

**STAFF REPORT 09-09-2020 REGULAR MEETING**  
**APPLICATION NUMBER: 20-6827**  
**ADDRESS: 220 W. CONGRESS STREET**  
**HISTORIC DISTRICT: FINANCIAL DISTRICT**  
**APPLICANT: KAYLA CRIST, SIGNS BY CRANNIE**  
**PROPERTY OWNER: 220 W. CONGRESS LLC**  
**DATE PROVISIONALLY COMPLETE: 08-04-2020**  
**STAFF SITE VISIT: 08-27-2020**

**PREPARED BY: A. PHILLIPS**

**SCOPE: INSTALL A NEW SIGN AT FRONT ELEVATION**

### **EXISTING CONDITIONS**

The building located at 220 W Congress Street is a 5-story commercial structure originally constructed as a glove factory in the early 1900s. According to the Sanborn Maps, the building is constructed with steel columns and enclosed with brick and block. There have been multiple interior and exterior renovations to the building. As it exists today, the south façade (front) of the building is clad in metal panels with dark-tinted fixed ribbon windows. At the east and west edges of the façade exists a painted panelized cladding system with a stucco-like finish. This finish wraps the corner of the building and extends on a little less than half of the west façade (alley side). The remaining portion of the west façade, the north façade (rear), and the rear portion of the east facade is comprised of unpainted brick. The front portion of the east façade abuts the adjacent building and is not visible. The building has recently gone through a major rehabilitation including, but not limited to, painting, window replacement, modification of the ground-floor storefronts and leveling of the former ramp located directly adjacent to the building on the west elevation per the Notice to Proceed issued at the August 14, 2019 meeting.



*Photo taken by HDC staff – August 27, 2020*

### **PROPOSAL**

With the current proposal, the applicant is seeking the Commission's approval **to install a new sign at the upper portion of the front facade per the attached drawings and application**. Included in the proposal are the following scope items:

- “Venture X” letters and logo to be 3.5” deep, internally illuminated channel letters with black aluminum returns/backers. The individual letters are to be flush mounted with 3/16” white acrylic sign faces with translucent vinyl overlays. The vinyl overlays of the “Venture X” letters is to be dark gray in color while the vinyl overlay of the logo is to be yellow in color.
- Directly beneath the “Venture X” channel letters will be non-illuminated, aluminum letters reading “the future of workspace”

### **STAFF OBSERVATIONS & RESEARCH**

- Financial District Historic District was designated in 2011.

### **ISSUES**

- None at this time.

### **RECOMMENDATION**

It is staff’s opinion that the work included in this application retains and preserves the historic character of the building, its site, and setting. Staff therefore recommends that the Commission issue a Certificate of Appropriateness as the proposed work meets the Secretary of the Interior’s Standards for Rehabilitation.

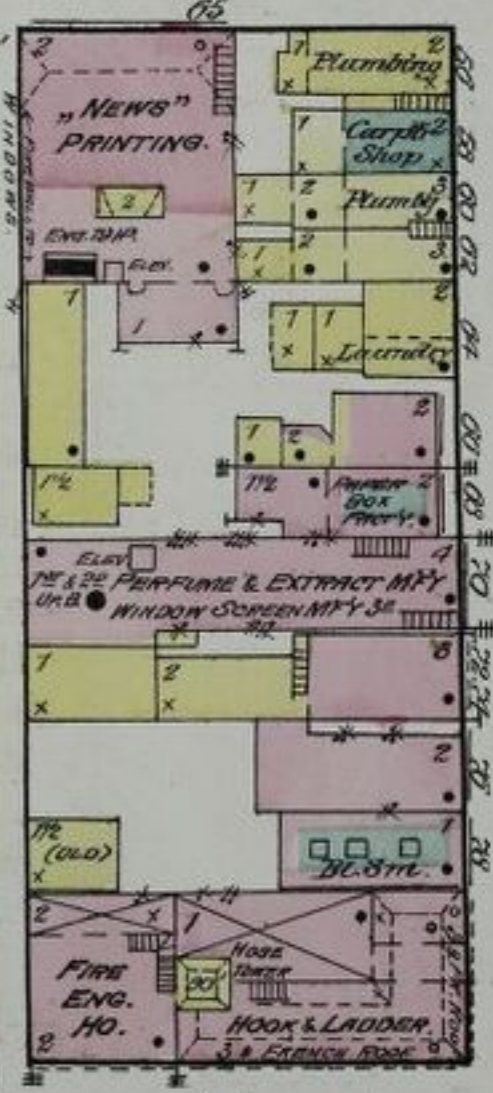
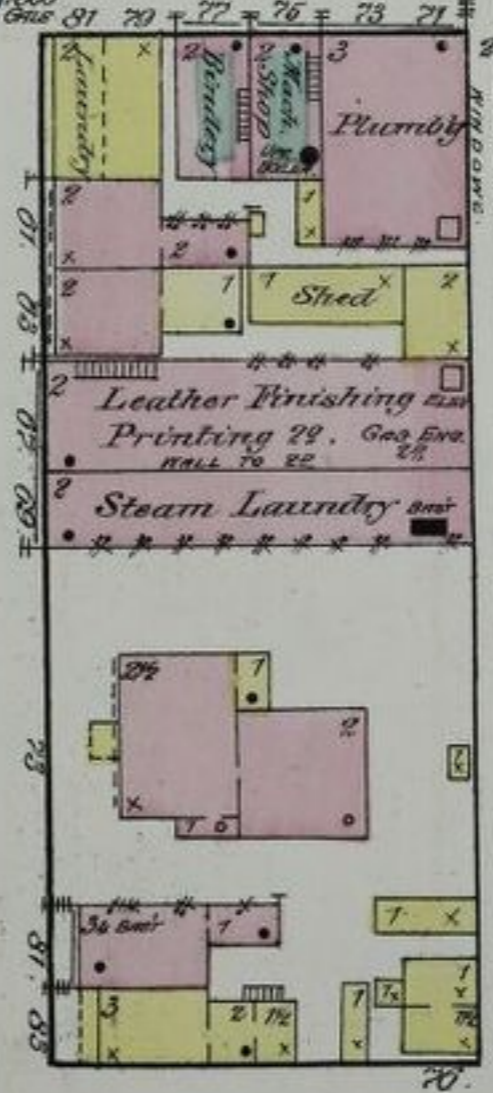
W. FORT

10" W. PIPE

SHELBY



W. CONGRESS

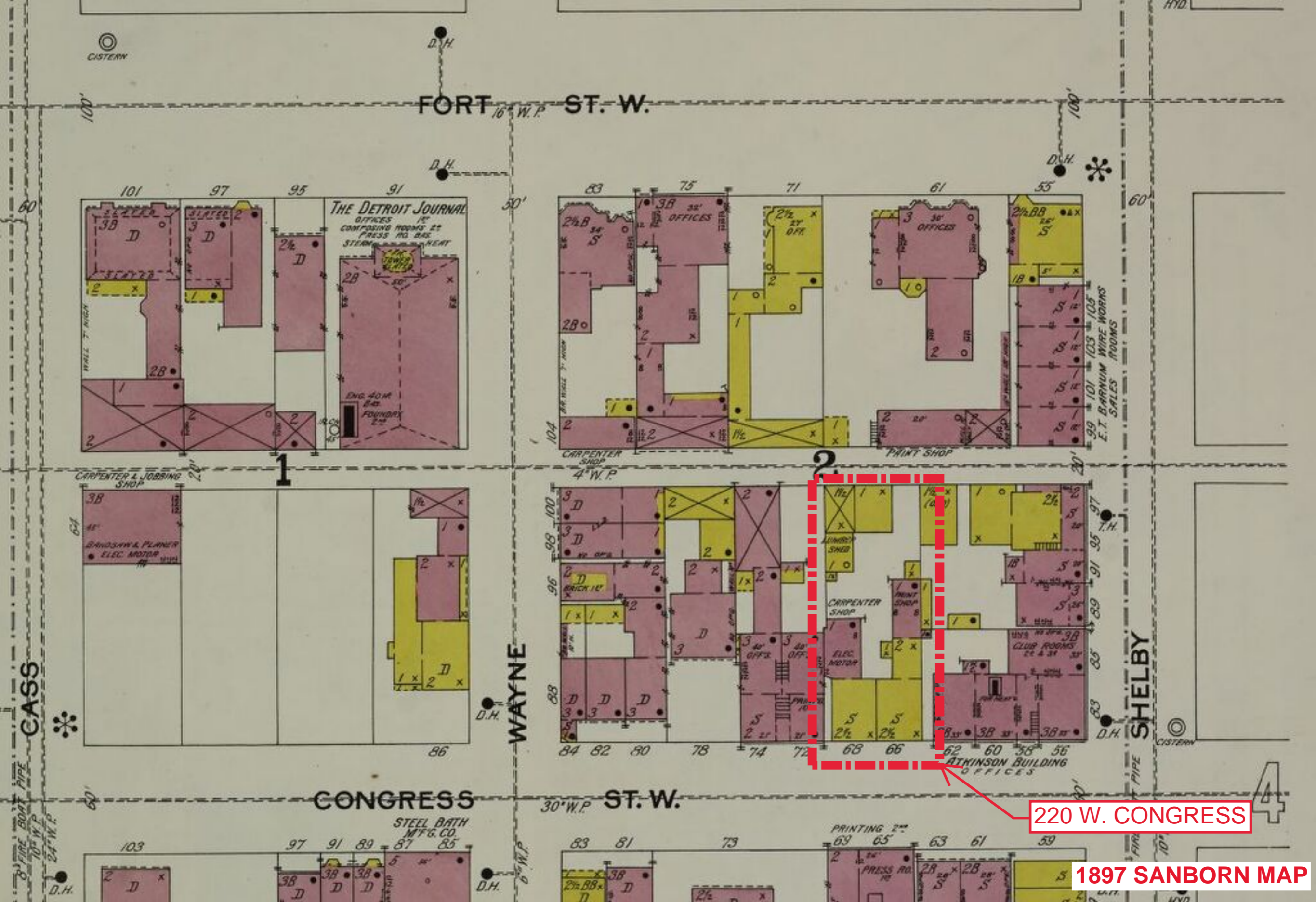


W. LARNED

WAYNE

220 W. CONGRESS

1884 SANBORN MAP



FORT ST. W.

THE DETROIT JOURNAL

OFFICES  
15'  
COMPOSING ROOMS 22'  
PRESS 100. GAS  
STEAM HEAT

ENG. 40 M.  
84'  
FOUNDRY  
22'

OFFICES

OFFICES

E.T. BARNUM WIRE WORKS  
SALES ROOMS

CARPENTER SHOP

PAINT SHOP

CARPENTER & JOBBING SHOP

BANDSAW & PLANNER  
ELEC. MOTOR

CARPENTER SHOP

CARPENTER SHOP

ELEC. MOTOR

CLUB ROOMS

CONGRESS ST. W.

STEEL BATH MFG. CO.

PRINTING 22'

220 W. CONGRESS

1897 SANBORN MAP

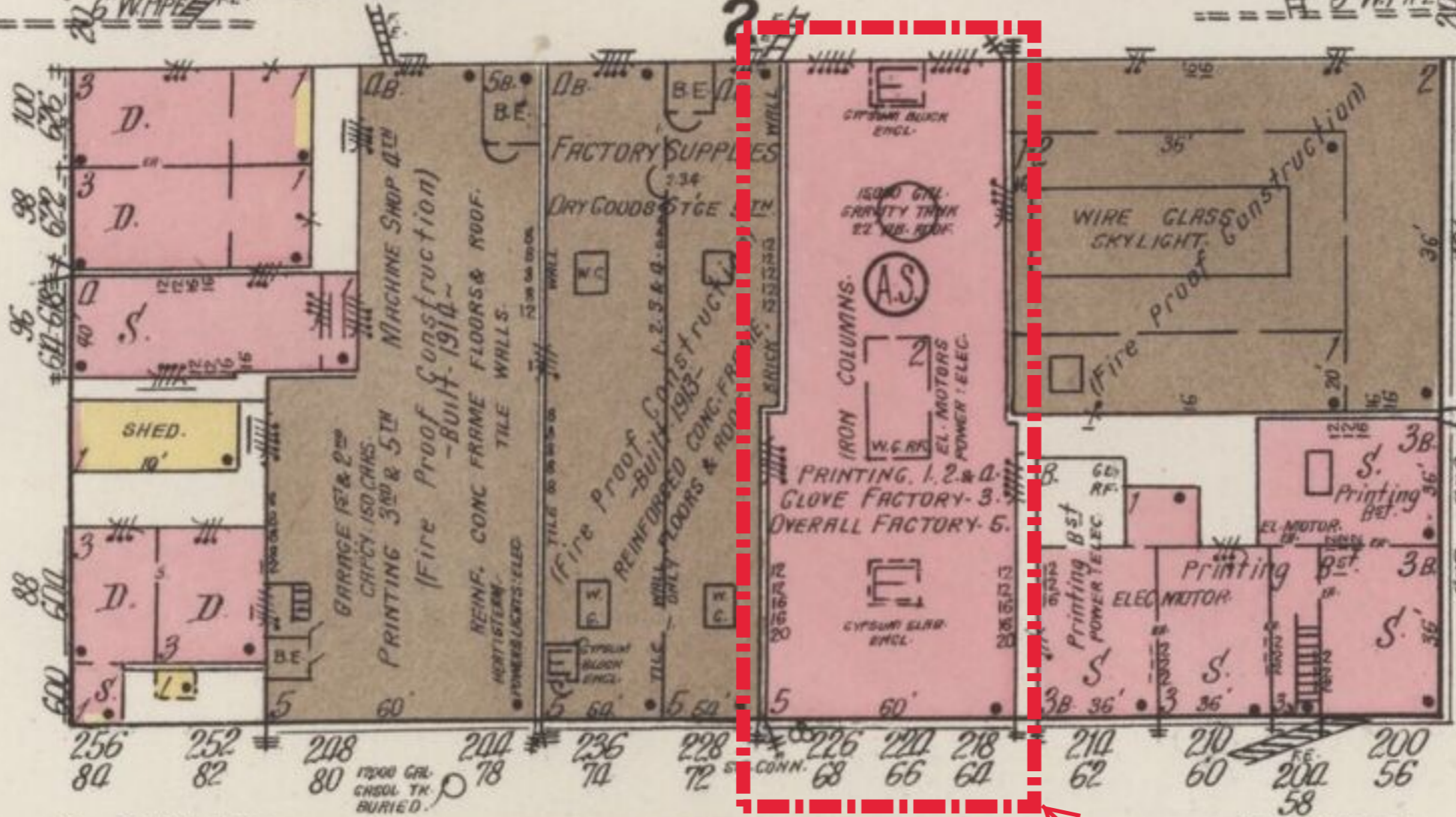
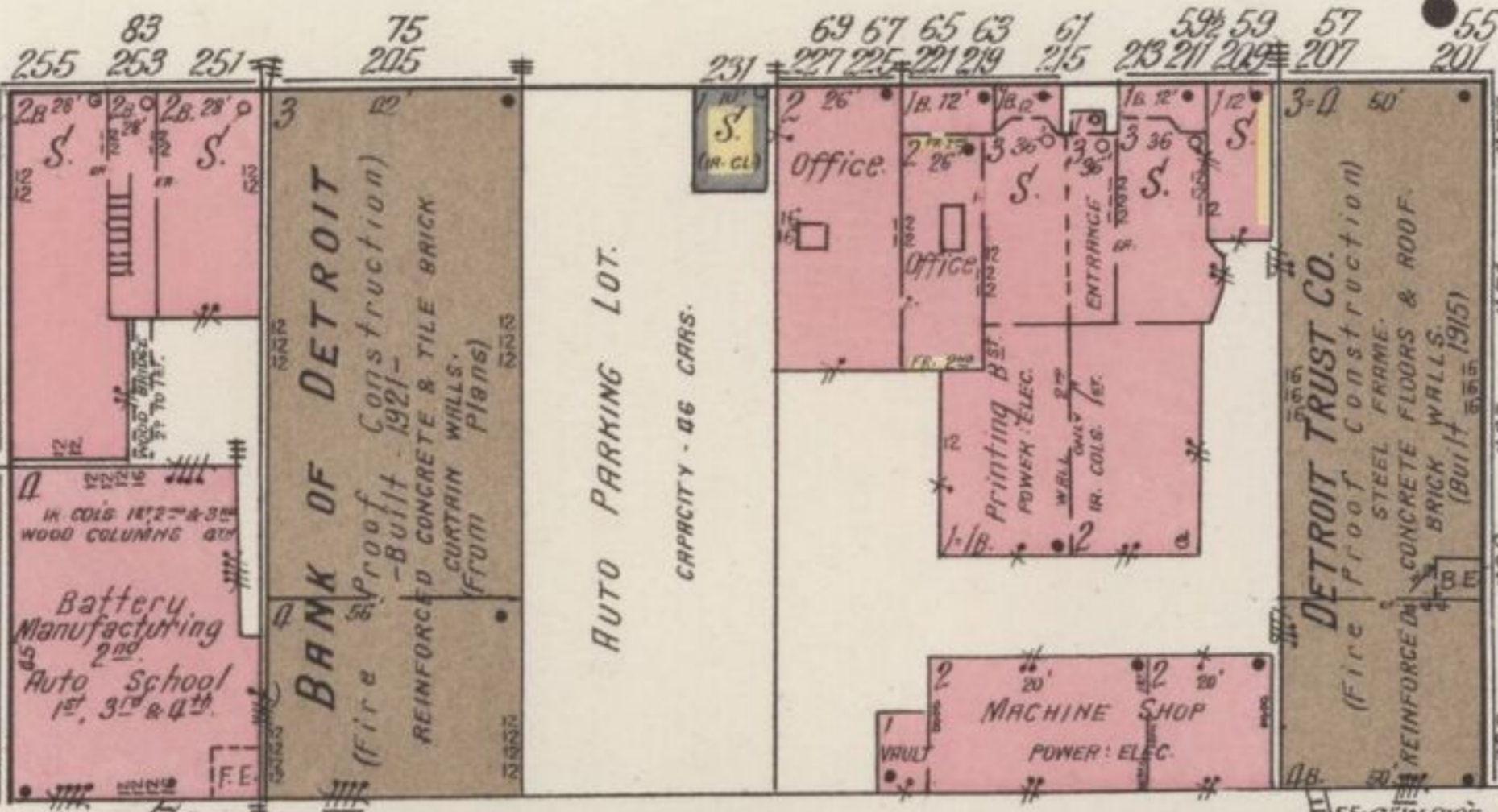
# W. FORT

16" W. PIPE

16" W. PIPE

100'

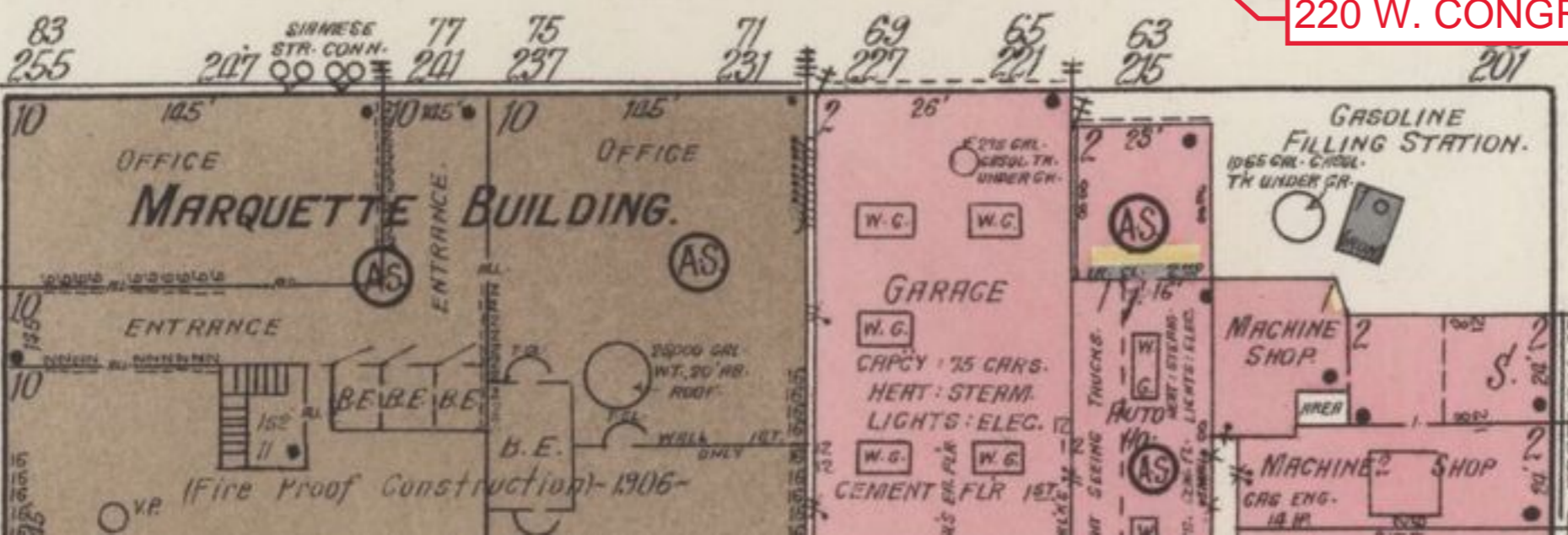
100'



# W. CONGRESS

30" W. PIPE

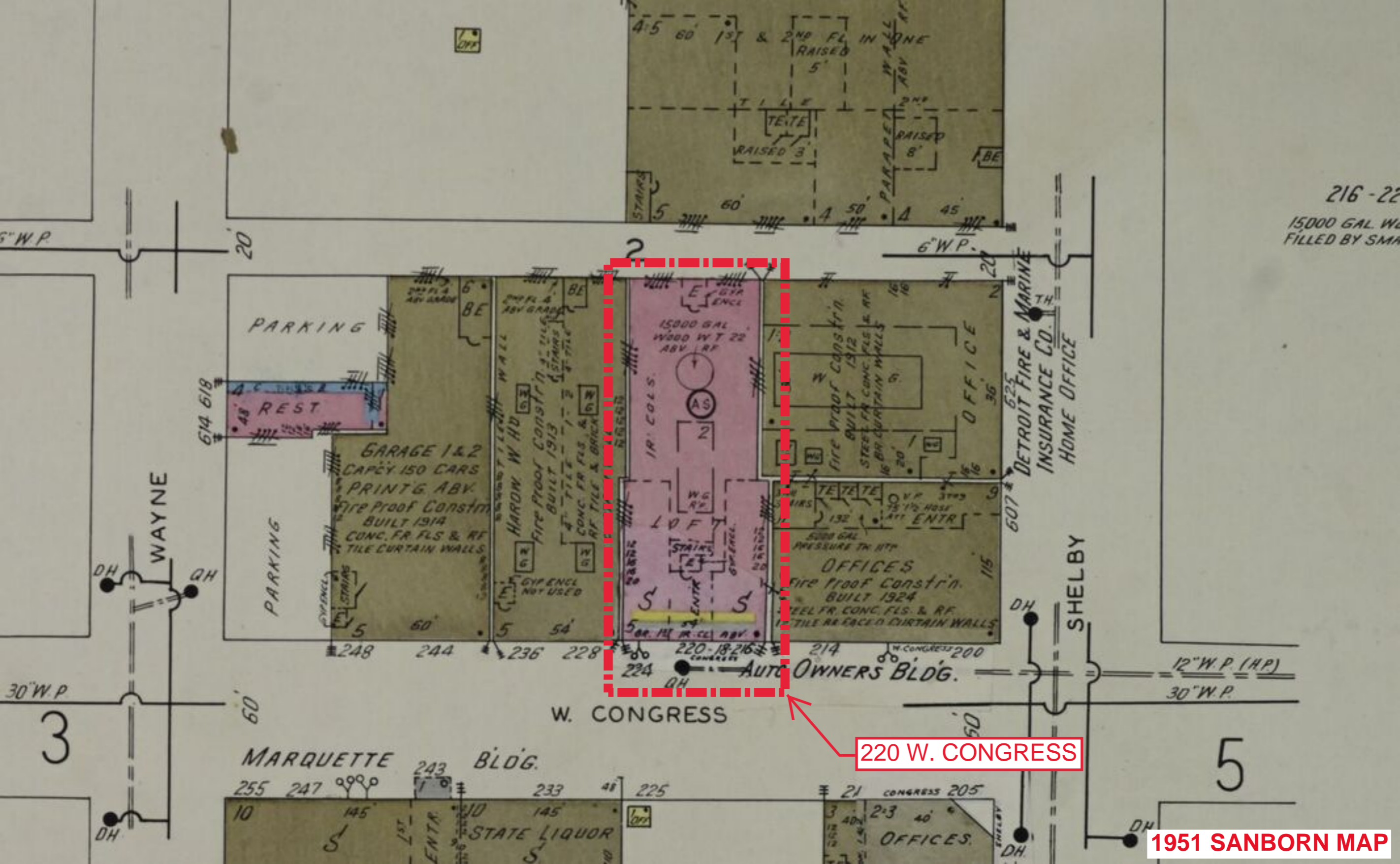
30" W. PIPE



220 W. CONGRESS

WAYNE

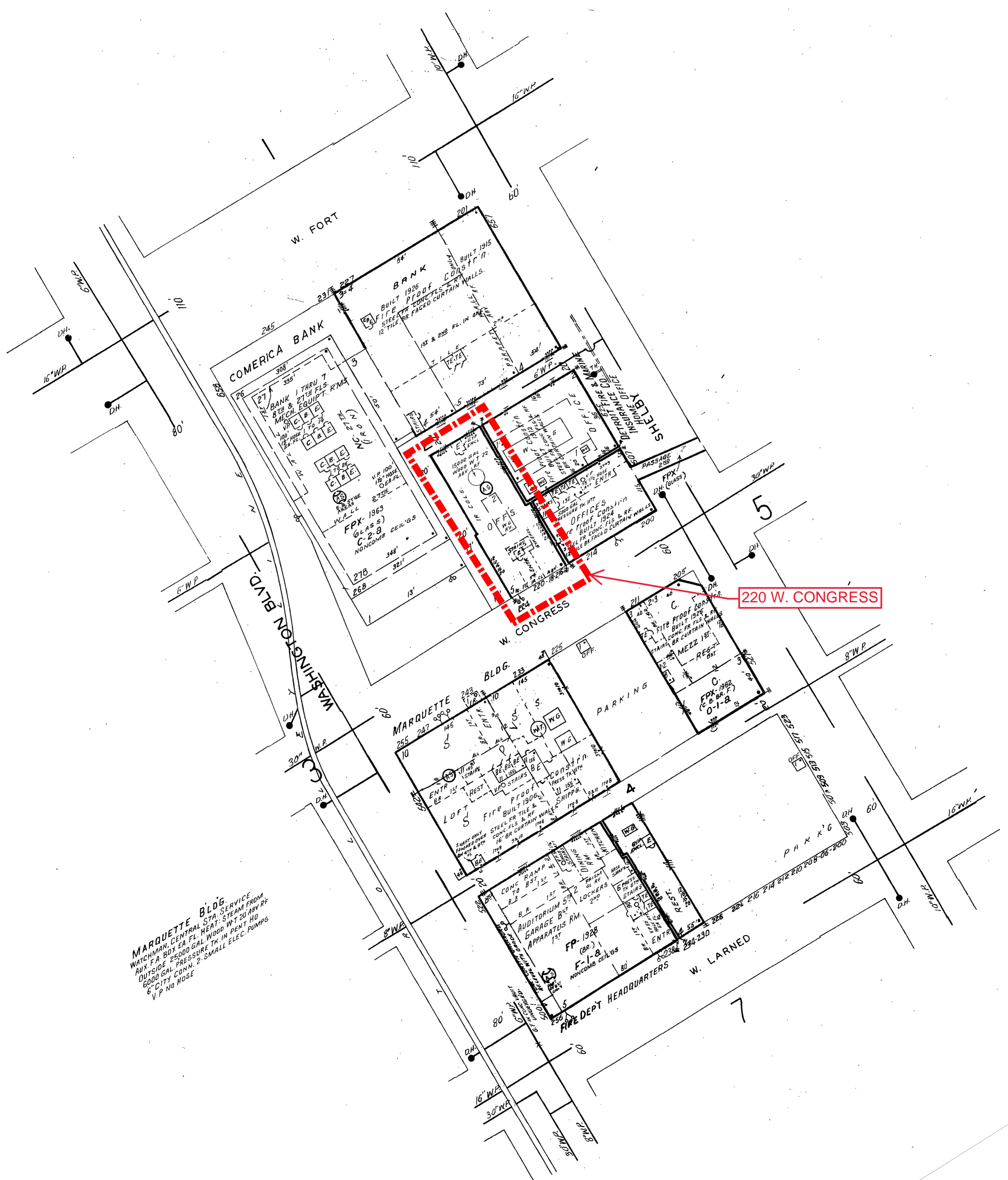
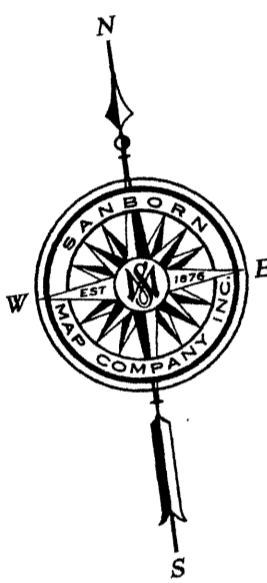
SHELBY



216-22  
15000 GAL. W.  
FILLED BY SMA

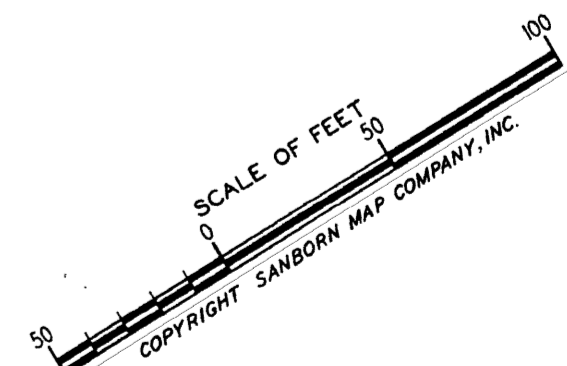
220 W. CONGRESS

1951 SANBORN MAP



220 W. CONGRESS

MARQUETTE BLDG. SERVICE  
WATCHMAN, CENTRAL STA. SERVICE  
MIX. F.A. BOX EA. FL. HEAT. STEAM FROM  
OUTSIDE PRESSURE TK. IN DENT HD.  
600 GAL. CONN. 2. SMALL ELEC. PUMPS  
6" CITY CONN. 2. SMALL ELEC. PUMPS  
V.P. NO HOSE





For Lease  
Callers  
BEN BENJI  
248 540 1000

**STAFF SITE VISIT 08/27/2020**





For Lease  
Callers  
BEN BENJI  
248 540 1000



STAFF SITE VISIT 08/27/2020

# HISTORIC DISTRICT COMMISSION PROJECT REVIEW REQUEST

CITY OF DETROIT  
PLANNING & DEVELOPMENT DEPARTMENT  
2 WOODWARD AVENUE, ROOM 808, DETROIT, MI 48226

DATE: 7/17/2020

## PROPERTY INFORMATION

ADDRESS: 220 W. Congress AKA: \_\_\_\_\_

HISTORIC DISTRICT: Detroit

SCOPE OF WORK: (Check ALL that apply)  
 Windows/Doors     Roof/Gutters/Chimney     Porch/Deck     Landscape/Fence/Tree/Park     General Rehab  
 New Construction     Demolition     Addition     Other: New Building Sign

## APPLICANT IDENTIFICATION

Property Owner/Homeowner     Contractor     Tenant or Business Occupant     Architect/Engineer/Consultant

NAME: Kayla Crist / Daniel Crannic (licenser) COMPANY NAME: Signs By Crannic

ADDRESS: 4145 Marketplace CITY: Flint STATE: MI ZIP: 48507

PHONE: 810-487-0000 MOBILE: \_\_\_\_\_ EMAIL: kayla@signsbycrannic.com

## PROJECT REVIEW REQUEST CHECKLIST

Please attach the following documentation to your request:

**\*PLEASE KEEP FILE SIZE OF ENTIRE SUBMISSION UNDER 30MB\***

- Completed Building Permit Application** (highlighted portions only)
- ePLANS Permit Number** (only applicable if you've already applied for permits through ePLANS)
- Photographs** of ALL sides of existing building or site
- Detailed photographs** of location of proposed work (photographs to show existing condition(s), design, color, & material)
- Description of existing conditions** (including materials and design)
- Description of project** (if replacing any existing material(s), include an explanation as to why replacement--rather than repair--of existing and/or construction of new is required)
- Detailed scope of work** (formatted as bulleted list)
- Brochure/cut sheets** for proposed replacement material(s) and/or product(s), as applicable

### 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.

Upon receipt of this documentation, staff will review and inform you of the next steps toward obtaining your building permit from the Buildings, Safety Engineering and Environmental Department (BSEED) to perform the work.

**SUBMIT COMPLETED REQUESTS TO [HDC@DETROITMI.GOV](mailto:HDC@DETROITMI.GOV)**



(810)487-0000

### **Venture X – 220 W. Congress, Detroit MI**

We are looking to install a channel Letter / non illuminated letter sign from Sign A Rama in Troy / Metro Detroit on the top of the fascia area of this large building on Congress in Detroit.

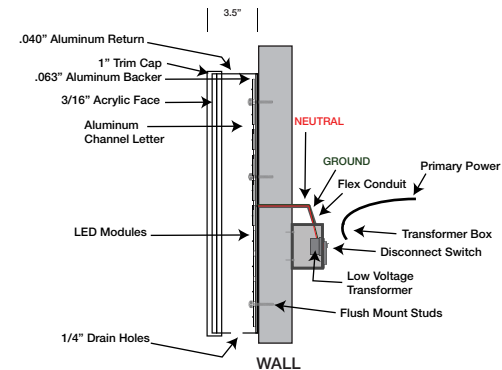
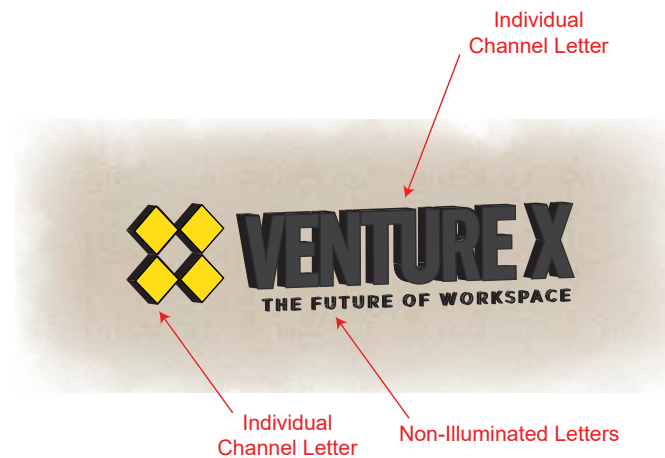
**Construction** – “Venture X letters and logo”. Aluminum fabricated face lit LED illuminated channel letters. The Logo will have translucent yellow vinyl graphics. The “Venture X” letters to have perforated dark gray vinyl graphics to illuminate white at night.

“The future of workspace” letters to be non illuminated routed aluminum letters.

**Existing building conditions** – The façade area where the sign installs is ACM panel over dens glass with steel studs.

### **Installation –**

- We have contacted Traffic Management Inc. for traffic control at the time of installation. This will include a traffic control plan from traffic engineering. This also includes a traffic controller / flagger, traffic control trucks, (1) FAS arrowboard and any other needed traffic control devices and / or cones, signs, and barricades to setup a standard single lane closure per MUTCD.
- Illuminated letters “Venture X” will be through bolted at securely at the time of installation. Electrical / power supplies will be located behind the wall per NEC Code.
- Non Illuminated letters will be installed using studs and silicone securely to the façade.



AN ARTIST REPRESENTATION - Image is for illustration purposes only. Objects in reality may be larger or smaller than depicted.

**DETAILS**

- 3.5" Deep Internally Illuminated Channel Letters with Custom Capsule
- Flush Mounted
- Black Aluminum Returns / Backers
- 1" Trimcap, Color: TBD
- 3/16" White Acrylic Sign Faces with Translucent Vinyl Overlay
- Color:  PANTONE 108 C  PANTONE Cool Gray 11 C

**111 SF**

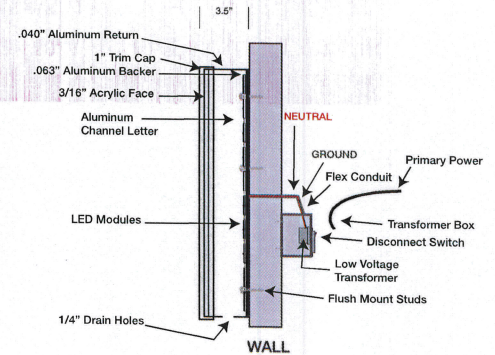
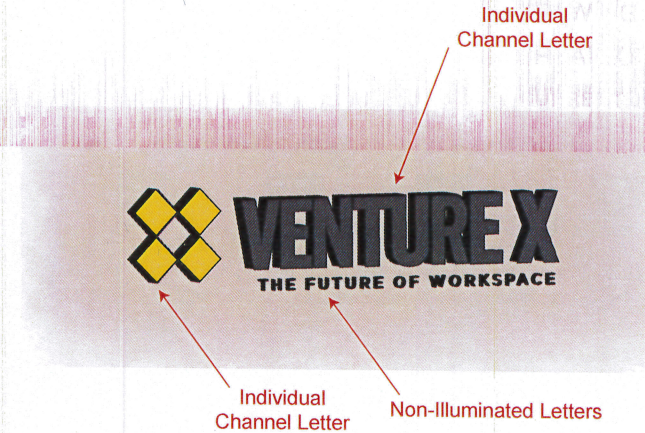
S-19299

SALES: Renee W | renee@michigansignshops.com

DRAWING: Marissa D.



CREATED: 08/29/2019

REVISED: 07/23/2020



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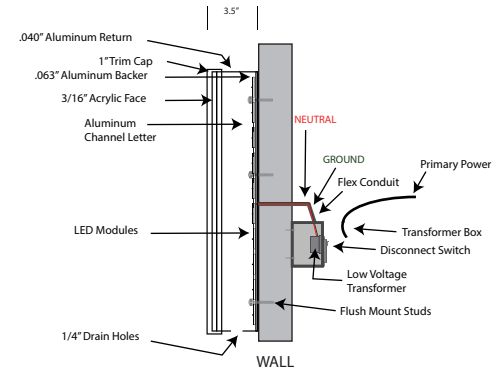
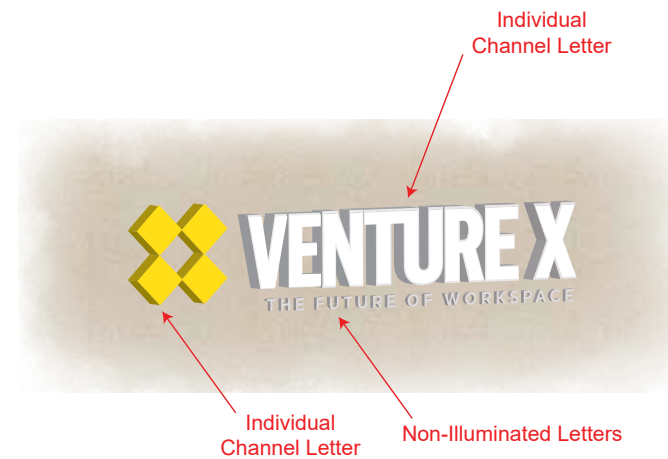
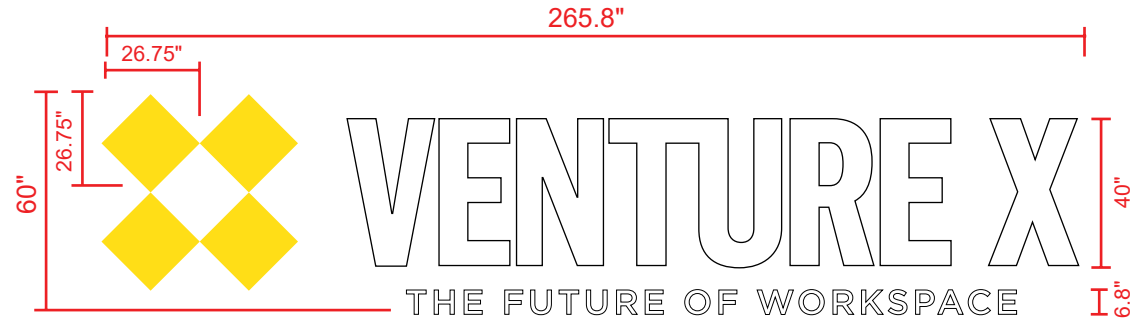
DRAWING: Marissa D.

CREATED: 08/29/2019

REVISED: 02/13/2020

CURRENT JOBS - 2019 - U - UFG, VENTURE X DETROIT

**CLIENT APPROVAL:** By signing this proof I approve the size, quantity, spelling, color(s), & overall design. I understand that I am 100% responsible for any additional changes to my order after the date indicated on my approval.



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- 3/16" White Acrylic Sign Faces with Translucent Vinyl Overlay
- Color:  PANTONE 108 C  WHITE

**111 SF**

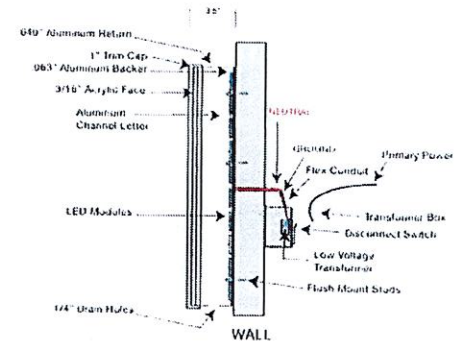
S-19299

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DRAWING: Marissa D.

CREATED: 08/29/2019

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3-4-2020





AVAILABLE  
Susan Ward  
Brandon George  
Tel: +1 248 333 5400

For Lease  
Callum  
BEN BENJI  
248 540 1000











AVAILABLE  
Office Space  
Available  
Call 312.555.1234

For lease  
Call 312.555.1234









**AVAILABLE**  
Super West  
Brendan George  
© +1 248 353 5400  
CARE



PROPERTY OWNER AUTHORIZATION FOR SIGN PERMIT APPLICATIONS

I, 220 W Congress Detroit, LLC, property owner or agent of property located at:

**220 W Congress  
Detroit, MI 48226**

Do hereby give permission to:

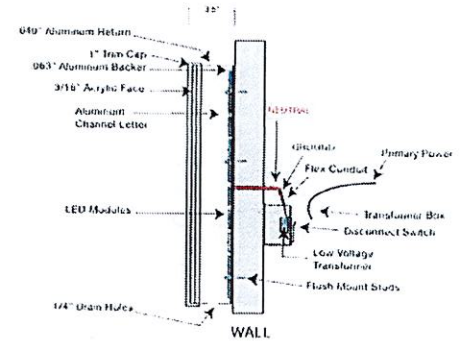
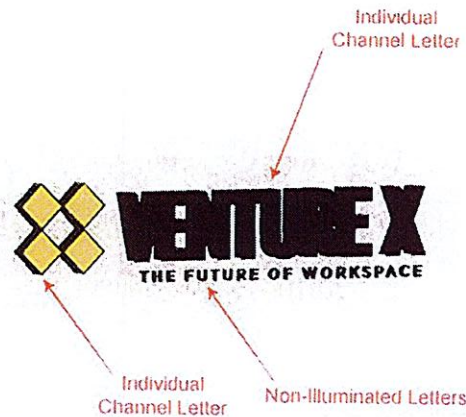
**K&A Signs  
1017 Naughton Dr  
Troy, MI 48083**

Or its agent to secure a permit and install signs at the above location.

Property Owner 220 W Congress Detroit, LLC (please type or print)

Signature of owner or agent [Signature] Date 2-20-20

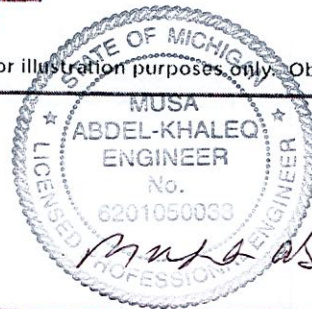
Owner address 607 Shelby St  
Suite 350, Detroit, MI 48226  
Telephone 313-727-4913



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DRAWING: Marissa D.

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3-4-2020

**Project: Venture X – Wall Sign  
220 W. Congress  
Detroit, MI**

**General Notes:**

- 1- Governing Building Code: Michigan Building Code 2015
- 2- Sign structure is not independently stable until all systems and components are completed assembled, connected, and detailed.
- 3- Design Loads: ASCE 7-10
  - Wind Loads based on:
    - i.  $V = 120$  mph
    - ii.  $I_w = 1.0$
    - iii. Exposure C
    - iv. Internal Pressure Coefficient = +/- 0.18
- 4- The structure has been designed to withstand a 120 mph (3-sec gust) design wind speed with a maximum design pressure of 25.7 psf per ASCE 7-05.

**Using Archon WinPost Program:**

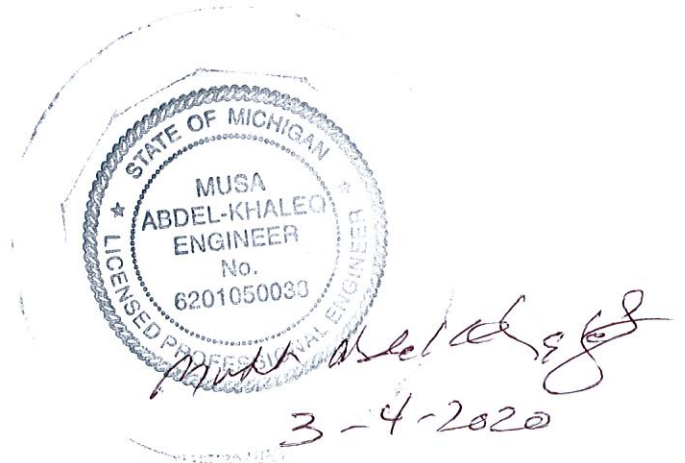
Wind load Calculation

**OUTPUT DATA**

Actual Bending Stress = 361.18 psi  
Allowable Bending stress = 22049.00 psi  
Total Wind force on attachments = 3229.71 psi  
Attachments Wind pressure = 27.39 psf  
Wind pressure = 25.89 psf  
Ok, bending stress adequate  
End Pressure is OK!

**INPUT DATA**

Wind Velocity = 120 mph  
Height above ground to the center of the top sign = ~ 65 ft.  
Gross area attachment (signage) = 111.00 SqFt  
Quantity = 1 Sign  
See details/notes on drawings



C4 - ELECTRICAL PERMIT APPLICATION

JOB LOCATION INFORMATION

Date: 6-2=2020

Address: 220 W. Congress

City: Detroit State: MI Zip: 48202

Building Type: [ ] Residential [x] Commercial Type of Job: [ ] New [x] Alteration Building Permit Obtained?: [ ] Yes [x] No [ ] Not Required
Change of use? [ ] Yes [ ] No Temporary Wiring Permit? [ ] Yes [ ] No Is this an Add On Permit? [x] Yes [ ] No

Type of License Holder

[ ] Electrical [ ] Homeowner [ ] Mechanical: Reconnect Only [x] Sign Specialty

CONTRACTOR INFORMATION (FOR ELECTRICAL/MECHANICAL CONTRACTORS ONLY)

City of Detroit License or Registration#: LIC2007-00048 Expiration Date: 12/31/2021

Name of Electrical Contractor: Signs by Crannie

Address: 4145 Market Place

City: Flint State: MI Zip: 48507

Phone: 810-487-0000 Email: kayla@signsbycrannie.com

Federal Employer ID No. (or reason for exemption) 38-3022611

UIA Employer No. (or reason for exemption) 1181062

Workers Compensation Insurance Carrier (or reason for exemption) Accident Fund

Signature of Electrical Contractor: [Signature] Date: 6/02/2020

OWNER INFORMATION

Name: Venture X Phone: [ ]

Address: 220 W. Congress

City: Detroit, Michigan State: MI Zip: 49202

Section 23a of the State Construction Code of 1972, PA 230 1972, MCL 125.1523a, prohibits a person from conspiring to circumvent the licensing requirements of this state relating to persons who are to perform work on a residential building or a residential structure. Violators of Section 23a are subjected to civil fines.

I hereby certify the electrical work described on this permit application shall be installed by me in my own home in which I am living or about to occupy. All work shall be installed in accordance with the Electrical Code and shall not be enclosed, covered up, or put into operation until it has been inspected and approved by the Electrical Inspector. I will cooperate with the Electrical Inspector and assume the responsibility to arrange for necessary inspections.

Homeowner's Signature\*: [ ] Date: [ ]

\*Homeowner's signature indicates compliance with Homeowner Affidavit

Subscribed and sworn to me before this [ ] day of [ ] 20 [ ]

Notary Public, Wayne County, Michigan Commission Expires [ ]

Signature of Notary: [ ]



Make checks payable to:  
**Treasurer, City of Detroit**

Electrical Permit No. \_\_\_\_\_

Total Fee: \_\_\_\_\_ Building Permit No. \_\_\_\_\_

**PLEASE BE ADVISED:** A separate permit is required for Temporary Wiring and/or Fire Alarm Systems. A Temporary Wiring Permit **must** include the following: Base Fee, Equipment Items from Part A, & Item B2- One Hours Inspection Time.

A Building Permit number is required for new construction.

Permit Item - Part A	Fee	No. of Items	Total	Permit Item - Part A	Fee	No. of Items	Total	
Base Fee	\$50.00	1	\$50.00	A7 Distribution panel boards (sub panels) and switchboards (over 600 volts):				
				200 amps or less	\$175.00			
				Over 200 amps	\$225.00			
A1 Circuits (New or Extended, Altered or Removed)	\$15.00			A7 Transfer Switches:				
				200 amps or less	\$50.00			
				Over 200-400 amps	\$60.00			
				Over 400-800 amps	\$80.00			
				Over 800 amps	\$120.00			
A2 Rough Inspections (1-2 Family Dwellings Only)	\$45.00			A8 Commercial electrical ranges, ovens, dryers, & water heaters:	\$35.00			
				Each unit (Hard wired only)				
A3 Fixtures (Light fixtures only)				A9 Feeders: Each 100 ft. or fraction thereof	\$30.00			
	1-10	\$2.00 ea						
	Over 10	\$1.00 ea						
A4 Electrical Units: AC (Air conditioning units) motors, transformers, furnace, rectifiers, capacitors, welders, power plugs, flood lamps over 1000 watts, heating/ electrical in HP/KW size:				A10 Under floor headers for cellular floors, etc.	\$50.00			
	¼-10 HP,KW, or KVA	\$20.00						
	10-20 HP,KW, or KVA	\$30.00						
	20-40 HP,KW, or KVA	\$45.00						
	40-60 HP,KW, or KVA	\$60.00						
	60-75 HP,KW, or KVA	\$90.00						
	75-100 HP,KW, or KVA	\$135.00						
	Over 100 HP,KW, or KVA	\$200.00						
A5 Service 600 volts or less				A11 Motion Picture Apparatus	\$100.00			
	100 amps or less	\$40.00						Each Machine
	Over 100-200 amps	\$80.00			A12 Sign Connection to existing circuit:			
	Over 200-400 amps	\$120.00		Each Sign				
	Over 400-800 amps	\$300.00		Each Circuit }				
	Over 800-1200 amps	\$425.00						
Over 1200 amps	\$650.00							
A6 Service over 600 volts				A13 Outline Neon Tubing-Connection	\$45.00			
	200 amps or less	\$200.00						Each 25' or fraction thereof
	Over 200 amps	\$300.00						
A7 Distribution Panel boards (sub panels) and switchboards (600 volts or less):				A14 Residential Unsupervised smoke detectors-permanently connected	\$2.00 ea			
	100 amps or less	\$35.00						
	Over 100-200 amps	\$50.00						
	Over 200-400 amps	\$60.00						
	Over 400-800 amps	\$80.00						
	Over 800-1200 amps	\$120.00						
Over 1200 amps	\$200.00							





**BASE FEE DOES NOT APPLY TO A PERMIT CONTAINING ONLY PART B ITEMS**

Permit Item - Part B	Fee	No. of Items	Total	Permit Item - Part B	Fee	No. of Items	Total
<b>B1 Repairs-General</b> Repairs and alterations not specifically covered in the fee schedule, each hour	\$134/hr			<b>B7 Annual Inspections</b> The Inspection fee for all occupancies requiring electrical inspection for a license shall be each hour or fraction thereof	\$134.00		
<b>B2 Inspection (Additional Investigation)</b> Inspections or investigations not specifically covered, each hour or fraction thereof	\$134/hr			<b>B8 Certificate of Compliance</b> Such request must be in writing by owner (Special Inspections requested pertaining to sale of buildings) Each hour or fraction thereof	\$134.00		
<b>B4 Multi-Family &amp; Commercial Rough Inspections</b> Up to 20,000 Sq. Ft.	\$65.00			<b>B9 Stop Processing</b> Each location put on stop	\$65.00		
Over 20,000-40,000 Sq. Ft.	\$135.00						
Over 40,000 Sq. Ft.	\$190.00						
<b>B5 Special Event Inspections:</b> Indoor Locations per 10,000 square feet of area or fraction thereof	\$266.00			<b>B10 Generators Standby:</b> (Residential/Commercial) 0 to 30 total KW or KVA, each	\$175.00		
Outdoor Locations: Minimum Fee	\$380.00			<b>Emergency:</b> Permits for Emergency Generators Includes performance testing by the Electrical Division only, each	\$325.00		
Each hour or fraction thereof	\$134.00						

**PLEASE BE ADVISED:**

1. Permits for standby and/or emergency generators shall include no other work on the same permit application
2. Temporary generator installations for "Special Events" are included under "Special Event Inspections" Item B5

**FOR C1 ITEMS-FIRE ALARM SYSTEMS  
PLEASE FILL OUT THESE SEPARATE FIRE ALARM PERMIT APPLICATION**

**BASE FEE DOES NOT APPLY TO A PERMIT CONTAINING ONLY PART C ITEMS**

Permit Item - Part C	Fee	No. of Items	Total	Permit Item - Part C	Fee	No. of Items	Total
<b>C2 Fuel Pumps or Dispensing Units</b> Fee includes circuit fee, rough inspections and final inspection fees Minimum Fee	\$159.00			<b>C4 Signs-Tag Inspection</b> Minimum Fee	\$134.00		
Any field alteration or addition to the electrical equipment component of a unit Each hour or fraction thereof	\$134.00				Each Sign } Each Circuit }	\$25.00	



Permit Item - Part C	Fee	No. of Items	Total	For Part D Items Only:			
<b>C5 Outline Tubing Neon Signs (Tag Inspection)</b>				<u>Telecommunications Cabling:</u> Part D of the Fee Schedule shall apply to all conductors and equipment operating at voltage from "0" volts to 120 volts. This includes communication and signaling circuits, CATV installations, sound reproduction, and broadband installations.  No license or inspection is required for the work listed below, but a permit and inspection is offered to installers.			
Minimum Fee	\$134.00						
Each Sign } Each Circuit }	\$25.00						
Permit Item - Part D	Fee	No. of Items	Total	Permit Item - Part D	Fee	No. of Items	Total
<b>D1 Dwelling Units</b>				<b>D3 Rough Inspections</b>			
Single Dwelling Unit (No rough inspection required)	\$50.00			Under 1,000 sq. ft.	\$25.00		
2-4 Dwelling Units	\$100.00			1,001-50,000 sq. ft.	\$45.00		
5-20 Dwelling Units (per unit)	\$20.00			50,001-250,000 sq. ft.	\$65.00		
21 & Over Dwelling Units (per unit)	\$15.00			Over 250,001 sq. ft.	\$85.00		
<b>D2 All Other Occupancies</b>				<b>For Part E Items Only:</b> <u>Renewable Energy Installations</u> Part E shall apply to all conductors and equipment installed for the purpose of utilizing renewable energy sources; solar, wind, and fuel cells.			
Under 1,000 sq. ft.	\$100.00						
1,001-50,000 sq. ft.	\$150.00						
50,001-250,000 sq. ft.	\$250.00						
Over 250,001 sq. ft. (Min \$126/hr)	\$250.00						
Permit Item - Part E	Fee	No. of Items	Total	Permit Item - Part E	Fee	No. of Items	Total
<b>E1 Solar Photovoltaic Systems</b>				<b>E2 Wind generators</b>			
Systems with NO connection to utility grid	\$125.00			Systems with 5000 watts and less	\$150.00		
Systems with utility grid connection per inverter connection	\$225.00			Systems greater than 5,000 watts	\$200.00		
				Systems greater than 5,000 watts per inverter connection	\$225.00		
<b>Remarks/Notes:</b>							

Electrical Inspector's Signature (when applicable)

Licenses & Permit's Clerk Signature

This application can also be completed online. Visit [detroitmi.gov/bseed/elaps](http://detroitmi.gov/bseed/elaps) for more information.

