

STAFF REPORT: 01-22-2020 MEETING

PREPARED BY: A. DYE

APPLICATION NUMBER: 20-6612

ADDRESS: 8122 KERCHEVAL (aka 8116 - 8130 KERCHEVAL/THE KERCHEVAL 3)

HISTORIC DISTRICT: WEST VILLAGE

APPLICANT: CARL GIORDANO, MUMMA MARIA ENTERPRISES, AND ALEX DECAMP & REIMER PRIESTER, PROPERTY OWNERS

DATE OF COMPLETE APPLICATION: 12/21/2019

DATE OF STAFF SITE VISIT: 1/13/2020

PROPOSAL

The Colonial Revival-style house at 8122 Kercheval is one of three houses (8116, 8122, 8126-8130) combined to one parcel in 2017. The Commission reviewed the rehabilitation of the three properties, which included a deck spanning the front of the three buildings, at its February and August 2017 meetings. The tenant for the center building's basement and first floor is Mumma Maria Enterprises, an Italian restaurant. To create a restaurant space the following projects are proposed:

- An addition spanning the space between 8122 and 8126-8130 Kercheval will be located to the rear of the two structures.
- Three windows presently on the east wall of 8122, where the addition will be constructed, will be relocated to the addition. The side-by-side double-hung windows will be placed on the front elevation of the addition; the single double-hung window will be installed on the rear elevation.
- The rear foundation wall will be faced with brick to match the existing brick and painted to match the existing finish.
- The front and rear wall surfaces will be matched (narrow clapboard wood siding on the front/north wall; vertical wood siding on the rear/south wall) and painted gray to match the unified exterior color scheme.
- A reverse gable roof is proposed and will be covered in asphalt shingles to match the main house's roof.
- The existing wood stair leading to the rear parking area will be removed; a 5'-0" high wood fence and double gate will be installed to enclose the new HVAC equipment and garbage/recycling containers. The fence will span the width of the building.
- The applicant submitted two floor plans. The initial build-out for the first floor will allow the restaurant to offer a carry out and delivery service while the remainder of the building is built-out for the eventual full-service restaurant.

8126-8130

8122

8116



Mumma Maria Restaurant will be located on the first (and lower level) of 8122 Kercheval. The historic front doors on the three structures are the primary entrances to the second floor residential spaces.



Location of proposed addition between 8116 and 8122 Kercheval. Door shown on left picture will be the main entrance to the restaurant.

STAFF OBSERVATIONS AND RESEARCH

- The Commission approved two additions spanning the three buildings as part of its original project review in 2017.
- The addition has been moved to the rear of the structure. The front of the addition is now set back 24 feet from the front elevation, rather than the previous 11 feet, allowing 8122 and 8126-8130 Kercheval to retain their dominant streetscape profiles.
- Matching exterior cladding materials (wood clapboard on the front elevation, vertical siding on the rear elevation) allows the addition to sit quietly on the site.
- During staff's recent site visit, the following work items completed without HDC approval were identified. The arrows describe existing conditions; italic type lists the work as approved by the HDC in 2017.
 - The railings are painted off-white to match the windows and trim; the remainder of the front elevation deck, stairs and screening are unfinished.
Decking and railing will be the painted (or an opaque stain where needed) Colonial Revival Gray. Deadline for painting is August 16, 2018.
 - A wood fence enclosure was constructed adjacent the rear stairs leading from 8126-8130.
The dumpster enclosure at 8126-8130 to be constructed of grey CMU.
 - All of the windows in the three properties were replaced. Additionally some windows were removed, some shortened, and a door was added. The new windows look to be vinyl with between-the-glass muntins. (The attached plans and before-after photographs identify the full extent of the window/door changes.)
An exhaustive analysis of all windows, including those in the basement, have not yet been

completed, but will involve a combination of restored existing and the replacement of those too badly damaged with matching wood or aluminum-clad wood windows and matching trim. Any replacements, if any, will be at the level of staff approval.

- Outdoor seating was seen at the recent site visit.
Outdoor furniture is subject to review and approval.
- A green light and coordinating sign were installed on the northeast edge of the roof of 8130 and west wall (first floor) of 8126 Kercheval, respectively.
- Please note: Staff has communicated with the property owners to discuss this unapproved work, and has urged them to attend the January 22, 2020 HDC meeting so they can address the Commission regarding these matters.

ISSUES

Mumma Maria Proposal

- The fence enclosure on the rear elevation is expansive.
- The two windows installed on the front of the addition are shown as a contemporary ganged double window.

Kercheval 3 (Work completed without HDC approval)

- The connecting front deck and ramp (which is an extension of the front deck) do not look finished, or like a unified architectural component, due to its two-tone finish.
- The railing painted white makes it a highly visible feature on the front of the development, rather than a secondary one as intended by the HDC's 2017 conditional approval.
- The wood fence enclosure on the rear elevation is less physically intrusive to the parking lot than the previously approved free-standing CMU dumpster enclosure, however the unfinished wood isn't an appropriate finish.
- The double-hung wood framed windows in the gables and bay windows of 8116 and 8122 Kercheval had a rare nine-over-one pattern. The replacement windows have a common six-over-one pattern (with muntins between-the-glass). The remaining windows on the three houses were one-over-one double-hung wood windows. The replacement window are also one-over-one double-hung windows, but they have vinyl frames.
- Vinyl windows are not compatible with the historic materials on the houses, nor are they appropriate within a local historic district.
- Gas meters were installed in the front yards of 8116 and 8122 Kercheval as part of DTE's neighborhood project.

RECOMMENDATION

1) Mumma Maria proposal:

It is staff's opinion the addition and fence enclosure do not destroy historic materials that characterize the historic character of the property. Staff therefore recommends the Commission issue a COA for the project, as proposed, as it meets the Secretary of Interior Standards for Rehabilitation Standard Numbers:

1) A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.

9) New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

10) New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

However, staff recommends the COA be issued with the following conditions:

- Painting the wood fencing gray to match the house will help to visually minimize the enclosure, and it shall be painted within one calendar year of the Certificate of Appropriateness.
- A traditional mullion should be constructed for the side-by-side double-hung windows.
- As the existing windows to be relocated are vinyl, wood framed one-over-one windows should be installed. A wood mullion and window casings shall be fabricated for the opening. .

Sec. 25-2-92. West Village Historic District.

- (a) An historic district to be known as the West Village Historic District is hereby established in accordance with the provisions of this article.
- (b) The historic district designation is hereby certified as being consistent with the Detroit Master Plan.
- (c) The boundaries of the West Village Historic District are as shown on the map on file in the office of the city clerk, and shall be: beginning at the intersection of the center line of East Jefferson Avenue with the western boundary of the Park Subdivision of the Cook Farm (L19/P59), and proceeding northerly along the western boundary of the Park Subdivision to the point where it meets the western boundary of the assessor's plat of the addition to Park Subdivision of the Cook Farm U6/P55) and proceeding northerly along the western boundary of the assessor's plat to its intersection with the center line of Kercheval; thence westerly along the center line of Kercheval to its intersection with the center line of the north-south alley lying between Seyburn and Baldwin; thence southerly along the center line of said alley to its intersection with the center line of Van Dyke Place extended westward; thence east along said center line to its intersection with the western boundary of the north-south alley between Seyburn and Van Dyke; thence southerly along said western boundary to its intersection with the center line of the alley between Van Dyke Place and Jefferson; thence easterly along said center line to its intersection with the center line of Van Dyke Avenue; thence southerly along said boundary to its intersection with the center line of East Jefferson Avenue; thence easterly to the point of beginning. (These boundaries include: Parker's Re-Sub of Lots 77, 78, 79, 80, and 81 of the Van Dyke Farm (L21/P99), Lots 1-68; Hart's Re-Sub of Lot 66 of the subdivision of the Van Dyke Farm, Private Claims 100 and 679 (L22/P86), Lots 1-27; Nowosad Subdivision (L99/P49), Lots 1-5; Hogg's Subdivision of Lot 69 of the subdivision of the Van Dyke Farm, Private Claims 100 and 679, Lots 1-24 (L23/P64); Coe, Denham and Shipherd's Subdivision of Lot 70, 73, and 74 of the Van Dyke Farm, Private Claim 679 (L4/P61), Lots 1-75; that part of the plat of the subdivision of the Van Dyke Farm being Private Claim 100 and 679 from Mack to Jefferson Out Lot 65 (L1/P156), being the same as the private plat of Out Lot 65 of the subdivision of the Van Dyke Farm, Lots 33-53; subdivision of @ 19 to 24 (incl.) and Lots 172-180, also the vacated alley in mu of said lots of Wesson's Sub. of that part of Private Claim 38 lying between Jefferson Avenue and Waterloo Street (L16/P91), Lot 10-18, 25-75, 121-171 and 181-186.
- (d) The design treatment level of the West Village Historic District shall be conservation, as provided for in section 25-2-2.
- (e) The defined elements of design, as provided for in section 25-2-2, shall be as follows:
 - (1) *Height.* Buildings in West Village range in height from one story to eleven (11) stories. The majority of the residential buildings are two and one-half (2 1/2) stories tall, meaning they have two (2) full stories plus an attic or finished third floor within the roof. One and one-half-story residential buildings exist and are primarily concentrated on Van Dyke between Lafayette and Kercheval, the east side of Shipherd, and on St. Paul between Shipherd and Van Dyke. Apartment buildings range from two (2) stories to eleven (11) stories tall although buildings of more than four (4) stories are rare. Commercial buildings range from one to three (3) stories tall; the older commercial buildings are two (2) stories tall.
 - (2) *Proportion of buildings' front facades.* Proportion varies in the district, depending on age, style, use and location in a specific subdivision. On narrow, thirty-foot to thirty five-foot parcels, proportion of front facades is narrow compared to depth and buildings are taller than wide. Apartment buildings are taller than wide, terraces and attached row houses are wider than tall when taken as a whole.
 - (3) *Proportion of openings within the facades.* Areas of voids generally constitute between fifteen (15) per cent and thirty (30) per cent square. Window openings in residences are always subdivided, the most common window type being double-hung sash, whose area may be further subdivided by muntins. Dormer and gable windows exist in a variety of shapes and sizes. The district contains a great variety of sizes, shapes, and arrangements of openings.
 - (4) *Rhythm of solids to voids in front facades.* Voids are usually spaced evenly within the facades, resulting in balanced compositions. Voids in buildings derived from classical precedents are usually arranged in a symmetrical manner. Buildings influenced by the arts and crafts movement and the Victorian era display voids arranged with more freedom.

