

STAFF REPORT: 01-22-2020 MEETING

PREPARED BY: A. DYE

APPLICATION NUMBER: 20-6648

ADDRESS: 8116 - 8130 KERCHEVAL/THE KERCHEVAL 3

HISTORIC DISTRICT: WEST VILLAGE

APPLICANT: ALEX DECAMP & REIMER PRIESTER, PROPERTY OWNERS

DATE OF COMPLETE APPLICATION: 01/17/2020

DATE OF STAFF SITE VISIT: 1/13/2020

PROPOSAL

The Colonial Revival-style houses at 8116, 8122, 8126-8130 were combined to one parcel in 2017 and are generally known as The Kercheval 3. 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. As noted at the January 2020 HDC meeting, HDC staff identified a number of projects completed without the Commission's approval.

- Deck/Railing/Ramp: Per the Commission's prior approval, these elements were to be painted Colonial Revival Gray. Deadline for painting was August 16, 2018. These elements remain unpainted.
- Mechanical Unit Enclosure: A free-standing enclosure, constructed of gray CMU, was to be constructed. Instead, the units were placed adjacent the rear wall of 8126-30 and enclosed with a wood fence (six-feet?) that was left with a natural finish.
- Outdoor seating: Wood and metal/plastic picnic tables are being stored for the season between 8122 and 8126-30 Kercheval. An outdoor dining plan was not submitted in 2018.
- Gas meters were installed in the front yards of 8116 and 8122 Kercheval as part of DTE's neighborhood project.
- 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.
- Conduit running along the west elevation of 8126-30.
- Windows/Doors – Units removed and openings infilled; unit removed and fully covered; new opening added, openings reduced in size
 - 8116: One window on the west elevation (near the rear) was removed. Three windows on the east elevation (near the rear) were removed. The one window on the second floor of the west elevation that was to remain, was removed and completely sided over.
 - 8122: A door was removed on the east elevation, and a door opening, closer to the rear, was added.
 - 8126-8130: Two windows were removed on the west elevation, near the middle of the structure. Two windows were shortened on the east elevation, toward the rear.
- Vinyl window installation. The wood windows on the three structures were replaced with vinyl windows in the summer of 2018.



The historic front doors on the three structures are the primary entrances to the second floor residential spaces. HDC staff issued a COA in 2018 for the doors.

STAFF OBSERVATIONS AND RESEARCH

- Discussed during the initial project review, the elevated deck/railing/accessible ramp spanning the three residential structures was identified as a contemporary architectural element and approved as a unified design, which was to be painted one color (Colonial Gray) to match the wood siding so the contrasting color scheme on the three houses would be the dominant features of the development.
- 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 (in staff's opinion).
- It is not known if additional furniture, lighting, etc. are part of the outdoor dining area.
- Staff is not aware of the level of authority property owners had regarding the placement of the gas meters. As they are free-standing elements, no historic materials were removed for this installation. Landscaping the small areas in front of each house would minimize the meters, as well as partially screen the lower area of the raised deck. Per the district's Elements of Design, "...*Foundation plantings, often of a deciduous character, are present. Hedges between properties and along front lot lines are not uncommon..... 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.*"
- The green light is quite visible (as it is meant to be), but can be easily removed at any point in time without destroying historic features of the structure.
- The windows that were removed were all located on the sides of the property. All but one were enclosed in such a way as to give evidence that they were there. The new door is near the rear of the property and the header matches that of the adjacent windows.
- The double-hung wood windows in the front gables and west elevation bay windows of 8116 and 8122 had a nine-over-one pattern. The replacement windows in these locations have a 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.

- The conduit was painted to match the lap siding.

ISSUES

- 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 one window that was to remain on the second floor of the east elevation of 8122 was removed and completely sided over. Its absence has created a large blank wall, not in keeping with a historic structure, in staff's opinion.
- It is staff's opinion that vinyl windows are not compatible with the historic materials on the houses, nor are they appropriate within a local historic district. Additionally, the muntin patterns of the historic windows were altered.

RECOMMENDATION

It is staff's opinion the deck/railing/ramp, mechanical unit enclosure, outdoor seating, conduit, window/door alterations and removal (with the exception of the 2nd floor west elevation at 8122), new door, and gas meters do not destroy historic materials that characterize the historic character of the property. Staff therefore recommends the Commission issue a COA for these projects as they meet the Secretary of Interior Standards for Rehabilitation Standards, specifically:

- 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:

- The deck, railing, deck enclosure and ramp shall be painted Colonial Gray as originally approved and will be completed no later than September 30, 2020.
- The wood fence enclosing the mechanical equipment will be painted gray to match the house, and it shall be completed no later than September 30, 2020.
- An outdoor seating/dining plan, including catalog cuts (or photographs) of all items will be submitted to HDC staff for review and approval on or before May 1, 2020.
- A landscape plan will be created for the front of each house and will be submitted to HDC staff for review and approval.

It is staff's opinion the removal of the west elevation, 2nd floor window at 8122 and the installation of vinyl windows at the three properties did destroy materials and features that characterize the historic character of the property. Staff therefore recommends the Commission deny an issuance of a COA for the window removal and the vinyl windows as the projects do not meet the Secretary of Interior Standards for Rehabilitation Standards, specifically:

- 2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.*

5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.

6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

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)

KERCHEVAL 3 LLC

January 27, 2020

Ms. Audra Dye
Detroit Historic District Commission
Coleman A. Young Municipal Center
2 Woodward Avenue, Suite 808
Detroit, MI 48226

RE: Addressing the unapproved alterations of the properties at 8116 – 8130 Kercheval

Dear Ms. Dye:

As you noted in your report on the properties at 8116 – 8130 Kercheval for the January 22, 2020 meeting of the Historic District Commission, there are a number of alterations on those properties, chief among them the replacement of the existing wood window sashes with new vinyl, that were not approved by the two Certificates of Appropriateness that were issued for the properties in 2017. This narrative is our attempt to explain how and why those alterations were made and to propose some solutions that we hope will address them to your satisfaction. Below we will list out the unapproved changes that you brought to our attention, describe how it came to pass and propose solutions.

1. Deck Railing and skirting not yet painted
 - a. Reason for existing condition: The property had used all available loan funds and needed to save up to pay for the areas to be painted.
 - b. Solution: This spring/summer, the railing will be painted the HDC-approved colors when the weather warms up.
2. Unapproved furniture for the bar at 8130 Kercheval (Destination 1905)
 - a. Reason for existing condition: The lease for the bar owner's lease states that they must seek appropriate city approvals for any interior or exterior modifications to the building. They, however, clearly did not seek your approval and installed the unattractive furniture unilaterally.
 - b. Solution: We request that the HDC reach out to the owners directly and serve warning. The owner of the bar is named Petra Anthony. Her email is petragasky@hotmail.com and her cell phone is (313) 520-7140. Please let us know how we can help as this not only violates our lease, but HDC regulations as well.
3. Flashing green light and cameras
 - a. Reason for the existing condition: The items above were installed through a city of Detroit security program called "Project Green Light". Due to our unique position as multiple-property owners along the Kercheval retail corridor in West Village, the city approached us to install multiple Project Green Light locations on our buildings in an effort to reduce increasing larceny along the burgeoning corridor. We agreed and they, in coordination with the Detroit Police Department, installed the cameras and lights.
 - b. Solution: Since we were approached directly by the City, the DEGC and DPD, our natural assumption was that this was an approved project throughout the city.

KERCHEVAL 3 LLC

Of note, the flashing lights on the roofs will be replaced by considerably more attractive green, lit signs mounted on light and power poles, rather than a gaudy flashing light on the roof. Since Project Green Light is expanding and will likely involve other buildings in other historic districts, and if this is an ongoing concern of the HDC, I will happily provide contact information for the people leading the effort.

4. New fencing around rear condensers
 - a. Reason for the existing condition: Our condensers were all stolen, and it was clear that we needed additional security measures to prevent further theft.
 - b. Solution: We installed identical fencing around rear condensers that were HDC approved in a property we own in midtown. The back yard of the property directly south of ours is also fenced identically, so we did not think to reach out to the HDC. Although it appears that our actions would have been approved, we admit our error in not approaching the HDC staff prior to installation. Please let us know if further modification of the fences is needed.
5. No dumpster enclosure
 - a. Reason for the existing condition: The city has thus far allowed us to use an alcove in the alley that runs along the eastern border of the property to keep our dumpster, thereby negating the need for a dumpster enclosure and opening up another parking space.
 - b. Solution: We genuinely thought not building an unattractive CMU dumpster enclosure was inherently a good thing in a historic district. It seems our assumption is correct; however, we now know that any modifications to the site plan, even deletions of new structures, need to be approved by the HDC.
6. Moving gas meters to the front of the deck
 - a. Reason for the existing condition: this was a unilateral action by DTE on these and many other properties in West Village. We were not consulted or otherwise involved in the decision making or installation.
 - b. Solution: We will happily join an effort to confront DTE and ask that their policies and procedures are appropriately altered in historic districts. If we as residents and property-owners must adhere to HDC regulations, so should they.
7. Conduit on east elevation of 8130 Kercheval
 - a. Reason for existing condition: DTE required that we install the wire and conduit to get from our electrical meters to the electrical line mounting point at the corner of the building. We attempted to find other solutions, but this was their planner's proscriptive solution.
 - b. Solution: Similar to the case above, this was something required of us by DTE. We aren't aware of alternative solutions, but again, we now know to approach the HDC, even when exterior modifications are required of us by third parties.
8. Unapproved window modifications and infill, including the installation of vinyl Ply Gem sashes.
 - a. Reason for the exiting condition: Put most succinctly, we were deceived by our builder on this project, George Anthony, Jr. of Titan Retail Development.

To better understand the context, and although we did not know this at the time, it appears George Anthony, Jr. was conducting business in a deceitful and potentially unlawful manner. After what we thought was the successful completion of the renovations at Kercheval 3 and two other multi-family projects,

KERCHEVAL 3 LLC

we hired Mr. Anthony to be the GC on our project nearby at Kercheval and Fischer. After discovering he was conducting business in a deceitful, inappropriate and fraudulent manner, we fired him and ceased working with him on all projects. Additionally, since then we've learned that Mr. Anthony is the subject of multiple lawsuits for similar behavior. We are currently working through a very costly and time-consuming process to remedy that project and any other conditions caused by this builder.

And even while all of this horror was unfolding, we were not aware of the deceit perpetrated against us at Kercheval 3 until we received a call from Audra Dye just recently. When Ms. Dye called, it was our honest belief that we had submitted an application for the change of the sashes from wood to vinyl. Upon further research we could not find any such formal request of the HDC, but we were able to find out why.

In an effort to cut costs, Mr. Anthony told us that he would reach out to the HDC personally (a normal route of communications we pursued with previous builders successfully during construction, such as Artisan Construction did on the Garland building and our other West Village projects) and get passage of the sash replacement. He told us that as long as we retained the original wood frames, trim and mullions and that the sash was close enough, the HDC would pass it. He did not submit any such application and we did not receive any COA's, which we now know we should have been looking out for, and he completed the work nevertheless without our knowledge that it lacked appropriate approval.

- b. This situation puts us in a delicate and extraordinarily difficult situation. This project is a strike against our otherwise strong history of respecting the decisions of the HDC and understanding the rationale for those decisions. Further, we have a number of other upcoming projects in West Village that will continue our work with the HDC. Given our demonstrated history and commitment to the appropriate renovation within historic districts, what we're asking for is forgiveness.

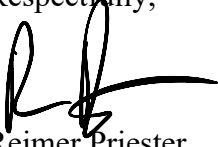
The HDC exists to preserve the historic integrity of certain neighborhoods in Detroit and, rightly, does not concern itself with the financial implications of such preservation. In any normal set of circumstances, you, as a body, would likely order us to replace all vinyl sashes with wood or aluminum-clad wood windows. The cost on such a small development after having already replaced them once, would not be possible to bear especially in light of the huge hardships the same builder has already heaped upon us.

As an effort to help bridge the gap between a categorical ban on these vinyl sashes, while moving us closer to the original character of the properties, we're proposing to replace the existing sashes whose original muntin bars do not match the existing in the locations of Ms. Dye's report, with vinyl sashes that match the same number of lights. This is also an expensive replacement, but one we can bear over the course of a year and one that will help rectify some of what's been done for the better.

KERCHEVAL 3 LLC

On behalf of the Members of Kercheval 3 LLC, thank you for your consideration of the above.
We remain at your disposal for further explanation and clarification.

Respectfully,

A handwritten signature in black ink, appearing to be 'Reimer Priester', with a stylized, flowing script.

Reimer Priester
Managing Member



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.

Windows on the west elevation covered with wood siding. Only one painted.





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





One window on the second floor was to be retained. It was fully removed.

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.



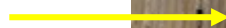


8130 Kercheval

Windows reduced in size.

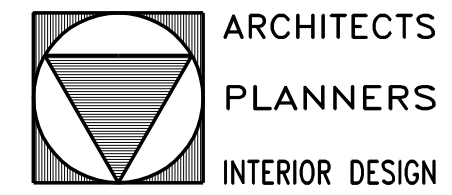


Wood fence enclosure – installed in
place of free-standing CMU enclosure.

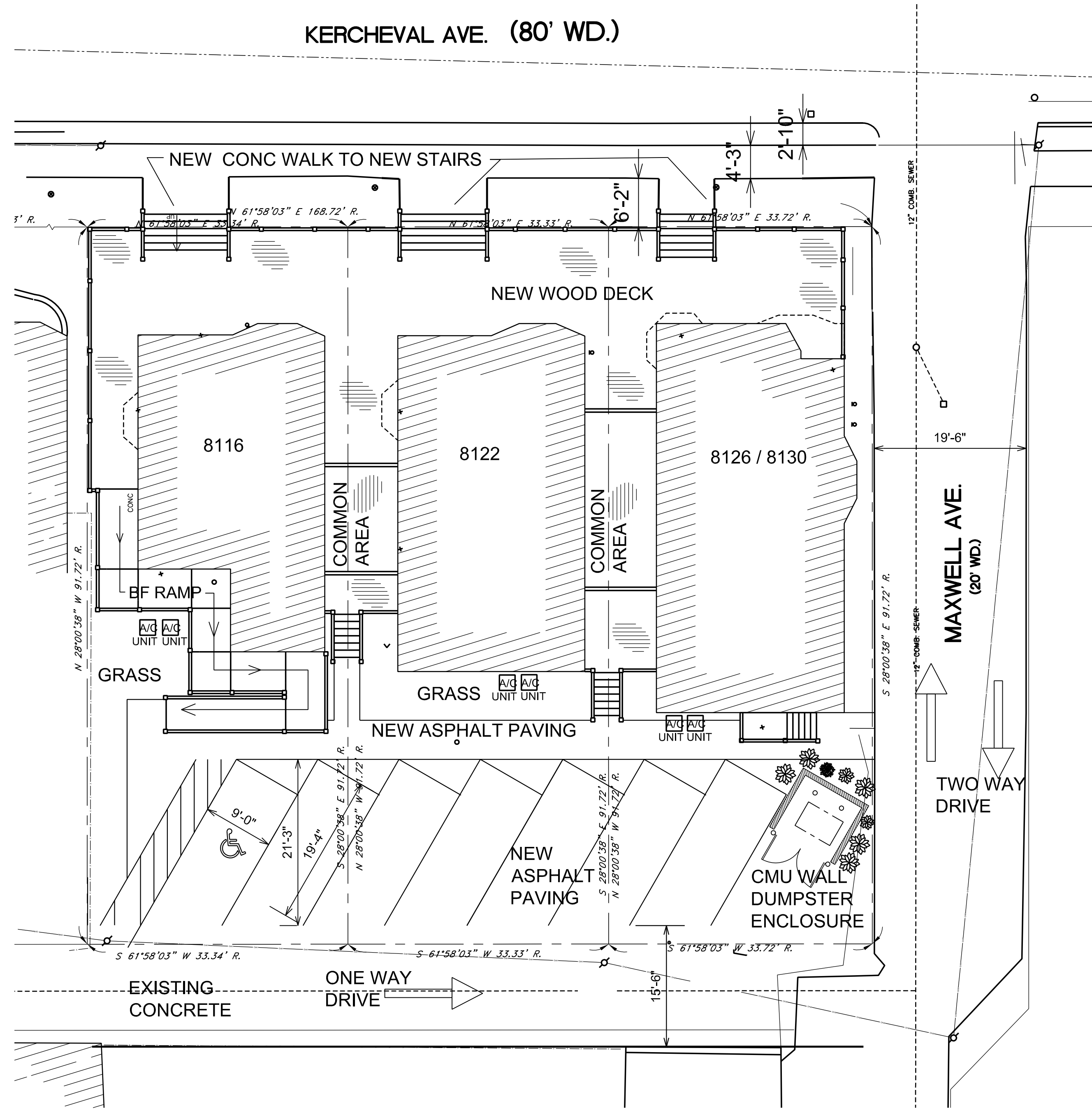
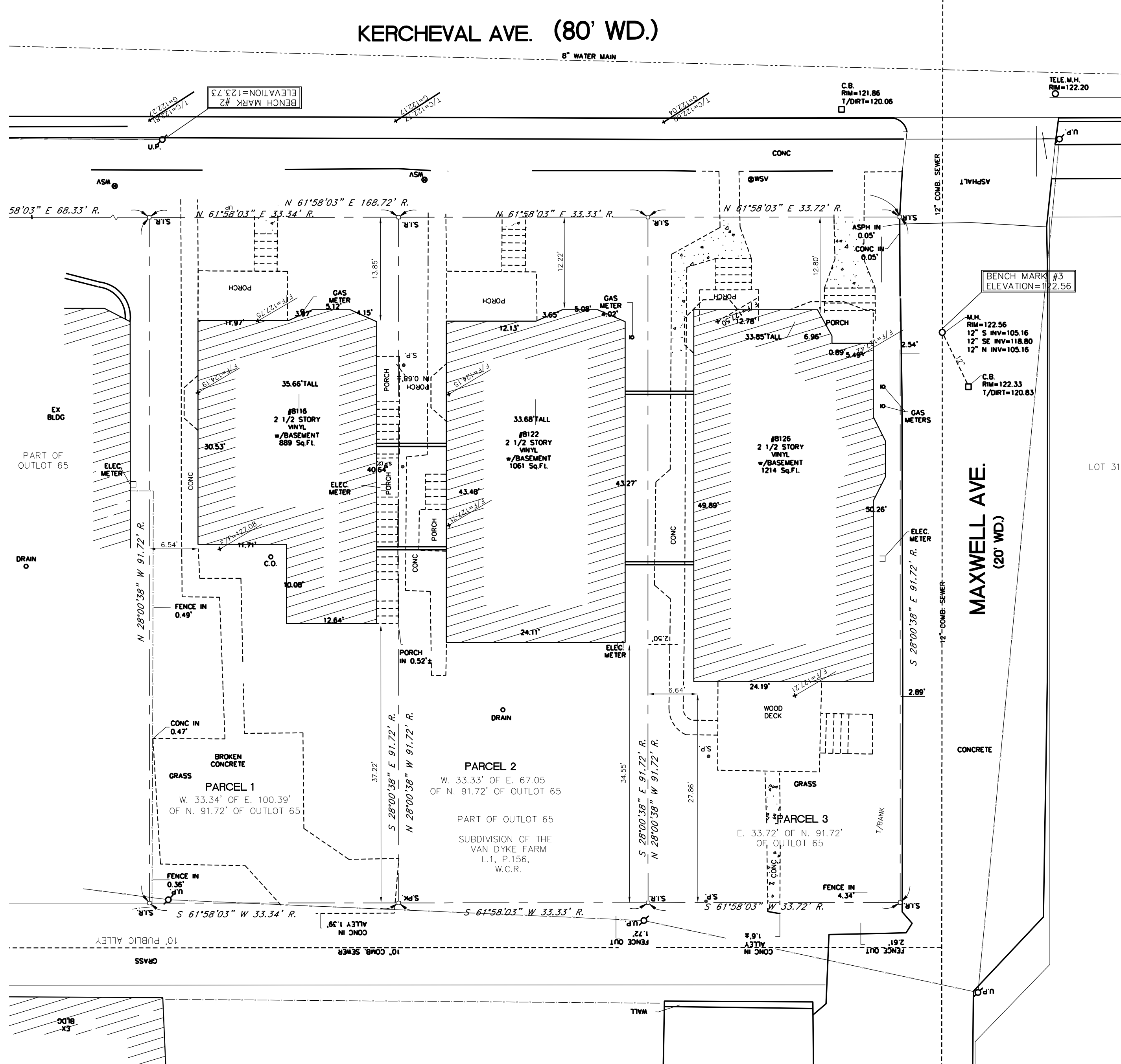
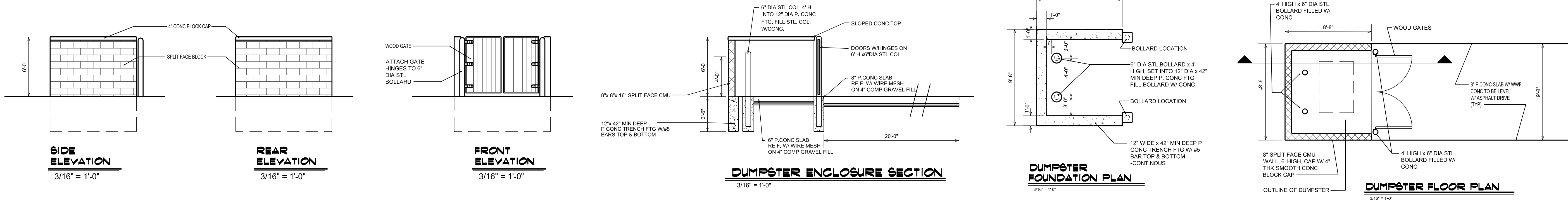


Drawings HDC approved at February 2017 meeting

COPYRIGHT 2016
SCOTT MONCHNIK & ASSOCIATES, ARCHITECTS, INC.
NOTICE: THESE DRAWINGS AND THE DESIGN
ARE THE PROPERTY OF THE ARCHITECT AND
NO ALTERATIONS OR TRANSFERS OF WORK
ARE PERMITTED UNLESS WRITTEN APPROVAL
IS GRANTED BY
SCOTT MONCHNIK & ASSOCIATES, ARCHITECTS.
VIOLATORS WILL BE PROSECUTED TO THE
FULLEST EXTENT OF THE LAW.



SCOTT MONCHNIK
& ASSOCIATES, INC.
1700 STUTZ DRIVE
SUITE 104-B
TROY, MICHIGAN
48064
TEL: 248-654-1010
FAX: 248-654-3002
SCOTT@SMAARCH.COM



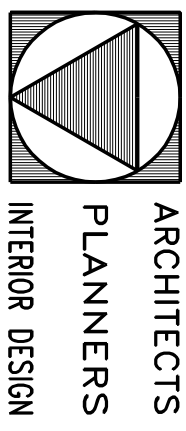
KERCHEVAL 3
8116 - 8130 KERCHEVAL
DETROIT, MICHIGAN

ISSUED FOR:
20 JAN 17
HISTORIC COMM.
REVIEW

2 FEB 17
HISTORIC COMM.
REVIEW

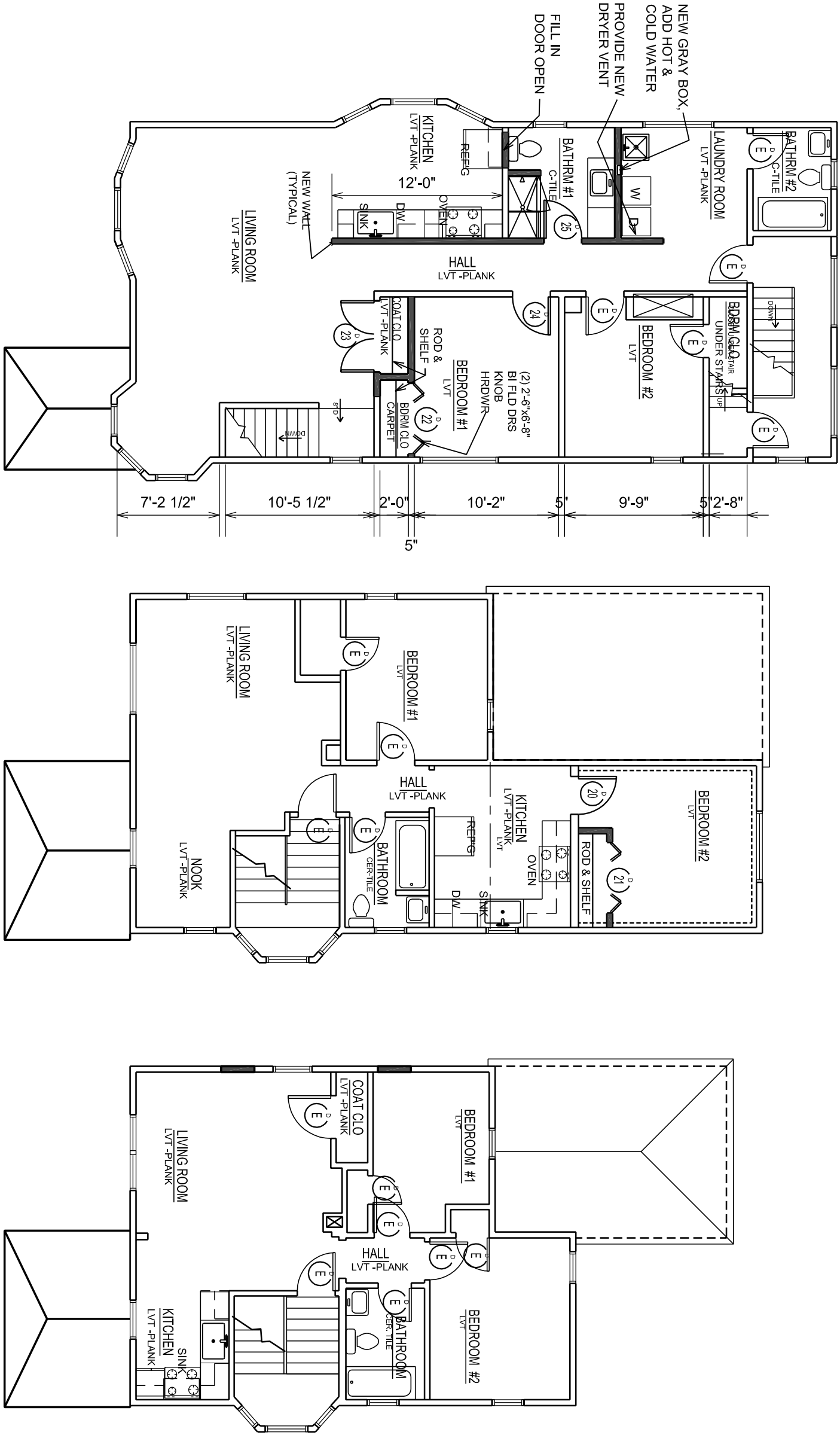
SHEET# SP1.00
DATE: 2 FEB 17
JOB# 16050

COPYRIGHT 2016
SCOTT MONCHNIK & ASSOCIATES, ARCHITECTS, INC.
ARE THE PROPERTY OF THE ARCHITECT AND
ARE NOT TO BE REPRODUCED OR TRANSMITTED
IN ANY FORM OR BY ANY MEANS, ELECTRONIC
OR MECHANICAL, INCLUDING PHOTOCOPYING,
RECORDING, OR BY ANY INFORMATION
SYSTEMS WITHOUT WRITTEN APPROVAL.
IS GRANTED BY SCOTT MONCHNIK & ASSOCIATES, ARCHITECTS,
TO THE CLIENT FOR THE PROJECT ONLY.
VIOLATIONS WILL BE PROSECUTED TO THE
FULLEST EXTENT OF THE LAW.

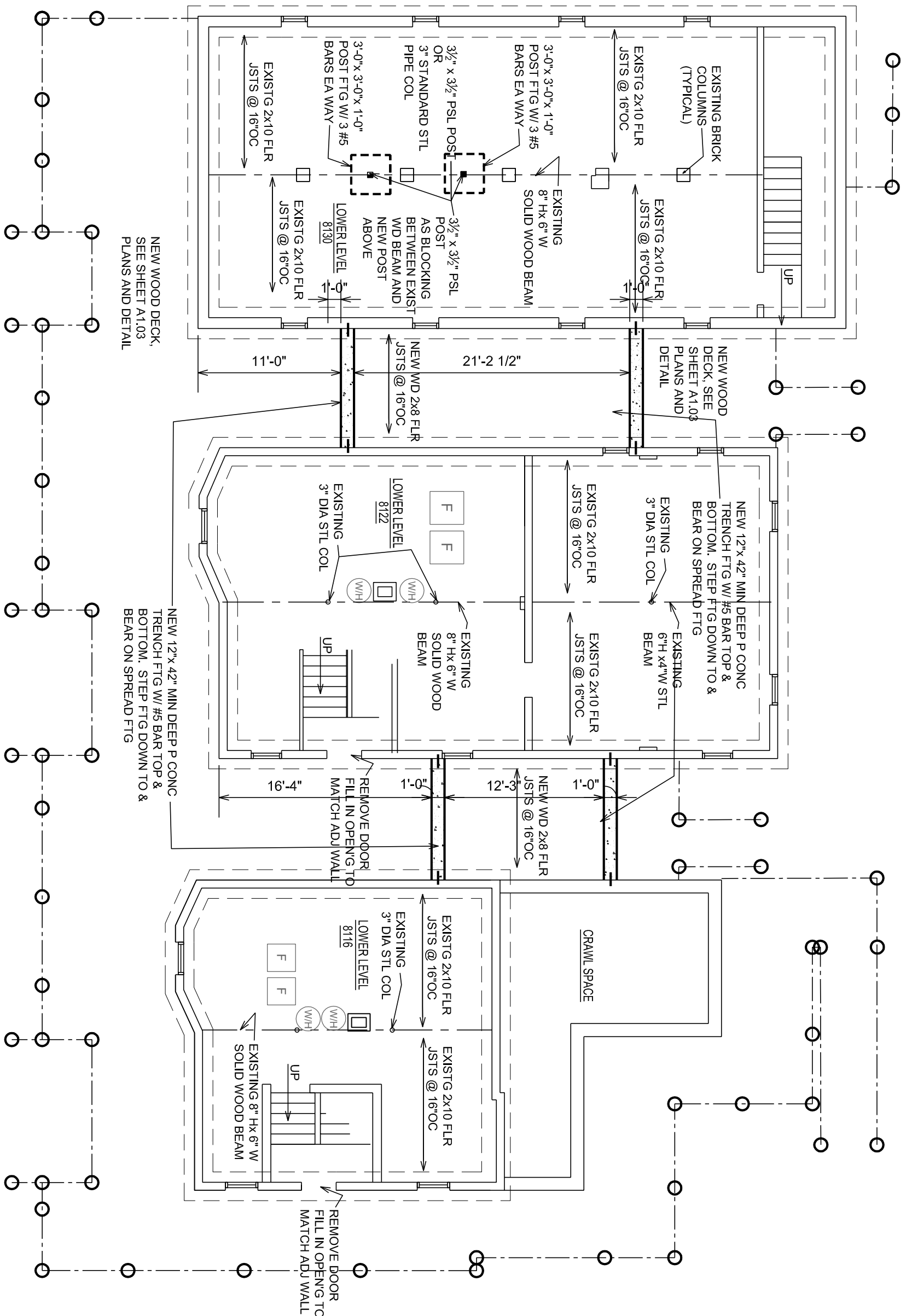


**SCOTT MONCHNIK
& ASSOCIATES, INC.**
1700 STUIZ DRIVE
SUITE 104-B
TROY, MICHIGAN
48084
TEL: 248-654-1010
FAX: 248-654-3002
SCOTT@SMARCH.COM

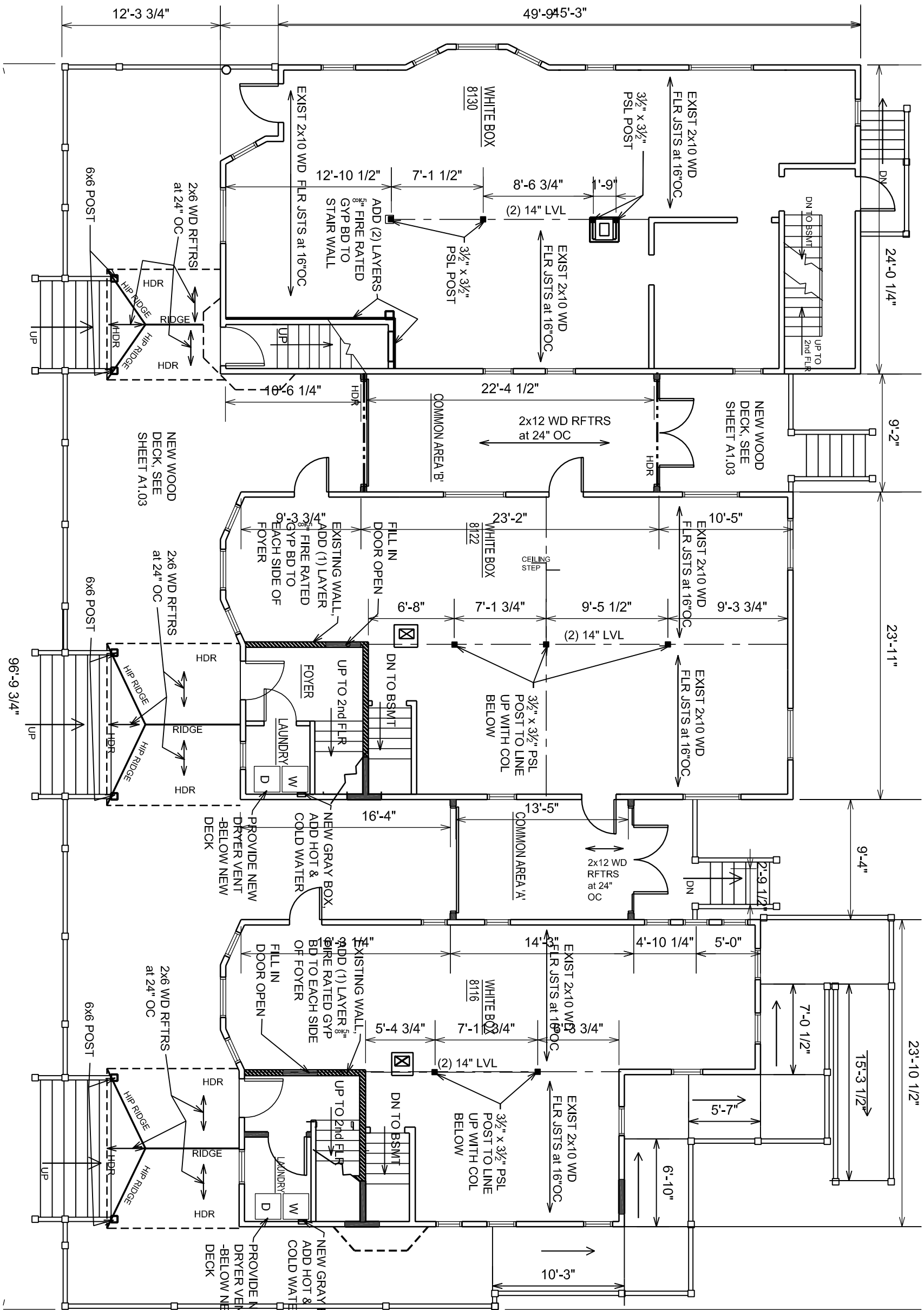
| PARTITION LEGEND | |
|------------------|--|
| ===== | EXISTING PARTITION OR PERIMETER WALL TO BE REMOVED REOD |
| ===== | EXISTING PARTITION OR PERIMETER WALL TO REMAIN |
| ===== | NEW WALL CONSTRUCTION: METAL STUDS @ 16" O.C. WITH SOUND INSULATION TO UNDERSIDE OF CEILING GRID |



SECOND FLOOR PLAN
NORTH 1/8" = 1'-0"



LOWER LEVEL - FOUNDATION PLAN
NORTH 1/8" = 1'-0"

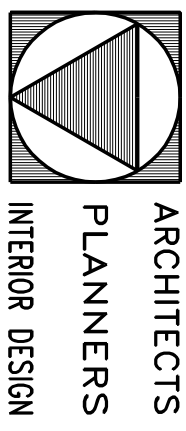


FIRST FLOOR PLAN
NORTH 1/8" = 1'-0"

KERCHEVAL 3
8116 - 8130 KERCHEVAL
DETROIT, MICHIGAN

ISSUED FOR:
20 JAN 17
HISTORIC COMM.
REVIEW
2 FEB 17
HISTORIC COMM.
REVIEW

SHEET# A1.00
DATE: 2 FEB 17
JOB# 16050

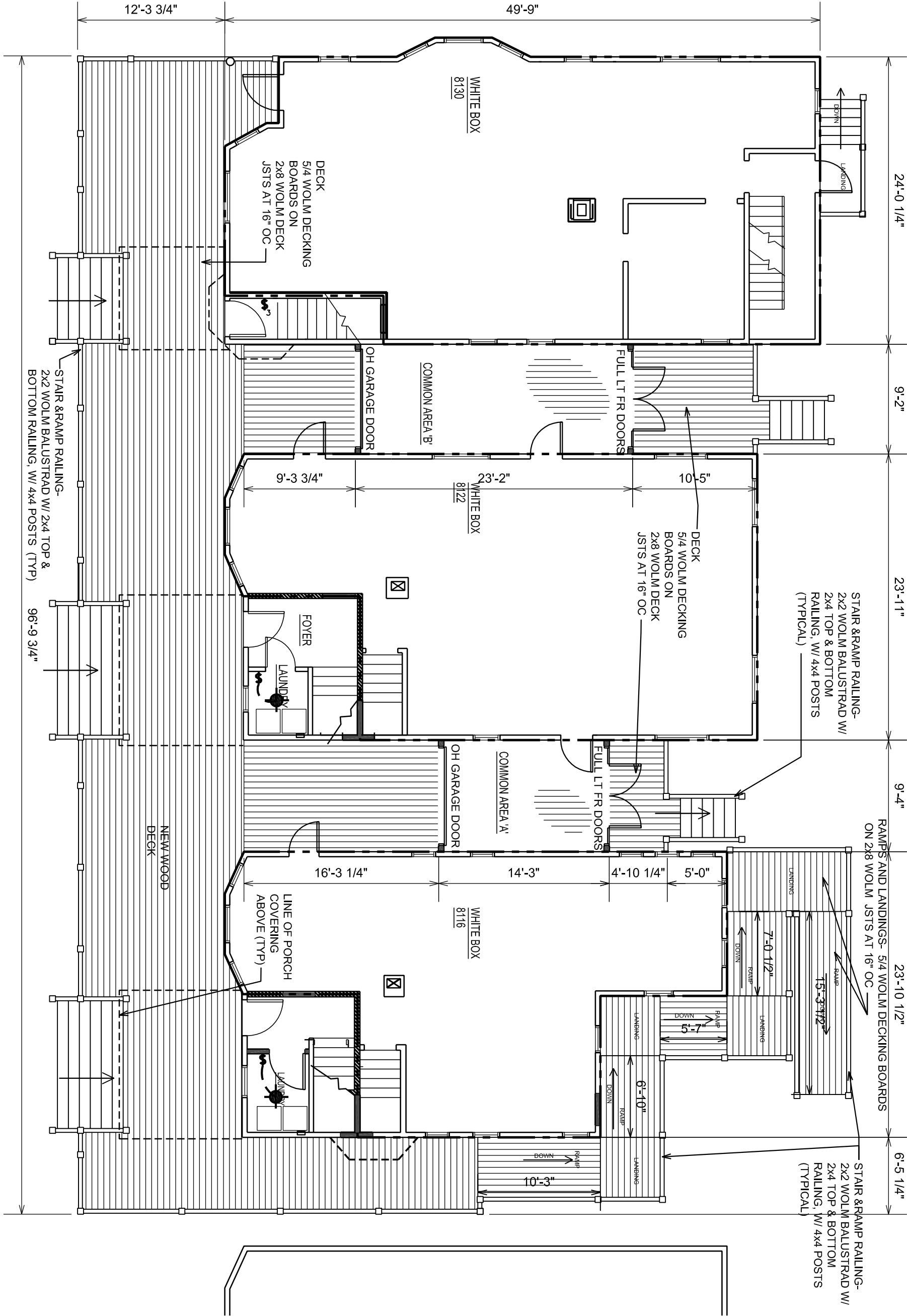


**SCOTT MONCHNIK
& ASSOCIATES, INC.**
1700 STUIZ DRIVE
SUITE 104-B
TROY, MICHIGAN
48084
TEL: 248-654-1010
FAX: 248-654-3002
SCOTT@SMARCH.COM

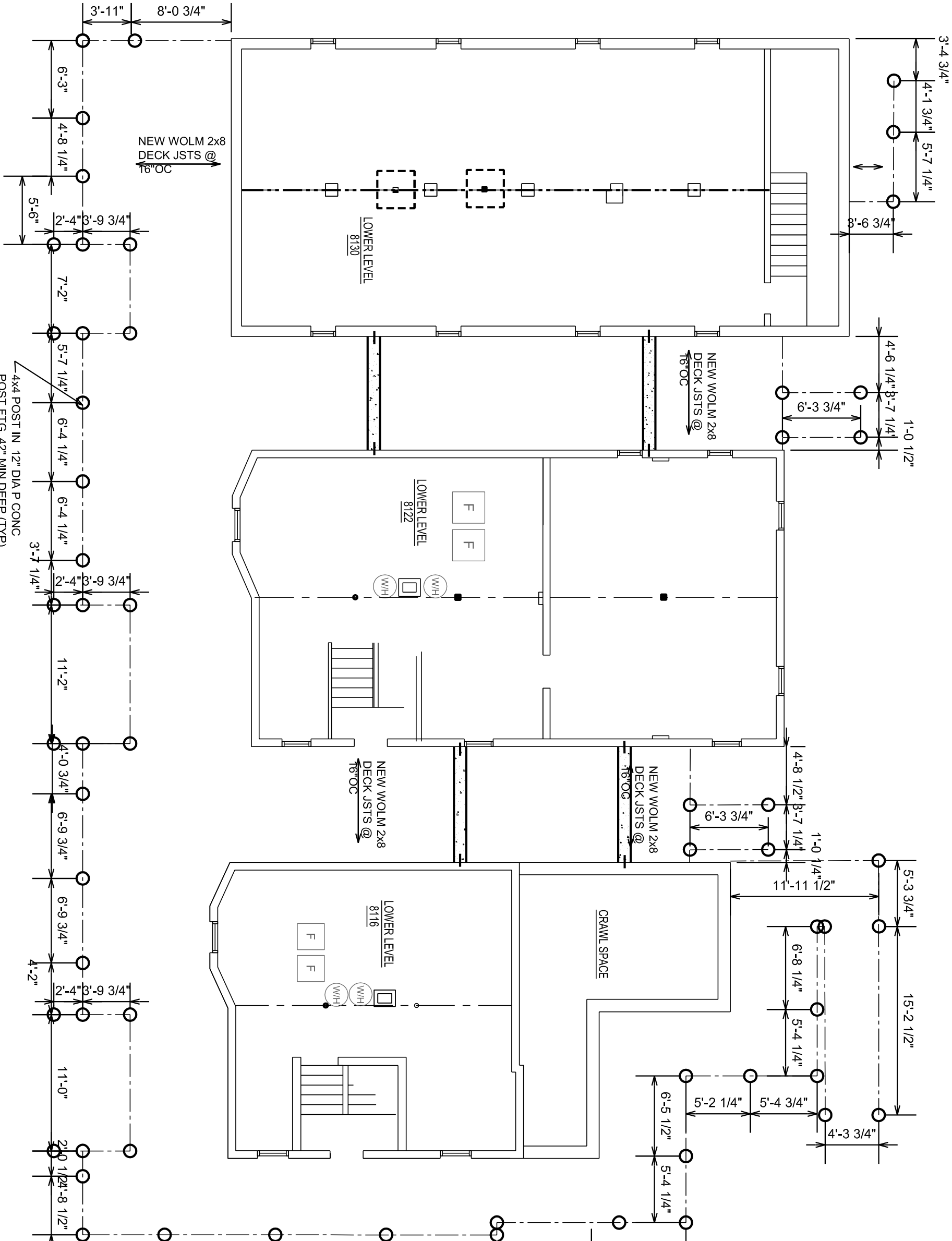
KERCHEVAL 3
8116 - 8130 KERCHEVAL
DETROIT, MICHIGAN

ISSUED FOR:
20 JAN 17
HISTORIC COMM.
REVIEW
2 FEB 17
HISTORIC COMM.
REVIEW

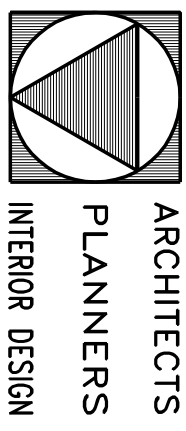
SHEET# A1.03
DATE: 2 FEB 17
JOB# 16050



DECK - FLOOR PLAN
1/8" = 1'-0"

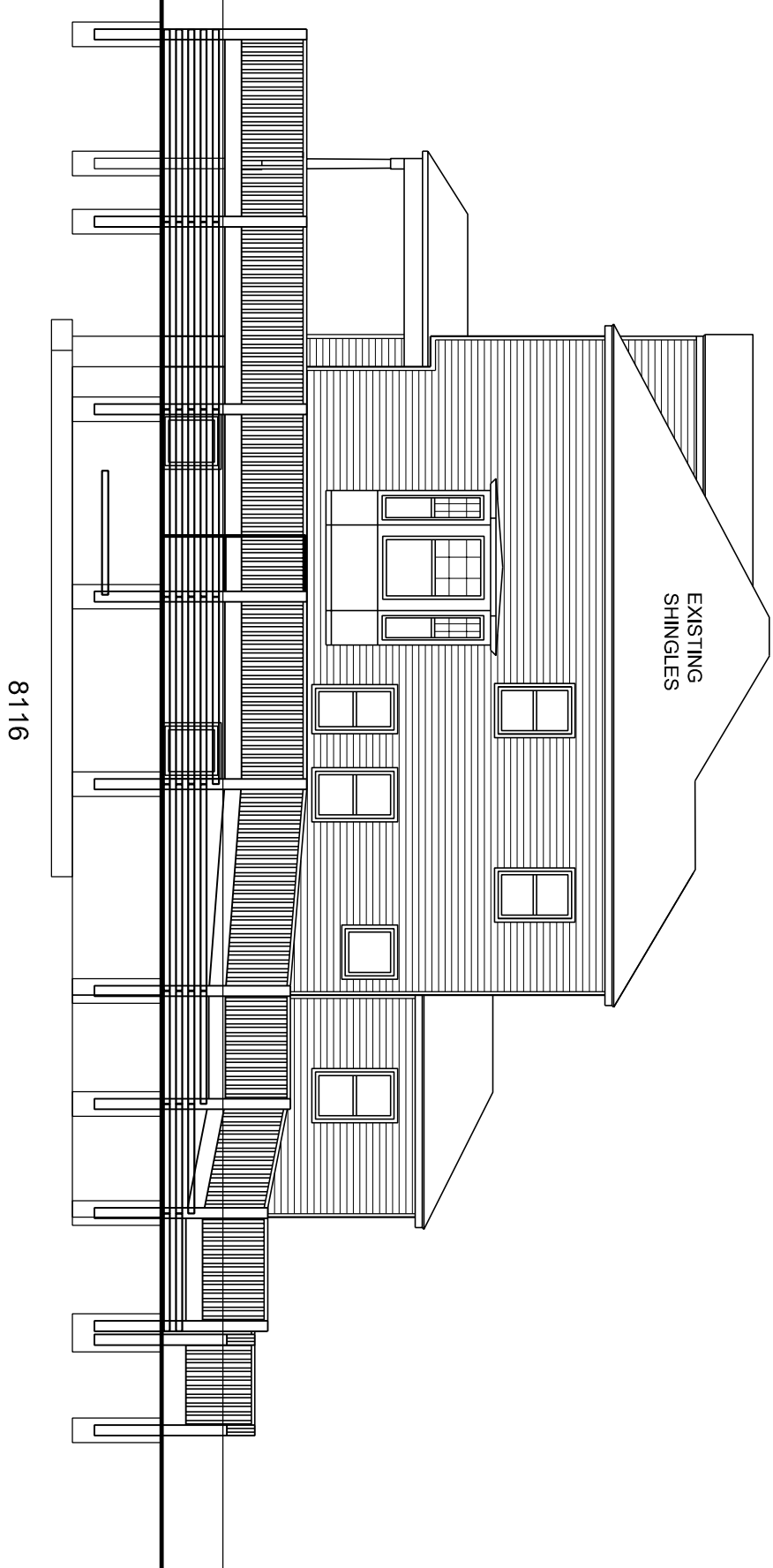


DECK - FOUNDATION PLAN
1/8" = 1'-0"



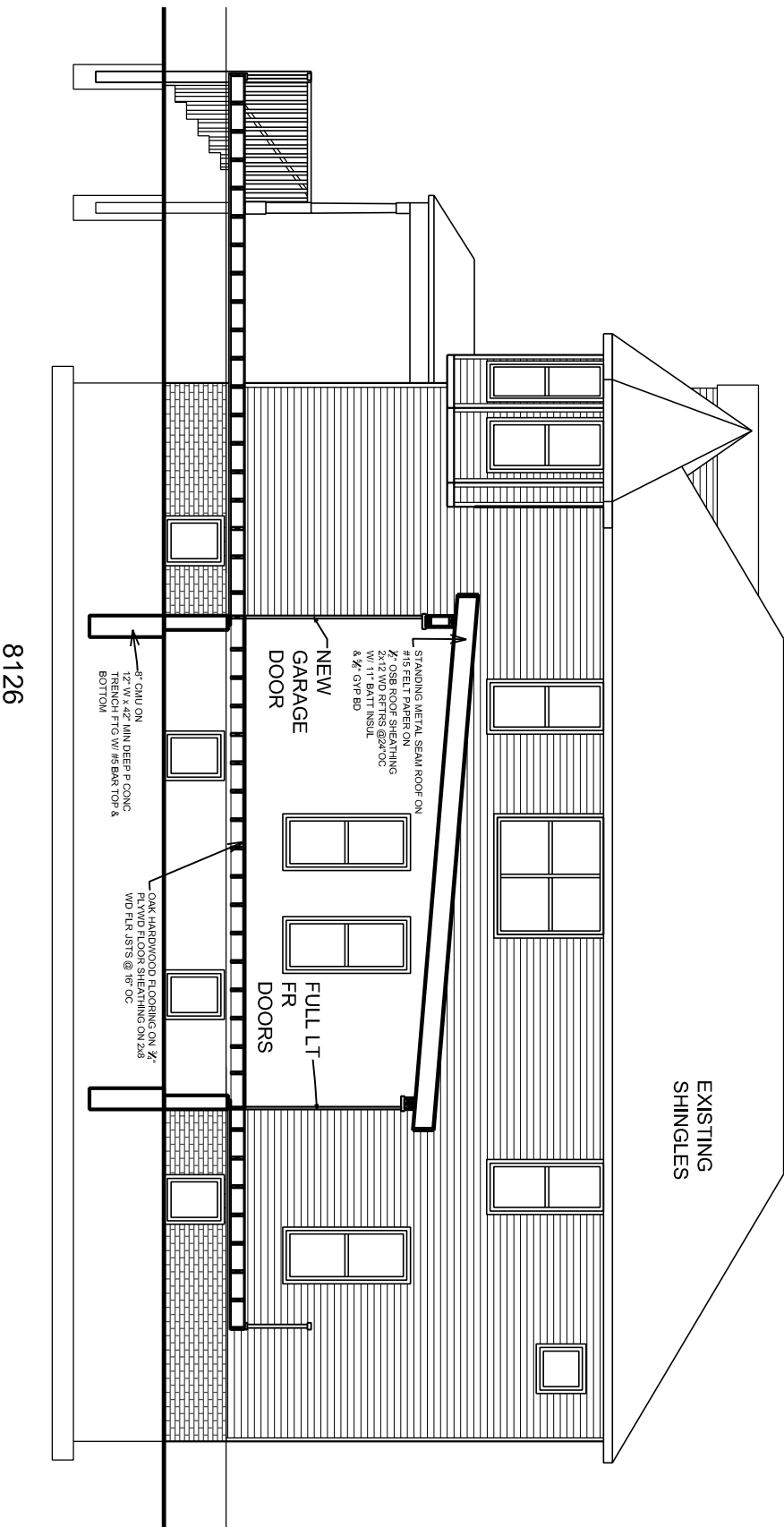
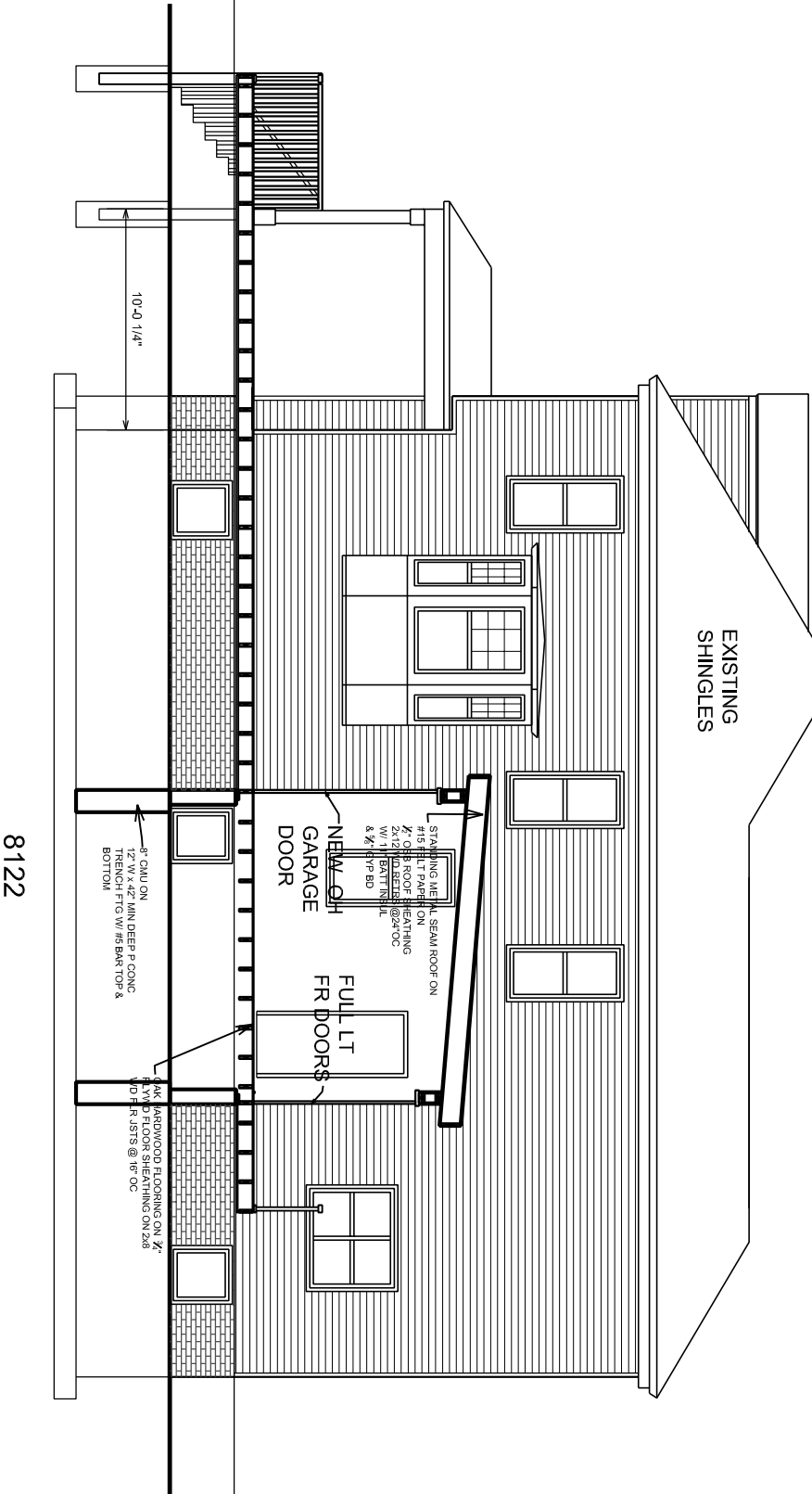
**SCOTT MONCHNIK
& ASSOCIATES, INC.**

