

3/16/2021

**CERTIFICATE OF APPROPRIATENESS**

Edward Potas  
Cinnaire  
2111 Woodward Avenue, Ste. 600  
Detroit, MI 48201

**RE: Application Number 21-7112; 445 Ledyard Street, Cass Park Historic District**

Dear Mr. Potas,

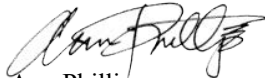
At the regularly scheduled meeting held virtually on March 10, 2021, the Detroit Historic District Commission (“Commission”) reviewed the above-referenced application for building permit. Pursuant to Section 5(10) of the Michigan Local Historic District Act, as amended, being MCL 399.205, MSA 5-3407(5)(10) and Section 21-2-73 of the 2019 Detroit City Code; the Commission has reviewed the above-referenced application for building permit and hereby issues a Certificate of Appropriateness, which is effective as of March 16, 2021.

The following proposed work, as revised from previously approved application #19-6411, meets the defined elements of design for the historic district and the Secretary of the Interior’s Standards for Rehabilitation and guidelines for rehabilitating historic buildings (36 CFR Part 67).

- **Decreased Building Height**
  - **Previously Approved Design:** 3-6 stories (6 story portion stepped down to 3 story portion)
  - **Revision Approved:** Entire building to be 4 stories in height
- **Fenestration**
  - **Previously Approved Design:** See attached drawings for locations and sizes
  - **Revision Approved:** See attached drawings for locations and sizes
- **Building Cladding**
  - **Previously Approved Design:** Fiber cement panels (colors: off-white and dark gray), brick veneer (colors: dark gray and red), and accent panels (colors: yellow and orange)
  - **Revision Approved:** Metal panels (color: bone white & matte black), brick veneer (color: dark gray only), and accent panels (colors: peacock, sage, sea glass, goldenrod)
- **Modified Building Footprint**
  - **Previously Approved Design:** See attached drawings
  - **Revision Approved:** See attached drawings

Please retain this COA for your files. You should now proceed to obtain a building permit from the City of Detroit Buildings, Safety, Engineering and Environmental Department. It is important to note that approval by the Detroit Historic District Commission does not waive the applicant's responsibility to comply with any other applicable ordinances or statutes.

For the Commission:



Ann Phillips  
Staff

Detroit Historic District Commission

THIS IS A 3-PAGE FORM - ALL INFORMATION IS REQUIRED FOR PROJECT REVIEW

# HISTORIC DISTRICT COMMISSION PROJECT REVIEW REQUEST

City of Detroit - Planning & Development Department  
2 Woodward Avenue, Suite 808  
Detroit, Michigan 48226

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

## PROPERTY INFORMATION

ADDRESS: \_\_\_\_\_ AKA: \_\_\_\_\_

HISTORIC DISTRICT: \_\_\_\_\_

SCOPE OF WORK: (Check ALL that apply)

<input type="checkbox"/> Windows/ Doors	<input type="checkbox"/> Roof/Gutters/ Chimney	<input type="checkbox"/> Porch/ Deck	<input type="checkbox"/> Landscape/Fence/ Tree/Park	<input type="checkbox"/> General Rehab
<input type="checkbox"/> New Construction	<input type="checkbox"/> Demolition	<input type="checkbox"/> Addition	<input type="checkbox"/> Other: _____	Seeking approval of final exterior material selections of previously HDC approved project

## APPLICANT IDENTIFICATION

Property Owner/  
Homeowner

Contractor

Tenant or  
Business Occupant

Architect/Engineer/  
Consultant

NAME: \_\_\_\_\_ COMPANY NAME: \_\_\_\_\_

ADDRESS: \_\_\_\_\_ CITY: \_\_\_\_\_ STATE: \_\_\_\_\_ ZIP: \_\_\_\_\_

PHONE: \_\_\_\_\_ MOBILE: \_\_\_\_\_ EMAIL: \_\_\_\_\_

## PROJECT REVIEW REQUEST CHECKLIST

Please attach the following documentation to your request:

**\*PLEASE KEEP FILE SIZE OF ENTIRE SUBMISSION UNDER 30MB\***

- Completed Building Permit Application** (highlighted portions only)
- ePLANS Permit Number** (only applicable if you've already applied for permits through ePLANS)
- Photographs** of ALL sides of existing building or site
- Detailed photographs** of location of proposed work (photographs to show existing condition(s), design, color, & material)
- Description of existing conditions** (including materials and design)
- Description of project** (if replacing any existing material(s), include an explanation as to why replacement--rather than repair--of existing and/or construction of new is required)
- Detailed scope of work** (formatted as bulleted list)
- Brochure/cut sheets** for proposed replacement material(s) and/or product(s), as applicable

### NOTE:

Based on the scope of work, additional documentation may be required.

See [www.detroitmi.gov/hdc](http://www.detroitmi.gov/hdc) for scope-specific requirements.

Upon receipt of this documentation, staff will review and inform you of the next steps toward obtaining your building permit from the Buildings, Safety Engineering and Environmental Department (BSEED) to perform the work.

**SUBMIT COMPLETED REQUESTS TO [HDC@DETROITMI.GOV](mailto:HDC@DETROITMI.GOV)**

# P2 - BUILDING PERMIT APPLICATION

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

## PROPERTY INFORMATION

Address: \_\_\_\_\_ Floor: \_\_\_\_\_ Suite#: \_\_\_\_\_ Stories: \_\_\_\_\_

AKA: \_\_\_\_\_ Lot(s): \_\_\_\_\_ Subdivision: \_\_\_\_\_

Parcel ID#(s): \_\_\_\_\_ Total Acres: \_\_\_\_\_ Lot Width: \_\_\_\_\_ Lot Depth: \_\_\_\_\_

Current Legal Use of Property: \_\_\_\_\_ Proposed Use: \_\_\_\_\_

Are there any existing buildings or structures on this parcel?  Yes  No

## PROJECT INFORMATION

**Permit Type:**  New  Alteration  Addition  Demolition  Correct Violations  
 Foundation Only  Change of Use  Temporary Use  Other: Seeking approval of final exterior material selections of previously approved project

Revision to Original Permit #: \_\_\_\_\_ (Original permit has been issued and is active)

**Description of Work** (Describe in detail proposed work and use of property, attach work list)  
\_\_\_\_\_ and building massing

MBC use change  No MBC use change

**Included Improvements** (Check all applicable; these trade areas require separate permit applications)

HVAC/Mechanical  Electrical  Plumbing  Fire Sprinkler System  Fire Alarm

### Structure Type

New Building  Existing Structure  Tenant Space  Garage/Accessory Building

Other: \_\_\_\_\_ Size of Structure to be Demolished (LxWxH) \_\_\_\_\_ cubic ft.

