

9/29/2021

NOTICE OF DENIAL

Steve Schulist/Outfront Media LLC
2310 Park Avenue #600
Detroit, MI 48202

**RE: Application Number 21-7474, 1405 Griswold; Capitol Park Historic District
Project Scope: Erect supersignage at parking garage**

Dear Applicant,

At the Special Meeting that was held on September 22, 2021, the Detroit Historic District Commission (“DHDC”) reviewed the above-referenced application. Pursuant to Section 5(1) and 9(1) of the Michigan Local Historic District Act, as amended, being MCL 399.205 (1), MCL 399.209 (9) and Sections 21-2-78 and 21-2-80 of the 2019 Detroit City Code; the DHDC hereby issues a Denial for the following work, effective on September 28, 2021, as it will be inappropriate according to the Secretary of Interior’s Standards for Rehabilitation and the district’s Elements of Design:

Install a 22’ x 23’ vinyl mesh advertising sign on the northeast façade of building/garage per the submitted documents and drawings.

The reasons for the denial are a failure to meet the following specific Standards or Elements:

Secretary of the Interior Standard (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; and Elements of Design 12, 15, 20, and 22.

Please be advised that, in accordance with MCL 399. 211 and Section 21-2-81 of the 2019 Detroit City Code, an applicant aggrieved by a decision of the DHDC may file an appeal with the State Historic Preservation Review Board. Within sixty (60) days of your receipt of this notice, an appeal may be filed with:

Jon Stuckey, Michigan Department of Attorney General
2nd Floor, G. Mennen Williams Building
525 West Ottawa Street
P.O. Box 30754
Lansing, MI 48909

Phone: 517-335-0665
E-mail: stuckeyj@michigan.gov

If you have any questions regarding the foregoing, please contact staff at 313-224-1762 or hdc@detroitmi.gov.

For the Commission:

A handwritten signature in black ink, appearing to read 'G.L.', with a long horizontal flourish extending to the right.

Garrick Landsberg, Director/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: 7/12/21

PROPERTY INFORMATION

ADDRESS(ES): 1405 Griswold AKA: Capitol Park Deck

PARCEL ID: 02002005 HISTORIC DISTRICT: Capitol Park

SCOPE OF WORK: (Check ALL that apply)
 Windows/Doors Walls/Siding Painting Roof/Cutters/Chimney Porch/Deck/Balcony Addition
 Demolition Signage New Building Major Alteration (3+ scope items) Site Improvements (landscape, trees, fences, patios, etc.)

BRIEF PROJECT DESCRIPTION: Install a 22' x 23' vinyl/mesh advertising sign on the northeast facade of building/garage

APPLICANT IDENTIFICATION

Property Owner/Homeowner Contractor Tenant or Business Occupant Architect/Engineer/Consultant
NAME: Steve Schulist COMPANY NAME: Outfront Media, LLC
ADDRESS: 2310 Park Ave, #600 CITY: Detroit STATE: MI ZIP: 48202
PHONE: 313-556-7116 MOBILE: 734-673-6946 EMAIL: Steve.Schulist@outfront.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)
- Current Photographs: Including the front of the building & detailed photographs of the area(s) affected by the proposed work. All photographs must be labeled or captioned, e.g. "west wall", "second floor window," etc.
- 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: 7/12/21

PROPERTY INFORMATION

Address: 1405 Griswold 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: sign(wall)
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)
Install 22' x 33' vinyl mesh advertising sign on north east facade of building
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

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:



IDENTIFICATION (All Fields Required)

Property Owner/Homeowner is Permit Applicant
 Name: Capital Park Deck LLC Company Name: Buildtech, Ltd
 Address: 401 S. Washington #100 Lansing State: MI Zip: 48933
 Phone: 586-980-2103 Mobile: Same
 Driver's License # N/A - LLC is owner Email: Ejuszcyr@buildtech.com
 Contractor is Permit Applicant
 Representative Name: Steve Schulist Company Name: Outfront Media
 Address: 2310 North Ave #100 City: Detroit State: MI Zip: 48201
 Phone: 313-550-7116 Mobile: 254-671-6116 Email: steve.schulist@outfront.com
 City of Detroit License #: LIC-2001-03137

Tenant is Permit Applicant
 Name: Metro Vallet Phone: 313-965-7154 Email: info@metrovallet.com

Architect/Engineer/Consultant is Permit Applicant
 Name: Simpson Engineering State Registration #: LI 33208 Expiration Date: 12/31/24
 Address: 16040 E. 13th Dr. City: Allen Park State: MI Zip: 48002
 Phone: 810-614-5000 Mobile: Same Email: MSimpson1759@yahoo.com

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 installed work as described. I shall neither hire nor sub-contract to any other person, firm or company on any portion of the work covered by this building permit.

Print Name: _____ Signature: _____ Date: _____
 Submitted and sworn to before me this _____ day of _____ 20____ AD _____ County, Michigan
 Signature: _____ My Commission Expires: _____

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 renewed.

Print Name: Steve Schulist Signature: _____ Date: 7/12/21
 Driver's License #: S423777125017 Expiration: 1/5/23
 Submitted and sworn to before me this 12 day of July 2021 A.D. Lansing County, Michigan
 Signature: _____ My Commission Expires: 3.3.2024

Article 24 of the state constitution provides for the 1972, 1993 and 2010 Michigan State Constitution. The Michigan State Constitution provides for the Michigan State Constitution. The Michigan State Constitution provides for the Michigan State Constitution.

This application can also be completed online. Visit detroitmi.gov/apply/etags for more information.

ROBIN DUNVANT
 Notary Public - State of Michigan
 County of Oakland
 My Commission Expires April 3, 2024
 Acting in the County of Beaumont

1405 GRISWOLD STREET

E-Plans Sign Permit Application **SGN 2021-00186**

APPLICANT: OUTFRONT MEDIA, LLC

DESCRIPTION OF PROJECT:

This project consists of installing a 22' W x 23' H (506 total square feet) 8 oz vinyl mesh advertising sign on the north east side of the Capitol Park Deck, 1405 Griswold Street. The total size of the wall façade where the sign will be installed is 33'H x 22' W. The vinyl itself has a total weight of 50 lbs and will be installed into the wall with bolts and a cable system (see attached specifications). Advertising copy will be changed periodically.

There will be a 10' clearance between the grade/sidewalk and the bottom of the sign. The sign will be installed on the side of the building where the north east stairwell is located. We are not doing any interior work to the building/parking structure and upon permanent removal of sign and infrastructure, we will repair all holes penetrating the façade of the building.

Existing Conditions: This parking structure is located north of Capitol Park, on the corner of Grand River Avenue and Griswold Street. The side of the structure where the sign will be installed is concrete with a partial brick veneer. The sign will be on the west side of Griswold, facing east.

Scope of Work:

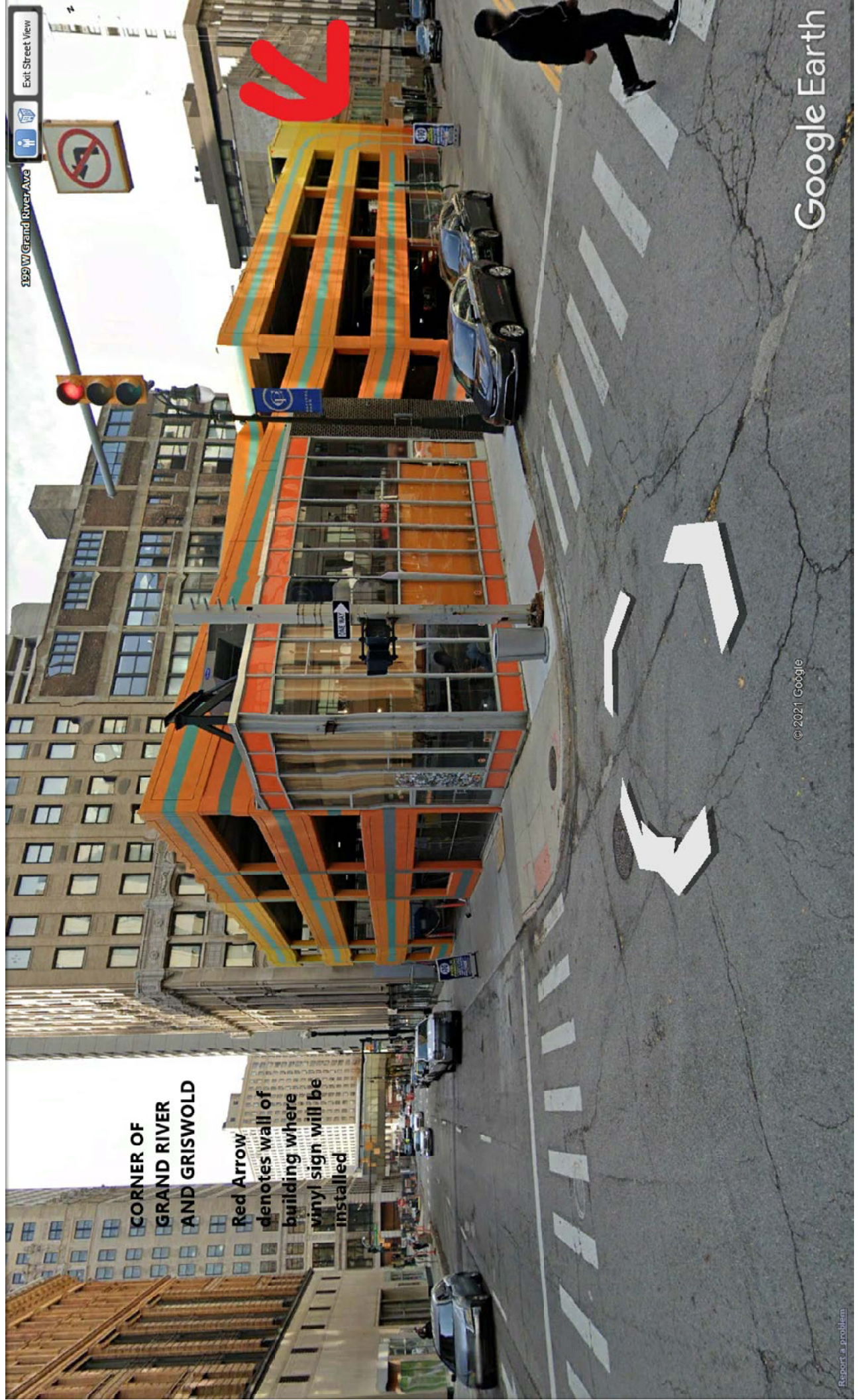
- Install Kwik Bolts and grommets to side of building. Duration: 1 day
- Install #4 heavy grommets, on all 4 sides, 12" OC. Duration: 1 day
- Attach cabling system to vinyl sign. Duration: 1 day
- Hang vinyl sign: Duration 1 day

Estimated total working days 3- 5 business days.

All work to be completed using ladders and a bucket truck/lift truck. No staging or scaffold is necessary.

**CORNER OF
GRAND RIVER
AND GRISWOLD**

Red Arrow
denotes wall of
building where
vinyl sign will be
installed



© 2021 Google

Google Earth

Report a problem

SIGN LOCATION
North East Facade
East wall of North
stairwell



1437 Griswold St

Exit Street View

Google Earth

42°20'02.90" N 83°02'59.98" W elev 612 ft eye alt 607 ft

© 2021 Google
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Report a problem

