

DHDC 22-7735

APPROVAL DOCUMENT – POST AT WORK LOCATION

CITY OF DETROIT
HISTORIC DISTRICT COMMISSION

2 WOODWARD, SUITE 808
DETROIT, MICHIGAN 48226

04/19/2022

CERTIFICATE OF APPROPRIATENESS

Timothy Flintoff
4545 Architecture
3011 W. Grand Boulevard, Suite 400
Detroit, MI 48202

**RE: Application Number 22-7735; 1416-1444 Michigan Avenue; Corktown Historic District
Project Scope: Erect Roof/Side Additions, Other Exterior Alterations**

Dear Applicant,

At the Regular Meeting that was held on April 13, 2022 the Detroit Historic District Commission (“DHDC”) reviewed the above-referenced application. Pursuant to Section 5(1) of the Michigan Local Historic District Act, as amended, being MCL 399.205 (1) and Sections 21-2-73/21-2-78 of the 2019 Detroit City Code; the DHDC hereby issues a Certificate of Appropriateness (“COA”) for the following work, effective on April 19, 2022 as it meets the Secretary of Interior’s Standards for Rehabilitation and the district’s Elements of Design:

Erect roof/side additions, other exterior alterations, per submitted drawings, documents, and narrative.

Please retain this COA for your files and post it at the subject property until work is complete. It is important to note that approval by the DHDC 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 staff at 313-224-1762 or hdc@detroitmi.gov.

For the Commission:



Garrick B. Landsberg, Director
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: 04/06/2022

PROPERTY INFORMATION

ADDRESS(ES): 1444 Michigan Ave, Detroit, MI 48216 AKA:

PARCEL ID: 06000405 HISTORIC DISTRICT: Corktown

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

BRIEF PROJECT DESCRIPTION: Rooftop addition and roof deck, new garage at rear/side of building.
Rooftop addition and roof deck, new garage at rear/side of building.

APPLICANT IDENTIFICATION

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

NAME: Timothy Flintoff COMPANY NAME: 4545 Architecture

ADDRESS: 3011 W. Grand Blvd, Suite 404 CITY: Detroit STATE: MI ZIP: 48202

PHONE: 313-450-4545 MOBILE: 248-320-6098 EMAIL: tim.flintoff@4545architecture

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 (BSEtED) to perform the work.

SUBMIT COMPLETED REQUESTS TO: **HDC@DETROITMI.GOV**

P2 - BUILDING PERMIT APPLICATION

Date: 04/06/2022

PROPERTY INFORMATION

Address: 1444 Michigan Ave, Detroit, MI 48216 Floor: Suite#: Stories: 3
AKA: Lot(s): 1 Subdivision:
Parcel ID#(s): 06000405 Total Acres: 0.134 Lot Width: 40' Lot Depth: 146'
Current Legal Use of Property: Business Proposed Use: Business
Are there any existing buildings or structures on this parcel? [X] Yes [] No

PROJECT INFORMATION

Permit Type: [] New [] Alteration [X] 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)
renovate the interior of the 2nd floor to create an event space. Additionally, we are planning to construct a new 3rd floor expanding the approximately
750 sq.ft. 3rd floor adding an additional 650 sq.ft. and creating a roof terrace with access to a 2nd terrace on the roof of the 3rd floor via an exterior stair.
[] MBC use change [X] No MBC use change

Included Improvements (Check all applicable; these trade areas require separate permit applications)
[X] HVAC/Mechanical [X] Electrical [X] Plumbing [] Fire Sprinkler System [] Fire Alarm

Structure Type
[] New Building [X] Existing Structure [] Tenant Space [] Garage/Accessory Building
[] Other: Size of Structure to be Demolished (LxWxH) N/A cubic ft.
Construction involves changes to the floor plan? [X] Yes [] No
(e.g. interior demolition or construction to new walls)

Use Group: B-Business Type of Construction (per current MI Bldg Code Table 601) V-B
Estimated Cost of Construction \$ 946,000 By Contractor \$ By Department

Structure Use
[] Residential-Number of Units: [] Office-Gross Floor Area [] Industrial-Gross Floor Area
[X] Commercial-Gross Floor Area: 8,060 [] Institutional-Gross Floor Area [] Other-Gross Floor Area
Proposed No. of Employees: N/A List materials to be stored in the building: N/A

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

Property Owner/Homeowner is Permit Applicant

Name: Anthony O'Donnell Company Name: _____

Address: 1444 Michigan Ave. City: Detroit State: MI Zip: 48216

Phone: 313-378-0261 Mobile: 313-378-0261

Driver's License #: _____ Email: anthonytodonnell@gmail.com

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: Timothy R. Flintoff Jr. State Registration#: 1301064083 Expiration Date: 04/21/2023

Address: 4545 Commonwealth St. City: Detroit State: MI Zip: 48208

Phone: 313-450-4545 Mobile: 248-320-6098 Email: tim.flintoff@4545architecture.com

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: Timothy R. Flintoff Jr. Signature: _____ Date: 04/06/2022
(Permit Applicant)