- (5) *Rhythm of spacing of buildings on streets.* Spacing of buildings on streets is generally determined by the setback from the side lot line, which tends to vary according to the width of the lot. The regularity of spacing on narrow lots or parcels (thirty-foot to forty-foot range) is interrupted by vacant lots resulting from demolition as well as the occasional combination of several lots for larger, newer structures. On Parker from Jefferson to Agnes where lots are forty (40) feet to fifty (50) feet wide, houses are most often centered on the lot or sometimes placed closer to one side lot line to form a small side yard or permit space for a driveway.
- (6) *Rhythm of entrance and/or porch projections* Most residences have porch projections and/or entrance recessions. Porches and entrances on classically inspired buildings are either centrally placed or, as in the case of some duplexes, placed on both sides of the facade in a symmetrical arrangement. Victorian and arts and crafts inspired buildings display more freedom in placement. Side and sun porches are rare in the district due to the lack of side yards; a few exist on larger lots. Rowhouses or terraces generally exhibit freedom in placement of porches and entrances within each complex; centrally located recessed entrances in Shipherd Court create a rhythm amongst themselves. Commercial buildings on Kercheval display a progression of recessed entrances, usually two (2) per building. No rhythm is established along the Jefferson Avenue frontage.
- (7) *Relationship of materials.* The majority of the buildings in West Village have either common or pressed brick or clapboard sheathing as their principal exterior material. Stucco wall surfaces also exist as a principal material; some later replacement siding exists in the district, but much of such siding changes the visual relationship of the siding to the building. Masonry is used on the first story only on some houses, and wood shingles exist on some second stories. Most buildings have wood trim; a few more substantial houses and apartment buildings have stone trim. There are some tile roofs; some slate roofs still exist; asphalt replacement roofs are common. Porches are built of brick or wood.
- (8) *Relationship of textures* The most common relationships of textures are the low-relief pattern of mortar joints in brick contrasted to smooth wood trim and/or wood clapboard contrasted with smoother trim. Random ashlar used at first story level is contrasted with a wood-sheathed or shingled upper story in a few houses, as is a brick first story and a stuccoed second story. The smoother surface of glazed brick or painted brick is sometimes contrasted with stone or wood trim. Carved wooden detail and half-timbering provide textural interest. Slate and tile roofs provide textural interest whereas asphalt shingles usually do not.
- (9) *Relationship of colors.* Orange natural brick, pressed brick, and replacement siding in natural earth colors are plentiful in the district; the paint colors of frame houses often relate to style. The classically inspired buildings generally have woodwork painted in the white and cream range. Doors and shutters feature an array of colors, usually harmonizing with the main body of the house. Colors known to have been in use on buildings of this type in the eighteenth or nineteenth century on similar buildings may be considered for suitability. Buildings of medieval or arts and crafts inspiration generally have painted woodwork and window frames of dark brown, cream, or other natural tones. Stucco is either left in its natural state or painted in a shade of cream or yellow. Dark brown half-timbering is common. Victorian buildings display freedom in use of color. Original color schemes for any given building may be determined by professional paint analysis and when so determined are always appropriate for that building. Roofs are in natural colors (tile and slate and wood colors) and asphalt shingles are predominantly within this same color range.
- (10) *Relationship of architectural details.* Architectural details generally relate to style. Victorian architectural details appear on one and one-half and two and one-half-story Victorian cottages; spindlework, fishscale shingles and patterned shingles are indicative of the Queen Anne style. Areas treated include porches, gables, window and door surrounds, and cornices. The buildings influenced by the arts and crafts or medieval sometimes have details carved in wood on window frames, door frames and eaves and sometimes have half-timbering. The foursquare buildings, mostly on the northern end of the district, have little architectural embellishments; the detail on the eaves, bays, dormers and porch are architectonic. Neo-Georgian or colonial have classical details in wood on porches, shutters, window frames and dormers. In general, various styles are rich in architectural detail.
- (11) *Relationship of roof shapes.* The district is characterized by a diversity of roof shapes. Hipped or pitched roofs on most residential buildings are punctuated with gables and dormers, with the exception of the Victorian cottages with their steeply pitched roofs and apartment buildings, whose roofs are not visible from the street. Roofs of commercial buildings generally appear flat. Porch roofs vary greatly

according to style.

- (12) *Walls of continuity.* The major wall of continuity is created by the buildings, with their generally uniform setbacks within block faces. New buildings should conform to these setbacks where they exist. Fences along building lines extend the major wall of continuity. Hedges extending along the front lot lines create a minor wall of continuity where they exist, and a major wall of continuity where they exist in sufficient quantities such as on Shipherd between St. Paul and Agnes. Gaslights on Parker between Lafayette and the Parkstone parking lot and on Agnes from Parker to Van Dyke create minor walls of continuity, as do trees on tree lawns. Fences in the district exist along side lot lines as well as front lot lines. On Shipherd garages on the west side of the street create the major wall of continuity.
- (13) *Relationship of significant landscape features and surface treatments.* The typical treatment of individual properties is a flat or slightly graded front lawn area in grass turf, subdivided by a walk leading to the front entrance from the curb and frequently a side walk beginning at the sidewalk leading to the rear. Materials for such walks are primarily concrete, although a few brick walks exist. Some front yards have rectangular raised earthwork terraces upon which the house stands, sometimes with a brick or stone retaining wall at the change of grade. Foundation plantings, often of a deciduous character, are present. Hedges between properties and along front lot lines are not uncommon. Several types of fences exist in the district, including cyclone fences, fences with wooden posts and rails with wire mesh, wrought iron fences, and brick and concrete walls. Some large American elm trees remain on the tree lawns in the district, although they are virtually extinct. Replacement trees should be characteristic of the area and period, though only a disease resistant elm would be a practical choice. Very few straight side drives from the street to the rear are present; alley-facing garages are the norm, although many parking bays are present with alley entrances. The lack of front driveways leads to a unity of front yards. Street pavements are now asphalt; cut stone curbs exist with frequency although in some areas they have been replaced with concrete curbs. Alleys are concrete except for the alley between Shipherd and Van Dyke and the alley between East Jefferson and Van Dyke Place, which are brick. Steel lighting poles on Van Dyke are fluted; elsewhere in the district on north/south streets O.P. poles are the predominant type. On east-west streets and Shipherd there are telephone poles with cranes carrying lanterns. A boulevard with a landscaped median forty-four (44) feet by three hundred seventy (370) feet exists on Parker Avenue between the Jefferson and Lafayette and Lafayette Avenue [sic].
- (14) *Relationship of open space to structures.* In those areas of the district where demolition of houses has occurred, the character of the open space is haphazard as it relates to the buildings. On Shipherd, the original relationship between the houses on the east side and the garages on the west side of the street has been severely altered due to demolition of houses. On both sides of Seyburn between the alley between Seyburn and Van Dyke Place clearance for redevelopment has occurred. The arrangements of Shipherd Court provides a central communal courtyard space. The boulevard on the south end of Parker provides a more spacious setting for the houses facing it.
- (15) *Scale of facades and facade elements.* There is a variety in scale from block to block depending on lot width and style. Houses south of Lafayette are of a more substantial character than those north of Lafayette, and houses south of Agnes on Parker are the most substantial. Size and complexity of facade elements and details either accentuate or subdue the scale of the facades. Facade elements have been determined by what is appropriate for the style. Window sashes are usually subdivided by muntins which affects the apparent scale of the windows within the facades.
- (16) *Directional expression of front elevations* The expression of direction on residential blocks is neutral, although individual homes may emphasize their verticality or horizontality according to style. Rowhouses and terraces are horizontal in directional expression; apartment buildings are vertical. Commercial buildings on Kercheval form a horizontal row.
- (17) *Rhythm of building setbacks.* Setbacks on the north-south streets in the district vary slightly from area to area within the district, although they are generally consistent within each street face and/or subdivision because of the existence of various deed restrictions. Buildings on the main east-west streets-East Jefferson, Lafayette and Agnes are less consistent in setback due to more recent development. The varying designs of the buildings, frequently with slight setbacks or projections in their facades, cause the buildings to relate to the front setback line in different ways; this creates a slight variation in setback line.
- (18) *Relationship of lot coverage.* Lot coverages range from fifteen (15) per cent to eighty (80) percent. Apartment buildings and rowhouses generally occupy a percentage at the high end of this

range. Most homes are in the twenty (20) per cent to thirty-five (35) per cent range of lot coverage. Lot coverage is greater north of Lafayette where lots are narrower in width.

- (19) *Degree of complexity within the facade* The degree of complexity has been determined by what is typical and appropriate for a given style. The classically inspired buildings usually have simple, rectangular facades with varying amounts of ornamentation. Foursquare buildings are usually less complex with ornament restricted to the porch and entrance and sometimes eaves. Other more decorative styles frequently have facades complicated by gables, bays, slight setbacks, porches, an occasional turret, window and door hoods, and carved detail. Apartment buildings have historical details derived from the styles in which the buildings are designed.
- (20) *Orientation, vistas, overviews.* Most of the buildings are oriented toward the street. Garages are usually oriented toward an alley; almost all garages are detached and at the rear of the lot. They are not generally visible from the street. Houses on the east side of Shipherd are oriented toward the street and face the garages of buildings oriented towards Seyburn. All houses in Wesson's Subdivision face the north-south streets, except those on the north side of Lafayette. In other subdivisions the corner house often faces the east-west streets. Rowhouses and terraces are usually oriented toward the east-west streets. Buildings on Jefferson are most often slanted slightly towards the west.
- (21) *Symmetric or asymmetric appearance* Neo-colonial or classically inspired buildings are usually symmetrical. Other styles are asymmetrical but most often result in balanced compositions.
- (22) *General environmental character.* The West Village District is characterized by residential and minor commercial development dating from 1880-1930. Long, straight streets, a significant array of housing types, and a cohesiveness achieved through uniform setbacks and heights result in an urban, medium density neighborhood. Newer commercial and institutional uses exist primarily on the northern and southern fringes of the district. West Village is of an urban character rare in Detroit because of the diversity of building types in the area. (Ord. No. 547-H, ' 1(28A-1-39), 2-18-83)

TO: The Historic Commission

FROM: Carl Giordano, Mumma Marias

DATE: December 19, 2019

Thank you for reviewing our application for an addition on the east side of 8122 Kercheval. This expansion between 8126 and 8122 Kercheval is needed for Mumma Marias, an Italian restaurant to serve the Villages of Detroit and our local community.

