



HISTORIC DISTRICT COMMISSION APPLICATION FOR WORK APPROVAL

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

APPLICATION ID

HDC2025-00756

PROPERTY INFORMATION

ADDRESS(ES): 9602 E. Jefferson

HISTORIC DISTRICT: Berry Subdivision

SCOPE OF WORK: (Check ALL that apply)

- | | | | | | |
|---|--|--|---|--|--------------------------------|
| ☒ Windows/
Doors | ☒ Walls/
Siding | ☐ Painting | ☐ Roof/Gutters/
Chimney | ☐ Porch/Deck/Balcony | ☐ Other |
| ☐ Demolition | ☐ Signage | ☐ New
Building | ☐ Addition | ☒ Site Improvements
(landscape, trees, fences,
patios, etc.) | |

BRIEF PROJECT DESCRIPTION:

As part of a larger project known as Stanton Yards (9602 & 9636 E. Jefferson), the existing structure at 9602 E. Jefferson, previously used entirely as boat storage, will undergo renovations to facilitate the conversion of part of the space on the Jefferson frontage located in B4 zoning into retail and restaurant uses. The remaining portion of the building will be maintained as boat storage at this time. New storefront windows and doors will be installed in both new and existing openings on three of the elevations where indicated. The existing unpainted masonry, metal siding and metal roof will be cleaned and repaired as needed. New water and electrical service will be brought to the structure, with new HVAC units installed indoors and served by new louvers on the East Elevation (interior lot line). New landscaping will be provided on Jefferson and Parkview frontages to connect the project with the rest of the development. Our team is willing to work with HDC staff in order to facilitate the review of this project

administratively as a non-contributing building vs. review by the commission board.

TYPE OF APPLICANT: Architect/Engineer/Consultant

NAME: Matthew Joniec

COMPANY NAME: MJB Architects

ADDRESS: 30150 Telegraph Rd, Suite 150

CITY: Bingham Farms

STATE: MI

ZIP:
48025

PHONE: +1 (248) 258-5155

EMAIL: matthew@mba-architect.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 the information on this application is true and correct. I certify that the proposed work is authorized by the owner of record and I have been authorized to make this application as the property owner(s) authorized agent. |
| ☒ | As required by the state Local Historic Districts Act, Act 169 of 1970 (MCL399.205), I hereby certify that the property where work will be undertaken has, or will have before the proposed project completion date, a fire alarm system or a smoke alarm complying with the requirements of the Stille-DeRossett-Hale single state construction code act, 1972 PA 230, MCL 125.1501 to 125.1531 |

Signed by:

Matthew Joniec

3ERD16C64ADD4RA

SIGNATURE

01/09/2026

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 existing masonry, metal siding and roof are all in good condition. The areas of work proposed are not for repairs but for alterations to allow for the change of use to a portion of the building. The existing spandrel glass and frames are in poor condition and will be removed as they are not conducive to the change in use proposed.

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.")

See attached drawings from Item #4.

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.")

See attached drawings.



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>	
8. SITE IMPROVEMENTS <i>If site improvements are proposed, please provide any relevant site improvement plans pertaining to your project.</i>	



Stanton Yards

Owner:
Anthony Curis
Library Street Collective
1274 Library Street (Alley)
Detroit, MI 48226

Design Architect:
SO – IL
320 Livingston St, 2nd Floor
Brooklyn, NY 11217
718-624-6666

Architect of Record:
MBJ Architects
30150 Telegraph Road, Suite 150
Bingham Farms, MI 48025
248-331-7315

Landscape Architect:
OSD Office of Strategy + Design
917-533-5586

Civil Engineer:
Giffels Webster
28 West Adams, Suite 1200
Detroit, MI 48226
313-962-4442

Structural Engineer:
TYLin / Silman Structural Solutions
206 South Fifth Avenue, Suite 550
Ann Arbor, MI 48104
734-800-2460

Mechanical and Plumbing:
Potapa – Van Hoosear Engineering, Inc.
48653 Van Dyke
Shelby Twp., MI 48317
586-997-0922

Electrical Engineer:
ETS Engineering, Inc.
418-1/2 S. Washington Blvd.
Royal Oak, MI 48068
248-744-0360

Stamps & Signatures:

NOT FOR CONSTRUCTION

No.	Description	Date
1	FOR SITE PLAN APPROVAL ONLY	10/31/2025

Racks Building Demolition
Plan

AD-103

1
A-205

REMOVE EXIST. WALL
CONST. AT NEW
ENTRY DOORS

REMOVE EXIST. SLIDING
GARAGE DOOR AT NEW ENTRY
DOORS AND STOREFRONT

REMOVE EXIST.
WALL CONST. AT
NEW ENTRY DOORS
AND STOREFRONT

581.83

2
A-205

1 Racks Building - Ground Floor
1/8" = 1'-0"





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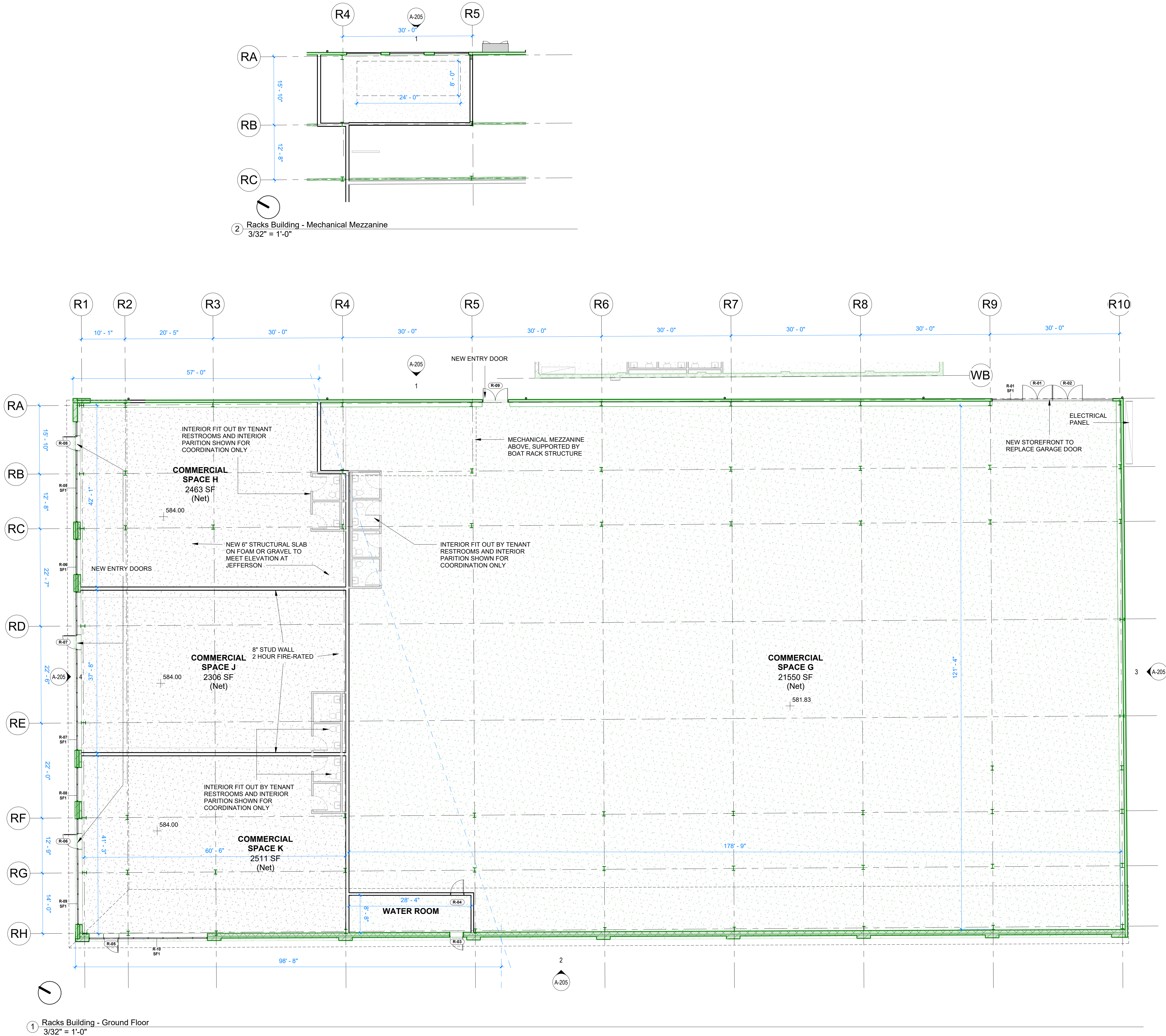
Stamps & Signatures:

NOT FOR CONSTRUCTION

No.	Description	Date
1	FOR SITE PLAN APPROVAL ONLY	10/31/2025

Plan - Racks Building

A-104



1 Racks Building - Ground Floor
3/32" = 1'-0"

2 Racks Building - Mechanical Mezzanine
3/32" = 1'-0"



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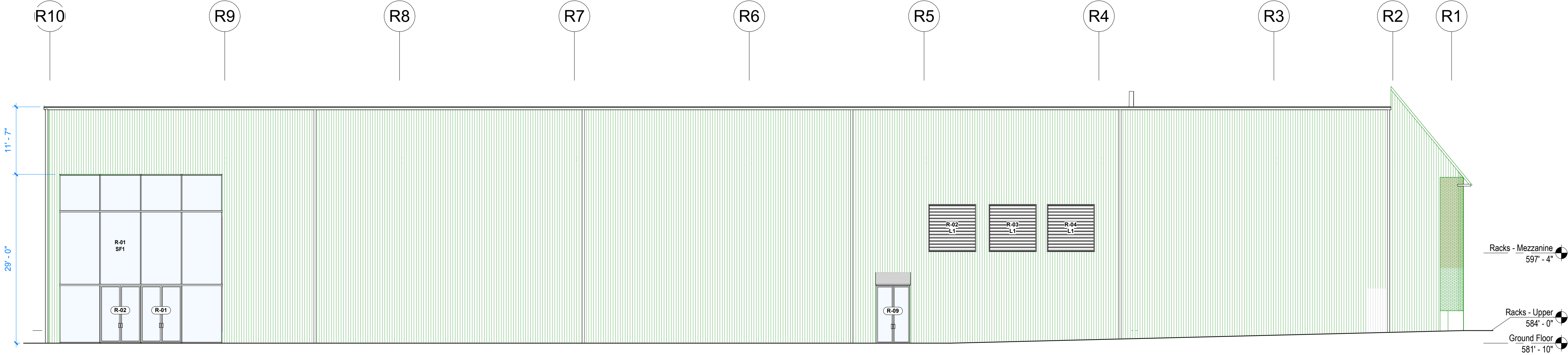
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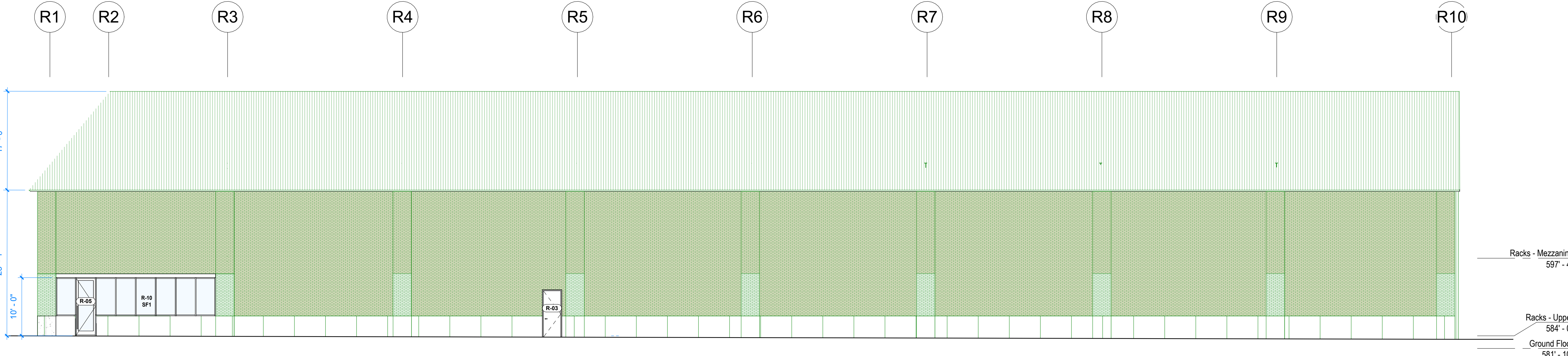
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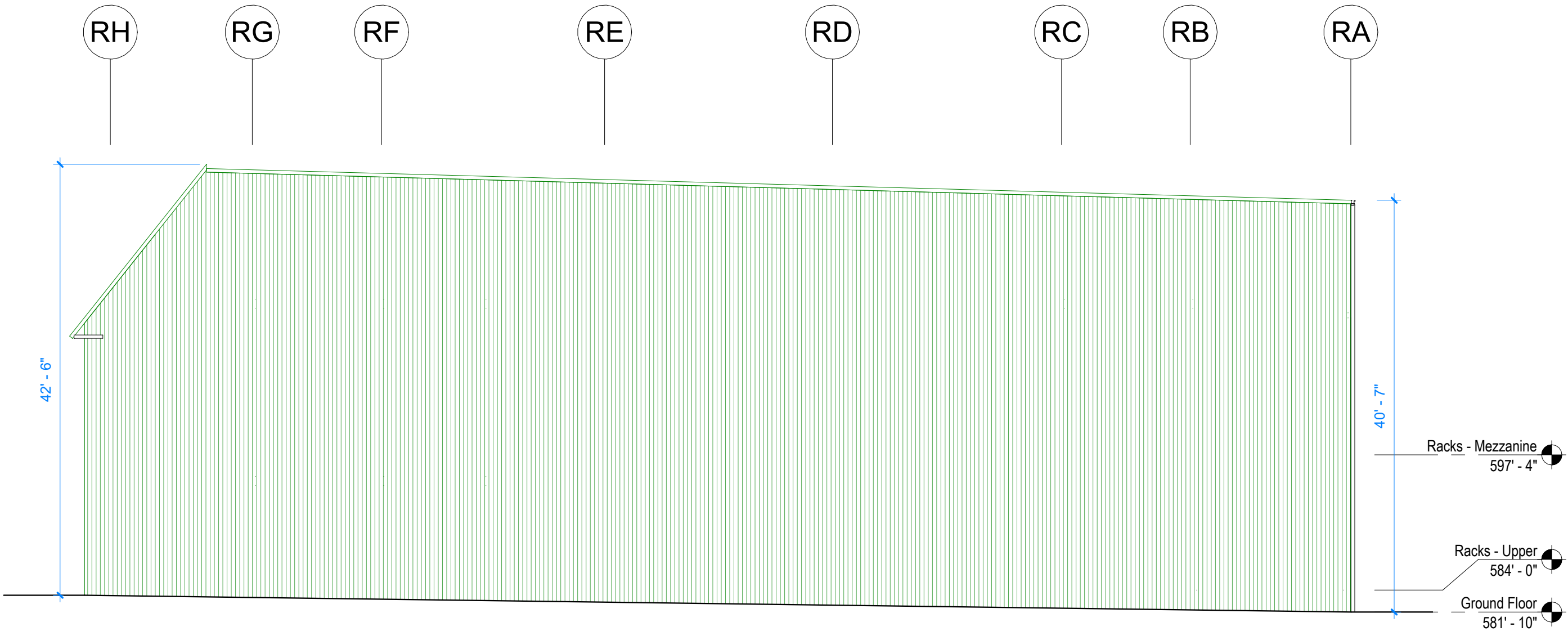
No.	Description	Date
1	FOR SITE PLAN APPROVAL ONLY	10/31/2025



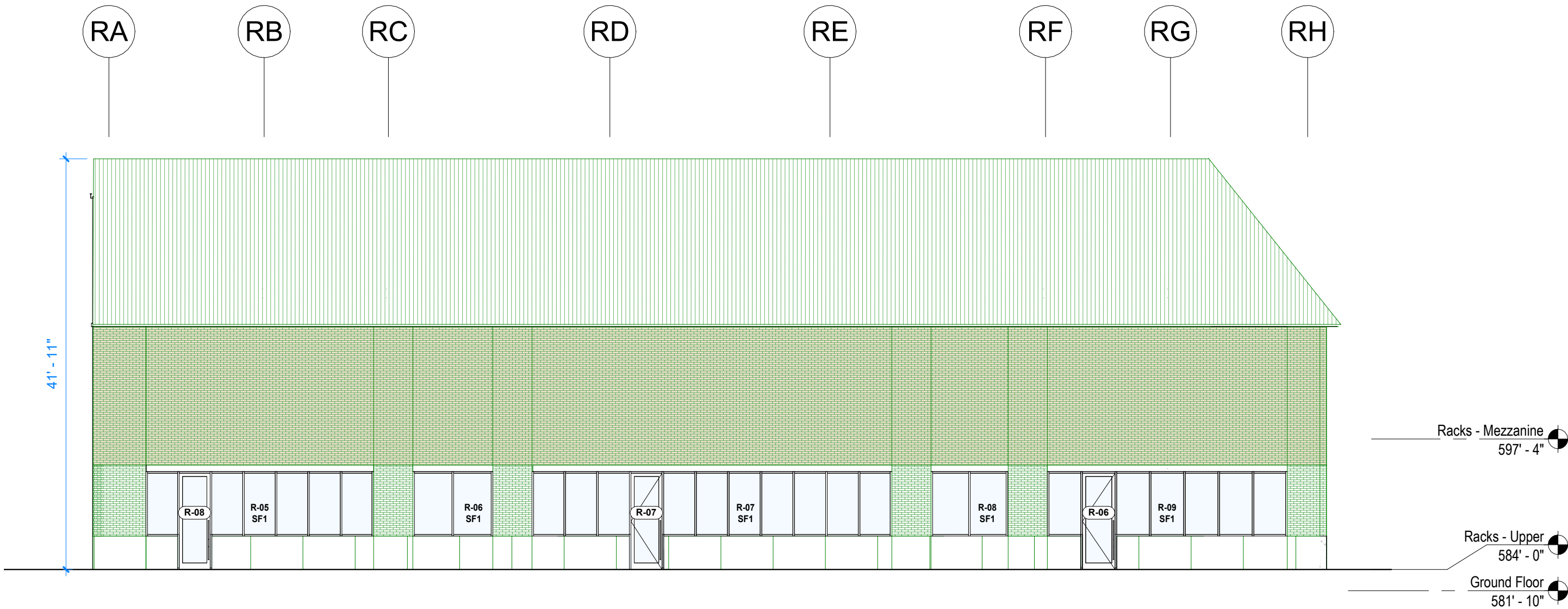
1 Racks Building - East Elevation
3/32" = 1'-0"



