

**City of Detroit**  
OFFICE OF THE CITY CLERK

Janice M. Winfrey  
City Clerk

Vivian A. Hudson  
Deputy City Clerk

**DEPARTMENTAL REFERENCE COMMUNICATION**

*Thursday, August 16, 2007*

*To: The Department or Commission Listed Below*

*From: Janice M. Winfrey, Detroit City Clerk*

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The following petition is herewith referred to you for report and recommendation to the City Council.

In accordance with that body's directive, kindly return the same with your report in duplicate within four (4) weeks.

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DPW - CITY ENGINEERING DIVISION

**2027** *Brandon H. Barton, Jr., et al, for conversion of alley to easement for property located at Algonac, Canonbury, and East McNichols streets*

RECEIVED  
AUG 23 2007

CEC  
NOEL  
TRD

59B  
LVM 486



DETROIT  
CITY CLERK

2001 AUG 16 A 7:55




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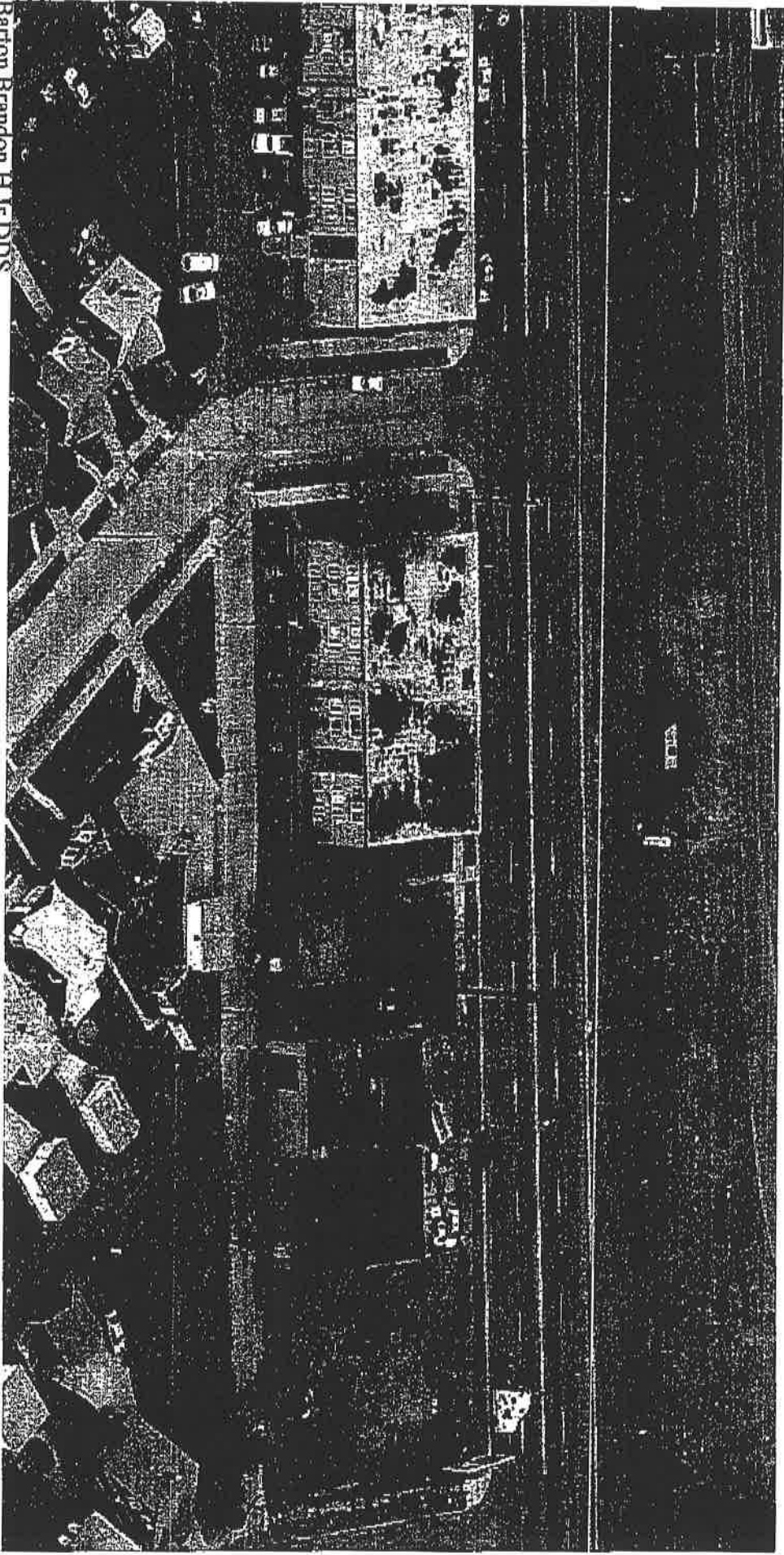
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Detroit, MI

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Barton Brandon H J DDS

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X *Ally Clooms*

City of Detroit  
OFFICE OF THE CITY CLERK

Janice M. Winfrey  
City Clerk

Vivian A. Hudson  
Deputy City Clerk

DEPARTMENTAL REFERENCE COMMUNICATION

Thursday, August 09, 2007

RECEIVED  
AUG 14 2007

To: The Department or Commission Listed Below

From: Janice M. Winfrey, Detroit City Clerk

The following petition is herewith referred to you for report and recommendation to the City Council.

In accordance with that body's directive, kindly return the same with your report in duplicate within four (4) weeks.

DPW - CITY ENGINEERING DIVISION      DPW/TRAFFIC ENGINEERING

1998 Model T Automotive Heritage Complex, Inc., request for easement related to restoration of the façade of Historic Ford Piquette Avenue Plant to circa 1904 appearance, located at 411 Piquette Avenue at Beaubien Avenue.

NOTE; NOTE:  The Detroit City Council is on recess from Monday, July 30, 2007 through Tuesday, September 10, 2007. The City Clerk request that Departments directly handle request which fall within those dates. PLEASE EXPEDITE!!!

CED  
NOEL  
TED

31F  
LVM 362

1998

3 AUG 07 1:15

--CITY CLERK

# MODEL T AUTOMOTIVE HERITAGE COMPLEX, INC.

140 Edison Avenue  
Detroit, Michigan 48202-1559

August 1, 2007

Honorable City Council  
c/o Jackie L. Currie, City Clerk  
200 Coleman A. Young Municipal Center  
2 Woodard Avenue  
Detroit, MI 48202

JANICE M. WIMFVEY



Attention: Honorable City Council

**RE: Request for easement related to restoration of the façade of the historic Ford Piquette Avenue Plant to circa 1904 appearance.**

**REQUEST:** We request an easement to encroach on the City right-of-way in order to replicate the original steps and sodding. (Please see enclosed blueprints.)

**LOCATION:** 411 Piquette Avenue at Beaubien Avenue.

**SCHEDULE:** Construction is anticipated to begin in September.

**FUNDING:** The Model T Automotive Heritage Complex, Inc., (T-PLEX), in partnership with Wayne County Department of Public Services, has received funding under MDOT's Transportation Enhancement Program to restore the façade of the historic Ford Piquette Avenue Plant, the birthplace of the Model T, to its circa 1904 appearance. (Project Number ENH200300338). The total project cost is \$199,500.00 (including \$39,900.00 in matching funds provided by T-Plex).

**IMPORTANCE:** The Ford Piquette Avenue Plant is a National Historic Landmark, City Historic District and a State Historic Site. It is included in the National Register of Historic Places and all restoration work will be in accordance with Secretary of Interior Standards. T-Plex is becoming a tourist destination and is contributing to the economic revitalization of the Milwaukee Junction area.

**CONTACT INFORMATION:** Jerald Mitchell 313 867-8960

Sincerely,

J. A. Mitchell

Jerald A. Mitchell  
Founder & CEO, T-Plex

DICK 410.9845

31F  
LVM 362

BET

BRUSH / BEAUBIE  
N/O P-PIQUETTE

cc: K. Cockrel, Jr., A. Tinsley-Talabi

Visit our website [www.tplex.org](http://www.tplex.org)  
Neither T-PLEX nor the Ford Piquette Avenue Plant are affiliated with the Ford Motor Company  
The Model T Automotive Heritage Complex, Inc. (T-Plex) is a 501(c)(3) non-profit organization.  
Donations to T-Plex are tax deductible.

# FAÇADE RESTORATION

CONSTRUCTION SET  
3/16/05

## DRAWING LIST

### ARCHITECTURAL

- A-1 SITE PLAN / ENTRY RECONSTRUCTION
- A-2 MASONRY RESTORATION
- A-3 WINDOW RESTORATIONS
- A-4 ENTRY RECONSTRUCTION
- R-83-B UTILITY TRENCHES
- R-96-C SOIL EROSION & SEDIMENTATION CONTROL MEASURES
- R-100-D SOIL EROSION & SEDIMENTATION CONTROL MEASURES

EXCEPT WHERE OTHERWISE NOTED ON THESE PLANS, OR IN THE PROPOSAL OR SUPPLEMENTAL SPECIFICATIONS CONTAINED HEREIN, ALL MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH MICHIGAN DEPARTMENT OF TRANSPORTATION 2003 INTERIM STANDARD SPECIFICATIONS FOR CONSTRUCTION, AND WITH THE SECRETARY OF THE INTERIOR'S STANDARDS FOR RESTORATION.

NH03338  
'NE COUNTY  
ENH200300338

411 PIQUETTE ST.  
DETROIT, MI



BUILDING  
TIME  
LESS IS

MASONRY BEARING WALLS.

