



HISTORIC DISTRICT COMMISSION APPLICATION FOR WORK APPROVAL

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

APPLICATION ID

HDC2026-00117

PROPERTY INFORMATION

ADDRESS(ES): 1545 Woodward

HISTORIC DISTRICT: Lower Woodward Avenue

SCOPE OF WORK: (Check ALL that apply)

- | | | | | | |
|--|---|--|---|---|---|
| <input 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 checked="" type="checkbox"/> Other |
| <input type="checkbox"/> Demolition | <input 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:

A pipe above the loggia ceiling on the Woodward side of the building froze during the recent extreme cold weather, then thawed and flooded, causing significant water damage in the loggia area of the building. This flooding caused portions of the ceiling to collapse. The pipe has been repaired, and scaffolding has been put in place to protect residents and commercial guests from potential injury if additional ceiling pieces fall. We need to repair the ceiling to protect from weather and improve the aesthetic.

APPLICANT IDENTIFICATION

TYPE OF APPLICANT: Property Owner/Homeowner

NAME: Mike Essian

COMPANY NAME: Himelhoch Unit 1 2017 L.L.C.

ADDRESS: 20250 Harper Avenue

CITY: Harper Woods

STATE: MI

ZIP: 48225

PHONE: +1 (313) 539-5071

EMAIL: mike@acdmail.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 I am the legal owner and/or occupant of the subject property and that the information on this application is true and correct.
- As required by the state Local Historic Districts Act, [Act 169 of 1970](#) (MCL399.205), I hereby certify that the property where work will be undertaken has, or will have before the proposed project completion date, a fire alarm system or a smoke alarm complying with the requirements of the Stille-DeRossett-Hale single state construction code act, [1972 PA 230, MCL 125.1501 to 125.1531](#).

Signed by:

Michael D. Essian II

36D621CE7D987462...

SIGNATURE

03/16/2026

DATE



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: <small>(only applicable if you've already applied for permits through ePLANS)</small>	N/A
---	-----

GENERAL

<p>1. DESCRIPTION OF EXISTING CONDITION <i>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.")</i></p> <p>Areas of the framing and substructure are exposed due to pipe break and flooding, causing sections of the ceiling to collapse. Temporary scaffolding is in place to prevent injuries from any additional materials falling. Parts of the ceiling and underside of the second-floor decking are open and exposed to the elements. As a preventative measure, water supply lines have been removed from this area since it is not a temperature-controlled area of the building.</p>	
<p>2. PHOTOGRAPHS <i>Help us understand your project. Please attach photographs of all areas where work is proposed.</i></p>	
<p>3. DESCRIPTION OF PROJECT <i>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.)</i></p> <p>Remove remainder of materials damaged by flooding, repair framing / substructure as needed, and replace entire ceiling with weather-tight material, then paint. The decorative metal work will remain (no repair/replacement necessary).</p>	
<p>4. DETAILED SCOPE OF WORK <i>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.")</i></p> <p>Repair framing/substructure, then install gypsum board and paint. The goal is a similar outcome to 1529 Woodward loggia ceiling (see attached photo).</p>	
<p>5. BROCHURES/CUT SHEETS <i>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.</i></p>	

ADDITIONAL DETAILS

<p>9. OTHER <i>Please provide any additional details. HDC Staff may ask you to submit additional information at a later time depending on your project.</i></p>	