2 Racks Building - West Elevation
3/32" = 1'-0"



3 Racks Building - South Elevation
3/32" = 1'-0"



4 Racks Building - North Elevation
3/32" = 1'-0"

HVAC SCREENING NOTE:

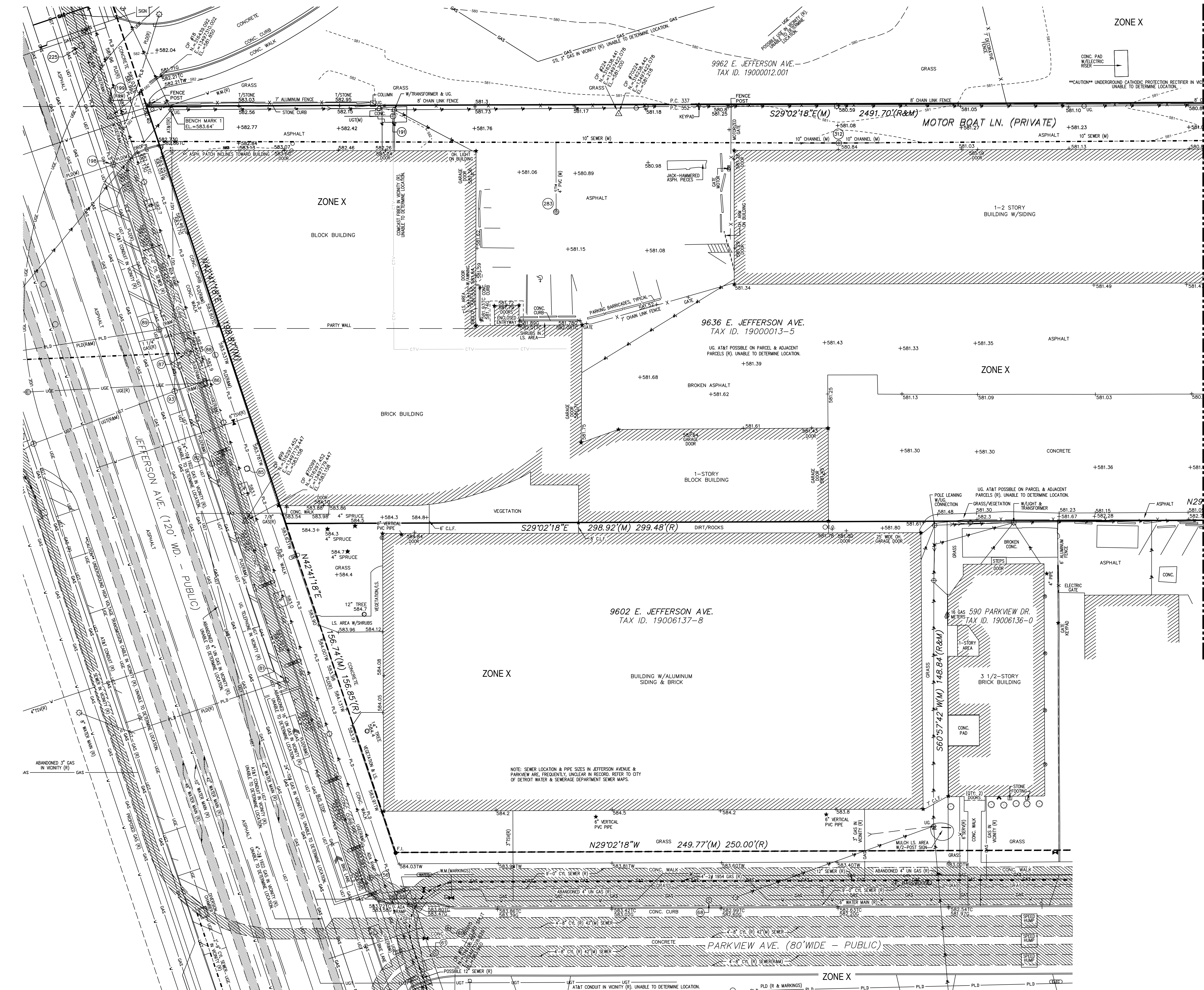
ALL HVAC EQUIPMENT THAT IS TO BE ROOFTOP MOUNTED WILL BE SET BACK FROM THE PERIMETER TO PROVIDE SCREENING USING EXISTING PARAPET WALLS. IN THE EVENT THAT PROPOSED OR FUTURE ROOFTOP EQUIPMENT IS NOT ADEQUATELY SCREENED DUE TO ITS SIZE OR LOCATION, A METAL EQUIPMENT SCREEN WILL BE INSTALLED AT THOSE LOCATIONS ONLY.