We are honoring my deceased wife, Maria Giordano, and will be serving all the foods that she loved to cook for our family and friends.

This new addition is needed for the success of this project as we are very limited in space. The architectural features of the new addition will maintain the historical content and original characteristics of the building. We believe this new addition complies with all requirements by the Historic Commission.

In February 13, 2017, Application Number 17-4966, 17-4968; 8116-8130; Kercheval; West Village Historic District. Historic Commission approved addition on the east side of 8122 Kercheval. This new revised plan is approximately the same size and same location. See plans for details. We have been working with our landlords, Reimer Priester and Alex DeCamp, of Kercheval 3 LLC and thank them for their support.

If there are any questions or concerns, please do not hesitate to contact me.

Best regards,

Carl Giordano
586-222-4754
Bondcarl26@gmail.com

Carl's notes for presentation

Historical Commission original connector approval February 2017

New addition, location will be flush in the back of existing building

New addition front, will be farther back from street

New addition size per plan approximately 19x9

Tenant- Mumma Marias will be using addition to conduct business for Italian restaurant

Tenant owner- Carl Giordano

Licensed builder- Carl Giordano Bond Bilt Construction

Contact information responsible person- Carl Giordano

Cell number- 586-222-4754

Email address- BondCarl26@gmail.com

Fencing show pictures of existing and new to match

Siding rear could be horizontal if requested

Scope of Work

8122 Kercheval Detroit, MI

- New addition between 8126 and 8122 Kercheval
- Roofing match existing shingles style and color
- Roof style- reverse gable- pitch to match slope of adjacent shed roof
- Windows- reuse two existing sill height to match
- Doors- no doors
- Wood exterior finish match existing in rear wall and in front wall
- Wood trim windows, soffits, fascia to match
- Gutter and fascia to line up in rear with existing gutter and fascia boards
- Paint exterior to match existing colors
- Gutters and downspouts to match existing color and style
- Fencing- match existing cedar tone color and style 6ft high
- Fencing enclosure for mechanicals: A/C make up air
- Fencing enclosure to house city garbage cans/recyclable containers

Plans Pictures Elevations

Enclosures

- Elevations of existing buildings
- Elevations with addition
- Floor plan of future use
- Pictures of existing building
- Plot plan of existing site

Responsible Party Contacts

- Licensed builder - Carl Giordano Bond Bilt Construction
- Cell number - 586-222-4754
- Email address - BondCarl26@gmail.com

THIS IS A 3-PAGE FORM - ALL INFORMATION IS REQUIRED FOR PROJECT REVIEW

HISTORIC DISTRICT COMMISSION PROJECT REVIEW REQUEST

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

Date: 1/3/2020

PROPERTY INFORMATION

ADDRESS: 8122 Kercheval AKA: Kercheval 3 LLC

HISTORIC DISTRICT: West Village

SCOPE OF WORK: (Check ALL that apply)

<input type="checkbox"/> Windows/ Doors	<input type="checkbox"/> Roof/Gutters/ Chimney	<input type="checkbox"/> Porch/ Deck	<input type="checkbox"/> Landscape/Fence/ Tree/Park	<input type="checkbox"/> General Rehab
<input type="checkbox"/> New Construction	<input type="checkbox"/> Demolition	<input type="checkbox"/> Addition	<input type="checkbox"/> Other: _____	

APPLICANT IDENTIFICATION

☐ Property Owner/
Homeowner ☐ Contractor ☒ Tenant or
Business Occupant ☐ Architect/Engineer/
Consultant

NAME: Kercheval 3 LLC COMPANY NAME: Kerchval 3 LLC

ADDRESS: 8122 Kercheval CITY: Detroit STATE: MI ZIP: 48214

PHONE: MOBILE: 504-875-8112 EMAIL: reimer@villagespm.com

PROJECT REVIEW REQUEST CHECKLIST

Please attach the following documentation to your request:

PLEASE KEEP FILE SIZE OF ENTIRE SUBMISSION UNDER 30MB

- ☐ Completed Building Permit Application (highlighted portions only)
- ☐ ePLANS Permit Number (only applicable if you've already applied for permits through ePLANS)
- ☐ Photographs of ALL sides of existing building or site
- ☐ Detailed photographs of location of proposed work (photographs to show existing condition(s), design, color, & material)
- ☐ Description of existing conditions (including materials and design)
- ☐ Description of project (if replacing any existing material(s), include an explanation as to why replacement--rather than repair--of existing and/or construction of new is required)
- ☐ Detailed scope of work (formatted as bulleted list)
- ☐ Brochure/cut sheets for proposed replacement material(s) and/or product(s), as applicable

NOTE:

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

See www.detroitmi.gov/hdc for scope-specific requirements.

Upon receipt of this documentation, staff will review and inform you of the next steps toward obtaining your building permit from the Buildings, Safety Engineering and Environmental Department (BSEED) to perform the work.

SUBMIT COMPLETED REQUESTS TO HDC@DETROITMI.GOV

P2 - BUILDING PERMIT APPLICATION

Date: 1/3/2020

PROPERTY INFORMATION

Address: 8122 Kercheval Floor: 1st Suite#: 1 Stories: 2
 AKA: Kercheval 3 LLC Lot(s): see plot plan Subdivision: _____
 Parcel ID#(s): 17000104-6 Total Acres: _____ Lot Width: _____ Lot Depth: _____
 Current Legal Use of Property: Commercial Proposed Use: Restaurant
 Are there any existing buildings or structures on this parcel? ☐ Yes ☐ No

PROJECT INFORMATION

Permit Type: ☐ New ☐ Alteration ☒ Addition ☐ Demolition ☐ Correct Violations
☐ Foundation Only ☐ Change of Use ☐ Temporary Use ☐ Other: _____
☐ Revision to Original Permit #: _____ (Original permit has been issued and is active)

Description of Work (Describe in detail proposed work and use of property, attach work list)
See plans

☐ MBC use change ☐ No MBC use change

Included Improvements (Check all applicable; these trade areas require separate permit applications)

☒ HVAC/Mechanical ☒ Electrical ☒ Plumbing ☐ Fire Sprinkler System ☐ Fire Alarm

Structure Type

☐ New Building ☒ Existing Structure ☒ Tenant Space ☐ Garage/Accessory Building
☐ Other: _____ Size of Structure to be Demolished (LxWxH) _____ cubic ft.

Construction involves changes to the floor plan? ☒ Yes ☐ No
 (e.g. interior demolition or construction to new walls)

Use Group: _____ Type of Construction (per current MI Bldg Code Table 601) _____

Estimated Cost of Construction \$ 15,000 (shell only) \$ _____
 By Contractor By Department

Structure Use

☐ Residential-Number of Units: _____ ☐ Office-Gross Floor Area _____ ☐ Industrial-Gross Floor Area _____
☒ Commercial-Gross Floor Area: 180sqft ☐ Institutional-Gross Floor Area _____ ☐ Other-Gross Floor Area 890sqft

Proposed No. of Employees: _____ List materials to be stored in the building: restaurant equipment

PLOT PLAN SHALL BE submitted on separate sheets and shall show all easements and measurements (must be correct and in detail). SHOW ALL streets abutting lot, indicate front of lot, show all buildings, existing and proposed distances to lot lines. (Building Permit Application Continues on Next Page)

For Building Department Use Only

Intake By: _____ Date: _____ Fees Due: _____ DngBld? ☐ No

Permit Description:

Permit #:

Current Legal Land Use: _____ Proposed Use: _____

Permit#: _____ Date Permit Issued: _____ Permit Cost: \$ _____

Zoning District: _____ Zoning Grant(s): _____

Lots Combined? ☐ Yes ☐ No (attach zoning clearance)

Revised Cost (revised permit applications only) Old \$ _____ New \$ _____

Structural: _____ Date: _____ Notes: _____

Zoning: _____ Date: _____ Notes: _____

Other: _____ Date: _____ Notes: _____



IDENTIFICATION (All Fields Required)**Property Owner/Homeowner**☐ Property Owner/Homeowner is Permit Applicant

Name: Kercheval 3 LLC Company Name: Kerchval 3 LLC
Address: 8122 Kercheval City: Detroit State: MI Zip: 48214
Phone: _____ Mobile: 504-875-8112
Driver's License #: _____ Email: reimer@villagespm.com

Contractor☐ Contractor is Permit Applicant

Representative Name: _____ Company Name: _____
Address: _____ City: _____ State: _____ Zip: _____
Phone: _____ Mobile: _____ Email: _____
City of Detroit License #: _____

TENANT OR BUSINESS OCCUPANT☒ Tenant is Permit Applicant

Name: Mumma Maria Enterprises Phone: 586-222-4754 Email: bondcarl26@gmail.com

ARCHITECT/ENGINEER/CONSULTANT☐ Architect/Engineer/Consultant is Permit Applicant

Name: _____ State Registration#: _____ Expiration Date: _____
Address: _____ City: _____ State: _____ Zip: _____
Phone: _____ Mobile: _____ Email: _____

HOMEOWNER AFFIDAVIT (Only required for residential permits obtained by homeowner.)

I hereby certify that I am the legal owner and occupant of the subject property and the work described on this permit application shall be completed by me. I am familiar with the applicable codes and requirements of the City of Detroit and take full responsibility for all code compliance, fees and inspections related to the installation/work herein described. I shall neither hire nor sub-contract to any other person, firm or corporation any portion of the work covered by this building permit.

