



**PLANNING AND
DEVELOPMENT DEPARTMENT**

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SR-1 – OBJECTIVE STAFF REPORT (03-27-2026)

This report, prepared by staff, summarizes the proposed scope of work, the existing conditions at the property, and any factual background information. No PDD/HDC staff analysis/opinion is included.

ADDRESS: 4612 WOODWARD AVENUE

MEETING DATE: 04-08-2026

APPLICATION NUMBER: HDC2026-00100

HISTORIC DISTRICT: GARFIELD BUILDING

APPLICANT, TENANT/BUSINESS OCUPANT: TODD HAMULA, ZAREMBA GROUP LLC

OWNER: GARFIELD BUILDING LLC

DATE OF PROVISIONALLY COMPLETE APPLICATION: 03-13-2026

DATE(S) OF STAFF SITE VISIT: 03-23-2026

SCOPE PHRASE FOR AGENDA: INSTALL BLACK VINYL SCREENS

PUBLIC HEARING PER 21-2-77: NO

SUMMARY OF SCOPE OF WORK:

Based on staff review of the submitted documents, the following work is proposed:

- **Install black vinyl screens in storefront windows**
 - Install screens inside four (4) storefront windows
 - Install advertisements to the outside of two (2) storefront windows
 - Advertisements to be changed on a quarterly basis

MISSING INFORMATION, CLARIFICATION, OR OTHER ITEMS RELATING TO A COMPLETE SCOPE OF WORK:

- No further information is needed at this time.

EXISTING CONDITIONS:

- Located between Garfield Street and West Forest Avenue, on the corner of Woodward and Garfield, the building sits on a 1.163-acre parcel with a parking lot that wraps around the north facing side of the building and the rear. The tenant in question is located on the northwest corner of the building on the ground floor.
- As stated in the Historic District Advisory Report, published in December of 1999: *The Garfield building derives its historical significance from its association with the development of Woodward Avenue and the expansion of the City of Detroit into the automotive capital of the nation. It represents the type of speculative retail/commercial development catering to the auto industry in early twentieth century Detroit, and is one of the few surviving buildings of its period and scale on Woodward Avenue between Grand Circus Park and Grand Boulevard that typify that era. Also contributing to its significance are its*

architect, Albert Kahn, architect for the automobile age, and its original owner, Edwin S. George, an auto enthusiast who played an important role in the development of Woodward Avenue, Detroit's major thoroughfare.



Staff photo, side view, 03/23/2026



4216 Woodward, Detroit Parcel Viewer

BACKGROUND INFORMATION:

- In December of 2021, a Certificate of Appropriateness was issued for the refacing of signage graphics in existing sign locations, to match existing sizes, “Rite Aid Pharmacy”, as well as the installation of a wall sign above the main entrance, installation of a hanging sign mounted at the interior, and the installation of the free standing sign located in the parking lot.
- In September of 2025, the Tenant received a Certificate of Appropriateness to refurbish the existing sign that is located above the North entrance (seen in above photo), which included the replacement of the internal lights, paint frame black, and reface with new polycarbonate 'Auto Zone' sign. Staff noted that the signage in the parking lot in this application is outside of the Garfield Building Historic District. Therefore, the Historic District Commission has no jurisdiction, and this scope of work was automatically withdrawn from the application.

DISTRICT INFORMATION/SIGNIFICANCE:

- Date/period of construction: 1908 to 1914. The first two stories were constructed in 1908 and top three stories were later added in 1914.
- The National Register Nomination lists the period of significance as 1908-1914 for architecture, and 1908-1929 for commerce (real estate) and industry.
- Link to [District Elements of Design](#)

REPORT PREPARED BY: BS