

03/16/21

CERTIFICATE OF APPROPRIATENESS

John P. Biggar
Integrity Building Group
350 Madison, 4th Floor
Detroit, MI 48226

RE: Application Number 21-7065, 21-7067; 1444-1448 Brooklyn, 1259 Labrosse; Corktown Historic District
Project Scope: Rehabilitate existing parking lot, including fencing and street trees, per the submitted documents and drawings.

Dear Applicant,

At the Regular Meeting that was held 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 hereby issues a Certificate of Appropriateness for the following work, effective on March 16, 2021, as it meets the Secretary of Interior's Standards for Rehabilitation and the district's Elements of Design:

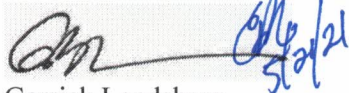
Rehabilitate existing parking lot, including fencing and street trees, per the submitted documents and drawings.

However, this approval is subject to the following conditions, per the Commission and communication to HDC staff:

- ***The curb cut through to Labrosse from 1259 Labrosse be eliminated from the design***
- ***New street trees to be an appropriate non-invasive species acceptable to historic landscape staff***

Note also that all scope at 1309 Labrosse, previously associated with this application, was withdrawn from review by the applicant prior to the meeting. 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. If you have any questions regarding the foregoing, please contact me at 313-224-1762.

For the Commission:



Garrick Landsberg
Director/Staff
Detroit Historic District Commission

21-7065, 21-7067

HISTORIC DISTRICT COMMISSION PROJECT REVIEW REQUEST

CITY OF DETROIT
PLANNING & DEVELOPMENT DEPARTMENT
2 WOODWARD AVENUE, ROOM 808, DETROIT, MI 48226

DATE: June 19th, 2020

PROPERTY INFORMATION

ADDRESS: 1444-1888 Brooklyn/1259 Labrosse AKA: Kaul Glove Building Parking Lot

HISTORIC DISTRICT: Corktown

SCOPE OF WORK: (Check ALL that apply)
 Windows/Doors Roof/Gutters/Chimney Porch/Deck Landscape/Fence/Tree/Park General Rehab
 New Construction Demolition Addition Other: _____

APPLICANT IDENTIFICATION

Property Owner/Homeowner Contractor Tenant or Business Occupant Architect/Engineer/Consultant

NAME: John P. Biggar COMPANY NAME: Integrity Building Group

ADDRESS: 350 Madison, 4th Floor CITY: Detroit STATE: MI ZIP: 48226

PHONE: 313-549-2790 MOBILE: 313-549-2790 EMAIL: jpb@ware-house.com

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 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

P2 - BUILDING PERMIT APPLICATION

Date: June 19th, 2020

PROPERTY INFORMATION

Address: 1444-1888 Brooklyn/1259 Labrosse Floor: Suite#: Stories: 0
AKA: Lot(s): Subdivision: Baker Farm
Parcel ID#(s): 06004975. Total Acres: 0.099 Lot Width: 87' Lot Depth: 50'
Current Legal Use of Property: Parking Proposed Use: Parking
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:
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)

Renovation of the existing parking lot, resurfacing, new fence and landscaping
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: Parking Lot 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: N/A Type of Construction (per current MI Bldg Code Table 601) N/A

Estimated Cost of Construction \$ 75,000 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: 0 List materials to be stored in the building: None

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 \$

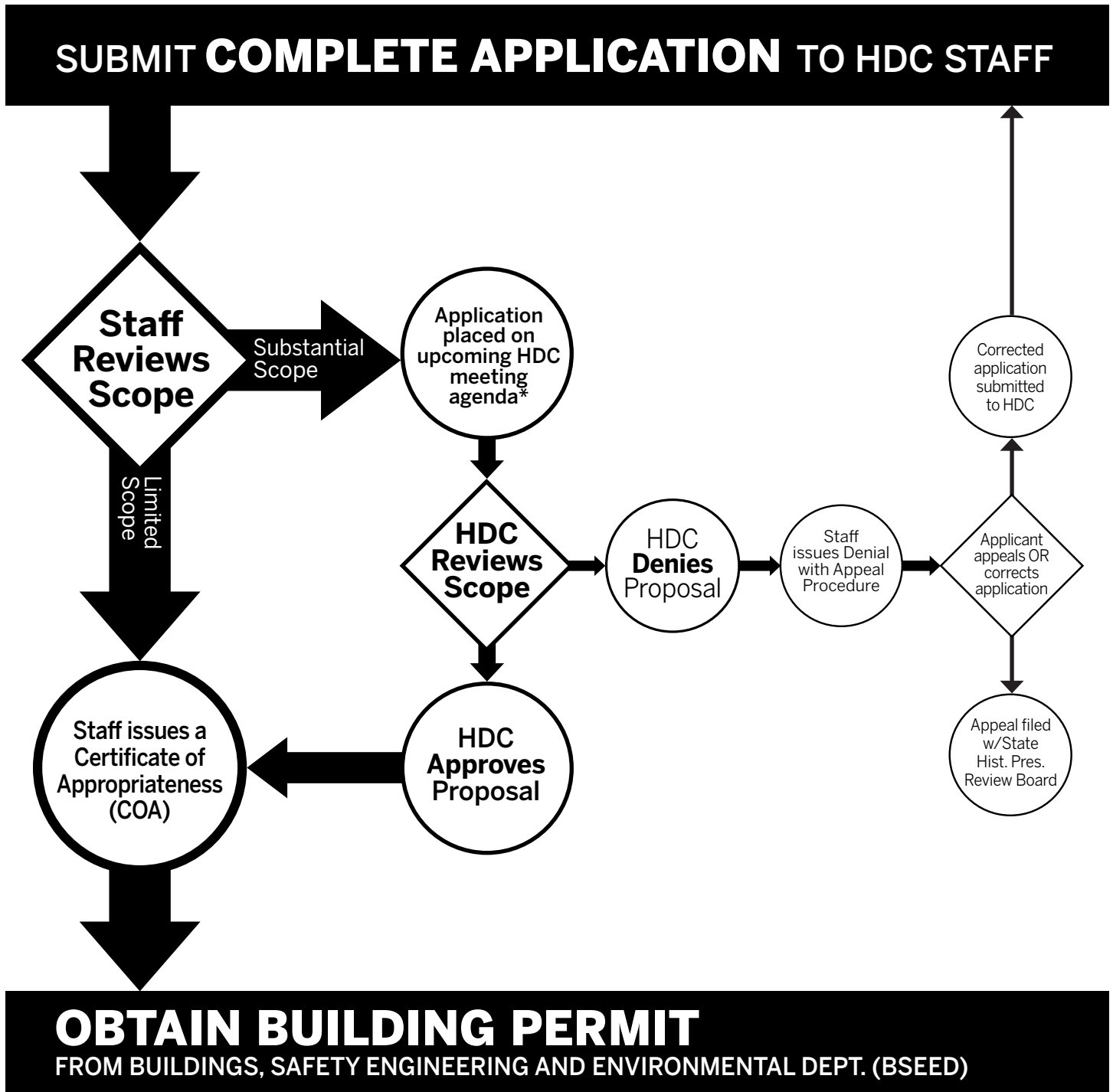
Structural: Date: Notes:

Zoning: Date: Notes:

Other: Date: Notes:



HISTORIC DISTRICT COMMISSION REVIEW & PERMIT PROCESS



OBTAIN BUILDING PERMIT

FROM BUILDINGS, SAFETY ENGINEERING AND ENVIRONMENTAL DEPT. (BSEED)

* THE COMMISSION MEETS REGULARLY AT LEAST ONCE PER MONTH, TYPICALLY ON THE SECOND WEDNESDAY OF THE MONTH. (SEE WEBSITE FOR MEETING SCHEDULE/AGENDAS)

FIND OUT MORE AT www.detroitmi.gov/hdc

IDENTIFICATION (All Fields Required)

Property Owner/Homeowner Property Owner/Homeowner is Permit Applicant

Name: _____ Company Name: _____

Address: _____ City: _____ State: _____ Zip: _____

Phone: _____ Mobile: _____

Driver's License #: _____ Email: _____

Contractor Contractor is Permit Applicant

Representative Name: _____ Company Name: _____

Address: _____ City: _____ State: _____ Zip: _____

Phone: _____ Mobile: _____ Email: _____

City of Detroit License #: _____

TENANT OR BUSINESS OCCUPANT Tenant is Permit Applicant

Name: _____ Phone: _____ Email: _____

ARCHITECT/ENGINEER/CONSULTANT Architect/Engineer/Consultant is Permit Applicant

Name: _____ State Registration#: _____ Expiration Date: _____

Address: _____ City: _____ State: _____ Zip: _____

Phone: _____ Mobile: _____ Email: _____

HOMEOWNER AFFIDAVIT (Only required for residential permits obtained by homeowner.)

I hereby certify that I am the legal owner and occupant of the subject property and the work described on this permit application shall be completed by me. I am familiar with the applicable codes and requirements of the City of Detroit and take full responsibility for all code compliance, fees and inspections related to the installation/work herein described. I shall neither hire nor sub-contract to any other person, firm or corporation any portion of the work covered by this building permit.

Print Name: _____ Signature: _____ Date: _____
(Homeowner)

Subscribed and sworn to before me this _____ day of _____ 20 ____ A.D. _____ County, Michigan

Signature: _____ My Commission Expires: _____
(Notary Public)

PERMIT APPLICANT SIGNATURE

I hereby certify that the information on this application is true and correct. I have reviewed all deed restrictions that may apply to this construction and am aware of my responsibility thereunder. I certify that the proposed work is authorized by the owner of the record and I have been authorized to make this application as the property owner(s) authorized agent. Further I agree to conform to all applicable laws and ordinances of jurisdiction. **I am aware that a permit will expire when no inspections are requested and conducted within 180 days of the date of issuance or the date of the previous inspection and that expired permits cannot be**

Print Name: _____ Signature: _____ Date: _____
(Permit Applicant)

Driver's License #: _____ Expiration: _____

Subscribed and sworn to before me this _____ day of _____ 20 ____ A.D. _____ County, Michigan

Signature: _____ My Commission Expires: _____
(Notary Public)

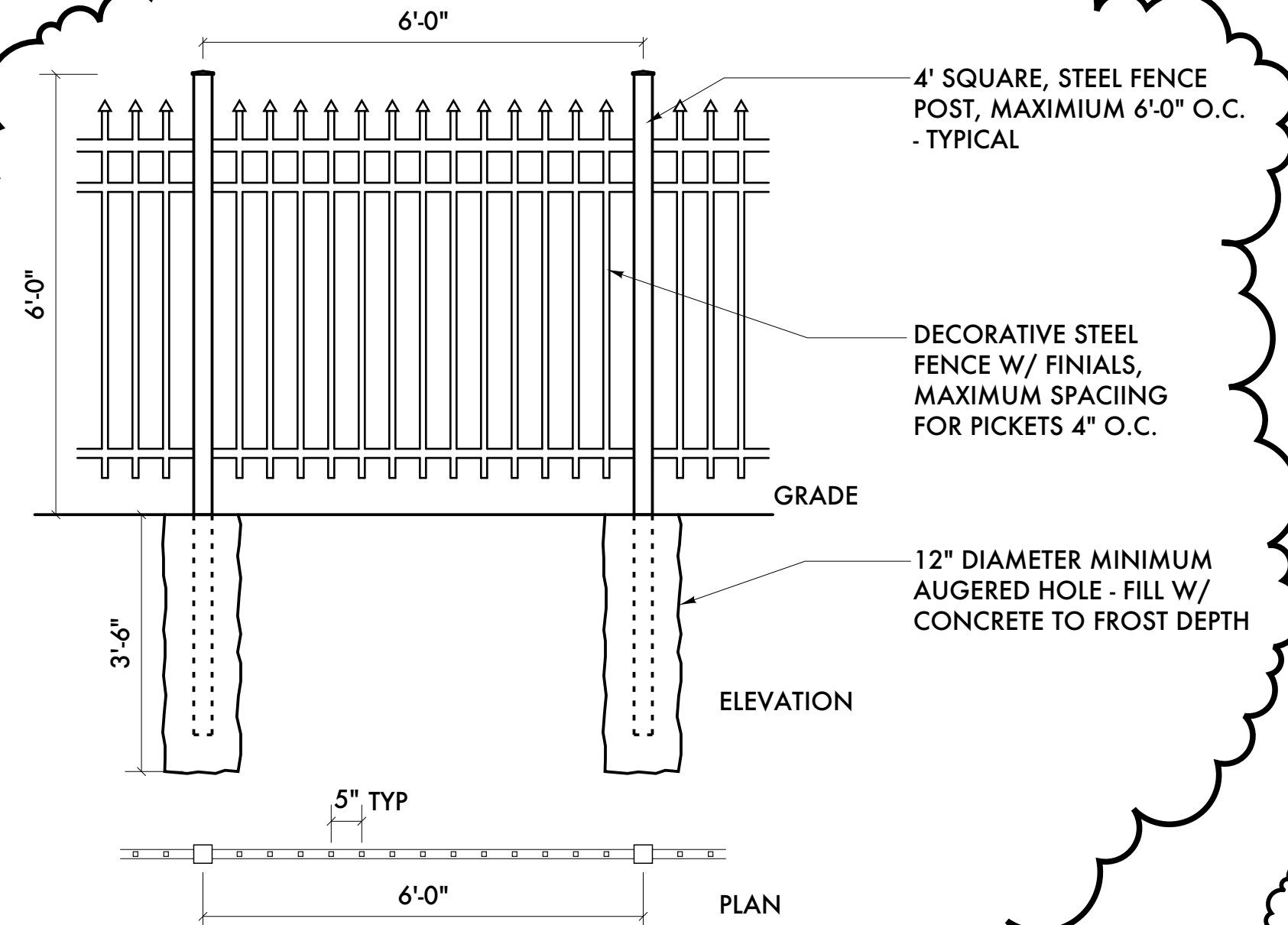
Section 23a of the state construction code act of 1972, 1972PA230, MCL 125.1523A, prohibits a person from conspiring to circumvent the licensing requirements of this state relating to persons who are to perform work on a residential building or a residential structure. Visitors of Section 23a are subject to civil fines.