Print Name: _____ Signature: _____ Date: _____
(Homeowner)

Subscribed and sworn to before me this _____ day of _____ 20 ____ A.D. _____ County, Michigan

Signature: _____ My Commission Expires: _____
(Notary Public)

PERMIT APPLICANT SIGNATURE

I hereby certify that the information on this application is true and correct. I have reviewed all deed restrictions that may apply to this construction and am aware of my responsibility thereunder. I certify that the proposed work is authorized by the owner of the record and I have been authorized to make this application as the property owner(s) authorized agent. Further I agree to conform to all applicable laws and ordinances of jurisdiction. **I am aware that a permit will expire when no inspections are requested and conducted within 180 days of the date of issuance or the date of the previous inspection and that expired permits cannot be**

Print Name: Mumma Maria Enterprises Signature: _____ Date: _____
(Permit Applicant)

Driver's License #: _____ Expiration: _____

Subscribed and sworn to before me this _____ day of _____ 20 ____ A.D. _____ County, Michigan

Signature: _____ My Commission Expires: _____
(Notary Public)

Section 23a of the state construction code act of 1972, 1972PA230, MCL 125.1523A, prohibits a person from conspiring to circumvent the licensing requirements of this state relating to persons who are to perform work on a residential building or a residential structure. Visitors of Section 23a are subject to civil fines.

This application can also be completed online. Visit detroitmi.gov/bseid/elaps for more information.



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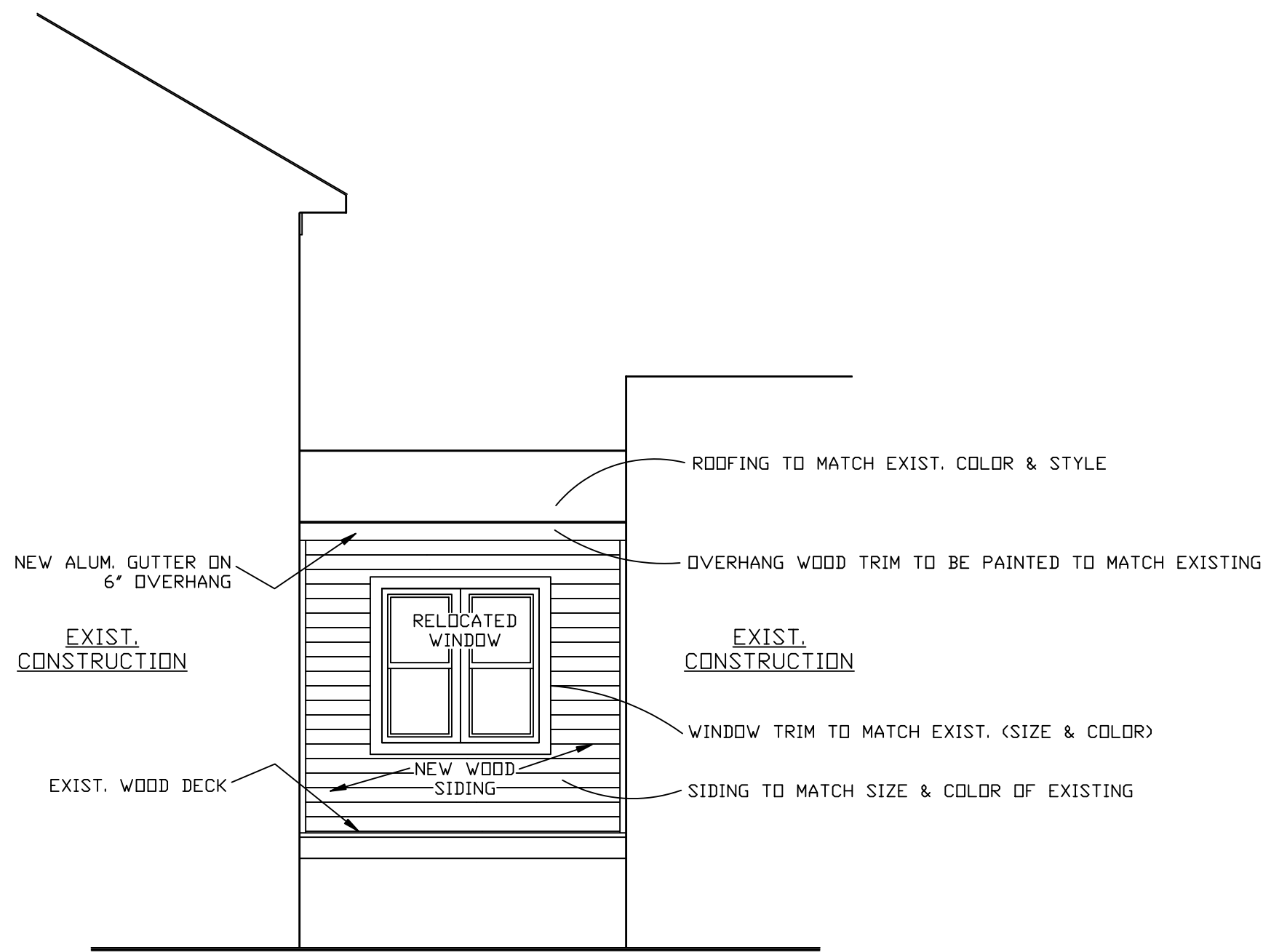
+7 More items

Specifications





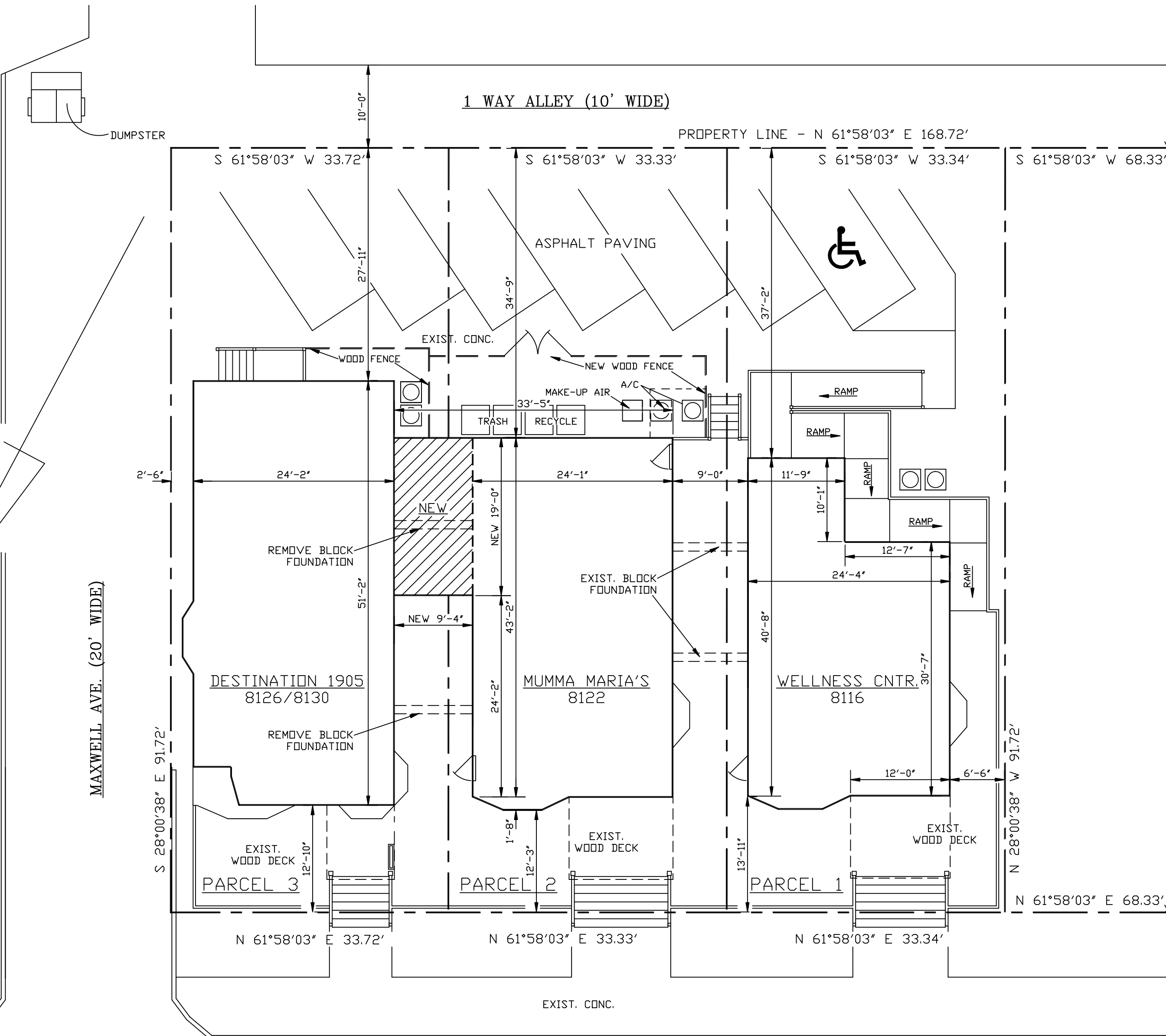
NEW REAR ELEVATION
WITHOUT WOOD FENCE SCALE - 1/4" = 1'-0"



NEW ADDITION FRONT ELEVATION
SCALE - 1/4" = 1'-0"

LEGAL DESCRIPTION:
LAND SITUATED IN THE CITY OF DETROIT, COUNTY OF WAYNE, STATE OF MICHIGAN DESCRIBED AS FOLLOWS;
LYING SOUTH OF AND ADJACENT TO KERCHEVAL AVE. AND EAST AND ADJACENT TO VAN DYKE AVE.

