

10/27/2021

CERTIFICATE OF APPROPRIATENESS

Michael Decoster
3448 Woodward
Detroit, MI

RE: Application Number #21-7473; 3448 Woodward (AKA 10 Eliot); Brush Park Historic District

Dear Mr. Decoster:

The Detroit Historic District Commission reviewed the above-listed application for permit at the September 28, 2021 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); Sections. 21-2-57 and 21-2-73 of the 2019 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) and hereby issues a Certificate of Appropriateness (COA) for the below, which is effective as of October 27, 2021.

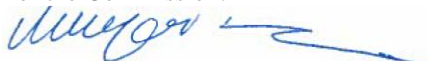
The Commission finds that the revision of the design for a new building which was approved in 2019 per the below meets the defined Elements of Design for the Brush Park and the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings (36 CFR Part 67):

- The revised design calls for a ten-story building which will be topped with a rooftop penthouse. Metal panels and mullions are located within window openings at stories 3-10. Louvered metal mechanical panels will also be located within window openings at stories 3-10 at the north and south elevations in order to accommodate the installation of in-room air-conditioning units. Exterior walls will be clad with stone with a granite base at stories 1 and 2, brick at stories 3-10, and metal panel at the rooftop penthouse. A metal canopy will wrap around the front and side elevation first story storefronts.
- Install one halo-lit box sign with applied vinyl graphics at the north elevation parapet. The sign will measure between 4'-x4' and 6'-6'.
- Install one halo-lit box sign with applied vinyl graphics at the north elevation parapet. The sign will measure between 4'-x4' and 6'-6'.
- Install one 18"x 1'-6" sign which includes aluminum channel letters with acrylic faces at the canopy over the first-story storefront, north elevation
- Install one 18"x 1'-6" sign which includes aluminum channel letters with acrylic faces at the canopy over the first-story storefront, west elevation

Note that this application was approved with the condition that The box signage proposed for installation at the north and west elevation parapet be halo lit. HDC Staff shall be afforded the opportunity to review and approve the final signage proposed for the building prior to the issuance of the project's permit

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:



Jennifer Ross
Staff
Detroit Historic District Commission