Construction involves changes to the floor plan?  Yes  No

(e.g. interior demolition or construction to new walls)

Use Group: \_\_\_\_\_ Type of Construction (per current MI Bldg Code Table 601) \_\_\_\_\_

**Estimated Cost of Construction** \$ \_\_\_\_\_ By Contractor \$ \_\_\_\_\_ By Department

### Structure Use

Residential-Number of Units: \_\_\_\_\_  Office-Gross Floor Area \_\_\_\_\_  Industrial-Gross Floor Area \_\_\_\_\_

Commercial-Gross Floor Area: \_\_\_\_\_  Institutional-Gross Floor Area \_\_\_\_\_  Other-Gross Floor Area \_\_\_\_\_

Proposed No. of Employees: \_\_\_\_\_ List materials to be stored in the building: \_\_\_\_\_

**PLOT PLAN SHALL BE submitted on separate sheets and shall show all easements and measurements (must be correct and in detail). SHOW ALL streets abutting lot, indicate front of lot, show all buildings, existing and proposed distances to lot lines.** (Building Permit Application Continues on Next Page)

### For Building Department Use Only

Intake By: \_\_\_\_\_ Date: \_\_\_\_\_ Fees Due: \_\_\_\_\_ DngBld?  No

Permit Description:  
\_\_\_\_\_

Permit #: \_\_\_\_\_ Current Legal Land Use: \_\_\_\_\_ Proposed Use: \_\_\_\_\_

Permit#: \_\_\_\_\_ Date Permit Issued: \_\_\_\_\_ Permit Cost: \$ \_\_\_\_\_

Zoning District: \_\_\_\_\_ Zoning Grant(s): \_\_\_\_\_

Lots Combined?  Yes  No (attach zoning clearance)

