

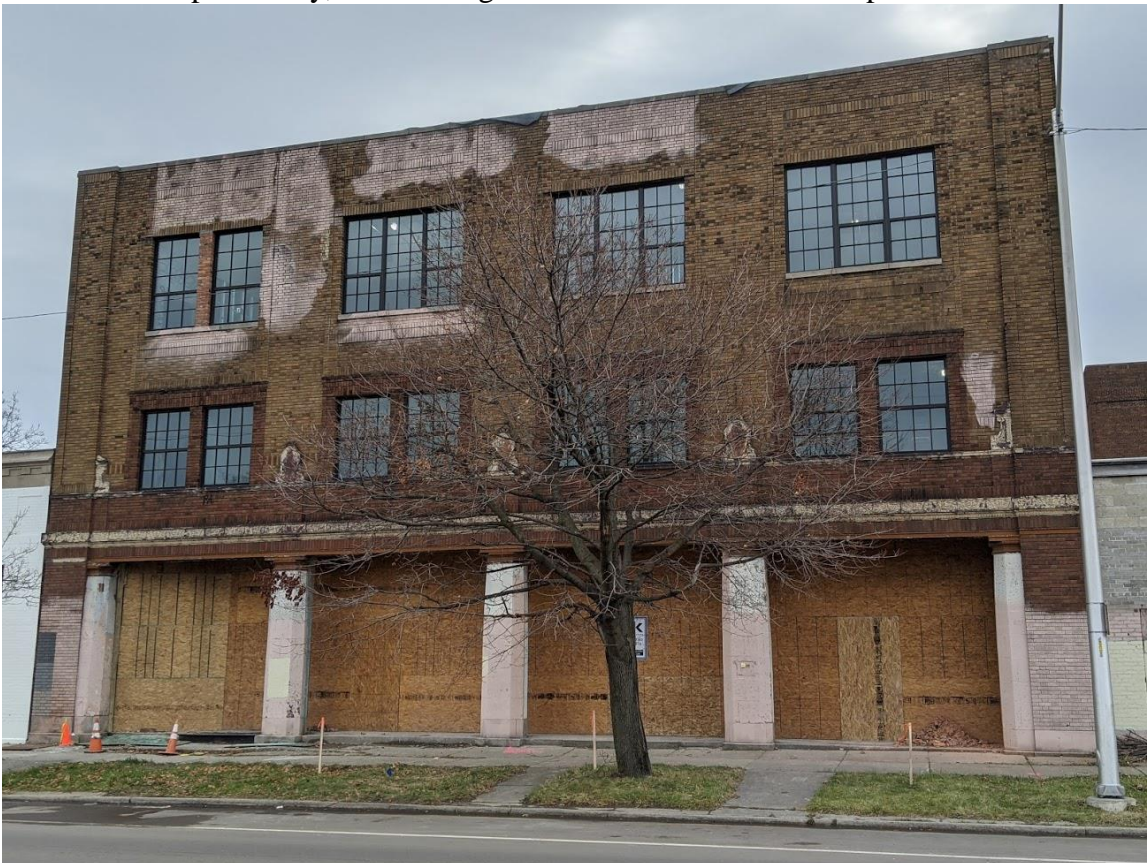
STAFF REPORT 12-9-2020 MEETING
APPLICATION NUMBER #20-6972
ADDRESS: 2863 E. GRAND BLVD
HISTORIC DISTRICT: JAM HANDY
APPLICANT: ROCKY LALA (OWNER)
DATE OF COMPLETE APPLICATION: 11/24/2020
DATE OF STAFF SITE VISIT: 12/4/2020

PREPARED BY: J. ROSS

SCOPE: PAINT EXTERIOR WALLS

EXISTING CONDITIONS

As per the Detroit Historic Designation Advisory Board, the three-story, reinforced concrete building at 2863 E. Grand Boulevard has a street façade composed of red brick at the first floor and brown brick at the upper stories. At regular intervals on the façade there are stucco columns that carry a stone entablature. Marking each column above the entablature is a stone medallion element. Storefront openings on the first floor of the north elevation have been infilled with CMU, stucco, and granite. A non-historic wood shingle awning above the main entry door is located at the primary/north elevation, first story. Many of the building's original windows are missing. Remaining windows are in poor/deteriorated condition. The original windows on the upper floors were steel, multi-pane sash with inset hopper windows, with the exception of the second floor windows on the north elevation, which were paired units outlined in a slightly darker brick, with double- or single-hung, one-over-one steel sash. The Detroit Historic Designation Advisory Board noted that Colbertson & Kelley builders constructed this building for Maurice Fox in 1917. Specifically, the building served as motorcar dealership.