- PARCEL 1:
THE EAST 25 FEET OF THE WEST 312 FEET OF THE NORTH 91.72 FT. OF LOT 65 - PLAT OF VAN DYKE FARMS SUBDIVISION
- PARCEL 2:
THE EAST 25 FEET OF THE WEST 287 FEET OF THE NORTH 91.72 FT. OF LOT 65 - PLAT OF VAN DYKE FARMS SUBDIVISION
- PARCEL 3:
THE EAST 73 FEET OF THE WEST 262 FEET OF THE NORTH 91.72 FT. OF LOT 65 - PLAT OF VAN DYKE FARMS SUBDIVISION
- PARCEL 3:
THE EAST 35 FEET OF THE WEST 189 FEET OF THE NORTH 91.72 FT. OF LOT 65 - PLAT OF VAN DYKE FARMS SUBDIVISION



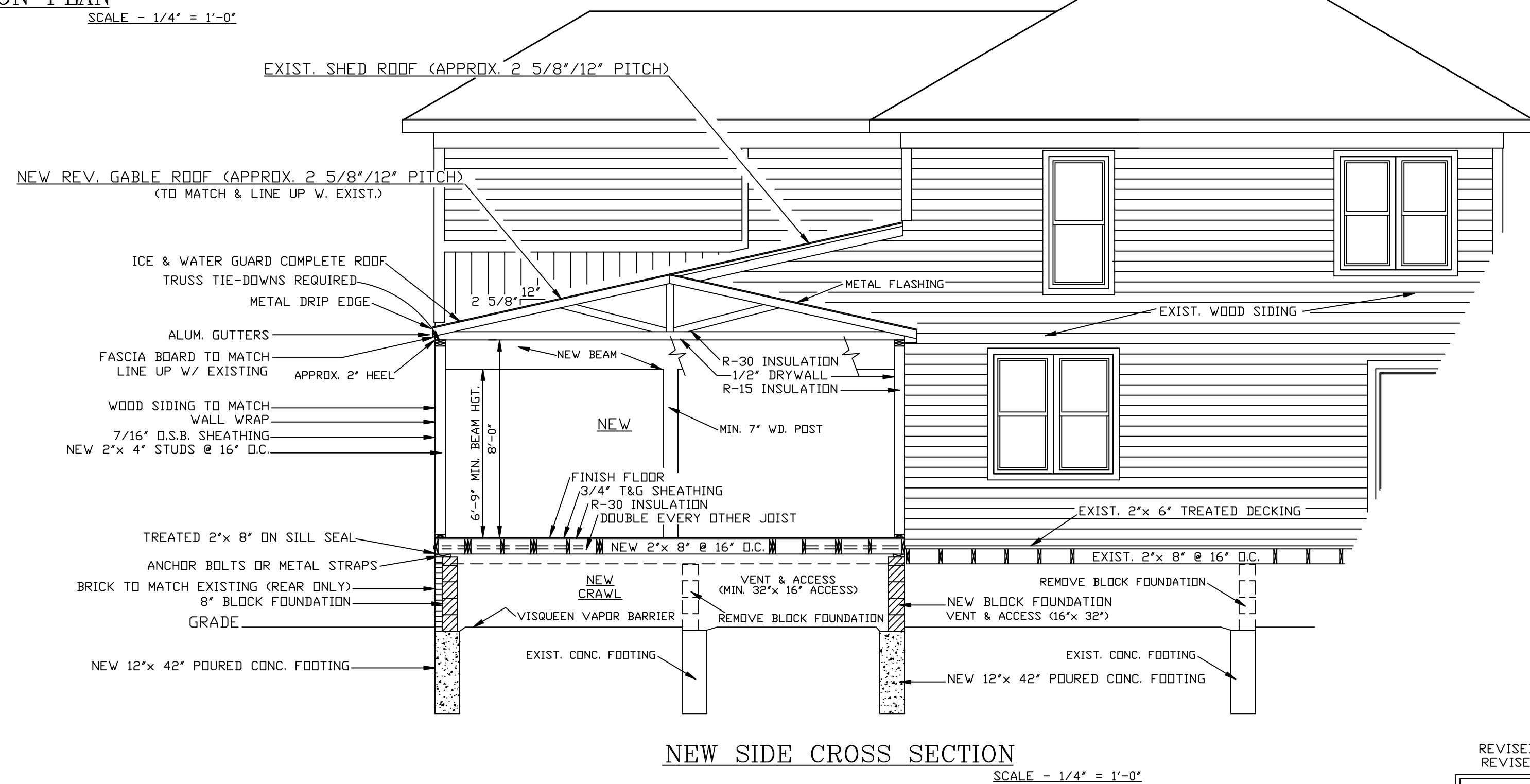
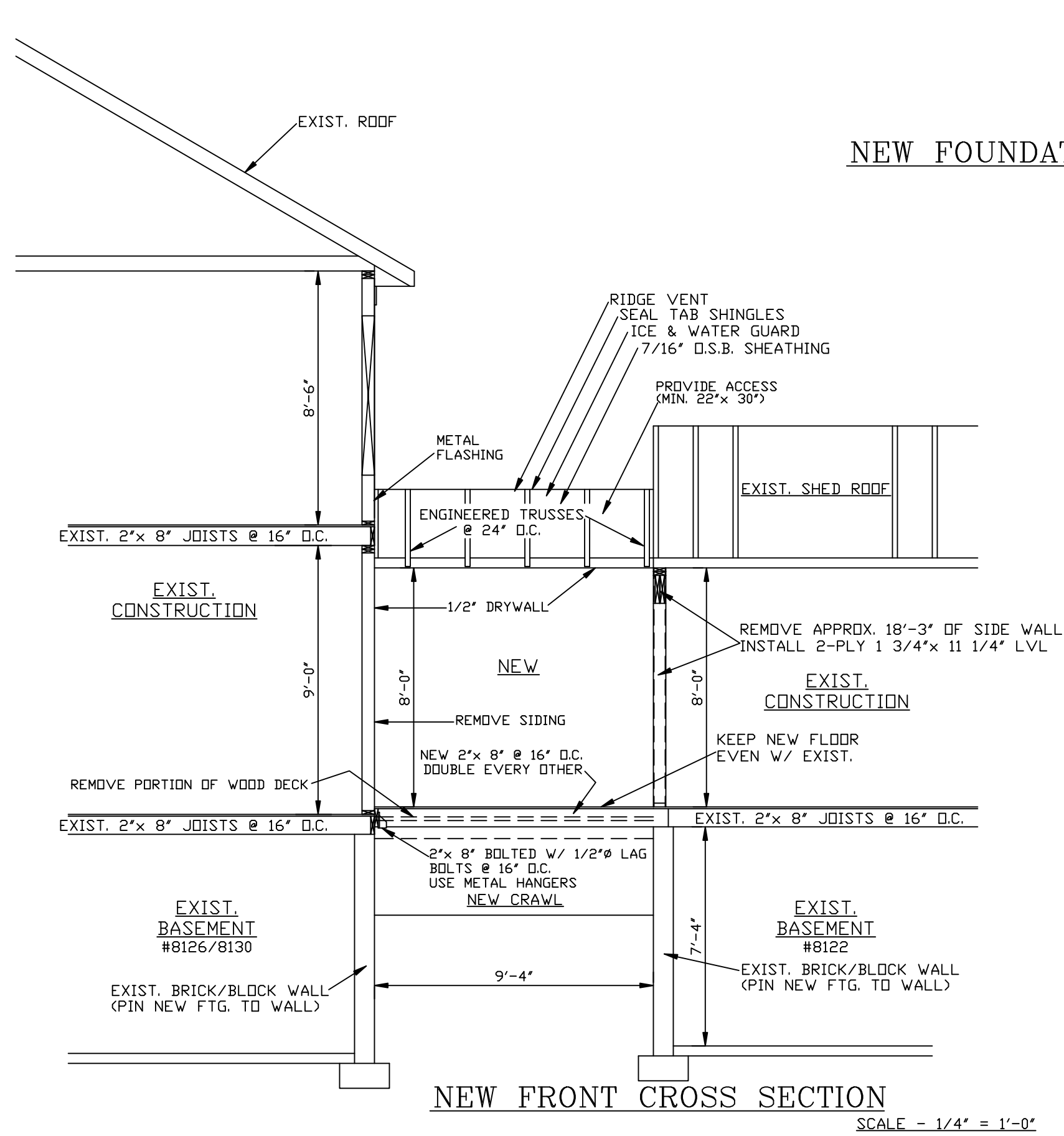
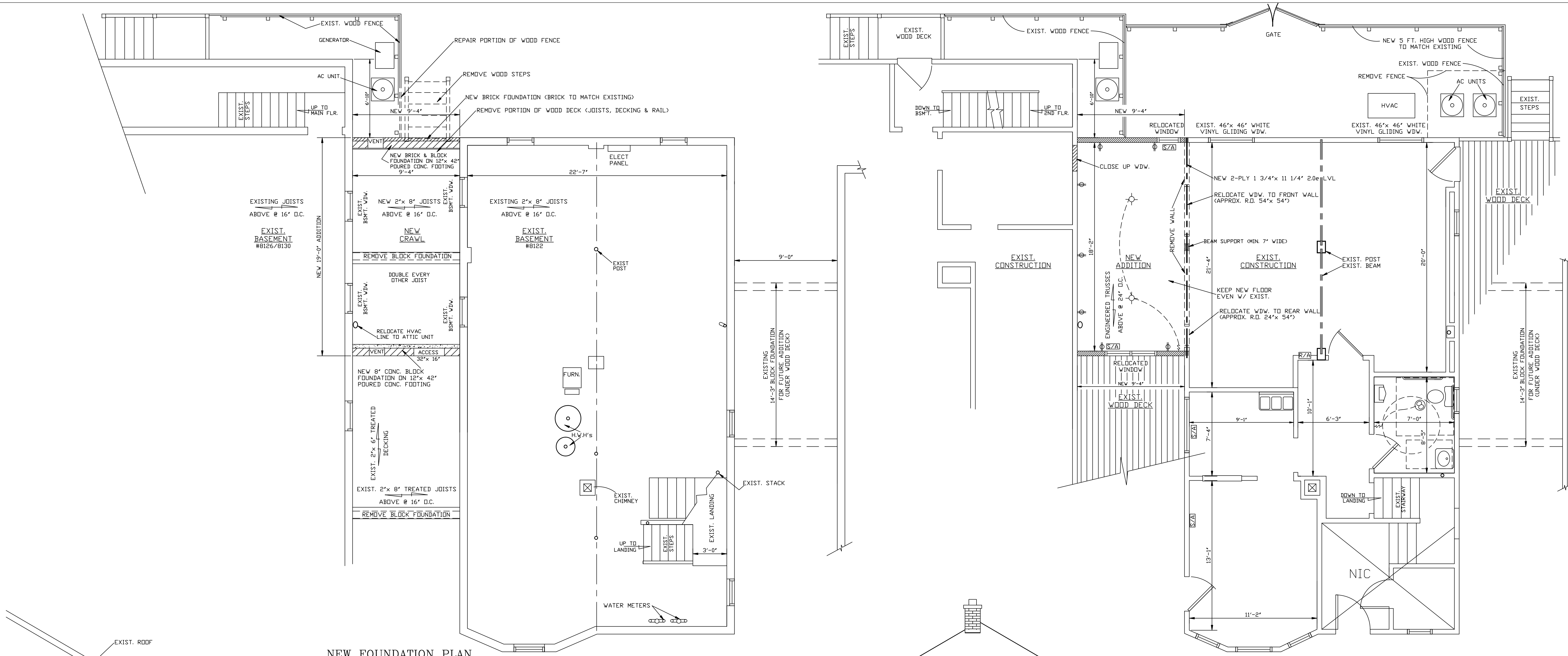
K E R C H C E V A L A V E. (80' WIDE)

