



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

HISTORIC DISTRICT COMMISSION ADDITIONAL INFORMATION REQUEST

Date: 09/16/2025

Application Number: HDC2025-00596

APPLICANT & PROPERTY INFORMATION

NAME: Timothy Flintoff Jr.

COMPANY NAME: 4545 Architecture

ADDRESS: 2761 E. Jefferson Ave, Ste 302

CITY: Detroit

STATE: MI

ZIP: 48207

PROJECT ADDRESS: 4314 W. Vernor Hwy

HISTORIC DISTRICT: Hubbard Farms

REQUESTED INFORMATION

We have received your application, but it is not yet complete for review. Please provide additional details based on the comments and questions listed below. Should you need to attach additional files per this request, use the paperclip icons at the end of this form. You may attach up to (5) files per icon up to 25MB:

This application is not complete. Please provide the following:

- Detailed dimensioned drawing of proposed storefront system with material(s)
 - Note: although the concept drawing is appreciated, we need a detailed drawing of what is proposed, including what materials are to be used the the WHOLE storefront system, including the doors
- Window schedule, which includes...
- New windows design, operation, lite configuration, and dimensions
- Product information identifying the exact proposed replacement brick and colorway(s), including dimension of the brick
- Dimension of the existing historic brick (not the storefront infill brick)

TO PUT YOUR BEST FOOT FORWARD, THOUGH NOT NECESSARY FOR THE APPLICATION TO BE CONSIDERED COMPLETE:

- Narrative explaining why the decision was made to replace the whole brick facade

APPLICANT RESPONSE

Response Date: 09/23/2025



see attached revised submission

Architect of records:
Tim Flintoff

4545
architecture

Design Architect:

 Design
Think
Tank

4314
W Vernor

New
Facade



Preliminary
Proposal

The proposal aims to recover the building's historic essence while revitalizing it with a contemporary language. By highlighting original elements—*such as the cornice, window proportions, and commercial base*—the design balances tradition and modernity.

The main storefront is reopened with central double doors and larger glass panels to maximize transparency and strengthen the connection to the street, reinforcing both commercial activity and pedestrian interaction. The material palette combines natural brick and wood with vibrant accents in emerald green or cobalt blue, evoking the cultural identity of Mexicantown.

Lighting, integrated signage, and street-level planters create a welcoming frontage that honors the memory of the place while projecting new urban vitality.



Current Photographs 1

Existing Conditions 2

Description of the project 3

Detailed scope of work 4

Brochure /cut sheets 5



Current Photographs Facades



South Facade
Front



Vernor St Scope

Existing Conditions

First Floor

2

Corner View

South & East Walls



South Facade
Front



The main objective of the new window design is to enlarge the opening and bring natural light into the space, creating a façade that provides continuity while improving ambience and enhancing the flow and alignment of historic elements.

The Project First Floor

Renovation Areas: New Window



The project incorporates a new steel structure to support the existing wall while replicating the proportions and details of the front façade window, using materials such as wood, glass, and matching paint finishes.

Front View South Wall



Detailed Scope of Work

First Floor

4

Proposal

Horizontal & Vertical Base



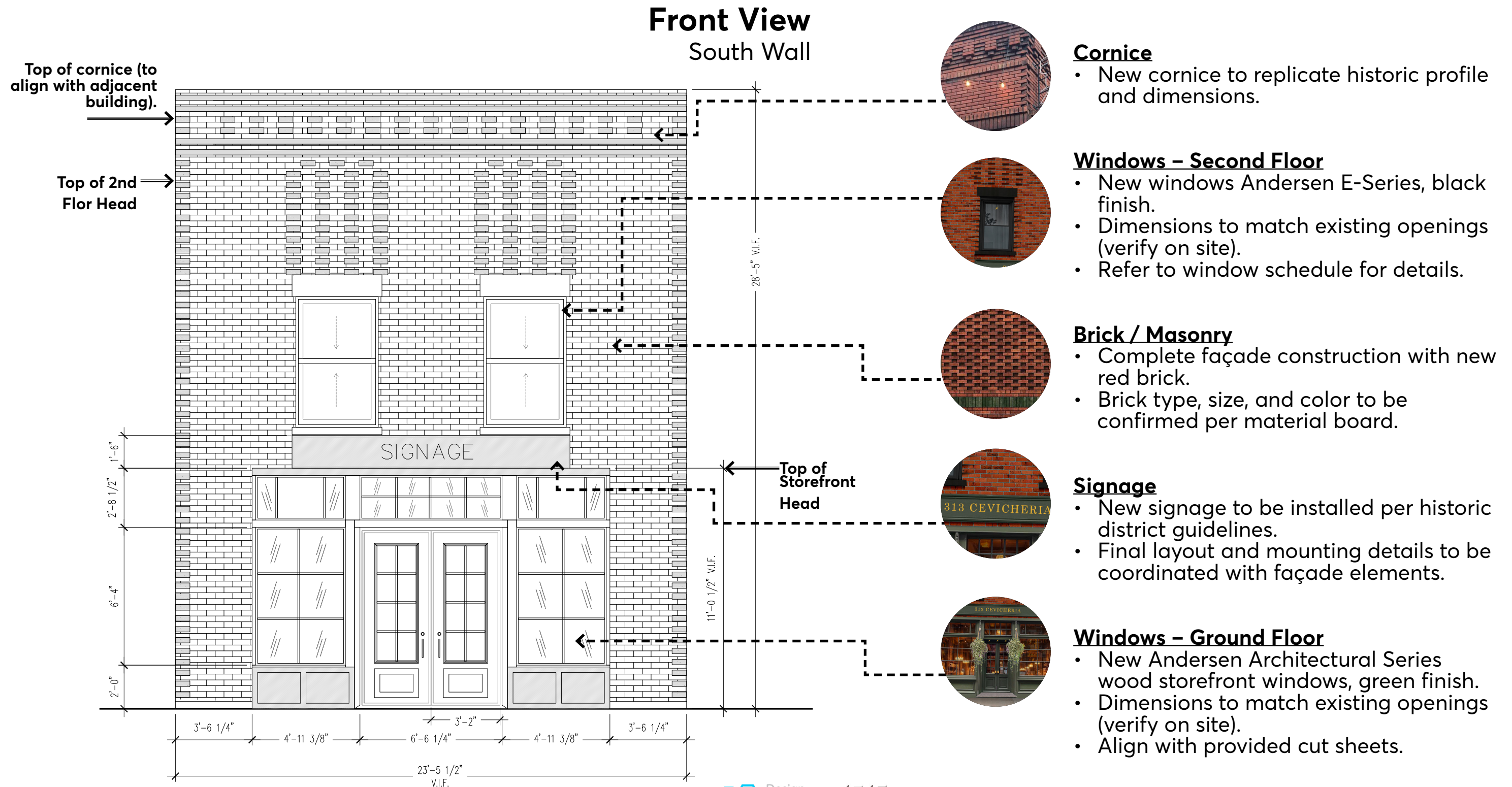
1. Structural Support
2. Façade Restoration & Continuity
3. Windows & Doors
4. Materials & Finishes
5. Cornice & Architectural Details
6. Street-Level Interventions
7. Integration with Context

New Façade

Rendering

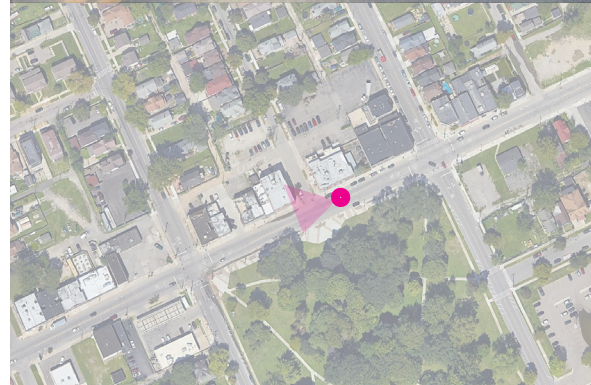


Detailed Scope of Work Facade

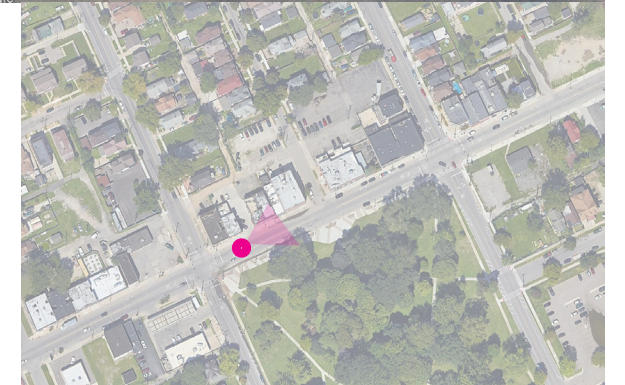


Detailed Scope of Work Site Strategy

View looking West



View looking East



Proposed new frontage that honors the memory of the place while projecting new urban vitality.

Doors
Masonite Doors
3/4 Lite 6 Lite



3/4 Lite 6 Lite

Wood

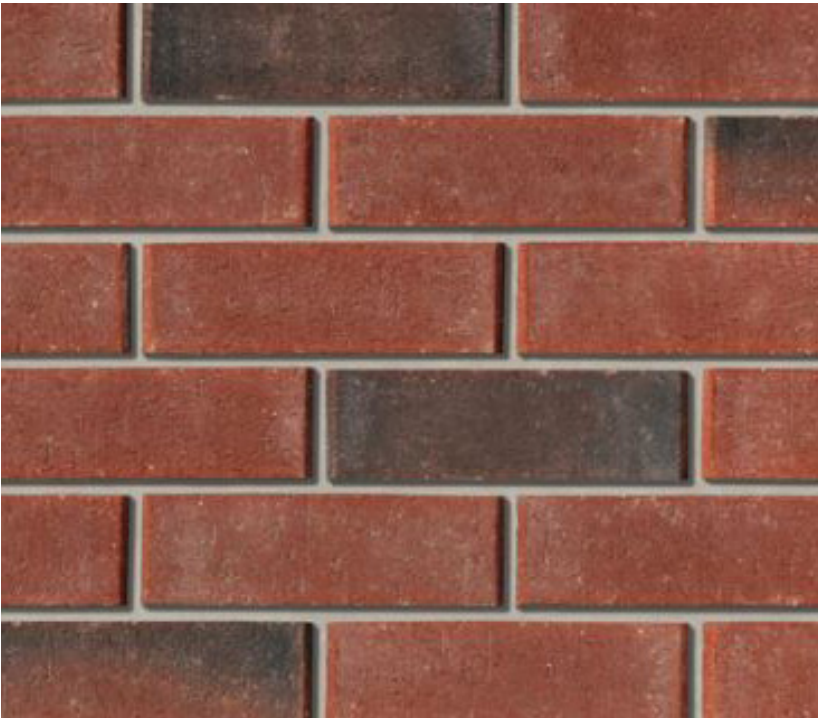
- Wood offers a natural, authentic style unlike anything else. Nothing compares to the beauty of natural wood.
- With more style options like wood species, panel designs, glass designs and sizes, wood doors are highly customizable.
- Available in a torrefied wood species and with Aquaseal technology that guard against water, moisture and the elements.



Paint Color
#545942

Collection	Wood Stile and Rail
Construction	Wood Stile and Rail
Door swing	Inswing or Outswing
Door Handling ⓘ	Right or Left
Door type	Patio
Glass size	3/4
Finish	Stainable
Finish of Hinges	Silver
Available as a Masonite Performance Door System	No
Available as a fire-rated door	No
Available as an impact-rated door	No
Available as an ADA door	No
Available as an ENERGY STAR® door	No

Brick / Masonry
Brampton Brick
Old Chicago



RECOMMENDED USE	COMMERCIAL, RESIDENTIAL
STYLE	RANGE IN COLOUR
COLOUR CLASS	BLACK, RED
FINISH	VELOUR, ANTIQUE, TEXTURED
MATERIAL	CLAY
PRICE CLASS	STANDARD COLOUR

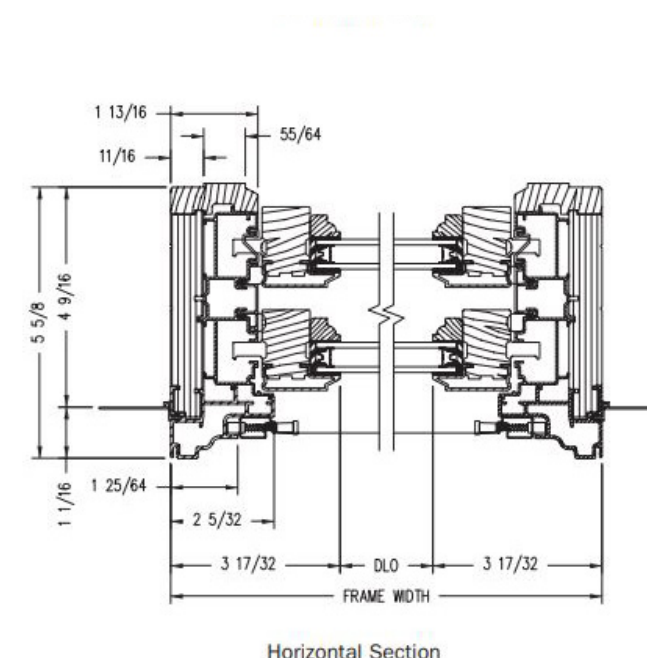
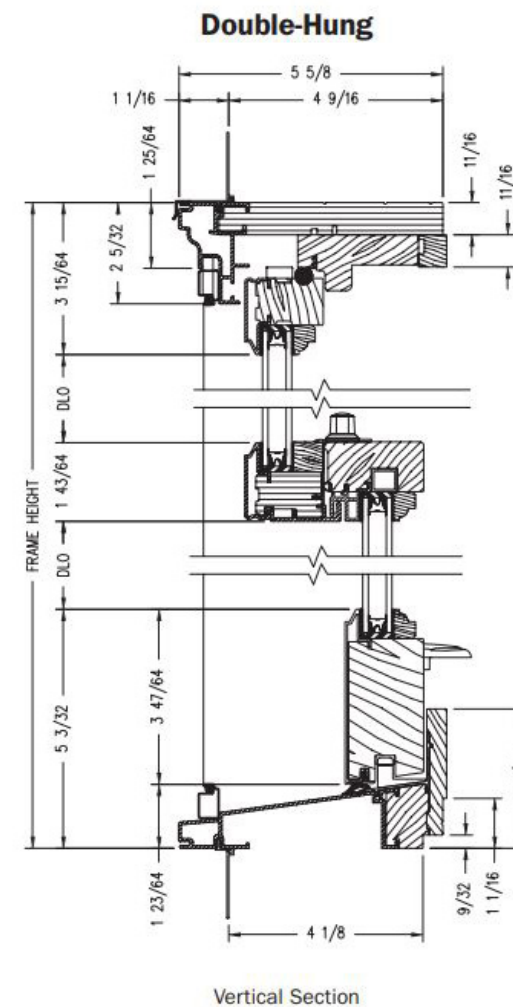
Stocked Sizes



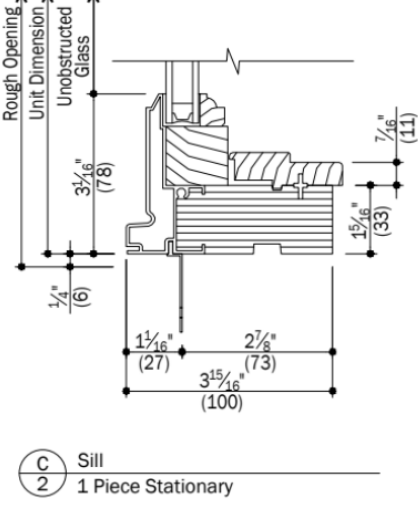
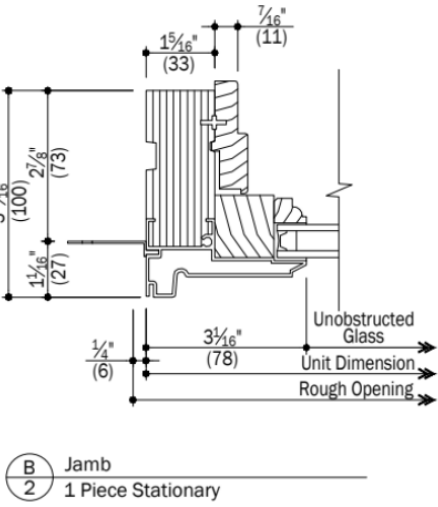
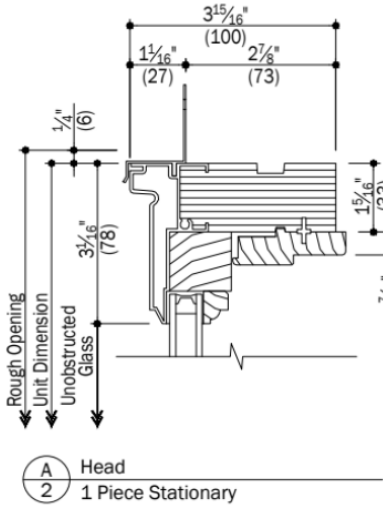
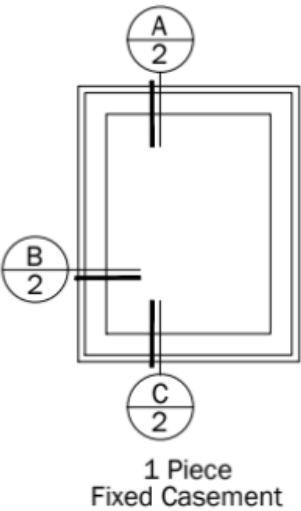
Premier Plus - 90 x 79 x 257 mm

LENGTH 257 MM (10 1/8")
HEIGHT 79 MM (3 1/8")
DEPTH 90 MM (3 1/2")
PER SQUARE FOOT 3.9
PER SQUARE METER 42

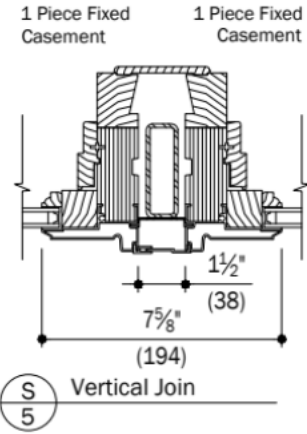
5 ets nts



Windows
Andersen Windows
Casement & Awing

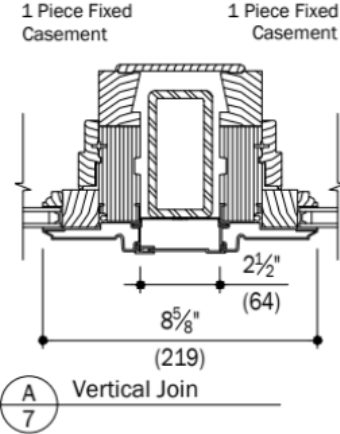


1"x3" Field applied steel reinforced join:



Vertical Join Section Detail Lookup Chart	Awning				
	J/5	M/5	Q/5	S/5	T/5
Awning					
Casement	K/5	M/5			U/5
French Casement		N/5	Q/5	V/5	
Stationary Casement	L/5	P/5	R/5	S/5	A/6

2"x4" Field applied steel reinforced join:



Vertical Join Section Detail Lookup Chart	Awning				
	N/6	R/6	U/6	V/6	B/7
Awning					
Casement	P/6	R/6			C/7
French Casement		S/6	U/6	D/7	
Stationary Casement	Q/6	T/6	V/6	A/7	B/7