

# DHDC 21-7950

## APPROVAL DOCUMENT – POST AT WORK LOCATION

CITY OF DETROIT  
HISTORIC DISTRICT COMMISSION

2 WOODWARD, SUITE 808  
DETROIT, MICHIGAN 48226

August 16, 2022

### CERTIFICATE OF APPROPRIATENESS

Stephanie Rickard  
Phillips Sign and Lighting  
40920 Executive Drive  
Harrison Township, MI 48045

**RE: Application Number 22-7950; 3960 Third; Willis-Selden Local Historic District  
Project Scope: Install projecting blade sign and two dynamic wall-mounted signs**

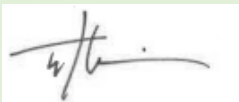
Dear Applicant,

At the regular meeting that was held on August 10, 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 August 16, 2022, as it meets the Secretary of Interior’s Standards for Rehabilitation and the district’s Elements of Design:

***Install one projecting blade sign and two dynamic wall-mounted signs (video screens), per the submitted documents, drawings, and other submitted materials and specifications.***

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](mailto:hdc@detroitmi.gov).

For the Commission:



Timothy Boscarino  
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: 7/13/22

## PROPERTY INFORMATION

ADDRESS(ES): 3960 3rd AKA: Detroit Public Theatre

PARCEL ID: 04003403 HISTORIC DISTRICT: Willis-Selden

SCOPE OF WORK: (Check ALL that apply)

<input type="checkbox"/> Windows/ Doors	<input type="checkbox"/> Walls/ Siding	<input type="checkbox"/> Painting	<input type="checkbox"/> Roof/Gutters/ Chimney	<input type="checkbox"/> Porch/Deck/ Balcony	<input type="checkbox"/> Addition
<input type="checkbox"/> Demolition	<input checked="" type="checkbox"/> Signage	<input type="checkbox"/> New Building	<input type="checkbox"/> Major Alteration (3+ scope items)	<input type="checkbox"/> Site Improvements (landscape, trees, fences, patios, etc.)	

BRIEF PROJECT DESCRIPTION: install a projecting sign and two monitors on either side of doors.

## APPLICANT IDENTIFICATION

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

NAME: COMPANY NAME: Phillips Sign & Lighting Inc.

ADDRESS: 40920 Executive Drive CITY: Harrison Twp STATE: MI ZIP: 48045

PHONE: 586-468-7110 MOBILE: EMAIL: stephanie@phillipssign.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](http://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](mailto:HDC@DETROITMI.GOV)**

# P2 - BUILDING PERMIT APPLICATION

Date: 7/13/22

## PROPERTY INFORMATION

Address: 3960 3rd Floor: \_\_\_\_\_ Suite#: \_\_\_\_\_ Stories: \_\_\_\_\_  
 AKA: Detroit Public Theatre 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: \_\_\_\_\_  
 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 17.5 sq ft projecting sign and two 13.8 sq ft monitors for public to see what is showing

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

(e.g. interior demolition or construction to new walls)

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**  Property Owner/Homeowner is Permit Applicant

Name: Patrick Hanley Company Name: Detroit Public Theatre  
Address: 3960 Third City: Detroit State: MI Zip: 48201  
Phone: 313-570-0280 Mobile: \_\_\_\_\_  
Driver's License #: \_\_\_\_\_ Email: patrick@detroitpublictheatre.org

**Contractor**  Contractor is Permit Applicant

Representative Name: Jeff Hamm Company Name: Phillips Sign & Lighting Inc.  
Address: 40920 Executive Drive City: Harrison Twp State: MI Zip: 48045  
Phone: 586-468-7110 Mobile: \_\_\_\_\_ Email: stephanie@phillipssign.com  
City of Detroit License #: LIC2003-01192

**TENANT OR BUSINESS OCCUPANT**  Tenant is Permit Applicant

Name: same 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: Ed Phillips Signature: [Signature] Date: 7-13-22  
(Permit Applicant)

Driver's License #: P412189887401 Expiration: 5/28/24

Subscribed and sworn to before me this 13 day of July 20 22 A.D. Macomb County, Michigan

Signature: [Signature] My Commission Expires: 8/18/23  
(Notary Public) Stephanie M. Rickard

**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](http://detroitmi.gov/bseed/elaps) for more information.



# **phillips SIGN & LIGHTING INC.**

40920 Executive Drive, Harrison Township, MI 48045  
Phone: 586.468.7110 Fax: 586.468.7441 [www.phillipssign.com](http://www.phillipssign.com)

Detroit Public Theatre, 3960 3<sup>rd</sup> Avenue, Detroit

Currently updating the building to fit the area all while maintaining the historic look utilizing materials that are current with the times.

