

ADDRESS: 511 WOODWARD

APPLICATION NO: #23-8248

HISTORIC DISTRICT: DETROIT FINANCIAL

APPLICANT: ZAID ELIA

OWNER: ZAID ELIA

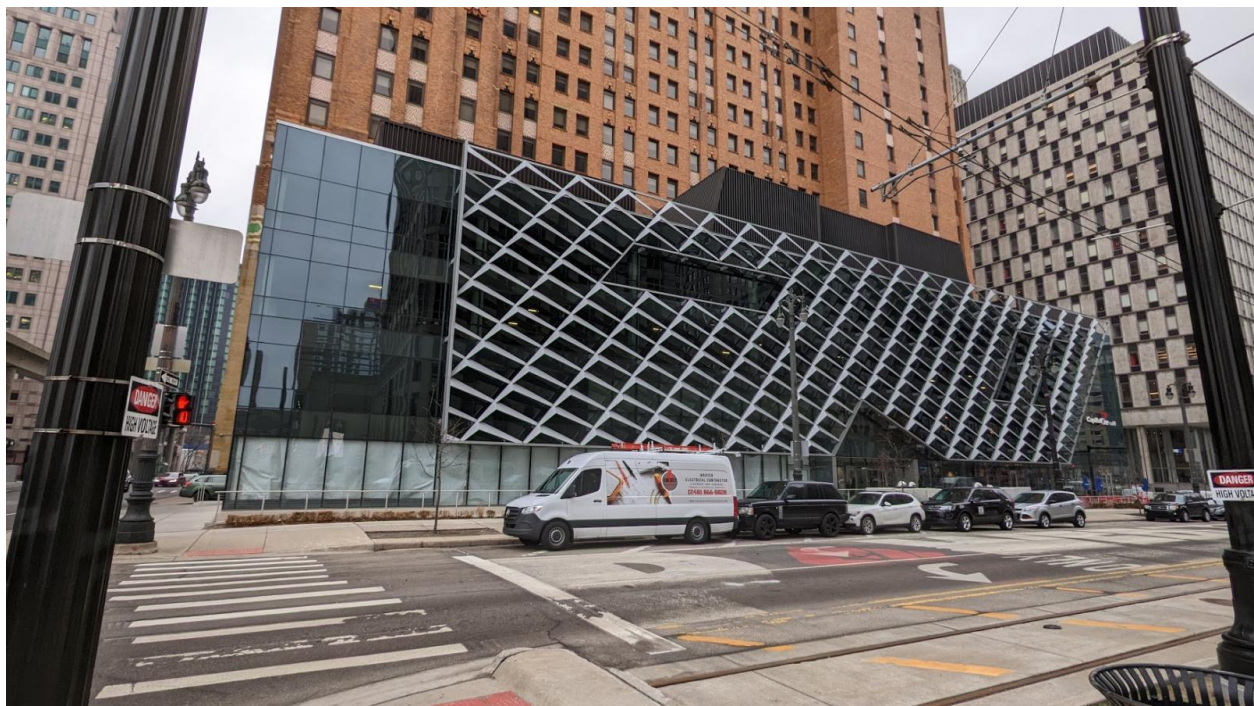
DATE OF STAFF SITE VISIT: 3/3/2023

DATE OF PROVISIONALLY COMPLETE APPLICATION: 3/6/2023

SCOPE: INSTALL OUTDOOR PATIO SEATING AND BAR

EXISTING CONDITIONS

The building at 511 Woodward is a five-story office building that was constructed in the early 1970s. The current glass curtain wall system at the front and side elevations was approved by the Commission in 2019 and installed 2020. A decorative metal screen, located at the front elevation, was also installed during the building's 2020 rehabilitation. A narrow concrete patio is directly to the front/east of the building. A 42"-high aluminum fence with cable railings mark and plantings beyond define the patio's eastern edge. The building's roof is flat and features unusually large mechanical enclosures. The building occupies a prominent location on Woodward, mediating between Detroit's primary boulevard and the landmark Guardian Building immediately adjacent to the west.



511 Woodward, current appearance (staff photo taken 3/3/2023)

PROPOSAL

The applicant is seeking to rehabilitate a portion of the building's first story interior space to accommodate the establishment of a new restaurant within. The current rehabilitation project will include the establishment of a new outdoor seating and bar area within the footprint of the building's existing front patio. Specifically, per the current proposal, the applicant is seeking the Commission's approval to undertake the following work items within the southern half of the existing patio at 511 Woodward:

- Install concrete flooring at bar and banquette areas
- Install moveable furniture to include tables, chairs, planters
- Install two custom-made, built-in/permanent wood banquettes/seating areas
- Install a built-in/permanent bar
- Install vegetative screening to define east, north, and south edges of the new patio area
- Establish a new 5'-0" wide entrance at the east elevation, first story to include the demolition of glass panel and curtain wall frame at the proposed location and install a new single aluminum storefront door



511 Woodward, current appearance (staff photo taken 3/3/2023). New outdoor patio to be established at this location/this 1/2 of the existing patio space

STAFF OBSERVATIONS AND RESEARCH

- The current building was erected in 1971-1972 for Detroit Federal Savings and Loan on a narrow parcel created after Woodward was widened in the 1960s. Ted Rosvoy Associates was the architect. Please note that the building underwent an extensive rehabilitation to include the replacement of the building's exterior envelope/wall system in 2020. Also, the building is specifically called out in the district's Elements of Design as a "non-contributing building." Staff therefore recommends that the Commission focus primarily on the appropriateness of the proposed exterior alterations with respect to the surrounding context, rather than the impact on the existing building. It is staff's opinion that the work as proposed is appropriate to the building's surrounding historic context.

ISSUES

- None

RECOMMENDATION

Section 21-2-78. Determination of the Historic District Commission – Certificate of Appropriateness

It is staff's opinion that the project generally conforms to the Elements of Design for the district and meets the Secretary of the Interior's Standards for Rehabilitation. Staff therefore recommends that the Commission issue a Certificate of Appropriateness for the work as proposed.