SITE PLAN
SCALE - 1" = 10'

REVISED 12-24-19 MB
REVISED 12-11-19 MB

SHEET # 1 OF 4

NAME	MUMMA MARIA'S HOUSE	c/o CARL GIORDANO	586-222-4754
ADDRESS	8122 KERCHEVAL,	DETROIT	48214



- GENERAL NOTES:**
- 1) CHANGE LOCATION AND BUILD CONNECTING ADDITION.
 - 2) REMOVE EXISTING BLOCK FOUNDATION FOR NEW LOCATION.
 - 3) REMOVE PORTION OF FENCE, WOOD DECK, STEPS AND HANDRAIL.
 - 4) INSTALL NEW FOOTING AND BLOCK FOUNDATION - INSTALL BRICK ON REAR FOUNDATION.
 - 5) HAUL AWAY DIRT FROM EXCAVATION.
 - 6) BUILD ADDITION TO CONNECT STRUCTURES.
 - 7) REMOVE WALL BETWEEN ONE STRUCTURE AND INSTALL BEAM SUPPORT.
 - 8) RELOCATE TWO WINDOWS FROM WALL REMOVAL.
 - 9) INSTALL WOOD SIDING AND TRIM ON EXTERIOR WALLS (STYLE AND COLOR TO MATCH EXISTING).
 - 10) INSTALL ELECTRIC CONNECTED TO EXISTING PANEL.
 - 11) INSTALL DUCTS FOR HEAT AND RELOCATE AIR CONDITIONER LINES TO ATTIC.
 - 12) INSTALL INSULATION AND DRYWALL.
 - 13) INSTALL FINISH FLOOR, WINDOW TRIM AND BASE ON INTERIOR.
 - 14) CLEAN UP AND HAUL AWAY ALL CONSTRUCTION DEBRIS.
 - 15) REPAIR EXTERIOR SIDING, WOOD DECK AND WOOD FENCE.
 - 16) INSTALL NEW WOOD FENCE TO MATCH EXISTING STYLE AND COLOR.

NAME	MUMMA MARIA'S HOUSE	c/o CARL GIORDANO	586-222-4754
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NEW FRONT ELEVATION
SCALE - 1/4" = 1'-0"

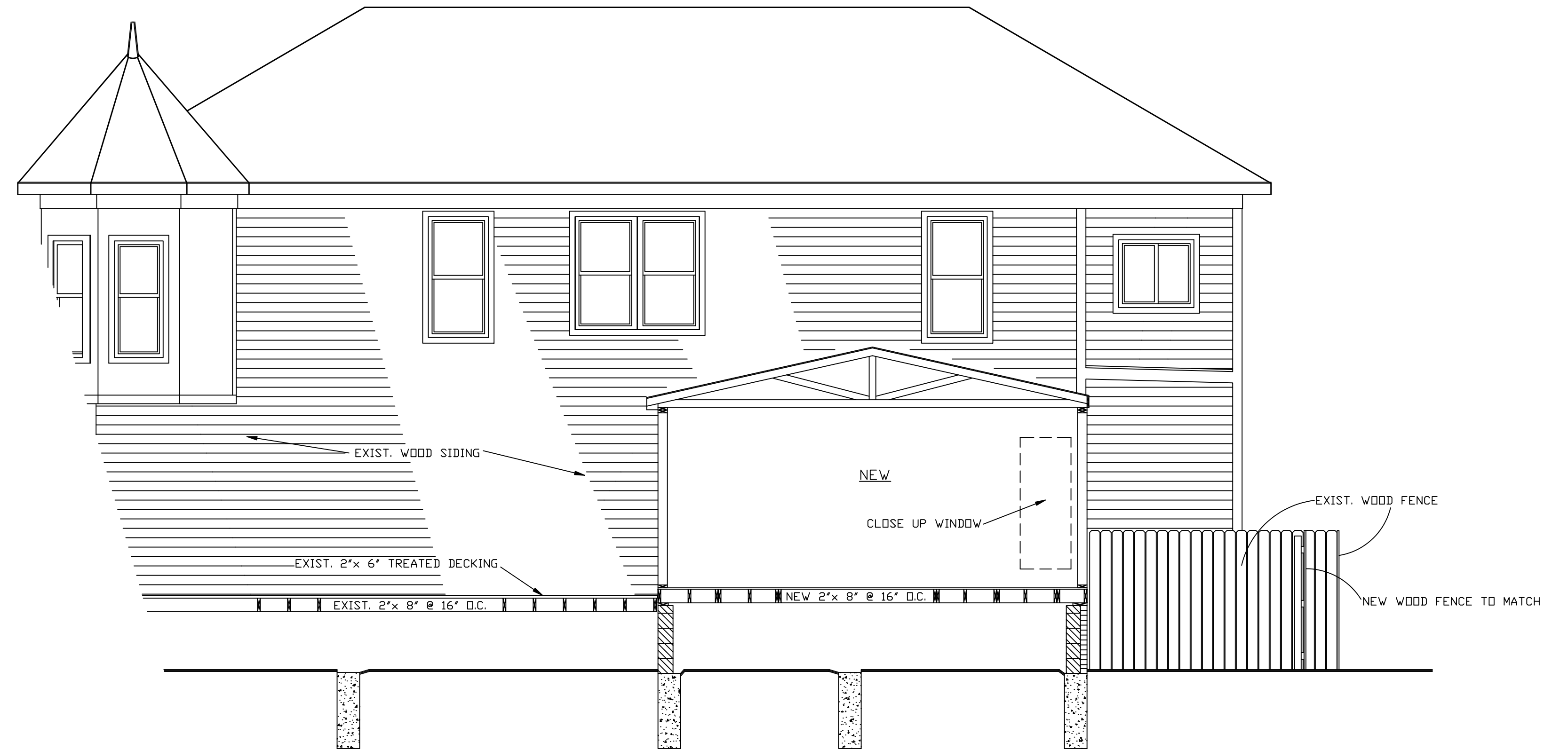


NEW REAR ELEVATION
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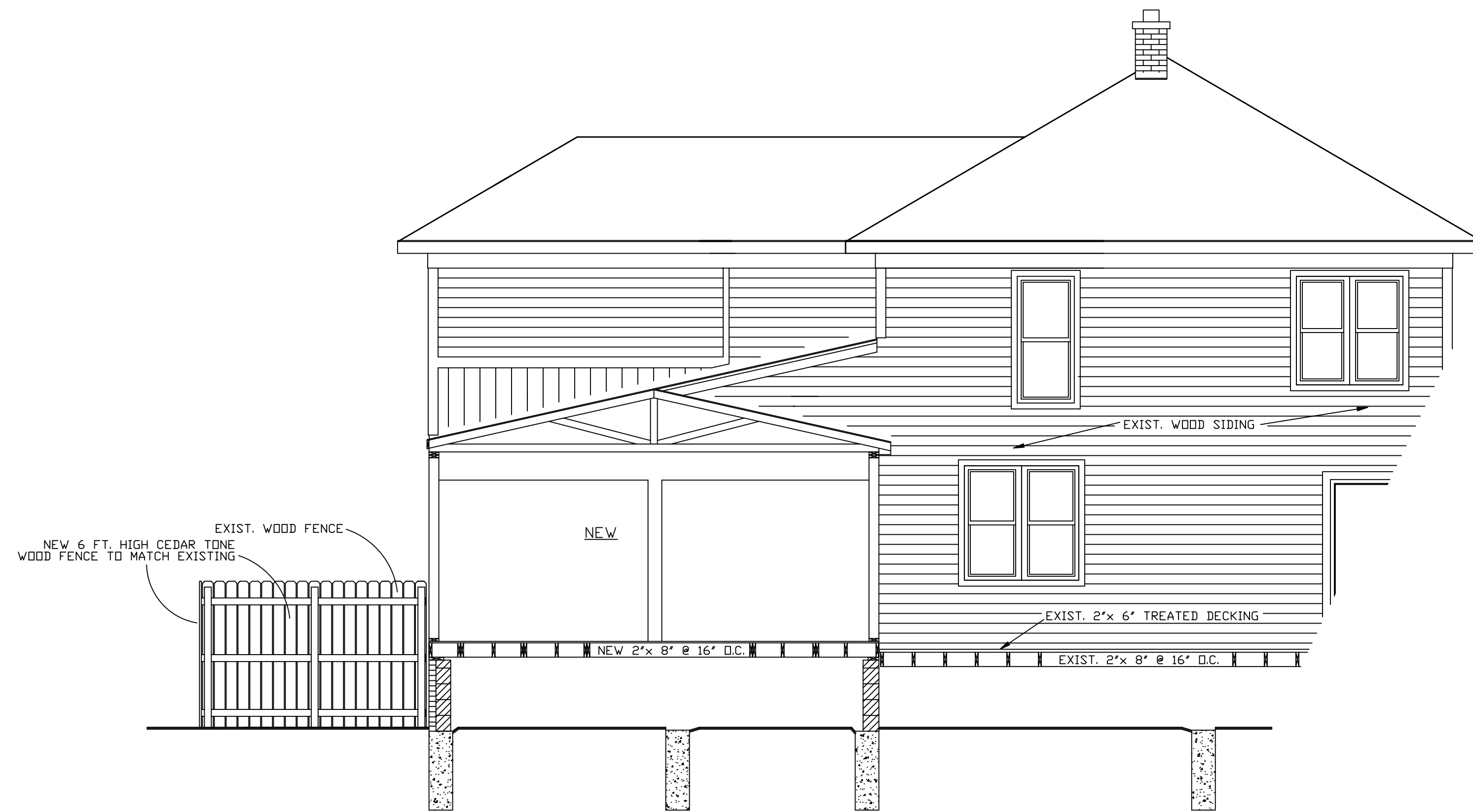
REVISED 12-24-19 MB
REVISED 12-11-19 MB