2863 E. Grand Boulevard, current appearance

PROPOSAL

The applicant attended the Commission's 9/1/2019 HDC meeting with a proposal to rehabilitate the building, **to include the painting of the entire building**. After a review, the Commission approved the following re: the proposed painting of the building:

- The *only portions of the building that can be painted is the first story/rear elevation and the first story/front elevation, only the portions which were painted at the time*. Note, that staff reviewed the audio from the meeting to confirm the Commission's motion. Specifically, the approval for painting **only includes the columns and the masonry belt course above, and decorative masonry cornice** at the first story, front elevation and the painted **brick at the rear elevation, first story**. *No other surfaces have been approved for painting*. The approved paint color is black.

Because a year has now passed, the applicant is once again seeking the Commission's approval to paint the entire building one uniform color/**Sherwin Williams 7068 Grizzle Gray** as per the attached proposal. The applicant has stated that they are asking the Commission to repaint the building a second time because their contractor was unsuccessful in their attempt to remove the painted graffiti at the building's areas outside of the first story/rear elevation and the first story/front elevation. Per the applicant's **submission**, their contractor employed the following methods in their effort to remove the graffiti from the building's exterior walls:

- CitriStrip paint stripper (no harsh fumes or NMP) was applied to a small test patch, in an area where brick had been painted with graffiti. After sitting for 15 minutes, the contractor used a power washer to attempt to remove the paint. None of the graffiti or paint came off.
- Muriatic Acid was applied to a small test patch of existing brick that had graffiti. After sitting for 15 minutes and power washing, no paint or graffiti were removed. See videos here and here of this process.

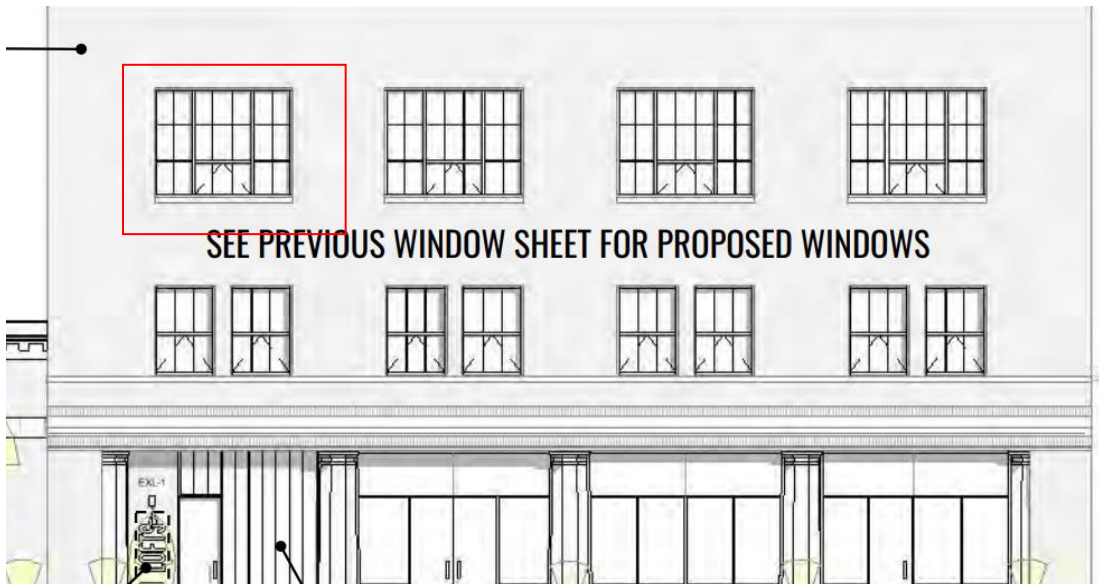
The applicant has therefore concluded that the "...brick cannot be restored to its original condition." They therefore have proposed to paint the entire building "in order to resolve the inconsistencies and damages caused by graffiti."

