

**STAFF REPORT: 5/12/2021 MEETING**

**PREPARED BY: J. ROSS**

**APPLICATION NUMBER 21-7225**

**ADDRESS: 2857 E. GRAND BLVD**

**HISTORIC DISTRICT: JAM HANDY/NORTH END-EAST GRAND**

**APPLICANT: ROCKY LALA**

**OWNER: ROCKY LALA**

**DATE OF COMPLETE APPLICATION: 4/22/2021**

**DATE OF STAFF SITE VISIT: 5/1/2021**

**SCOPE: REMOVE EAST ELEVATION DOOR AND ENCLOSE OPENING WITH CONCRETE MASONRY UNITS**

### **EXISTING CONDITIONS**

The building is one-story in height and features a rectangular plan. Exterior walls are primarily brick with a decorative dentilated stone cornice. All original door and window openings have been infilled with concrete block. A metal rollup door is located at the side/east elevation. A hinged metal door is located at the rear. The masonry at the exterior walls, below the cornice, has been painted white. The stone cornice has not been painted. New aluminum storefronts were installed at the front elevation in late 2020. The building was erected in 1923 and was designed by M.R. Burrowes, architect for Newbro Gallogly. The building was originally constructed as a garage and used-car salesroom for the adjacent Maurice Fox Ford dealership.



**2857 E. Grand, front elevation, 5/1/2021**



**2857 E. Grand, side/east elevation, showing the project area/proposed location of the proposed door opening infill, 5/1/2021**



**2857 E. Grand, rear elevation, 5/1/2021**

## **PROPOSAL**

The Commission approved a proposal to rehabilitate the building at the 9/11/2019 regular meeting. Specific items included in the project's scope of work included the repainting of the building a cream color (all areas which had been previously painted) and the installation of new aluminum storefronts. The applicant appeared in front of the Commission a second time, in December 2020, with a proposal to paint the building's stone cornice. The Commission denied that proposal. With the current proposal, the applicant is seeking this body's approval to remove the overhead door at the east elevation and enclose the opening with concrete masonry units (CMU). Specifically, as per the submitted application, the current proposal includes the following:

- Remove the overhead metal door and frame at the east elevation. The opening/door is 11'-0" wide and 12'-6" high
- Infill the opening with 4"-thick CMUs, inset 4" to maintain to reference/indicate that an opening once existed at the location

## **STAFF OBSERVATIONS AND RESEARCH**

- The east elevation includes four former/original window openings (each topped with a lintel) which have been infilled with CMU. The current doorway opening which is proposed for infilling is located in the southernmost former window opening. CMU infill surrounds this doorway. It is staff's opinion that this opening is not original nor a character-defining feature and its proposed removal/infill will be consistent with the other three blocked-in former window openings at the east elevation.

## **ISSUES**

- None

## **RECOMMENDATION - Section 21-2-78, Determination of Historic District Commission**

Staff recommends that the Commission issue a Certificate of Appropriateness for the proposed project because it conforms to the district's Elements of Design and meets the Secretary of the Interior Standards for Rehabilitation.

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: 4/12/21

## PROPERTY INFORMATION

ADDRESS: 2857 East Grand Blvd AKA: The Junction

HISTORIC DISTRICT: Jam Handy

SCOPE OF WORK: (Check ALL that apply)  
 Windows/Doors     Roof/Gutters/Chimney     Porch/Deck     Landscape/Fence/Tree/Park     General Rehab  
 New Construction     Demolition     Addition     Other: \_\_\_\_\_

## APPLICANT IDENTIFICATION

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

NAME: Method MI, LLC COMPANY NAME: Method Development

ADDRESS: 1510 Surria Court CITY: Bloomfield STATE: MI ZIP: 48304

PHONE: \_\_\_\_\_ MOBILE: (248) 421-5909 EMAIL: ricky@methoddevelopment.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](http://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](mailto:HDC@DETROITMI.GOV)**



**IDENTIFICATION (All Fields Required)**

**Property Owner/Homeowner**  Property Owner/Homeowner is Permit Applicant

Name: 2857 East Grand Company Name: Method MI LLC  
Address: 1510 Scriba Court City: Blomfield State: MI Zip: 48304  
Phone: (248) 421-5809 Mobile: \_\_\_\_\_  
Driver's License #: L400 730 603 126 Email: rocky@methoddevelop.com

**Contractor**  Contractor is Permit Applicant

Representative Name: \_\_\_\_\_ Company Name: \_\_\_\_\_  
Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_  
Phone: \_\_\_\_\_ Mobile: \_\_\_\_\_ 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: Ombra Architects State Registration#: \_\_\_\_\_ Expiration Date: \_\_\_\_\_  
Address: 915 Spring Garden St. City: Philadelphia State: PA Zip: 19123  
Phone: \_\_\_\_\_ Mobile: \_\_\_\_\_ Email: JFalkera-ombra.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 Lala Signature: [Signature] Date: 4/12/21  
(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](http://detroitmi.gov/bseed/elaps) for more information.



P2 - BUILDING PERMIT APPLICATION

Date: \_\_\_\_\_

PROPERTY INFORMATION

Address: 2857 East Grand Floor: \_\_\_\_\_ Suite#: \_\_\_\_\_ Stories: 1

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 #: BID 2019-05323 (Original permit has been issued and is active)

Description of Work (Describe in detail proposed work and use of property, attach work list) Block in existing garage door along Oakland Ave. The new block setback minimum to maintain the indication of the historic opening 4'  
 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: \_\_\_\_\_

2857 East Grand Blvd

Removal of existing garage along Oakland Ave. Fill with CMU block.

Description of work:

Remove existing garage door along Oakland Ave and Block in using CMU. Plan is to use 4" thick CMU. CMU is the material used to fill in all the other openings on the building. We would have a setback at a minimum of 4" to maintain the indication of the historic opening.

11.0' high by 12'6" wide

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Grand Blvd E

DOMBRA  
ARCHITECTS

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