Driver's License #: F453793745714 Expiration: 09/14/2025

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

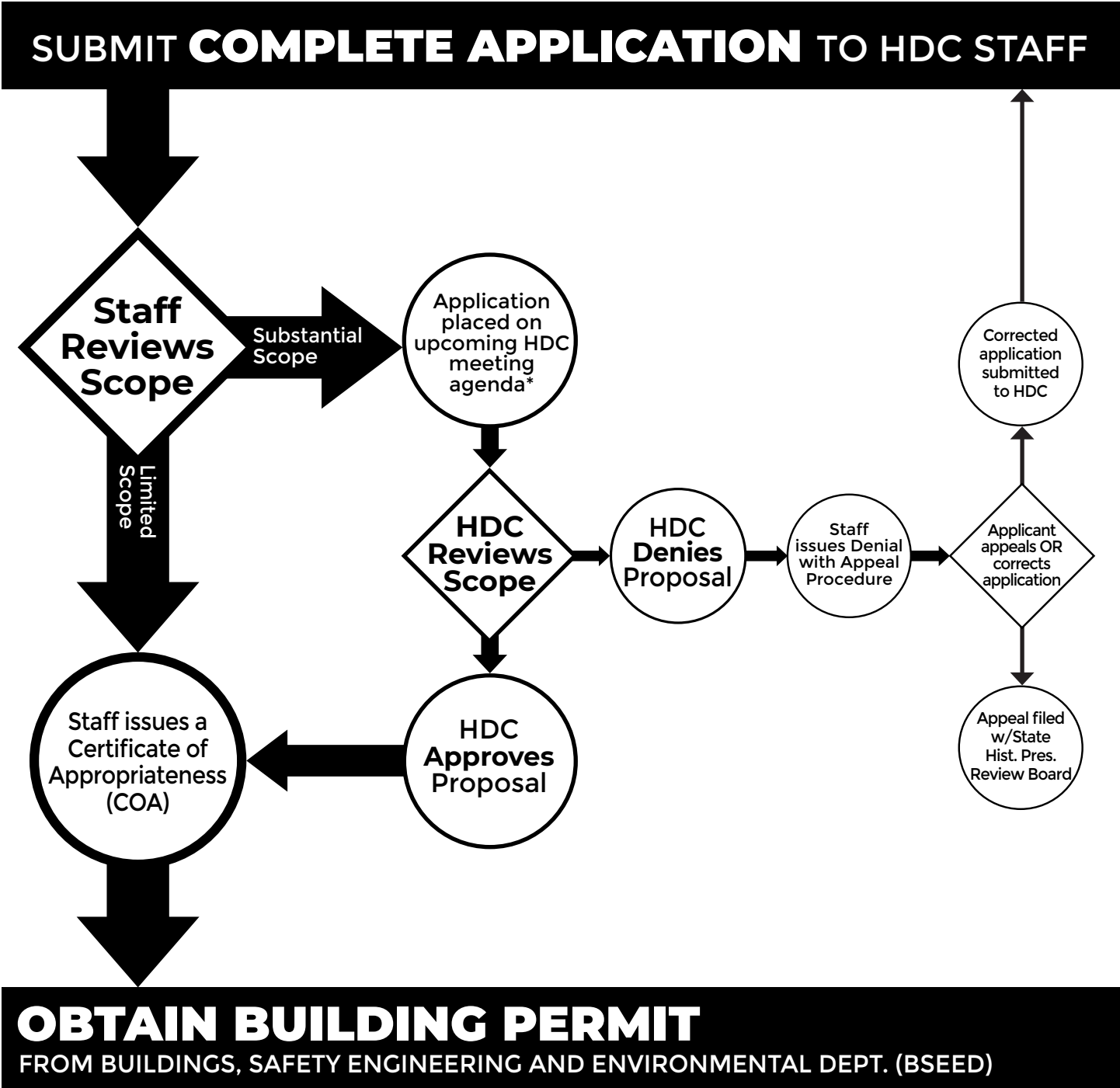
Signature: _____ My Commission Expires: _____
(Notary Public)

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.



HISTORIC DISTRICT COMMISSION REVIEW & PERMIT PROCESS



* THE COMMISSION MEETS REGULARY 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

CONSULTANT:

GENERAL PLAN NOTES:

- THIS DRAWING IS DIAGRAMMATIC AND SHOULD BE USED TO DETERMINE THE DESIGN INTENT. THE CONTRACTOR IS RESPONSIBLE FOR THE COMPLETE SET OF WORK AS INDICATED AND SHALL FIELD VERIFY ALL WORK, COORDINATE ALL DRAWINGS / NEW WORK AND SHALL NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES IN THE DOCUMENTS BEFORE PROCEEDING. FAILURE TO DO SO WILL RESULT IN THE CONTRACTOR TAKING FULL RESPONSIBILITY AND LIABILITY FOR SAID DISCREPANCIES.
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NEW WORK KEY NOTES:

(TYPICAL THIS SHEET ONLY)

- NEW EXTERIOR WALL.**
 -PAINTED HORIZONTAL LAP SIDING. BASIS OF DESIGN: JAMES HARDIE LAP SIDING
 COLOR: CHARCOAL GRAY
 -WEATHER BARRIER ON 1/2" PLYWOOD SHEATHING
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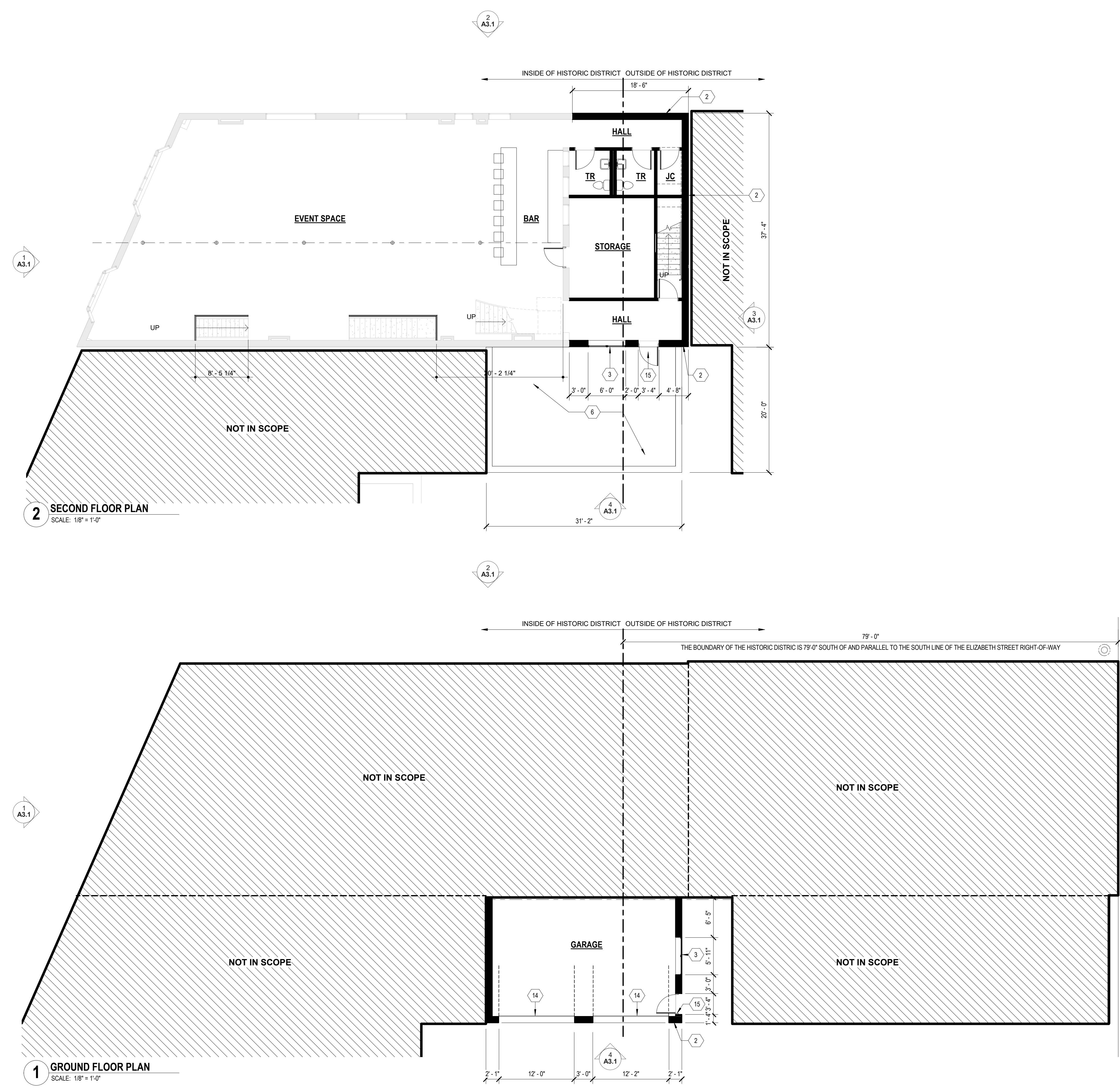
Project :
 1440 Michigan Ave Event Space

