



PLANNING & DEVELOPMENT DEPARTMENT  
2 WOODWARD AVE SUITE 808, DETROIT, MI 48226

# HISTORIC DISTRICT COMMISSION

# CERTIFICATE OF APPROPRIATENESS

**Application Number:** HDC2024-00231

**Effective Date:** 02/19/25

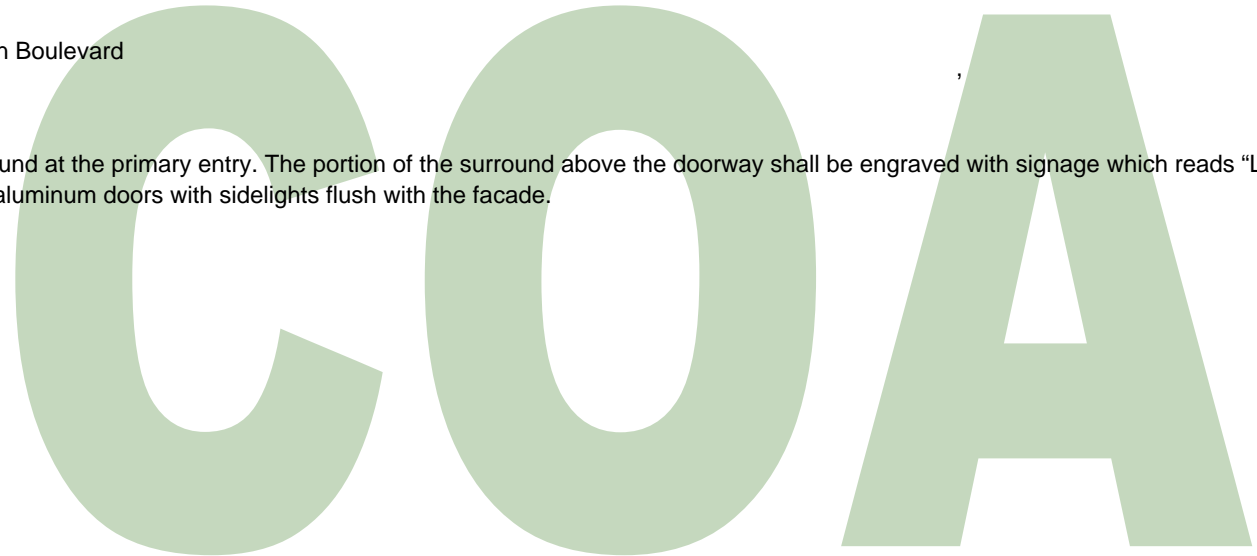
**Project Address:** 232 West Grand River Avenue

**Issued to:** Kamper and Stevens I LDHA

**Historic District:** Washington Boulevard

**Description of Work:**

Install a new limestone panel surround at the primary entry. The portion of the surround above the doorway shall be engraved with signage which reads "LOUIS KAMPER BUILDING." Also, a install a new set of paired aluminum doors with sidelights flush with the facade.



**With the Conditions that:**

N/A

Pursuant to Section 5(10) of the Michigan Local Historic District Act, as amended, being MCL 399.205 (10) and Sections 21-2-57 and 21-2-73 of the 2019 Detroit City Code, and Detroit Historic District Commission ("DHDC") delegation of administrative authority via Resolutions 97-01, 97-02, 98-01, 20-03, 21-04, and/or 21-07, as applicable, the staff of the DHDC has reviewed the above referenced application and hereby issues a Certificate of Appropriateness ("COA") for the description of work, effective date above, as it meets the Secretary of the Interior's Standards for Rehabilitation and the district's Elements of Design

For the Commission:

Daniel Rieden  
Senior Clerk to the Historic District Commission

PSR: 250219JR



Post this COA at the subject property until work is complete. It is important to note that approval by the DHDC does not waive the applicant's responsibility to comply with any other applicable ordinances or statutes.



# HISTORIC DISTRICT COMMISSION APPLICATION FOR WORK APPROVAL

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

**APPLICATION ID**

HDC2024-00231

## PROPERTY INFORMATION

**ADDRESS(ES):** 232 West Grand River Avenue

**HISTORIC DISTRICT:** Washington Boulevard

### SCOPE OF WORK: (Check ALL that apply)

- |   |   |  |   |   |                                |
|---|---|--|---|---|--------------------------------|
| <input checked="" type="checkbox"/> Windows/<br>Doors | <input type="checkbox"/> Walls/<br>Siding | <input type="checkbox"/> Painting        | <input type="checkbox"/> Roof/Gutters/<br>Chimney | <input type="checkbox"/> Porch/Deck/Balcony   | <input type="checkbox"/> Other |
| <input type="checkbox"/> Demolition                   | <input type="checkbox"/> Signage          | <input type="checkbox"/> New<br>Building | <input type="checkbox"/> Addition                 | <input type="checkbox"/> Site Improvements<br>(landscape, trees, fences,<br>patios, etc.) |                                |

### BRIEF PROJECT DESCRIPTION:

Changes to the storefront.

## APPLICANT IDENTIFICATION

**TYPE OF APPLICANT:** Property Owner/Homeowner

**NAME:** James Van Dyke

**COMPANY NAME:** N/A

**ADDRESS:** 1117 Griswold ST # 1416

**CITY:** Detroit

**STATE:** MI

**ZIP:** 48226

**PHONE:** +1 (313) 963-6118

**EMAIL:** invoices@roxburygroup.com

## I AGREE TO AND AFFIRM THE FOLLOWING:

- I understand that the failure to upload all required documentation may result in extended review times for my project and/or a denied application.
- I understand that the review of this application by the Historic District Commission does not waive my responsibility to comply with any other applicable ordinances including obtaining appropriate permits (building, sign, etc.) or other department approvals prior to beginning the work.
- I hereby certify that I am the legal owner and occupant of the subject property and that the information on this application is true and correct.

DocuSigned by:

James Van Dyke

E4594DD276A747B...

05/09/2024

SIGNATURE

DATE

**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.**

## PROJECT DETAILS – TELL US ABOUT YOUR PROJECT

**Instructions: Add project details using the text box in each section. If your details exceed the space provided, attach the details via the attachment icon for that section.**

### ePLANS PERMIT NUMBER:

(only applicable if you've already applied for permits through ePLANS)

N/A

## GENERAL

### 1. DESCRIPTION OF EXISTING CONDITION

*Please tell us about the current appearance and conditions of the areas you want to change. You may use a few sentences or attach a separate prepared document on the right. (For example, "existing roof on my garage is covered in gray asphalt shingles in poor condition.")*

The surround of the south building entrance was EIFS and the underlying structure, including the door opening lintel, was failing. It had been modified many times over the building's history. It was determined that the best solution was to install a new limestone surround and lintel with the building name engraved to replace the EIFS after the underlying structure was repaired. This brings the entrance design closer to the historic appearance.



### 2. PHOTOGRAPHS

*Help us understand your project. Please attach photographs of all areas where work is proposed.*



### 3. DESCRIPTION OF PROJECT

*In this box, tell us about what you want to do at the areas described above in box #1. (For example, "Install new asphalt shingle roofing at garage.")*

Please see attached.

### 4. DETAILED SCOPE OF WORK


*In this box, please describe all steps necessary to complete the work described in box #3. (For example, "remove existing shingles, replace wood deck as necessary, replace wood eaves, install roof vents, replace rotted fascia boards, paint, clean worksite.")*

Please see attached.

### 5. BROCHURES/CUT SHEETS

*Please provide information on the products or materials you are proposing to install. For example, a brochure on the brand and color of the shingles proposed.*

## ADDITIONAL DETAILS

<b>6. WINDOWS/DOORS</b> <i>Detailed photographs of window(s) and/or door(s) proposed for replacement showing the condition of the interior and exterior of the window(s) and/or door(s)</i>	



Kamper Building Storefronts  
232 West Grand River Avenue  
Washington Boulevard Historic District  
Response to Violation Notice SPL2024-00550

As discussed with HDC staff, we apologize that in our rush to meet the required project deadlines for the rehabilitation of this building we neglected to return to the Historic District Commission for approval for changes to the storefront design that deviated from the Commission's Certificate of Appropriateness (17-5272) issued on September 12, 2017, to the project architect, Fusco, Shaffer, and Pappas.

South elevation – building entrance door surround



South building entrance, Sept. 2016

The surround of the south building entrance was EIFS and the underlying structure, including the door opening lintel, was failing. It had been modified many times over the building's history. It was determined that the best solution was to install a new limestone surround and lintel with the building name engraved to replace the EIFS after the underlying structure was repaired. This brings the entrance design closer to the historic appearance.

Location of Industrial Bank Bldg. - Cafeteria

CLIFFORD

GRAND RIVER

WASHINGTON BLVD.

GRAND RIVER

STATE ST.

**TO-DAY**

**R**HEAUME'S Industrial Bank Building Cafeteria opens the doors of Detroit's Newest and Most Beautiful Cafeteria.

We feel proud of this new, thoroughly modern dining room that has been tastefully furnished and splendidly equipped to render that catering service that is in keeping with the requirements of the discriminating downtown diner.

Excellent food served quickly and at prices that make for exceptional values are to be found upon our counter *today* and upon *all days*.

**AS AN OPENING DAY FEATURE WE OFFER IN BOTH INDUSTRIAL BANK AND METROPOLITAN BUILDING CAFETERIAS**

**Roast HALF SPRING CHICKEN**

With Celery Dressing and Giblet Gravy

**25c**

**RHEAUME'S**  
Industrial Bank Building Cafeteria

Washington Boulevard at Grand River Avenue  
HOURS 10:30 A. M. TO 7:30 P. M.

Detroit Free Press August 21, 1928 of south entrance.



October 2023 after work completed

## Storefronts

In order to accommodate possible tenants and provide maximum available floor space the recessed storefronts were changed. New exterior doors were installed in line with the storefronts to increase security and protect the property from the elements as the recessed doorways were in serious disrepair. This work was done in 2018 at the time of the other exterior restoration work. While the new doors were placed on the building, the recesses were left intact behind them pending potential future tenant activations. The Park Service ultimately did provide Part 3 approval to the façade with the doorways flush to the façade.

The Commission recently approved returning the recessed entrance to the west elevation in connection with the build-out of a new bar at that location, however that recess will need to be re-worked to be ADA compliant..

Per our discussion with HDC staff, we have proposed revisiting the question of the south storefronts recess at the time of tenant lease-up of that remaining space. During that time we requested that any violation be held in abeyance. We would like to reserve the opportunity to make the case for removing or returning the recess (both of which we view as historically appropriate) in the context of an actual tenant use. We are happy to keep the Commission updated at periodic intervals but no later than six months from now.



West storefronts, Sept. 2016



October 2023

South storefronts, Sept. 2016 – 2 photos





South storefronts October 2023



## PICTURES

South building entrance, Sept 2016



Oct. 2023 after work completed





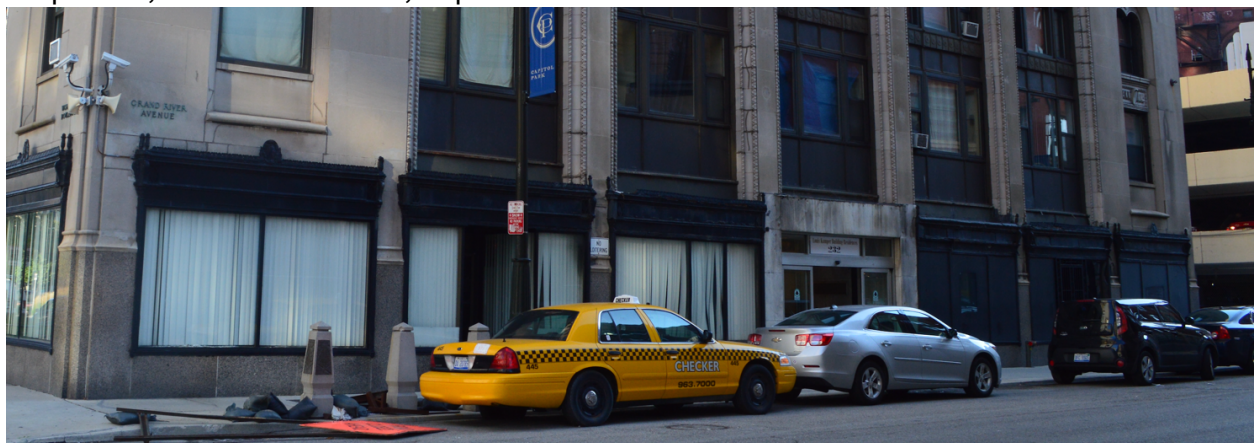
West storefronts, Sept. 2016



Oct. 2023



2 – photos, South storefronts, Sept. 2016





South storefronts, Oct. 2023





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South building entrance, Sept 2016



Oct. 2023 after work completed





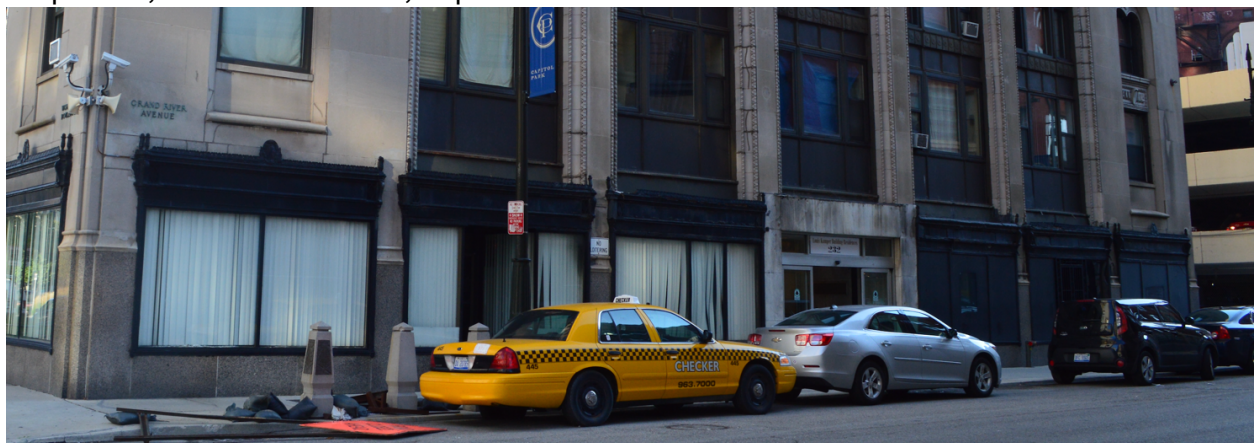
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South storefronts, Oct. 2023

