

**STAFF REPORT: FEBRUARY 11, 2026 MEETING**                      **PREPARED BY: E. THACKERY**  
**APPLICATION NUMBER: HDC2025-00757 AND HDC2025-00758**  
**ADDRESS: 100 MICHIGAN AVE (AKA 44 MICHIGAN AVE)**  
**HISTORIC DISTRICT: CAPITOL PARK HISTORIC DISTRICT**  
**APPLICANT: ALI S. NASER, SIGN CONTRACTOR**  
**PROPERTY OWNER: MICHIGAN FIRST CREDIT UNION**  
**DATE OF PROVISIONALLY COMPLETE APPLICATION: 12/23/25**  
**DATE OF STAFF SITE VISIT: 1/27/26**

**SCOPE: INSTALL SIGNAGE**

**EXISTING CONDITIONS**

The triangular parcel at 100 Michigan Avenue is located at the corner of Michigan and Griswold. The current building on the site is a 2.5 or 3-story building that was refaced with Modern details in the 1960s. It has a short section of façade along Michigan, a chamfered corner at Michigan and Griswold, and a longer façade section on Griswold. The HDAB designation report for the Capitol Park district describes the building as having “arched, stark white concrete facing,” “large two story windows, articulated in three vertical parts,” and a cornice set back from its concrete curtain wall. The cornice currently displays a sign for the First Independence Bank.



*100 Michigan Avenue, January 2026 (staff photo). The short side with a covered entry is the south façade along Michigan, and the longer façade on the west faces Griswold.*

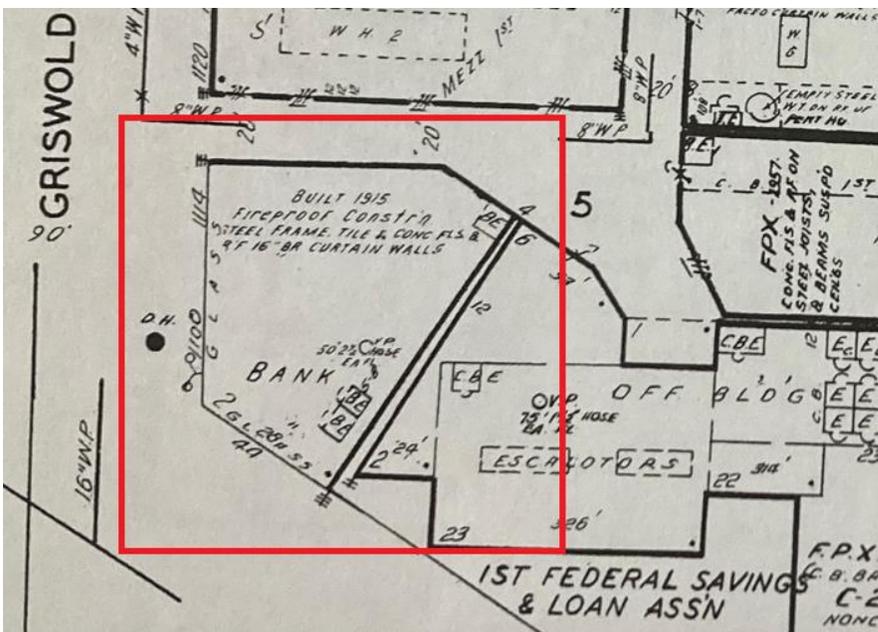
## PROPOSAL

Based on staff review of the submitted documents, the following work is proposed:

- Install three signs, each with four corner screws (anchor bolts with 3” screws) and tape strips between bolts (VHB 3M Tape strips).
  - Sign 1: Cover sign on south facade that currently reads “First Independence Bank” with ACM (aluminum composite material) rectangular sign that reads “Michigan First Credit Union.”
  - Sign 2: Cover sign on west facade that currently states “First Independence Bank” with ACM (aluminum composite material) rectangular sign that reads, “Michigan First Credit Union.”
  - Sign 3: Cover the old logo with the new logo, using ACM, at the chamfered corner of the building between the south and west sides.

## STAFF ANALYSIS AND RESEARCH

- The Capitol Park Local Historic District was designated in 2012.
- The HDAB designation report for the district lists 44 Michigan Avenue (identified in this report by its legal address, 100 Michigan Avenue) as contributing to the district for its Modern-style façade.



Undated Sanborn map showing 100 Michigan Ave outlined in red, PDD.



*100 Michigan Avenue, Detroit Parcel Viewer.*

- An earlier bank building (the eight-story Home Savings Bank) stood at this corner from 1894-1914. In August 1914, a building permit was issued for a new reinforced concrete bank building for the Wayne County and Home Savings Bank. It was designed by the architectural firm Donaldson & Meier.



*View looking north on Griswold from near the Michigan Avenue intersection. The Donaldson & Meier design from 1914 is the building to the right with the arched entrance along Michigan. (Photo posted at [Historicdetroit.org](http://Historicdetroit.org) courtesy of the Library of Congress.)*

- In 1949, a building permit was issued for “Exterior alterations, removing section of existing cornice,” and, in 1952, a building permit was issued to fill in the second-floor ceiling.
- In July 1963, a building permit was issued to remove upper floors above the third floor and for remodeling the existing building.
- In October 1963, a permit was issued to “Wreck and remove debris.”



*An undated photo posted at [HistoricDetroit.org](http://HistoricDetroit.org) shows the building after the 1963 partial demolition. Staff cropped the top of the image slightly. (Source unknown)*

- Staff has authority to review and approve appropriate sign proposals, but because an existing sign would be covered by the new sign, staff forwarded this proposal for Commission review.
- Staff requested additional information about the tape being proposed for the sign and the sign contractor explained in an email dated January 28, 2026 that the proposed 3M tape can replace welding for signage but is removable by cleaning the surface with alcohol or special adhesive removal.
- In that same email, the contractor also stated that the building’s parapet is not limestone or concrete but instead is a Dryvit material, and future remodeling plans will be submitted for the parapet portion of the building. These proposed signs will likely be replaced as part of that future remodeling.
- Staff is unable to verify the building material of the recessed cornice and, as a result, cannot make a staff determination as to the historic significance/character of the existing parapet sign.
- The Elements of Design for the district note that this building had red and maroon elements at the time of designation, but the building is now monochromatic.

## ISSUES

- None.

**RECOMMENDATION**

Section 21-2-78, Determinations of Historic District Commission

**Recommendation 1 of 1, Certificate of Appropriateness**

Staff recommends that the proposed work will be appropriate according to the Secretary of the Interior's Standards for Rehabilitation and the Capitol Park Historic District's Elements of Design.