SIGN RENDERING



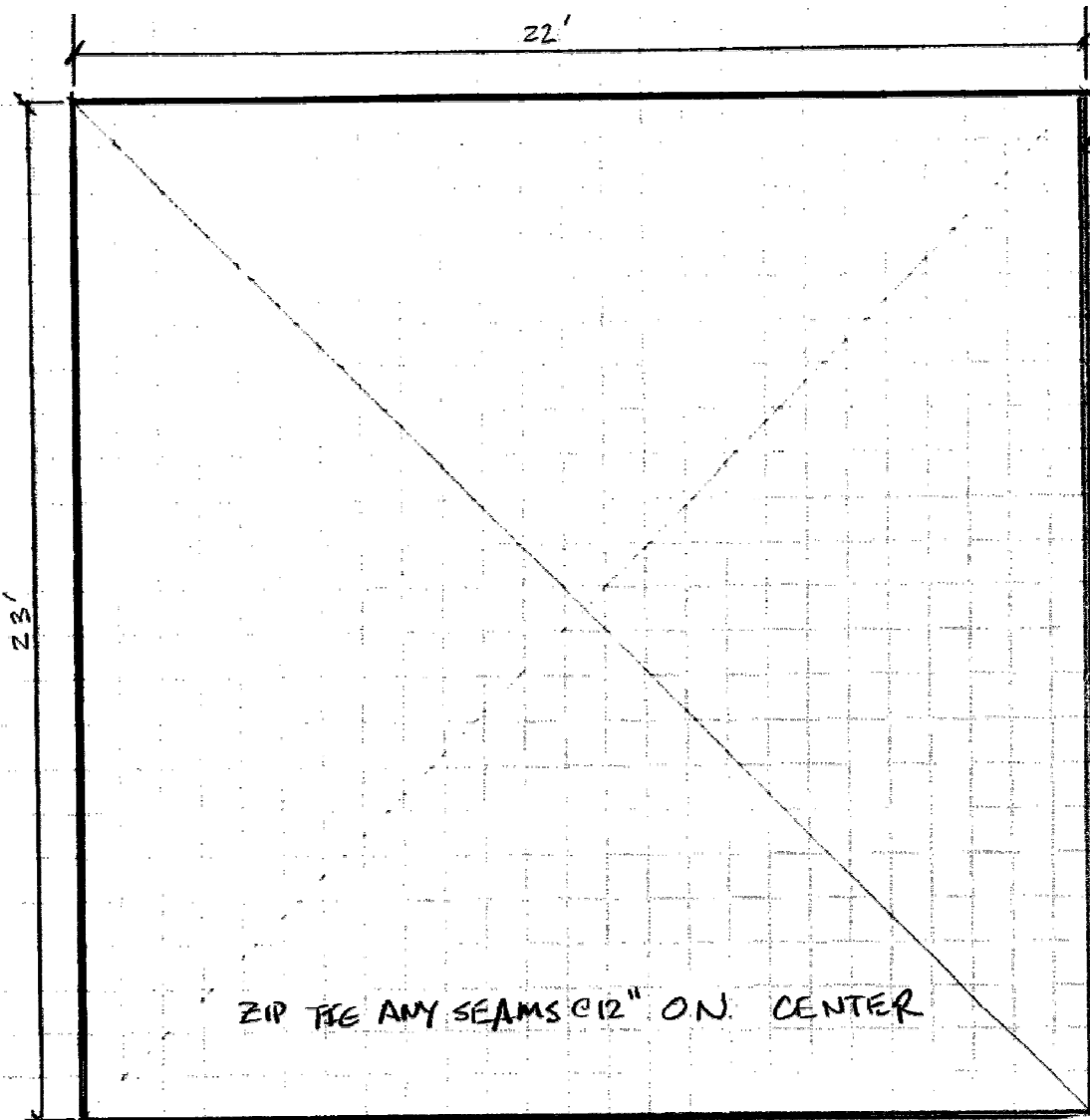
OUTFRONT MEDIA
1405 GRISWOLD
MARK P. SIMPSON
DBA SIMPSON ENGINEERING LLC
6/7/2021 REV'D:



3924A Varsity Drive
Ann Arbor, MI 48108

Tel: (888) 724 2323
Fax: (734) 677 2339

Email: inquires@LNAsolutions.com
www.LNAsolutions.com



3/8" ϕ HILTI KWIK BOLT 3 (OR EQUAL) AT 12" O.C. ALONG PERIMETER. MIN EMBED = 2 1/2" ϕ ; MIN EDGE DISTANCE = 4"; USE 5/16" ϕ EYE BOLTS & 5/16" ϕ 9 STRAND CABLE (STEEL) & TURN BUCKLE

- USE #4 HEAVY GRAMMERS ALL FOUR SIDES EVERY 12".

- CONCRETE STRUCTURE WITH PARTIAL BRICK VENEER.

