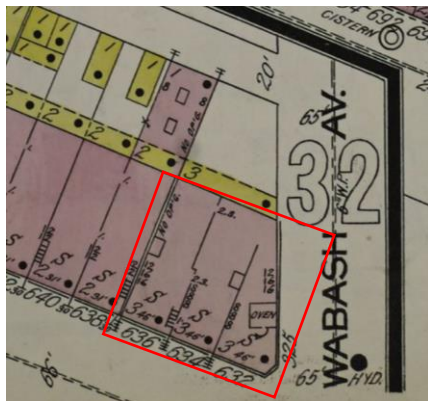


STAFF REPORT REVISED: 12/08/2021 MEEETING **PREPARED BY:** J. ROSS
ADDRESS: 2104 (2100) MICHIGAN AVENUE
APPLICATION: #21-7611
HISTORIC DISTRICT: CORKTOWN
APPLICANT: FRANK PORTELLI (CONTRACTOR); MIKE RANSOM (TENANT)
OWNER: PHILLIP COOLEY
DATE OF PROVISIONALLY COMPLETE APPLICATION: 11/15/2021
DATE OF STAFF SITE VISIT: 11/12/2021

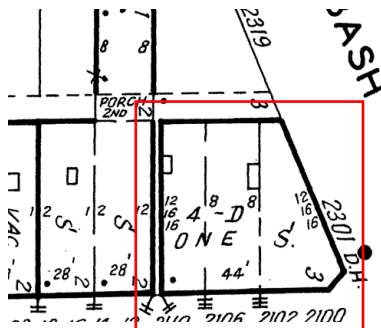
SCOPE: ERECT TRELLIS/COVERED PATIO AT REAR, PAINT BUILDING, ~~AND PAINT~~
~~HISTORIC SIGN~~

EXISTING CONDITIONS

Per the website [Corktown History](#), City of Detroit records indicate that the building located at 2104 Michigan Avenue was erected in 1889. A saloon was originally located within the building’s first-story commercial space. Throughout much of the early 20th century, the building housed a range of commercial enterprises to include several bakeries and confectioneries, a tailor, a butcher shop, and a grocery store. By 1963, the building’s three first-story storefronts had been combined into a single space to accommodate for the establishment of Sam’s Loan Office, a pawnshop which was owned by local businessman Sam Rubin. Louis Gold, Rubin’s son-in-law, gained ownership of the property and business in 1969. In 2013, the building’s current owners rehabilitated the property and established a restaurant in the first-story commercial space.