STAFF OBSERVATIONS AND RESEARCH

- See the **attached photos**, taken on 12/4/2020. The brick at the building's primary elevation is a mottled, variegated brick appearance which presents many tones of orange, brown, and beige that combine beautifully. Staff feels that the building's brick is a very strong, character-defining feature of this building. Also, the **decorative terracotta detailing at the second and third story** is excellent provides a distinct contrast to the brick.
- HDC Staff reached out to staff with the City of Detroit, General Services Division to seek alternatives to the above-proposed method for removing paint/graffiti from historic brick as they routinely face this issue. Zachary Meers with GSD responded as per the following:
 - We would use a product called **Elephant Snot** or a product called **Taginator** they both have worked well in the past. It is recommended to use this product when it is 60 degrees or warmer and for the surface itself to have had some time to warm up internally, so this time of year is tough when trying to remove graffiti from brick/cinder block/cement etc.
- HDC Staff also posted the question on the National Alliance of Preservation Commissions member discussion group and received a great number of resources and alternatives to the methods the

applicant employed to remove the graffiti at the building exterior walls. Specifically, the following info was provided:

- The owner should review the following National Park Service document, which provides guidance for the removal of graffiti from historic masonry building [Keeping-It-Clean.pdf \(nps.gov\)](#)
- The owner can refer to the following City of Ypsilanti Fact Sheet [YPSILANTI \(cityofypsilanti.com\)](#) which outlines the following products for removing of graffiti from historic brick walls:
 - Peel-Away 6 or Peel Away 7
 - Mostenbocker's Lift Off #4 Graffiti Spray Paint Remover
 - Klean-strip Graffiti Remover
 - Citristrip (the aerosol form is recommended)
 - Goof Off Graffiti Remove
- CitriStrip works on latex and oil-based paints. If you're dealing with spray paint, however, it could also be acrylic-based. Keep testing various products in small areas until you find one that works. And keep the pressure washer on a very low setting so water isn't forced into the masonry units or mortar joints, which will cause more serious issues as the weather gets colder. The owner can refer to the following City of Fredericksburg, Va. Fact Sheet [Graffiti-Removal-Fact-Sheet \(fredericksburgva.gov\)](#) which outlines the following products (in addition to the above listed products) for removing of graffiti from historic brick walls:
 - Ecos Pro Graffiti Remover
 - Smart Strip Pro
- Prosoco has multiple products that can be safe, depending on the conditions.
- Diedrich chemicals tend to work well on softer bricks and stones <http://www.diedrichtechnologies.com/>
- Otherwise lasers are great, but they are very few people to do it. Chicago is the only regional option I know. <http://www.wesaveart.com/laser-cleaning.html>
- Finally, please see the below photo of the new window at the easternmost window at the third story. See the below elevation drawing to the window which the Commission approved for this opening. Note, that the current treatment at the window was not approved by the Commission,



New window as approved by the Commission in 2019.



Current window treatment

ISSUES

- The applicant proposes to paint unpainted masonry
- Re: the proposed painting of unpainted masonry, see <https://www.nps.gov/tps/standards/rehabilitation/rehab/masonry01.htm>, in which the National Park Service does not recommend “applying paint or other coatings such as stucco to masonry that has been historically unpainted or uncoated...” It is therefore staff’s opinion that the painting proposal does not meet the Secretary of the interior Standards for Rehabilitation.
- As evidenced by the above-listed results of staff research efforts, it is possible to remove graffiti from historic-age brick and there are a number of products/methods that can be employed in order

to safely and feasibly complete the task. Any paint removal contractor should first refer to [Preservation Brief 38: Removing Graffiti from Historic Masonry \(nps.gov\)](#) in an effort to develop a plan to safely and effectively remove the existing graffiti at the building.

- Also, if this Body did approve painting unpainted brick, it would be inconsistent with the Commission's established precedent at other unpainted masonry buildings.
- As noted above, it is staff's opinion that the decorative terracotta detailing at the second and third story is excellent and provides a distinct contrast to the brick. The Commission has not approved painting these elements. Although it appears that these elements have been painted in the past, staff recommends that the Commission does not approve repainting them in a manner that blends in with the adjacent brick as it would serve to obscure/flatten these elements.

RECOMMENDATION

Staff recommends that the Commission *deny* the issuance of a Certificate of Appropriateness for the project because it does not meet the Secretary of the Interior Standards for Rehabilitation, standard # 2) *The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided* and 5.) *Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.*

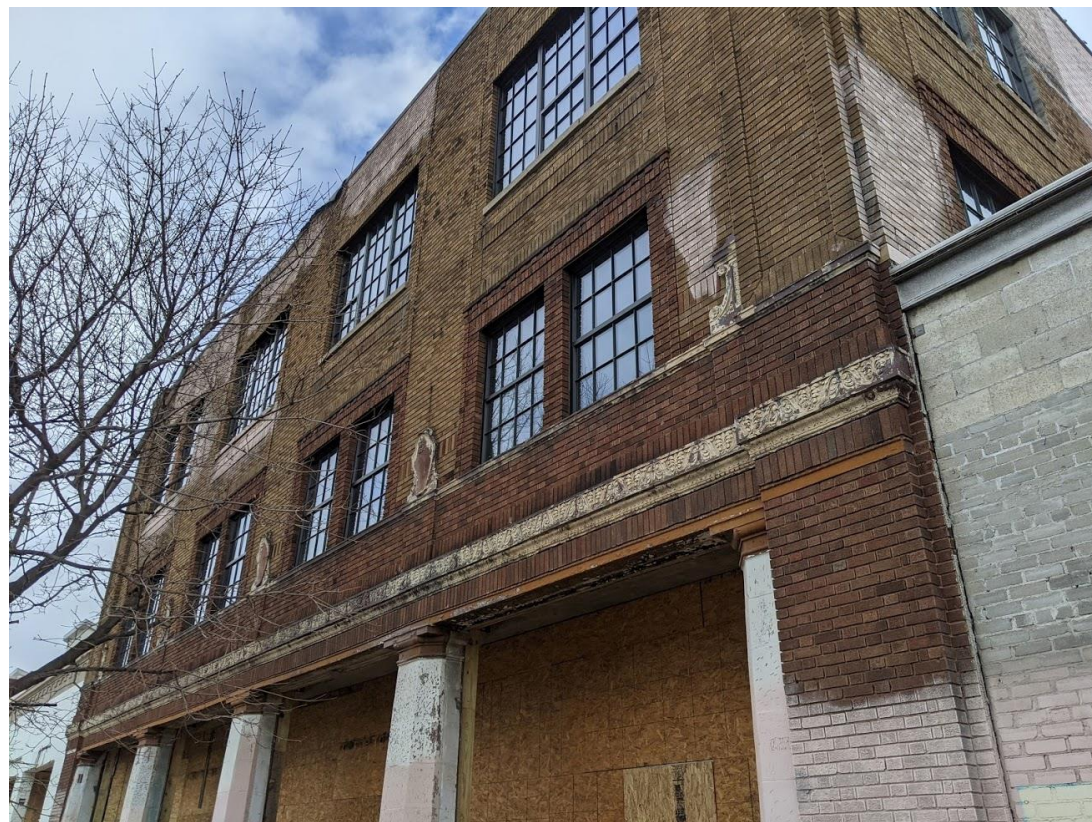
The Commission approved repainting (color black) only the areas which are currently painted (located within the red box)



Detail photos of the existing colors of the brick and the painted stone and terracotta elements









Area at rear which the Commission approved for painting (color black)







MILWAUKEE JUNCTION
EAST GRAND + OAKLAND

HDC | NOVEMBER 2020





2857 & 2863 E GRAND BLVD SUMMARY



ORIGINAL PROPOSAL - SEPTEMBER 2019



HDC APPROVED - OCTOBER 2019



CURRENT PROPOSAL - NOVEMBER 2020

MAURICE FOX DEALERSHIP
2857 & 2863 E GRAND BLVD

FORMER COLOR PROPOSAL



EAST GRAND BLVD - NORTH FACADE
ORIGINAL PROPOSAL

- NEW WINDOWS IN EXISTING OPENINGS
- PAINT EXISTING BRICK
- NEW FACADE LIGHTING

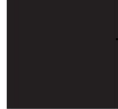
EXISTING FACADES PROPOSED TO BE PAINTED THE FOLLOWING COLORS FROM THE HDC COLOR SYSTEM (ALL FACADES)

2857 E GRAND



C:4 Yellowish White
MS: 5Y 9/1

2863 E GRAND



B:19 Black
MS: N 0.5/

FUTURE TENANT SIGNAGE (NEON FIXTURE)



