



HISTORIC DISTRICT COMMISSION ADDITIONAL INFORMATION REQUEST

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

Date: 01/23/2026

Application Number: HDC2025-00747

APPLICANT & PROPERTY INFORMATION

NAME: Brooke Smith

COMPANY NAME: ROSSETTI

ADDRESS: 160 West Fort Street

CITY: Detroit

STATE: MI

ZIP: 48226

PROJECT ADDRESS: 1528 Woodward Ave

HISTORIC DISTRICT: Lower Woodward Avenue

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 yet complete. Please provide the following information:

1. It would be helpful to include detailed elevations and/or sections of the following:
 - Dimensioned drawing of the existing storefront opening
 - Dimensioned drawing of the proposed custom door and transom
 - Replacement door at the back of the building (please specify that no changes will be made to the opening/door frame for the new masonry opening) Also submit an additional photo circling the door in question.
2. Please provide method of installation for the signage
3. Please also specify that the installation of mechanical equipment will NOT be included in this application and that the contractors will submit an additional application.

APPLICANT RESPONSE

Response Date: 02/09/2026



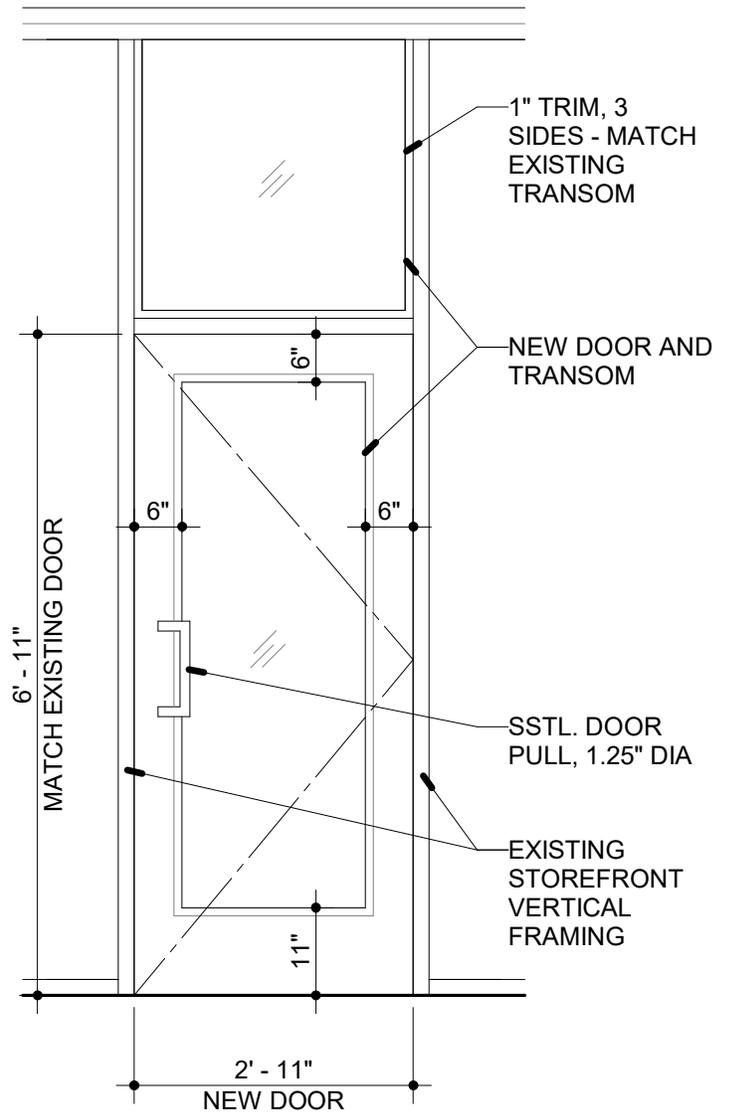
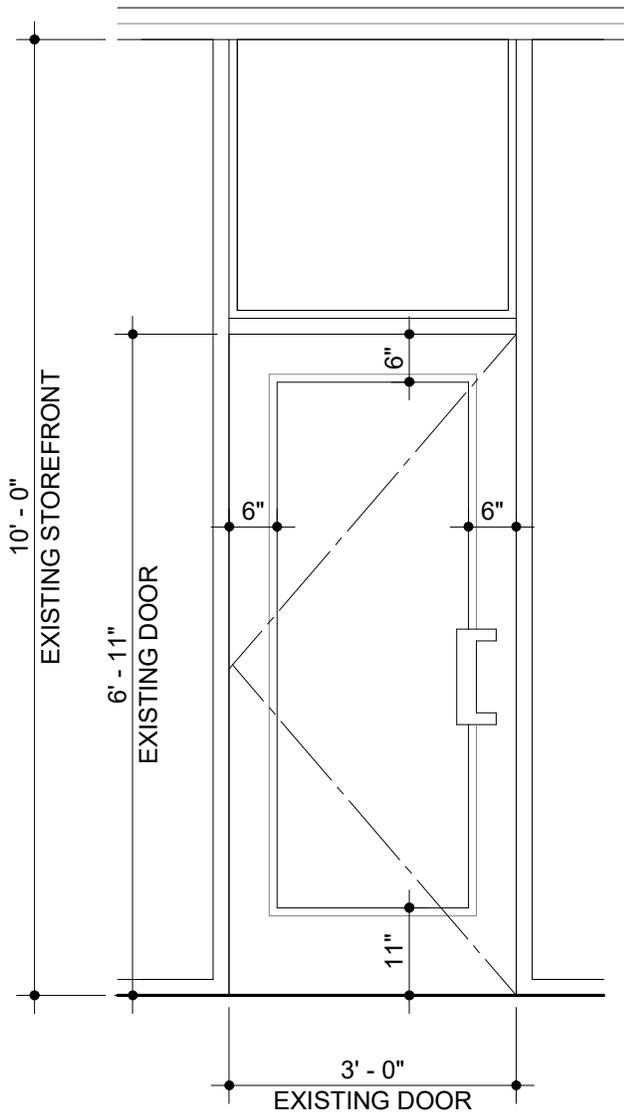
We apologize for the delay in our follow-up response but there have been a handful of Owner initiated changes to the project that have a direct impact to the HDC application. That said, please find enclosed responses to your most recent comments/requests.

1A - Please find enclosed detailed drawings of the existing Woodward Ave storefront entry door and the new service door. We have also enclosed a marked-up photograph of the Woodward Ave storefront with the added service door for your convenience.

1B - Please note, the Owner has decided to omit the proposed revisions to the exit door at the alley. Accordingly, the existing door and frame will remain "as is". Please refer to the attached photo noting the existing alley door is to remain "as is".

2 - Please find enclosed, an updated copy of the sign design drawings that now includes details for the method of attachment to the building structure. As you will see, the sign installer intends to attach the sign to the structure by extending thru-bolts through the fiber board spandrel panels to the building structure. If/when the sign is removed in the future, the holes in the fiber board spandrel panels can be easily patched and re-painted to match their original condition and the remaining spandrel panels.

3 - Since the original application, the Owner has decided to locate the (2) wall-mounted condenser units that were originally planned to be mounted to the exterior wall in the alley to the building basement. Accordingly, the wall-mounted condenser units are to be omitted from the application/request. Please refer to the attached photo noting that the wall-mounted condensers are no longer required.



1 HDC door review - Woodward Elevation

ASK-01 SCALE: 1/2" = 1'-0"

Autodesk Docs://Joe Louis Southern Kitchen/LSK_ARCH_R24.rvt
1/29/2026 3:16:18 PM

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#	DESCRIPTION	DATE
	HDC REVIEW	01/29/2026

PROJECT
Joe Louis Southern Kitchen

SKETCH TITLE
EXTERIOR DOOR ELEVATIONS

ROSSETTI
160 WEST FORT, SUITE 400
DETROIT, MICHIGAN 48226
ROSSETTI.COM 313.463.5151

SKETCH #
ASK-01



MASONRY OPENING FOR KITCHEN EXHAUST DUCT

EXTEIOR WALL-MOUNTED CONDENSERS HAVE BEEN ELIMINATED FROM THE PROJECT

EXISTING DOOR IS TO REMAIN "AS IS"

MASONRY OPENING FOR
MAKEUP AIR DUCT





NEW SERVICE DOOR

SIGN A6 Big Up Lit



DETROIT • GRAND RAPIDS

11444 Kaltz Ave., Warren MI 48089
 6490 East Fulton, Ada MI 49301
 586-759-2700 • www.metroсал.com

PROJECT # 252461	SIGNAGE SQ. FT. 70.37
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Date: 1/26/2026	Sales: Joe Stelzer
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File Name:
252461-01 Joe Louis Kitchen.cdr

Drawing Title: 252461-01 Joe Louis Kitchen A6 Big Up Lit Channel Letters Mounting Details REV-00 Pg 3

Designer:

Connie Fotiu

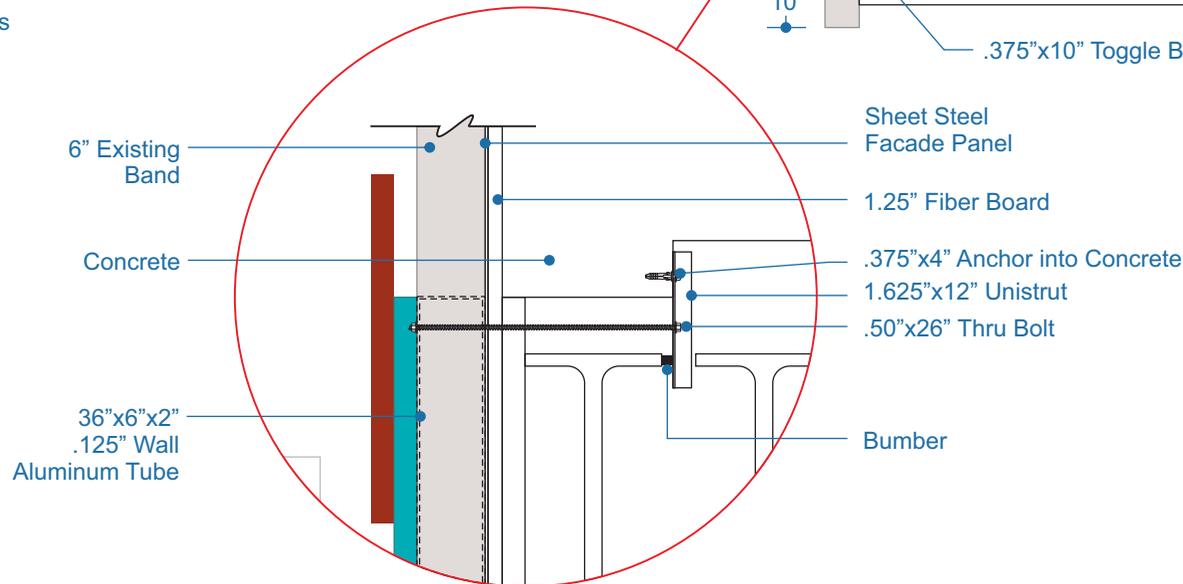
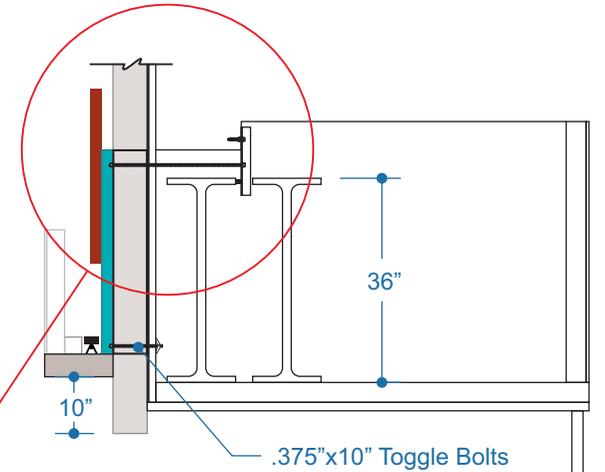
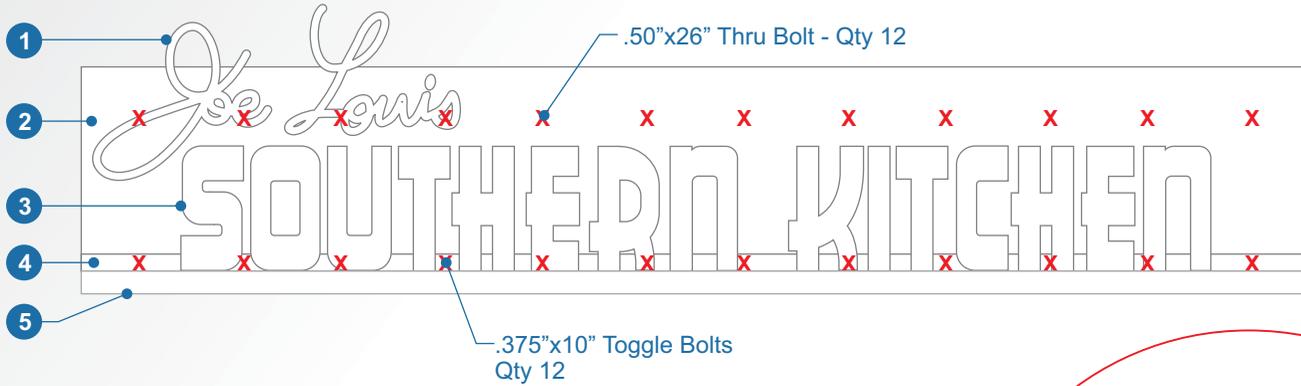
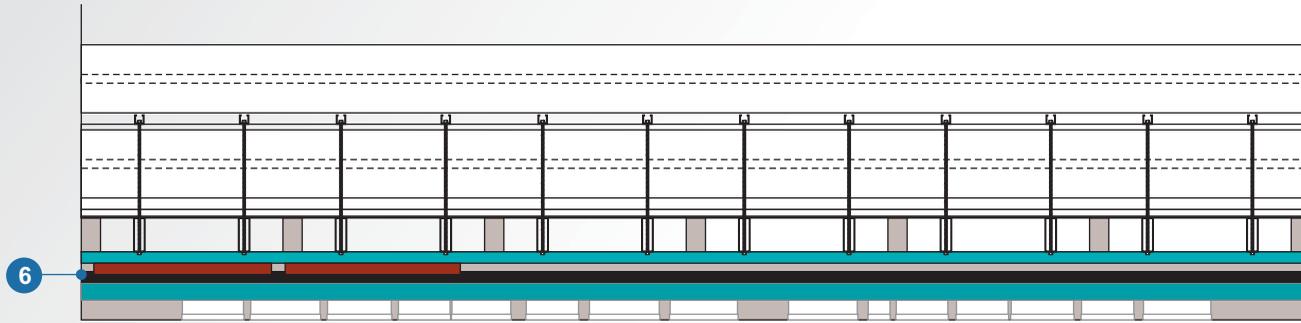
Revised By, Date and Number

TOTAL QTY: 1

MOUNTING DETAILS

Illuminated Channel Letters on Backer

- 1 Illuminated Channel Capsule
- 2 2" Deep, Fabricated Aluminum Backer Painted to Match PMS#7467c
- 3 Illuminated Channel Letters
- 4 3"x3" Raceway Painted to Match PMS7467c
- 5 Custom Fabricated Awning Measurements TBD
- 6 Up Lighting



Additional Notes

Customer Signature: _____ Date: _____

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Disconnect Switch Statement:
 The location of the disconnect switch after installation shall comply with Article 600.0 (A) of the National Electrical Code

INSTALLATION ADDRESS:
1528 WOODWARD AVENUE
DETROIT, MI 48226

COLOR PALETTE

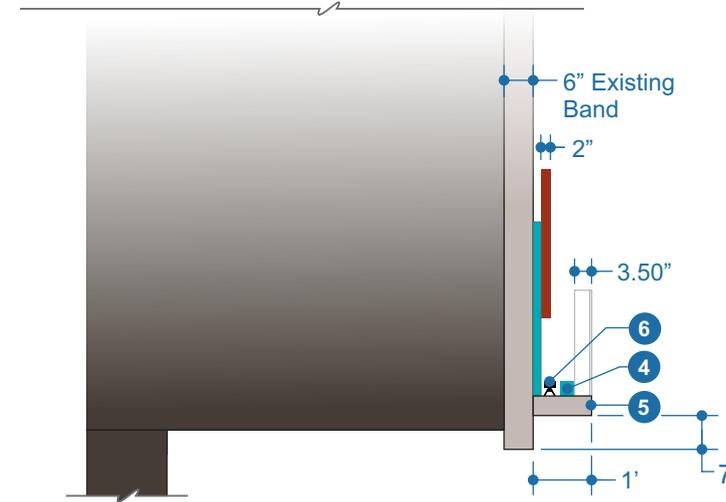
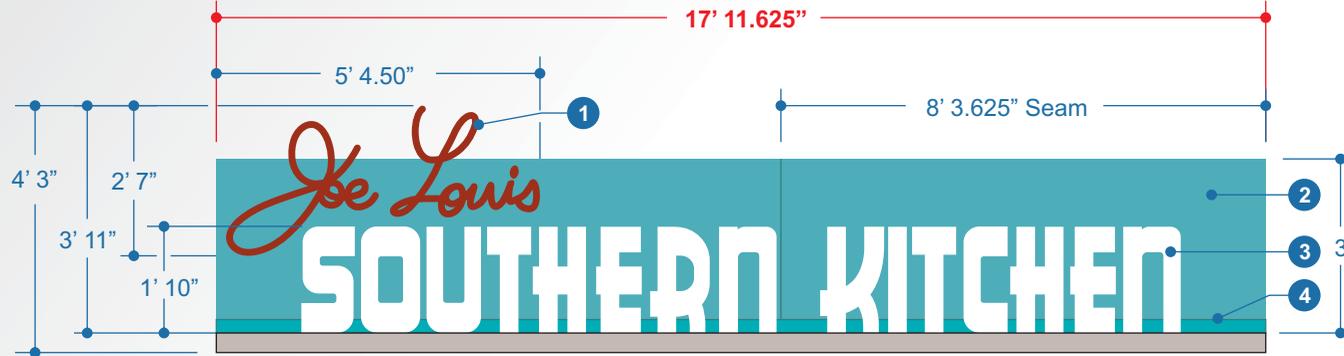
PMS# 484c	PMS# 7467c	WHITE	TBD	
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TOTAL QTY: 1

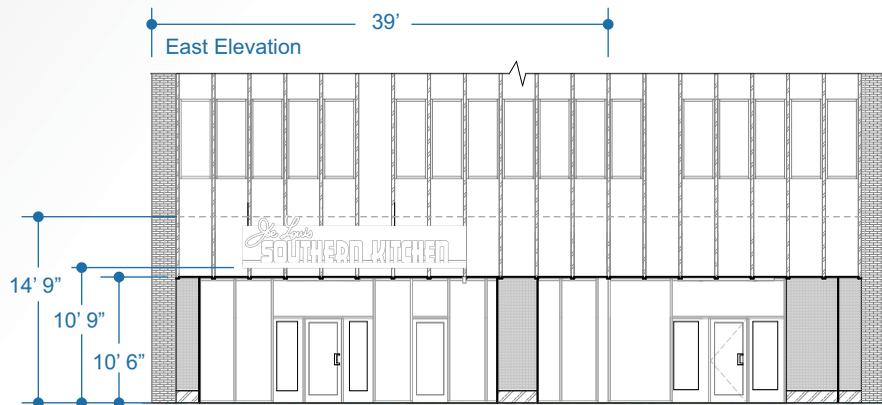
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PROPOSED - EAST ELEVATION



Additional Notes: **Confirm Measurement in RED**

Customer Signature:

Date:

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COLOR PALETTE



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PROJECT #	SIGNAGE SQ. FT.
252461	70.37

Date: 1/12/2026	Sales: Joe Stelzer
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File Name:
252461-01 Joe Louis Kitchen.cdr

Drawing Title: 252461-01 Joe Louis
Kitchen A6 Big Up Lit Channel Letters
Presentation REV-02 Pg 2

Designer:

Connie Fotiu

Revised By, Date and Number
Connie Fotiu 1/15/2026 REV-02

TOTAL QTY: 1

PRESENTATION

Notes:

