



HISTORIC DISTRICT COMMISSION APPLICATION FOR WORK APPROVAL

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

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|-----------------------|
| APPLICATION ID |
| HDC2026-00120 |

PROPERTY INFORMATION

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|------------------------------------|
| ADDRESS(ES): 2411 14TH ST |
| HISTORIC DISTRICT: Corktown |

SCOPE OF WORK: (Check ALL that apply)

- | | | | | | |
|---|---|--|--|--|--------------------------------|
| <input type="checkbox"/> Windows/ Doors | <input type="checkbox"/> Walls/ Siding | <input checked="" 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 checked="" type="checkbox"/> Site Improvements (landscape, trees, fences, patios, etc.) | |

BRIEF PROJECT DESCRIPTION:

The public art and storytelling initiative will bring the well-known and highly visible CPABuilding on Michigan Avenue and 14th Street to life with a powerful display that promotes healing and honors cancer survivors, caregivers, and families.

- The site will feature 103 hand-painted portraits depicting local cancer survivors or family ambassadors. Their faces and stories will bring their lived experiences with cancer into public spaces and everyday life, illuminated by local artist Patrick Ethen through projection mapping.
- The CPA building sign on the east wall was restored to illuminate, requested by residents.
- A large-scale Indigenous floral mural by local artist Ivan Montoya & a Corktown youth resident apprentice
- Planter beds with Indigenous florals planted with Brightside Collective and volunteers

APPLICANT IDENTIFICATION

Three Community Paint-by-Numbers Building Wrap Murals to be installed in June, September, and October during community gatherings

TYPE OF APPLICANT: Architect/Engineer/Consultant

- An audio installation featuring the stories of survivors & creatives, available for download. Accompanied by a detached phone

| | | | |
|----------------------------------|--|------------------|-------------------|
| 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:

| | |
|-------------------------------------|--|
| <input checked="" type="checkbox"/> | I understand that the failure to upload all required documentation may result in extended review times for my project and/or a denied application. |
| <input checked="" type="checkbox"/> | 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. |
| <input checked="" type="checkbox"/> | 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. |
| <input checked="" type="checkbox"/> | 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 |

DocuSigned by:
Hannah Berry

03/16/2026

SIGNATURE

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

GENERAL

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|---|---|
| <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>See photos attached to proposal under photographs Boards currently remained up. We are proposing a new solution to replace all current boards.</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>103 locally painted portraits of Detroit-based cancer survivors or a family ambassadors in the windows A large-scale Indigenous floral mural by Ivan Montoya & an apprentice on the west wall Planter beds with Indigenous florals planted with Brightside Collective throughout the neighborhood Three Community Paint-by-Numbers Building Murals on Alpha paneling on the storefronts of the North, East and South side of the building An audio installation with stories of the survivors & creatives within the property</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>A. Replace boards and put portraits in replace (See SOW) B. Remove conduit, powerwash building C. NA D. Replace boards with Alpha Panels (See SOW) E. Install phonebooth and QR codes to digital platform (See SOW)</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

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|---|---|
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| | |
| <p>8. SITE IMPROVEMENTS <i>If site improvements are proposed, please provide any relevant site improvement plans pertaining to your project.</i></p> |  |
| | |



LIONS & RABBITS
CENTER FOR THE ARTS



CORKTOWN X HISTORICAL COMMISSION
MARCH 2026



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.



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.



TIMELINE

| | | |
|----------------------|---|---|
| <p>2025</p> | <p>COMMUNITY ENGAGEMENT & PILOTING</p> | <ul style="list-style-type: none"> • 13 portraits created • Drains and manhole covers printmade with creatives • Historical designation for building • Community engagement and other necessary logistics |
| <p>MAY 2026</p> | <p>INSTALLATION</p> | <ul style="list-style-type: none"> • Portraits, murals, phone station and neon and additional lighting installation • Historical designation and planter install |
| <p>JUN 2025</p> | <p>PLACEMAKING WEEK</p> | <ul style="list-style-type: none"> • Community meal with stakeholders onsite. • Paint-by-numbers mural installation (1 of 3) |
| <p>SEP 2025</p> | <p>DETROIT MONTH OF DESIGN</p> | <ul style="list-style-type: none"> • Community meal with stakeholders onsite. • Paint-by-numbers mural installation (2 of 3) |
| <p>OCT 11, 20...</p> | <p>ACS MAKING STRIDES WALK / WOMEN & TECH CONVENTION (FEMOLOGY)</p> | <ul style="list-style-type: none"> • Community meal with stakeholders onsite. • Paint-by-numbers mural installation (3 of 3) |