ALLEY - SOUTH FACADE
ORIGINAL PROPOSAL

- NEW WINDOWS IN EXISTING OPENINGS
- PAINT EXISTING BRICK
- NEW FACADE LIGHTING



OAKLAND ST - EAST FACADE
ORIGINAL PROPOSAL

- NEW WINDOWS IN EXISTING OPENINGS
- PAINT EXISTING BRICK
- NEW FACADE LIGHTING
- REPLACE OVERHEAD DOOR, COLOR TO MATCH BRICK



2863 E GRAND



B:19 Black
MS: N 0.5/

2857 E GRAND



C:4 Yellowish White
MS: 5Y9/1



MURAL OR PROJECTED SIGNAGE
BY FUTURE TENANT / OWNER



2857 & 2863 E GRAND BLVD
ORIGINAL PROPOSAL



2857 & 2863 E GRAND BLVD
ORIGINAL PROPOSAL



2857 EAST GRAND - CERTIFICATE OF APPROPRIATENESS, 10/28/2019

- Paint the currently painted portion of the wall Yellowish White (The unpainted cornice shall not be painted)
- Paint sign on the wall which reads "Milwaukee Junction" (Color Grey)

2863 EAST GRAND - CERTIFICATE OF APPROPRIATENESS, 10/28/2019

- The only portions of the building that can be painted is the first story/rear elevation and the first story/front elevation. The approved paint color is black. The paint used at these locations must be mineral silicate based paint.

2857 & 2863 E GRAND BLVD
HDC APPROVED

If the brick could be cleaned, this was our proposal, which aligned with HDC Certificate of Appropriateness.



CLEANING PROCESS + EXISTING CONDITIONS



2857 & 2863 E GRAND BLVD NORTH ELEVATION

Contractor attempted to clean the graffiti from the brick facade on the upper levels of 2863 East Grand. He used HDC's Guidelines for Cleaning Masonry.

- CitriStrip paint stripper (no harsh fumes or NMP) was applied to a small test patch, in an area where brick had been painted with graffiti. After sitting for 15 minutes, the contractor used a power washer to attempt to remove the paint. **None of the graffiti or paint came off.**
- Muriatic Acid was applied to a small test patch of existing brick that had graffiti. After sitting for 15 minutes and power washing, no paint or graffiti were removed. See videos [here](#) and [here](#) of this process.

Conclusion: There is extensive damage and graffiti to the brickwork across both 2857 and 2863. Levels 2 and 3 of 2863 are also covered with extensive graffiti. Efforts to clean and remove this graffiti have shown no progress in rectifying this damage. It is our conclusion therefore that **the brick cannot be restored to its original condition. We propose that the building be painted in its entirety in order to resolve the inconsistencies and damages caused by graffiti.**

The cornice on 2857 is also in poor condition, despite extensive efforts to clean and repair. Paint and stains remain and have a negative visual effect on the finished look of this rehabbed building. It is our opinion that the cornice should be painted to match the look of the rest of the building - the historical character, texture, and profile will remain, but without the staining and inconsistencies.



BEFORE CLEANING ATTEMPT

2857 & 2863 E GRAND BLVD
NORTH ELEVATION
Current Condition



AFTER CLEANING ATTEMPT

AFTER CLEANING ATTEMPT

OOMBRA
ARCHITECTS



2857 E GRAND BLVD
CORNICE



AFTER CLEANING ATTEMPT



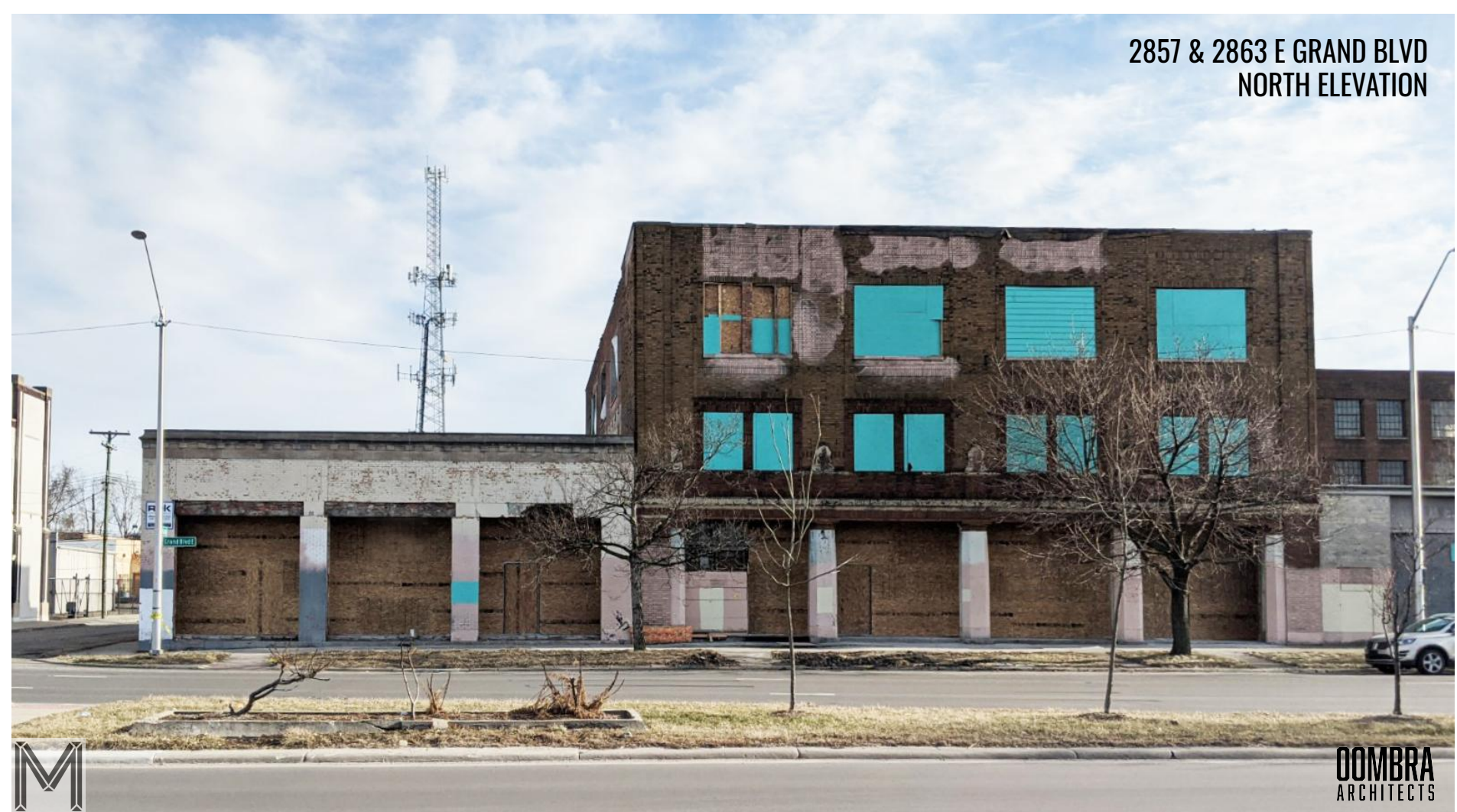
AFTER CLEANING ATTEMPT



AFTER CLEANING ATTEMPT



2857 & 2863 E GRAND BLVD
NORTH ELEVATION



2857 & 2863 E GRAND BLVD
NORTH ELEVATION
Proposed



2857 & 2863 E GRAND BLVD
NORTH AND EAST ELEVATIONS



2857 & 2863 E GRAND BLVD
NORTH AND EAST ELEVATIONS
Proposed



**2857 & 2863 E GRAND BLVD
SOUTH & EAST ELEVATIONS**



2857 & 2863 E GRAND BLVD
SOUTH & EAST ELEVATIONS
Proposed



2863 E GRAND BLVD
SOUTH ELEVATION



2863 E GRAND BLVD
SOUTH ELEVATION
Current Condition



2857 & 2863 E GRAND BLVD
SOUTH ELEVATION
Proposed



2857 & 2863 E GRAND BLVD
WEST ELEVATION



2857 & 2863 E GRAND BLVD
PROPOSED COLORS

2857 - Sherwin Williams 7636 Origami White



2863 - Sherwin Williams 7068 Grizzle Gray





A&D painting LLC
52768 Forest Grove
Shelby Twp, MI 48315

10/19/2020

To Whom It May Concern:

A&D Painting has over 40 years of paint experience including painting over 15 historic buildings. We inspected 2863 East Grand to come up with possible solutions to remove the paint from the brick. We had a strong sense that it would not work without damaging the brick and mortar, which would cause more issues. We first powerwashed the building with mild pressure. We then selected a small area to do some testing. We rolled on paint stripper and muriatic acid onto the brick wall with no apparent results. Due to the porous nature of the brick we were unable to remove paint.