**Revised Cost** (revised permit applications only) Old \$ \_\_\_\_\_ New \$ \_\_\_\_\_

Structural: \_\_\_\_\_ Date: \_\_\_\_\_ Notes: \_\_\_\_\_

Zoning: \_\_\_\_\_ Date: \_\_\_\_\_ Notes: \_\_\_\_\_

Other: \_\_\_\_\_ Date: \_\_\_\_\_ Notes: \_\_\_\_\_

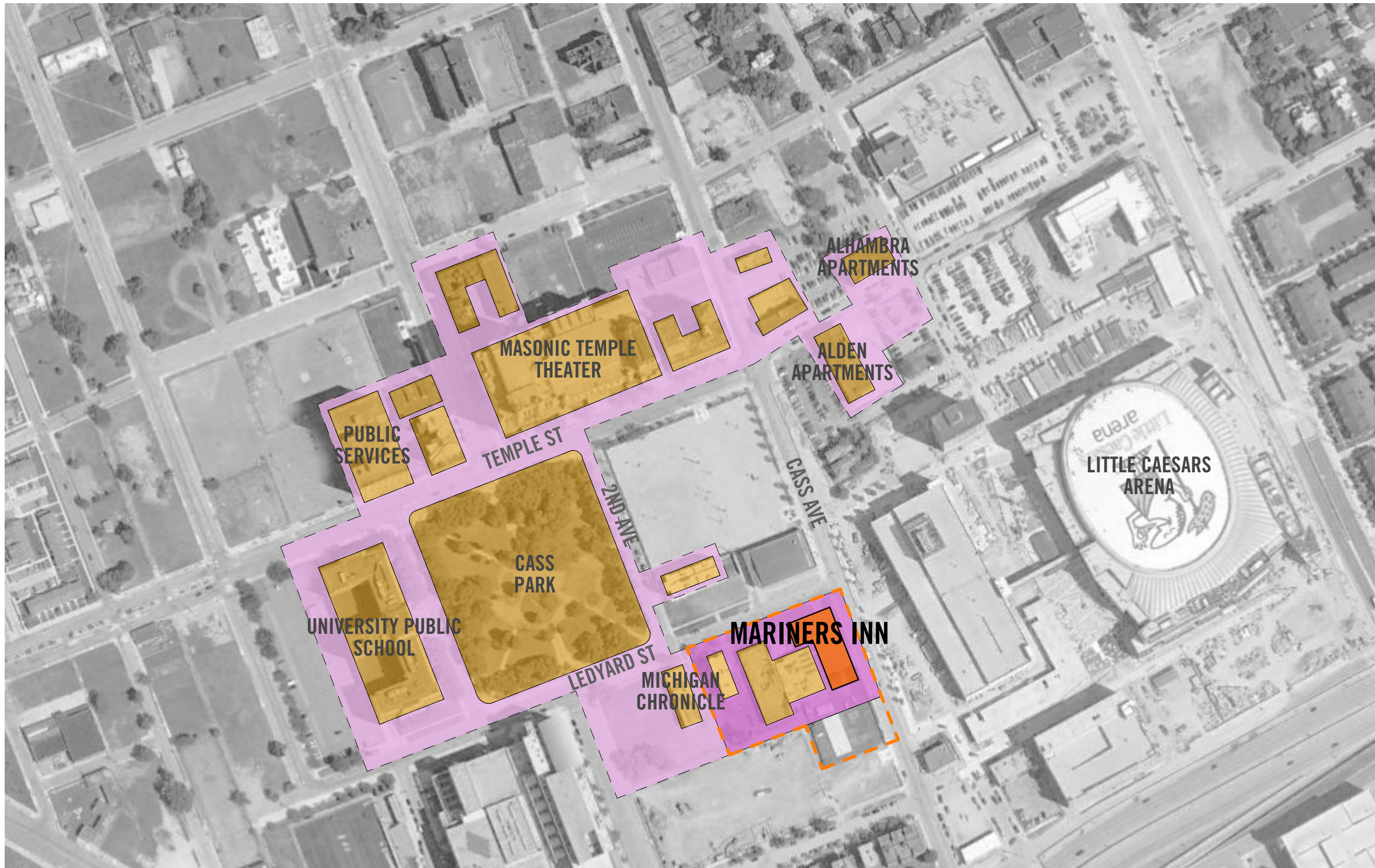


# Mariners Inn

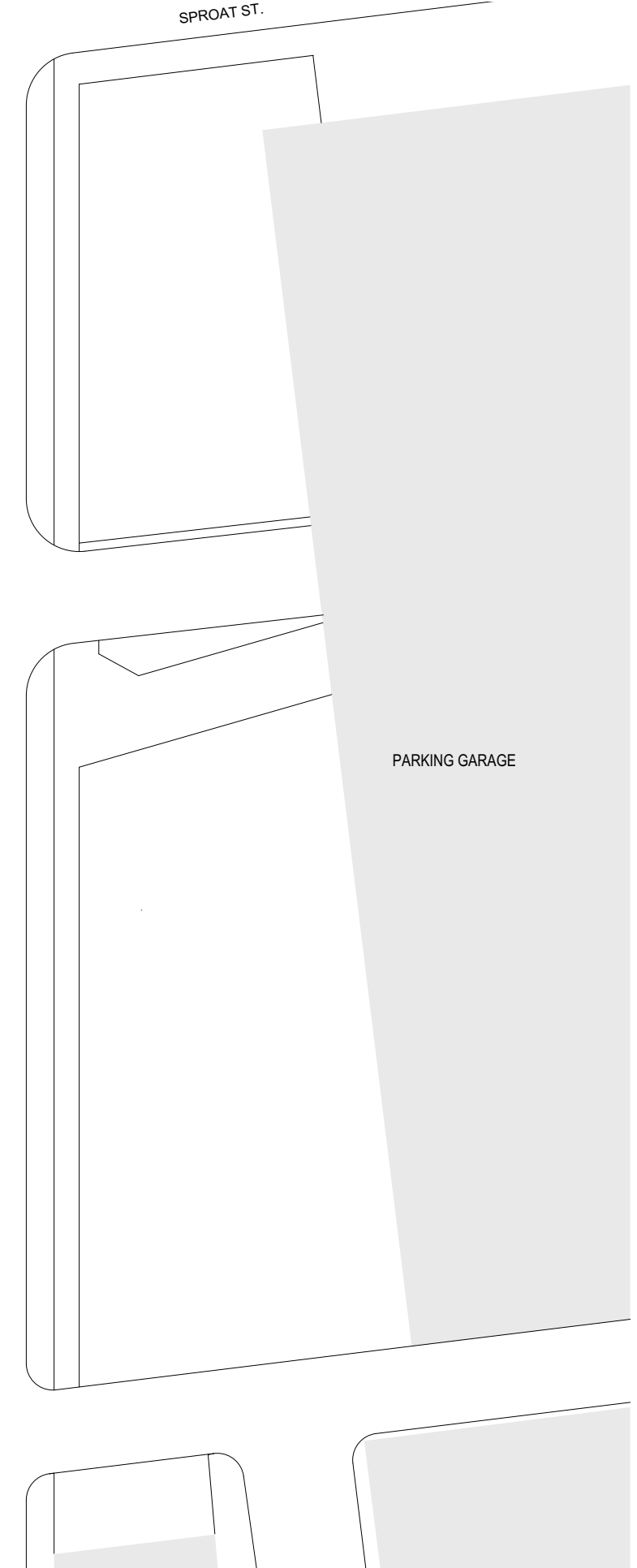
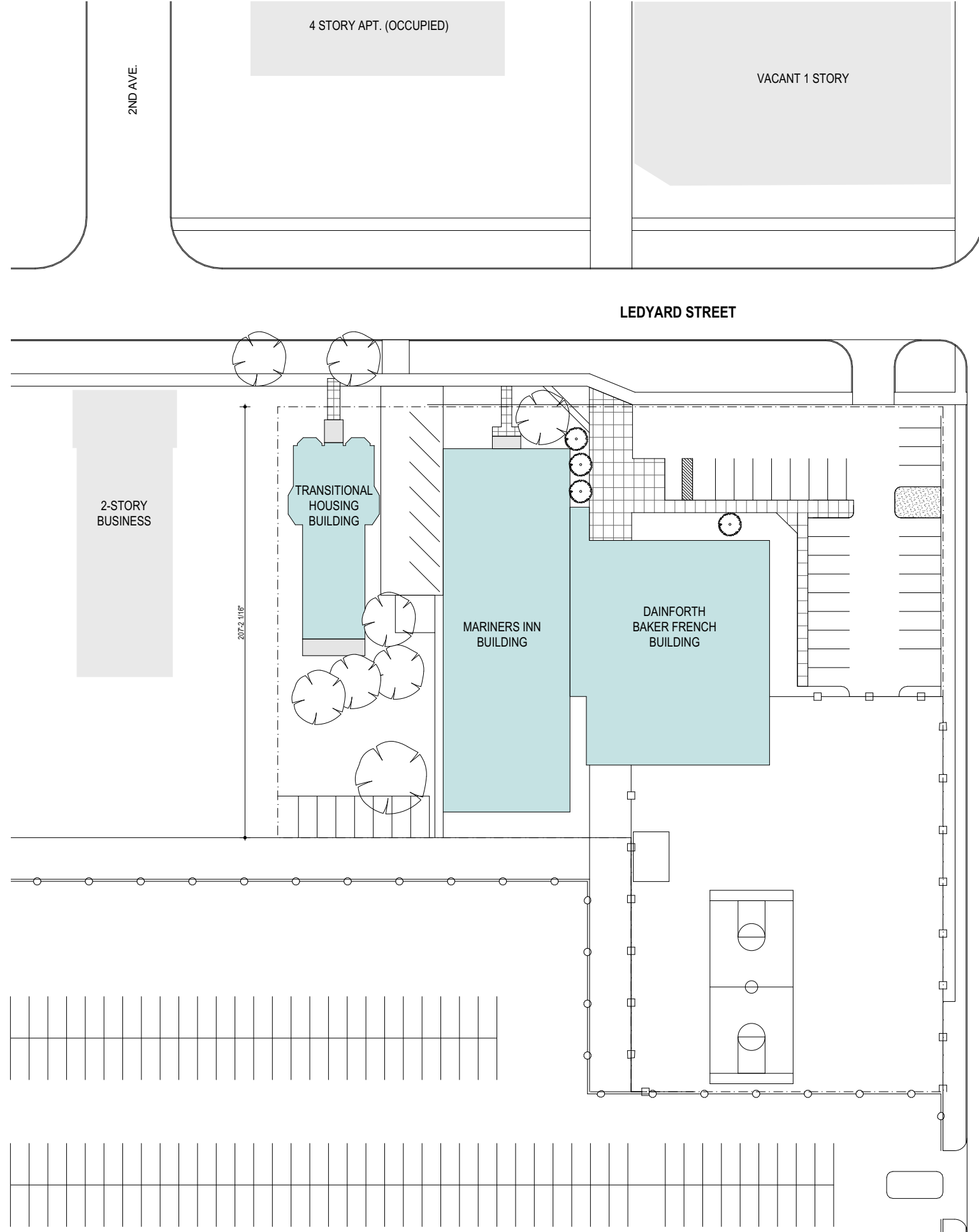
Historic District Commission / February 22, 2021