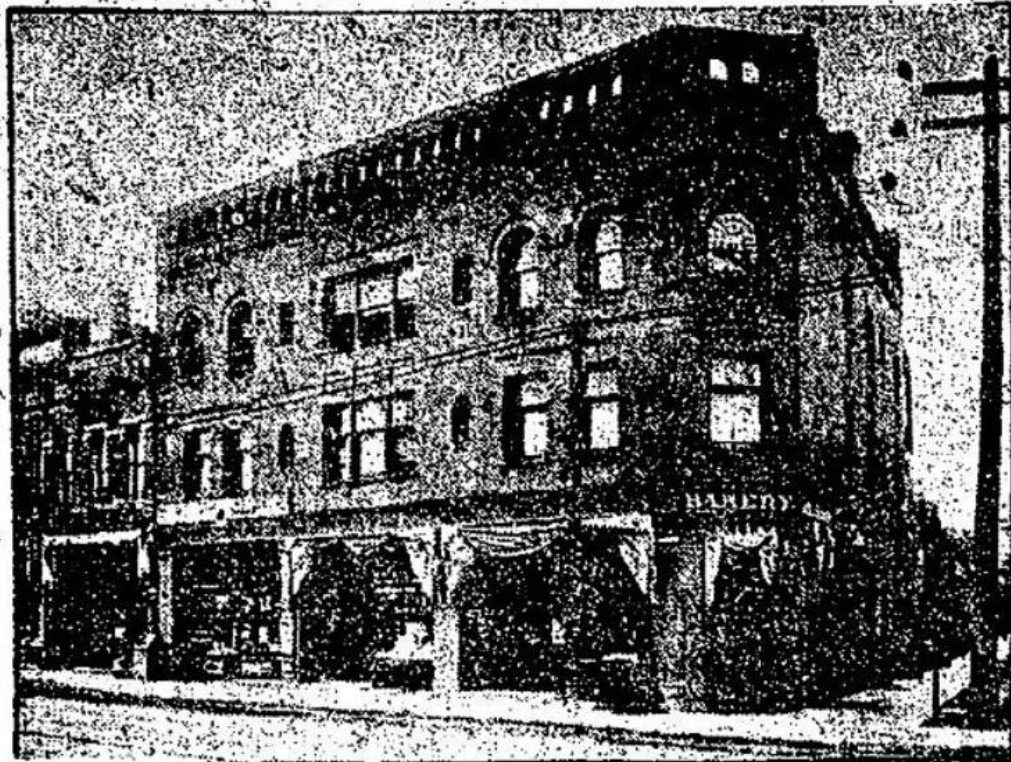


2104 Michigan, Sanborn Fire Insurance Map, 1897



2104 Michigan, Sanborn Fire Insurance Map, 1971. Note that the three storefronts have been combined

**STORE AND FLAT BUILDING
VALUED AT \$20,000, IS SOLD**



NORTHWEST CORNER MICHIGAN AND WABASH.

James Hanley, through John P. Hehl of the Hannan Real Estate exchange, has sold to a purchaser, whose identity is withheld, the property on the northwest corner of Michigan and Wabash avenues, including a three-story, solid brick building, the ground floor of which is occupied by the stores at 132-34-36 Michigan avenue. There are six flats on the two upper floors. The corner is valued at about \$20,000.

2104 Michigan Avenue, Detroit Free Press, 1912 (source [Corktown History](#))

The building features a triangular plan and is three stories in height. An aluminum storefront system with wood panel transoms and a composite cornice was added to the building's first story in 2014. Brick clads the building's second and third-story exterior walls. The building's exterior walls are painted sky blue. Dark blue paint has been applied to the decorative brickwork/trim areas. Fixed and double-hung, aluminum-clad wood windows are located at the building's second and third stories. A large metal sign which reads "GENERAL PUBLIC LOANS MONEY IN 1 DAY" and dates from the 1963 pawnshop remains at the south elevation, second story. A non-historic wood staircase is located at the building's rear elevation. The rear yard also includes a partially erected wood covered patio.



2104 Michigan, current appearance. Note, that the exterior walls have been painted without HDC approval



2104 Michigan, current appearance. Rear covered patio/trellis proposed for proposal. Note, that the work has been initiated without HDC approval

PROPOSAL

In October 2021, HDC, BSEED, and PDD staff met with the building's current tenant to discuss his plans for the building's rehabilitation. Specifically, City staff discussed the business owner's signage options and his proposal to paint the building. HDC staff also directed the business owner to submit an application for his proposal. However, in November 2021, HDC staff was notified that the building's exterior walls had been painted. The business owner also revealed that he had initiated the construction of a new covered patio within the building's rear yard. A Certificate of Appropriateness had not been issued for this work prior to its initiation. Therefore, with the current submission, the applicant is seeking the Commission's approval of the work which has been completed without approval. Specifically, the current application includes the following:

- Paint the building's exterior walls
 - Body = "Adrift" (Sherman Williams #7608) [Adrift SW 7608 - Timeless Color Paint Color - Sherwin-Williams](#)
 - Decorative brickwork accent color = "Needlepoint Navy" (Sherman Williams #0032) [Needlepoint Navy SW 0032 - Historic Color Paint Color - Sherwin-Williams](#)
- Establish a new covered patio area within the rear yard according to the submitted drawings

~~The applicant is also seeking the Commission's approval to paint the existing historic age sign which is located at the building's front/south elevation, second story. Per the current application, the sign's new paint colors will align with the building's current/proposed color palate.~~