TOTAL



QUINN EVANS | ARCHITECTS

# FORD PIQUETTE AVENUE PLANT

DETROIT, MI

QE|A A05113-01



MDOT PROJECT NO  
CITY OF DETROIT, MI  
FEDERAL PROJECT NO



**SITE LOCATION**  
NOT TO SCALE

## PROJECT TEAM

### OWNER:

MODEL T AUTOMOTIVE HERITAGE COMPLEX, INC. (T-PLEX)  
140 EDISON AVENUE  
DETROIT, MI 48202-1559  
PH: 313.867.8960

### ARCHITECT:

QUINN EVANS / ARCHITECTS  
219 N. MAIN STREET  
ANN ARBOR, MICHIGAN 48104  
PH: 734.663.5888  
FAX: 734.663.5044

### DEPT. OF PUBLIC SERVICES:

WAYNE CO. DEPT OF PUBLIC RESOURCES  
415 CLIFFORD, SUITE 800  
DETROIT, MI 48226

### PUBLIC UTILITIES:

MICHIGAN CONSOLIDATED GAS COMPANY  
2000 SECOND AVE.  
DETROIT, MI 48226  
PH: 313.235.4000

### PROJECT DESCRIPTION:

PROJECT RESTORES THE FRONT (SOUTH) FAÇADE. FRONT DOOR IS FOR APPEARANCE PURPOSES ONLY. FRONT DOOR WILL BE LOCKED CLOSED. FUTURE BARRIER PLANNED FOR DOOR AT WEST ELEVATION.

BUILDING USE: WAREHOUSE, VACANT

CONSTRUCTION TYPE: TYPE IV, HEAVY TIMBER

BUILDING CODE: MICHIGAN BUILDING CODE 2003

BUILDING SIZE: 22,000 PER FLOOR, 3 STORIES = 66

BUILDING IS LISTED ON THE NATIONAL REGISTER OF HISTORIC PLACES







**F1** EXTERIOR MASONRY CRACKS

A-2 1/4"=1' REFERRED FROM: File Name:

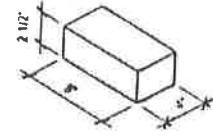
**GENERAL NOTES:**

- A. REMOVE PAINT FROM MASONRY AND STEEL LINTELS (AT SECOND FLOOR WINDOWS)
- B. RECONSTRUCT ORIGINAL ENTRY DOOR AND ADJACENT WINDOWS AS SHOWN ON SHEET A-4
- C. RECONSTRUCT MASONRY ARCHES TO MATCH THE ORIGINAL ABOVE WINDOWS A-1, A-1, F-1, AND F-2
- D. TUCK POINT MASONRY JOINTS AND CRACKS
- E. REPLACE ALL BRICKS WITH ERODED SURFACES. NOTE CONCENTRATION OF SUCH BRICKS AT PARAPET AT SECOND FLOOR BELT COURSE AND BELOW WATER TABLE. INCLUDE REPLACEMENT OF DAMAGED AND ERODED BRICK IN AREA THAT WILL BE EXPOSED WHEN GRADE IN FRONT OF BUILDING IS LOWERED.
- F. REPLACE BRICK WITH HOLES IN THEM AT EXISTING GAS SERVICE.
- G. REPLACE ERODED BRICKS AT SOUTHEAST CORNER OF BUILDING.
- H. REPLACE FACE BRICK WHERE BRIDGE FROM ADJACENT BUILDING ABUTS THIS BUILDING. PROVIDE EXPANSION JOINT PER DETAIL A8
- I. PROVIDE MORTAR PARGING AT WATER COURSE AND BELT COURSE PER DETAIL A12
- J. REMOVE ROOFING FROM BACK SIDE OF PARAPET. LEAVE ROOFING FROM BELOW FIRST MORTAR JOINT THAT IS 8" OR MORE ABOVE THE SURFACE OF THE ADJACENT FLAT ROOF. INSTALL FLASHING PER DETAIL A14
- K. REPAIR MASONRY AS NEEDED AT BACK FACE OF PARAPET. ASSUME 100% REPLACEMENT OF BRICK FROM LINE OF FLASHING TO TOP OF PARAPET.
- L. INSTALL FLASHING AT BACK FACE OF PARAPET PER DETAIL A14

**PHOTO NOTE:**

PHOTO ILLUSTRATIONS ARE FOR GENERAL INFORMATION ONLY. CONTRACTOR SHALL CHECK CONDITION OF BUILDING IN FIELD. BIDS SHALL INCLUDE TUCKPOINTING OF ALL JOINTS THAT ARE ERODED OVER 1/8" BEHIND THE FACE OF THE BRICK. TUCKPOINTING OF ALL CRACKS. REPLACING ALL ERODED BRICK AND REPLACING ALL BRICKS WITH HOLES IN THEM.

**BRICK SIZE:  
VERIFY IN FIELD**



SCALE: 1-1/2" = 1'



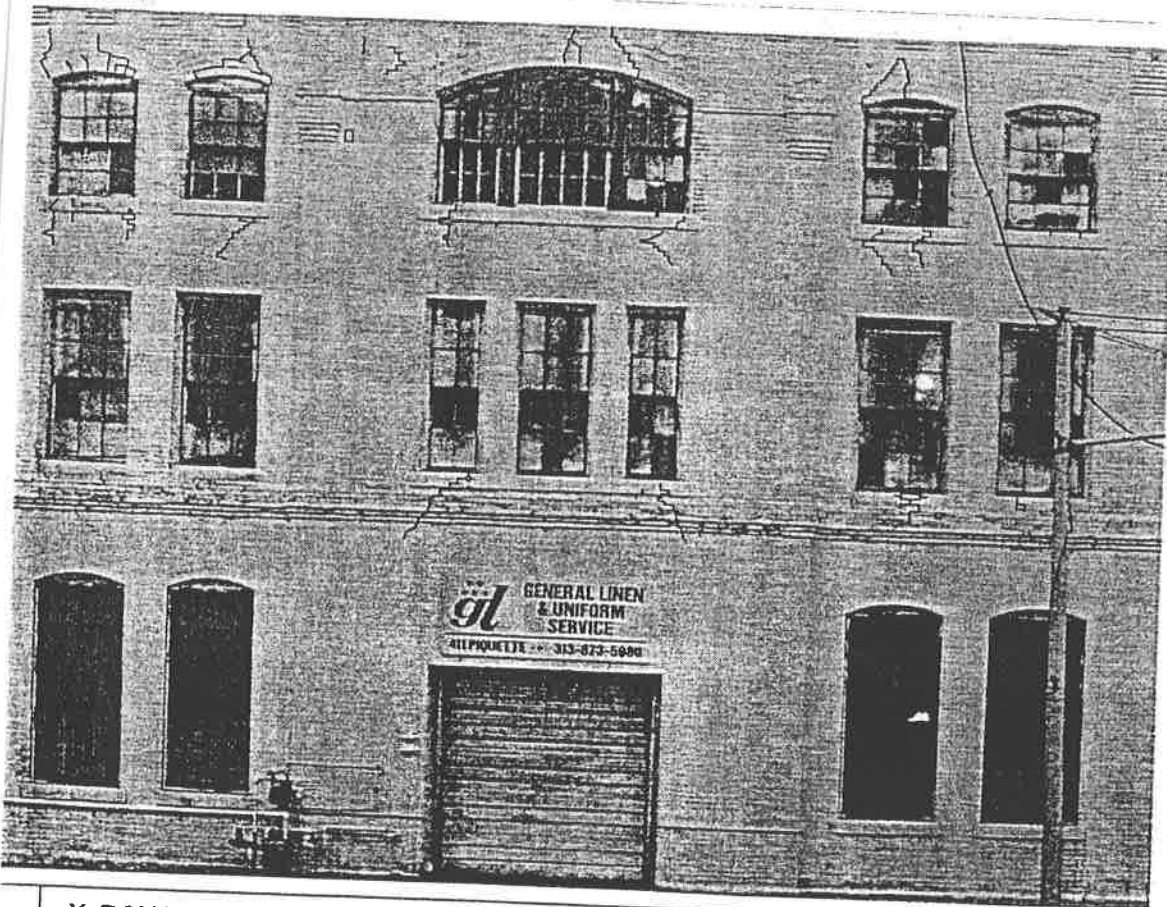
QUINN EVANS  
ARCHITECTS

219 1/2 N Main Street  
Ann Arbor, Michigan 48104  
734 663 5888 1734 663 5044  
www.QuinnEvans.com

**FORD  
PIQUETTE**  
MODEL PLANT  
FACADE  
RESTORATION

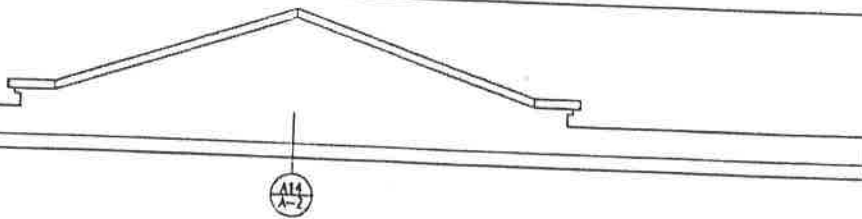
DETROIT, MI  
GE|A No. 05113.00;