Detailed Scope of work:

Install a 48" x 52" projecting sign, lit, routed copy with push through acrylic

Install two (2) 55" Samsung monitors on either side of doors for viewing of events. Monitors are vandal resistant cabinets.

# SITE PLAN

Lead #: P21000837-41126

PROJECT: Detroit Public Theatre

FILE: 41126-PERMIT  
Detroit Public Theatre 1-R1

SITE ADDRESS: 3960 3rd Ave.,  
Detroit, MI

LEAD: JH  
LAYOUT: KP

REVISION:  
KP-5-17-22  
DM 6-28-22

Date:  
2-15-22

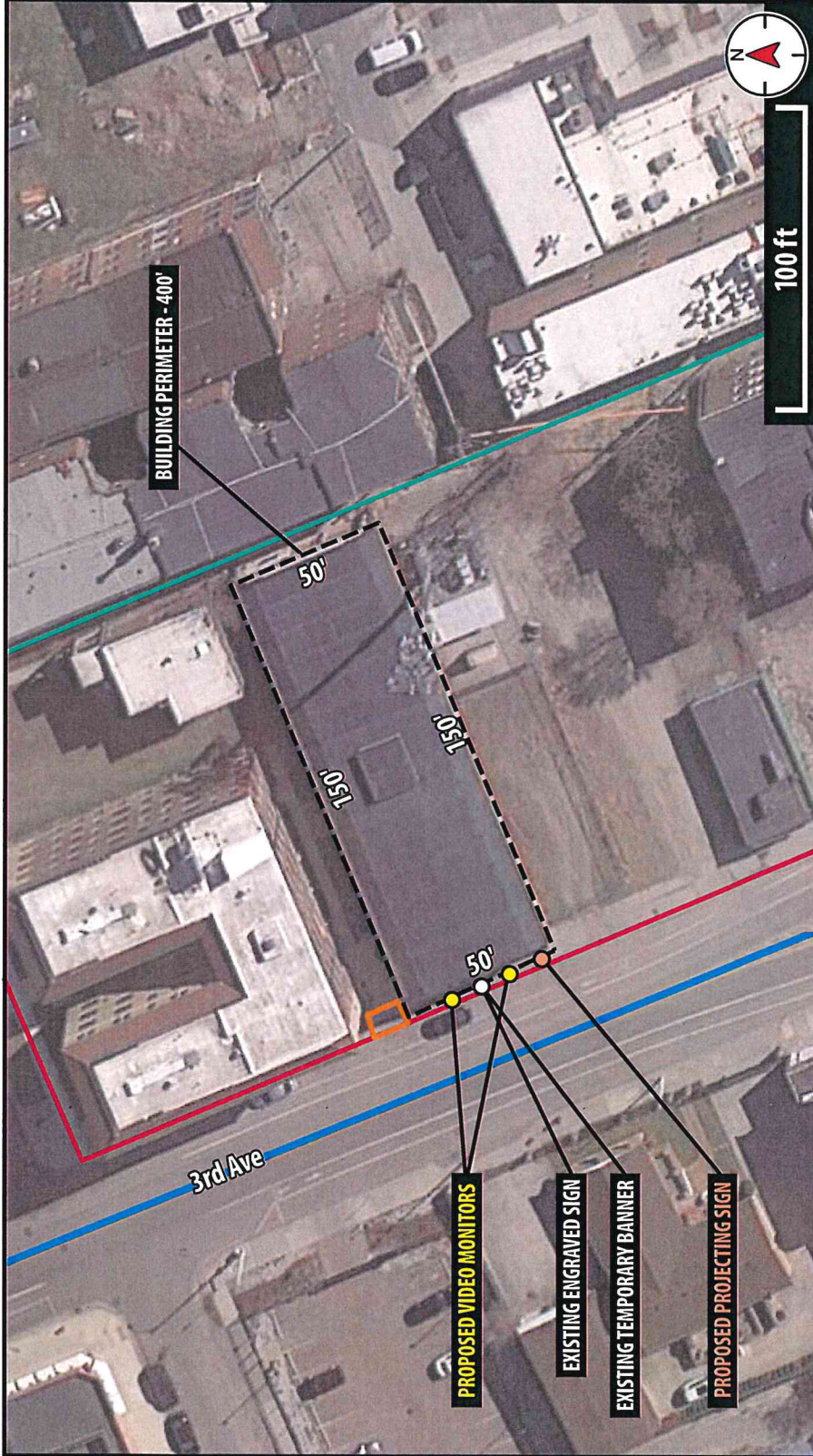
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phillips SIGN & LIGHTING Inc.



