



# HISTORIC DISTRICT COMMISSION APPLICATION FOR WORK APPROVAL

City of Detroit - Planning & Development Department  
2 Woodward Avenue, Suite 808  
Detroit, Michigan 48226

**APPLICATION ID**

HDC2024-00544

## PROPERTY INFORMATION

**ADDRESS(ES):** 31 E Adams Ave E

**HISTORIC DISTRICT:** Grand Circus Park

### SCOPE OF WORK: (Check ALL that apply)

- |  |   |  |   |   |                                |
|--|---|--|---|---|--------------------------------|
| <input type="checkbox"/> Windows/<br>Doors | <input type="checkbox"/> Walls/<br>Siding   | <input type="checkbox"/> Painting        | <input type="checkbox"/> Roof/Gutters/<br>Chimney | <input type="checkbox"/> Porch/Deck/Balcony   | <input type="checkbox"/> Other |
| <input type="checkbox"/> Demolition        | <input checked="" type="checkbox"/> Signage | <input type="checkbox"/> New<br>Building | <input type="checkbox"/> Addition                 | <input type="checkbox"/> Site Improvements<br>(landscape, trees, fences,<br>patios, etc.) |                                |

### BRIEF PROJECT DESCRIPTION:

Installation of a 14x48 digital billboard on the north-east face of the building

## APPLICANT IDENTIFICATION

**TYPE OF APPLICANT:** Contractor

**NAME:** Eric Allen

**COMPANY NAME:** Adams Outdoor Advertising

**ADDRESS:** 3801 Capital City Blvd

**CITY:** Lansing

**STATE:** MI

**ZIP:** 48906

**PHONE:** +1 (231) 557-7301

**EMAIL:** eallen@adamsoutdoor.com

## I AGREE TO AND AFFIRM THE FOLLOWING:

- I understand that the failure to upload all required documentation may result in extended review times for my project and/or a denied application.
- I understand that the review of this application by the Historic District Commission does not waive my responsibility to comply with any other applicable ordinances including obtaining appropriate permits (building, sign, etc.) or other department approvals prior to beginning the work.
- I hereby certify that the information on this application is true and correct. I certify that the proposed work is authorized by the owner of record and I have been authorized to make this application as the property owner(s) authorized agent.

DocuSigned by:

*Eric Allen*

09/18/2024

SIGNATURE

DATE

**NOTE: Based on the scope of work, additional documentation may be required. See [www.detroitmi.gov/hdc](http://www.detroitmi.gov/hdc) for scope-specific requirements.**

## PROJECT DETAILS – TELL US ABOUT YOUR PROJECT

**Instructions: Add project details using the text box in each section. If your details exceed the space provided, attach the details via the attachment icon for that section.**

**ePLANS PERMIT NUMBER:**

(only applicable if you've already applied for permits through ePLANS)

N/A

### GENERAL

**1. DESCRIPTION OF EXISTING CONDITION**

*Please tell us about the current appearance and conditions of the areas you want to change. You may use a few sentences or attach a separate prepared document on the right. (For example, "existing roof on my garage is covered in gray asphalt shingles in poor condition.")*



**2. PHOTOGRAPHS**

*Help us understand your project. Please attach photographs of all areas where work is proposed.*



**3. DESCRIPTION OF PROJECT**

*In this box, tell us about what you want to do at the areas described above in box #1. (For example, "Install new asphalt shingle roofing at garage.")*



**4. DETAILED SCOPE OF WORK**

*In this box, please describe all steps necessary to complete the work described in box #3. (For example, "remove existing shingles, replace wood deck as necessary, replace wood eaves, install roof vents, replace rotted fascia boards, paint, clean worksite.")*



**5. BROCHURES/CUT SHEETS**

*Please provide information on the products or materials you are proposing to install. For example, a brochure on the brand and color of the shingles proposed.*

**ADDITIONAL DETAILS**


### **Description of Existing Condition**

The Central Methodist Episcopal Church current structure reflects a blend of Romanesque Revival and Gothic Revival styles, which are common in many historic ecclesiastical buildings of the era. The church retains a high level of historical integrity, with most of its original materials and design elements intact.