Issued for :
 HDC 04/08/2022

Drawn by :
 JRM
 Checked by :
 JRM
 Sheet Title :
 FLOOR PLANS

Project No. :
 2020-023.MichAve

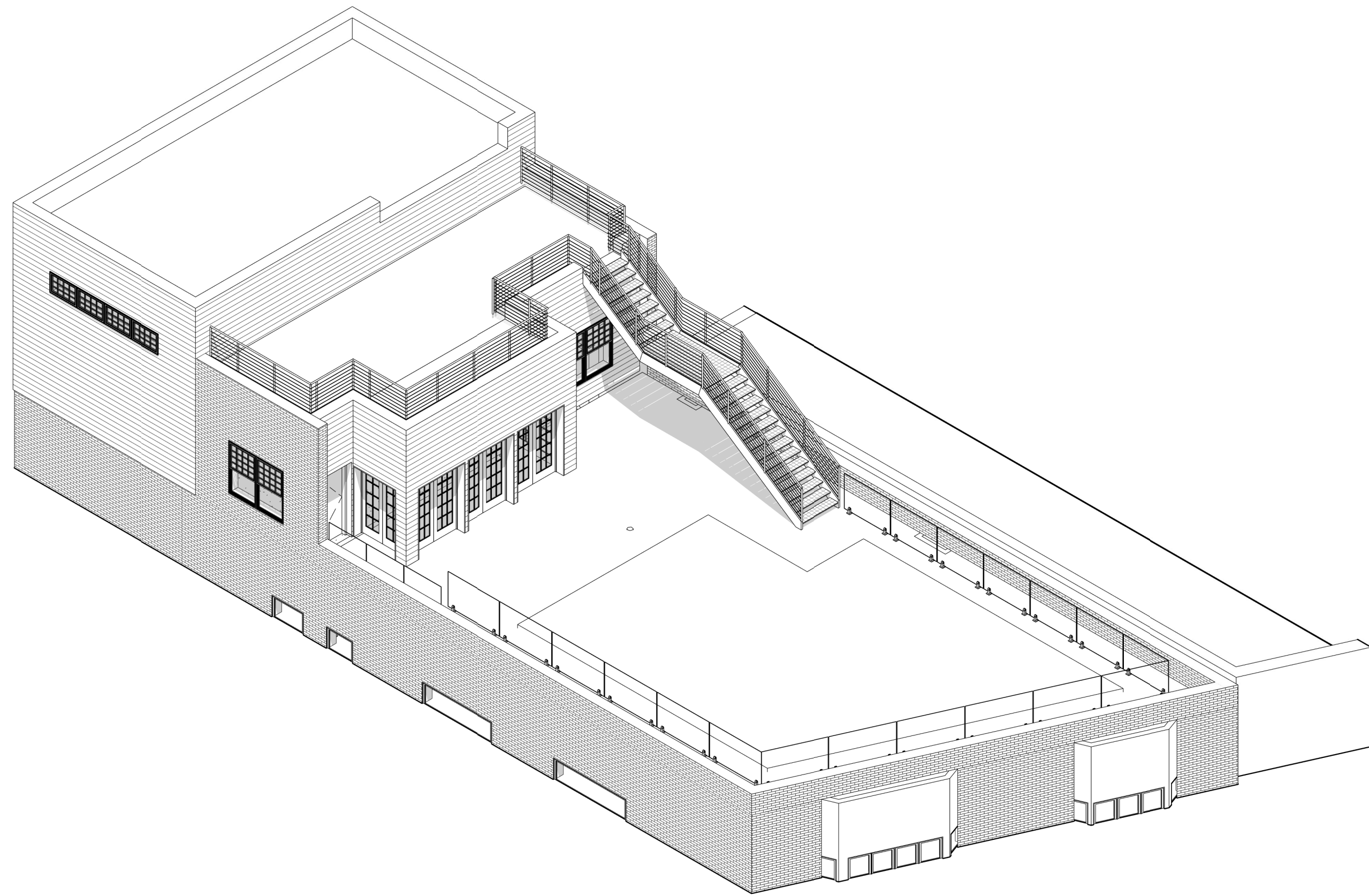
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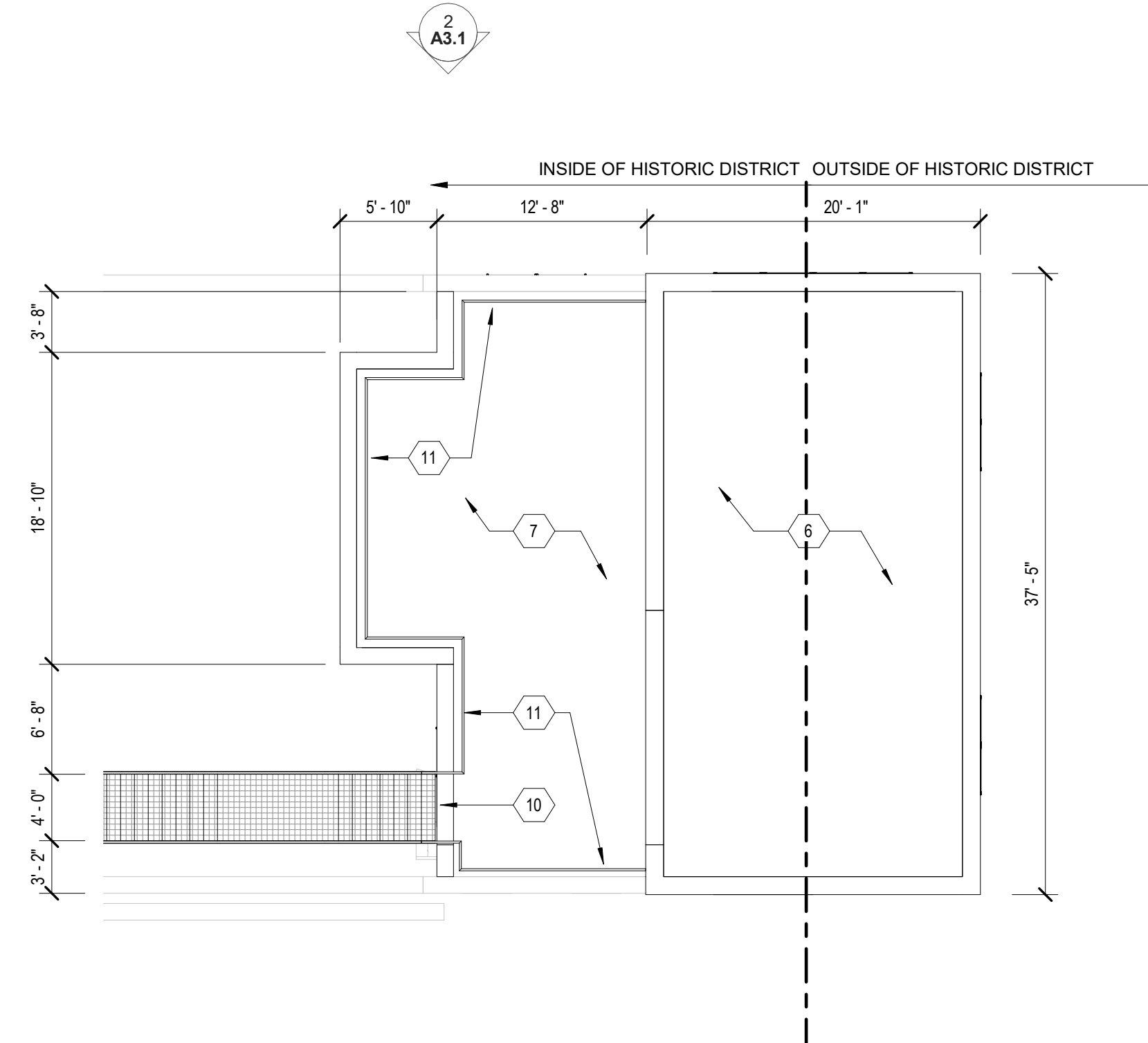
NOT FOR CONSTRUCTION