Ph: 586.468.7110

40920 Executive Drive  
Harrison Twp., MI  
48045-1363



Permit: DM 6-28-22

Approved: \_\_\_\_\_ Date: \_\_\_\_\_

visit us at: [phillipssign.com](http://phillipssign.com)

**Item #1-R1**

TOTAL SIGN AREA: 17.5 Sq. Ft.

**Projecting Sign**  
Qty: (1) double sided

Lead #: P21000837-41126

PROJECT: Detroit Public Theatre

FILE: 41126-PERMIT  
Detroit Public Theatre 1-R1

SITE ADDRESS: 3960 3rd Ave.,  
Detroit, MI

REVISION:  
LEAD: JH KP-5-17-22  
LAYOUT: KP DM 6-28-22

Date:  
2-15-22

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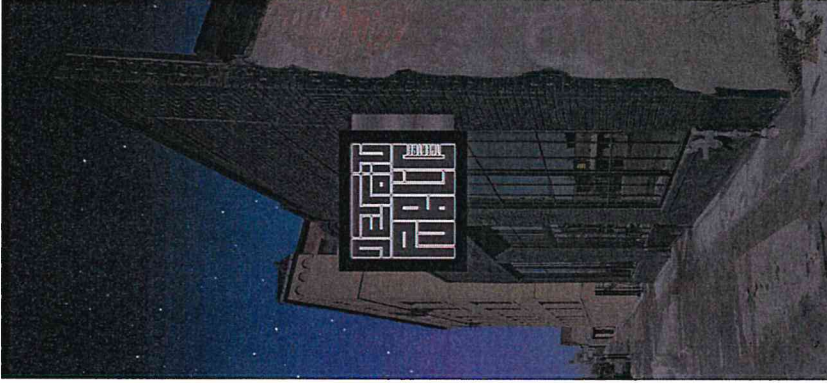
40920 Executive Drive  
Harrison Twp., MI  
48045-1363

