

DHDC 23-8279

APPROVAL DOCUMENT – POST AT WORK LOCATION

CITY OF DETROIT
HISTORIC DISTRICT COMMISSION

2 WOODWARD, SUITE 808
DETROIT, MICHIGAN 48226

4/17/2023

CERTIFICATE OF APPROPRIATENESS

Brian Rebain
1420 Broadway
Detroit, Michigan

**RE: Application Number 23-8279; 1550 Woodward; Lower Woodward Historic District
Project Scope: DEMOLISH SUBSTANTIAL PORTION OF BUILDING. CONSTRUCT NEW
COMMERCIAL BUILDING**


Dear Applicant,

At the Regular Meeting that was held on 4/12/2023, 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 4/18/2023, as it meets the Secretary of Interior’s Standards for Rehabilitation and the district’s Elements of Design:

- Demolish the existing front/west façade
- Demolish the roof with the exception of the existing stair penthouse
- Per the submitted narrative, demolish most/all of the north/side and rear/east walls. Reconstruct with concrete block (painted grey at the exterior). Note, that elevation drawings depicting these conditions have not been submitted.
- Build a new front/west façade to be clad with brick with a granite base. Windows and storefront shall be aluminum and will be framed by a Glass Fiber Reinforced Concrete (GFRC) “brow”. A GFRC cap will top the wall’s parapet.
- At the roof, install a new masonry deck and a one-story, roof-top enclosed terrace/penthouse. The terrace enclosure will feature an aluminum and glass roof and sliding aluminum and glass storefront at the west elevation. Standing seam metal siding shall clad the rear and side elevations. Standing seam metal siding will also be added to the existing rooftop stair penthouse’s exterior walls

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:



Jennifer Ross
Detroit Historic District Commission