This application can also be completed online. Visit detroitmi.gov/bseed/elaps for more information.

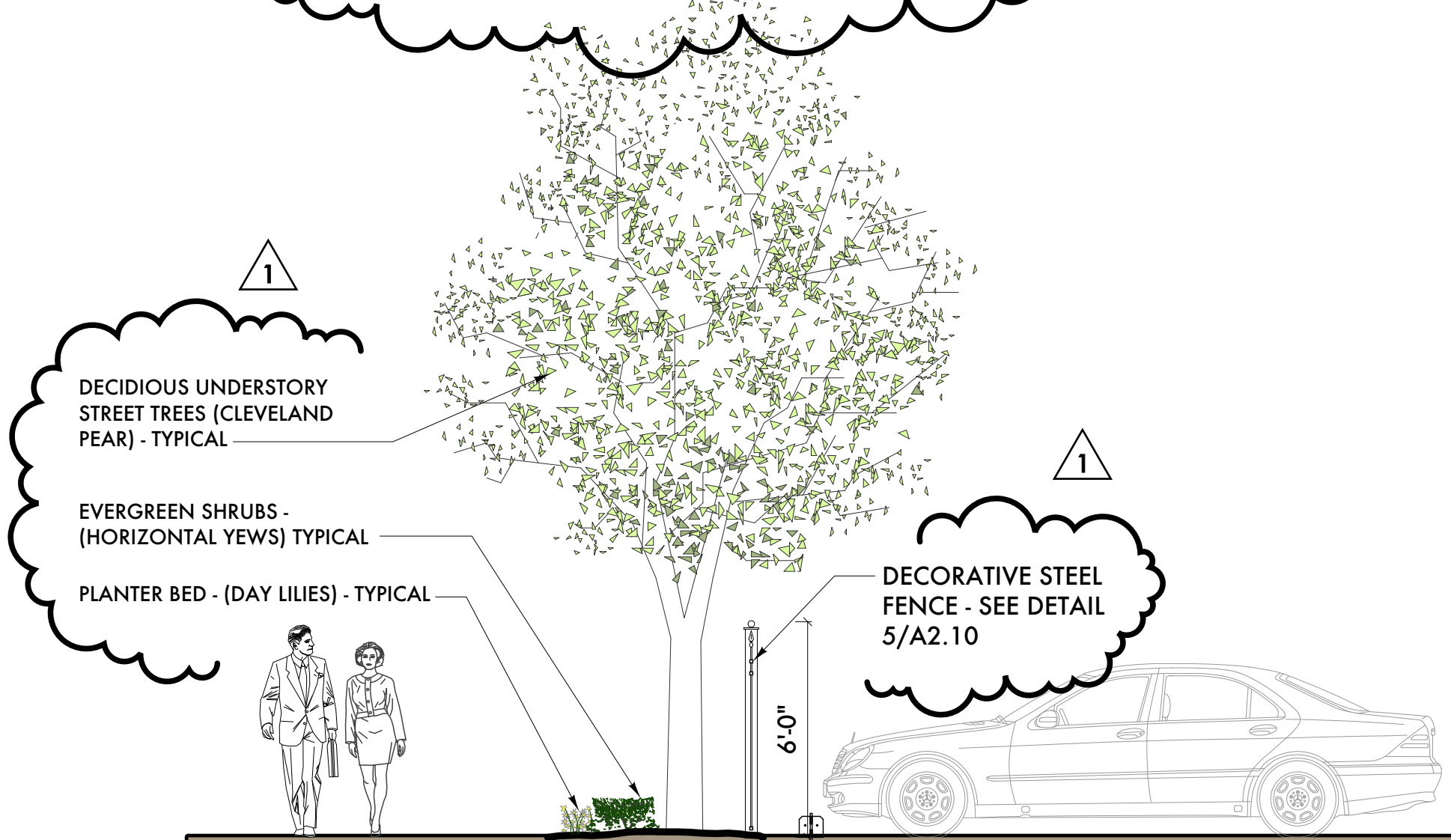




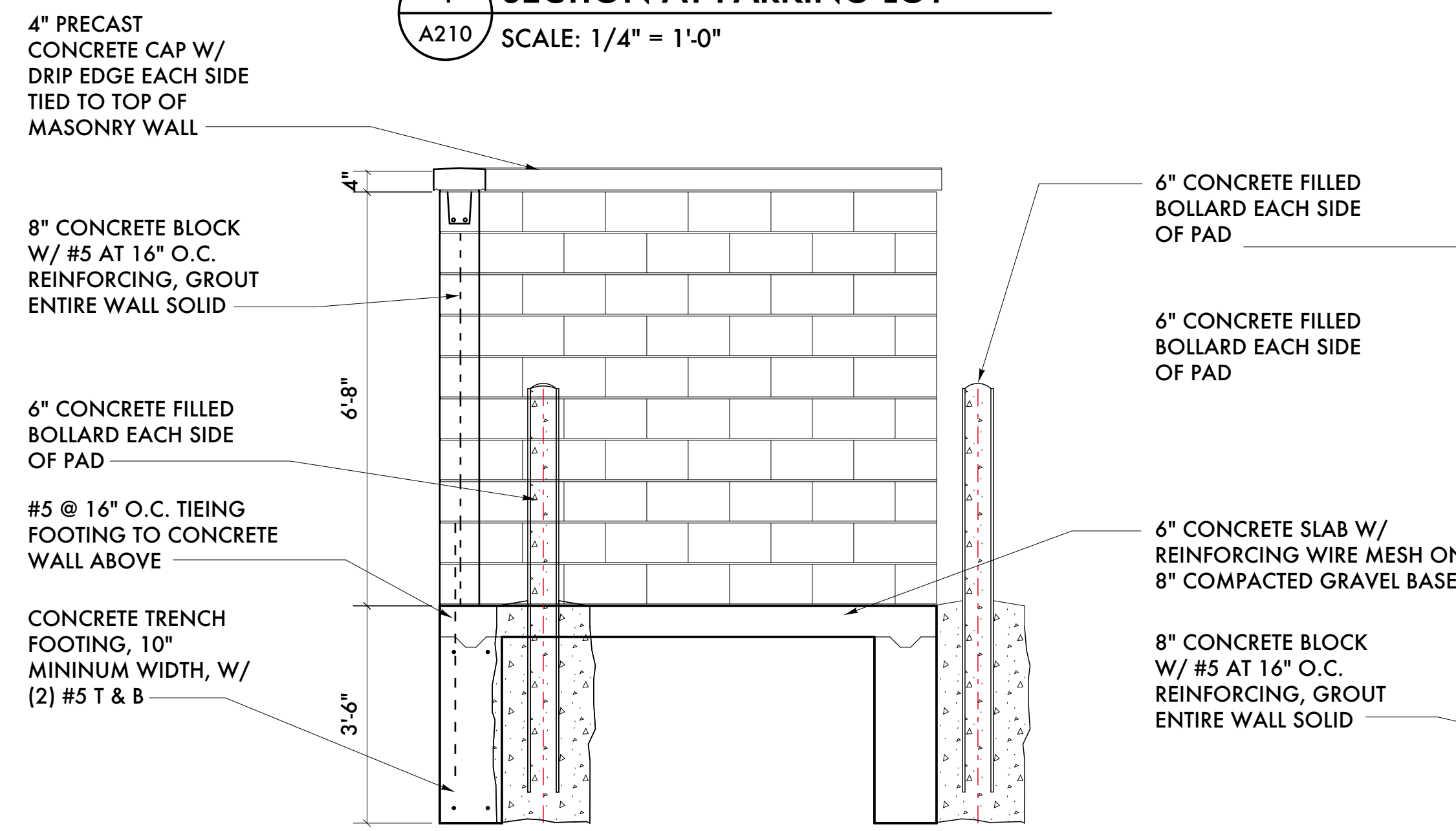
6 BICYCLE RACK
A2.10 SCALE: 1/2" = 1'-0"



