

March 16, 2021

**CERTIFICATE OF APPROPRIATENESS**

Gordon Janowski  
3011 W Grand Blvd Ste 1800  
Detroit, MI

**RE: Application Number 21-7109: 1520 Broadway (Detroit Opera House); Grand Circus Park Historic District**

Dear Mr. Janowski:

At the regular scheduled meeting held virtually on March 10, 2021, the Detroit Historic District Commission (“Commission”) reviewed the above-referenced application for building permit. Pursuant to Section 5(10) of the Michigan Local Historic District Act, as amended, being MCL 399.205, MSA 5-3407(5)(10) and Section 21-2-73 of the 2019 Detroit City Code; the Commission has reviewed the above-referenced application for building permit and hereby issues a Certificate of Appropriateness, which is effective as of March 16, 2021.

The following proposed work items meet the defined elements of design for the historic district and the Secretary of the Interior’s Standards for Rehabilitation and guidelines for rehabilitating historic buildings (36 CFR Part 67):

As per the submitted application, erect a new elevator tower at the building’s rear/east elevation, adjacent to the ca. 1993 Smith Lobby wing. The tower shall include two elevators. The uppermost level of the new six-story tower will open on to the historic-building’s rooftop. Per the proposal, the wing shall be erected according to the following specifications:

- The bottom portion of the exterior wall will be precast concrete panels. The finish will match the adjacent Smith Lobby.
- On the south side - The material above the precast concrete panels will be staggered vertical insulated metal panels as indicated on drawings and product literature. This material continues to the top and is capped with metal coping.
- On the east side - Materials continue to be the same as the south, until it reaches the entry/exit portion. That portion will be glazed curtain wall that continues up to the top at a higher elevation, capped with metal coping. The finish for the curtain wall framing will be dark bronze, matching the Smith Lobby. Glazing will have a similar appearance as the in the Smith Lobby. Additional insulated metal panel will appear on this elevation, but will terminate at a lower elevation. Refer to product information on the curtain wall.
- On the north side – Only a portion is visible, due to the adjacent Smith Lobby. This too is a continuation of the other side (east elevation) for both the insulated metal panel and glazed curtain wall.
- On the west side – Only the top level is visible. This as well is a continuation of the other sides (north & south). The glazed curtain wall continues up to a higher elevation such as the north, south and east. There will be a door to enter/ exit the Elevator Lobby.

CITY OF DETROIT  
HISTORIC DISTRICT COMMISSION

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- There will be visible expansion joints, primarily on the south and east elevations. The product will be an expandable foam expansion joint between the existing buildings. The color selected will be as appropriate for the adjacent buildings and insulated metal panels.

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