**WEST ELEVATION 50' +/- LINEAR BUILDING FRONTAGE**

Simulated Perspective View -- Right Side



Simulated Night View



Existing @ Site



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DM 6-28-22

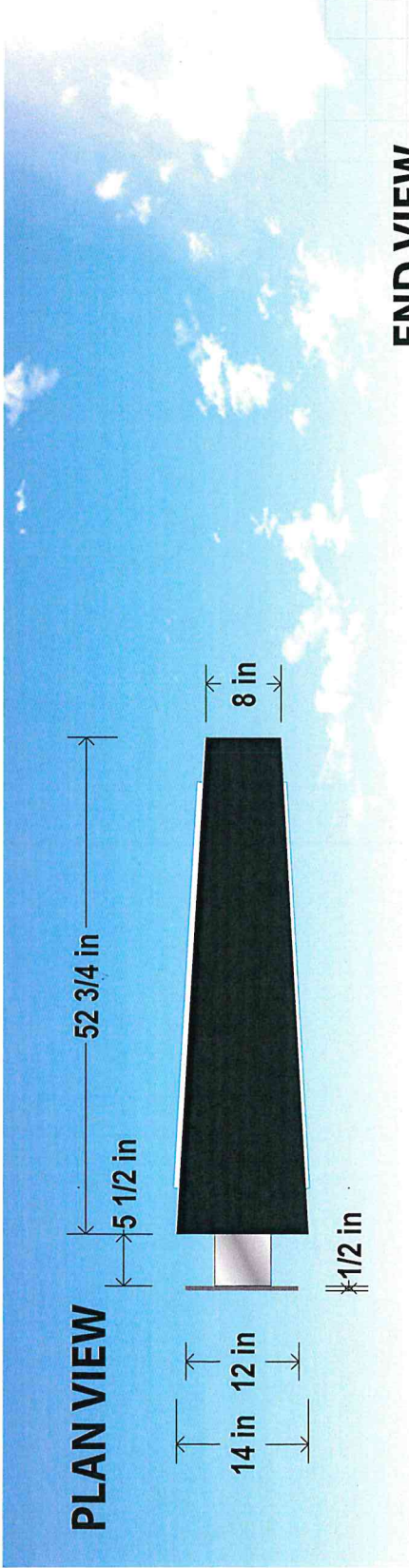
Date: 2-15-22

**1** Projecting Sign:  
Fabricated aluminum projecting cabinet with routed faces.  
Clear acrylic push thru letter faces with vinyl applied 1st and 2nd surface.  
Internally illuminated with L.E.D.s  
-- Sign mounted to building with aluminum mounting plates (size T.B.D.)  
-- Aluminum accent reveal between sign and mounting plates.

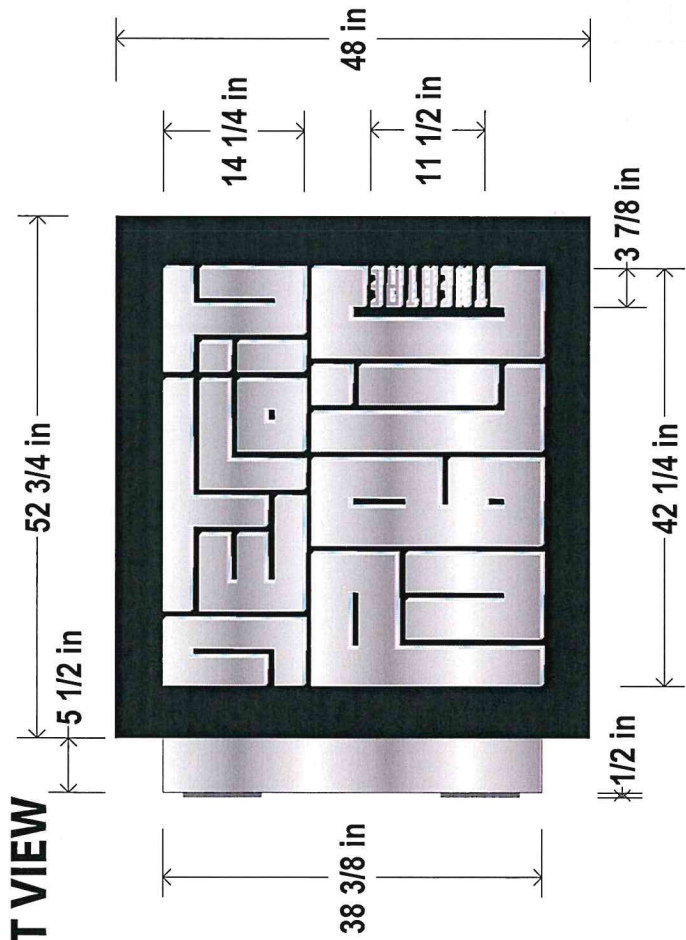
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**PS&L**  
Ph: 586.468.7110

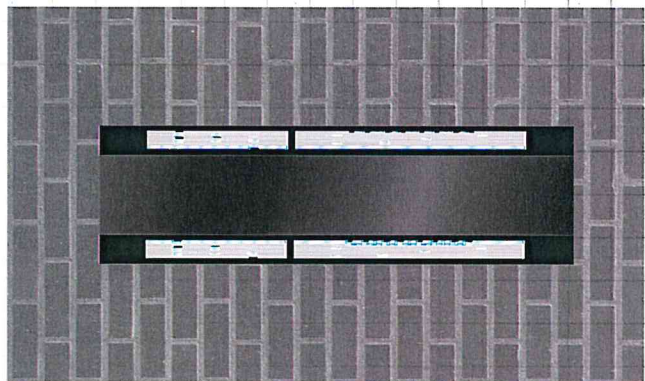
40920 Executive Drive  
Harrison Twp., MI  
48045-1363



