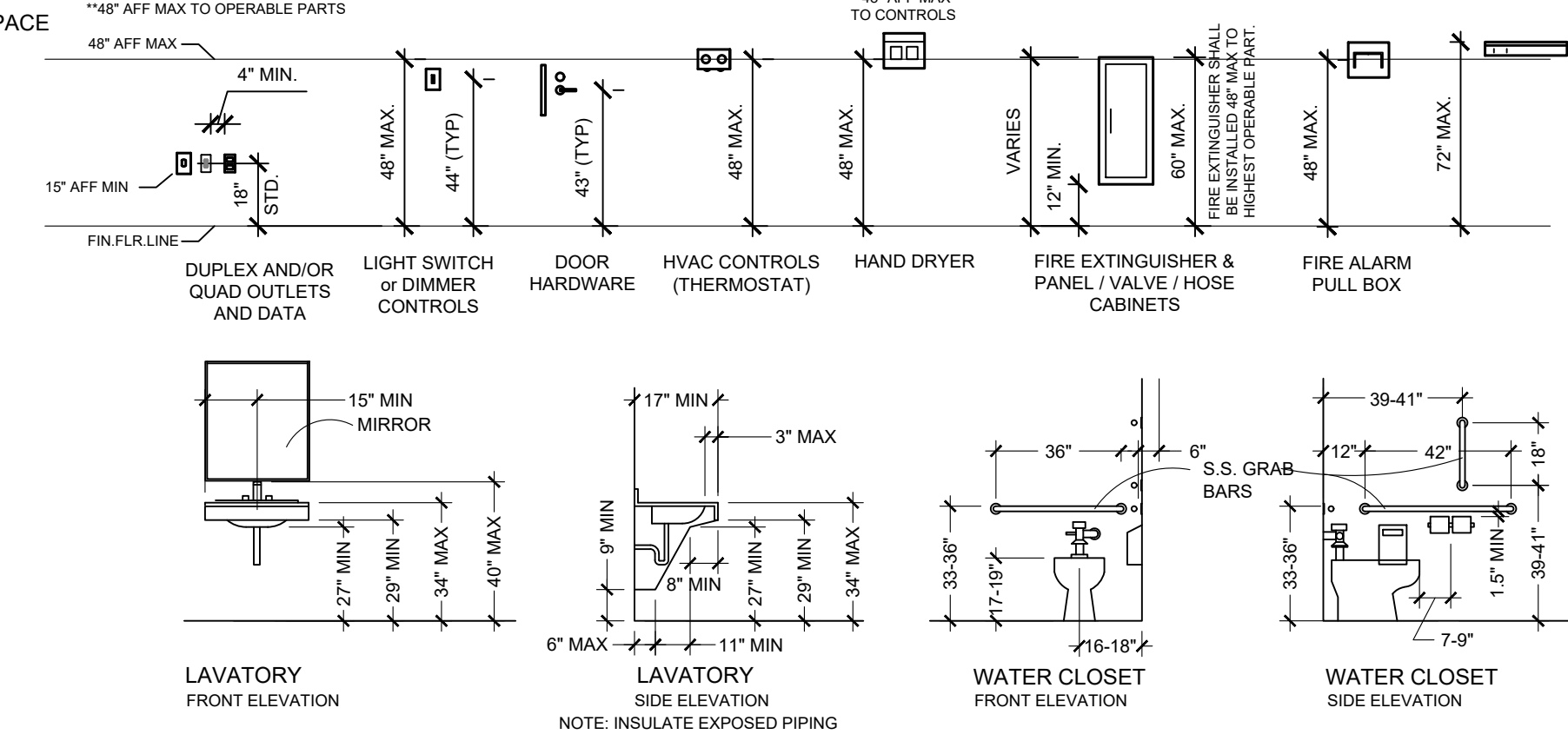
GENERAL DEMOLITION NOTES

- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL EXISTING FIELD CONDITIONS SO AS TO FAMILIARIZE HIMSELF WITH DEMOLITION AND REMOVAL WORK WHICH MAY BE REQUIRED TO PRODUCE THE END RESULTS INTENDED BY THIS DRAWING.
- IT IS THE INTENT THAT EACH PORTION OF THE DEMOLITION WORK BE DONE BY THE SPECIALTY TRADE INVOLVED IN THE ORIGINAL INSTALLATION. THEREBY ASSURING EXISTING SYSTEM OR PORTIONS OF ORIGINAL CONSTRUCTION TO REMAIN WILL NOT BE ADVERSELY AFFECTED. THEREFORE, ALL SUBCONTRACTORS SHALL THOROUGHLY EXAMINE THE PROPOSED WORK AND MAKE ALLOWANCE IN THEIR PROPOSALS TO INCLUDE ALL REQUIRED DEMOLITION AND REMOVAL.
- CONTRACTOR SHALL BE REGISTERED WITH THE CITY OF DETROIT AS REQUIRED, LICENSED AND BONDABLE.
- IF REQUIRED, CONTRACTORS SHALL PROVIDE CERTIFICATES OF INSURANCE BEFORE STARTING ANY WORK. VERIFY TYPES AND AMOUNTS OF COVERAGE WITH OWNER.
- INSPECT EXISTING BUILDING CONSTRUCTION AS REQUIRED AND PROVIDE ALL NECESSARY PROTECTION MEASURES TO ENSURE THE HEALTH AND SAFETY OF ALL WORKMEN AND THE GENERAL PUBLIC PRIOR TO THE START OF DEMOLITION WORK.
- THE OWNER SHALL PROVIDE AND PAY FOR ALL TEMPORARY POWER AND WATER.
