



**PLANNING AND
DEVELOPMENT DEPARTMENT**

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November 14, 2023

Kyle Knoll
PCI Industries, Inc.
21717 Republic Ave.
Oak Park, MI 48237

Dear Mr. Knoll,

This letter serves to confirm the decision of the Detroit Historic District Commission (hereafter, “Commission”) in the application concerning 14901-14927 East Jefferson in the Jefferson-Chalmers Historic Business District, Application Number HDC2023-00079, at the November 8, 2023 Commission meeting. The work under review included, but was not limited to, demolition of buildings/structures at 14927 East Jefferson, construction of parking lots and loading access drive for arts center project in Grosse Pointe Park, and a public plaza at the southwest corner of Alter and East Jefferson.

In a 6-0 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, for a specified scope of work, that gives an applicant clearance from the Commission in a subsequent application for a building permit from the Buildings, Safety Engineering and Environmental Department (BSEED) or the Department of Public Works (DPW), per Sections 21-2-78 and 21-2-79. Commission staff is responsible for signing off on BSEED and DPW permit reviews, consistent with the design presented to the Commission, and any additional conditions.

The NTP for this application was issued with the following conditions:

- *The plaza be enlarged to add amenities to support the plaza as a gathering place, be designed to connect the plaza and the Schaap Center, and include a memorial marker to*

the cultural significance of the lost building, as approved by the Director of the Planning and Development Department, or their designee.

Further, the NTP was suspended by the Commission, and shall not be issued or acted upon by staff, until:

- *Evidence of “all necessary planning and zoning approvals, financing, and environmental clearances” has been duly documented and submitted to HDC staff, to include approvals of other city departments.*

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

Subsequent to the NTP decision discussed above, the Commission approved the issuance of a separate and immediate (i.e., not suspended) NTP approval for demolition of the buildings and structures on 14927 East Jefferson, certification of which is provided to you as a separate document, effective today. This second decision was also approved by a 6-0 vote, citing condition 4 of Section 21-2-75; specifically: “Retention of the resource would not be in the interest of the majority of the community.”

Both of these NTP decisions, taken together, represent the full and complete Commission decision on your application for work.

Good luck with your project.

Regards,



Garrick B. 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