DO NOT SCALE DRAWINGS | ©2021 Timothy Flintoff Architect, PLLC

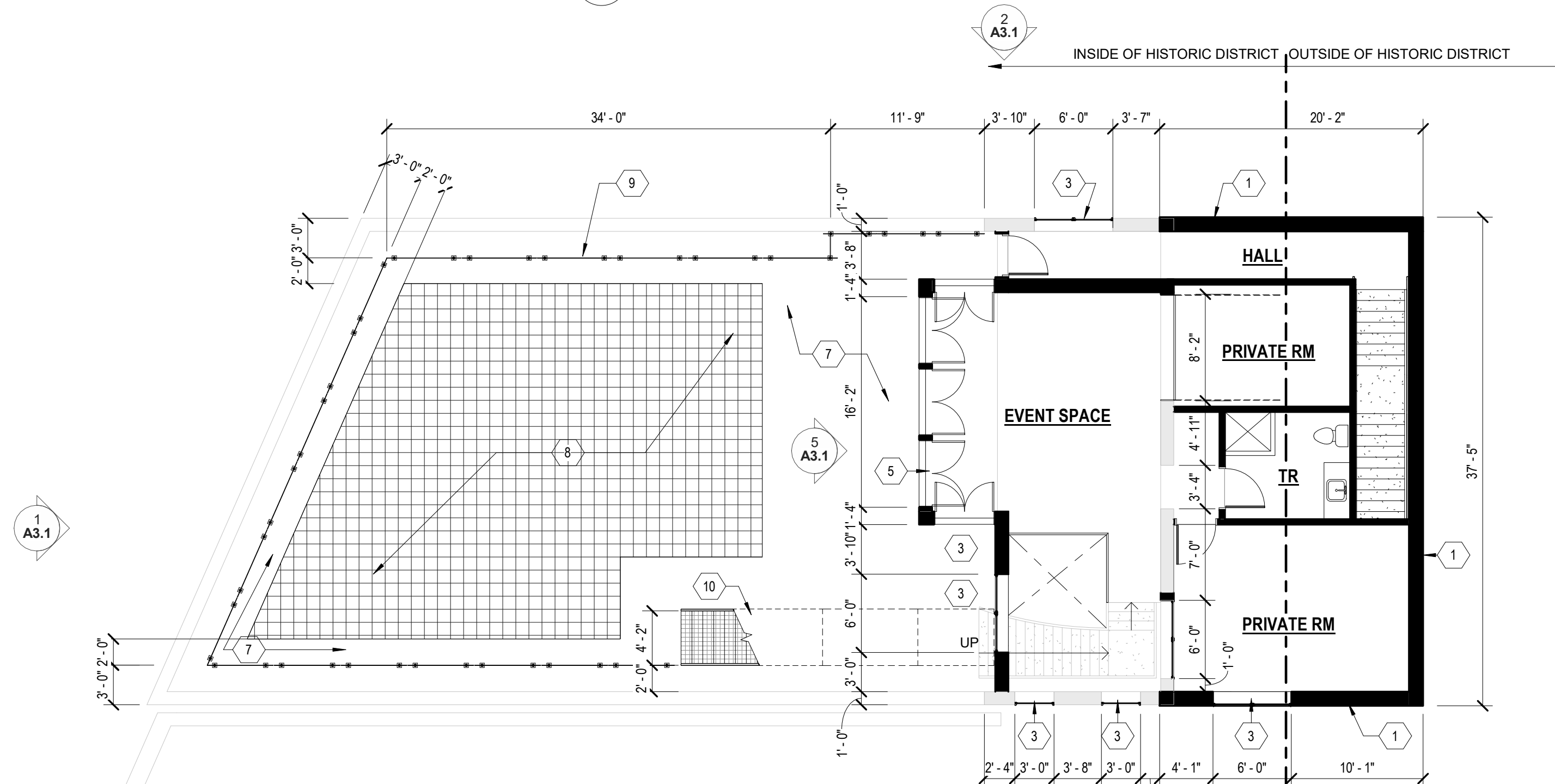
SENDER: STAIR LOCATION



3 ROOF AXON
SCALE:



2 UPPER ROOF PLAN
SCALE: 1/8" = 1'-0"



1 THIRD FLOOR/ LOWER ROOF PLAN
