

**STAFF REPORT: 02/11/2026 MEETING**

**PREPARED BY: J. ROSS**

**ADDRESS: 9602 E. JEFFERSON**

**APPLICATION NO: HDC2025-00756**

**HISTORIC DISTRICT: BERRY SUBDIVISION**

**APPLICANT/ARCHITECT: MATTHEW JONIEC/MBJ ARCHITECTS**

**OWNER: LITTLE VILLAGE MARINA LLC**

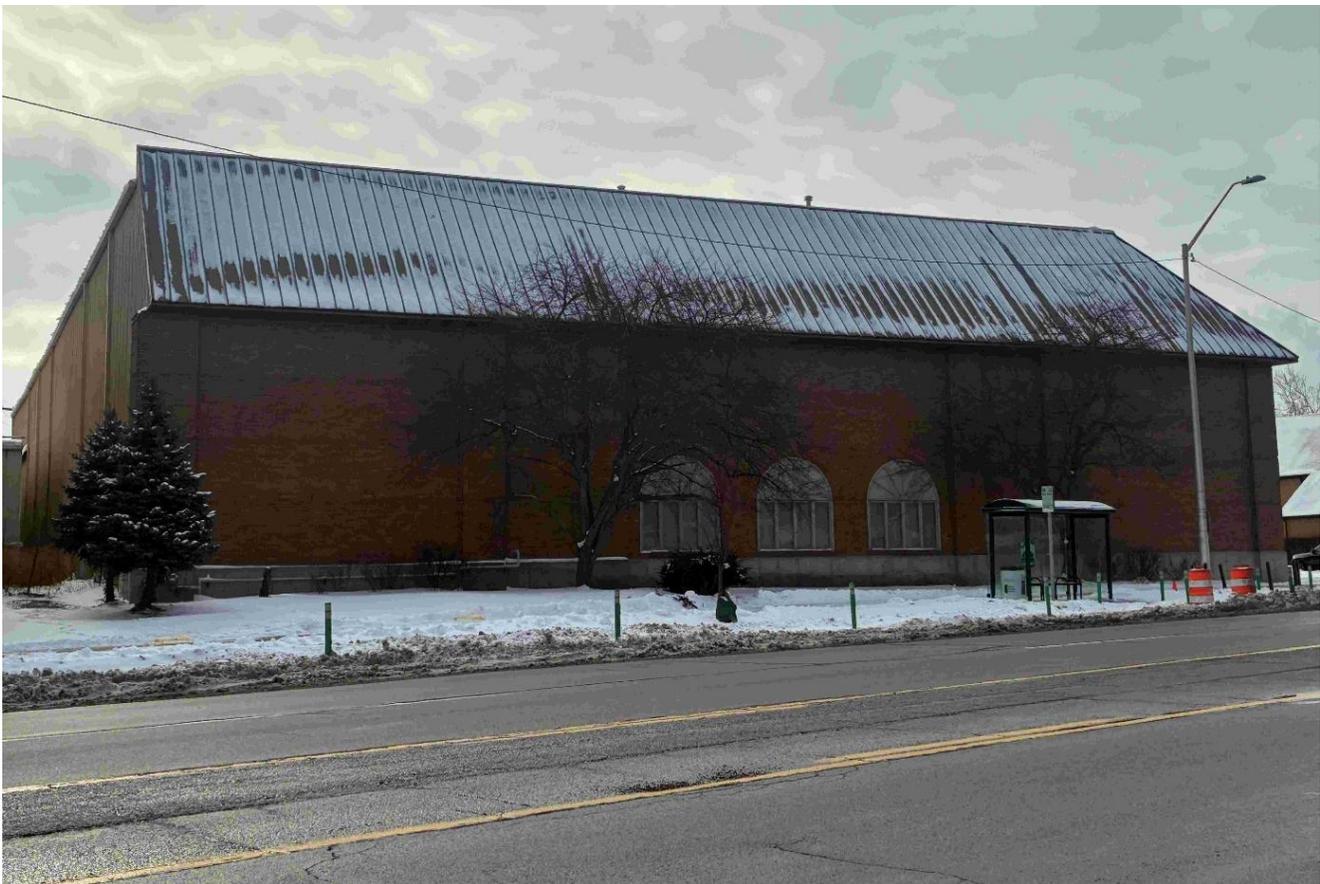
**DATE OF STAFF SITE VISIT: 1/27/2026**

**DATE OF PROVISIONALLY COMPLETE APPLICATION: 1/20/2026**

**SCOPE: INSTALL ALUMINUM STOREFRONTS AND DOORS**

### **EXISTING CONDITIONS**

The resource located at 9602 E. Jefferson is a one-story masonry building that was erected in 1987 for the purpose of boat storage. The building features a mansard-type roof, which includes a centrally located flat roof with prominent corrugated-metal clad sloping surfaces on the front/north and west side. Exterior walls are clad with brick and corrugated metal. A concrete knee wall is located at the front and west side walls. The building's primary entrance, which includes large, horizontal siding doors, is to the rear of the east side. Also, a single metal pedestrian door is located towards the front of the east side. Windows are limited to the three arched, fixed units at the front façade. The building is sited at the northeast corner of the intersection of E. Jefferson and Parkview, the residential street existing south of E. Jefferson into the historic district.



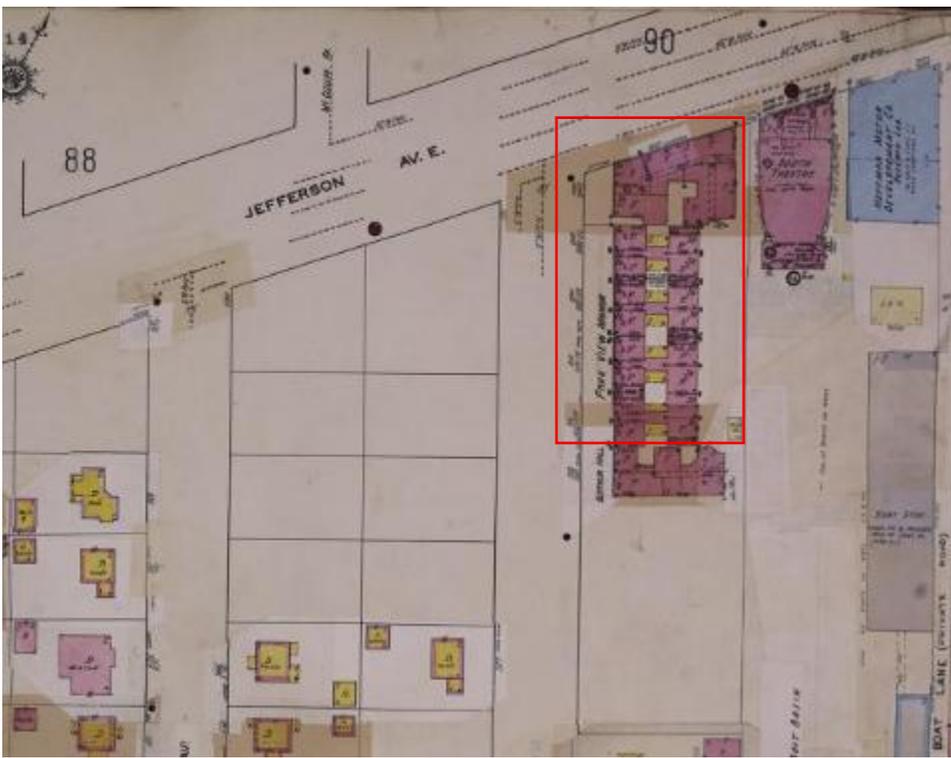
**Front/north façade. Current conditions, staff photo taken 1/27/2026. Facing southwest from E. Jefferson**



West/side facade. Current conditions, staff photo taken 1/27/2026. Facing southeast, along Parkview



9602 E. Jefferson, outlined in yellow. Detroit Parcel Viewer



600-630 Parkview/9602 E. Jefferson outlined in red, 1921-1951 Sanborn Fire Insurance Map. showing historic buildings onsite, prior to the erection of the current structure.