- ABANDONED MECHANICAL AND ELECTRICAL LINES ARE TO BE REMOVED TO A POINT BEHIND OR WITHIN THE FINISHED FLOOR, WALL OR CEILING UNLESS OTHERWISE NOTED. ABANDONED ELECTRICAL WIRING IS TO BE REMOVED TO POINT OF ORIGIN UNLESS OTHERWISE NOTED. ALL OTHER LINES SHALL BE GROUNDED AND CAPPED, AND GENERALLY MADE SAFE.
- COORDINATE TRASH REMOVAL REQUIREMENTS WITH THE CITY OF DETROIT GENERAL CONTRACTOR IS TO PROVIDE APPROVED TRASH CONTAINERS AS MAY BE REQUIRED, AND LEGALLY DISPOSE OF ALL TRASH.
- UNDER NO CIRCUMSTANCES SHALL EXISTING STRUCTURAL MEMBERS AND SYSTEMS BE ALTERED OR REMOVED UNLESS DOCUMENTED OR DIRECTED BY ARCHITECT.
- EXISTING AREAS TO REMAIN THAT ARE DAMAGED DURING DEMOLITION WORK SHALL BE PATCHED, REPAIRED AND FINISHED AS REQUIRED TO MATCH EXISTING SURROUNDS AT NO ADDITIONAL CHARGE TO THE OWNER.
- ALL EXISTING ITEMS WITHIN THE BUILDING ARE TO BE REVIEWED BY THE OWNER AND ARE CONSIDERED THE PROPERTY OF THE OWNER UNLESS OTHERWISE SPECIFIED. ALL FOOD SERVICE AND UNDERBAR EQUIPMENT TO BE SAVED FOR FUTURE USE.
- LEAVE ENTIRE CONSTRUCTION AREA BROOM CLEANED ON COMPLETION OF DEMOLITION WORK DAILY.
- PRESERVE EXISTING CIRCUIT WIRING FOR FUTURE LIGHTING LAYOUT AND FIXTURES.
- PRESERVE EXISTING RIGID DUCTING AND FLEX DUCTING AND DIFFUSERS.
- ALL EXISTING EMERGENCY EXIT LIGHTING TO BE PRESERVED AND MAINTAINED.