5 DECORATIVE FENCE DETAIL
A2.10 SCALE: 1/2" = 1'-0"

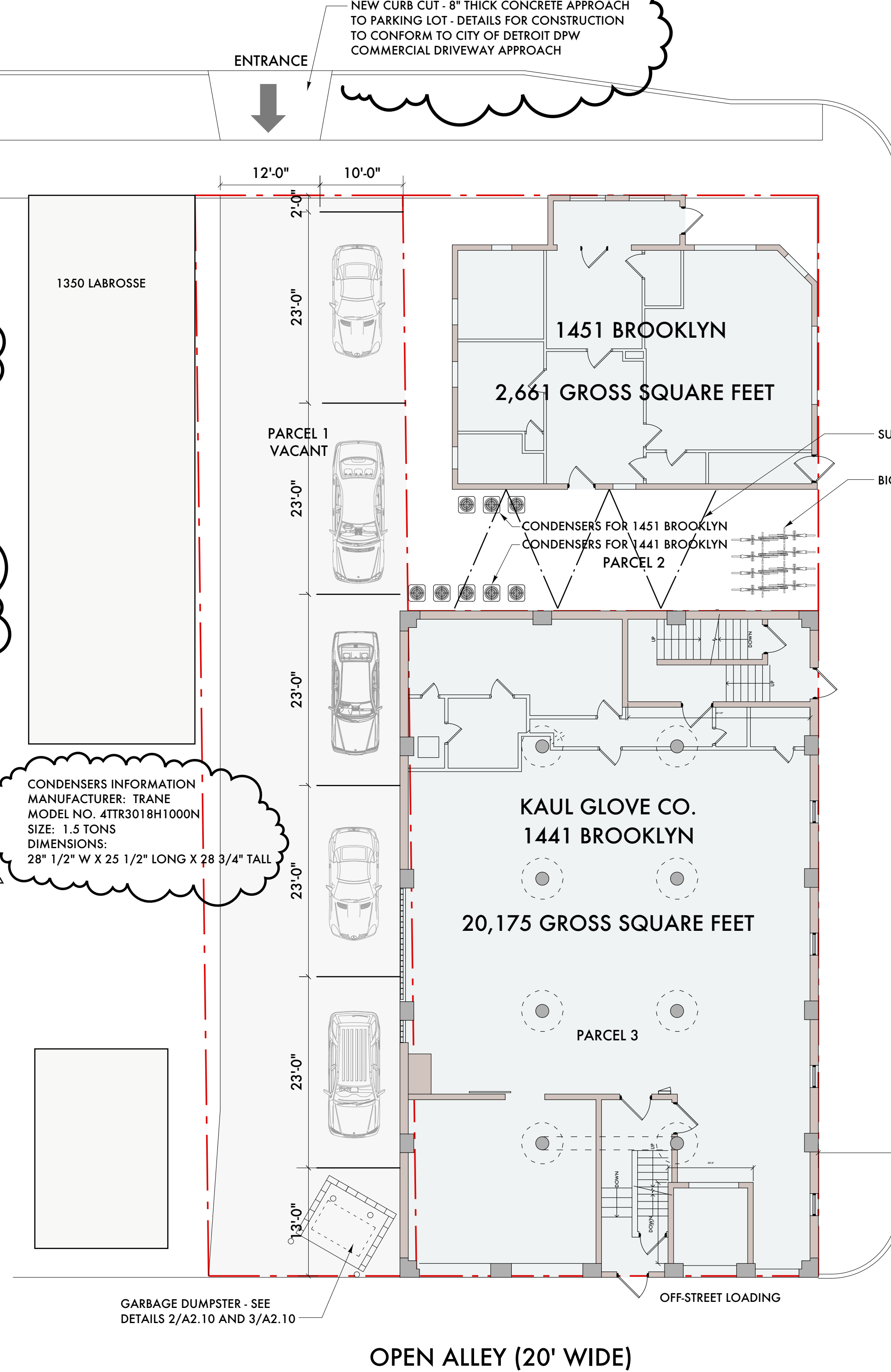


4 SECTION AT PARKING LOT
A2.10 SCALE: 1/4" = 1'-0"



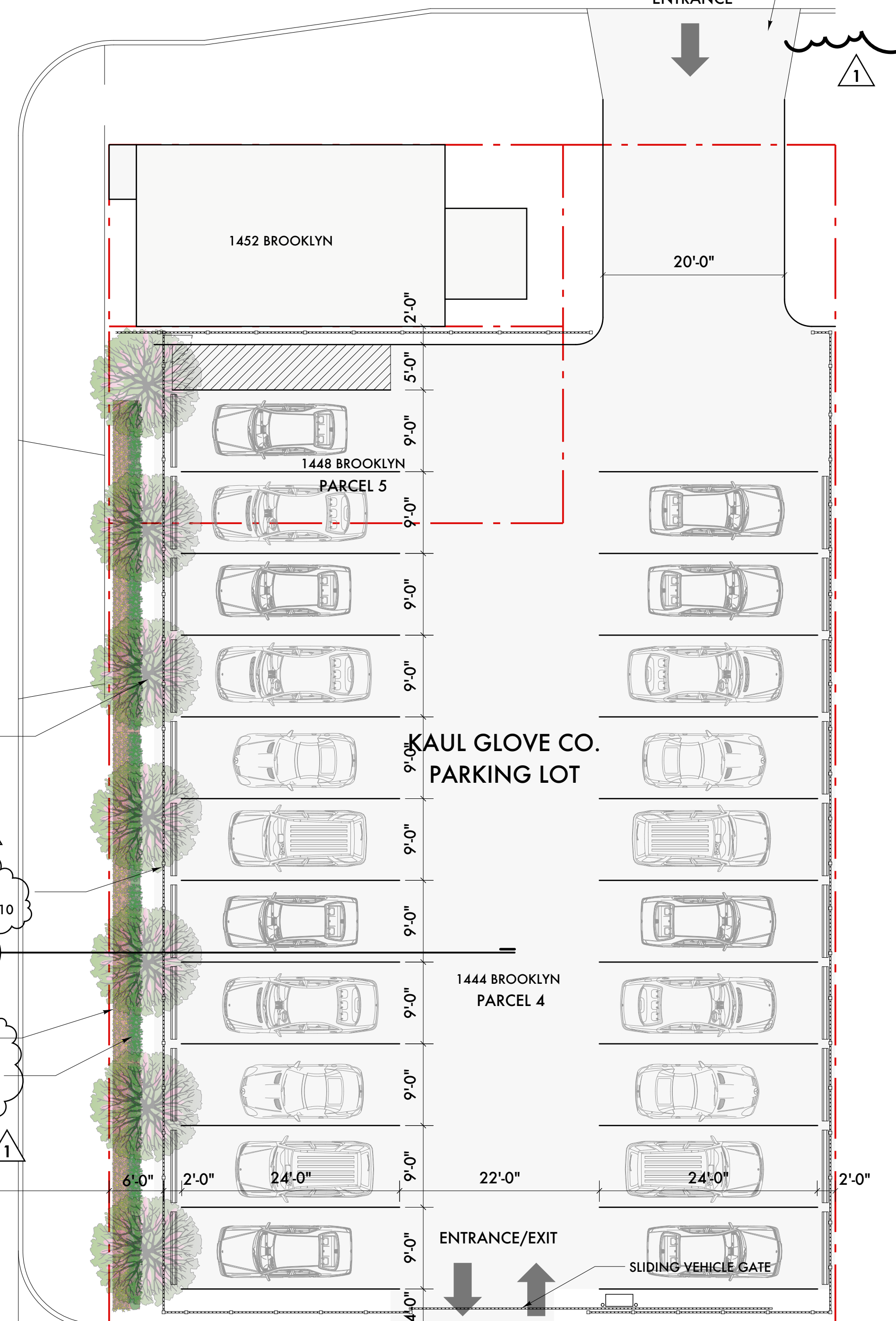
3 SECTION/ELEVATION AT DUMPSTER SCREEN
A2.10 SCALE: 1/2" = 1'-0"

