



HISTORIC DISTRICT COMMISSION APPLICATION FOR WORK APPROVAL

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

APPLICATION ID

HDC2025-00234

PROPERTY INFORMATION**ADDRESS(ES):** 14501-14523 E. Jefferson, Detroit, MI 48215**HISTORIC DISTRICT:** Jefferson-Chalmers Historic Business**SCOPE OF WORK: (Check ALL that apply)**


- | | | | | | |
|--|---|--|---|---|--------------------------------|
| <input 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 checked="" 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:

Demolition of dilapidated and unsafe buildings

APPLICANT IDENTIFICATION**TYPE OF APPLICANT:** Property Owner/Homeowner**NAME:** Steven Nofar**COMPANY NAME:** Real Detroit Properties LLC**ADDRESS:** 32600 telegraph rd ste 100**CITY:** Bingham Farms**STATE:** MI**ZIP:** 48025**PHONE:** +1 (248) 217-4622**EMAIL:** steve@nofarlaw.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:

385EB02E72AF4C8...

Steven Nofar

Real Detroit Properties LLC

07/07/2025

SIGNATURE

DATE

32600 telegraph rd ste 100

Bingham Farms

MI

48025

+1 (248) 217-4622

steve@nofarlaw.com

Questions? Contact us at hdc@detroitmi.gov or (313)224-1762

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.")

partial brick building with stucco venier in portions. roof and first floor are compromised. See attached report and photos.
Call me at 248-217-4622 or steve@nofarlaw.com with any questions.



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.")

Demo building and make flat parking load until ready to develop.

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.")


Hire demo company to demolish building. See attached quote for services.

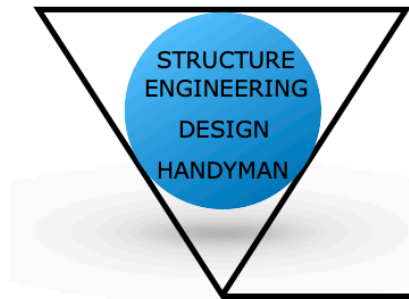


5. BROCHURES/CUT SHEETS

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

7. DEMOLITION <i>If demolition is proposed for reasons of structural failure or catastrophic damage, please provide illustrated report from structural engineer or licensed architect.</i>	



SARK & ASSOCIATES

ENGINEER ♦ DESIGN ♦ BUILD

greg@sarkassoc.com

May 7, 2025

Mr. Steven Nofar
32600 Telegraph Rd, Ste 100
Bingham Farms, Michigan 48025

Dear Mr. Nofar:

RE: Structural Inspection of Buildings at 14501 & 14521 E Jefferson Ave, Detroit

Description and Scope of Work

The buildings are connected and are constructed with mostly concrete, masonry and wood materials. The buildings have been vacant for several years and are in a severe state of disrepair on the exterior and interior, and should be considered a hazard to public safety. The floors are a combination of concrete slab-on-grade and platform wood framing. The exterior is mostly brick with stone facade and trim details. Windows are missing and/or boarded over. It appears the interior was mostly plaster and lath. I inspected the exterior and the interior only from the entry doors. The building is currently unsafe for entry.

Foundation

The foundation is not visible for inspection. However, there are multiple locations with evidence of prior settlements. These are indicated by crack patterns in the brick mortar joints, and visible separations between buildings. The slab floors have buckled and have significant settlements.

Floor Framing

The framed floors are rotted and mostly collapsed and require full replacement.

Exterior Walls

Most of the framed walls have rotted wood that requires full replacement. The brick walls have significant water damage causing loose or empty mortar joints and decayed bricks, as well as corroded and distorted steel lintels over windows and doors. These walls would require full replacement, materials dependent on new architectural plans.

Roof

All of the roofs have either rotted wood or fully collapsed. These require full replacement.

Conclusions

The condition of these buildings is such that a full teardown and rebuild is recommended, for the following reasons:

- The buildings are currently unsafe for contractors to work on the interior and the roof.
- Reconstruction of the roof requires structurally sound and stable exterior walls, which do not exist.
- The exterior walls are not structurally sound and are unstable in the current condition.
- The foundation shows signs of past settlements and would require reconstruction of those specific areas.
- Other areas of the foundation can only be evaluated by excavation, which requires the exterior walls to be demolished.
- Interior load-bearing walls require reconstruction.

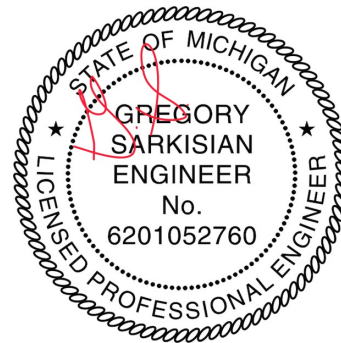
In conclusion, the buildings cannot be safely renovated and should be demolished to avoid becoming a more severe hazard to public safety.

Thank you for the opportunity to be of service and if you have any questions with regards to this letter report please email me.

Sincerely,



Gregory Sarkisian, P.E.



Moss Company, LLC

20200 Mt. Elliott

Detroit, MI 48234

dan@mossdemo.com



April 22, 2025

Attention: 14501 & 14502 E Jefferson, Detroit, MI 48213. Demolition

Moss Company, LLC ("Moss") shall provide all labor, materials, tools, equipment, transportation services, and shall perform all work required for executing demolition at **14501 & 14502 E Jefferson, Detroit, MI 48213** in a satisfactory and skillful manner to provide a complete project. The services required are as follows: demolish approximately 4,500 sq. ft. of the subject commercial structure and haul away debris to landfill. Take out concrete basement and footings (*if applicable*). All material on premises to be demolished will become the property of Moss. The total cost of this demolition is \$38,419.00. Customer will provide \$19,209.50 as a down payment at the signing of the contract. The remaining balance of the total cost in the amount of \$19,209.50 is due at completion of the backfill.

Customer Provides

Environmental survey and permits are required but not included in this estimate.

1. **Handling and Disposal of Contaminated Soil (if applicable).**
2. **Abatement works not included. (Removal of asbestos or hazardous debris if needed is not included).**
3. **Any unpaid utility bills or meter charges for this property or associated addresses.**
4. **Any unforeseen conditions that are not typical for a 1 story structure.**
5. **Ten-day notification.**

This is a contract. This is for completing the job as described above. It is based on our evaluation and does not include additional expenses which may be required should unforeseen issues arise once work has started.

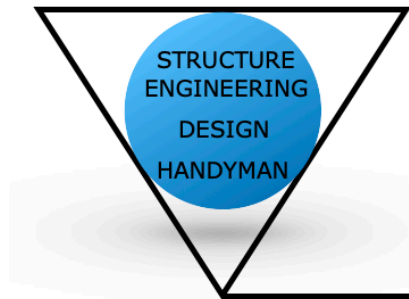
Moss is preprepared to begin this work upon the signing of this contract, receiving of the half down payment, and the 10-day MIOSH required notification has been issued.

Moss Company, LLC

Daniel Ferguson III
Chief Operating Officer
dan@mossdemo.com
Phone: 313-449-9062

Before Photos | 4/22/2025





SARK & ASSOCIATES

ENGINEER ♦ DESIGN ♦ BUILD

greg@sarkassoc.com

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