We recommend power washing, applying primer and (2) coats of SW elastomeric paint.

For any questions or concerns please call Augustin Dedaj @ 586-405-6764.

Sincerely,

A handwritten signature in black ink that reads 'A&D' in a stylized, cursive font.

Augustin Dedaj

THIS IS A 3-PAGE FORM - ALL INFORMATION IS REQUIRED FOR PROJECT REVIEW

HISTORIC DISTRICT COMMISSION PROJECT REVIEW REQUEST

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

Date: 11/12/20

PROPERTY INFORMATION

ADDRESS: 2863 East Grand Blvd AKA: The Junction

HISTORIC DISTRICT: Jam Handy

SCOPE OF WORK: (Check ALL that apply)

<input type="checkbox"/> Windows/ Doors	<input type="checkbox"/> Roof/Gutters/ Chimney	<input type="checkbox"/> Porch/ Deck	<input type="checkbox"/> Landscape/Fence/ Tree/Park	<input type="checkbox"/> General Rehab
<input type="checkbox"/> New Construction	<input type="checkbox"/> Demolition	<input type="checkbox"/> Addition	<input checked="" type="checkbox"/> Other: <u>Paint (Ext)</u>	

APPLICANT IDENTIFICATION

Property Owner/
Homeowner Contractor Tenant or
Business Occupant Architect/Engineer/
Consultant

NAME: Method MJ LLC COMPANY NAME: Method Development

ADDRESS: 1510 Surria Ct. CITY: Bloomfield STATE: MI ZIP: 48304

PHONE: _____ MOBILE: (248)421-5809 EMAIL: rocky@methoddevelop.com

PROJECT REVIEW REQUEST CHECKLIST

Please attach the following documentation to your request:

PLEASE KEEP FILE SIZE OF ENTIRE SUBMISSION UNDER 30MB

- Completed Building Permit Application** (highlighted portions only)
- ePLANS Permit Number** (only applicable if you've already applied for permits through ePLANS)
- Photographs** of ALL sides of existing building or site
- Detailed photographs** of location of proposed work (photographs to show existing condition(s), design, color, & material)
- Description of existing conditions** (including materials and design)
- Description of project** (if replacing any existing material(s), include an explanation as to why replacement--rather than repair--of existing and/or construction of new is required)
- Detailed scope of work** (formatted as bulleted list)
- Brochure/cut sheets** for proposed replacement material(s) and/or product(s), as applicable

NOTE:

Based on the scope of work, additional documentation may be required.

See www.detroitmi.gov/hdc for scope-specific requirements.

Upon receipt of this documentation, staff will review and inform you of the next steps toward obtaining your building permit from the Buildings, Safety Engineering and Environmental Department (BSEED) to perform the work.

SUBMIT COMPLETED REQUESTS TO HDC@DETROITMI.GOV

P2 - BUILDING PERMIT APPLICATION

Date: 11/14/2020

PROPERTY INFORMATION

Address: 2863 East Grand Blvd Floor: Suite#: Stories:

AKA: The Junction Lot(s): Subdivision:

Parcel ID#(s): 03001789 Total Acres: Lot Width: Lot Depth:

Current Legal Use of Property: Proposed Use:

Are there any existing buildings or structures on this parcel? Yes No

PROJECT INFORMATION

Permit Type: New Alteration Addition Demolition Correct Violations

Foundation Only Change of Use Temporary Use Other:

Revision to Original Permit #: (Original permit has been issued and is active)

Description of Work (Describe in detail proposed work and use of property, attach work list)

Proposing to paint building after failed attempts to restore brick to original condition.

MBC use change No MBC use change

Included Improvements (Check all applicable; these trade areas require separate permit applications)

HVAC/Mechanical Electrical Plumbing Fire Sprinkler System Fire Alarm

Structure Type

New Building Existing Structure Tenant Space Garage/Accessory Building

Other: Size of Structure to be Demolished (LxWxH) cubic ft.