SIGN UP AS A
CREATIVE



SIGN UP AS A
SURVIVOR



DONATE TODAY



SIGN UP AS A
CREATIVE



SIGN UP AS A
SURVIVOR



DONATE TODAY



A. SURVIVOR PORTRAIT PANELS INSTALLATION; LOCAL CREATIVES

- The 112 high-resolution printed portraits are stretched and attached to preinstalled 2X4s in the windows on the south, east, and north sides of the building.
- No drilling or alterations to the historic building materials will occur
- Projection mapping on each portrait will be installed with local creatives, Patrick Ethen, with support from Third Coast Electric.
- NO LED strip lighting will be installed

GENERATED EXAMPLE OF NEON LIGHTING MOCK UP



GENERATED EXAMPLE OF PORTRAIT MOCK UP



EXAMPLE PORTRAIT: SATI SMITH CREATED BY SETH SHARP PHOTOGRAPH BY LAMAR DUPREE



INSTALLATION PROCESS AND EXAMPLE - BRITTON INC



Frame detail
(shown closed)



Frame decal
(shown open)



Mitered edges
connect and fasten
with "L" braces



Tensioning springs
connect to grommets
and hold banners taut

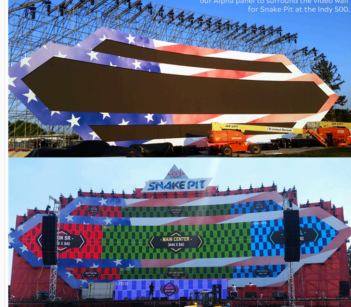
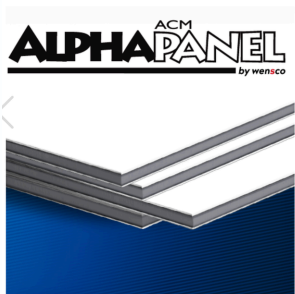
Flip frame design
(can be custom colored)

Tensioned springs hold
banners tight as a drum



B. COMMUNITY PAINT-BY-NUMBERS MURALS

- New Alpha Panels will be affixed to a freestanding frame temporarily installed with fasteners at the base of the building, preserving the reversible nature of the work and community paint days



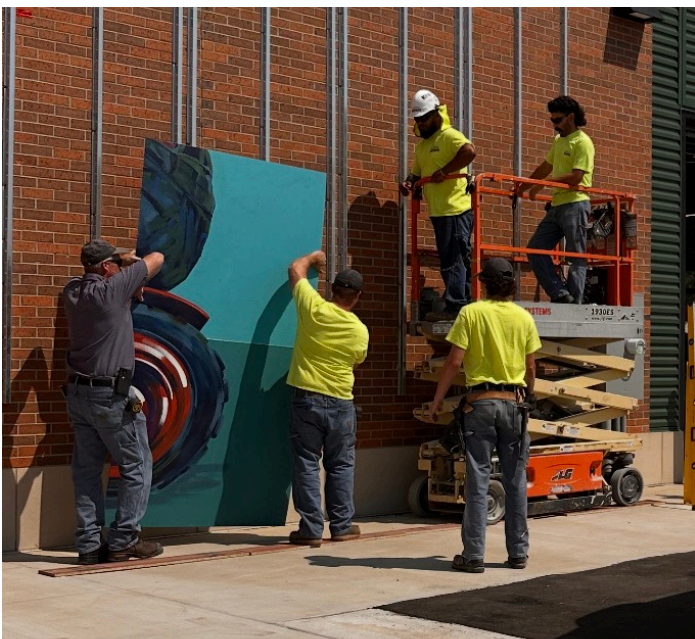
- SPANNER AKA SNAKE EYES, PIG NOSE
- TRI-WING
- HEX SOCKET
- TRI-GROOVE/TAMPRUF
- ONE WAY SLOTTED
- EXTERNAL PENTAGON AKA 5 POINT SCREW (PENTA BOLT)
- TORX/6-LOBE
- PHILLIPS
- EXTERNAL HEX

ALPHA PANELING - 10X8FT SHEETS ATTACHMENT SCREWS

PAINT BY NUMBERS EXAMPLE



PANEL INSTALLATION EXAMPLE



C. WEST WALL MURAL: IVAN MONTOYA & APPRENTICE

- 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.
- Additional hanging conduit will be removed.

D. INTERACTIVE “PAYPHONE” INSTALLATIONS: INTERACTIVE PARTICIPATION

- The concept involves freestanding, self-contained “payphone-style” kiosks or vending-machine-like stations that play pre-recorded oral histories and eventually allow visitors to record new messages.
- These units will be placed independently of the building, with all installations remaining movable, preserving the site’s flexibility and historical integrity.
- A QR code system will also be available for users to access with their smartphones.