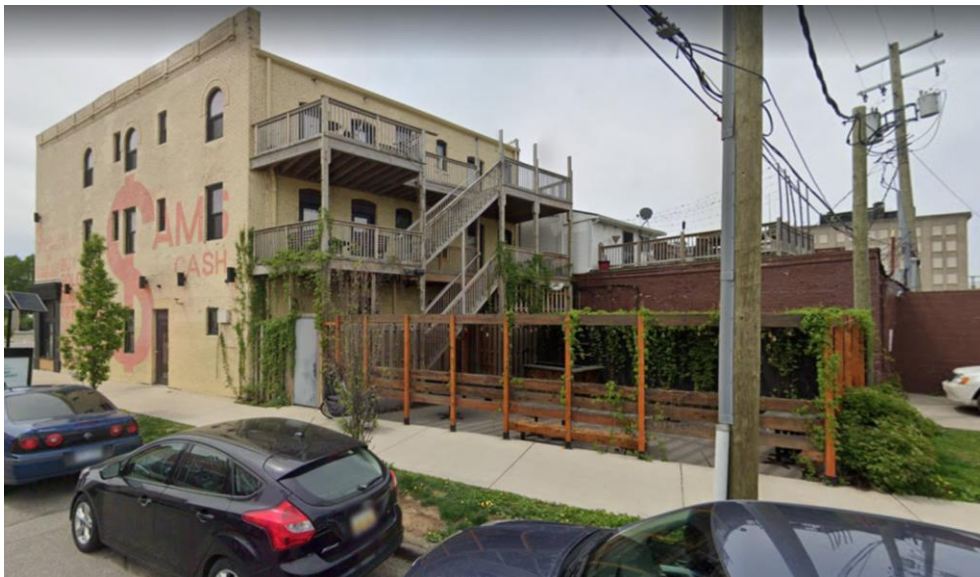
Sign proposed for painting. The arrow will be painted white and the remaining portions of the sign will be painted "Adrift" (Sherman Williams #7608) to match the color found at the building's body.

STAFF OBSERVATIONS

- In December, 2013 the Commission approved a proposal to rehabilitate the building. The approved proposal did not include establishment of a rear covered patio. However, by 2018 a new covered rear patio had been erected without HDC approval. See the below Google Streetview images. In October 2021, the current tenant removed the rear patio which had been installed without approval and initiated the installation of a new covered patio area in its place. A COA has not been issued for the current structure. It is staff's opinion that the current/proposed patio area meets the Standards as it is of an appropriate scale, is located in the building's rear yard, and is not connected to the building's rear elevation. However, staff does recommend that the structure be stained or painted an appropriate color.



Google Streetview, 2009



Google Streetview, 2018. The Commission did not issue a COA for this work item.



Current appearance. Covered patio area installed in October 2021 without HDC approval/COA

- The Corktown Historic District was designated in 1984. Please see the below which depicts the appearance of the building and its historic south elevation sign at the date of the district's designation. Also, see the below images which depict the building's appearance in 1971 and 1976



2100 Michigan Avenue, 1984 designation slide



2100 Michigan Avenue, 1971



2100 Michigan Avenue, appearance in 1976

- Per the above photos, 2100 Michigan Avenue’s exterior walls have been painted since at least 1971, to include the location of minimal wording/murals at the front and side elevations. The designation slide indicates that the building’s exterior walls were painted yellow and, by 1984, the front, side, and rear elevations were profusely adorned with painted wording and graphics which served to advertise the pawnshop business housed within. Also, the “arrow” and wording on the building’s historic south elevation signage was yellow to match the color of the building’s body while sign’s red color matched the wording/murals which were painted on the building’s front and side elevations.
- The former yellow color scheme and exuberant painted signage/graphics is not in keeping with the late 19th century/original appearance of the building and its adjacent surrounds. However, with the improvement of Michigan Avenue/US-12 in the 1920s, occasional commercial buildings within the corridor displayed elaborate painted exterior walls/signage/graphics as a means to catch the eye of commuters as they traversed through the neighborhood towards downtown Detroit to the east and Dearborn, Ypsilanti, Ann Arbor and Chicago to the west. Per the above photos, the exterior walls at 2100 Michigan Avenue have served a “canvas” which highlighted the building’s use since 1971 (at least). Although uncommon, staff finds that the distinctive architectural character of this, to a large extent, rooted in its history as a painted building splashed with graphics, It is therefore staff’s opinion that a new exterior paint scheme that incorporates graphics, lettering, etc. which speak to the proposed new restaurant use, would be in keeping with the Standards and the District’s Elements of Design for this particular building.