SHEET # 3 OF 4

NAME	MUMMA MARIA'S HOUSE	c/o CARL GIORDANO	586-222-4754
ADDRESS	8122 KERCHEVAL,	DETROIT	48214



NEW RIGHT SIDE ELEVATION
8126/8130 SCALE - 1/4" = 1'-0"

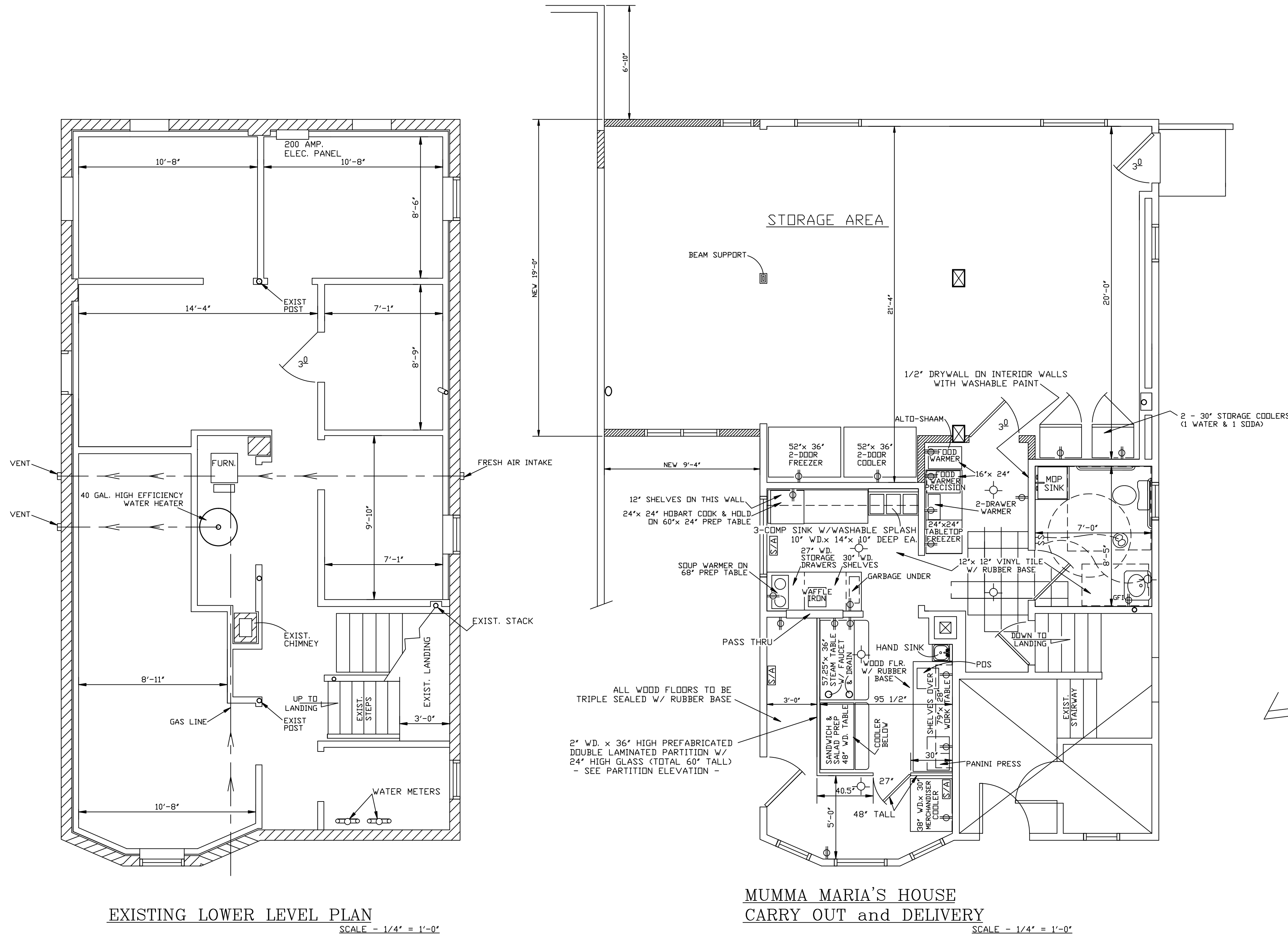


NEW LEFT SIDE ELEVATION
8122 SCALE - 1/4" = 1'-0"

NAME	MUMMA MARIA'S HOUSE	c/o CARL GIORDANO	586-222-4754
ADDRESS	8122 KERCHEVAL,	DETROIT	48214

REVISED 12-24-19 MB
REVISED 12-11-19 MB

SHEET # 4 OF 4



LEGAL DESCRIPTION:

LAND SITUATED IN THE CITY OF DETROIT, COUNTY OF WAYNE, STATE OF MICHIGAN DESCRIBED AS FOLLOWS;
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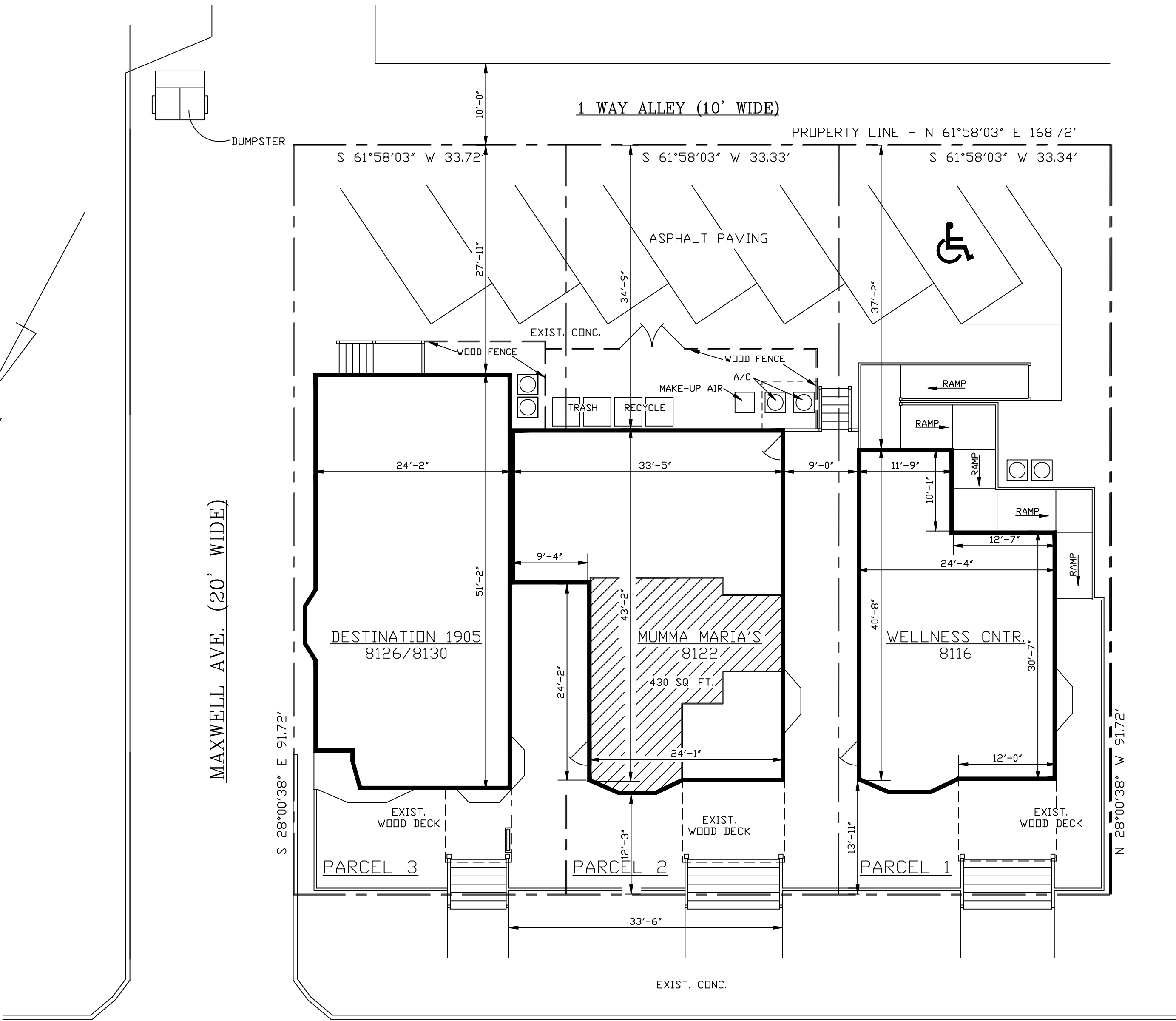
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PARCEL 3:

THE EAST 35 FEET OF THE WEST 189 FEET OF THE NORTH 91.72 FT. OF LOT 65 - PLAT OF VAN DYKE FARMS SUBDIVISION



**FLOOR PLAN FOR INITIAL
CARROUT/DELIVERY
RESTAURANT**

K E R C H C E V A L A V E. (80' WIDE)

NEW SITE PLAN

SCALE - 1" = 10'