**MASONRY  
RESTORATION**



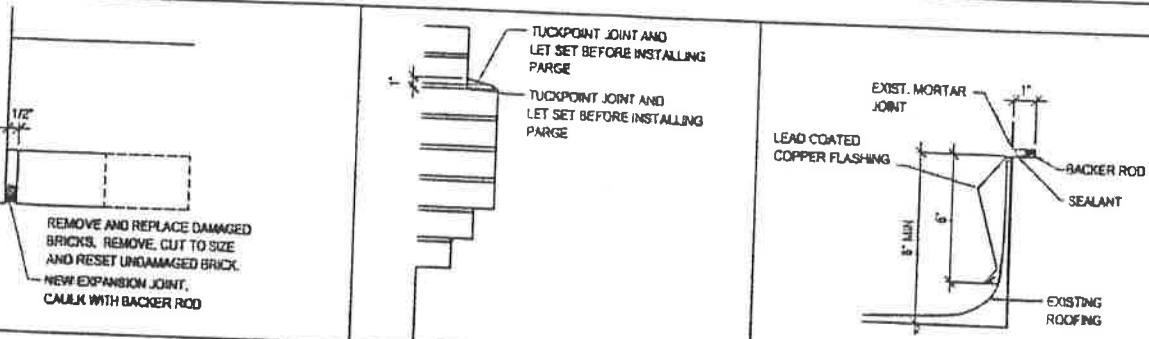
**X-RAY VIEW OF INTERIOR CRACKS SHOWN ON EXTERIOR**

1/4" = 1' REFERRED FROM: File Name



**BACK FACE OF PARAPET**

1/4" = 1' REFERRED FROM: File Name



**BRICK REPLACEMENT**

**A12**

**PARGE DETAIL**

**A14**

**FLASHING DTL.**

3" = 1' REFERRED FROM: File Name

A-2

1-1/2" = 1' REFERRED FROM:

A-2

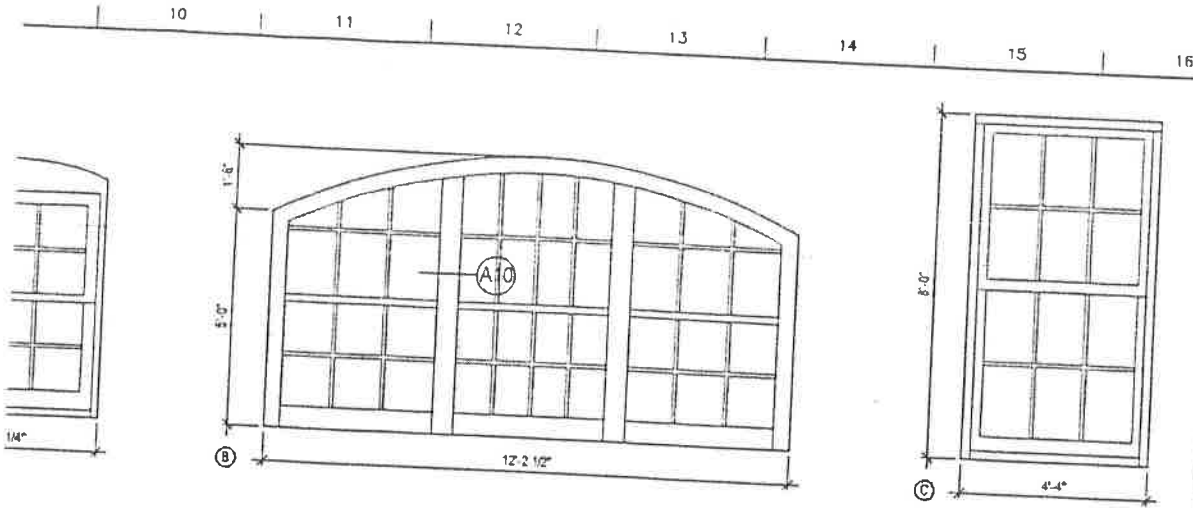
1-1/2" = 1' REFERRED FROM:

NO.	TITLE	DATE
1	REVIEW SET	02/02/05
2	CONSTRUCTION	03/16/05

FILE NAME: A-2

**A-2**






  
**QUINN EVANS**
  
**ARCHITECTS**

219 1/2 N Main Street  
 Ann Arbor, Michigan 48104  
 734 663 5888 1734 663 5044  
 www.quinnevans.com

# FORD PIQUETTE

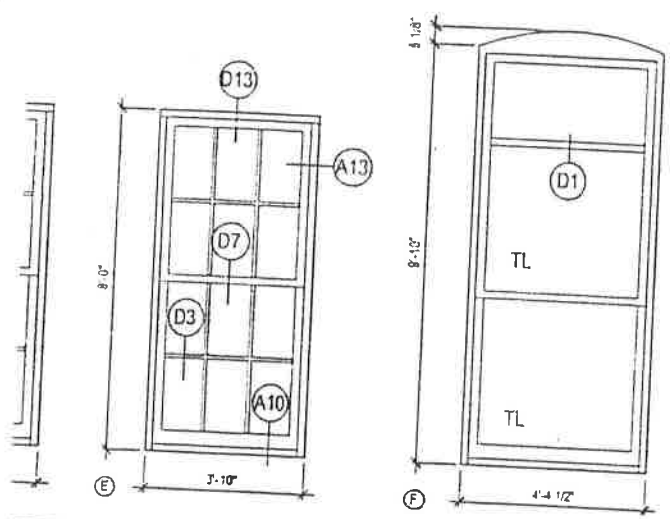
MODEL T PLANT  
 FACADE  
 RESTORATION

DETROIT, MI  
 GEJA No. 05113.00;

# WINDOW RESTORATION

### GENERAL NOTES

- A. RESTORE ALL EXISTING WINDOWS.
- B. ROUT SASH AND PROVIDE NEW WEATHERSTRIPPING AT ALL WINDOWS.
- C. PROVIDE SASH LOCKS AT ALL DOUBLE HUNG WINDOWS.
- D. PROVIDE NEW SASH TO MATCH EXISTING SASH AT WINDOWS F-3 AND F-4. RETURN EXISTING SASH TO OWNER.
- E. REMOVE AND REINSTALL EXISTING WINDOWS A-1, A-2, F-1, AND F-2 AS NEEDED TO ACCOMMODATE MASONRY ARCH RECONSTRUCTION. REUSE EXISTING MATERIALS TO GREATEST EXTENT FEASIBLE.
- F. PRIME AND PAINT INTERIOR AND EXTERIOR OF ALL WINDOWS. BACK PRIME ALL NEW ELEMENTS.
- G. SEE SHEET A-4 FOR RECONSTRUCTION OF FRONT ENTRY WITH SIDE WINDOWS.
- H. CAULK EXTERIOR PERIMETER OF WINDOWS AT JOINTS BETWEEN TRIM AND MASONRY. REMOVE TRIM B, ROUT AND REINSTALL, THEN CAULK.
- I. REMOVE, PREP AND PAINT, AND REINSTALL SECURITY SCREENS AT F-1, F-2, F-3, AND F-4.



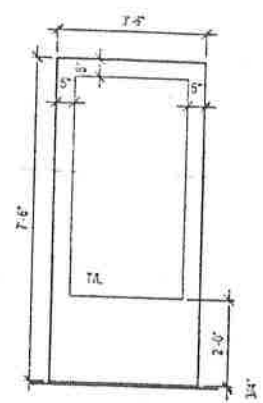
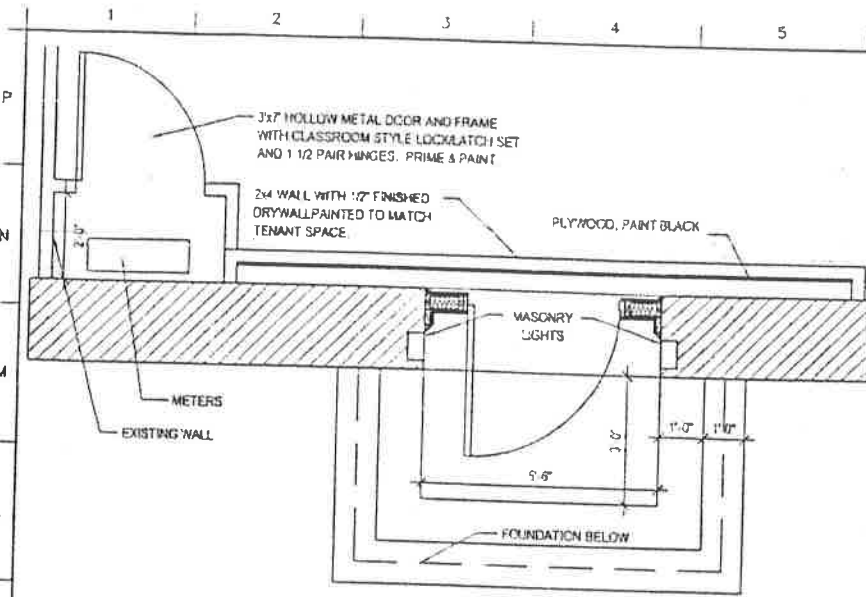
### WINDOW ELEVATIONS ALL DETAILS ARE TYPICAL

1/2" = 1" REFERRED FROM: File Name:

	<b>D10</b> <b>SILL DETAIL</b> SCALE: 3" = 1" REFERRED FROM:		<b>D13</b> <b>HEAD @ ARCHED TOP</b> SCALE: 3" = 1" REFERRED FROM:
	<b>A10</b> <b>MULLION AT 3RD FLOOR</b> SCALE: 3" = 1" REFERRED FROM:		<b>A13</b> <b>WINDOW JAMB</b> SCALE: 3" = 1" REFERRED FROM:

NO.	TITLE	DATE
1	REVIEW SET	02/02/05
2	CONSTRUCTION	03/16/05

**A-3**

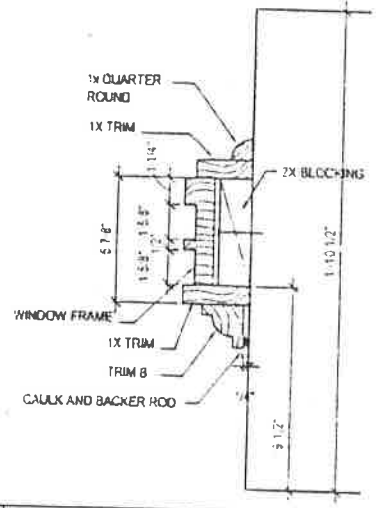


**K1 ENTRY PLAN**

SCALE: 1/2" = 1'-0" REFERRED FROM: File Name

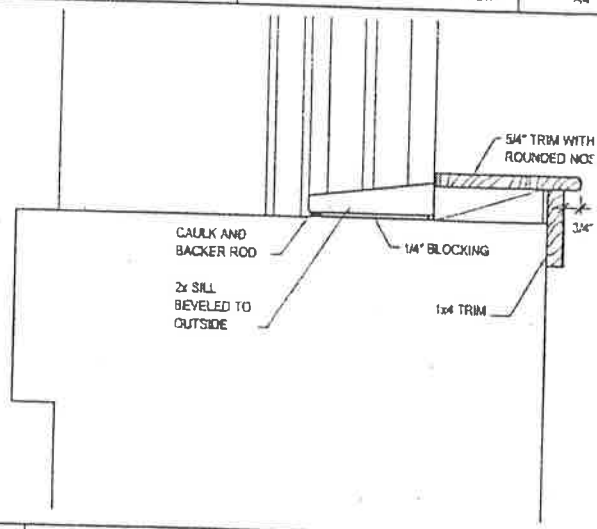
**K6 DOOR ELEVATION**

SCALE: 1/2" = 1'-0" REFERRED FROM: File Name



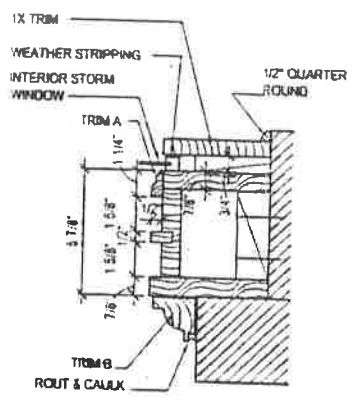
**F1 NEW WINDOW HEAD/JAMB**

SCALE: 3/4" = 1'-0" REFERRED FROM: File Name



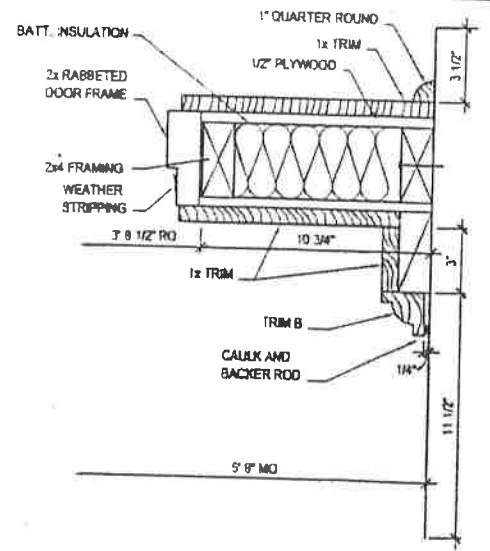
**F5 NEW WINDOW SILL**

SCALE: 3/4" = 1'-0" REFERRED FROM: File Name



**A1 INTERIOR STORM JAMB**

SCALE: 3/4" = 1'-0" REFERRED FROM: File Name



**A5 DOOR JAMB**

SCALE: 3/4" = 1'-0" REFERRED FROM: File Name

**BRUSH**

470

308

01001800

470

**BEAUBIEN**

308

**PIQUETTE**

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### Property and Land Search Results

7 total record(s) were found in your search.

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**Search Criteria:** [ [Click here to refine search](#) ]

Search for records where **Parcel Number** begins with "01001800".

Search Results From 1 - 7 of 7

<u>Parcel Number</u> ↑	<u>Owner Name</u>	<u>Property Address</u>
<a href="#">01001800.</a>	MODEL-T AUTOMOTIVE HERITAGE COMPLEX	411 PIQUETTE
<a href="#">01001800.000A</a>	HERITAGE INVESTMENT CO	411 PIQUETTE
<a href="#">01001800.000B</a>	MODEL-T AUTOMOTIVE HERITAGE COMPLEX	451 PIQUETTE
<a href="#">01001800.000C</a>	MODEL-T AUTOMOTIVE HERITAGE COMPLEX	451 PIQUETTE
<a href="#">01001800.001</a>	HERITAGE INVESTMENT CO	411 PIQUETTE
<a href="#">01001800.002A</a>	MODEL-T AUTOMOTIVE HERITAGE COMPLEX	451 PIQUETTE
<a href="#">01001800.002L</a>	MODEL-T AUTOMOTIVE HERITAGE COMPLEX	451 PIQUETTE



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### Additional Pages

- General/Sales
- Buildings
- Images/Sketches

### Related Details...

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Main > Assessing > Property and Land Search > Results > Details

## General Property Information

Parcel: 01001800.



**\*\*NOTE:** There are 0 Images and 0 sketches attached to the

### Property Address

411 PIQUETTE  
DETROIT, MI 48202

### Owner Information

MODEL-T AUTOMOTIVE HERITAGE COMPLEX  
140 EDISON AVENUE  
DETROIT, MI 48202-1559

Unit: 01

### Taxpayer Information

SEE OWNER INFORMATION

### General Information for Tax Year 2008

Property Class:	703	Assessed Value:	\$0
School District:	D - DETROIT SCHOOLS	Taxable Value:	\$0
State Equalized Value:	\$0	Map #	01
DISTRICT	4	Date of Last Name Chg:	11/04/2
Date Filed:			
Principal Residence Exemption (2007 May 1):	0.0000 %		
Principal Residence Exemption (2007 Final):	0.0000 %		

### Land Information

Acreage:	3.32	Frontage:	308.00
Zoning Code:		Depth:	0.00 Ft.
Land Value:	\$144,760	Mortgage Code:	
Land Improvements:	\$0	Lot Dimensions/Comments:	N/A
Renaissance Zone:	3 (Complies With Zone)		

### Legal Information

N PIQUETTE O L 4 & S 40 FT OF VAC TROMBLEY EMILY CAMPAUS L3 P64 PLATS, W C R 1/96 308 X 470 APPORTIONMENT TO 01001800.000A AND 01001800.000B 03/15/04 AND 01001800.000C 03/26/04

### Sales Information

7 sale record(s) found.

Sale Date	Sale Price	Instrument	Grantor	Grantee	Terms Of Sale
04/07/2000	\$300,000.00	LC	HERITAGE INVESTMENT CO.	MODEL-T AUTOMOTIVE HERITAGE COMPLEX	ARMS LENGT
04/07/2000	\$300,000.00	LC	HERITAGE INVESTMENT CO.	MODEL-T AUTOMOTIVE HERITAGE COMPLEX	ARMS LENGT
04/07/2000	\$300,000.00	LC	HERITAGE INVESTMENT CO.	MODEL-T AUTOMOTIVE HERITAGE COMPLEX	ARMS LENGT
04/07/2000	\$300,000.00	LC	HERITAGE INVESTMENT CO.	MODEL-T AUTOMOTIVE HERITAGE COMPLEX	ARMS LENGT
04/07/2000	\$300,000.00	LC	HERITAGE INVESTMENT CO.	MODEL-T AUTOMOTIVE HERITAGE COMPLEX	ARMS LENGT
09/01/1989	\$300,000.00	WD			VA-VERIFIED BY APPR
08/01/1968	\$300,000.00	WD			ARMS LENGT

Load Building Information on this Page.

### Building Information

14 building(s) found.

Description	Floor Area
Commercial/Industrial Building 1 - Industrial, Light Manufacturing	109276 Sq. Ft.

#### General Information

<b>Floor Area:</b>	109276 Sq. Ft.	<b>Estimated TCV:</b>	N/A
<b>Occupancy:</b>	Industrial, Light Manufacturing	<b>Class:</b>	C
<b>Stories Above Ground:</b>	4	<b>Average Story Height:</b>	0
<b>Year Built:</b>	1920	<b>Year Remodeled:</b>	0
<b>Percent Complete:</b>	100%	<b>Heat:</b>	No He
<b>Physical Percent Good:</b>	40%	<b>Functional Percent Good:</b>	Coolir
<b>Economic Percent Good:</b>	100%	<b>Effective Age:</b>	100%
			45 yr:

Commercial/Industrial Building 10 - Industrial, Light Manufacturing	109276 Sq. Ft.
---	----------------

#### General Information

<b>Floor Area:</b>	109276 Sq. Ft.	<b>Estimated TCV:</b>	N/A
<b>Occupancy:</b>	Industrial, Light Manufacturing	<b>Class:</b>	C
<b>Stories Above Ground:</b>	4	<b>Average Story Height:</b>	0
<b>Year Built:</b>	1920	<b>Year Remodeled:</b>	0
<b>Percent Complete:</b>	100%	<b>Heat:</b>	No He
<b>Physical Percent Good:</b>	40%	<b>Functional Percent Good:</b>	Coolir
<b>Economic Percent Good:</b>	100%	<b>Effective Age:</b>	100%
			45 yr:

Commercial/Industrial Building 11 - Shed, Utility, 4 Wall	2650 Sq. Ft.
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General Information			
<b>Floor Area:</b>	2650 Sq. Ft.	<b>Estimated TCV:</b>	N/A
<b>Occupancy:</b>	Shed, Utility, 4 Wall	<b>Class:</b>	C
<b>Stories Above Ground:</b>	1	<b>Average Story Height:</b>	0
<b>Year Built:</b>	1946	<b>Year Remodeled:</b>	0
<b>Percent Complete:</b>	100%	<b>Heat:</b>	Steam
<b>Physical Percent Good:</b>	92%	<b>Functional Percent Good:</b>	with f 100%
<b>Economic Percent Good:</b>	100%	<b>Effective Age:</b>	4 yrs.