LABROSSE STREET (60' WIDE)



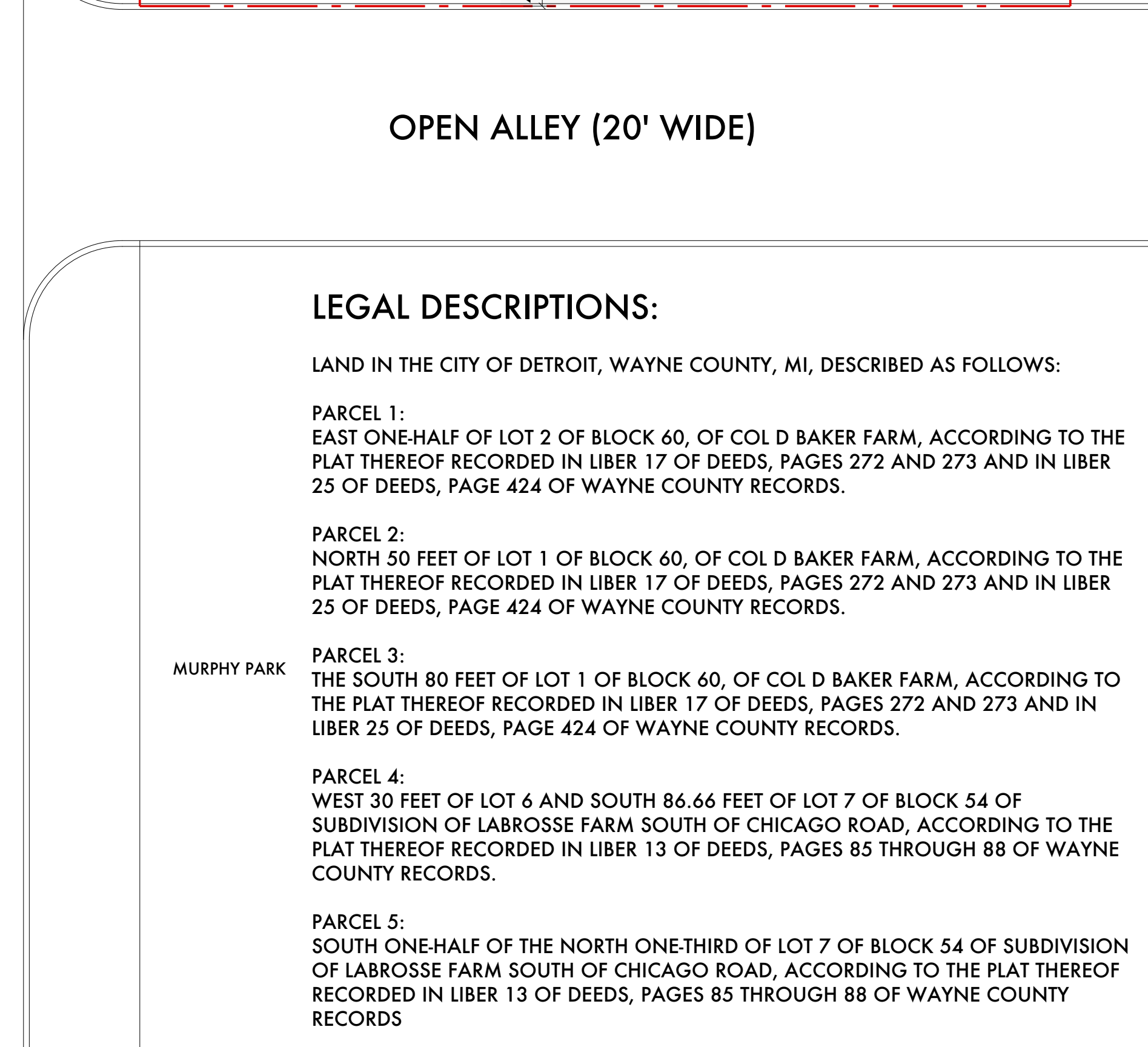
OPEN ALLEY (20' WIDE)

NEW CURB CUT - 8" THICK CONCRETE APPROACH TO PARKING LOT - DETAILS FOR CONSTRUCTION TO CONFORM TO CITY OF DETROIT DPW COMMERCIAL DRIVEWAY APPROACH



OPEN ALLEY (20' WIDE)

BROOKLYN STREET (50' WIDE)



LEGAL DESCRIPTIONS:

LAND IN THE CITY OF DETROIT, WAYNE COUNTY, MI, DESCRIBED AS FOLLOWS:

PARCEL 1: EAST ONE-HALF OF LOT 2 OF BLOCK 60, OF COL D BAKER FARM, ACCORDING TO THE PLAT THEREOF RECORDED IN LIBER 17 OF DEEDS, PAGES 272 AND 273 AND IN LIBER 25 OF DEEDS, PAGE 424 OF WAYNE COUNTY RECORDS.

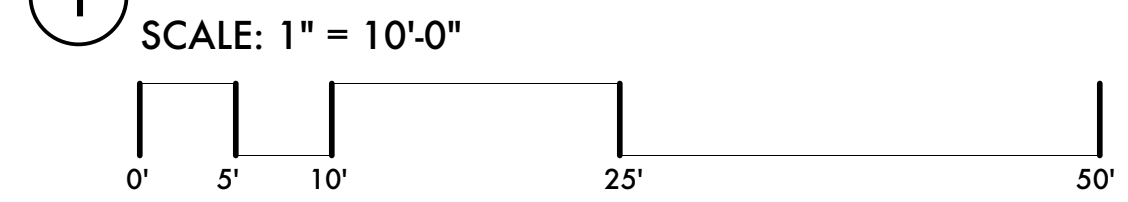
PARCEL 2: NORTH 50 FEET OF LOT 1 OF BLOCK 60, OF COL D BAKER FARM, ACCORDING TO THE PLAT THEREOF RECORDED IN LIBER 17 OF DEEDS, PAGES 272 AND 273 AND IN LIBER 25 OF DEEDS, PAGE 424 OF WAYNE COUNTY RECORDS.

