




[EXTERNAL] RE: 1545 Woodward - HDC application HDC2026-00117 - Questions on application and property

From Mike Essian <Mike@acdmail.com>

Date Thu 3/26/2026 11:58 AM

To Audra Dye <dyea@detroitmi.gov>

 1 attachment (4 MB)

HH Plaster Photo (before flood).png;

Audra,

I do not have photos of the entire ceiling without the scaffolding. This was an emergency that happened overnight, and our management team was concerned about the safety, clean up, and getting scaffold in place for protection. Please be mindful of the fact that this is senior affordable housing.

Our architect has recommended the existing ceiling should be fully removed and replaced. The reasons include that plumbing above the ceiling that serves the apartments needs to be fully assessed and possibly replaced and reinsulated to prevent future incidents. The insulation above the ceiling was fully saturated from the flood, which then absorbed into the ceiling causing the finish to collapse. The damaged insulation needs to be removed and replaced. We also need to inspect for other water damage including mold and mildew, as well as potential structural concerns. Our architect is also concerned about the suspension wire and framing for the ceiling. He recommends removal of the ceiling, inspection and repair work above the ceiling, and replacement of the ceiling grid. Leaving portions intact is infeasible (inspection to prevent future issues would be limited) and cost prohibitive.

Last Fall (before the flood), we received a bid for some minor plaster repair work and painting for a 12' section that was in poor condition (see attached photo). The bid for this work alone was \$53,130. The area damaged by the flood is more than twice the area covered by that bid, not to mention that the restoration work is more extensive now. Estimates for restoration far exceed \$125,000 (exclusive of the work required above the ceiling). We do not have the money for this work. Our proposed scope for the is expected to cost about \$25,000.

It is very expensive to keep the scaffolding in place to protect people coming/going from the building. We need to get this repair completed ASAP. We respectfully request expedited review and approval to proceed with the planned repairs.

Thank you,

Mike

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Mike Essian | Vice President

American Community Developers, Inc.

20250 Harper Avenue | Detroit, MI 48225

Direct: 313-458-5611 | Mobile: 313-539-5071 | Email: mike@acdmail.com

From: Audra Dye <dyea@detroitmi.gov>
Sent: Tuesday, March 24, 2026 3:12 PM
To: Mike Essian <Mike@acdmail.com>
Subject: 1545 Woodward - HDC application HDC2026-00117 - Questions on application and property

Good afternoon, Mr. Essian.

Upon review of the submitted application, I have a few questions to ask about the current proposal as well as previous work completed to the building.

Current Application

Please supply the following:

Photos of the entire ceiling prior to the scaffolding being erected. The Commission needs to understand the breadth of the damage and its potential repairability.

It would be helpful to have the following:

Repair estimate for the existing ceiling - did you obtain one?

Explanation of the repairs to the framing/substructure and why the remaining ceiling can't be retained and a new ceiling is necessary.

Cost estimate for the proposed ceiling.

Please note: the chance of the Commission approving the removal of the historically significant and distinctive character-defining feature is very small.

Prior Work at Building

Regarding the rehabilitation of the 2020 facades, one work item was for the historic lettering on the Woodward Avenue facade to be cleaned and reinstalled upon the new stone. This has not been done. Please inform staff of the status of the historic letters and their reinstallation. Also, the panels between the first and second floors were painted, as was the metal cornice at the outer archway. This work was not included in the COA and is unapproved.

Staff also learned while researching this property that there was a window opening between 2009 and 2011 that has altered the appearance of the Woodward facade - there is no record of HDC approval. Even if this was done by a prior owner, the alteration/violation remains with the property to be corrected or approved by the Commission.

The attached document offers visual reference to the above listed unapproved work items. You may add the unapproved work items to your current application if you wish and can ask for approval as-is, or you submit a proposal to correct certain/all work items.

Please submit the requested photos to me by noon, Thursday, 3/26. Please submit any additional documentation for the ceiling proposal, as well as inclusion of unapproved work items by end of day Monday, 3/30. Thank you.

Regards,

Audra Dye

Architectural Historian, Planner | Planning & Development | City of Detroit
Coleman A. Young Municipal Center, 2 Woodward Ave. Suite 808, Detroit, MI 48226