Commercial/Industrial Building 12 - Garage, Service/Repair				5769 Sq. Ft.
General Information				
<b>Floor Area:</b>	5769 Sq. Ft.	<b>Estimated TCV:</b>	N/A	
<b>Occupancy:</b>	Garage, Service/Repair	<b>Class:</b>	C	
<b>Stories Above Ground:</b>	1	<b>Average Story Height:</b>	0	
<b>Year Built:</b>	1969	<b>Year Remodeled:</b>	0	
<b>Percent Complete:</b>	100%	<b>Heat:</b>	Steam	
<b>Physical Percent Good:</b>	92%	<b>Functional Percent Good:</b>	with f 100%	
<b>Economic Percent Good:</b>	100%	<b>Effective Age:</b>	4 yrs.	

Commercial/Industrial Building 13 - Industrial, Light Manufacturing				43456 Sq. Ft.
General Information				
<b>Floor Area:</b>	43456 Sq. Ft.	<b>Estimated TCV:</b>	N/A	
<b>Occupancy:</b>	Industrial, Light Manufacturing	<b>Class:</b>	C	
<b>Stories Above Ground:</b>	2	<b>Average Story Height:</b>	0	
<b>Year Built:</b>	1904	<b>Year Remodeled:</b>	0	
<b>Percent Complete:</b>	100%	<b>Heat:</b>	Steam	
<b>Physical Percent Good:</b>	40%	<b>Functional Percent Good:</b>	with f 50%	
<b>Economic Percent Good:</b>	100%	<b>Effective Age:</b>	102 y	

Commercial/Industrial Building 14 - Industrial, Light Manufacturing				21728 Sq. Ft.
General Information				
<b>Floor Area:</b>	21728 Sq. Ft.	<b>Estimated TCV:</b>	N/A	
<b>Occupancy:</b>	Industrial, Light Manufacturing	<b>Class:</b>	C	
<b>Stories Above Ground:</b>	1	<b>Average Story Height:</b>	0	
<b>Year Built:</b>	1904	<b>Year Remodeled:</b>	0	
<b>Percent Complete:</b>	100%	<b>Heat:</b>	Steam	
<b>Physical Percent Good:</b>	40%	<b>Functional Percent Good:</b>	with f 100%	
<b>Economic Percent Good:</b>	100%	<b>Effective Age:</b>	102 y	

Commercial/Industrial Building 2 - Industrial, Light Manufacturing				67584 Sq. Ft.
General Information				
<b>Floor Area:</b>	67584 Sq. Ft.	<b>Estimated TCV:</b>	N/A	
<b>Occupancy:</b>	Industrial, Light	<b>Class:</b>	C	

		Manufacturing	
<b>Stories Above Ground:</b>	3	<b>Average Story Height:</b>	0
<b>Year Built:</b>	1904	<b>Year Remodeled:</b>	0
<b>Percent Complete:</b>	100%	<b>Heat:</b>	Steam with E
<b>Physical Percent Good:</b>	40%	<b>Functional Percent Good:</b>	100%
<b>Economic Percent Good:</b>	100%	<b>Effective Age:</b>	53 yrs

Commercial/Industrial Building 3 - *Shed, Utility, 4 Wall* 2650 Sq. Ft.

<b>General Information</b>			
<b>Floor Area:</b>	2650 Sq. Ft.	<b>Estimated TCV:</b>	N/A
<b>Occupancy:</b>	Shed, Utility, 4 Wall	<b>Class:</b>	C
<b>Stories Above Ground:</b>	1	<b>Average Story Height:</b>	0
<b>Year Built:</b>	1946	<b>Year Remodeled:</b>	0
<b>Percent Complete:</b>	100%	<b>Heat:</b>	Steam with E
<b>Physical Percent Good:</b>	92%	<b>Functional Percent Good:</b>	100%
<b>Economic Percent Good:</b>	100%	<b>Effective Age:</b>	4 yrs.

Commercial/Industrial Building 4 - *Garage, Service/Repair* 5769 Sq. Ft.

<b>General Information</b>			
<b>Floor Area:</b>	5769 Sq. Ft.	<b>Estimated TCV:</b>	N/A
<b>Occupancy:</b>	Garage, Service/Repair	<b>Class:</b>	C
<b>Stories Above Ground:</b>	1	<b>Average Story Height:</b>	0
<b>Year Built:</b>	1969	<b>Year Remodeled:</b>	0
<b>Percent Complete:</b>	100%	<b>Heat:</b>	Steam with E
<b>Physical Percent Good:</b>	92%	<b>Functional Percent Good:</b>	100%
<b>Economic Percent Good:</b>	100%	<b>Effective Age:</b>	4 yrs.

Commercial/Industrial Building 5 - *Industrial, Light Manufacturing* 109276 Sq. Ft.

<b>General Information</b>			
<b>Floor Area:</b>	109276 Sq. Ft.	<b>Estimated TCV:</b>	N/A
<b>Occupancy:</b>	Industrial, Light Manufacturing	<b>Class:</b>	C
<b>Stories Above Ground:</b>	4	<b>Average Story Height:</b>	0
<b>Year Built:</b>	1920	<b>Year Remodeled:</b>	0
<b>Percent Complete:</b>	100%	<b>Heat:</b>	No Heat
<b>Physical Percent Good:</b>	40%	<b>Functional Percent Good:</b>	Cooling
<b>Economic Percent Good:</b>	100%	<b>Effective Age:</b>	100% 45 yrs

Commercial/Industrial Building 6 - *Shed, Utility, 4 Wall* 2650 Sq. Ft.

<b>General Information</b>			
<b>Floor Area:</b>	2650 Sq. Ft.	<b>Estimated TCV:</b>	N/A
<b>Occupancy:</b>	Shed, Utility, 4 Wall	<b>Class:</b>	C
<b>Stories Above Ground:</b>	1	<b>Average Story Height:</b>	0
<b>Year Built:</b>	1946	<b>Year Remodeled:</b>	0
<b>Percent Complete:</b>	100%	<b>Heat:</b>	Steam with E
<b>Physical Percent Good:</b>	92%	<b>Functional Percent Good:</b>	100%
<b>Economic Percent Good:</b>	100%	<b>Effective Age:</b>	4 yrs.

## Commercial/Industrial Building 7 - Garage, Service/Repair

5769 Sq. Ft.

**General Information**

<b>Floor Area:</b>	5769 Sq. Ft.	<b>Estimated TCV:</b>	N/A
<b>Occupancy:</b>	Garage, Service/Repair	<b>Class:</b>	C
<b>Stories Above Ground:</b>	1	<b>Average Story Height:</b>	0
<b>Year Built:</b>	1969	<b>Year Remodeled:</b>	0
<b>Percent Complete:</b>	100%	<b>Heat:</b>	Steam with f
<b>Physical Percent Good:</b>	92%	<b>Functional Percent Good:</b>	100%
<b>Economic Percent Good:</b>	100%	<b>Effective Age:</b>	4 yrs.

## Commercial/Industrial Building 8 - Industrial, Light Manufacturing

21728 Sq. Ft.

**General Information**

<b>Floor Area:</b>	21728 Sq. Ft.	<b>Estimated TCV:</b>	N/A
<b>Occupancy:</b>	Industrial, Light Manufacturing	<b>Class:</b>	C
<b>Stories Above Ground:</b>	1	<b>Average Story Height:</b>	0
<b>Year Built:</b>	1904	<b>Year Remodeled:</b>	0
<b>Percent Complete:</b>	100%	<b>Heat:</b>	Steam with f
<b>Physical Percent Good:</b>	40%	<b>Functional Percent Good:</b>	100%
<b>Economic Percent Good:</b>	100%	<b>Effective Age:</b>	102 y

## Commercial/Industrial Building 9 - Industrial, Light Manufacturing

43456 Sq. Ft.

**General Information**

<b>Floor Area:</b>	43456 Sq. Ft.	<b>Estimated TCV:</b>	N/A
<b>Occupancy:</b>	Industrial, Light Manufacturing	<b>Class:</b>	C
<b>Stories Above Ground:</b>	2	<b>Average Story Height:</b>	0
<b>Year Built:</b>	1904	<b>Year Remodeled:</b>	0
<b>Percent Complete:</b>	100%	<b>Heat:</b>	Steam with f
<b>Physical Percent Good:</b>	40%	<b>Functional Percent Good:</b>	50%
<b>Economic Percent Good:</b>	100%	<b>Effective Age:</b>	102 y

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[Privacy Policy](#)