PHONE BOOTH STATION
UNDER AWNING

REMOVED
CONDUIT

REPLACE
BOARD
FOR
WINDOW



MURAL TITLE: ARBOL DE VIDA / TREE OF LIFE



MURAL SKETCH: IVAN MONTOYA

MARCH 16, 2026

MURAL NARRATIVE: IVAN MONTOYA

ÁRBOL DE VIDA / TREE OF LIFE

As an archetypal symbol found within our world's mythological and spiritual stories, this mural is a reinterpretation of the Tree of Life. As in those traditions, this tree is a reminder of the interconnected ecosystem that we play a part of - both in life as in death. Each branch is a path taken, each leaf a memory made, unanimously growing larger and more beautiful with every experience.

This mural intends to weave Celtic and American Indigenous (pre-hispanic and North American) symbolism as a way to honor the people that have inhabited Corktown and the land that it exists on. My intention with this mural is to decorate the landscape with symbols and icons that remind us of the joy and beauty of the human spirit.

In this version of the tree of life, a large, proud oak stems from the ground stretching upwards to the sky. Below the surface, its roots weave continuously, much like in the Celtic interpretation of the tree of life. The roots are knotted around a face and a monarch butterfly. The Butterfly, a symbol of beauty and brevity of life, is equal in size to the face. This serves as a reminder that like the butterfly, our life is beautiful and fleeting. Like the butterfly, our life contains an individual journey that colors the path in which it travels.

Above ground, Man, Woman, and Child bring the native wildflowers of Michigan. Bouquets of Goldenrods, Asters, and Coneflowers to name a few. These offerings are meant to adorn the tree of life as a sign of planting beauty and hope throughout our life. They reflect the patient nurturing of the things we cherish, and act as a symbol of gratitude. Gratitude for the memories made, gratitude for the opportunities and experiences granted to us in life.

The sun will rise behind the mural and set facing it. The illusion of light and color in the mural will ideally work in harmony with the way the sun interacts with the mural surface.



PHOTOS: JASON HALL, 3/2026



PHOTOS: HANNAH BERRY, 2025

MARCH 2026- WINDOWS

(INTERIOR VIEW, HANNAH BERRY)



MARCH 2026- CLOCK AND NEON (EXTERIOR & INTERIOR VIEW, HANNAH BERRY)



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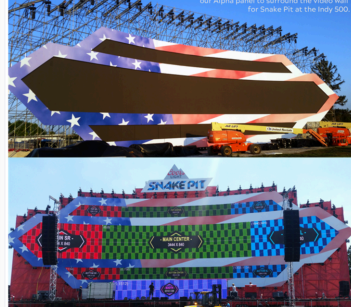
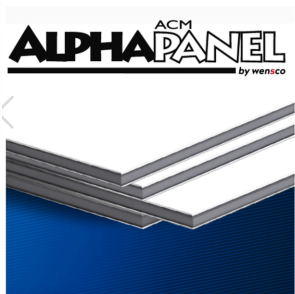
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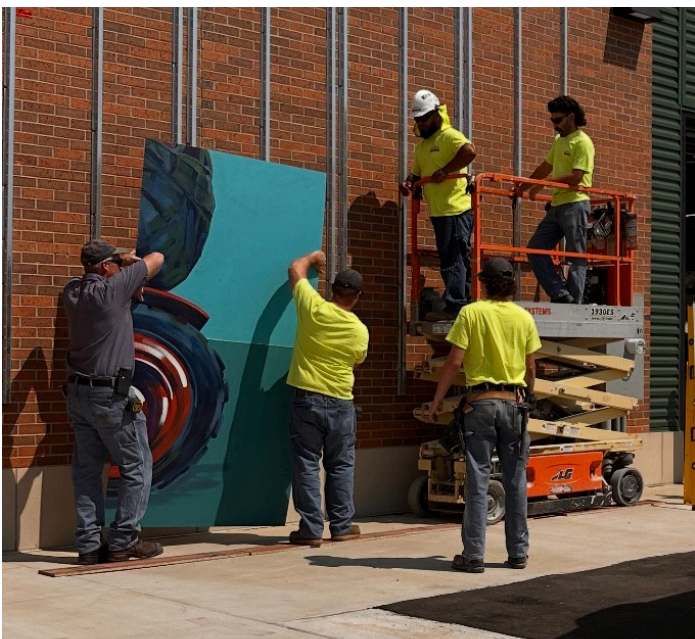
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