



SR-1 – OBJECTIVE STAFF REPORT (05-29-2026)

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: 206 E. GRAND RIVER AVENUE

MEETING DATE: 06-10-2026

APPLICATION NUMBER: HDC2026-00210

HISTORIC DISTRICT: BROADWAY AVENUE

APPLICANT/ARCHITECT: BLAKE DROUILLARD, KRAMER DESIGN

OWNER: AMELIA PATT ZAMIR, METHOD RIVER LLC

DATE OF PROVISIONALLY COMPLETE APPLICATION: 04-24-2026

DATE(S) OF STAFF SITE VISIT: 05-28-2026

SCOPE PHRASE FOR AGENDA: CONSTRUCT ROOF TOP ADDITION, REPLACE WOOD STOREFRONT SYSTEM, INSTALL SIGNAGE, INSTALL CANOPIES AND AWNINGS

PUBLIC HEARING PER 21-2-77: YES

SUMMARY OF SCOPE OF WORK:

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

- **Construct roof top addition**
 - Sheath in fiber cement cladding panels with color to match existing context
 - Install glass and aluminum railing
 - Install potted plants
 - Install glass and green aluminum wall system
 - Install two (2) skylights with clear glass with color film and an aluminum frame
 - Dimensions proposed to create minimal visibility from public streets
- **Remove wood storefront window system at ground floor**
 - Replace with aluminum storefront system
 - To fit the new hotel and restaurant use
 - Painted metal panels at grade for durability to match the size and profiles of the existing wood panels.
 - Finished black to match the windows above.
 - Install steel sill panels
 - To match size and profile of historic sill panels
- **Install canopies and awnings**
 - Install one (1) canopy at the original entrance on Grand River
 - Shape and size to match the historic canopy, using contemporary materials.
 - Install one (1) canopy at new main entrance on Broadway
 - To mimic shape to the historic canopy on Grand River.
 - Located below the transom band, be part of the storefront system, and be minimal in size, only projecting out three feet.
 - Install awning to the façade above the restaurant seating on Broadway.

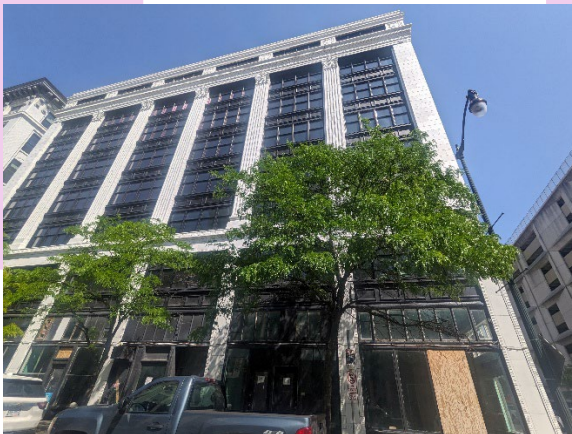
- Located below the transom band and span between the columns within the bay, using contemporary materials.
- **Install signage**
 - Install corner blade sign with branding on the lower awnings?
 - Final design to be determined and submitted at a later date

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

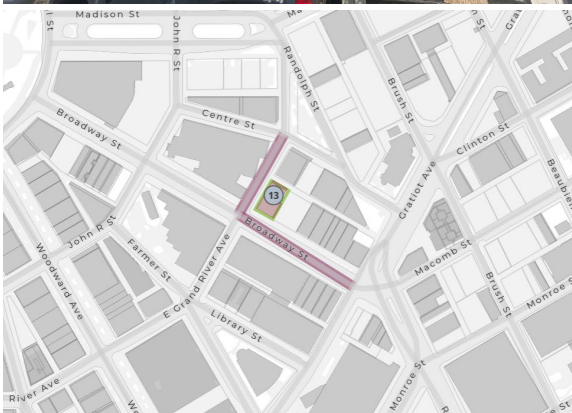
- Provide detailed photo documentation to show the storefront windows are beyond feasible repair.

EXISTING CONDITIONS:

- 206 E. Grand River, also known as the Merchants Building, was built in 1922 by the Otto Misch Company. It is individually listed in the National Register of Historic Places Nov. 25, 1983: *Reinforced concrete frame 8-story commercial building with white terra-cotta-clad facades fronting on Broadway and Grand River that display modernized classical styling; non-street-facing facades display the exposed concrete frame and plain brick. The ground dimensions are 110 feet along Grand River and 66 feet along Broadway. Above a 2-story base, 5-story high multi-window banks flanked by "fluted" colossal pilasters with Corinthian-looking capitals (undecorated piers mark the comers and center of the Broadway facade) rise to a decorative entablature that, in tum, supports an attic story.*



Staff photo, West-Facing Elevation, 05/28/26



206 E. Grand River Ave, Base Unit Tools

BACKGROUND INFORMATION:

- In May of 2023, a Certificate of Appropriateness was issued to:
“Rehabilitate exterior masonry and spandrel panels, replace windows and fire escape”
 - Installed black aluminum clad wood windows to replicate the historic windows
 - No work was proposed on the storefront at the time, due to the lack of a tenant to inform the opening layout
 - Remove and reconstruct fire escape to match historic
- There are no known violations attached to this property.

DISTRICT INFORMATION/SIGNIFICANCE:

- Period of Significance: 1896 to 1954 (National Register) Contributing
- Link to Broadway Avenue Historic District’s Elements of Design: [Sec. 21-2-193.](#)

REPORT PREPARED BY: BS