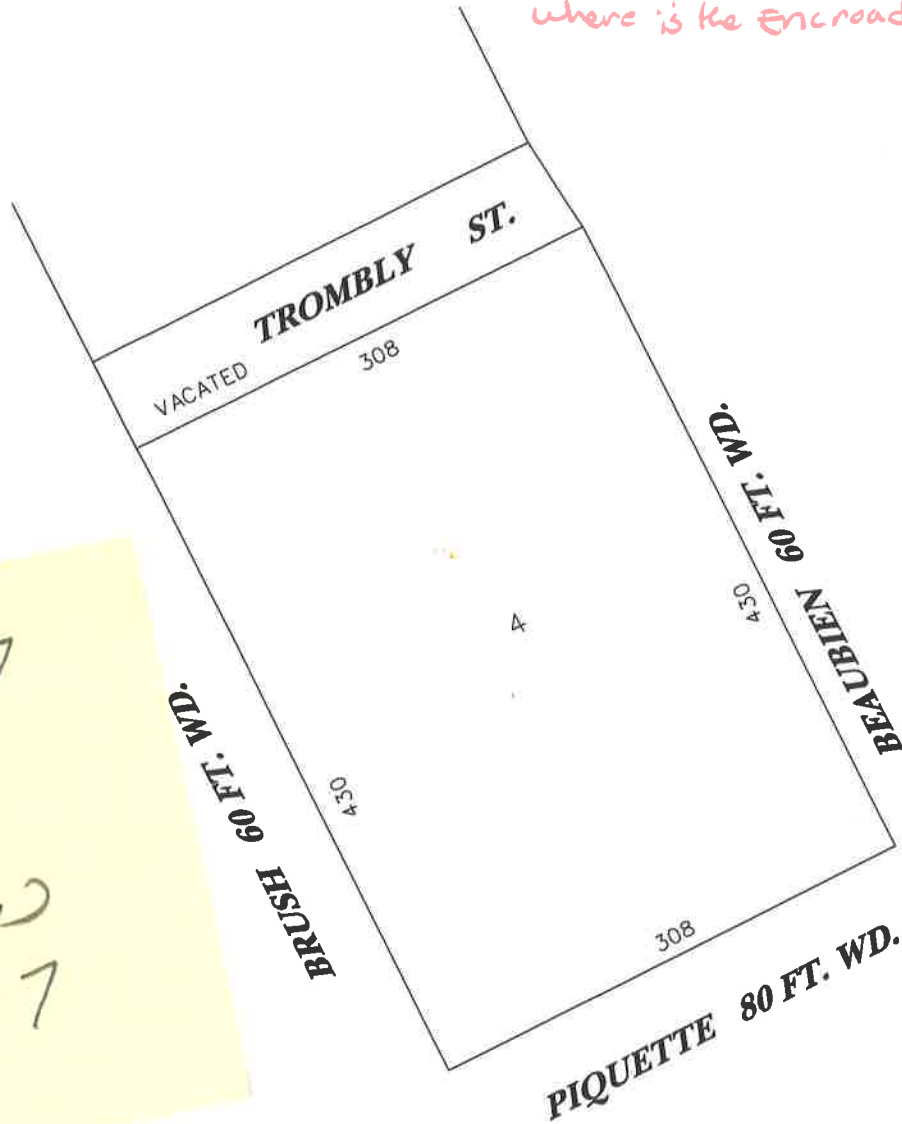


**PETITION NO. 1998**  
**MODEL T AUTOMOTIVE H. COMPLEX INC.**  
**140 EDISON AVE**  
**DETROIT, MI 48202-1559**  
**c/o JERALD A. MITCHELL**  
**PHONE NO. 313-867-8960**

313



From the petition letter and plans  
 I can NOT Tell how much and  
 where the facade encroachments  
 are. Petitioner needs know that  
 C.E.D. need more information as to  
 where is the encroachment.



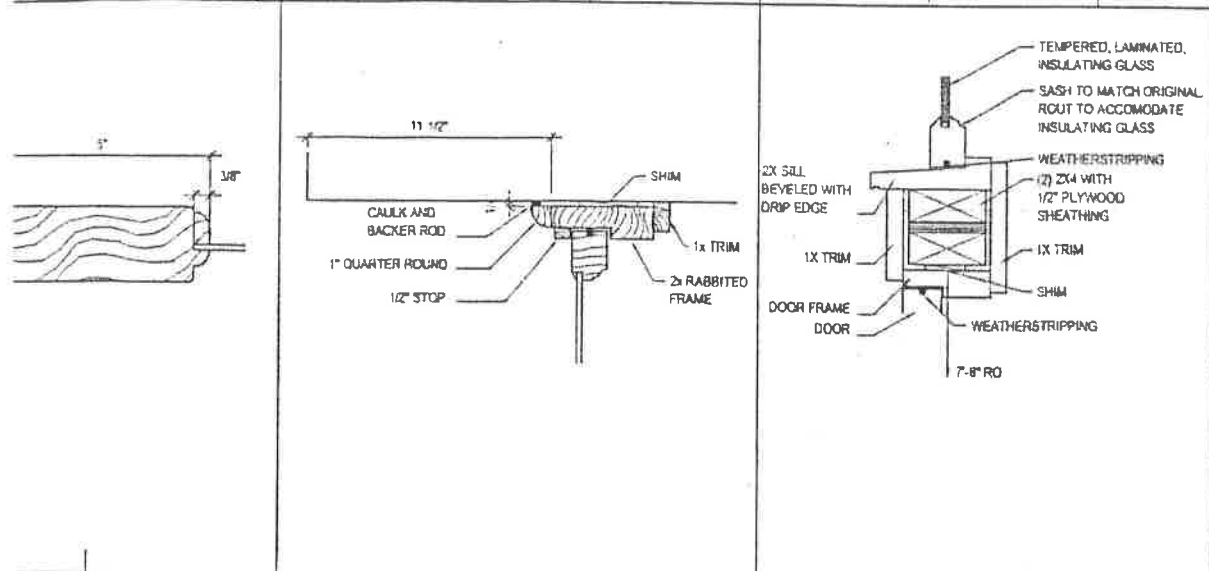
SENDING  
 MORE  
 INFO  
 TALKED  
 9/27/07

**AREA OF ENCROACHMENT**

(FOR OFFICE USE ONLY)

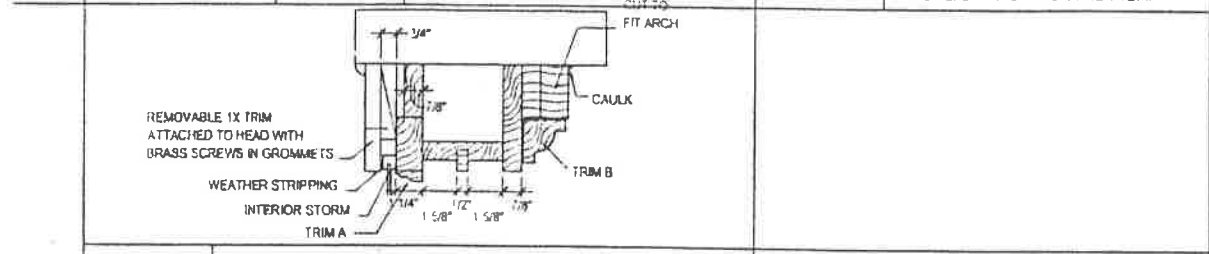
**CARTO 31 F**

B						CITY OF DETROIT CITY ENGINEERING DEPARTMENT SURVEY BUREAU
	A					
DESCRIPTION		DRWN	CHKD	APPD	DATE	DRWG. NO. x1998.dgn
REVISIONS						
DRAWN BY <b>ahb</b>		CHECKED				
DATE <b>8/28/07</b>		APPROVED				

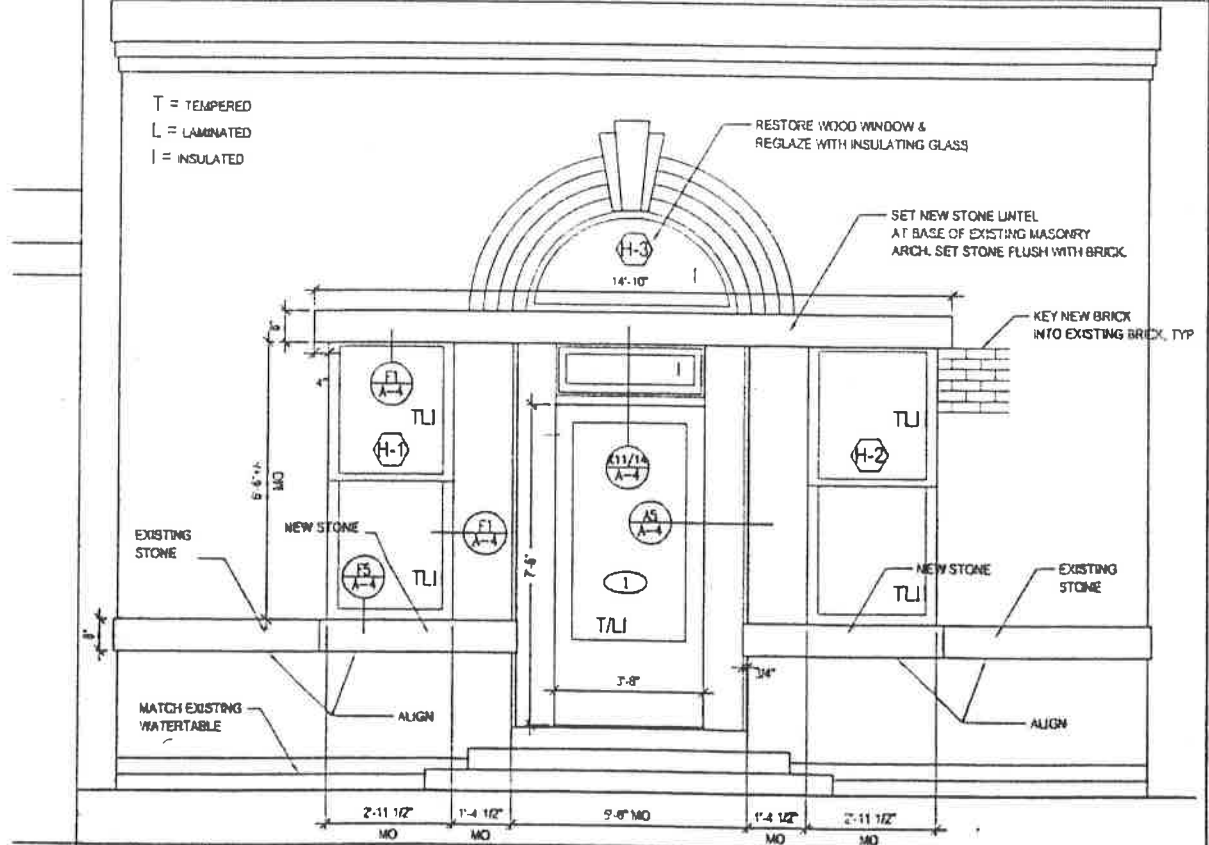


  
**QUINN EVANS ARCHITECTS**  
 219 1/2 N Main Street  
 Ann Arbor, Michigan 48104  
 734 663 5888 1734 663 5044  
 www.quinn-evans.com