CASS PARK HISTORIC DISTRICT



EXISTING SITE PLAN







VIEW FROM NORTH

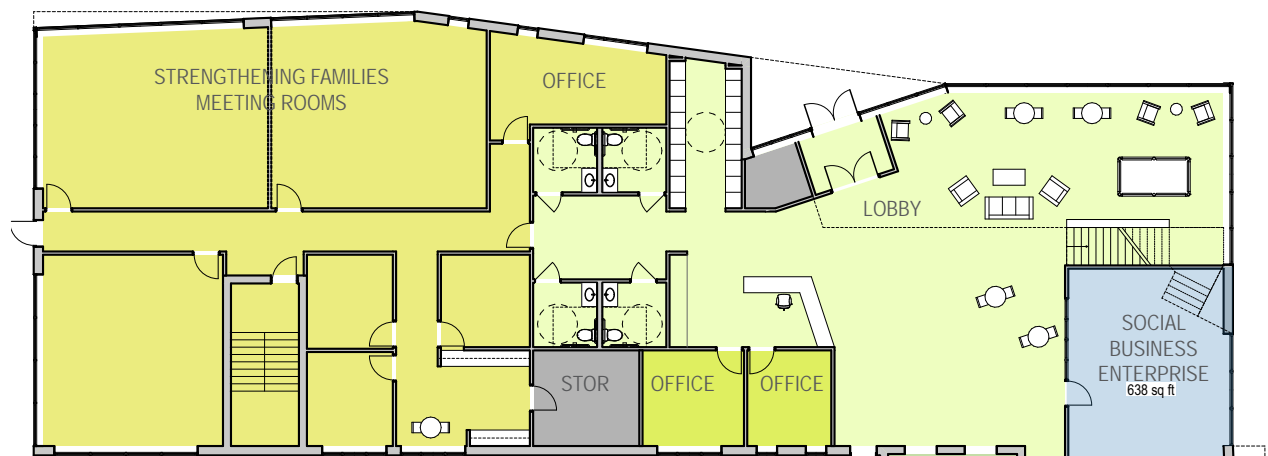




CASS AVENUE ELEVATION

**LANDON BONE BAKER** ARCHITECTS

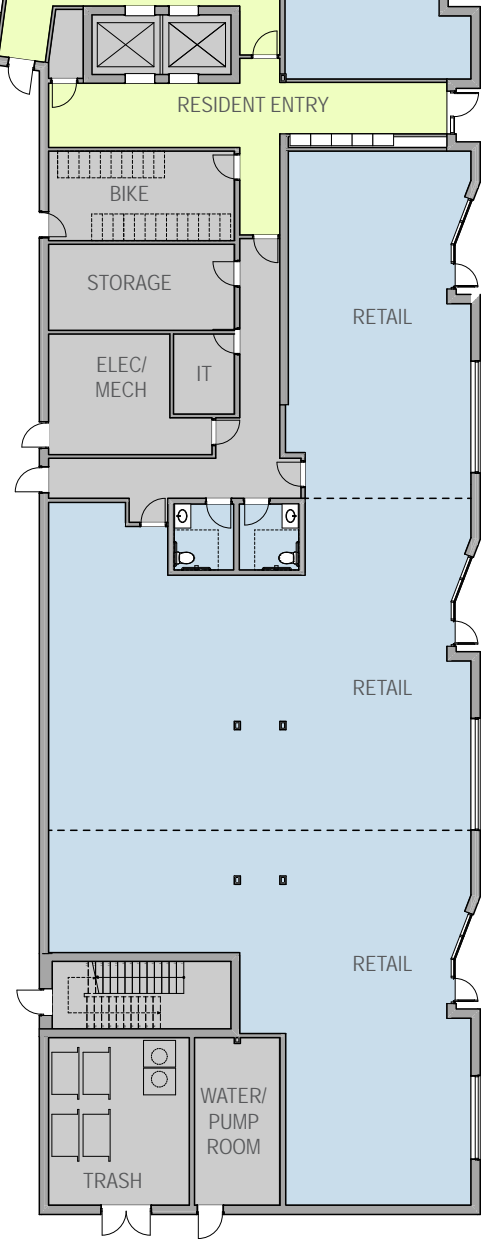
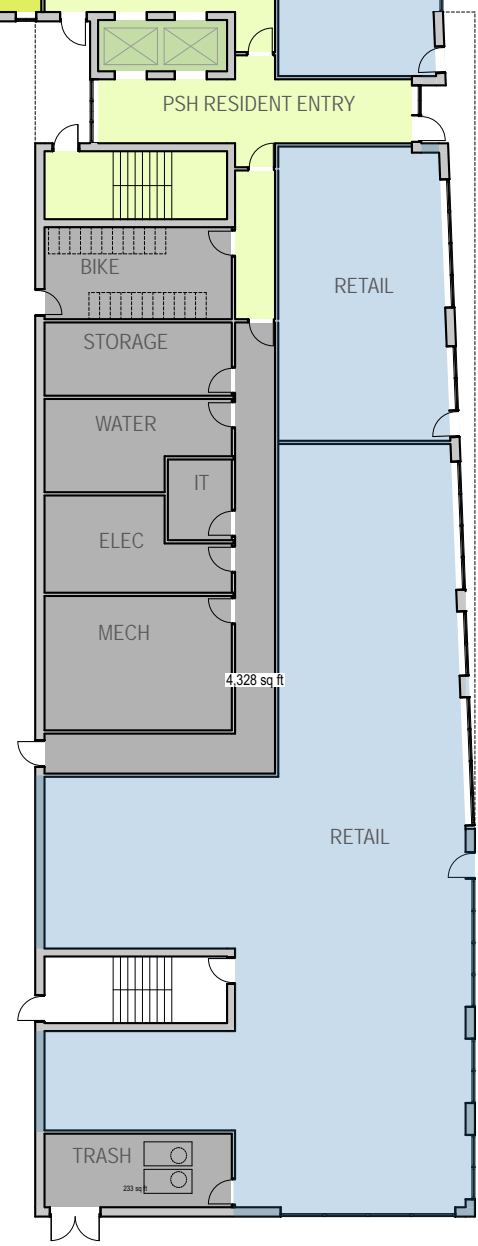