Michigan Avenue, 1930s



Michigan Avenue, 1950s



Michigan Avenue, 1970s

ISSUES

- The newly-installed rear patio trellis/covering is currently unfinished/unpainted, which is not appropriate to the building's historic appearance. It is staff's opinion that the structure should be painted or stained.
- As stated above it is staff's opinion that the location of graphics or words which speak to the building's use is the primary character defining feature in re: to the application of paint to the building's exterior walls. Staff therefore recommends that the applicant incorporate painted graphics into the proposed color scheme as a nod/in deference to the building's appearance and longtime historic character prior to the current paint application. Staff also recommends that the accent color which was applied to the decorative brickwork be lightened to better coordinate with the light blue color applied to the building's body
- ~~Staff commends the applicant's effort to retain the existing historic age, south elevation signage. However, in keeping with the original color scheme, staff recommends that the "arrow" be painted a color which matches that found at the building's body and that the remaining area of the sign be painted a color which matches that chosen for the new painted graphics. Staff also recommends that some sort of graphics be added to the historic sign.~~

RECOMMENDATION

Section 21-2-78. Determinations of the Historic District Commission

Staff recommends that the Commission issue a Certificate of Appropriateness (COA) for the proposed project because it conforms to the district's Elements of Design and meets the Secretary of the Interior's Standards for Rehabilitation. However, staff recommends that this COA be issued with the following conditions:

- The rear patio trellis/covering shall be painted or stained a color which is appropriate to the building's historic appearance within one calendar year of the issuance of this COA. HDC staff shall be afforded an opportunity to review and approve the color prior to the issuance of the project's permit.
- The applicant shall incorporate painted graphics into the proposed color scheme which speak to the building's proposed new use. HDC staff shall be afforded an opportunity to review and approve the new scheme prior to the issuance of the project's permit.
- The current accent color which was applied to the decorative brickwork shall be replaced with a lighter color to better coordinate with the light blue color applied to the building's body. HDC staff shall be afforded an opportunity to review and approve the new scheme prior to the issuance of the project's permit.

- ~~Re: the existing historic age sign at the building's south elevation, second story, the "arrow" shall be painted a color which matches that found at the building's body and the the remaining area of the sign shall be painted a color which matches that chosen for the new painted graphics. Graphics (preferably lettering) which speak to the building's new use shall be added to the historic sign. HDC staff shall be afforded an opportunity to review and approve the new scheme prior to the issuance of the project's permit.~~

Historic Commission application supporting information

2100 Michigan Ave

- Existing conditions: back trellis at the former “Gold Cash Gold” restaurant was constructed of non-treated materials and was in significant rotted/ rusted condition
- Existing posts are attached with non-galvanized plated bolted to the sidewalk and not stable
- Risk of collapse due to poor anchoring, rotten structure

Proposed Trellis Repair/ Replacement

- Properly anchor trellis, bolt to concrete wall
- Replace damaged 4x4 posts with treated 6x6 posts
- Install all posts on 42” frost depth foundations
- Replace all trellis rafters with treated lumber material

Contractor scope of work:

- selectively demolish existing trellis structure. Harvest joists to be re used on side panels cut open section in middle of patio for post, break and remove small slab under 4x4 close to fire escape
- call miss dig before drilling footings
- Dig 5 each 12-inch diameter holes sidewalk & 2 middle beam
- fill 7 ea postholes and install large 6x6 anchor bracket
- supply 2X10 Rafters X
- supply 2x6 wall
- marine plywood exterior
- upgrade middle beam to treated LVL
- Supply install apx 120 Joist hangers to raise beam into ceiling
- supply and install 7 6x6 posts- with added length
- calculate slope and build treated 2x6 wall on top of tall cinderblock wall.
- Drill and anchor the top plate every 24 inches OC into concrete cap. Skin exterior with marine grade plywood
- install new LVL along middle beam, in two sections with splice over post
- Install new header on top of new 6x6 posts along sidewalk
- install treated 2x10 joists to Face of LVL Middle Beam with joist hangers
- install 4x4 corner braces on posts to beam
- supply clear corrugated roofing material caulk and rubber gasket screws
- Install corrugated plastic sheets
- Caulking at laps
- Install gutter along east side elevation