PARCEL 3: THE SOUTH 80 FEET OF LOT 1 OF BLOCK 60, OF COL D BAKER FARM, ACCORDING TO THE PLAT THEREOF RECORDED IN LIBER 17 OF DEEDS, PAGES 272 AND 273 AND IN LIBER 25 OF DEEDS, PAGE 424 OF WAYNE COUNTY RECORDS.

PARCEL 4: WEST 30 FEET OF LOT 6 AND SOUTH 86.66 FEET OF LOT 7 OF BLOCK 54 OF SUBDIVISION OF LABROSSE FARM SOUTH OF CHICAGO ROAD, ACCORDING TO THE PLAT THEREOF RECORDED IN LIBER 13 OF DEEDS, PAGES 85 THROUGH 88 OF WAYNE COUNTY RECORDS.

PARCEL 5: SOUTH ONE-HALF OF THE NORTH ONE-THIRD OF LOT 7 OF BLOCK 54 OF SUBDIVISION OF LABROSSE FARM SOUTH OF CHICAGO ROAD, ACCORDING TO THE PLAT THEREOF RECORDED IN LIBER 13 OF DEEDS, PAGES 85 THROUGH 88 OF WAYNE COUNTY RECORDS.

1 SITE PLAN



Date	Issued For:
01/20/21	ADD #1 - Historic Commission
12/28/20	Historic Commission
12/17/20	Owner Review
12/01/20	BZA Updates
11/16/20	BZA Updates
06/19/20	BZA Submission
06/18/20	Historic Commission Review
06/08/20	Owner Review

Kaul Glove Building Renovation & Adaptive Reuse

1441 Brooklyn
Detroit, Michigan 48226

studioONE : DETROIT

architectural
urban
interior DESIGN

330 Madison Avenue
4th Floor
Detroit, Michigan 48226
info@studioone.com
313.447.3790 (t)
jgb@studioone.com

Project Number: 2019-

Sheet Title:

SITE PLAN

Sheet Number:

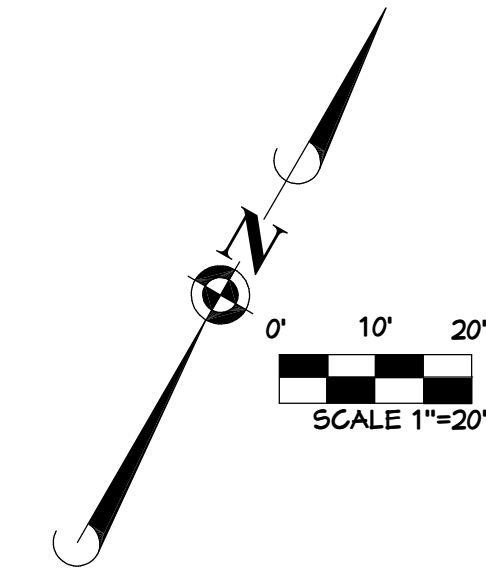
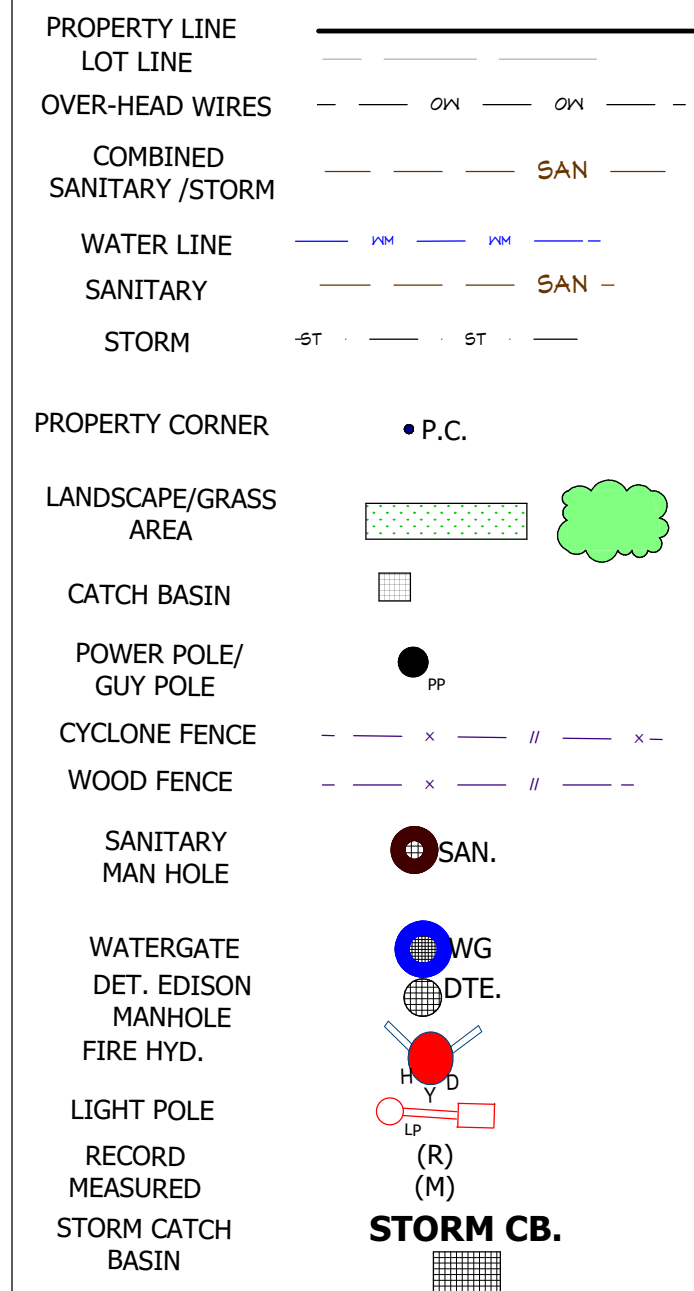
A2.10

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Existing Parking Lot

LEGEND



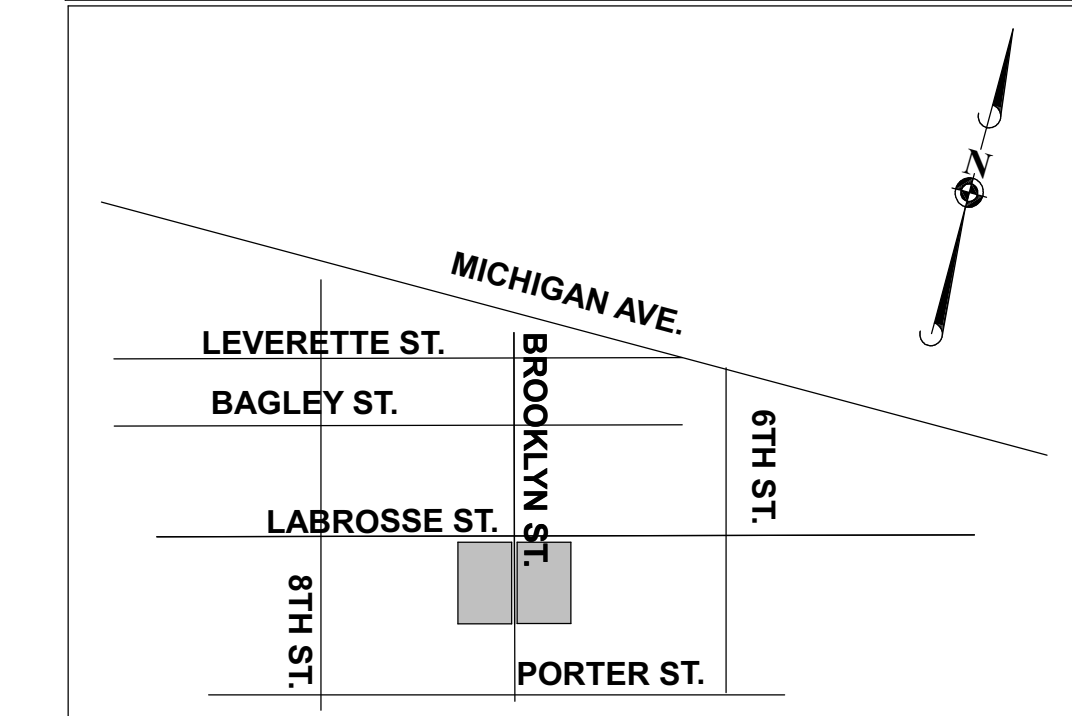
ALTA/NSPC LAND TITLE SURVEY

LEGAL DESCRIPTIONS

Land in the City of Detroit, Wayne County, MI, described as follows:

- PARCEL 1:** East one-half of Lot 2 of Block 60, of COL D BAKER FARM, according to the plat thereof recorded in Liber 17 of Deeds, Pages 272 and 273 and in Liber 25 of Deeds, Page 424 of Wayne County Records.
- PARCEL 2:** North 50 feet of Lot 1 of Block 60, of COL D BAKER FARM, according to the plat thereof recorded in Liber 17 of Deeds, Pages 272 and 273 and in Liber 25 of Deeds, Page 424 of Wayne County Records.
- PARCEL 3:** The South 80 feet of Lot 1 of Block 60, of COL D BAKER FARM, according to the plat thereof recorded in Liber 17 of Deeds, Pages 272 and 273 and in Liber 25 of Deeds, Page 424 of Wayne County Records.
- PARCEL 4:** West 50 feet of Lot 6 and South 86.66 feet of Lot 7 of Block 54 of SUBDIVISION OF LABROSSE FARM SOUTH OF CHICAGO ROAD, according to the plat thereof recorded in Liber 13 of Deeds, Pages 85 through 88 of Wayne County Records.
- PARCEL 5:** South one-half of the North one-third of Lot 7 of Block 54 of SUBDIVISION OF LABROSSE FARM SOUTH OF CHICAGO ROAD, according to the plat thereof recorded in Liber 13 of Deeds, Pages 85 through 88 of Wayne County Records.

LOCATION MAP N.T.S.



STATEMENT OF ENCROACHMENTS

- A** WING WALL OF STRUCTURE ON PARCEL 2 ENCLOSED ON TO PARCEL 1 BY .70 FEET BY .65 FEET
- B** EASTERLY WALL OF BUILDING ENCLOSED INTO PUBLIC R.O.W. OF BROOKLYN AVE.

ZONING INFORMATION

ZONED R3 LOW Density Residential DISTRICT

MIN AREA SQ.FT. 7000,6000,5000,10000
 MIN. LOT WIDTH 70'/60'/50'
 FRONT SET BACK (COMPARISON)
 SIDE YARD SEC. Formula A/Formula B
 MIN. REAR YARD SEC (COMPARISON)
 MAX HEIGHT 35 FEET
 PROPERTY IS CONSIDERED NON-CONFORMING
 Sec. 50-13-222. - EXCEPTIONS in the R3 District.
 ZONING INFORMATION OBTAINED FROM CITY OF DETROIT ; SEC 50-13-23

- Formula "A" for determining each required side setback shall be computed by adding the length of the building in feet, as measured in overall dimensions along the adjoining zoning lot line, to twice the height of the building in feet, and dividing the resulting sum by 15.
- Formula "B" for determining each required side setback shall be computed by adding the length of the building in feet, as measured in overall dimensions along the adjoining zoning lot line, to twice the height of the building in feet, and dividing the resulting sum by six. However, in no instance shall a side setback be less than five feet.

UTILITY COMPANIES

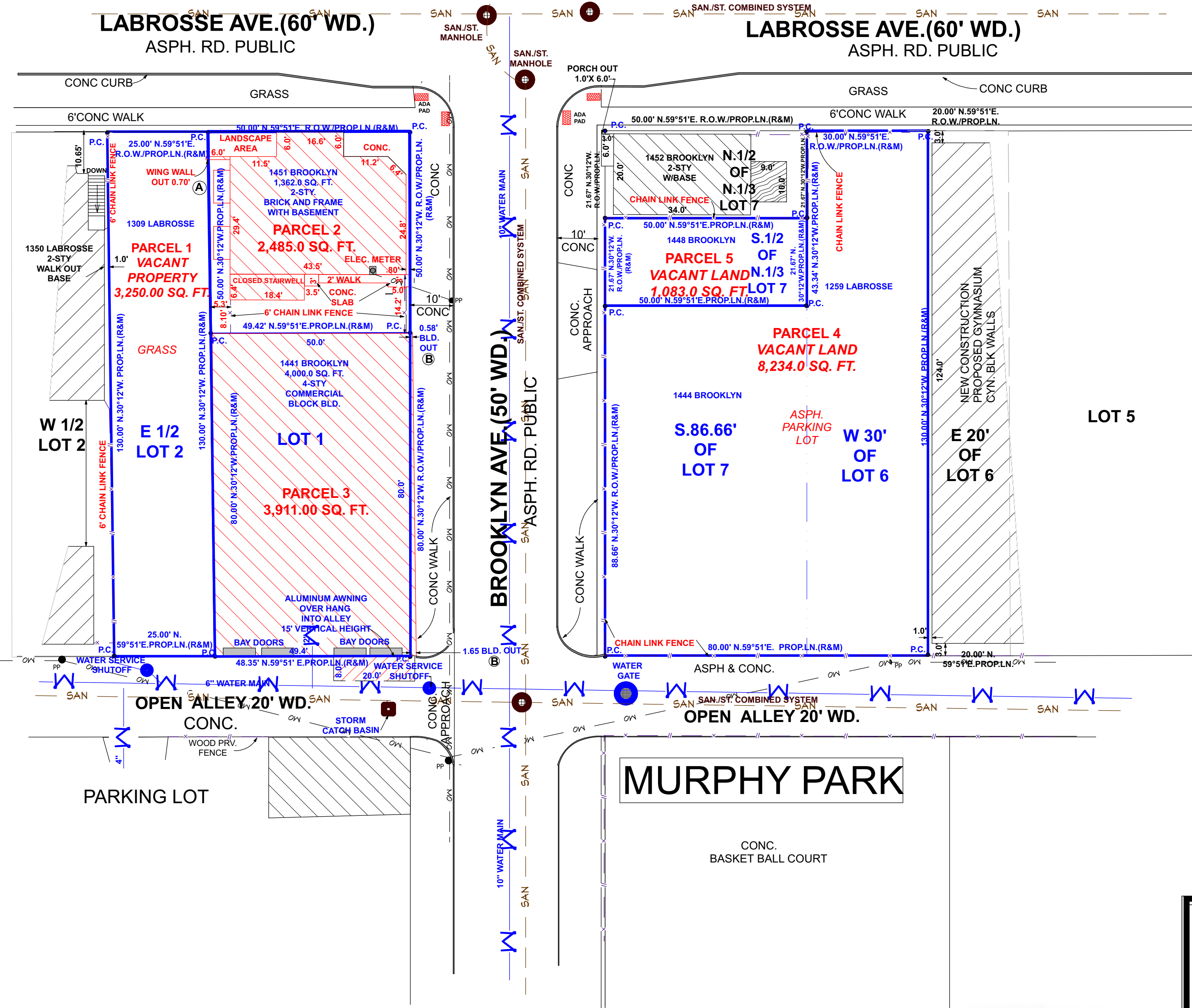
1. Electrical Service is Provided By: (D.T.E Energy)
2. Gas Service is Provided By: (D.T.E Energy & Mich-Con Gas)
3. Water and Sewer is Provided By: (City of Detroit Water & Sewer Dept)
4. Telephone Service is Provided By: (At & t or others)