FINISH KEY

BR-1 BRICKS (UNPAINTED)	CM-1 CMU (UNPAINTED)	MT-2B CORRUGATED / PERFORATED METAL	PC POLYCARBONATE	CC-1 EXISTING CONCRETE
BR-2 BRICKS (PAINTED)	CM-2 EXISTING CMU (PAINTED)	MT-2B CORRUGATED METAL	GL-1 CLEAR GLASS	
BR-3 EXISTING BRICKS (PAINTED)	CM-3 EXISTING CMU (SANDBLASTED)	MT-3 EXPANDED METAL		
BR-4 BRICKS (UNPAINTED)		MT-4 POLISHED STAINLESS STEEL		
		MT-6 EXISTING METAL PANEL		
		MT-10 STEEL CABLE NETTING		

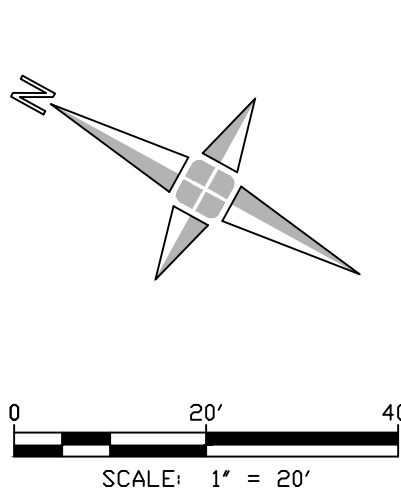
Elevations - Racks Building

A-205



SEE SHEET 202

SEE SHEET 202



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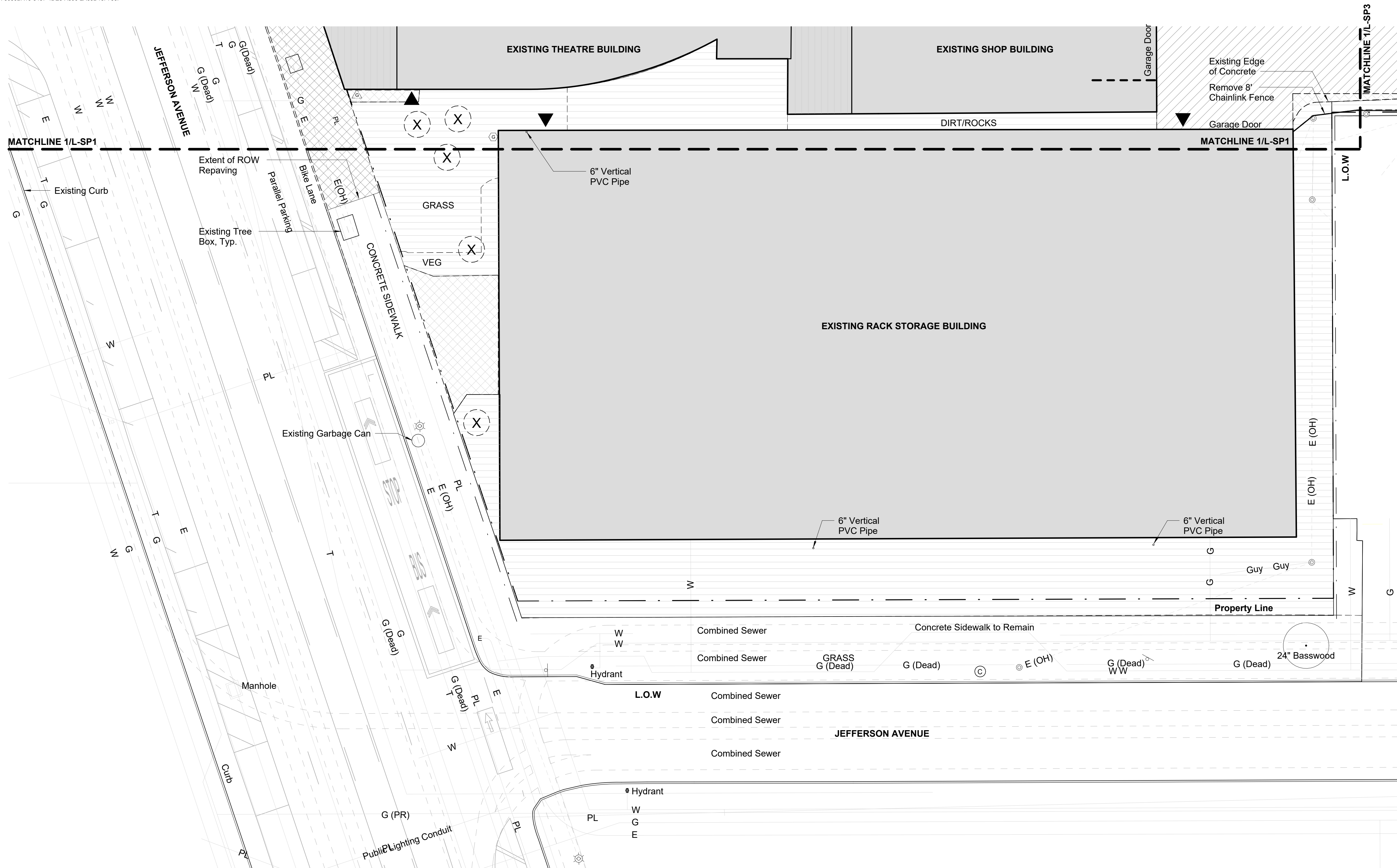
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No.	Description	Date
1	FOR SITE PLAN APPROVAL ONLY	10/31/2025

EXISTING
CONDITIONS

Sheet : C-201

Scale : 1" = 20'



1 Site Preparation 2
1/16" = 1'-0"

Plan



OSD

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SITE PREPARATION LEGEND

	Existing Asphalt to be milled & resurfaced		Existing concrete to be ground down 1-1/2"
	Existing Asphalt to be demolished and stockpiled on-site		Vegetation & Debris to be grubbed, cleared, and removed
	Existing Concrete to be demolished and stockpiled on-site		Approximate Extents of Building Demolition, See Architectural Drawings
	Existing Tree to be Removed		