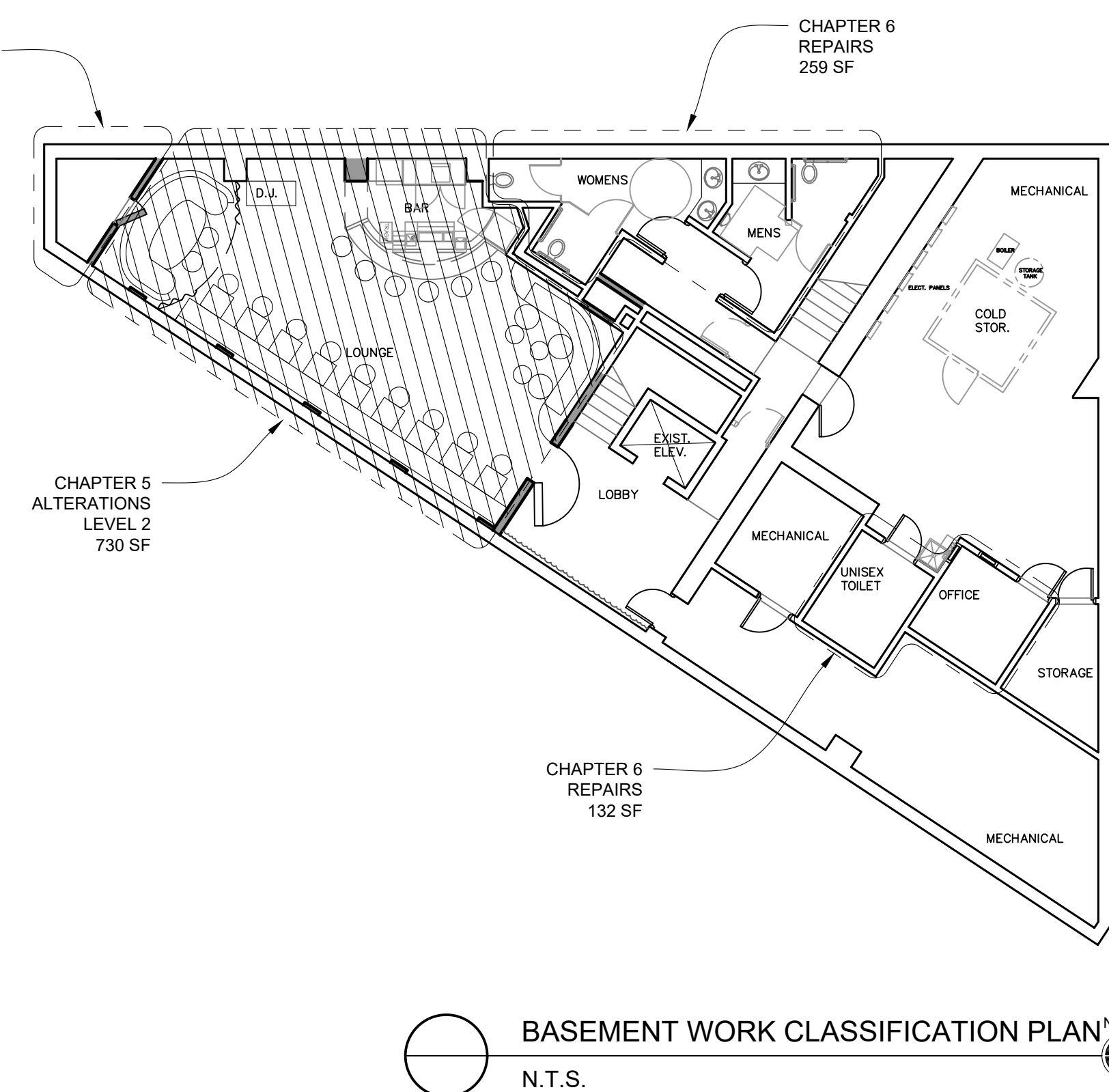
TYPICAL REQUIRED CLEARANCES



BARRIER FREE COMPLIANCE STANDARDS:



MAIN FLOOR WORK CLASSIFICATION PLAN
N.T.S.

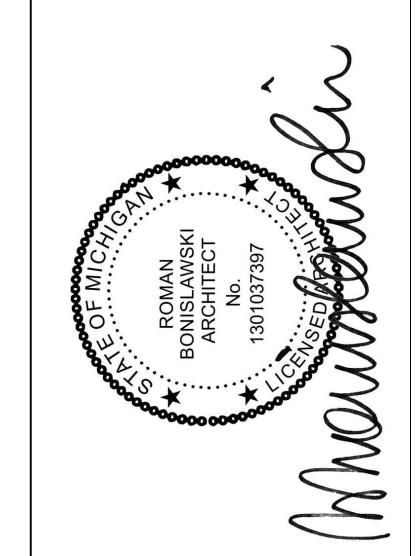


BASEMENT WORK CLASSIFICATION PLAN
N.T.S.

Project:

**1407 RANDOLPH STREET
DETROIT, MI 48226**

Seal:



Issue Date:	
PERMIT	9/8/2022
PERMIT	1/12/2023
REVISION 1	2/7/2023

Sheet Title:

GENERAL INFORMATION

Sheet Number:

G101-NEW



VIEW LOOKING NORTH



VIEW LOOKING NORTH



VIEW LOOKING NORTH



VIEW LOOKING SOUTHWEST PROPOSED BUMP OUT PATIOS



VIEW LOOKING SOUTHWEST



INTERIOR VIEW OF DINING ROOM



INTERIOR VIEW OF BAR



INTERIOR VIEW OF BAR ROOM



INTERIOR VIEW OF DINING



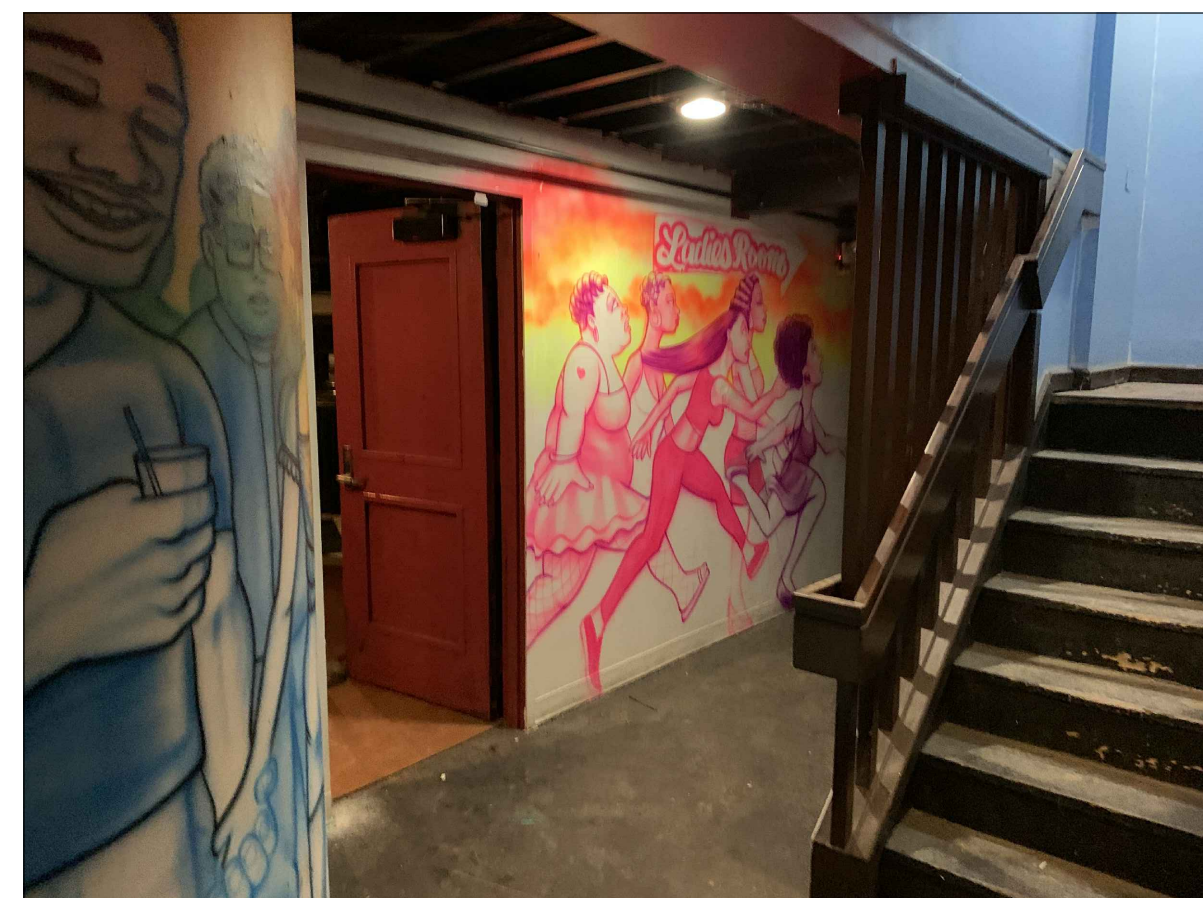
INTERIOR VIEW OF KITCHEN BAR



INTERIOR VIEW OF DINING ROOM



INTERIOR VIEW OF DINING ROOM



INTERIOR VIEW OF BASEMENT LOBBY



INTERIOR VIEW OF BASEMENT BAR ROOM

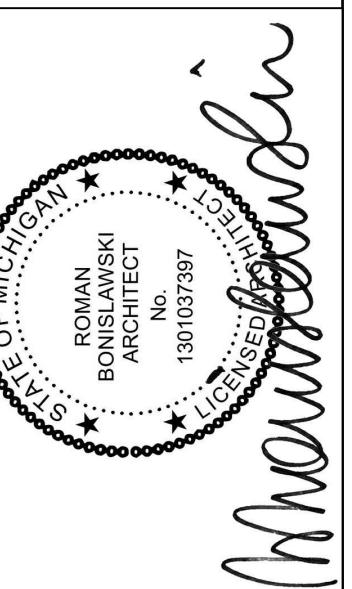


INTERIOR VIEW OF BASEMENT BAR ROOM

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EXISTING
CONDITIONS PHOTOS

Sheet Number: