



HISTORIC DISTRICT COMMISSION APPLICATION FOR WORK APPROVAL

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

APPLICATION ID
HDC2025-00747

PROPERTY INFORMATION

ADDRESS(ES): 1528 Woodward Ave
HISTORIC DISTRICT: Lower Woodward Avenue

SCOPE OF WORK: (Check ALL that apply)

- | | | | | | |
|--|---|---------------------------------------|--|---|--------------------------------|
| <input checked="" type="checkbox"/> Windows/ Doors | <input type="checkbox"/> Walls/ Siding | <input type="checkbox"/> Painting | <input type="checkbox"/> Roof/Gutters/ Chimney | <input type="checkbox"/> Porch/Deck/Balcony | <input type="checkbox"/> Other |
| <input type="checkbox"/> Demolition | <input checked="" type="checkbox"/> Signage | <input type="checkbox"/> New Building | <input type="checkbox"/> Addition | <input type="checkbox"/> Site Improvements (landscape, trees, fences, patios, etc.) | |

BRIEF PROJECT DESCRIPTION:

ROSSETTI is working with Bedrock Detroit and Joe Louis Southern Kitchen (JLSK) for the development of a new restaurant on the ground floor level at 1528 Woodward Avenue, formally known as the United Foundation Building. Plans include introduction of a new door within the existing Woodward Avenue storefront that staff will use for servicing a proposed outdoor (seasonal) sidewalk dining area. The proposed door will match the existing doors within the existing Woodward Avenue storefront. Additionally, a new illuminated building sign is proposed to be mounted off the face of the existing exterior curtain wall, above the existing storefront entry into the new restaurant.

APPLICANT IDENTIFICATION

TYPE OF APPLICANT: Architect/Engineer/Consultant			
NAME: Brooke Smith		COMPANY NAME: ROSSETTI	
ADDRESS: 160 West Fort Street		CITY: Detroit	STATE: MI ZIP: 48226
PHONE: +1 (248) 310-1997		EMAIL: brsmith@rossetti.com	

I AGREE TO AND AFFIRM THE FOLLOWING:

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

<p>Signed by: <u>Brooke Smith</u></p> <p><small>255CBA3666E54B0...</small></p> <hr/> <p>SIGNATURE</p>	<p style="text-align: right;">ROSSETTI</p> <p style="text-align: right;">01/16/2026</p> <hr/> <p>DATE</p>
<p>160 West Fort Street</p> <p>+1 (248) 310-1997</p>	<p>Detroit MI 48226</p> <p>brsmith@rossetti.com</p>

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)

N/A

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.")

The existing Woodward Avenue storefront at 1528 Woodward Ave contains two (2) doors. The door to the north provides access to the ground level retail space that will serve as the entry to the new Joe Louis Southern Kitchen (JLSK) whereas the existing door to the south provides access to the elevator lobby serving the upper floors of the building.

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.")

For servicing a proposed (seasonal) sidewalk dining area, JLSK requested a new door be added at the existing storefront that would be used solely by wait staff servicing the outdoor dining area.

As part of the new restaurant development, a new building sign is proposed to be mounted off the face of the existing exterior curtain wall, above the existing storefront entry into the new restaurant.

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.")

Remove (1) glass storefront panel and sill, replace with new door, threshold and transom panel to match existing.

Install a new illuminated sign off the face of the existing exterior curtain wall. Proposed sign is approximately 18 feet long by 4 feet, three inches high and will project 12 inches from the face of the existing curtain wall.



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

<p>6. WINDOWS/DOORS <i>Detailed photographs of window(s) and/or door(s) proposed for replacement showing the condition of the interior and exterior of the window(s) and/or door(s)</i></p>	



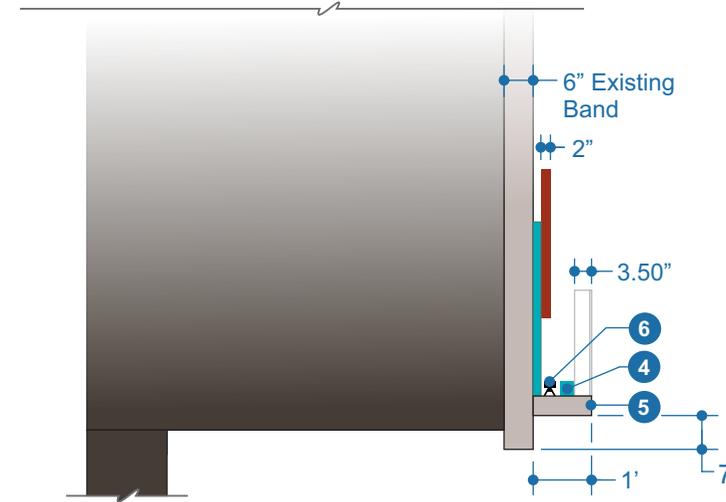
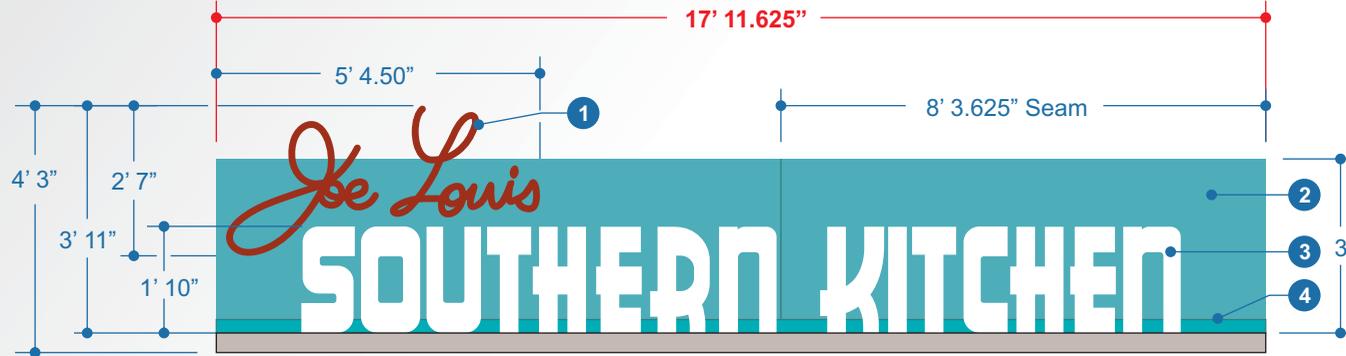
1528

DETROIT LABS
urban tech
exchange

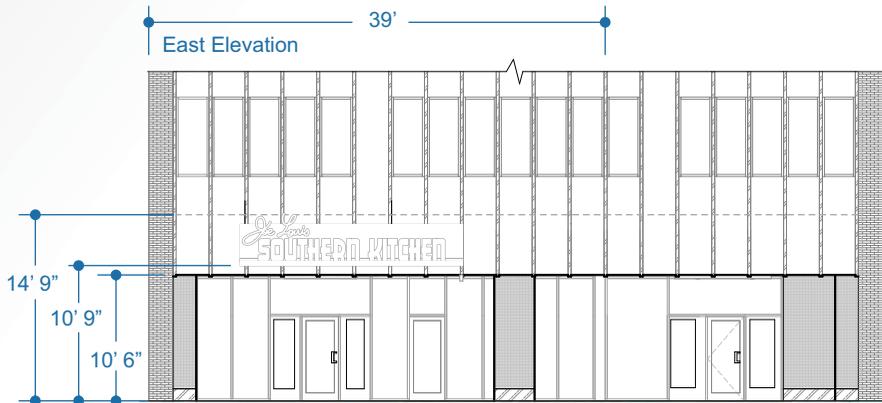




SIGN A6 Big Up Lit



PROPOSED - EAST ELEVATION



DETROIT • GRAND RAPIDS

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

PROJECT # 252461	SIGNAGE SQ. FT. 70.37
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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 Details REV-02 Pg 1

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

TOTAL QTY: 1

PROJECT 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: **Confirm Measurement in RED**

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



SIGN A6 Big Up Lit



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PROJECT #	SIGNAGE SQ. FT.
252461	70.37

Date: 1/12/2026	Sales: Joe Stelzer
--------------------	-----------------------

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:





December 15th, 2025,

City of Detroit
2 Woodward Ave
Detroit, MI 48226

RE: 1201 Webward LLC signage at 1528 Woodward, Detroit, Michigan 48226

To Whom It May Concern,

I am the Authorized Representative of the property located at 1528 Woodward St. 1528 Woodward St is in a high-density commercial district, as defined in the City of Detroit's Master Plan of Policies, within the Central Business District. This letter is being provided in connection with the signage Metro Signs will be installing for 1528 Webward Avenue LLC on the exterior of our property. The luminance of the proposed sign will comply with applicable regulations, which as of the date of this letter provides that luminance must not exceed 3,500 nits during the hours between 6:00am and the subsequent 10:00pm and 160 nits during the hours between 10:00pm and the subsequent 6:00am.

Sincerely,

OWNER

1528 Webward Avenue LLC
By Bedrock Management Services LLC, as agent

By:  boxSIGN 4W66YXLZ-4W916Z6X

Name: Jason Pammler
Its: Authorized Representative

