

3/19/2019

CERTIFICATE OF APPROPRIATENESS

Dorian Moore
615 GRISWOLD STE. 1710
DETROIT, MI 48226

RE: APPLICATION NO: 18-6096: 1315 BROADWAY: BROADWAY AVENUE HISTORIC DISTRICT

Dear Mr. Moore:

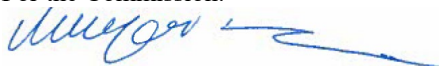
The Detroit Historic District Commission review this project at the 11/14/2018 regular meeting. Pursuant to Section 5(10) of the Michigan Local Historic District Act, as amended, being MCL 399.205(10), MSA 5-3407(5)(10); Section 25-2-57(b) of the 1984 Detroit City Code; Detroit Historic District Commission Resolution 97-01 (adopted August 13, 1997); Detroit Historic District Commission Resolution 97-02 (adopted October 8, 1997); and Detroit Historic District Commission Resolution 98-01 (adopted February 11, 1998), the staff of the Detroit Historic District Commission has reviewed the above-referenced application for building permit and hereby issues a Certificate of Appropriateness (COA), which is effective as of 11/14/2019.

The following work items as per the signed scope and drawings meets the Secretary of the Interior Standards, standard # 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:*

- Install a new aluminum storefront windows at the primary elevation, first story.
- Retain and repair the existing historic metal transom at the 1st story storefront
- At new storefront system at the primary elevation, primary entry door, install a metal canopy.
- Repair/restore the existing windows at the primary/front elevation, stories 2-4 as per the attached drawings.
- Erect rooftop additions as per the attached. Rooftop additions would be clad with wood panel and metal storefront. Finish color has not been indicated and windows/door type have not been indicated. A railing would be located at the rear elevation. Note that material, finish color, and dimensions have not been provided. The applicant has indicated that the additions would not be visible from the right-of-way.
- At the rear elevation, remove the existing fire escape stairs
- At the rear elevation, first-story, punch a new opening and install a new multiple-light storefront with sidelites. Note that material and finish color have not been provided
- At rear elevation, first story doors, install a fixed transom above. Note, material and finish color has not been provided
- At rear elevation, stories 2-4, replace existing door with new doors, type/material not provided. Add fixed transom above each door. Note, material and finish color has not been provided
- At rear elevation, as per the applicant, replace existing 1/1 wood windows with new 1/1 wood windows.
- At rear elevation, stories 2-4, install new balconies.

Please retain this Certificate of Appropriateness for your files. You should now proceed to the City of Detroit Buildings Safety and Engineering Department to obtain a building permit. The Detroit Historic District Commission's approval and issuance of a Certificate of Appropriateness does not waive the applicant's responsibility to comply with any other applicable ordinances or statutes. If you have any questions regarding this letter, please contact me at (313) 224-8907.

For the Commission:



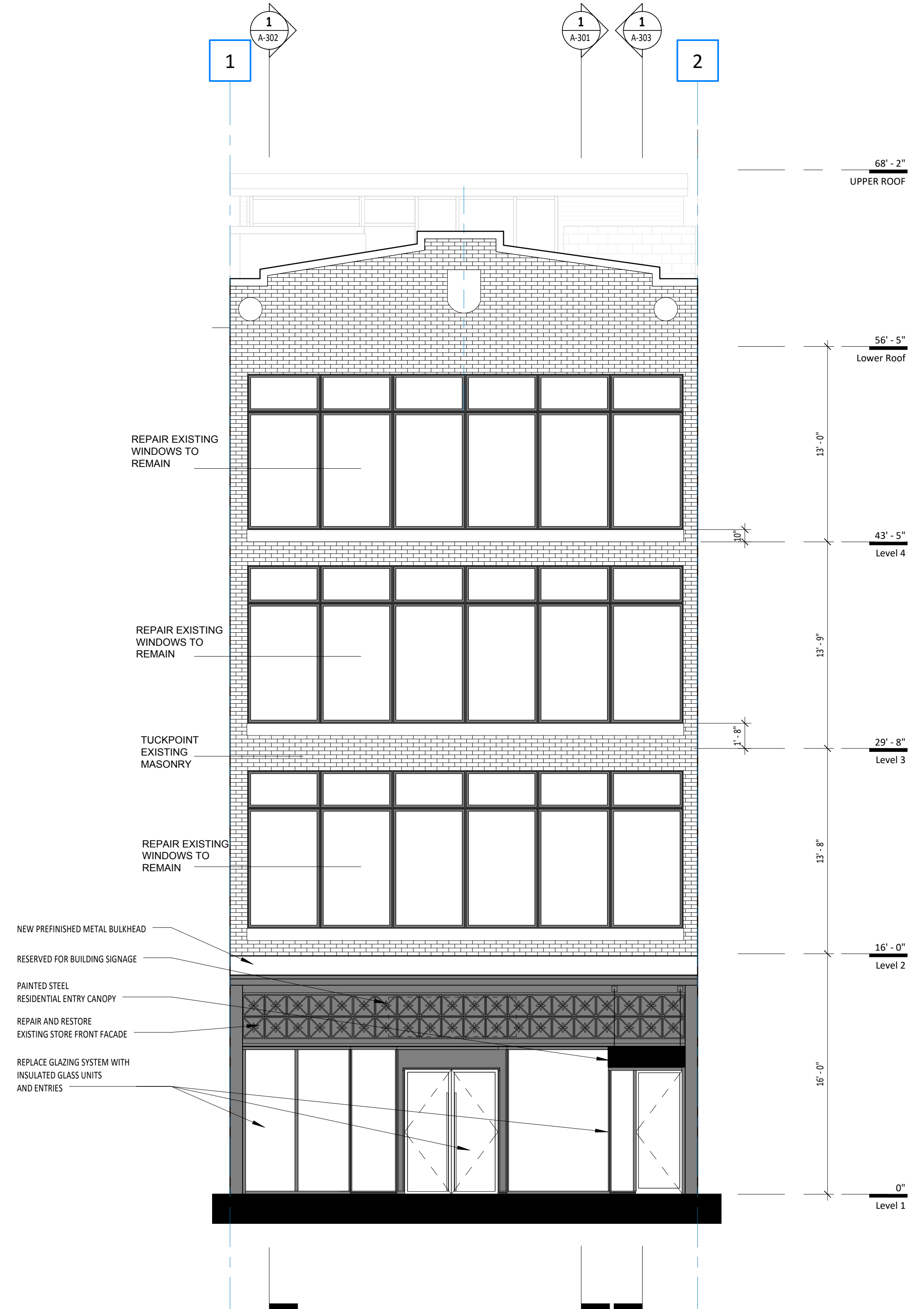
Jennifer Ross
Staff
Detroit Historic District Commission

EXTERIOR MATERIALS LEGEND:

- 1 EXISTING RESTORED; SECT 04.20.00
- 2a GLAZED BRICK COLOUR A; SECT 04.20.00
- 2b GLAZED BRICK COLOUR B; SECT 04.20.00
- 3 STONE / MASONRY; SECT 04.20.00
- 4 PAINTED METAL; SECT 09.91.00
- 5 PHENOLIC COMPOSITE SYSTEM PANEL SECT 07.42.33
- 6 FIXED VISION GLASS WINDOW WALL PANEL; SECT 08.80.01
- 7 SPANDREL WINDOW WALL PANEL; SECT 08.80.01
- 8 OPERABLE WINDOW WINDOW WALL PANEL; SECT 08.32.13
- 9 SLIDING DOOR WINDOW WALL PANEL; SECT 08.32.13
- 10 GLASS GUARD; SECT 08.80.00
- 11 METAL BALCONY DIVIDER; SECT 05.75.00
- 12 INFILL WINDOWS; SECT 08.51.13
- 13 INFILL STOREFRONT; SECT 08.41.13
- 14 CORRUGATED METAL PANEL; SECT
- 15 ALUMINUM LOUVERS; SECT 08.90.00
- 16 METAL FINALS; SECT 05.75.00
- 17 ACCENT LIGHTS; SEE ELECTRICAL
- 18 BRICK TO MATCH EXISTING SECT 04.20.00



2 REAR ELEVATION
A-104 SCALE: 3/16" = 1'-0"



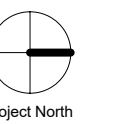
1 PROPOSED ELEVATION
A-104 SCALE: 3/16" = 1'-0"

1315 BROADWAY REDEVELOPMENT
DETROIT, USA
BROADWAY VISION PARTNERS

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Rev.	Date	Issued
	2017-06-15	Design Review
	2017-06-28	Schematic Design
	2017-08-10	50% Design Development
	2018-01-23	Issued for Review
	2018-03-22	Issued for Review
	2018-10-18	Issued for Permit Revisions
	2018-11-02	Issued for Review

SCALE As indicated
PROJECT NO. 170522
PRINT DATE 2018-12-21
Detroit, USA



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DETROIT, MI 48226
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A DIVISION OF NEW URBAN DESIGN GROUP
SHEET NUMBER:

A-202
ELEVATIONS