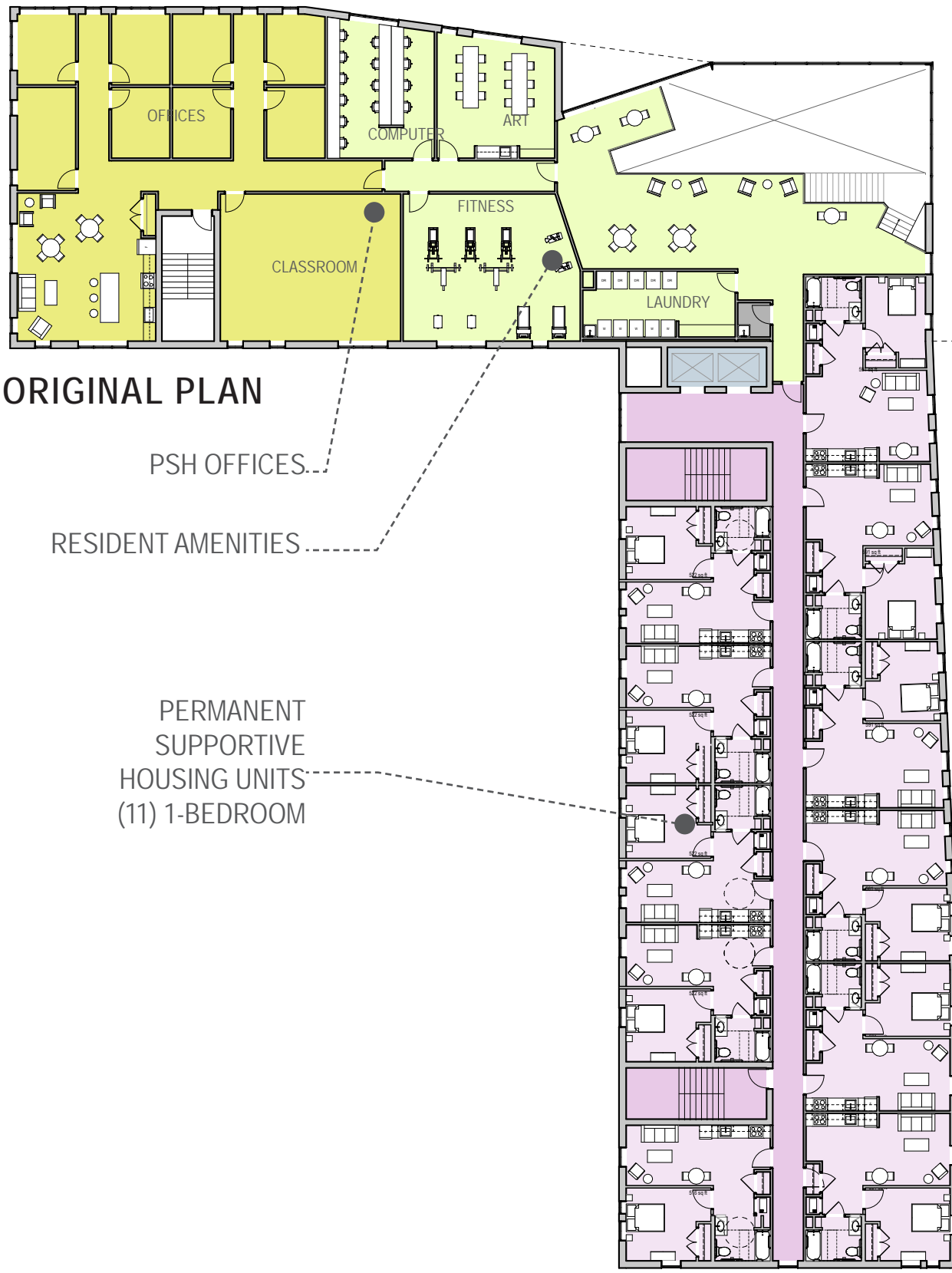
ORIGINAL PLAN



CURRENT PLAN



GROUND FLOOR PLAN

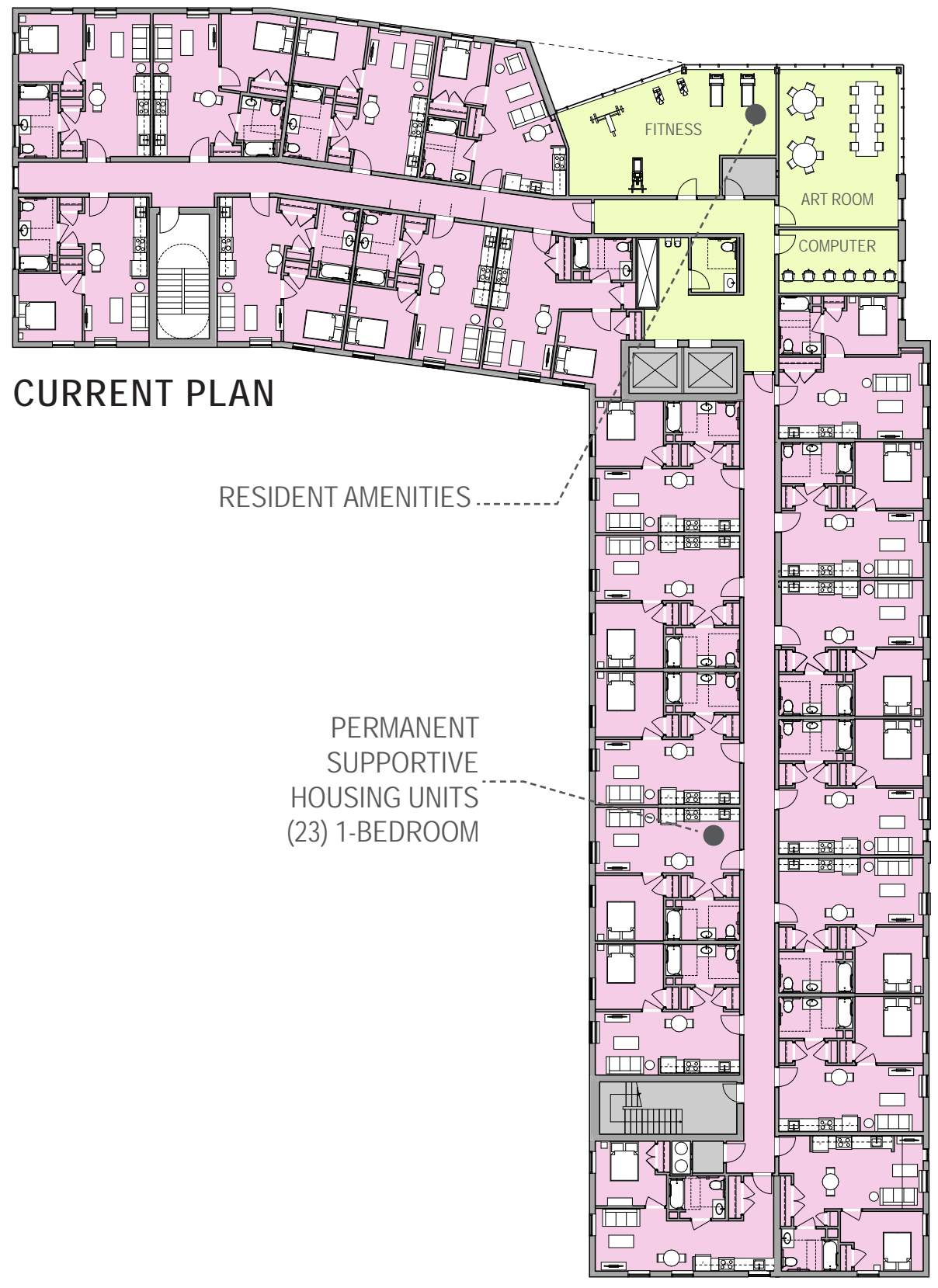


ORIGINAL PLAN

PSH OFFICES...

RESIDENT AMENITIES...

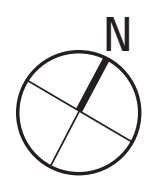
PERMANENT SUPPORTIVE HOUSING UNITS (11) 1-BEDROOM



CURRENT PLAN

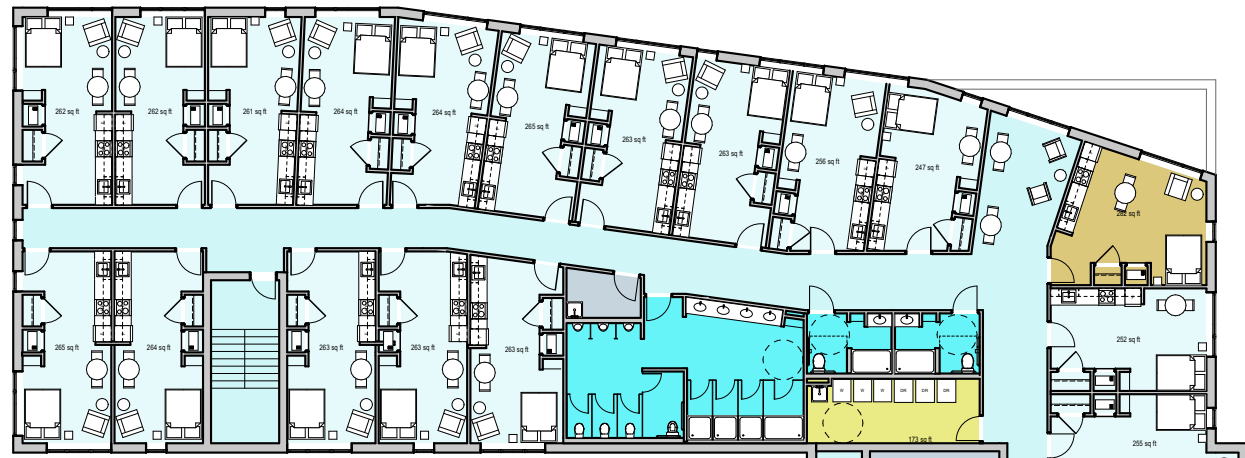
RESIDENT AMENITIES...