#### **Materials:**

- Exterior: Limestone masonry walls with brick accents.
- Roofing: Slate tile roofing, showing some wear but generally intact.

The Central Methodist Episcopal Church has experienced some natural deterioration due to age and exposure to weather. While the structure remains sound, there are areas of concern, particularly with:

- Masonry: Minor cracks and weathering in the limestone and brickwork, particularly in exposed areas.
- Stained Glass Windows: Leaded window frames show wear.

Roof: Slate roofing is intact but has visible aging, particularly at joints and edges.

Central Methodist Episcopal Church (Built 1866)



Side View (North West Face of Building)

Central Methodist Episcopal Church (Built 1866)



General View

Central Methodist Episcopal Church (Built 1866)



Front View (North East Face of Building)



Central Methodist Episcopal Church (Built 1866)



Side View (South East Face of Building)





Billboard Rendering

**Description of Project:**

The proposed project involves the installation of a 14x48 digital billboard on the north-east face of the Central Methodist Episcopal Church. This digital billboard will serve as a modern advertising medium while maintaining the integrity of the building's historic architecture. The installation aims to balance the need for visibility in a high-traffic area with the preservation of the building's aesthetic and historical value.

## Detailed Scope of Work

### Billboard Specifications:

- Dimensions: 14 feet in height by 48 feet in width.
- Type: Digital LED billboard with full-color display capabilities.
- Mounting: The billboard will be mounted securely to the masonry structure on the north-east face.
- Orientation: The billboard will be placed at an angle to maximize visibility from nearby streets, particularly Woodward Avenue and Adams Street, which are heavily trafficked by both vehicles and pedestrians.

### Structural Considerations:

- Mounting System: A steel frame will be used to anchor the billboard. The design ensures minimal impact on the building's limestone and brick masonry. Structural engineers will assess load-bearing capacities to confirm that the installation will not compromise the building's integrity.
- Weight Distribution: The weight of the billboard and its frame will be evenly distributed to prevent undue stress on any single part of the façade.
- Electrical Supply: Electrical conduits for powering the digital billboard will be discreetly routed to avoid any visual disruption to the exterior of the building. The power supply will be installed in compliance with local electrical codes.

### Visual and Aesthetic Impact:

- Design Compatibility: The billboard design takes into account the historic character of the Central Methodist Episcopal Church. It will be positioned and scaled so as not to obstruct key architectural features, such as windows, carvings, or the steeple.
- Lighting and Brightness: The digital display will be equipped with ambient light sensors to adjust the brightness based on time of day and surrounding conditions. This will ensure that the billboard does not overpower the visual presence of the church, especially at night.
- Content Display: The billboard will feature rotating advertisements. It will be used to display commercial content as well as community announcements.

### Impact on Historic Integrity:

- Non-Intrusive Installation: Every effort will be made to ensure that the billboard installation is reversible without damaging the church's historic fabric.
- Mitigation of Visual Impact: Although the billboard will be visible from several directions, its placement on the north-east face, which is less architecturally prominent, helps mitigate any potential conflict between modern signage and the church's historic features.

**Project Justification:**

The installation of the digital billboard provides a revenue-generating opportunity for the church, which can support ongoing preservation efforts and community services. The billboard's location on a high-traffic corridor ensures maximum exposure for advertisers while integrating with the urban landscape.

**Community and Regulatory Compliance:**

- **City Ordinances:** The project will comply with all relevant city ordinances related to the size, brightness, and operation of digital billboards in historic districts.
- **Permits and Approvals:** Necessary permits for alterations to historic structures and for digital signage will be obtained from the City of Detroit.