



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

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05/09/2024

SIGNATURE

DATE

NOTE: Based on the scope of work, additional documentation may be required. See 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

6. WINDOWS/DOORS <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

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Location of Industrial Bank Bldg. - California

CLIFFORD

GRAND RIVER

WASHINGTON BLVD.

GRAND RIVER

STATE ST.

TO-DAY

RHEAUME'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



PICTURES

South building entrance, Sept 2016



Oct. 2023 after work completed



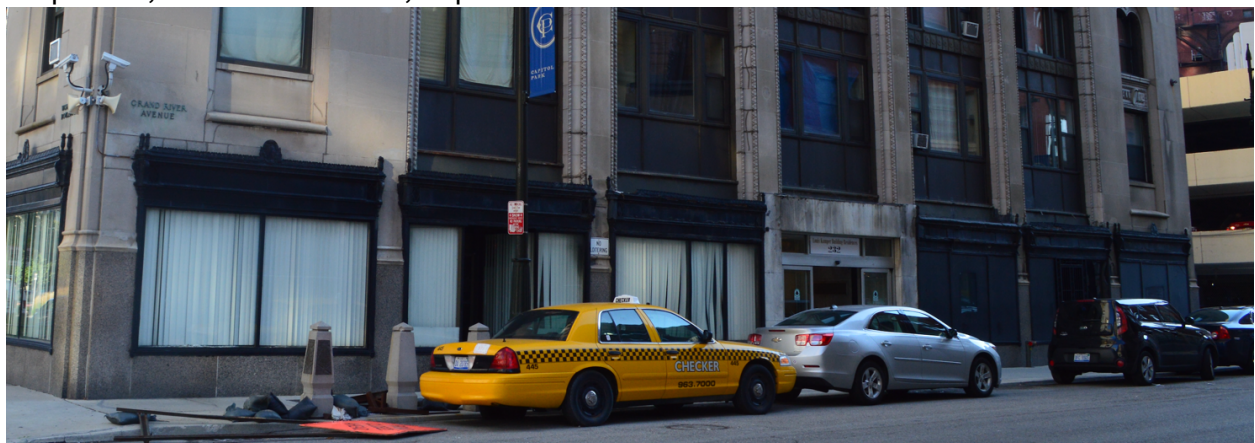
West storefronts, Sept. 2016



Oct. 2023



2 – photos, South storefronts, Sept. 2016





South storefronts, Oct. 2023