<b>DOOR STILE/RAIL</b>	<b>K11</b>	<b>TRANSOM HEAD</b>	<b>K14</b>	<b>TRANSOM RAIL</b>
1/2" SCALE	REFERRED FROM: A4	SCALE: 3" = 1' REFERRED FROM: A4	1/2" SCALE	SCALE: 3" = 1'-0" REFERRED FROM: A4



<b>H10</b>	<b>INTERIOR WINDOW STORM JAMB</b>
A4	SCALE: 3" = 1'-0" REFERRED FROM: A4



<b>A10</b>	<b>ENTRY ELEVATION</b>
	SCALE: 1/2" = 1'-0" REFERRED FROM: File Name

**FORD PIQUETTE**  
 MODEL T PLANT  
 FACADE  
 RESTORATION  
  
 DETROIT, MI  
 QEA No. 06113.00  
  
**ENTRY RE-CONSTRUCTION**

NO.	TITLE	DATE
1	REVIEW SET	02/02/05
2	CONSTRUCTION	03/16/05

FILE NUMBER: File Name

**A-4**

December 2, 2008

Honorable City Council:

RE: Petition No. 1998 – Model T Automotive Heritage Complex Inc. request to encroach into Piquette Avenue with concrete steps.

Petition No. 1998 of “Model T Automotive Heritage Complex Inc.” whose address is 140 Edison Avenue, Detroit, Michigan 48202 request permission to construct and maintain concrete steps within Piquette Avenue, 80 feet wide, between Brush Street, 60 feet wide and Beaubien Avenue, 60 feet wide. This is the final construction to the renovation of the Historic Ford Piquette Plant.

The encroachment petition was referred to the City Engineering Department – DPW for investigation and report. This is our report.

Traffic Engineering Division – DPW reports that there must be a clearance of 11 ½ feet between the south edge of the enhancement and/or steps and the north edge of the existing curb.

The Public Lighting Department (PLD) reports no structure or barricades can be built over PLD installations or on existing utility easement areas. As per PLD requirements, any structure propose to be built shall maintain 4-½ feet horizontal clearance from the PLD conduit bank and manholes, also 12-inch vertical clearance for the overhead PLD lines and installations. The contractor should take necessary precautions not to damage PLD manholes and conduit banks. The contractor will be liable for and damages to any PLD underground Facilities. PLD requires unrestricted easement rights with 24 hours heavy vehicles access to the requested area of encroachment.

All other involved City departments and privately owned utility companies request the petitioner(s) make use of "Miss Dig" facilities before the construction of the concrete steps.



There is an appropriate resolution, granting the encroachment petition, attached for consideration by your Honorable Body.

Respectfully submitted,



Jessy Jacob, City Engineer  
City Engineering Division - DPW

NRP:

Cc: Alfred Jordan, Director – DPW  
Mayor's Office - City Council Liaison

BY COUNCIL MEMBER \_\_\_\_\_

RESOVLED, The City Engineering Division – DPW is hereby authorized and directed to issue permits to “Model T Automotive Heritage Complex Inc” to construct and maintain the concrete steps 5.00 feet by 10.00 feet into Piquette Avenue, 80 feet wide between Brush Street 60 feet wide, and Beaubien Avenue, 60 feet wide; described as follows:

Lying within Piquette Avenue, 80 feet wide, being adjacent to and adjoining Lot 4 of the “Emily Campau’s Subdivision of Fractional Part of Section No. 31 T.1.S.R.12 East” as recorded in Liber 3, Page 64 of Plats, Wayne County Records;

Encroachment to consist of concrete steps that will lead up to the Historic Ford Piquette Plant, the concrete steps dimension is 5.00 feet by 10.00 feet. This encroachment is the final renovations to the façade of the Historic Ford Plant. The encroachment is adjacent and/or abutting the above described parcel:

PROVIDED, that there must be a clearance of 11 ½ feet between the south edge of the enhancement and/or steps and the north edge of the existing curb, and be it further

PROVIDED, that the Detroit Water and Sewerage Department forces shall have free and easy access to the water main and/or sewer facilities at all times to permit proper operation, maintenance and if required, alteration or repair of the water main and/or sewer facilities. Free and easy access shall means that no structure or storage of materials will be allowed upon the area of encroachment to hinder the movement of maintenance equipment, and be it further

PROVIDED, that Should the water main and/or sewer facilities be broken or damaged as a result of any action on the part of the petitioner or assigns, then in such event the petitioner or assigns shall be liable for all costs incident to the repair of such broken or damaged water main and appurtenances, and waives all claims for damages, and be it further

PROVIDED, “Model T Automotive Heritage Complex Inc” or its assigns shall apply to the Buildings and Safety Engineering Department for a building permit prior to any construction. Also, if it becomes necessary to open cut public streets, bore, jack, occupy or barricade city rights-of-way for maintenance of encroachments such work shall be according to detail permit application drawings submitted to the City Engineering Division – DPW prior to any public right-of-way construction; and further

PROVIDED, that the necessary permits shall be obtained from the City Engineering Division – DPW and the Buildings and Safety Engineering Department. The encroachments shall be constructed and maintained under their rules and regulations; also in accord with plans submitted to and approved by these departments; including the Public Lighting Department (if necessary), and the Traffic Engineering Division – DPW (if necessary); and further

PROVIDED, That all cost for the construction, maintenance, permits and use of the encroachments shall be borne by “Model T Automotive Heritage Complex Inc” or its assigns; and further

PROVIDED, That all costs incurred by privately owned utility companies and/or city departments to alter, adjust, and/or relocate their existing utility facilities located in close proximity to the encroachments shall be borne by “Model T Automotive Heritage Complex Inc” or its assigns. Should damages to utilities occur “Model T Automotive Heritage Complex Inc” or its assigns shall be liable for all incidental repairs costs and waives all claims for damages to the encroaching installations; and further

PROVIDED, If it becomes necessary to repair or replace the utilities located or to be located within the public rights-of-way, by acceptance of this permission, “Model T Automotive Heritage Complex Inc” (owners) for themselves, or their assigns, (by acceptance of permits for construction near underground utility lines, conduits, or mains) waives all claims for damages to the encroaching installations and agree to pay all costs incurred in their removal (or alteration), if removal (or alteration) becomes necessary; and further

PROVIDED, That “Model T Automotive Heritage Complex Inc” shall file with the Finance Department and/or City Engineering Division – DPW an indemnity in form approved by the Law Department. The agreement shall save and protect the City of Detroit from any and all claims, damages or expenses that may arise by reason of the issuance of the permits and the faithful or unfaithful performance by “Model T Automotive Heritage Complex Inc” of the terms thereof. Further, “Model T Automotive Heritage Complex Inc” shall agree to pay all claims, damages or expenses that may arise out of the maintenance of the proposed encroachments; and further

PROVIDED, The property owned by “Model T Automotive Heritage Complex Inc” and the encroachment shall be subject to proper zoning or regulated use (board of Zoning Appeals Grant); and further

PROVIDED, That no other rights in the public streets, alleys or other public place shall be considered waived by this permission which is granted expressly on the condition that said encroachments shall be removed at any time when so directed by the City Council, and the public property affected shall be restored to a condition satisfactory to the City Engineering Division – DPW; and further

PROVIDED, this resolution is revocable at the will, whim or caprice of the City Council, and "Model T Automotive Heritage Complex Inc" acquires no implied or other privileges

PROVIDED, That the encroachment permits shall not be assigned or transferred without the written approval of the City Council; and further

PROVIDED, That the City Clerk shall within 30 days record a certified copy of this resolution and indemnity agreement with the Wayne County Register of Deeds

**CITY OF DETROIT**

**INDEMNITY AGREEMENT**

**THIS AGREEMENT** is entered into as of the 4th day of August, 2008, by and between the City of Detroit, a Municipal Corporation of the State of Michigan, acting by and through its Finance Department ("City") and Model T Automotive Heritage Complex, Inc., a Michigan non-profit corporation with offices located at 461 Piquette Avenue, Detroit, MI 48202 ("Permittee").

**WITNESSETH:**

1. **WHEREAS**, Permittee owns and operates an historic building as an automotive heritage museum and seeks an easement to encroach on the City right-of-way to replicate the original steps and sodding as part of its façade restoration project; and

2. **WHEREAS**, Permittee petitioned City Council in petition #1998 requesting an easement so that it could proceed with restoration; and

3. **WHEREAS**, City Council is granting Permittee's request provided that it obtained an executed indemnification and maintenance agreement satisfactory to the City Law Department and filed the same with the Finance Department;

**NOW THEREFORE**, intending to be legally bound and as an inducement to the City to grant the requested easement, Permittee hereby enters into the following agreement.