SCALE: 1/8" = 1'-0"

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A1.2

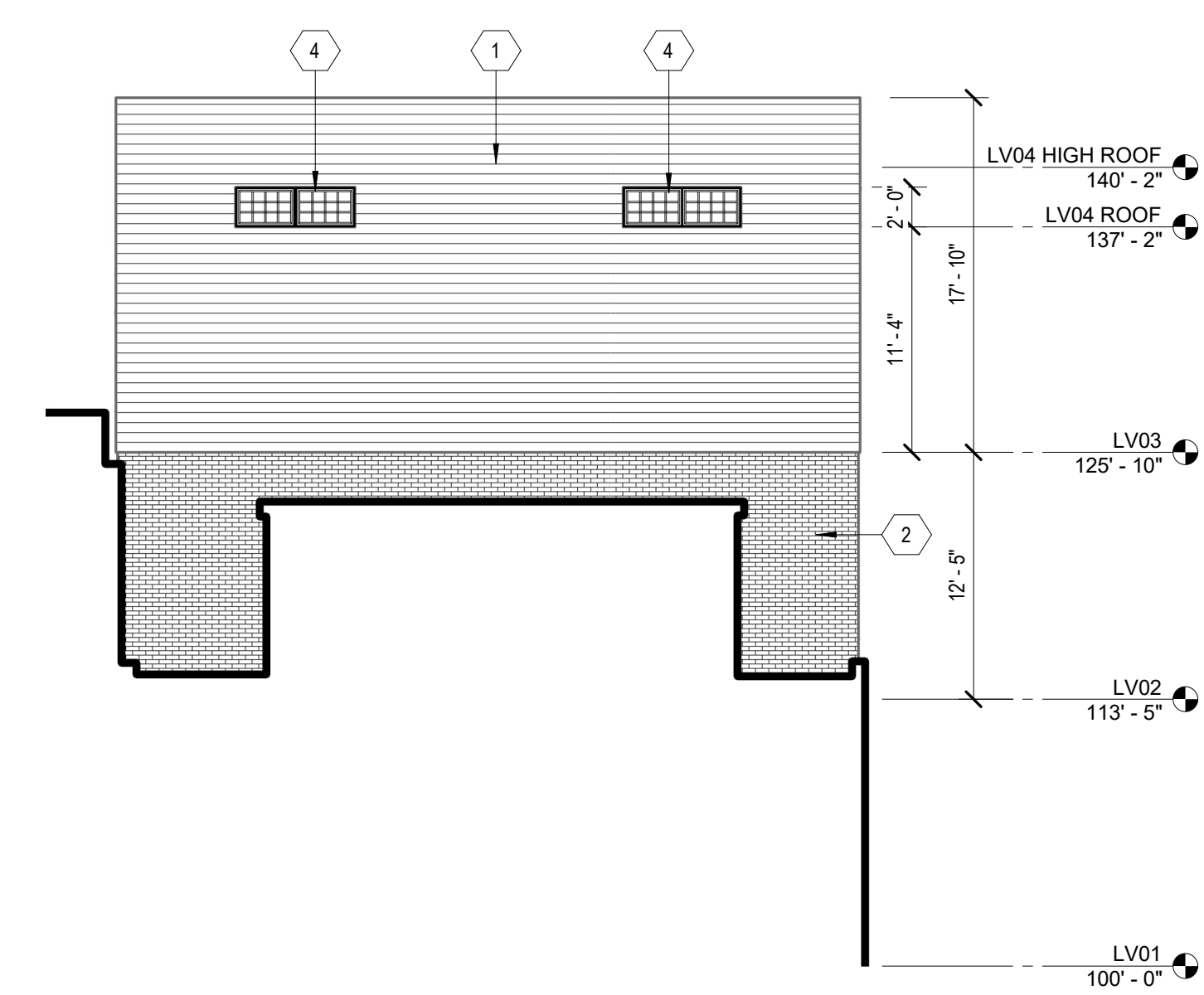
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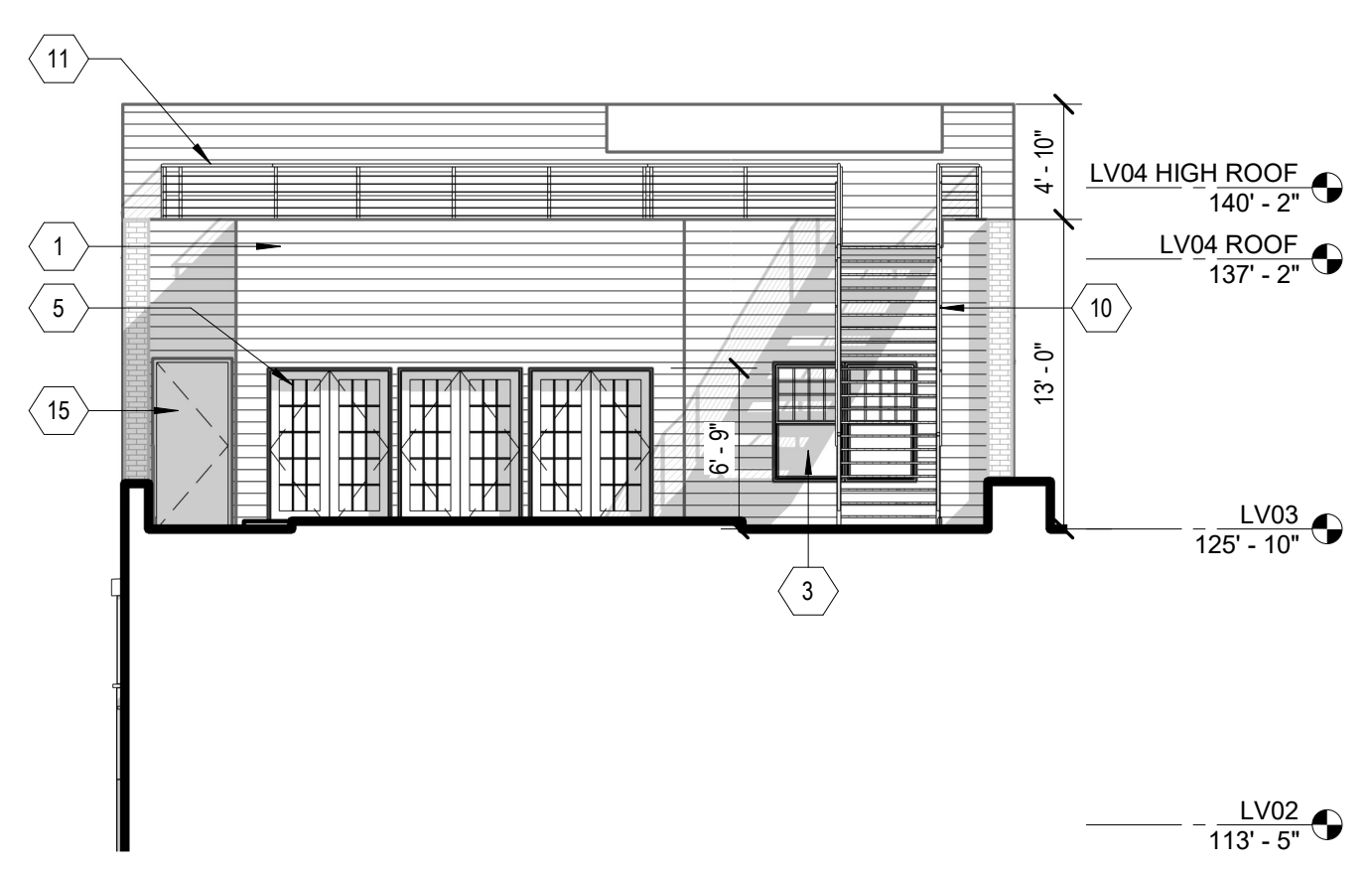
