

3/4/2021

CERTIFICATE OF APPROPRIATENESS

Devan Anderson
Quinn Evans Architects
4219 Woodward Avenue
Detroit, MI 48201

RE: Application Number #21-7063 & #21-7064; 4133 Woodward and 67 W. Willis: Willis-Selden Historic District

Dear Anderson,

At the regular held virtually on February 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 regular meeting application for building permit and hereby issues a Certificate of Appropriateness for the work items listed below, as per the stated conditions, which is effective as of February 10, 2021.

The following proposed work meets 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).

Primary/East Elevation

- At roof/wall junction/parapet, second story, install a new glass-fiber reinforced polymer (GFRP) cornice to match the original
- At first story, above storefront, install a GFRP band/water table
- Replace the existing second floor awnings with new fabric awnings
- Remove all of the existing, non-historic storefronts and install new six aluminum storefronts. Each new storefront will rest atop a new painted masonry stub wall to raise it off the ground and align it with the original sill heights
- Create one new aluminum, sliding double-door commercial/primary entry with aluminum transom and flanking metal panel
- Install six new fixed, metal panel similar to the current condition at the existing restaurant’s portion of the façade at the former tenant entries. Retain and repair the remaining leaded-glass transoms over the original residential entry locations. At the two northernmost panels, where the original transoms are no longer extant, install a new transom.
- At the northern end of the elevation, install two new metal panels to cover the former residential entries. Each panel will be topped with a new fixed transom which will replicate the remaining historic transoms.
- Install new decorative gooseneck fixtures

- Retain all six remaining brick columns and single cast-iron column
- At second story central bay window retain and repair stone decorative detailing. If deteriorated beyond repair, reconstruct.
- At second story, replace existing historic, 1/1 wood windows, to include sash and trim, with new aluminum units and trim.
- Where windows are missing at second story, install new 1/1 aluminum windows and trim in keeping with original windows
- Install two new signs as per the submitted

Rear/West Elevation

- Install a metal entrance canopy with integral lighting above the new entrance
- Install one new aluminum, sliding double-door commercial entry
- Install three new aluminum storefront windows.
- Install one new single steel door and a set of paired steel doors
- Open up ten of the existing window openings that have been enclosed with masonry at the second floor and install new 1/1 aluminum windows in each new openings
- Enclose existing service-door locations with brick
- Install one new sign over the new sliding, double-door entrance

Side/North Elevation

- Remove the CMU infill at the original residential entrance and replace with new brick masonry to match the adjacent
- Provide a new loading dock which shall be enclosed with a new 8'-0"-high metal wall and roofed with a new metal canopy.
- Create one new exterior service-door opening (hollow steel door) and install an overhead coiling door in an existing opening at the new loading dock.
- At second story central bay window retain and repair stone decorative detailing. If deteriorated beyond repair, reconstruct.
- At second story, replace existing historic, 1/1 wood windows, to include sash and trim, with new aluminum units and trim.
- Install new sign
- Where windows are missing at second story, install new 1/1 aluminum windows and trim in keeping with original windows

Side/South Elevation

- Install new signage
- Install a new painted mural (design and dimension not yet determined)

Rear/West Elevation, One-Story Addition

- Demolish the small, CMU cooler enclosure from the wing's north elevation and enclose any resultant wall opening there with new CMU.
- Enclose existing service-door locations with brick

- Install new gooseneck and package light fixtures
- Install new signage
- At north elevation, install a new metal canopy
- At south elevation, create one new exterior service-door opening (hollow steel door)

Roof

- Remove brick chimneys
- Repair the masonry of the historic perimeter parapet walls, remove stone coping and replace with metal caps
- Install new roofing membranes, insulation, gutters, downspouts, and roof sumps on both roofs.
- Remove all of the existing mechanical equipment currently installed atop the 1-story addition's roof
- Locate two new pieces of rooftop mechanical equipment atop the rear one-story addition's low-roof.
- At the rear one-story addition, increase the height of the existing masonry parapets of the rear, one-story addition by 8 feet to conceal this new equipment from public view.

Entire Building

- Clean, repair and repoint the existing brick masonry in accordance with the Secretary of the Interior Standards and Preservation Briefs 1, 2 & 6
- Repaint the entire building with a breathable tinted coating designed for masonry applications

Site (4133 Woodward)

- Replace existing asphalt in parking area
- Install new trash enclosure, transformer, and shopping cart corral
- Install new landscaping

Site (67. W. Willis)

- Remove existing fencing
- Replace grass with new asphalt parking area, to include the addition of one new curbcut
- Install new landscaping

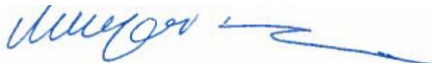
Please note that the COA for the above-listed work has been issued **with the following conditions:**

- The applicant shall submit a final full signage application to HDC staff for review and approval. Should staff determine that the work does not meet the Standards, staff shall forward the proposal to the Commission for review at a future meeting
- The applicant shall submit an application which outlines the mural proposal (for the side elevation) to HDC staff prior to installation to ensure that the work meets the Standards
- The seven interior rooftop parapets, to include the brick and clay tile coping shall be retained and repaired in kind where deteriorated
- The remaining trim and mullions **at the front/east elevation and side/north elevation bay windows shall be retained and repaired in kind where deteriorated**

- The applicant shall submit a final proposal/specs for the new transoms proposed for the northernmost portion of the front elevation to staff for review and approval prior to the issuance of the permit. Should staff determine that the work does not meet the Standards, staff shall forward the proposal to the Commission for review at a future meeting
- At the first-story, front elevation storefront, remaining historical elements which are visible, to include the four leaded glass transoms with wood frames at the residential entry doors, six brick columns, and a single cast iron column shall be retained and incorporated into the design of the new storefront
- Should additional historic-age elements be identified during the demolition of the current storefronts at the east elevation, first story, the applicant/development team shall document their condition and location and notify HDC staff of their existence. These elements must be retained and HDC staff shall be presented with a proposal to integrate the elements into the new storefront prior to the completion of the work. Should staff determine that the work does not meet the Standards, staff shall forward the proposal to the Commission for review at a future meeting
- If it is determined that any portions of the stone detailing around the two bay windows is deteriorated beyond repair, elements must exactly to match the design, dimension, detailing and materiality of the original elements
- All glazing proposed storefronts, doors, and windows shall be clear/shall not be tinted or reflective

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