GENERAL LEGEND

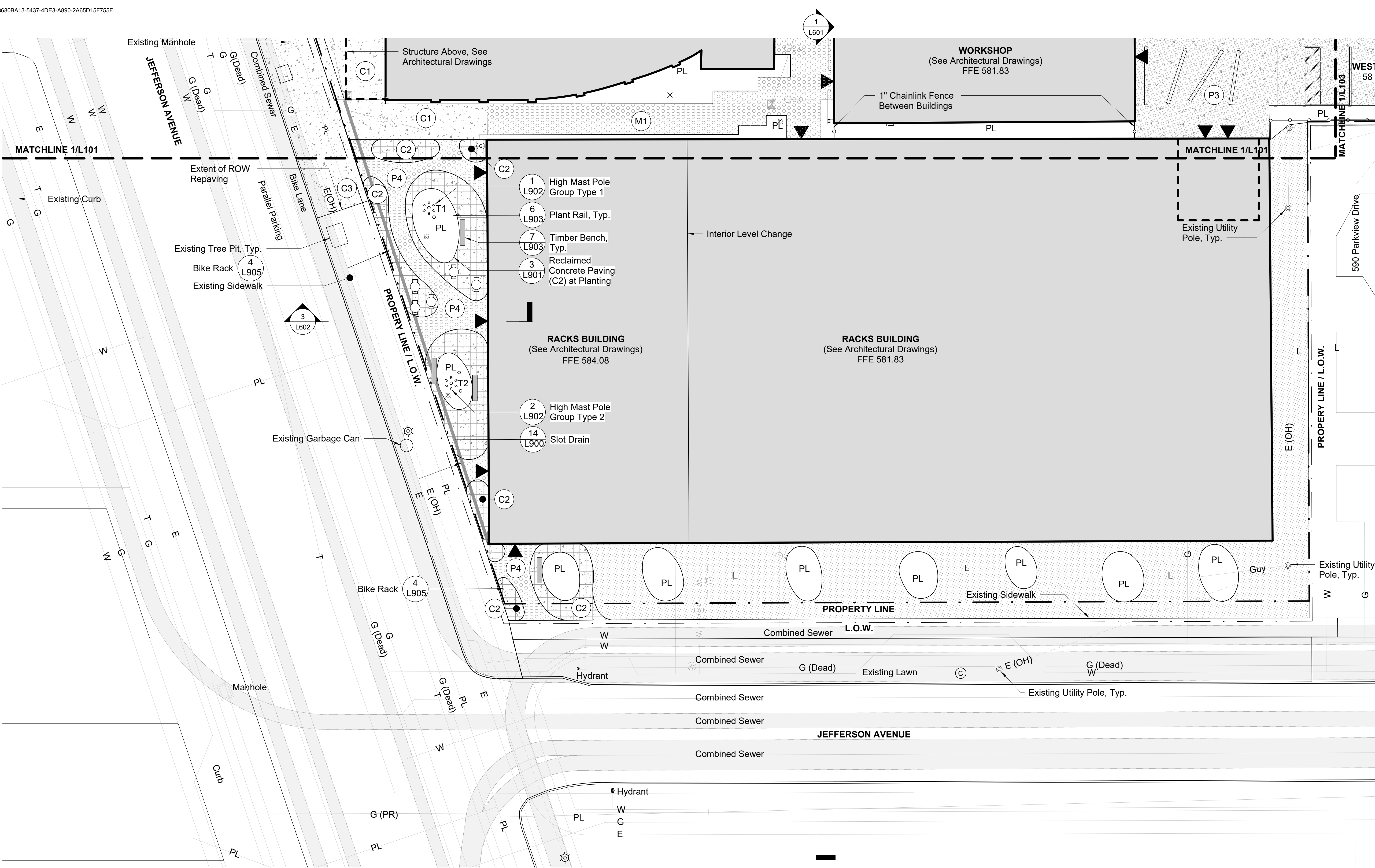
	Limit of Work		Gas Meter
	Property Line		Gas Riser
	Building Entrance		Electrical Utility, See Civil Drawings
	Existing Tree		Electrical Box, See Civil Drawings
	Wayfinding Sign		Telecom Utility, See Civil Drawings
	Water Utility, See Civil Drawings		Public Lighting Utility, See Civil Drawings
	Gas Utility, See Civil Drawings		Existing Utility Pole



SITE PREPARATION

SCALE: 1/16" = 1'-0"

L-SP2



1 Materials Plan
1/16" = 1'-0"



OSD

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Stamps & Signatures:

NOT FOR CONSTRUCTION

MATERIALS LEGEND

P1	Existing Asphalt - Resurfaced	P6	Permeable Paver - Grass Infill	M1	Grated Metal Boardwalk	7 L903	Timber Bench	3 L903	Bollard Light
P2	Asphalt - New	P7	Bocce Court Paving	M2	Expanded Metal Boardwalk		Owner Provided Movable Table and Chairs	6 L903	Plant Rail
P3	Asphalt on Existing Concrete	P8	Beach Sand	RR	6 L901 Rip Rap		Owner Provided Circular Bench		Owner Provided Timber Stump Seating, Small
P4	Stabilized Gravel	C1	Exposed Aggregate Concrete - Pedestrian	PL	Planted Area		Owner Provided Timber Stump Seating, Large		Owner Provided Adirondack Chair
P5	Permeable Paver - Gravel Infill	C2	Reclaimed Concrete Paving	L	Lawn				

GENERAL LEGEND

L.O.W.	Limit of Work	G	Gas Meter	1 L902	High Mast Light Pole Type 1
	Property Line	G	Gas Riser	2 L902	High Mast Light Pole Type 2
	Building Entrance	E	Electrical Utility, See Civil Drawings		
	Existing Tree	E	Electrical Box, See Civil Drawings		
W	Water Utility, See Civil Drawings	T	Telecom Utility, See Civil Drawings		
G	Gas Utility, See Civil Drawings	PL	Public Lighting Utility, See Civil Drawings		
T	Transformer, See MEP Drawings		Existing Utility Pole		

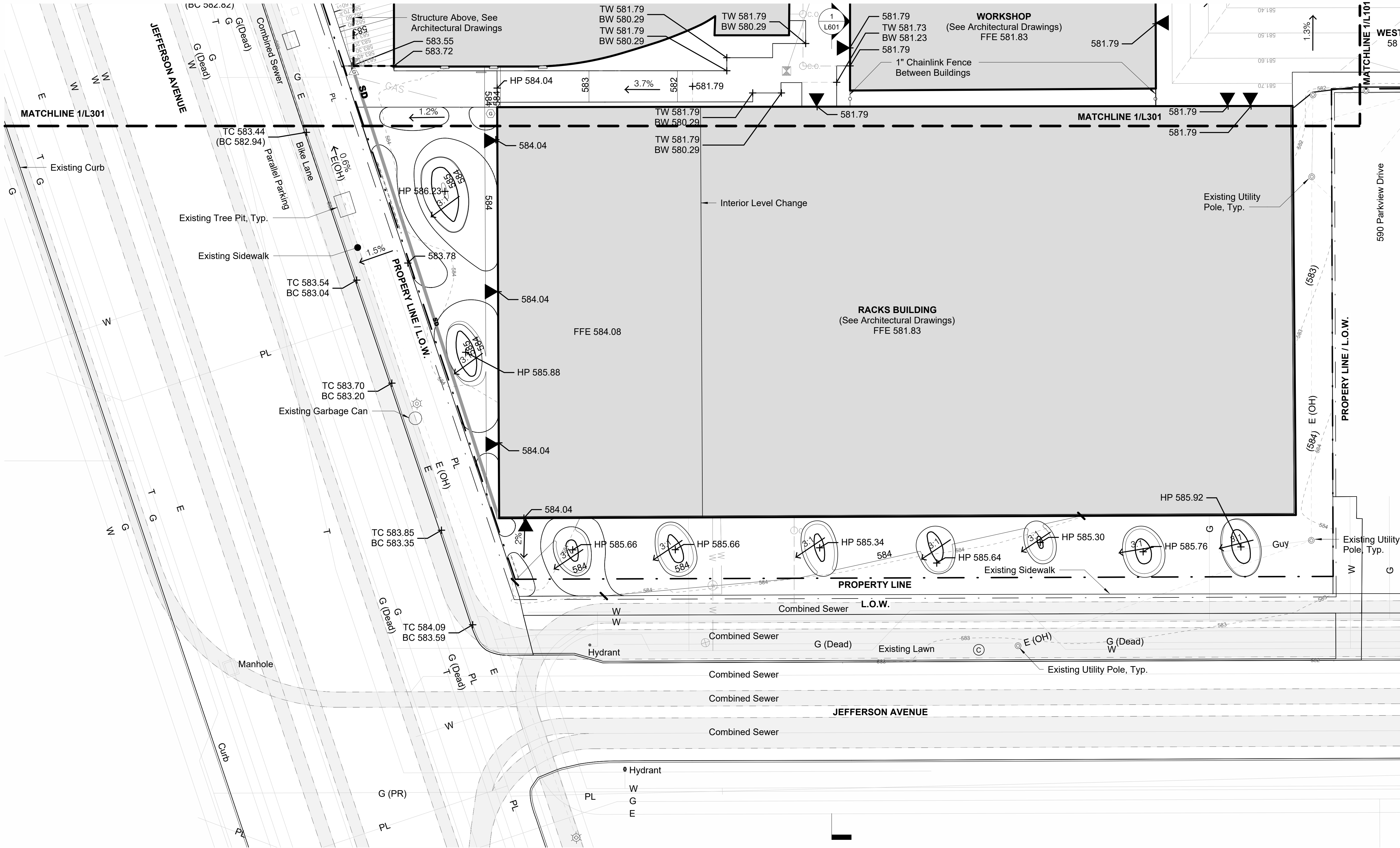
UTILITIES LEGEND

STM	Storm Sewer, See Civil Drawings
SAN	Drain Pipe, See Civil Drawings
	Perforated Drain, See Civil Drawings
W	Water Service, See Civil Drawings
GAS	Gas Service, See Civil Drawings
	Drainage Structure, see Civil Drawings
	Stormwater Manhole, See Civil Drawings
	Sanitary Manhole, See Civil Drawings

MATERIALS PLAN SCALE: 1/16" = 1'-0"

L102





OSD

Stanton Yards

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1 MATERIALS PLAN
1/16" = 1'-0"

NOT FOR CONSTRUCTION

GRADING LEGEND			
---xxx (XXX)---	Existing Contour - Minor	+HP XXX.XX	Elevation - High Point
- - -xxx (XXX) - - -	Existing Contour - Major	+LP XXX.XX	Elevation - Low Point
____XXX____	Proposed Contour - Minor	+TW XXX.XX	Elevation - Top of Wall
____XXX____	Proposed Contour - Major	+BW XXX.XX	Elevation - Bottom of Wall
____XXX____	Proposed Underwater Contour - Minor	+TS XXX.XX	Elevation - Top of Stairs
____XXX____	Proposed Underwater Contour - Major	+BS XXX.XX	Elevation - Bottom of Stairs
____XXX.XX____	Proposed Topo - Micro	←X:X	Slope Direction/Percentage
____XXX.XX____	Proposed Topo - Grade Break		

GENERAL LEGEND			
—L.O.W.—	Limit of Work	⬡	Gas Meter
— — — — —	Property Line	⬢	Gas Riser
▲	Building Entrance	—E—	Electrical Utility, See Civil Drawings
●	Existing Tree	⬢E	Electrical Box, See Civil Drawings
—W—	Water Utility, See Civil Drawings	—T—	Telecom Utility, See Civil Drawings
—G—	Gas Utility, See Civil Drawings	—PL—	Public Lighting Utility, See Civil Drawings
⊠	Transformer, See MEP Drawings	⊙	Existing Utility Pole