NO RECORDED EASEMENTS ON PLAT SUBJECT TO ANY RIGHT-OF-WAY EASEMENTS AGREEMENTS OR RESTRICTIONS APPEARING ON RECORD INCLUDING BUT NOT LIMITED TO THOSE FOR DETROIT EDISON COMPANY, MICHIGAN BELL TELEPHONE ALSO CONSUMER POWER AND/OR MICHIGAN CONSOLIDATED GAS COMPANY.

FLOOD DATA: THIS PROPERTY IS LOCATED IN ZONE X FLOOD INSURANCE RATE MAPS. MAP# 26163C0285E PANEL #260222 WHICH HAS AN EFFECTIVE DATE OF 2/2/2012 AND IS NOT LOCATED IN A FLOOD HAZARD AREA.

BASIS OF BEARINGS

A FOUND MONUMENT AT THE NORTHEAST CORNER OF BAGLEY AVE. AND BROOKLYN AVE.



SCHEDULE B, PART II

- Exceptions THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.
1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I-Requirements are met.
 2. Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or by making inquiry of persons in possession of the Land.
 3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
 4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title including discrepancies, conflicts in boundary lines, shortages in area, or any other facts that would be disclosed by an accurate and complete land survey of the Land, and that are not shown in the Public Records.
 5. Any lien or right to lien for services, labor or material imposed by law and not shown by the Public Records.
 6. Taxes and assessments not due and payable at Commitment Date.
 7. The effect of a Deed from Kaul Glove and Manufacturing Company to Choctaw Kaul Holdings, L.L.C. recorded in Liber 54383, page 677. Affects: Parcel 1
 8. The effect of a Deed from Kaul Glove and Manufacturing Company to Choctaw Kaul Holdings, L.L.C. recorded in Liber 54383, page 678. Affects: Parcel 2
 9. The effect of a Deed from Kaul Glove and Manufacturing Company to Choctaw Kaul Holdings, L.L.C. recorded in Liber 54383, page 681. Affects: Parcel 3
 10. The effect of a Deed from Kaul Glove and Manufacturing Company to Choctaw Kaul Holdings, L.L.C. recorded in Liber 54383, page 680. Affects: Parcel 4
 11. The effect of a Deed from Kaul Glove and Manufacturing Company to Choctaw Kaul Holdings, L.L.C. recorded in Liber 54383, page 679. Affects: Parcel 5
 24. Terms and Conditions contained in Decision and Order as disclosed by instrument recorded in Liber 19423, page 157, Register No. G100398. Affects: Parcel 4
 25. Terms and Conditions contained in Decision and Order as disclosed by instrument recorded in Liber 20470, page 921, Register No. G399200. Affects: Parcel 4
 26. Covenants, conditions, restrictions and other provisions but omitting restrictions, if any, based on race, color, religion, sex, handicap, familial status or national origin as contained in instrument recorded in Liber 22338, page 688.
 27. Interest of others in oil, gas and mineral rights, if any, whether or not recorded in the public records.
 28. Interest, if any, of the United States, State of Michigan, or any political subdivision thereof, in the oil, gas and minerals in and under and that may be produced from the captioned land.
 29. Any lien relating to the inspection, demolition or removal of any improvement that has been or is presently located on the property.
 30. Lien for outstanding water or sewer charges, if any.
 31. Rights of tenants, if any, under any unrecorded leases.

Commitment No.: 852208 Issuing Office File No.: 852208
 SCHEDULE A 1. Commitment Date: September 26, 2019 8:00 AM
 I hereby certify to: First American Title Insurance Company, Civic Companies, LLC, a Michigan limited liability company Kaul Glove and Manufacturing Company, as to Parcels 1, 2 and 3 Kaul Glove/Manufacturing Company, as to Parcel 4 Kaul Glove and Manufacturing Co. a Mich. Corp., as to Parcel 5

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPC, AND INCLUDES ITEMS 1, 2, 3, 4, 6B, 7A, 7B, 8, 9, 11, 13, 14, 16, 17, 19 AND 20 OF TABLE A THERE OF. THE FIELD WAS COMPLETE ON NOVEMBER 23, 2019



I HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT ALL OF THE REQUIREMENTS OF PUBLIC ACT 132, HAVE BEEN COMPLIED WITH.

William J. Coulter
 WILLIAM J. COULTER R.L.S. # 14760

JOB# GL 2019-0103		PREPARED FOR:		MICHIGAN SURVEYORS 27930 RYAN RD WARREN, MI. 48092 (586) 459-8990 (248) 396-3830 Michigansurveyor@yahoo.com	
CHECKED BY: SK/RH DATE: 11/25/2019		GEORGE ROBERTS ADAM KESSLER CIVIC COMPANIES 248-302-8662		ALTA/NSPC LAND TITLE SURVEY FOR GEORGE ROBERTS ADAM KESSLER, CIVIC COMPANIES 248-302-8662	
REVISION TABLE					
NUMBER	DATE	REVISED BY	DESCRIPTION		
				SCALE: 1" = 20'	

1444-1888 Brooklyn/1259 Labrosse

Description of Existing Conditions:

An existing asphalt parking lot in poor condition.

Description of the Project:

The project is to refurbish the existing parking lot

Scope of Work:

1. Remove existing fence and replace with historic style fencing
2. Add new landscaping
3. Resurface existing asphalt surface
4. Strip parking lot
5. Add new curb cut