Exterior Painting

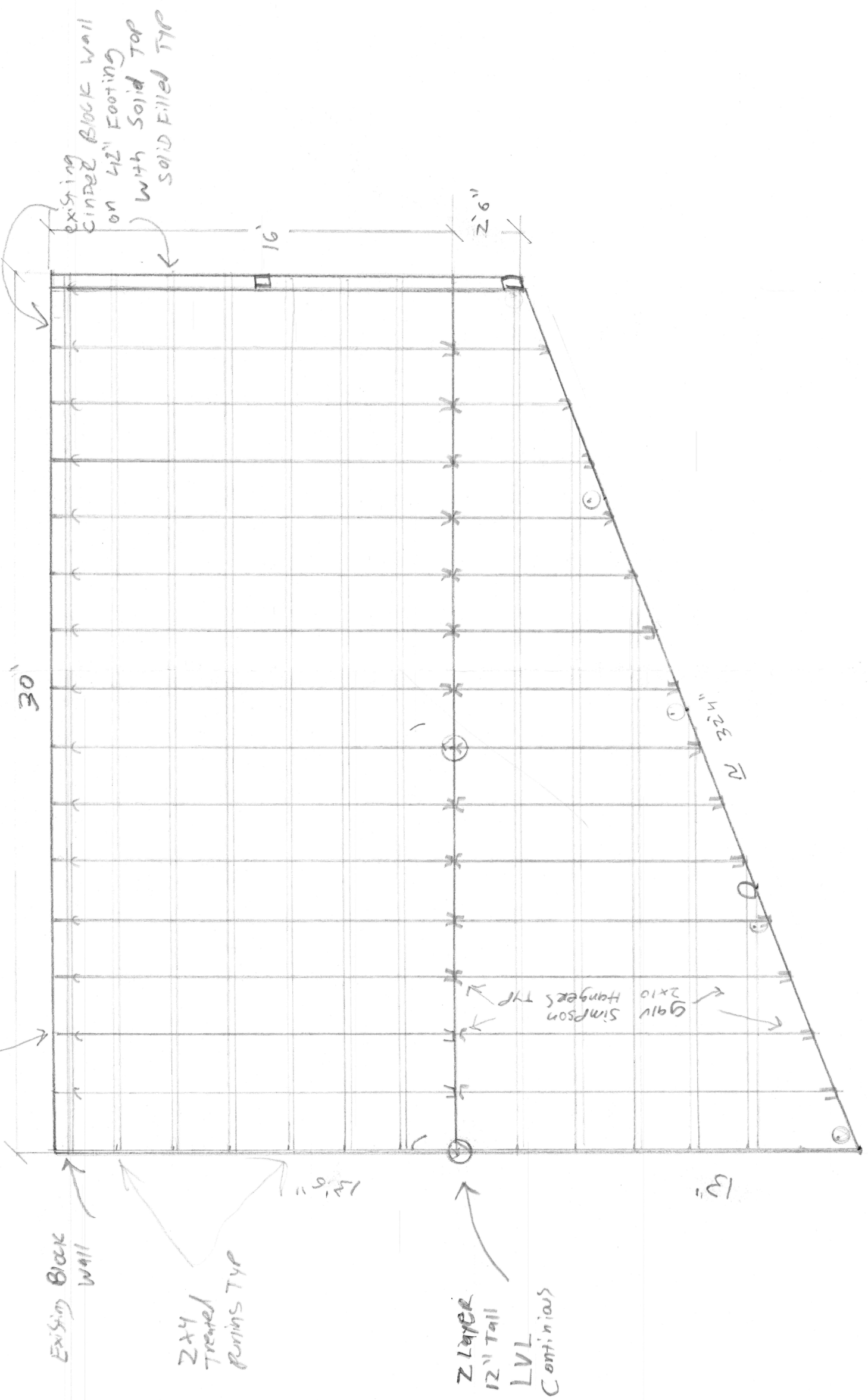
- The colors were selected specifically not to clash with the Gaelic League yellow/ greens next door
- The colors were selected to compliment the rest of the block without repeating or clashing colors
- The colors on the rendering were selected from a list of HC acceptable color pallet

- The actual colors submitted are the closest matches from the Sherwin Williams "historic collection" of colors
 - Main Paint Color is Adrift (sw:7608)
 - Accent color Needlepoint navy (sw:0032)

Signage /Additional exterior planned work:

- ~~painting of the "ima izakaya" in the wood transoms at the storefront~~
 - ⊖ This sign- depicted on the rendering will be deleted from wood transom over windows
- Re painting of historic sign