**FRONT VIEW**



**END VIEW**



**CABINET & FACES**  
Paint: Black  
Finish: Satin  
LEDs: White

**PUSH THRU**  
Acrylic: Clear  
1<sup>st</sup> Sur. Vinyl: Oracal 8800-090 Silver Grey Metallic  
2<sup>nd</sup> Sur. Vinyl: White

**BRACKET COVER**  
Paint: MP18099 Platinum Sparkle Metallic  
Finish: Satin

visit us at: **phillipssign.com**

Approved:  Date: \_\_\_\_\_

Permit: DM 6-28-22



**Item #1-R1**

TOTAL SIGN AREA: 17.5 Sq. Ft.

**Projecting Sign**  
Qty: (1) double sided

Lead #: P21000837-41126

PROJECT: Detroit Public Theatre

FILE: 41126-PERMIT

Detroit Public Theatre 1-R1

SITE ADDRESS: 3960 3rd Ave.,

Detroit, MI

LEAD: JH

REVISION: KP-5-17-22

LAYOUT: KP DM 6-28-22

Date: 2-15-22

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Internally illuminated with L.E.D.s  
-- Sign mounted to building with aluminum mounting plates (size T.B.D.)  
-- Aluminum accent reveal between sign and mounting plates.

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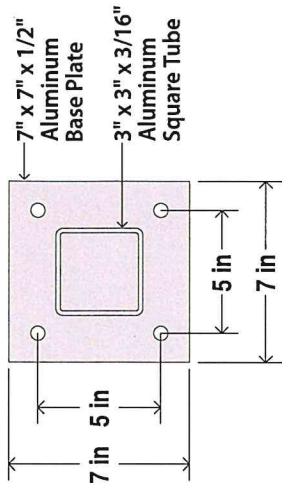
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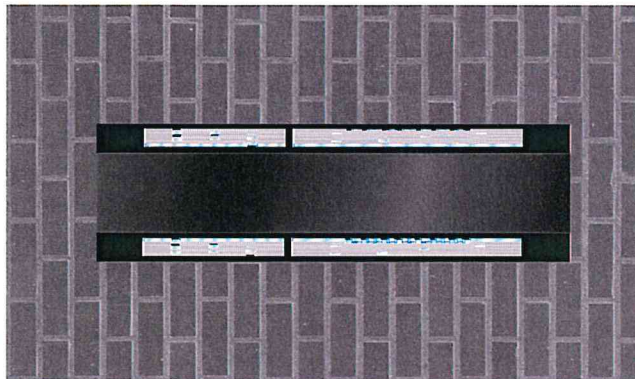
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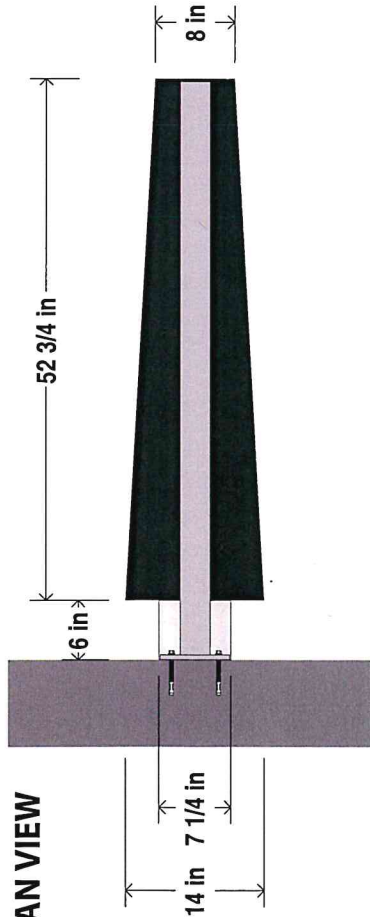
**BASEPLATE DETAIL**  
(ENLARGED)