Construction involves changes to the floor plan? Yes No

(e.g. interior demolition or construction to new walls)

Use Group: Type of Construction (per current MI Bldg Code Table 601)

Estimated Cost of Construction \$ By Contractor \$ By Department

Structure Use

Residential-Number of Units: Office-Gross Floor Area Industrial-Gross Floor Area

Commercial-Gross Floor Area: Institutional-Gross Floor Area Other-Gross Floor Area

Proposed No. of Employees: List materials to be stored in the building:

PLOT PLAN SHALL BE submitted on separate sheets and shall show all easements and measurements (must be correct and in detail). SHOW ALL streets abutting lot, indicate front of lot, show all buildings, existing and proposed distances to lot lines. (Building Permit Application Continues on Next Page)

For Building Department Use Only

Intake By: Date: Fees Due: DngBld? No

Permit Description:

Permit #:

Current Legal Land Use: Proposed Use:

Permit#: Date Permit Issued: Permit Cost: \$

Zoning District: Zoning Grant(s):

Lots Combined? Yes No (attach zoning clearance)

Revised Cost (revised permit applications only) Old \$ New \$

Structural: Date: Notes:

Zoning: Date: Notes:

Other: Date: Notes:



IDENTIFICATION (All Fields Required)

Property Owner/Homeowner Property Owner/Homeowner is Permit Applicant
Name: Rocky Lela Company Name: Method MJ LLC
Address: 1510 Sylvia Court City: Bloomfield State: MI Zip: 48304
Phone: (248) 421-5809 Mobile: (248) 421-5809
Driver's License #: L400 730 603 126 Email: _____

Contractor Contractor is Permit Applicant
Representative Name: Rahul Raghuvanshi Company Name: ROK Construction
Address: 1515 N. Kirby St City: Detroit State: MI Zip: 48211
Phone: _____ Mobile: (313) 575-8664 Email: _____
City of Detroit License #: _____

TENANT OR BUSINESS OCCUPANT Tenant is Permit Applicant
Name: _____ Phone: _____ Email: _____

ARCHITECT/ENGINEER/CONSULTANT Architect/Engineer/Consultant is Permit Applicant
Name: Oomba Architects State Registration#: _____ Expiration Date: _____
Address: 915 Spring Garden St. City: Philadelphia State: PA Zip: 19123
Phone: _____ Mobile: (610) 295-9941 Email: Jkeller@Oomba.com

HOMEOWNER AFFIDAVIT (Only required for residential permits obtained by homeowner.)

I hereby certify that I am the legal owner and occupant of the subject property and the work described on this permit application shall be completed by me. I am familiar with the applicable codes and requirements of the City of Detroit and take full responsibility for all code compliance, fees and inspections related to the installation/work herein described. I shall neither hire nor sub-contract to any other person, firm or corporation any portion of the work covered by this building permit.

Print Name: _____ Signature: _____ Date: _____
(Homeowner)

Subscribed and sworn to before me this _____ day of _____ 20____ A.D. _____ County, Michigan

Signature: _____ My Commission Expires: _____
(Notary Public)

PERMIT APPLICANT SIGNATURE

I hereby certify that the information on this application is true and correct. I have reviewed all deed restrictions that may apply to this construction and am aware of my responsibility thereunder. I certify that the proposed work is authorized by the owner of the record and I have been authorized to make this application as the property owner(s) authorized agent. Further I agree to conform to all applicable laws and ordinances of jurisdiction. **I am aware that a permit will expire when no inspections are requested and conducted within 180 days of the date of issuance or the date of the previous inspection and that expired permits cannot be**

Print Name: Rocky Lela Signature: _____ Date: 1/11/2020
(Permit Applicant)

Driver's License #: L400 730 603 126 Expiration: 2/17-22

Subscribed and sworn to before me this _____ day of _____ 20____ A.D. _____ County, Michigan

Signature: _____ My Commission Expires: _____
(Notary Public)

Section 23a of the state construction code act of 1972, 1972PA230, MCL 125.1523A, prohibits a person from conspiring to circumvent the licensing requirements of this state relating to persons who are to perform work on a residential building or a residential structure. Visitors of Section 23a are subject to civil fines.

This application can also be completed online. Visit detroitmi.gov/bseed/elaps for more information.

