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HISTORIC DISTRICT COMMISSION
APPLICATION FOR WORK APPROVAL

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

APPLICATION ID
HDC2025-00684

PROPERTY INFORMATION

ADDRESS(ES): 2411 14th St

HISTORIC DISTRICT: Corktown

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

- [ ] Windows/ Doors
- [ ] Walls/ Siding
- [x] Painting
- [ ] Roof/Gutters/ Chimney
- [ ] Porch/Deck/Balcony
- [ ] Other
- [ ] Demolition
- [ ] Signage
- [ ] New Building
- [ ] Addition
- [x] Site Improvements (landscape, trees, fences, patios, etc.)

BRIEF PROJECT DESCRIPTION:

One hundred sixteen community portraits will be finalized, sealed, and installed on durable boards mounted over the existing surface. This method ensures that no permanent modifications or attachments will be made to the building itself, maintaining complete reversibility of the installation while allowing for professional presentation and longevity.

The community “paint-by-numbers” mural will either be painted on or affixed to a freestanding framework or securely attached without altering masonry. The new mural planned for the west wall will span the entire façade, celebrating Corktown’s evolving story. This wall has undergone multiple layers of previous paint applications over time, and our team will carefully scrape and stabilize flaking paint as part of surface preparation. We will utilize artist-grade materials from suppliers such as Montana Cans and O’Leary’s Paint, ensuring proper sealing and long-term durability. No masonry work or structural alterations will be performed.

Regarding the interactive technology component, we are still exploring installation methods that preserve the site’s historic character. The current concept involves freestanding, payphone-style stations or vending machine–like units, designed to be self-contained and reversible. These will allow visitors to listen to recorded oral histories and, in the future, contribute their own stories to the community archive.

APPLICANT IDENTIFICATION

TYPE OF APPLICANT: Contractor

NAME: Hannah Berry	**COMPANY NAME:** Lions & Rabbits Center for the Arts		
ADDRESS: 942 Barnum St SW	**CITY:** Wyoming	**STATE:** MI	**ZIP:** 49509
PHONE: +1 (616) 500-2550	**EMAIL:** hannah@lionsandrabbits.com		

I AGREE TO AND AFFIRM THE FOLLOWING:

- [x] I understand that the failure to upload all required documentation may result in extended review times for my project and/or a denied application.
- [x] 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.
- [x] 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.

Hannah Berry

DocuSigned by:
Hannah Berry
3A83C4C354F84B5...

SIGNATURE

Lions & Rabbits Center for the Arts

11/05/2025

DATE

942 Barnum St SW Wyoming MI 49509

+1 (616) 500-2550 hannah@lionsandrabbits.com

Questions? Contact us at hdc@detroitmi.gov or (313)224-1762

NOTE: Based on the scope of work, additional documentation may be required. See 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)**	NA

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.")

Please see full scope for additional requests.

1. Paint on the west wall - run-down, flaking paint on multiple locatons
2. Boarded windows installed with additional boards - not - particle board currently
3. Paint on boards on the lower portion of South, North, and East walls - painted particle board

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.)

See SOW

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.")

See SOW

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

8. SITE IMPROVEMENTS *If site improvements are proposed, please provide any relevant site improvement plans pertaining to your project.*	

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LIONS & RABBITS
CENTER FOR THE ARTS

CORKTOWN X HISTORICAL COMMISSION

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WHO IS LIONS & RABBITS CENTER FOR THE ARTS

We are a Michigan-based nonprofit organization that cultivates creative leadership and expands community capacity through public art and cultural strategy. We believe communities are built when creativity drives equitable social and economic growth. By centering local artists and fostering collaboration between sectors, we help communities shape their environments with intention and purpose.

As a recognized thought leader in creative placemaking, we guide cities, neighborhoods, and cultural organizations through projects that include murals, interactive installations, and capacity-building programs for artists and arts workers. Our approach is hands-on, equity-centered, and grounded in the belief that creativity should be a part of every corner of public life. We work closely with artists and residents to ensure that their voices shape both the process and the outcome.

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THE STATISTICS SAY ONE IN THREE.

But in reality, cancer touches all of us.

We carry these stories—your mother's diagnosis, your coworker's chemo, your scan. Yet when it comes time to speak honestly, we freeze. We say "fine" when we're terrified, "okay" when we're unraveling.

This silence isolates us when we most need connection. Patients often discover that no one has warned them about the effects of treatment on the body. Survivors find their fears don't fit a culture that demands either triumph or tragedy. Families break under pressures they can't name. Hard-won wisdom stays locked behind polite smiles.

No wonder it's hard to talk: you don't want to scare your kids, endure pity, or become "the cancer person." The terms are confusing, the body is embarrassing, and voicing fears feels like tempting fate.

How do you say that surviving feels nothing like winning? That you're jealous, furious, terrified? That your pain has no words, your fear no end?

The only voices we hear belong to those with the privilege to speak—while so many remain invisible: Black women dismissed, the working poor without time, and immigrants navigating illness in another language.

Let's make it easier to tell the truth.

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THE BIG PICTURE

This project represents the transition of the 2025 Corktown x Detroit Month of Design activation into a permanent yet fully reversible public art installation, completed in spring 2026. The work honors the resilience of cancer survivors and the Corktown community while maintaining the historic integrity of the building and the surrounding site.
The final installation includes:

- 116 community portrait panels,
- One large-scale west wall mural, and
- Freestanding interactive phone stations that serve as oral history archives.

All work will be executed with no masonry or structural modifications to the building.

Portrait Panels Installation

- The 116 portraits, each painted on sealed, durable wooden boards, will be mounted directly over existing surface boards on the façade.
- No drilling or alterations to the historic building materials will occur; instead, removable mounting hardware(e.g., cleat systems, spacer bars, or compression fittings) will be used.
- All panels will be treated with archival sealant and anti-UV protective coatings for long-term preservation.
- Installation will occur in sections, ensuring safety and minimal disruption to the public realm.
- Govee or similar LED strips installed per window. We'd estimate 30–45 minutes per window (including customizing for fit and installation). An advantage of the Govee lights would be the pricing of the equipment, and it doesn't need DMX control.

EXAMPLE OF MURAL MOCK UPS

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B. Community Paint-by-Numbers Mural

- Originally created during the 2025 Making Strides Against Breast Cancer Walk, the mural is on boarded wood panels rather than applied directly to the wall.
- These panels will be affixed to a freestanding frame or temporarily installed at the base of the building, preserving the reversible nature of the work.

PAINT BY NUMBERS EXAMPLE

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C. West Wall Mural

- The mural will span the entire west elevation of the building.
- The wall has been previously modified through multiple layers of paint. Before new work begins, all flaking or unstable paint will be hand-scraped using preservation-safe methods.
- The surface will be cleaned and primed using artist-grade, pH-neutral primer.
- Painting will be executed with high-quality, weather-resistant materials such as Montana Cans and O'Leary's Paint to ensure durability and protection from the elements.
- After painting, the mural will be sealed with a UV-resistant matte varnish.
- No masonry restoration, tuckpointing, or alteration will occur as part of this project.

D. Interactive "Payphone" Installations

- The proposed interactive phones are currently in design development.
- The concept involves freestanding, self-contained "payphone-style" kiosks or vending-machine-like stationsthat play pre-recorded oral histories and eventually allow visitors to record new messages.
- These units will be placed independently of the building and powered via low-voltage or solar options, depending on site feasibility.
- All installations will remain reversible and movable, preserving the site's flexibility and historical integrity.

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TIMELINE

SEPT 18, 2025	EASTERN MARKET AFTER DARK	• 3 artists begin live portraits
SEPT 29, 2025	ACS TASTE OF HOPE GALA	• 2 more portraits painted live
Oct 11, 2025	ACS MAKING STRIDES WALK	• 10 portraits started live
FALL 2025	ONGOING	• Portrait photography begins (for artist references + book project) • Fundraising and awareness campaign • Historical designation
May 2026	INSTALLATION	• Portrait photography begins (for artist references + book project) • Fundraising and awareness campaign • Historical designation and planter install
Jun 2025	PLAEMAKING WEEK	• Community meal with stakeholders onsite.
Oct 12, 2026	ACS MAKING STRIDES WALK	• Additional community activations during Walk Day Launch of portrait + story book

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SIGN UP AS A CREATIVE

SIGN UP AS A SURVIVOR

DONATE TODAY

SIGN UP AS A CREATIVE

SIGN UP AS A SURVIVOR

DONATE TODAY

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Brightside Collective

Whom It May Concern,

As Co-Founder of the Brightside Collective and President of the North Corktown Neighborhood Association, I am excited to express my support for the upcoming partnership between Lions & Rabbits Center for the Arts, the American Cancer Society, Detroit Month of Design, and local creatives. This collaboration uniquely blends art, health advocacy, and environmental stewardship in a way that will bring lasting benefits to the Corktown community.

At Brightside Collective, our mission centers on cultivating green spaces, creating gardens, and strengthening community through intentional plantings. We are proud to partner with Lions & Rabbits in bringing together public art and community greenery to not only beautify our streets but also provide spaces of reflection, healing, and wellness. The murals, and plant installations will complement one another—adding messaging, beauty, and vitality throughout Corktown.

These creative and natural elements will be in place in time for the Making Strides Against Breast Cancer Walk on October 11th, when thousands of participants will experience Corktown as a neighborhood that values both creativity and community care. This effort will also highlight the Voices of Black Women research study, ensuring that health equity and awareness remain at the heart of these improvements.

We encourage others to join in supporting this partnership—whether through sponsorship, partnership, or community participation—so together we can continue growing Corktown as a thriving, resilient, and compassionate neighborhood.

With gratitude,

Jennifer Giroux
Co-Founder, Brightside Collective

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Whom It May Concern,

As the President of North Corktown Neighborhood Assocation and Director of Brightside Collective, I am proud to express my support for the upcoming partnership between Lions & Rabbits Center for the Arts, the American Cancer Society, local creatives, and Detroit Month of Design. This collaborative effort will bring meaningful community engagement and positive impact to Corktown through public art, health awareness, and neighborhood revitalization.

The American Cancer Society's two major events—the Taste of Hope Detroit Gala on September 29th and the Making Strides Against Breast Cancer Walk on October 11th—will draw thousands of participants into our neighborhood. The Corktown community is honored to host the Walk, which not only uplifts awareness but also strengthens community solidarity around an issue that touches so many lives in Corktown.

A particularly powerful element of this initiative is the Voices of Black Women research study, the largest health equity investigation of its kind, addressing cancer disparities that disproportionately affect Black women. Supporting and amplifying this research through creative public art in our neighborhood demonstrates a deep commitment to equity, wellness, and social justice.

On behalf of our neighborhood, I want to commend Lions & Rabbits Center for the Arts and their partners for their vision and leadership in weaving together art, health, and community. We are proud to stand alongside them and encourage others to lend their support in sponsorship, partnership, or participation. Together, we can ensure that Corktown continues to grow as a place of creativity, compassion, and care.

Warmly,

Bre Williamson
President, North Corktown Neighborhood Association,
Director, Brightside Collective

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WisePaint
Paint Smart America!

CeramicWise Matte
LOW ODOR
STAIN RESISTANT
140 LINE

Type	Sheen	Spread Rate	Recommended Application	Thinner	Clean Up	DRY TIME		
						Tack Free	Re-coat	Cure
100% Acrylic	Matte	350 to 400 Sq Ft Per Gallon	Brush, Roller, Pad or Airless Spray	Clean Water	Warm Soapy Water	30 Minutes	4 Hours	30 Days

PRODUCT NAME: CeramicWise Matte	A top grade interior, 100% acrylic, low odor, matte wall paint, formulated with ceramic spheres to impart excellent stain resistance properties. Finger prints, soil, grease, and many other stains wash off with mild soap and water without harming the film.
WHERE TO USE:	Drywall Plaster Wood Metal Masonry This matte latex wall paint is a very low odor, low VOC product, making it perfect for hospitals, schools, homes or any area where odor is a concern. It allows a flat finish in high use areas, with maximum durability.
Surface Preparation:	**New Work**: The surface to be coated must be clean and free of dust, grease, wax, rust, oil, and bleeding stains. **Priming:** Drywall / Plaster – Prime with 145 CeramicWise Primer or this product. Wood – Prime with 145 CeramicWise Primer. Ferrous Metal – Rust inhibiting metal primer such as #35-11, #2090 or #925-147. Non-Ferrous Metal – Dull new non-ferrous metal with a maroon scrub pad and prime with 145 CeramicWise Primer. Masonry – Prime with poured or precast masonry with 145 CeramicWise Primer. Fill porous block 136 TechWise Acrylic Block Filler or 126 ProWise Latex Block Filler. **Repaint Work**: Remove any oil, chalk, dirt, wax or dust prior to re-coating. Any loose or flaking paint should be removed, patched and the edges feather sanded to produce a smooth, uniform surface. Dull glossy surfaces to insure good adhesion. On previously painted surfaces in good repair, no priming is generally necessary. Spot prime bare areas with this product or the primer indicated above.
Application:	Stir product with a circular, lifting motion to disperse into a homogenous liquid. To achieve proper results a quality 3/8" nap roller cover is required when using products containing ceramic microspheres. Brush – Nylon or polyester filament. Airless Spray – Tip at atomization pressures will vary with type of equipment, viscosity and temperature. An orifice of .017 - .019 will provide the most satisfactory spray pattern. Best results are more likely obtained by using quality application tools. Do not apply directly over chalky surfaces or bleeding stains.

NOTE: Formulated without mercury or lead.

09/22/15

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Resin:	100% Acrylic
Solids:	Volume – 37.5
Weight Per Gallon:	10.85 lbs.
Viscosity:	100 – 103 (Krebs Units)
Specular Gloss:	3 – 5% @ 85 degrees
Recommended Film Thickness:	Wet – 4.0 to 4.6 mils Dry – 1.5 to 1.7 mils
VOC – VOS Statement:	This product contains less than 50 grams per liter.
Cautions:	**CAUTION!** Do not take internally. Close container after each use. **KEEP OUT OF REACH OF CHILDREN.** **KEEP FROM FREEZING.**

09/22/15

WisePaint
Paint Smart America!

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SAFETY & ENVIRONMENT

MONTANA-CANS aerosols are proudly produced by their parent company European Aerosols, one of the largest and most environmentally conscious aerosol manufactures in the world. European Aerosols has been avoiding and eliminating the use of ozone-depleting CFCs since 1975 and was the first company in Europe to voluntarily introduce ozone-friendly propellants. The complete global ban of these propellants occurred later in the 1990s. The formulas to which MONTANA-CANS spray paints are produced, are constantly monitored and focus on the latest findings to reduce the content of physiologically harmful components as far as possible. Such materials are replaced by less harmful alternatives with the same technical characteristics or reduced to concentrations that are not harmful to the user. Since 1981, European Aerosols products have not contained any toxic heavy metals.

Recyclable packaging, tin plate cans and the presence of the “Green Dot” on some products are an important European sign representing further contributions to reducing the environmental impact generally. Using new technologies and materials allows us to constantly reduce waste. For example, in 1995 the introduction of the black safety ring under the nozzle meant to resign the lid for the sprays and to avoid tons of plastics. Special cartons that are used both in-house and re-used externally by our suppliers means a further reduction in cardboard waste. The European Aerosols factory located in Haßmersheim Germany furthered their commitment to the environment by introducing a 9 station Eco Path around their grounds. The path not only gave homes to the many wildlife, flora and fauna species located in the area, but it also acted as a mirror for the environmental impact of the European Aerosols works.

Environmentally friendly

MONTANA-CANS are 100 % free of heavy metals and comply with the latest international labelling and safety regulations. The materials of MONTANA-CANS products are recyclable. We also hold the certificate of ISO EN 50001:2011 for efficient Energy management systems.

Quality and Safety Management

MONTANA-CANS has a quality management system certified to ISO EN 9001 and an environmental management system certified to ISO EN 14001. These internationally standardized management system modules not only strengthen the company's position in the market but also serve to set examples for all our employees and partners.

Product Safety

Users of MONTANA-CANS aerosols are assured of the highest level of safety. Manufacturing takes place in Germany under observance of all applicable safety regulations. All empty cans are also tested for loading capacity with a pressure of 15 bar. All filled aerosol cans are then weighed and placed in a water bath at 50°C to detect any overfilling or damage to the container. The caps are protected against being opened unintentionally, e.g. by children. The warning texts printed on the products are kept up to date and exceed the requirements of hazardous substances law and product liability.

MONTANA-CANS – Highest Quality made in Germany

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