

# DHDC 22-XXXX

## APPROVAL DOCUMENT – POST AT WORK LOCATION

CITY OF DETROIT  
HISTORIC DISTRICT COMMISSION

2 WOODWARD, SUITE 808  
DETROIT, MICHIGAN 48226

6/21/2023

### CERTIFICATE OF APPROPRIATENESS

David DiRita  
1117 Griswold Suite 1416  
Detroit, MI

**RE: Application Number 23-8390; 1 PARK AVENUE; David Whitney Building Historic District**  
**Project Scope: INSTALL AWNINGS, CANOPIES, AND PERGOLAS; ESTABLISH OUTDOOR PATIOS;**  
**REPLACE STOREFRONTS (INCLUDING AT DESIGNATED INTERIOR)**

Dear Applicant,

At the Regular Meeting that was held on 6/14/2023, 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 on 6/21/2023, as it meets the Secretary of Interior’s Standards for Rehabilitation and the district’s Elements of Design:

#### Interior

- Within the first-floor atrium space, modify four (4) existing storefronts to include the following:
  - Retain the northeastern storefront, but erect a wood wall behind/to the east of it within the new restaurant space. Note that the interior designation does not include the new restaurant space within which the new wood wall be erected.
  - At the southeastern storefront, remove a door to create a fixed storefront
  - At the northwestern storefront, remove a door to and widen to create a new passageway
  - At central western storefront, remove a door and side panel to widen to create a new open passageway

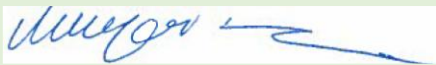
#### Exterior

- North/Park Avenue elevation
  - Replace face at the extant, non-historic lightbox which is affixed to the people mover platform and remove “Aloft” signage.
  - Install a new canopy at this elevation, the design of which was modeled after original doorway details.
  - Retail Storefronts to feature Sunbrella fabric awnings. The awnings will be installed within the existing window fenestration opening and will be aligned with existing window transoms.
  - Install a new bronze-colored ventilation louver, the design of which is consistent with existing louvers at ground floor. The color and material will match the existing storefront system. Also, the lover will be sized within existing transom opening.

- East/Woodward Avenue elevation
  - Remove the non-historic “Aloft” branded signage
  - Install two new canopies, the design of which has been modeled after original doorway details.
  - Retail Storefronts to feature Sunbrella fabric awnings. The awnings will be installed within the existing window fenestration opening and will be aligned with existing window transoms.
  - Atop the new northernmost canopy, install standup letter signage. The sign will be illuminated by linear LED strip on the canopy top.
  - Install a new bronze-colored ventilation louver, the design of which is consistent with existing louvers at ground floor. The color and material will match the existing storefront system. Also, the lover will be sized within existing transom opening.
  - Establish an outdoor patio space in the sidewalk area to include painted millwork planter boxes at perimeter. Planters to feature evergreen plantings.
- West/Washington Boulevard elevation
  - At each of the two existing outdoor patio areas replace the existing perimeter railing with millwork planters. The new planters will feature evergreen plantings and the current patio size will be reduced by one bay. A freestanding bronze-colored, open metal pergola system will be erected to shelter each of the patios. The pergolas will rise to height of the existing door transom and the columns will align with building column line to reveal windows behind system. Also, the pergolas will sit off building façade a minimum of six inches.
  - Install one new canopy, the design of which has been modeled after historic doorway details.
- South/rear elevation
  - Install new platform and mechanical units at the rear elevation, which in the alley

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:



Jennifer Ross  
Detroit Historic District Commission