



**PLANNING AND
DEVELOPMENT DEPARTMENT**

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October 13, 2022

Brian Rebain
Kraemer Design Group
1420 Broadway
Detroit, MI 48226

Dear Mr. Rebain,

Per your request, this letter is to confirm the decision of the Detroit Historic District Commission (hereafter, "Commission") in the application concerning 7650 East Jefferson (aka 7600 East Jefferson, the R. Thornton Brodhead Armory), Application Number 22-8015, at the September 14, 2022 Commission meeting.

In a 4-0 decision, the Commission approved the issuance of a Notice to Proceed (hereafter, "NTP") under Section 21-2-75 of the 2019 Detroit City Code, citing condition 2; specifically: *"The resource is a deterrent to a major improvement program that will be of substantial benefit to the community. Substantial benefit shall be found only if the applicant proposing the work has obtained all necessary planning and zoning approvals, financing and environmental clearances, and the improvement program is otherwise feasible."*

An NTP is a type of work approval that gives an applicant clearance from the Commission in a subsequent application for a building/demolition permit from the Buildings, Safety Engineering and Environmental Department (BSEED), per Sections 21-2-78 and 21-2-79. Commission staff is responsible for signing off on BSEED permit reviews, consistent with the design presented to the Commission, and any additional conditions.

The Notice to Proceed for this application was issued with the following conditions concerning the artwork in the south section:

- (1) *That the canvas mural by Edgar Yeagar in the south section of the dining room shall be salvaged, removed, and preserved in its entirety or as close to it as possible, not merely one section; and,*
- (2) *That the plaster relief mural by Gustav Hildebrand in the area of the first-floor corridor, shall be salvaged, specifically panels 1 through 7 and 9 through 17, and shall be molded in its entirety to allow future reproduction; and,*
- (3) *That all salvaged artwork and intact woodwork such as crown molding and pilasters shall be preserved and re-displayed in a permanent exhibit established in publicly accessible areas within the completed development project, excepting occasional loans to the Detroit Institute of Arts or other similar institutions for exhibition; and,*
- (4) *The applicant shall immediately notify HDC staff if they determine that any of the above conditions cannot be fulfilled. Staff shall forward any modifications to the approved scope of work concerning the artwork to the Commission so that they may re-hear and review for approval or denial such modifications at their sole discretion.*

And with the following general conditions concerning the entire project:

- (5) *HDC and PDD staff shall be afforded design review of the complete construction documents prior to their submission for permit. Exterior or interior scope that staff finds to be inconsistent with the intention of the Commission's NTP approval, and satisfaction of the Secretary of the Interior's Standards for those portions to be rehabilitated or newly erected, shall be referred back to the Commission for adjudication; and,*
- (6) *Regular and unencumbered public access to the WPA artwork exhibits, and proposed riverwalk plaza, shall be maintained during normal operating hours of the Parade Company building.*

And a final additional set of conditions concerning staff issue of the NTP:

- (7) *The NTP be suspended, and shall not be issued, until all necessary planning/zoning approvals and financial and environmental clearances identified in Section 21-2-78 and conditions 5 and 6 above, have been satisfied, as determined by the Planning Director and/or his/her deputy; and,*
- (8) *The suspended NTP shall be issued only to the developer/architect team identified in this application for this specific scope of work; and,*
- (9) *The suspended NTP, if not issued by staff subject to the conditions outlined above by a date no more than two (2) years after closing of this property, at that point this approval shall expire.*

Please don't hesitate to contact me should you have further questions regarding the above conditions or any other aspect of this process. We look forward to your team's satisfaction of these conditions and subsequent issue of the suspended NTP.

Good luck with your project.

Regards,



Garrick Landsberg, AIA
Director of Historic Preservation
City of Detroit
Planning and Development Department

cc:

Tiffany Franklin, Chairperson, Detroit Historic District Commission
Antoine Bryant, Director, Planning and Development Department