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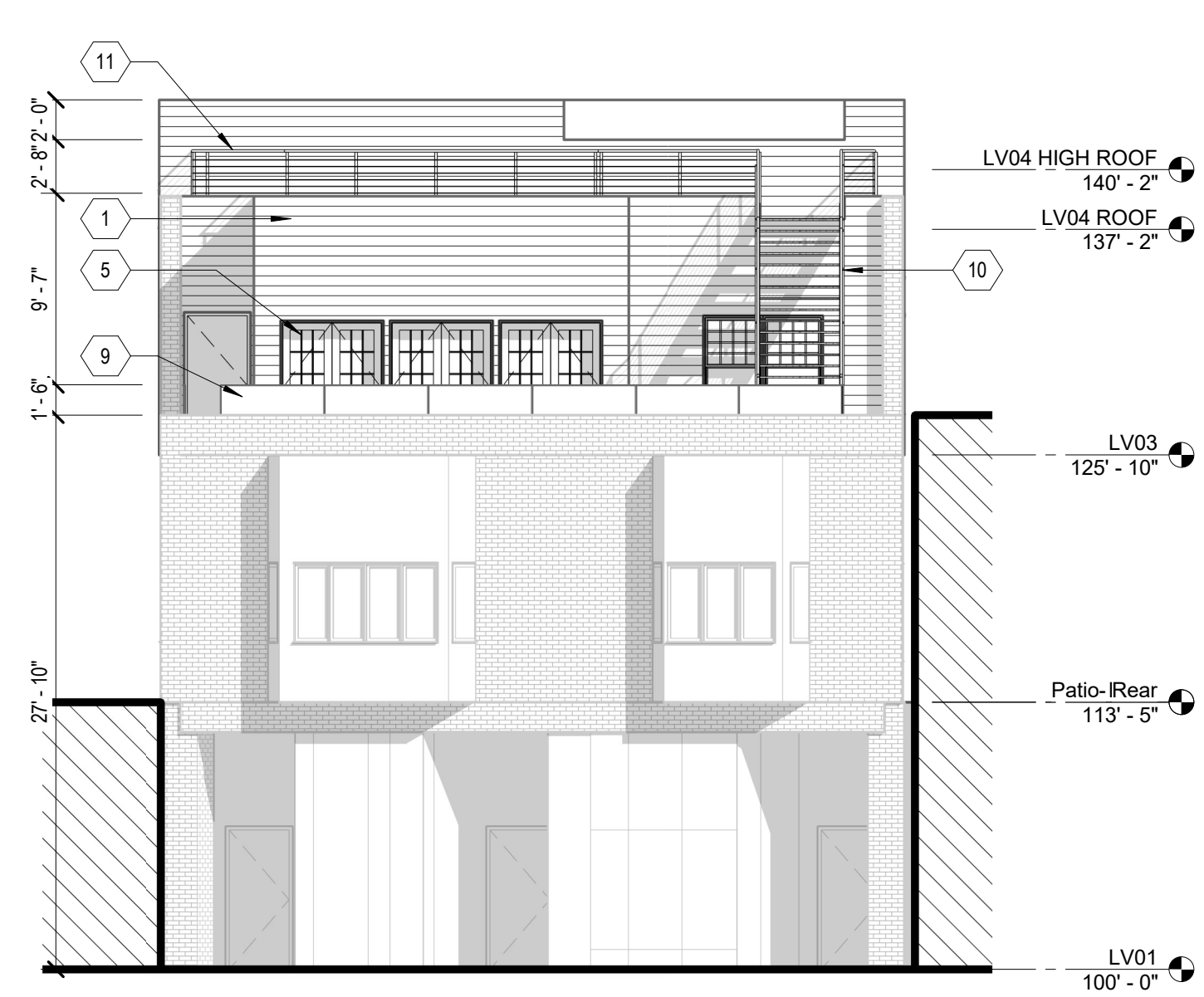
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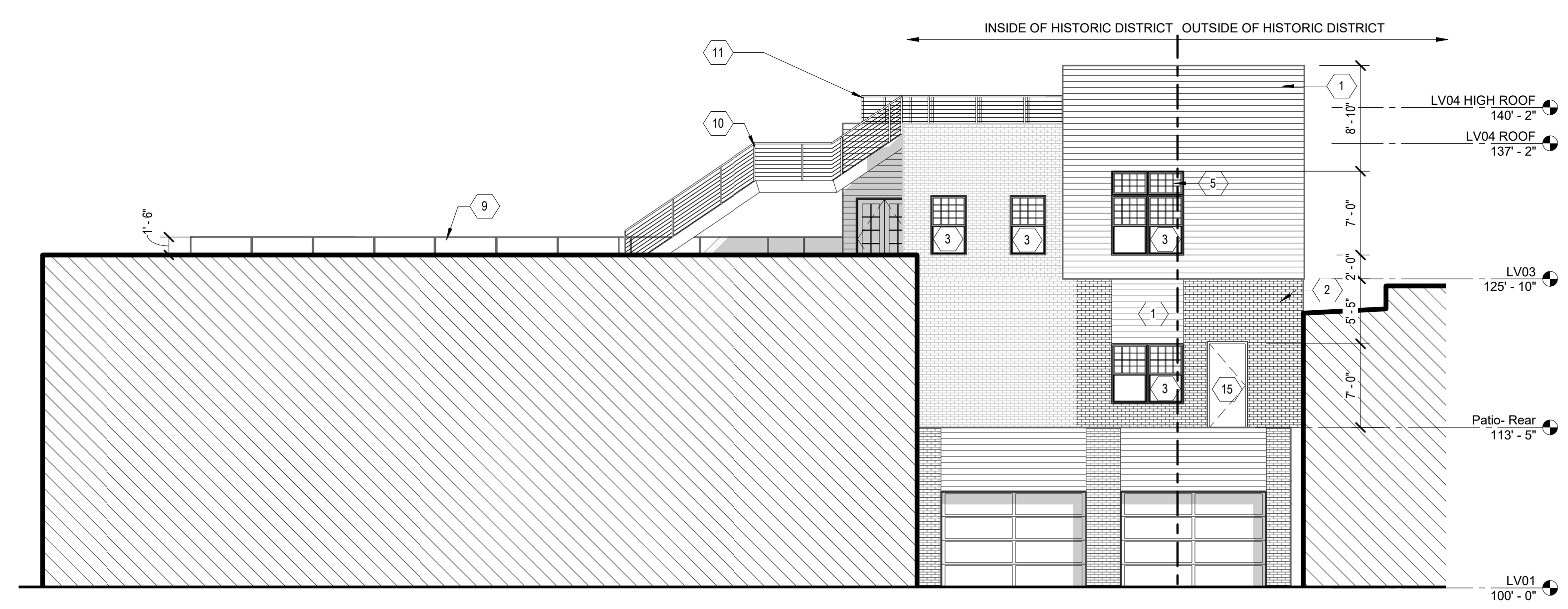
3 OVERALL NORTH ELEVATION
 SCALE: 1/8" = 1'-0"