PERMANENT SUPPORTIVE HOUSING UNITS (23) 1-BEDROOM



SECOND FLOOR PLAN



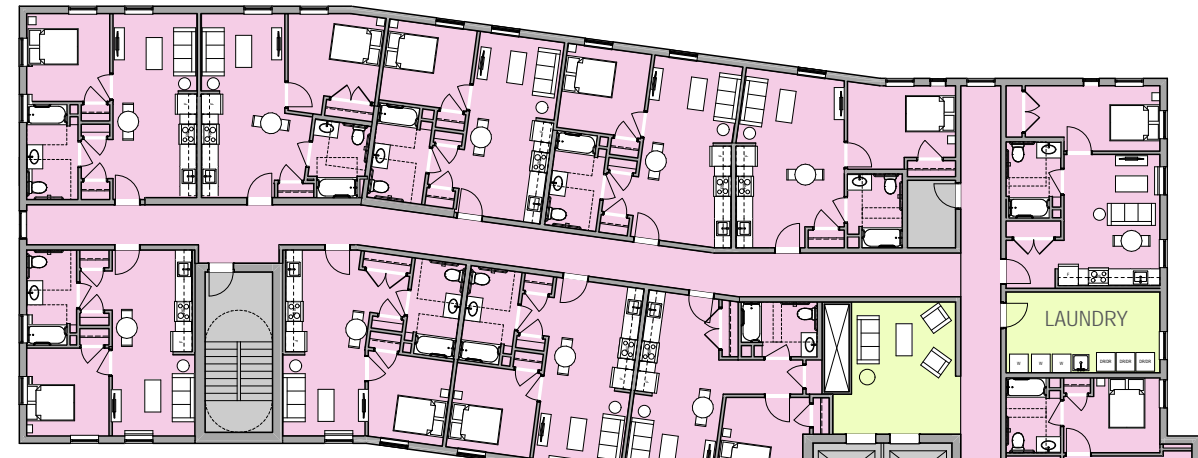


ORIGINAL PLAN

RECOVERY  
HOUSING UNITS  
(41) STUDIO

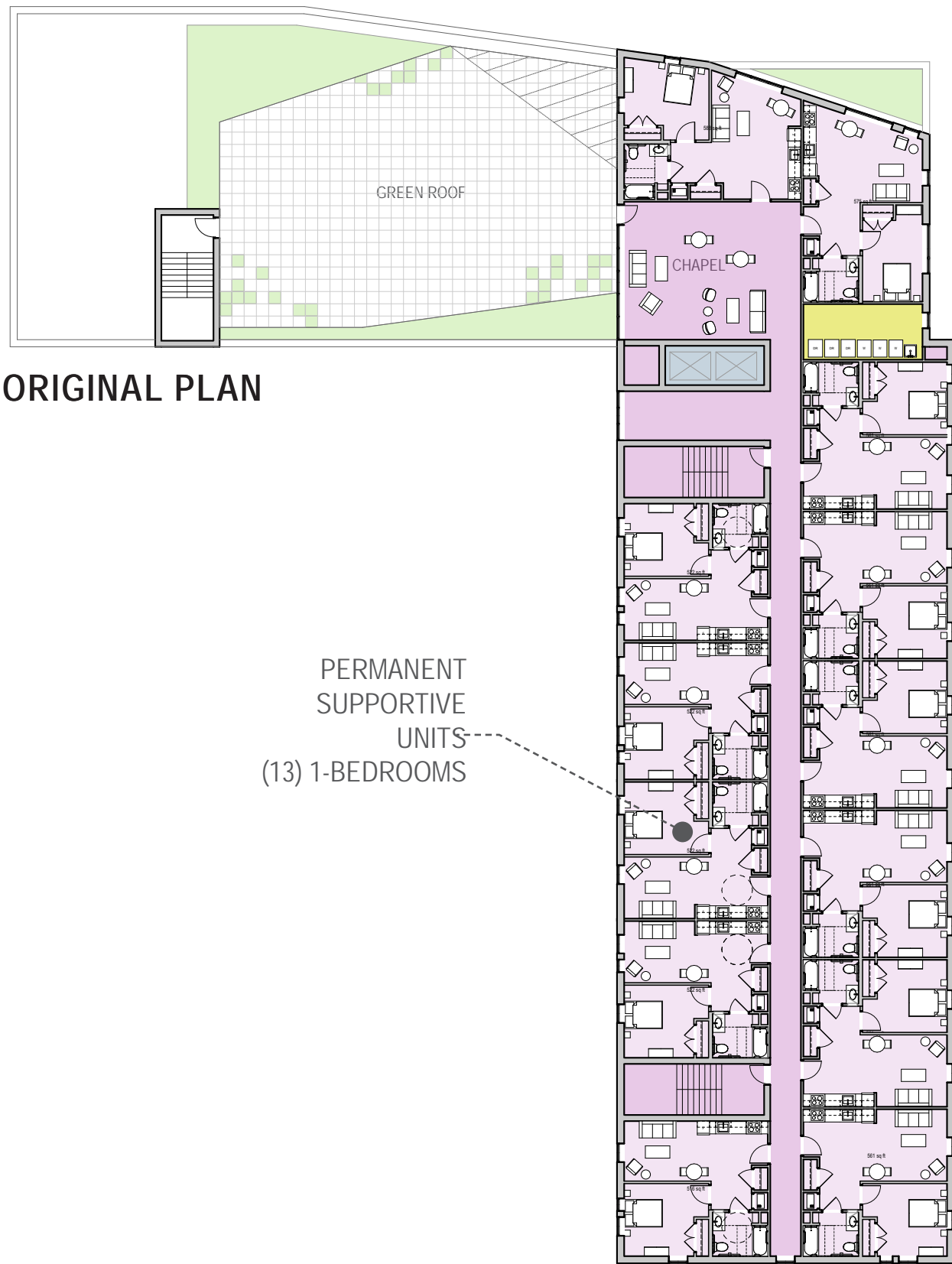


THIRD FLOOR PLAN



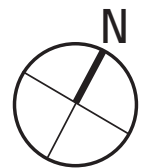
CURRENT PLAN

PERMANENT  
SUPPORTIVE  
HOUSING UNITS  
(23) 1-BEDROOM

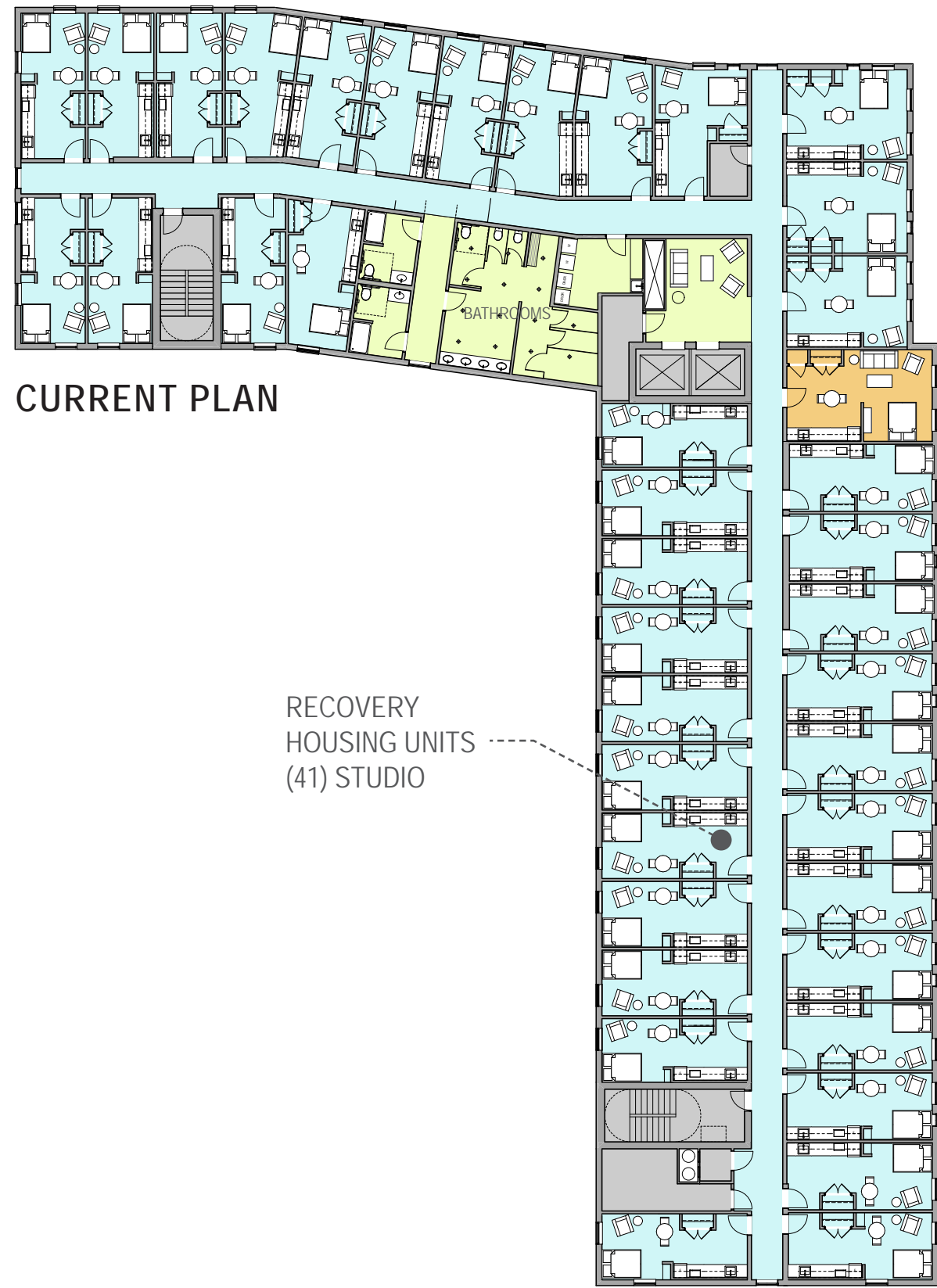


ORIGINAL PLAN

PERMANENT  
SUPPORTIVE  
UNITS  
(13) 1-BEDROOMS



FOURTH FLOOR PLAN



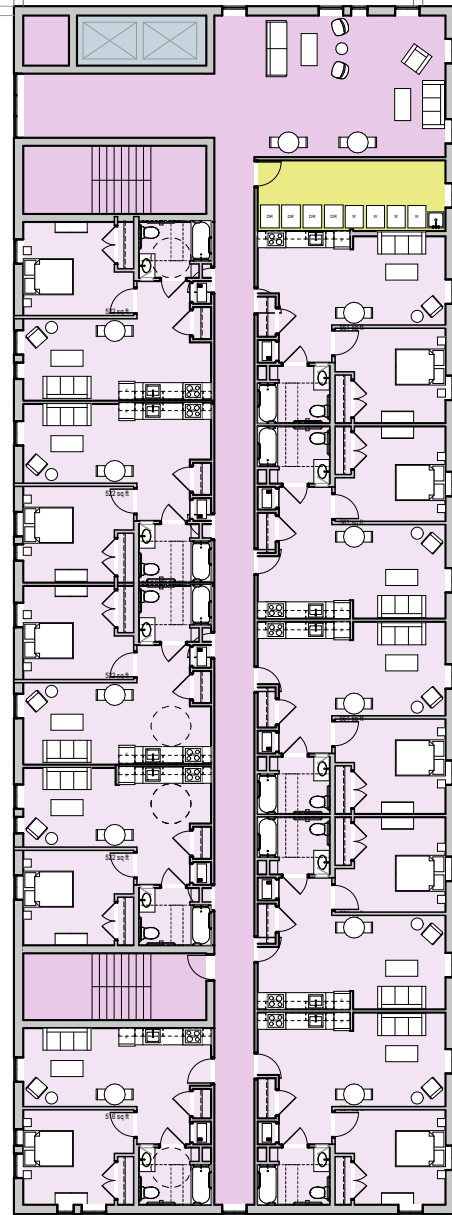
CURRENT PLAN

RECOVERY  
HOUSING UNITS  
(41) STUDIO



ORIGINAL PLAN

\*5TH FLOOR HAS BEEN  
ELIMINATED AND UNITS  
HAVE BEEN RELOCATED  
TO FLOORS 2,3,4