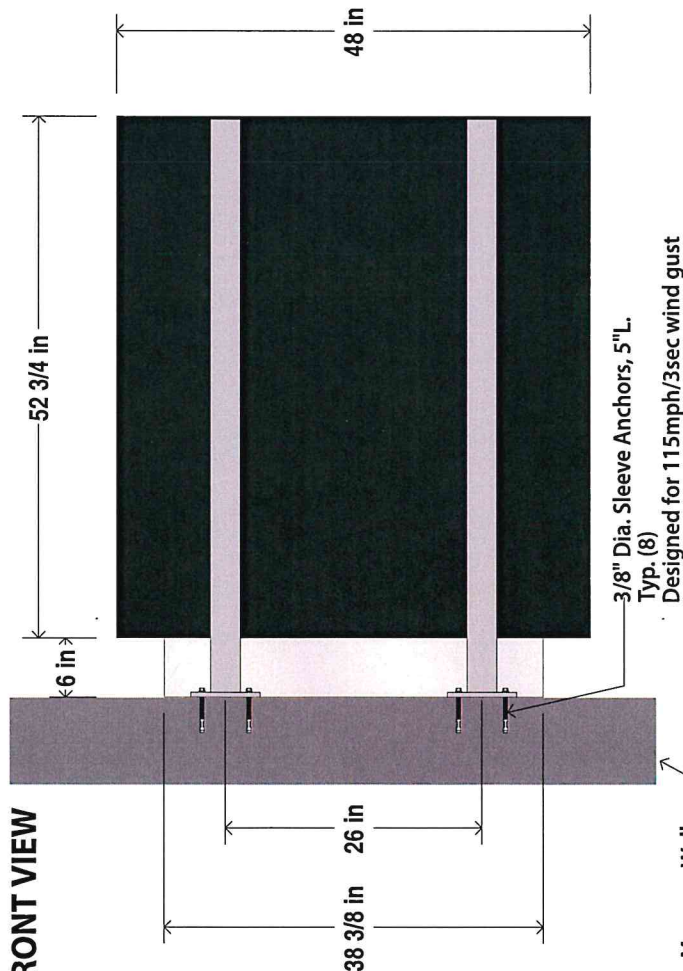
**END VIEW**



**PLAN VIEW**



**FRONT VIEW**



Visit us at:

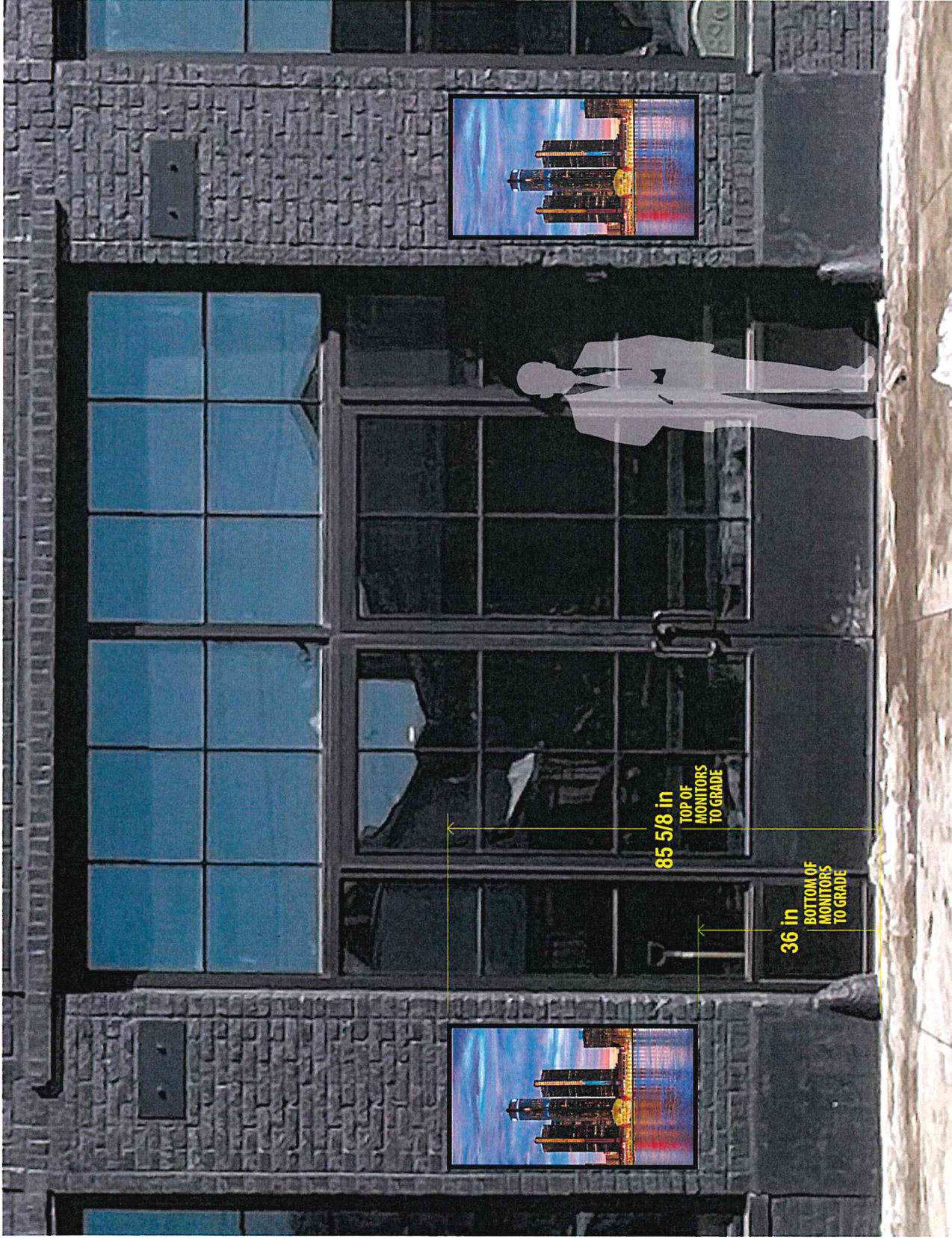
**phillipssign.com**

Approved:

Date: \_\_\_\_\_

Permit: DM 6-28-22

**Simulated Elevation View**



**Item #3-R1**  
TOTAL SIGN AREA: 13.8 Sq. Ft.  
(each)

**Video Monitors**  
Qty: (2)

Lead #: P21000837-41126	
PROJECT: Detroit Public Theatre	
FILE: 41126-PERMIT Detroit Public Theatre 3-R1	
SITE ADDRESS: 3960 3rd Ave., Detroit, MI	
LEAD: JH	REVISION: CG 6-8-22
LAYOUT: KP	
Date:	2-15-22

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**PS&L**  
Ph: 586.468.7110

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48045-1363

Permit: DM 6-28-22

Approved:  Date: \_\_\_\_\_

**Item #3-R1**

TOTAL SIGN AREA: 13.8 Sq. Ft.  
(each)