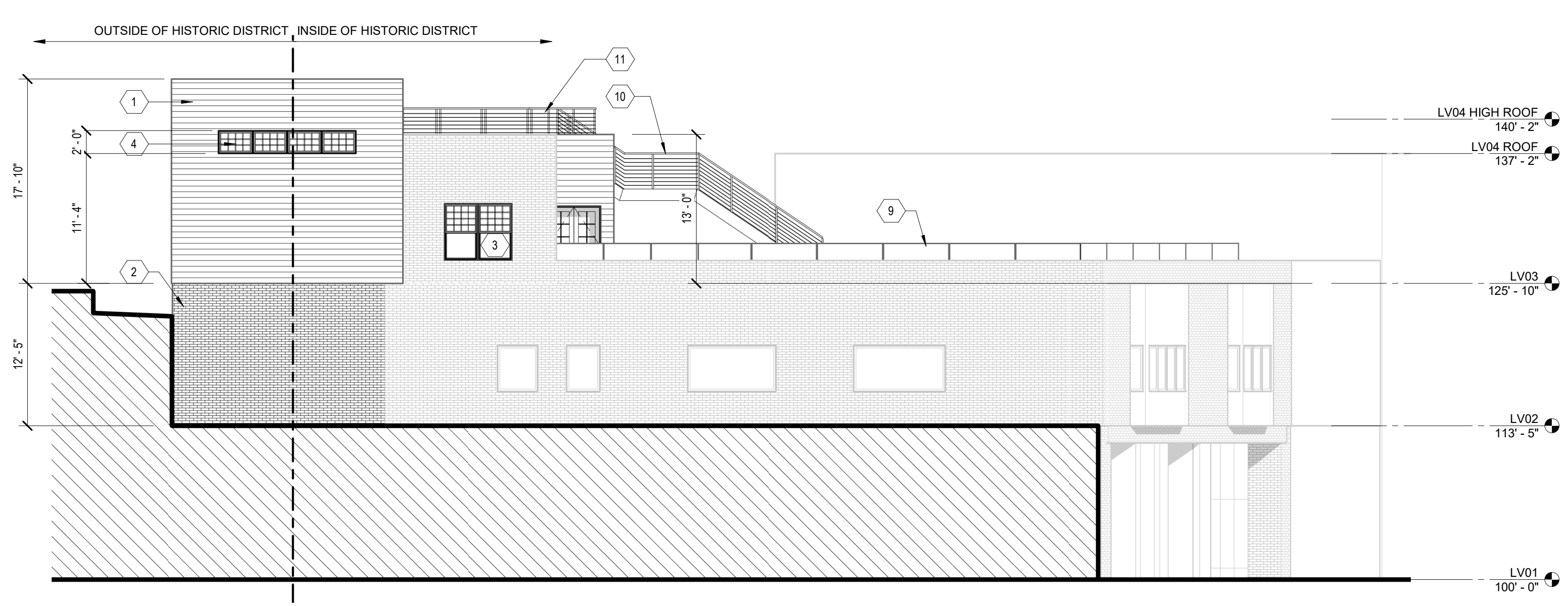
5 PENTHOUSE SOUTH ELEVATION
 SCALE: 1/8" = 1'-0"



1 OVERALL SOUTH ELEVATION
 SCALE: 1/8" = 1'-0"



4 OVERALL EAST ELEVATION
 SCALE: 1/8" = 1'-0"



2 OVERALL WEST ELEVATION
 SCALE: 1/8" = 1'-0"

NOT FOR CONSTRUCTION

March 21, 2022

RE: 2225 Wabash St – New Construction Historic District Commission Submission

Narrative

1444 Michigan Ave is a 3 Story mixed use building on the north side of Michigan Ave. between Trumbull St and Eight St. The building footprint stretches to W. Elizabeth St with an additional store front facing onto Elizabeth St. The Michigan Ave. Façade has a large storefront at the street level with 2 commercial spaces and the 2nd floor is currently used as residential. The 3rd floor is set back from the street façade maintaining the consistent parapet heights of adjacent buildings.

Our proposal is to renovate the interior of the 2nd floor to create an event space. Additionally, we are planning to construct a new 3rd floor expanding the approximately 750 sq.ft. 3rd floor adding an additional 650 sq.ft. and creating a roof terrace with access to a 2nd terrace on the roof of the 3rd floor via an exterior stair.

Scope of Work

2nd floor:

- Interior renovation for event space
- replace windows on west elevation.