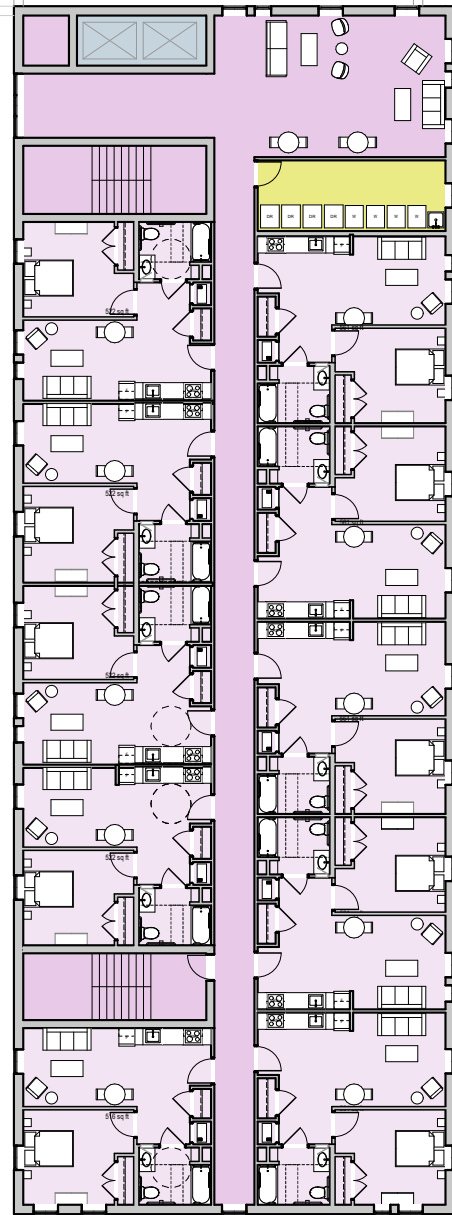
SIXTH FLOOR PLAN



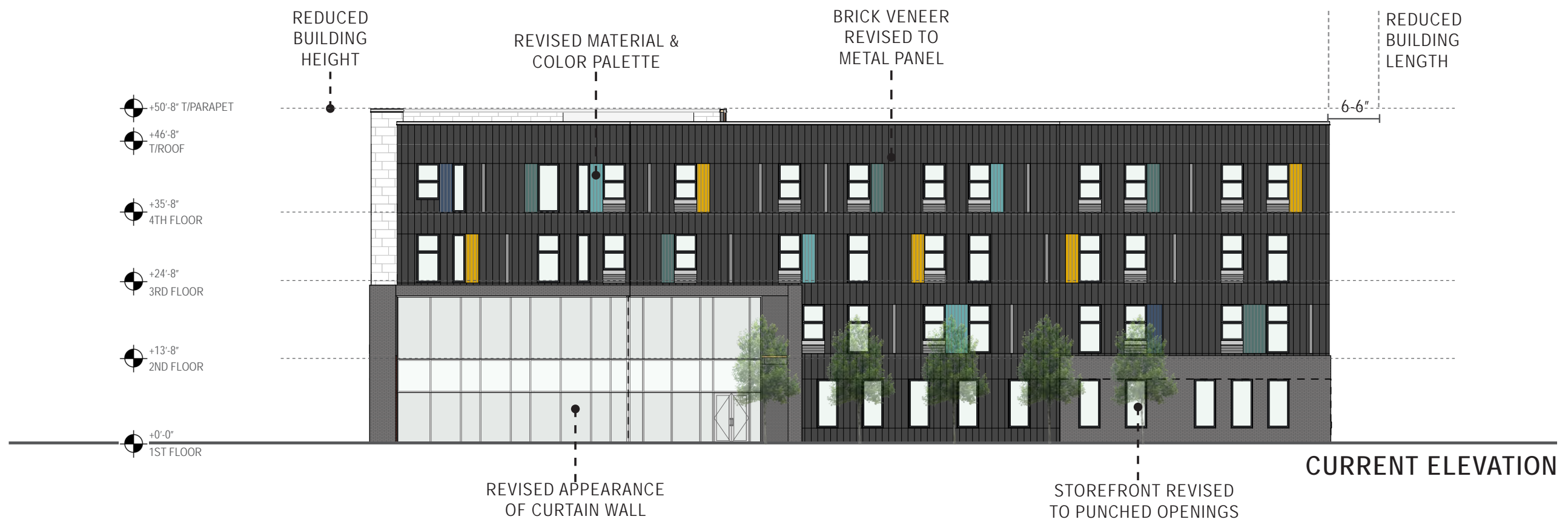


ORIGINAL PLAN

\*6TH FLOOR HAS BEEN  
ELIMINATED AND UNITS  
HAVE BEEN RELOCATED  
TO FLOORS 2,3,4



SIXTH FLOOR PLAN



**NORTH (LEDYARD ST.) ELEVATION COMPARISON**



ORIGINAL ELEVATION

REVISED MATERIAL & COLOR PALETTE

REVISED STEPPED BUILDING MASSING (6,4, & 3 STORIES) TO CONSISTENT 4-STORY HEIGHT



CURRENT ELEVATION

EAST (CASS AVE.) ELEVATION COMPARISON





SOUTH ELEVATION COMPARISON



ORIGINAL ELEVATION

REVISED BUILDING MASSING. STEPPED FROM 6,4,3 STORIES NOW ONE CONSISTENT 4-STORY HEIGHT.

REVISED MATERIAL & COLOR PALETTE



CURRENT ELEVATION