**Video Monitors**  
Qty: (2)

Lead #: P21000837-41126

PROJECT: Detroit Public Theatre

FILE: 41126-PERMIT  
Detroit Public Theatre 3-R1

SITE ADDRESS: 3960 3rd Ave.,  
Detroit, MI

LEAD: JH

LAYOUT: KP

Date:  
2-15-22

REVISION:  
CG 6-8-22

**1** Outdoor rated wall mount  
frames.  
Monitors mounted to the  
outdoor frames.  
Qty: (2) monitors and mounts.

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**Construction View**

**Side View**

**Front View**

6 in

28 3/4 in

49 5/8 in

3/8" Dia. Sleeve Anchors, 5"L  
Typ. (4)  
Designed for 115mph/3sec  
wind gust

Masonry Wall

Monitor

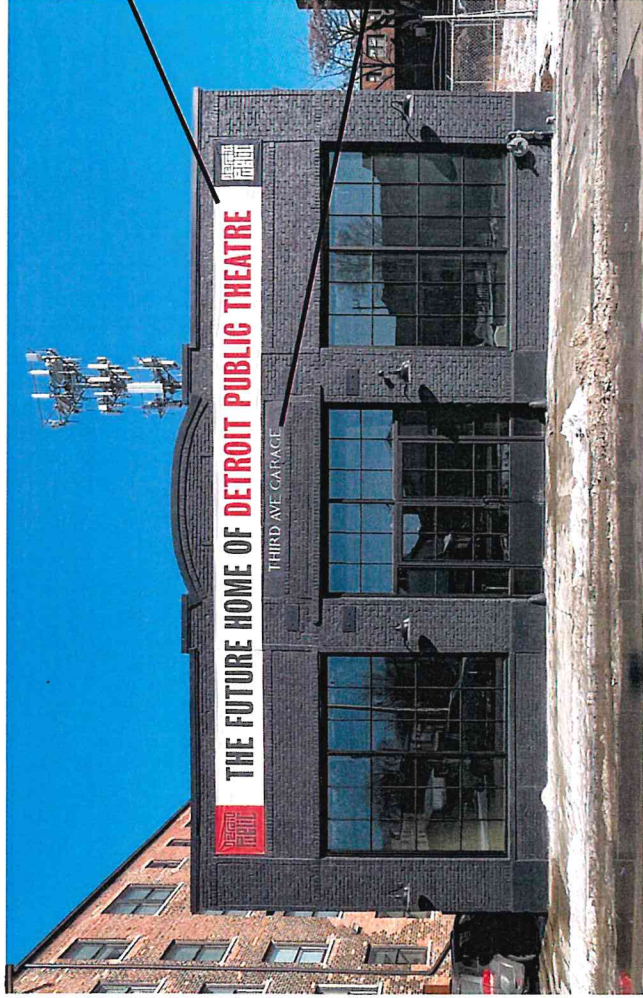
Mounting  
Rack

Approved: 

Date: \_\_\_\_\_

Permit: DM 6-28-22

West Elevation (Front)



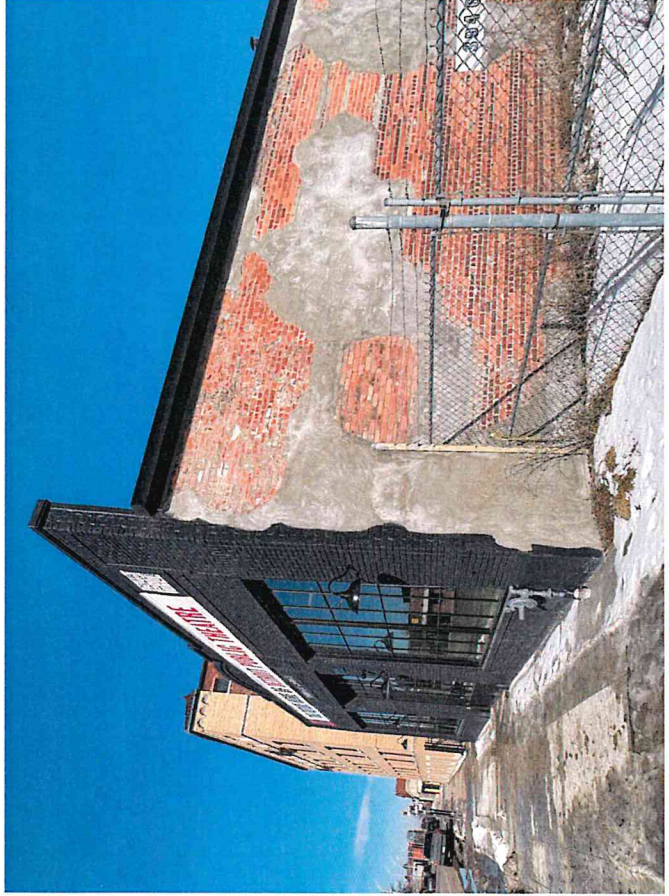
**EXISTING TEMPORARY BANNER**

- West Elevation
- Purpose: Entertainment Business
- Sign is Existing
- Sign Area 13" x 43' 8"
- Non Illuminated Printed Banner

**EXISTING ENGRAVED SIGN**

- West Elevation
- Purpose: Business Location
- Sign is Existing
- Sign Area 9" x 106"
- Engraved Concrete

South Elevation



North Elevation



**ELEVATIONS & SIGN SUMMARY**

Lead #: P21000837-41126

PROJECT: Detroit Public Theatre

FILE: 41126-PERMIT  
Detroit Public Theatre 1-R1

SITE ADDRESS: 3960 3rd Ave.,  
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