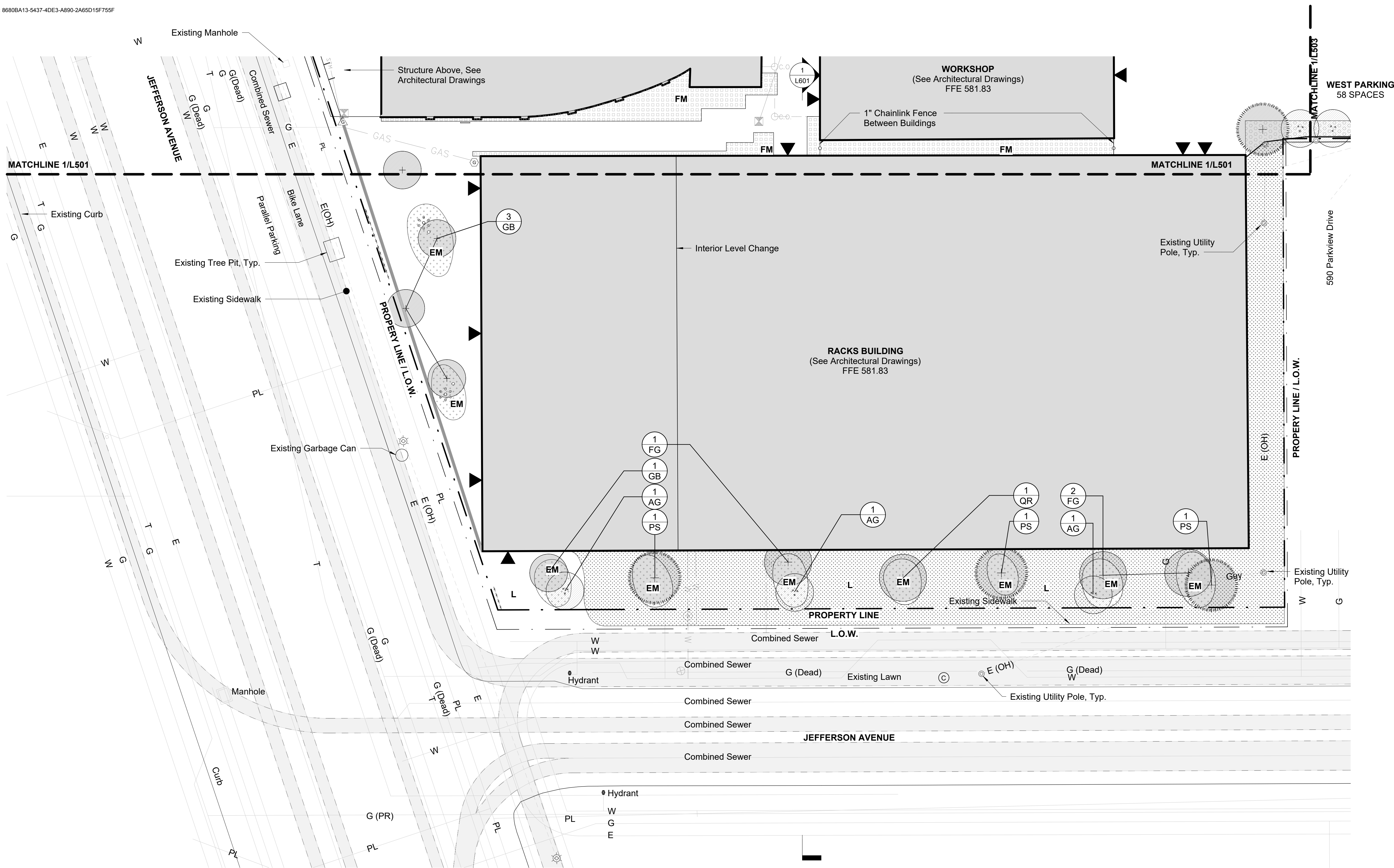
UTILITIES LEGEND			
—STM—	Storm Sewer, See Civil Drawings	⊙1	High Mast Light Pole Type 1
—SAN—	Drain Pipe, See Civil Drawings	⊙2	High Mast Light Pole Type 2
—W—	Water Service, See Civil Drawings		
—GAS—	Gas Service, See Civil Drawings		
⊠	Drainage Structure, see Civil Drawings		
●	Stormwater Manhole, See Civil Drawings		
●	Sanitary Manhole, See Civil Drawings		

No.	Description	Date
1	FOR SITE PLAN APPROVAL ONLY	31/10/2025

GRADING PLAN
SCALE: 1/16" = 1'-0"

L302





OSD

Stanton Yards

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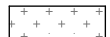
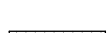
**Electrical Engineer:
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Stamps & Signatures:

NOT FOR CONSTRUCTION

1 Planting Plan

$$1/16'' = 1'-0''$$

PLANTING LEGEND			
	Entry Planting Mix		Bioswale Planting Mix
	Fern Planting Mix		Gas Tank Garden Planting Mix
	Dune Planting Mix		Grass Pave
	Riparian Planting Mix (Emergent)		Lawn



Deciduous Tree - Medium

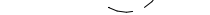


Coniferous Tree



Ornamental Tree

GENERAL LEGEND

	Building Entrance		Gas Meter		1 L902	High Mast Light Pole Type 1
	Existing Tree		Gas Riser		2 L902	High Mast Light Pole Type 2
	Water Utility, See Civil Drawings		Electrical Utility, See Civil Drawings			
	Gas Utility, See Civil Drawings		Telecom Utility, See Civil Drawings			
	Gas Utility, See Civil Drawings		Public Lighting Utility, See Civil Drawings			
	Transformer, See MEP Drawings		Existing Utility Pole			

UTILITIES LEGEND

— STM —	Storm Sewer, See Civil Drawings
— SAN —	Drain Pipe, See Civil Drawings
- - - - -	Perforated Drain, See Civil Drawings
— W —	Water Service, See Civil Drawings
— GAS —	Gas Service, See Civil Drawings
	Drainage Structure, See Civil Drawings
	Stormwater Manhole, See Civil Drawings
	Sanitary Manhole, See Civil Drawings

No.	Description	Date
1	FOR SITE PLAN APPROVAL ONLY	31/10/2025

PLANTING PLAN
SCALE: 1/16" = 1'-0"

SCALE: 1/16" = 1'-0"

L502

