9602 E. Jefferson outlined in red, 1991 Sanborn Fire Insurance Map

## STAFF OBSERVATIONS AND RESEARCH

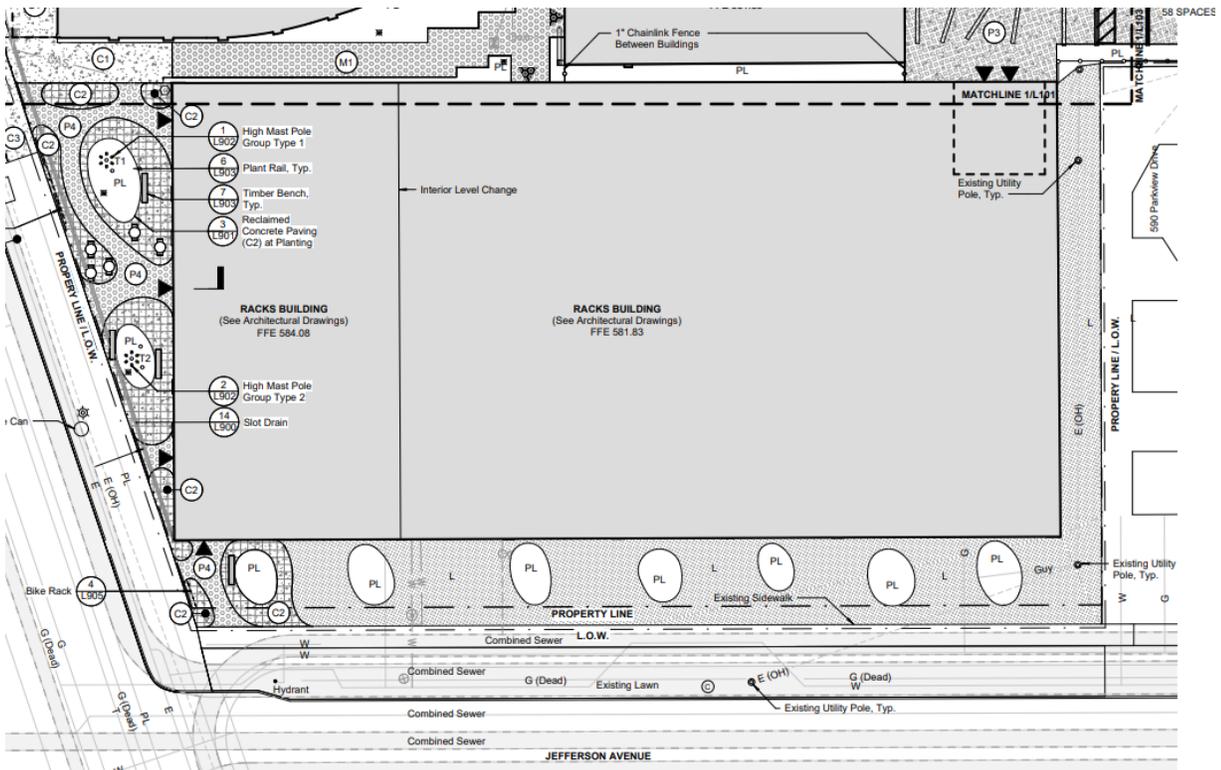
- The Berry Subdivision historic district was designated in 1978
- At the time of designation, an historic-age apartment building addressed as 610-630 Parkview was located within the parcel current occupied by the subject building. A review of records maintained by the Historic District Commission indicated that the apartment building was demolished ca. 1982 due to neglect/high levels of deterioration at that time.
- As noted previously, the current building was erected in 1987 to serve as a boat storage facility for the nearby Gregory Marina and Boat Company
- As the building at 9602 E. Jefferson was erected 10 years after the district's designation, it does not contribute to the historic significance of the district.
- The current project is associated with a wider proposal to rehabilitate adjacent buildings/properties which are not located within the Berry Subdivision. Staff notes that the Commission provided comment for the project's Site Plan Review at their regular December 2025 meeting.
- It is staff's opinion that the work proposed for the building, to include the addition of new aluminum storefront entrances at the front and east side walls is minor in scale and entirely appropriate for this non-contributing commercial building which fronts on to E. Jefferson. As the building is currently monolithic in appearance with minimal fenestration at the primary facades, the proposed new storefront entrances will serve to break up these walls to result in a more pedestrian-friendly scale which is more compatible with the scale of the existing historic buildings within the district. With respect to the district's Elements of Design, staff notes that they reflect the early 20<sup>th</sup> century residential nature of the district/the district's appearance at the time of designation. As this non-contributing commercial building was erected after the time of designation and approved by the Commission, it is staff's opinion that the proposed new aluminum storefront windows and doors do not conflict with the district's the Elements of Design.
- Currently, the property's front yard/on E. Jefferson is primarily lawn with a small area with a concrete walkway which leads from the sidewalk to the façade (see the below photos). The current project proposes to replace much of the grass at the front yard with hardscape/concrete paving and gravel so that it might serve as an outdoor dining space for the building's new retail tenants. The side yard/portion of the yard which faces on to Parkview will largely remain as lawn (see the below). While all front yards in the district present as traditional lawns, staff does note that the current property's front yard faces on a largely commercial corridor outside of the district boundaries, while the side yard, which faces on Parkview/within the district, will be maintained as turf/lawn. It is therefore staff's opinion that the proposed treatment of the hardscape and landscaping will not detract from the district's historic character.



**9602 E. Jefferson. Photo by applicant showing current front lawn. Facing southwest, along E. Jefferson**



**9602 E. Jefferson. Photo by applicant showing west side yard. Facing northwest on Parkview.**



**MATERIALS LEGEND**

Existing Asphalt - Resurfaced	Permeable Paver - Grass Infill	Grated Metal Boardwalk	Timber Bench
Asphalt - New	Bocce Court Paving	Expanded Metal Boardwalk	
Asphalt on Existing Concrete	Beach Sand	Rip Rap	
Stabilized Gravel	Exposed Aggregate Concrete - Pedestrian	Planted Area	
Permeable Paver - Gravel Infill	Reclaimed Concrete Paving	Lawn	

**Proposed landscaping and hardscape plan**

- The work as proposed will not destroy historic materials that characterize the building’s nearby historic surrounds.

**ISSUES**

- None

**RECOMMENDATION(S)**

Recommendation - Section 21-2-78 -Certificate of Appropriateness – – Install aluminum storefront windows and doors

It is staff’s opinion that the proposed alterations are generally compatible with the building’s historic character and therefore meets the Standards and is in keeping the district’s Elements of Design. Staff therefore recommends that the Commission issue a Certificate of Appropriateness for the work as proposed.