New Construction:

- 650 expansion of 3rd floor
- New windows/doors
- Roof terrace with planters and railing
- Exterior stair to 3rd floor roof terrace, parapet to be used as railing on 3rd floor roof terrace
Extend existing interior stairs to provide egress from interior space of 3rd floor and roof terraces.

Design Style Responses

1. Height

- a. The proposed structure is two at the street and 3 stories in the middle of the building, with a total height of approximately 27'-10" above grade (2 story). 44' to top of 3rd floor parapet, This height is constant with the adjacent properties which are also two or 3 stories tall.

2. Proportion of Front Façade

- a. The front façade of the proposed structure is approximately 40'-0" wide, making it slightly wider than it is tall but an overall square in proportion. The south

portion of the front façade is consistent with the neighboring buildings maintaining a continuous street façade.

3. Proportion of Openings

- a. The windows proposed for the structure are generally wood double style on the second and 3rd floors and store front on the ground floor. Individual windows are taller than they are wide and grouped together to form larger areas of glazing. On the front façade, the openings make up about 40% of the façade.

4. Rhythm of Solid to Void

- a. Openings in the facades of the proposed structure are regular and ordered, like the existing Greek revival homes on either side of the proposed structure. Individual windows and groups of windows are placed directly above each other from the first to second floor.

5. Rhythm of Spacing of Buildings

- a. The proposed structure matches the consistency of spacing with adjacent buildings, the 3rd floor is set back to minimize the impact at the street level and from the intersection of Michigan Ave. and Trumbull St..

6. Rhythm of Entrance and/or front porch projections

- a. The proposed structure features a symmetric front entry for two commercial spaces and for the access to the 2nd/3rd floors.

7. Materials

- a. The proposed structure is comprised of wood framing with a concrete foundation, and a flat roofs. The majority of the facades are clad in brick, the front façade ins clad in a buff color brick contrasting with the red brick on the remaining facades. main material concept is to create hierarchy and order by using the different materials to define zones that nest inside each other. The addtyion will be wrapped in brick on the sides and a portion of the rear wit the reaminder being clad in a contrasting shiplap siding.

8. Textures

- a. Texture is at play in the relationship between the ship-lap wood siding, brick and window fenestration. The majority of the front façade is clad in horizontally oriented wood ship-lap siding. Nested within the field brick wings, windows and 3 pairs of French doors for the majority of the façade on the front face of the 3rd floor..

9. Colors

- a. The color palette of the proposed structure has been kept neutral and natural in order to blend in with the existing homes on the block. The brick and roof, and painted wood ship-lap siding are all within a gray-scale pallet.

10. Architectural Details

- a. The architectural details of the proposed structure are very simple in order to complement the existing modest homes on the block. The overall massing and roof shape are similar to adjacent historic homes, while the clean simplified detailing are more contemporary. In order to match the level of detail and visual interest of the existing homes, a concept of layering and texture is used to create depth and hierarchy in the facades. The vertically oriented wood ship-lap siding projects out from the wall slightly further than the horizontally oriented siding. Windows and metal panel are further inset from the wood siding, creating multiple layers of depth. While the facades do not feature much ornament, this layering of materials will create dynamic and interesting shadow lines on the façade. The overall effect is intended to be effective but subtly, as to not overwhelm the character of the adjacent existing buildings.

11. Roof Shapes

- a. Similar to many existing buildings on the block, the proposed structure features a simple flat roof line

12. Wall of Continuity (setbacks)

- a. The front setback of the proposed structure is similar to adjacent properties. This helps maintain the already established wall of continuity. In addition, the projection of the front porch and built-in planters along the front façade of the structure maintain the secondary wall of continuity created by the front porches of adjacent homes.

13. Landscape Features

- a. The shallow front lawn of the proposed structure is grass turf, consistent with adjacent properties. More decorative bushes and flowering plants will be included in the built-in planter boxes that wrap the front and south facades. Vegetated screens are also proposed at the south-east corner of the structure, increasing the amount of decorative vegetation visible from the street. A simple concrete foot path extends from the sidewalk along the south façade to provide access to the entries of each unit.

14. Open space

- a. The lot of this area is densely built to maintain a strong commercial storefront street wall.

15. Scale of Facades/Façade Elements

- a. The overall structure is a similar scale to the existing homes on the block. The front elevation is fairly simple with few façade elements. Window groupings are always in the same plane as the overall façade. Window groupings are generally 3-4 windows wide, which is approximately one-quarter to one-third of the overall façade width.

16. Directional Expression of Front Elevation

- a. The directional expression of the front elevation is generally vertical. The recessed store fronts and the 2nd floor bay windows create visual interest and draw you view to the front façade. The 3rd floor is set back far enough that visually from the street it will disappear.

17. Rhythm of Setbacks

- a. The front setback of the proposed structure is consistent with adjacent properties on the block.

18. Lot Coverage

- a. Lot Size: 5880 Square Feet
- b. Building Footprint: 5880
- c. Percentage of lot Coverage: 1000%

19. Degree of Complexity in Façade

- a. The proposed structure is very simple in massing and façade complexity. The façade uses a simple palate of 2 materials, organized in a way to provide hierarchy, depth and interest without relying on additional detail and applied architectural elements.

20. Orientation/Vistas/Views

- a. The long axis of the proposed structure is oriented north-south with the front of the structure facing Michigan Ave. The event space and roof terrace are oriented to face south this gives opportunity for views and daylight to the event spaces.

21. Symmetric or asymmetric appearance

- a. The appearance of the proposed structure is asymmetric to complement existing asymmetric homes on the block. Windows on the front façade are aligned to the north edge, while the recessed front entry is situated to the south side. This arrangement of openings along with the “nested” approach to materials creates a balanced composition.

22. General Character

- a. Corktown is made up of modestly detailed small-scaled homes and commercial buildings on narrow lots creating a dense walkable neighborhood. The proposed structure follows the simple massing and closely spaced arrangement precedent set by the existing adjacent structures. The materials used for the proposed structure speak to the textural quality of the existing structures with the use of wood ship-lap siding and brick. The contemporary use of these material speak to the longevity of the neighborhood and the notion that Corktown structures are built to last. The buildings in Corktown were built over various periods of time, and are examples of many architectural styles. What makes the neighborhood cohesive is the attention to scale, proportion, and quality in each home regardless of style. While the proposed structure utilizes some contemporary elements, the overall scale, massing, and textural quality are inspired by and designed to compliment the overall Corktown character.

Exterior images:



Michigan Ave Facade



W. Elizabeth Façade



East Façade



West Façade



West Façade