ZIP THE ANY SEAMS @ 12" O.N. CENTER

$$\text{DEAD LOAD} = 50\#; \text{ICE LOAD} = \frac{1(124)}{12} = 6 \text{ PSF}; \text{WIND} = 0.25(22)23(30) = 3.8^k$$

(115 MPH EXP. B)

$$\text{TOTAL SNOW} = 50 + 6(22)23 + 3300 = 7,000\#$$

$$3/8" \phi \text{ HILTI @ } 12" \text{ O.C. } 7000/66 = 110\#/\text{BOLT} < 1000\#/\text{BOLT ALLOWABLE}$$

= 66 PROVIDED

DRAG



8oz Standard Mesh

Product Description

Duratex Standard Mesh is a lightweight mesh material for windy areas. The mesh weave minimizes wind-resistance and allows air to pass through the material.

Physical Properties

- Caliper: 17 mil
 - Denier: 1000 x 1000
 - Weight: 8oz/ sq yd
 - Air Floating Rate: 70/30
 - Flame Resistance: NFPA 701
 - Weave: 12 x 12
-

Features/Benefits

- Uniform Pattern
 - Tough tear-resistant base
 - Excellent wind flow
 - Can be grommeted or sewn for rotating light box application
-

Product Applications

- In-store signage
 - Building wraps
 - Outdoor signage and displays
-

Storage & Handling

Material should be handled with white fabric gloves to prevent finger markings. After printing, unused material should be stored upright or suspended in its original packaging. Limited one year warranty when stored at 70°F, 50% relative humidity and out of direct sunlight in its original packaging.

Installing

This product can be grommeted for indoor or outdoor banner applications. Metal grommets should be inserted to penetrate 2-4 layers of materials for increased strength and durability.

Trimming

It is recommended that when trimming this material to allow about 0.125-0.25" of white/unprinted border. It is not recommended to "bleed trim" this material.

Printer Compatibility

Compatible with most Solvent, Eco-Solvent, Latex and UV curable inkjet printers using mesh kits.

Product Information

Size

- 98" x 164 ft.
- 126" x 164 ft.
- 126" x 330 ft.
- 196" x 164 ft.
- 196" x 330 ft.





Physical Properties Data Sheet

Article name: Duratex 8oz Standard Mesh			
Description: 8 oz (1000Dx1000D 12x12) Matte, Mesh Without Liner, Print Side In			
Sample sheet :			
Physical Properties	Data	Unit	test method
Unit Weight	270±10	g / M ²	DIN EN ISO 2286-2
Polyester Fabric Yarn (W/F)	1000Dx1000D 12x12	Denier/fd per inch	DIN EN ISO 2060
Tensile Strength Warp/Woof	1769(Warp)	N/ 5cm	DIN 53354
	1401(Woof)	N/5cm	
Tearing Strength Warp/Woof	363(Warp)	N/5cm	DIN 53363
	261(Woof)	N/5cm	
Caliper, um / mil	0.385±0.005	mm	
Gloss @ 60o / Front side	/		UNI GLOSS 60Plus
Opacity %	/		HLD2009
Color of PVC Banner / Front side (L*, a*, b*)	L= 91.36		CM-2500d
	a= 0.12		
	b= -2.5		
Notice: The Product Color Difference Of Each Batch : The Δ E Value should less than 1.0.			
Flame Retardant	Normal		
Environmental Condition: Ambient ~24°C / 44%RH			

SUPER SIGNAGE QUESTIONS

Where are you proposing to install new signage?
(Provide Directional Elevation and description)

North East facade of parking structure (stairwell wall)

Is there existing signage at this location?

NO

Has signage previously been installed here?

NO

What type of signage is there?

N/A

How big is existing sign?

N/A

Is there existing illumination for the sign?

NO

How big / list dimensions of proposed sign?

23' H x 22' W (506

SF Total

What type of sign are you proposing at this location?

Advertising - Vinyl

List material

Please see attached

material specs

List installation method (how many anchor points are required for vinyl signs? Provide specs.

Installation specs

Is new illumination proposed for new sign? Provide specs.

attached

NO

Provide current, high resolution photos of ALL elevations and area of proposed sign.