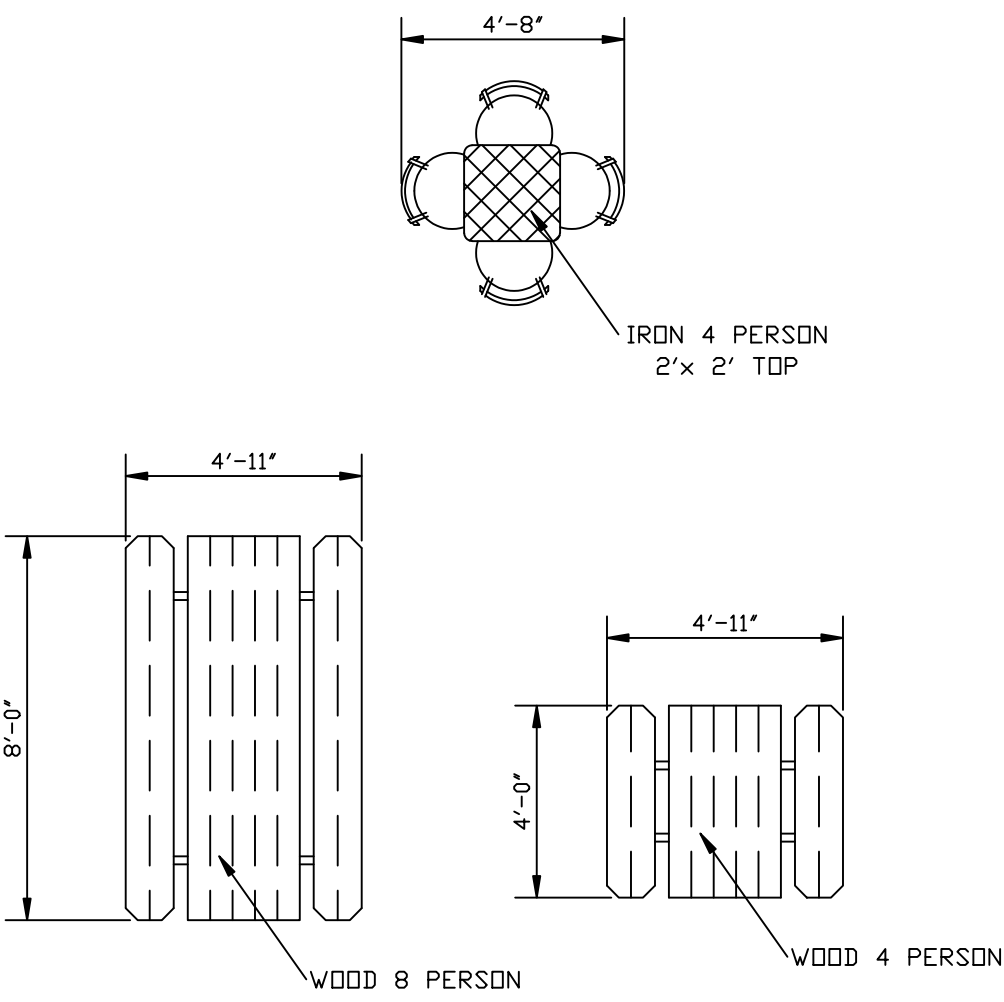
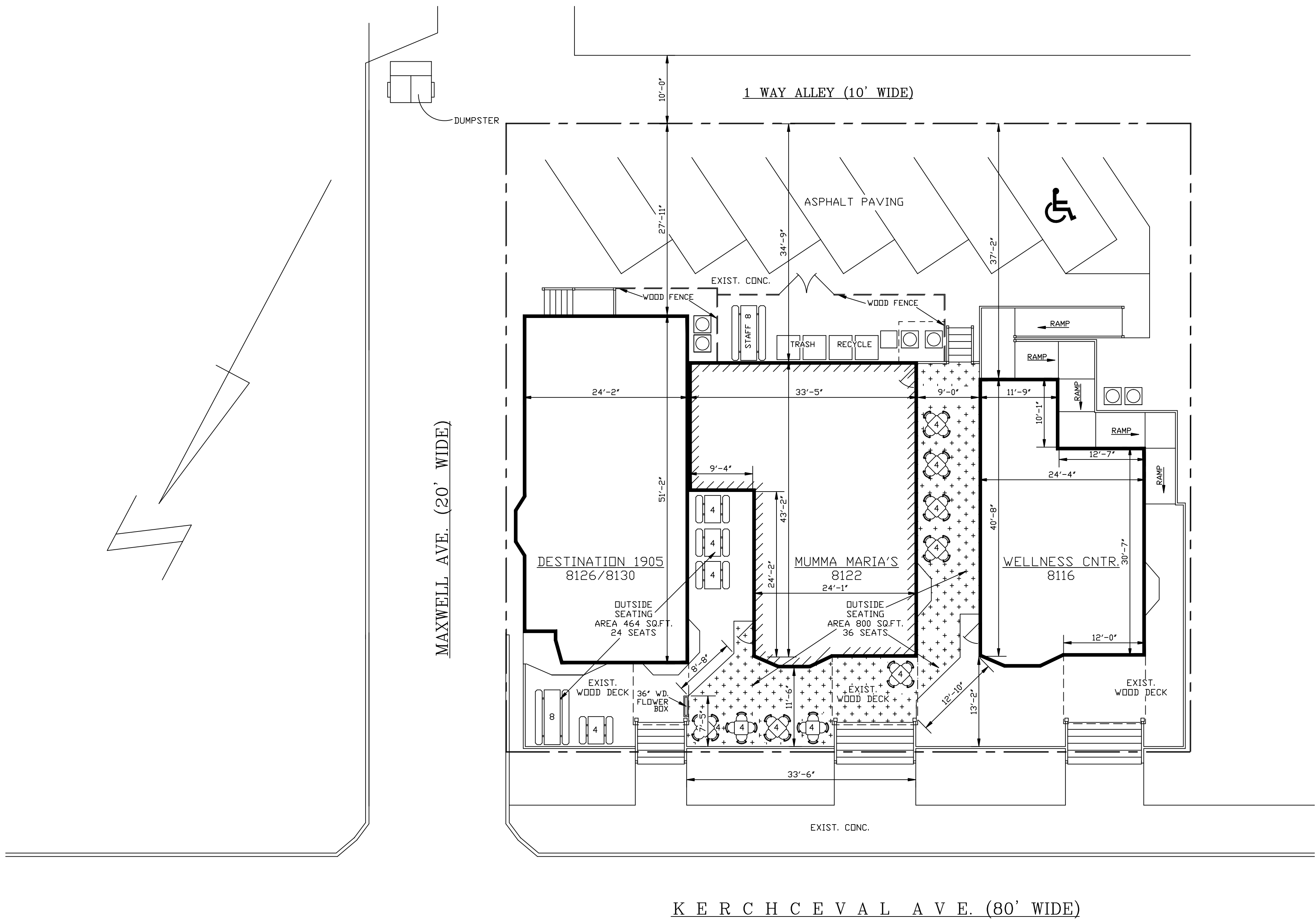
PROPOSED	MUMMA MARIA'S HOUSE	c/o CARL GIORDANO	586-222-4754
ADDRESS	8122 KERCHEVAL AVE,	DETROIT	48214

REVISED 12-24-19 MB

SHEET # 1 OF 1



PROPOSED	MUMMA MARIA'S	c/o CARL GIORDANO	586-222-4754
ADDRESS	8122 KERCHEVAL AVE, DETROIT		

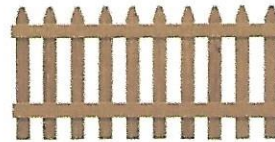


WOOD PICNIC TABLES
SCALE - 1/4" = 1'-0"

OUTSIDE SEATING PLAN
SCALE - 1" = 10'

PROPOSED	MUMMA MARIA'S HOUSE	c/o CARL GIORDANO	586-222-4754
ADDRESS	8122 KERCHEVAL AVE,	DETROIT	48214
REVISED 12-24-19 MB			
REVISED 12-11-19 MB			
SHEET # 1 OF 1			

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Specifications





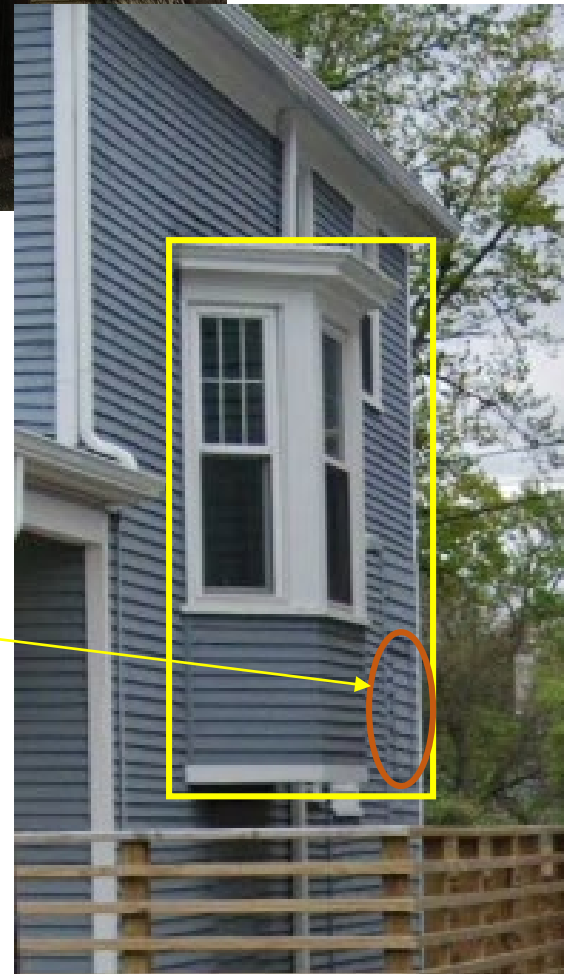
Photo comparison showing window replacements, window removals, window shortening and a new door opening.

8116 Kercheval – East Elevation

Historic nine-over-one windows still present in 2017.

Replacement windows appear on Google Maps streetviews dated August 2018.

Window on the west elevation covered with wood siding.





Replacement windows are inserts. It looks like the original wood mullions remained and were possibly covered in aluminum.





Three windows on the east elevation of 8116 Kercheval were covered with wood siding. Please refer to the plans from the 2017 review for documentation of the windows.



The removal of the door was approved by the HDC in 2017.





8122 Kercheval – West Elevation

Bay windows: Original vs. new

New door installed next to the side-by-side double-hung windows. Not reviewed by the HDC.

FYI - Existing door removed and covered. This was shown in the 2017 plans, as this is to be the location of the addition joining the two buildings (and ultimately would be interior space).





Dormer windows:
Original vs. New





Reminder: This is where the addition
(within the current application) will
be constructed.







Dormer: Original vs. New



8126-8130 Kercheval

Two windows removed. However these are located where the original addition/connection was to be placed.





8130 Kercheval

Windows reduced in size.



Wood fence enclosure – installed in place of free-standing CMU enclosure.