STOREFRONT REVISED TO PUNCHED OPENINGS

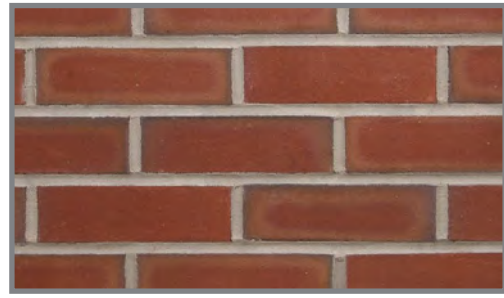
WEST (COURTYARD) ELEVATION COMPARISON

# ORIGINAL SELECTION

GRAY BRICK / SIOUX CITY EBONITE



RED BRICK / SIOUX CITY RED VELOUR

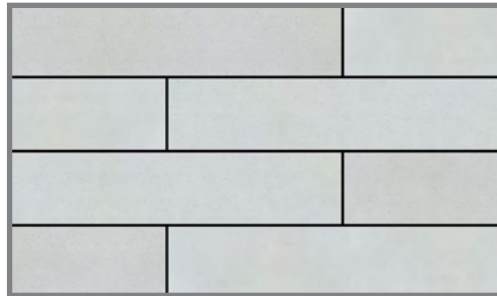


# CURRENT SELECTION

GRAY BRICK / SIOUX CITY EBONITE



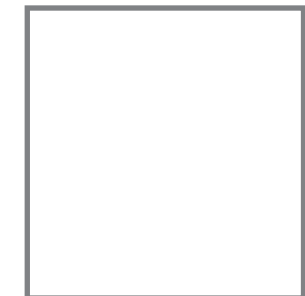
FIBER CEMENT PANELS / RIEDE



OFF-WHITE

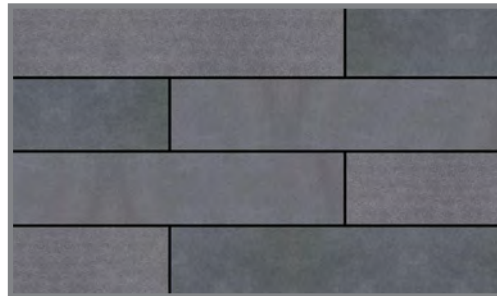


ATAS VERSA-LOCK METAL PANEL



BONE WHITE

FIBER CEMENT PANELS / RIEDE



CHROME



ATAS DESIGN WALL METAL PANEL



MATTE BLACK

CUSTOM COLOR ACCENT PANELS



ATAS STELLAR ACCENT METAL



PEACOCK

SAGE

SEA GLASS

GOLDENROD

# MATERIALS