Rafterns 2x10 Treated 24" O.C. TYP



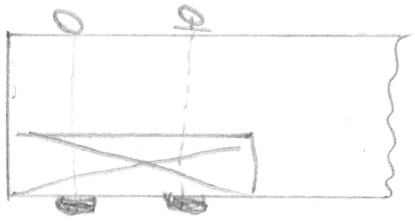
Imq Noodles - Trellis Repair/upgrade

2100 Michigan Ave Detroit

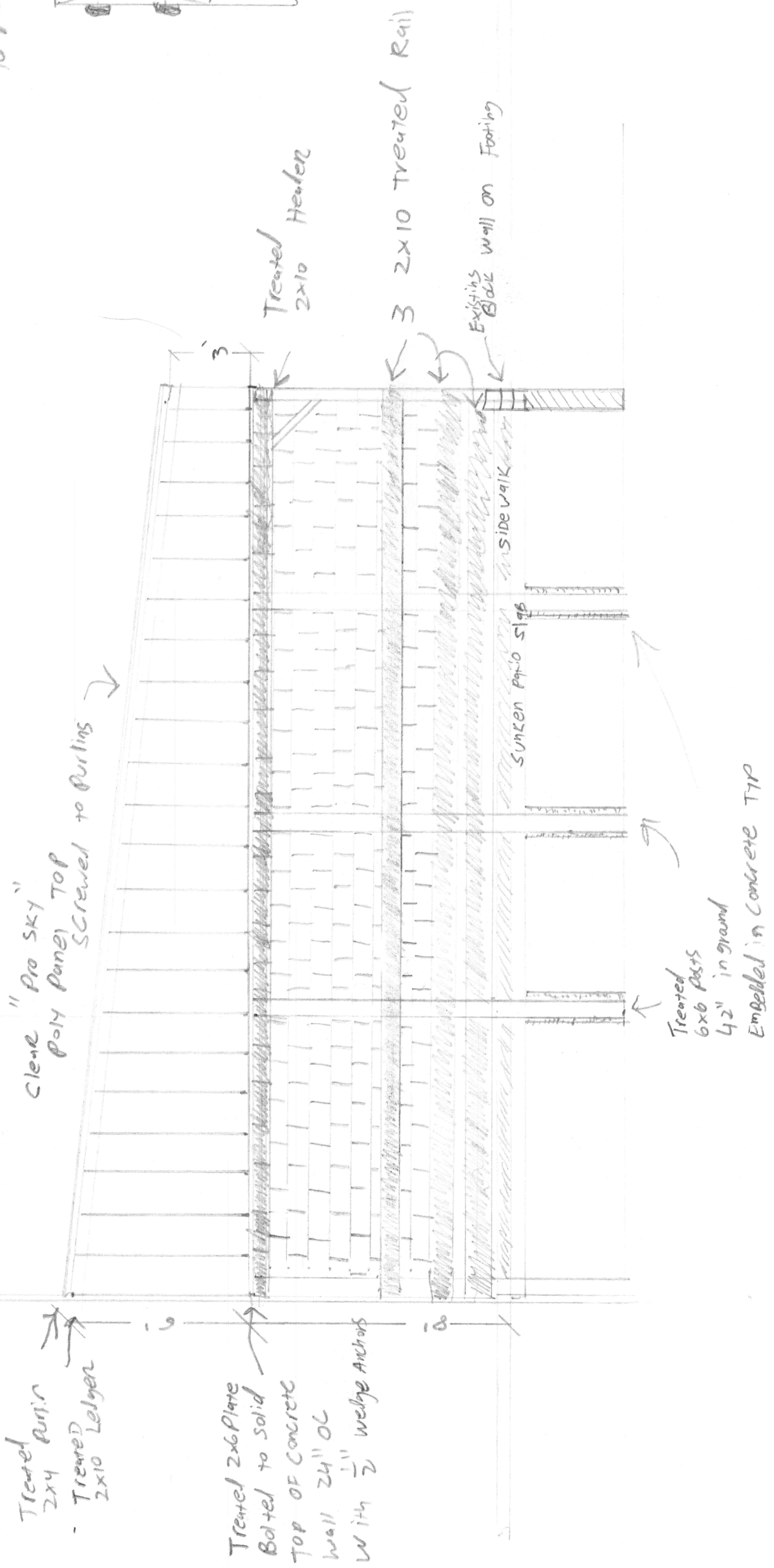
Plan View

1/4" = 1 Foot

Headers & Bolts
Notched $\frac{1}{2}$ " GAU



6x6
Treated



Treated 2x4 Purlin
Treated 2x10 Ledger

Treated 2x6 Plate
Bolted to Solid
TOP OF CONCRETE
Wall 24" OC
With $\frac{1}{2}$ " wedge Anchors

Treated
6x6 Posts
42" in ground
Embedded in concrete TOP

Treated
2x10 Header

3 2x10 Treated Rail

Existing
Block wall on Footing

SUNKEN PRO SLAB
SIDE WALK

$\frac{1}{4}" = 1 \text{ FOOT}$

EAST Elevation & Details
Im9 Noodles Trellis Repair / Upgrade









A three-story blue brick building with a black ground floor. The second and third floors feature arched windows. A prominent sign on the side of the building reads "GENERAL PUBLIC LOANS". The building is situated on a street corner, with a street sign for "Michigan" visible.