**I. DEFINITIONS**

1.01 The following words and expressions or pronouns used in their stead shall wherever they appear in this Agreement be construed as follows:

"*Associates*" shall mean in reference to the Permittee, its personnel, consultants, subcontractors, agents or any entities associated, affiliated or subsidiary to the Permittee, now existing or hereinafter created, their agents and employees.

"*City*" shall mean the City of Detroit, a municipal corporation, acting through its Finance Department or any other department.

"*Permit*" means the document granted pursuant to the resolution of the Detroit City Council granting petition # 1998.

"*Permittee*" shall mean the person(s) or entity(ies) permitted an easement pursuant to the resolution of the City Council granting petition # 1998.

RECEIVED  
AUG 27 2008

“*Permitted Activities*” means all activities allowed under any *Permit* granted to *Permittee* pursuant to the City Council’s resolution granting petition # 1998 including similar activities prior to the inception of the permit period and after its close.

## II. INDEMNITY

Model T Automotive Heritage, Inc., a Michigan corporation, with offices located at 461 Piquette Avenue, Detroit, MI 48202 (*Permittee*), does hereby accept the terms and conditions of the City Council Resolution granting Petition # 1998, which authorizes the easement. *Permittee* agrees to comply with its requirements and, further, pursuant to said Resolution, *Permittee* does hereby agree to save harmless the *City* from any and all liabilities, obligations, penalties, costs, charges, losses, damages or expenses (including, without limitation, fees and expenses of attorneys, expert witnesses and other consultants) which may be imposed upon, incurred by or asserted against the *City* by reason of the issuance of said *Permit*, or the performance or non-performance by the *Permittee* of the terms of the *Permit*.

## III. INSURANCE

3.01 The *Permittee* shall maintain, at a minimum and at its expense, during the term of this *Permit* the following insurance:

<u>TYPE</u>	<u>AMOUNT NOT LESS THAN</u>
a. Commercial General Liability Insurance (Broad Form Comprehensive)	\$1,000,000.00 each occurrence \$1,000,000.00 aggregate

3.02 a. The commercial liability insurance policy shall name the “City of Detroit” as an additional insured and shall state that the *Permittee*’s insurance is primary and not excess over any insurance already carried by the *City*.

b. If the commercial liability policy does not contain the standard ISO (Insurance Services Office) wording of “definition of insured” which reads essentially as follows: “The insurance afforded applies separately to each insured . . . except with respect to limits . . . “ then, in the alternative, the public liability insurance policy shall contain the following cross liability endorsement:

“It is agreed that the inclusion of more than one (1) insured under this policy shall not affect the rights of any insured as respects any claim, suit or judgment made or brought by or for any other insured or by or for any employee of any other insured. This policy shall protect each insured in the same manner as though a separate policy had been issued to each, except nothing herein shall operate to increase the insurer’s liability beyond the amount or amounts for which the insurer would have been liable had only one (1) been named.”

3.03 If during the term of this *Permit* changed conditions or other pertinent factors should, in the reasonable judgment of the *City* render inadequate the insurance limits, the *Permittee* shall furnish on demand such additional coverage or types of

coverage as may reasonably be required under the circumstances. All such insurance shall be effected at the *Permittee's* expense under valid and enforceable policies issued by insurers of recognized responsibility, which are well rated by national rating organizations and are acceptable to the *City*.

3.04 All insurance policies shall name the *Permittee* as the insured and provide a commitment from the insurer that such policies shall not be canceled or reduced without at least thirty (30) days prior written notice to the *City*. A certificate of insurance evidencing such coverage shall be in a form acceptable to the *City*. The certificate of insurance shall be submitted to the appropriate office in the *City's* Finance Department, Coleman A. Young Municipal Center, prior to the commencement of performance under this *Permit* and at least fifteen (15) days prior to the expiration dates of expiring policies.

3.05 The *Permittee* shall be responsible for payment of all deductibles contained in the insurance required hereunder. The provisions requiring the *Permittee* to carry the insurance required under this Agreement shall not be construed in any manner as waiving or restricting the liability of the *Permittee* under this Agreement.

#### IV. MAINTENANCE

4.01 The *Permittee* shall be responsible for all maintenance of the Marker including snow removal and repair of the sidewalk. All such maintenance must be performed in compliance with *City* ordinances and to the satisfaction of the *City* Engineer.

WITNESSES:

PERMITTEE

Model T Automotive Heritage  
Complex, Inc., a Michigan  
non-profit corporation

By:

  
Jerald A. Mitchell

Its:

Chief Executive Officer

  
Michael J. Mitchell  
Richard R. Rubens

APPROVED BY LAW DEPARTMENT

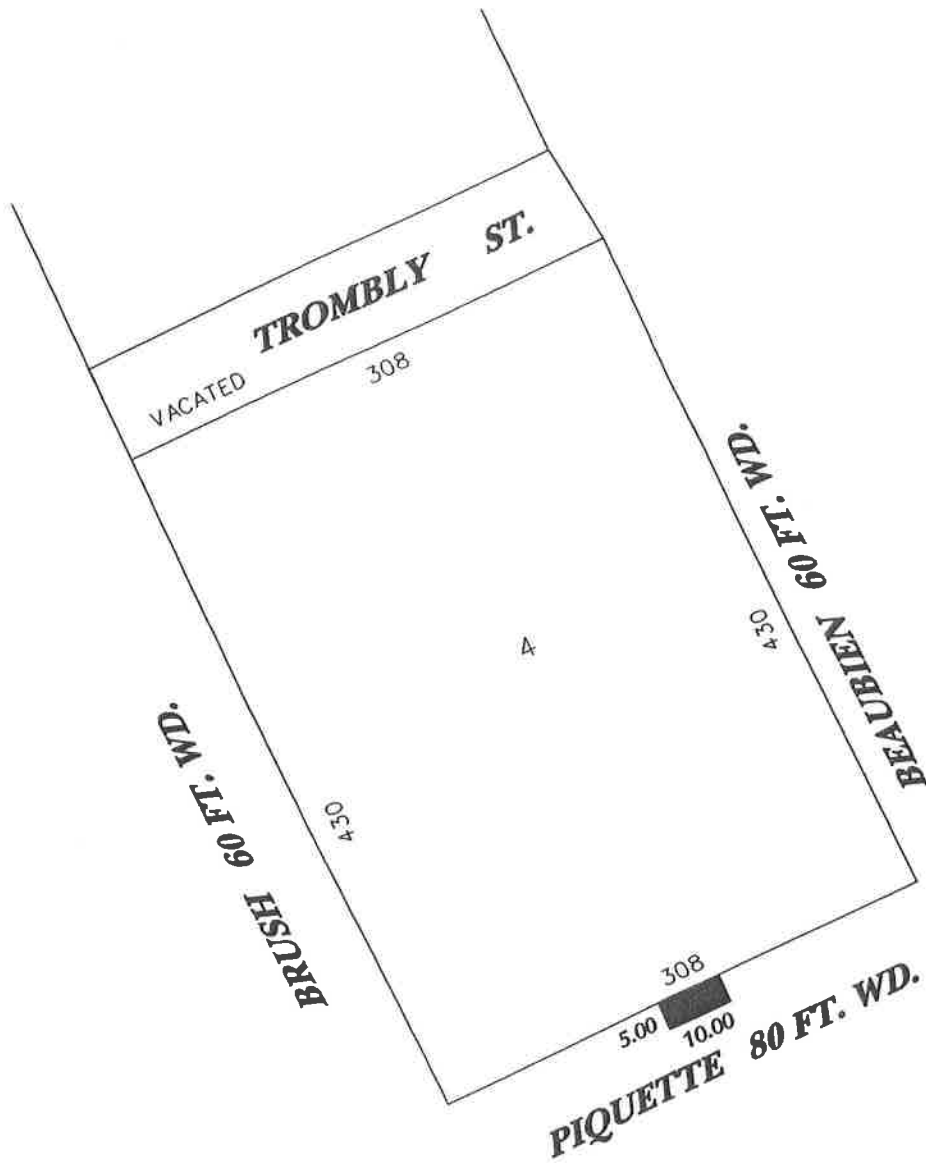
  
Corporation Counsel

8-26-08  
Date

**PETITION NO. 1998**  
**MODEL T AUTOMOTIVE H. COMPLEX INC.**  
**140 EDISON AVE**  
**DETROIT, MI 48202-1559**  
**c/o JERALD A. MITCHELL**  
**PHONE NO. 131-867-8960**



**NOTE : ATTACHED IS A DRAWING OF DETAILS OF THE ENCROACHMENT. PLEASE CONTACT THE PETITIONER IF MORE DETAILS ARE NEEDED.**



 **- AREA OF ENCROACHMENT**  
*(WITH STEPS TO A BUILDING)*

*(FOR OFFICE USE ONLY)*

**CARTO 31 F**

B					
A					
	DESCRIPTION	DRWN	CHKD	APPD	DATE
	REVISIONS				
	DRAWN BY	CHECKED			
	DATE	APPROVED			

**REQUESTED TO ENCROACH INTO PIQUETTE AVE.**  
**WITH STEPS BETWEEN BRUSH AND BEAUBIEN**

**CITY OF DETROIT**  
**CITY ENGINEERING DEPARTMENT**  
**SURVEY BUREAU**  
**JOB NO. 01-01**  
**DRWG. NO. x1998.dgn**