GENERAL PUBLIC LOANS

Michigan
Michigan



GENERAL
LOANS
MONEY
IN

Wabash St
Wabash

BICYCLE
LANE

2100

STOP SIGN



GENERAL
LOANS
MONEY IN 15 MIN

Discover

LJ's

Wabash

Wabash

BIKE LANE

STOP

Orange traffic cone

Yellow and red fire hydrant

Grey concrete barriers

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: _____

PROPERTY INFORMATION

ADDRESS(ES): 2100 Michigan Ave AKA: ^{was} Gold-cash gold - Ima noodle

PARCEL ID: _____ HISTORIC DISTRICT: Corktown

SCOPE OF WORK: (Check ALL that apply)

Windows/Doors
 Walls/Siding
 Painting
 Roof/Gutters/Chimney
 Porch/Deck/Balcony
 Addition
 Demolition
 Signage
 New Building
 Major Alteration (3+ scope items)
 Site Improvements (landscape, trees, fences, patios, etc.)

BRIEF PROJECT DESCRIPTION: Remove And Replace Rotten trellis structure on Patio add clear TOP

APPLICANT IDENTIFICATION

Property Owner/Homeowner
 Contractor
 Tenant or Business Occupant
 Architect/Engineer/Consultant
 NAME: Frank Porrelli COMPANY NAME: Genesis Design Build
 ADDRESS: 10112 White CITY: Linden STATE: Mi ZIP: 48451
 PHONE: 810-513-6100 MOBILE: 810-513-6100 EMAIL: FRANK@BuildwithGenesis.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)
- Current Photographs:** Including the front of the building & detailed photographs of the area(s) affected by the proposed work. All photographs must be labeled or captioned, e.g. "west wall", "second floor window," etc.
- 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 (BSEtED) to perform the work.

SUBMIT COMPLETED REQUESTS TO: HDC@DETROITMI.GOV

P2 - BUILDING PERMIT APPLICATION

Date: 10-21-21

PROPERTY INFORMATION

Address: 2100 Michigan Ave Floor: Suite#: Stories:
AKA: Gold Coast Gold / Emu Noodles Lot(s): Subdivision:
Parcel ID#(s): Total Acres: Lot Width: Lot Depth:
Current Legal Use of Property: Restaurant Proposed Use: Restaurant
Are there any existing buildings or structures on this parcel? [X] Yes [] No

PROJECT INFORMATION

Permit Type: [] New [X] 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)
Replace Rotting trellis on Back Patio
Paint Building Exterior
Paint Signage
[] MBC use change [X] 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 [X] 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 [X] 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 \$ 15,000 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: Diamonds & Rifle LLC Company Name: _____

Address: 2122 Michigan City: Detroit State: _____ Zip: _____

Phone: 313-258-1046 Mobile: _____

Driver's License #: _____ Email: _____

Contractor Contractor is Permit Applicant

Representative Name: Frank Porrell Company Name: Genesis Design Build

Address: 10112 White Rd City: Linden State: Mi Zip: 48451

Phone: 810-513-6100 Mobile: 810-513-6100 Email: Frank@BuildWithGenesis.com

City of Detroit License #: _____

TENANT OR BUSINESS OCCUPANT Tenant is Permit Applicant

Name: Mike Ranson Phone: 313-207-8585 Email: Mike@imgoodies.com

ARCHITECT/ENGINEER/CONSULTANT Architect/Engineer/Consultant is Permit Applicant

Name: NA State Registration#: _____ Expiration Date: _____

Address: _____ City: _____ State: _____ Zip: _____

Phone: _____ Mobile: _____ Email: _____

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: Frank Porrell Signature: [Signature] Date: 10-21-21
(Permit Applicant)

Driver's License #: P634 261 001323 Expiration: 4-27

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.