1700 STUIZ DRIVE
SUITE 104-B
TROY, MICHIGAN
48084
TEL: 248-654-1010
FAX: 248-654-3002
SCOTT@SMARCH.COM

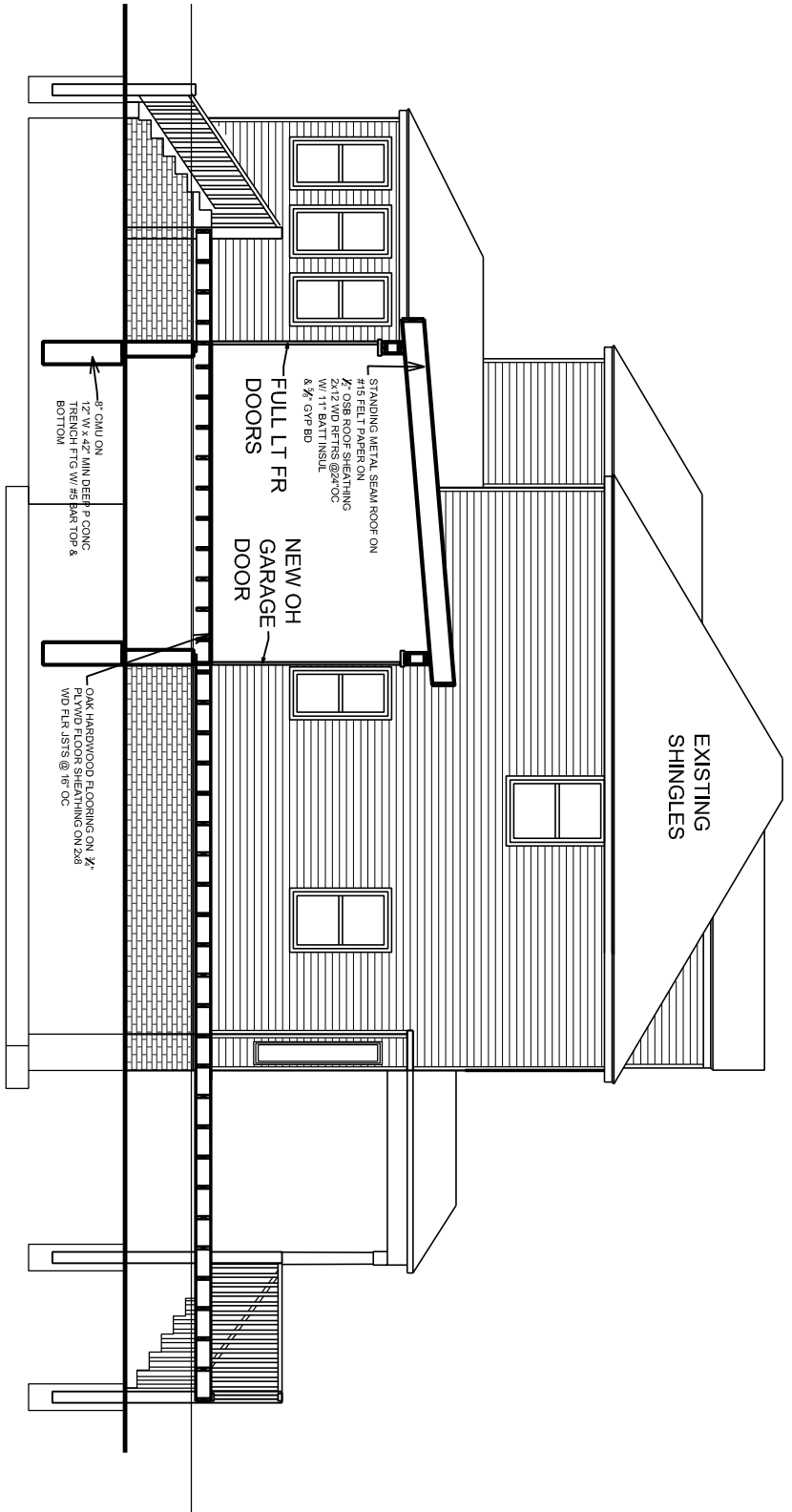


RIGHT SIDE (WEST) ELEVATION -8116

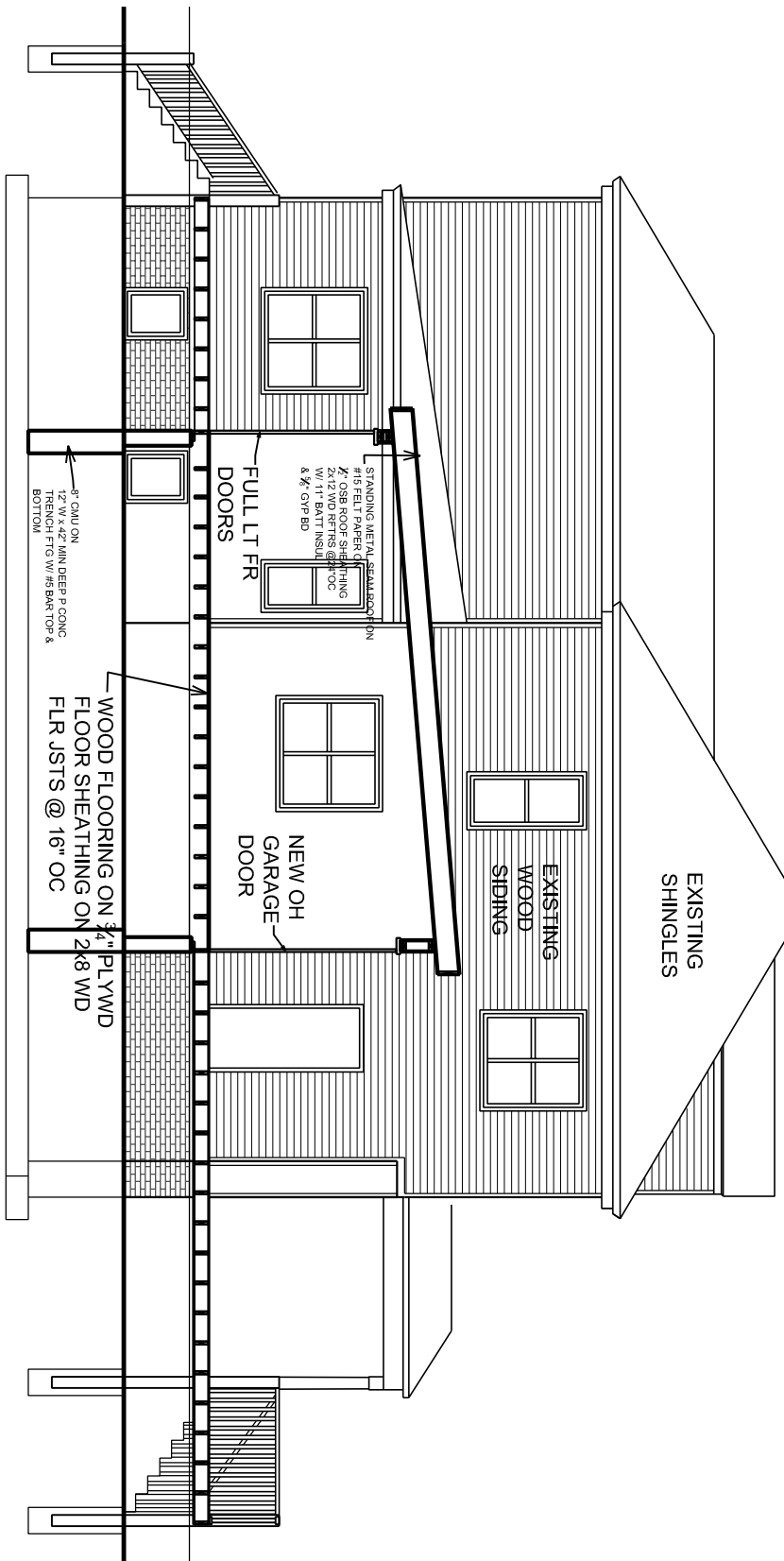
RIGHT SIDE (WEST) ELEVATION -8122



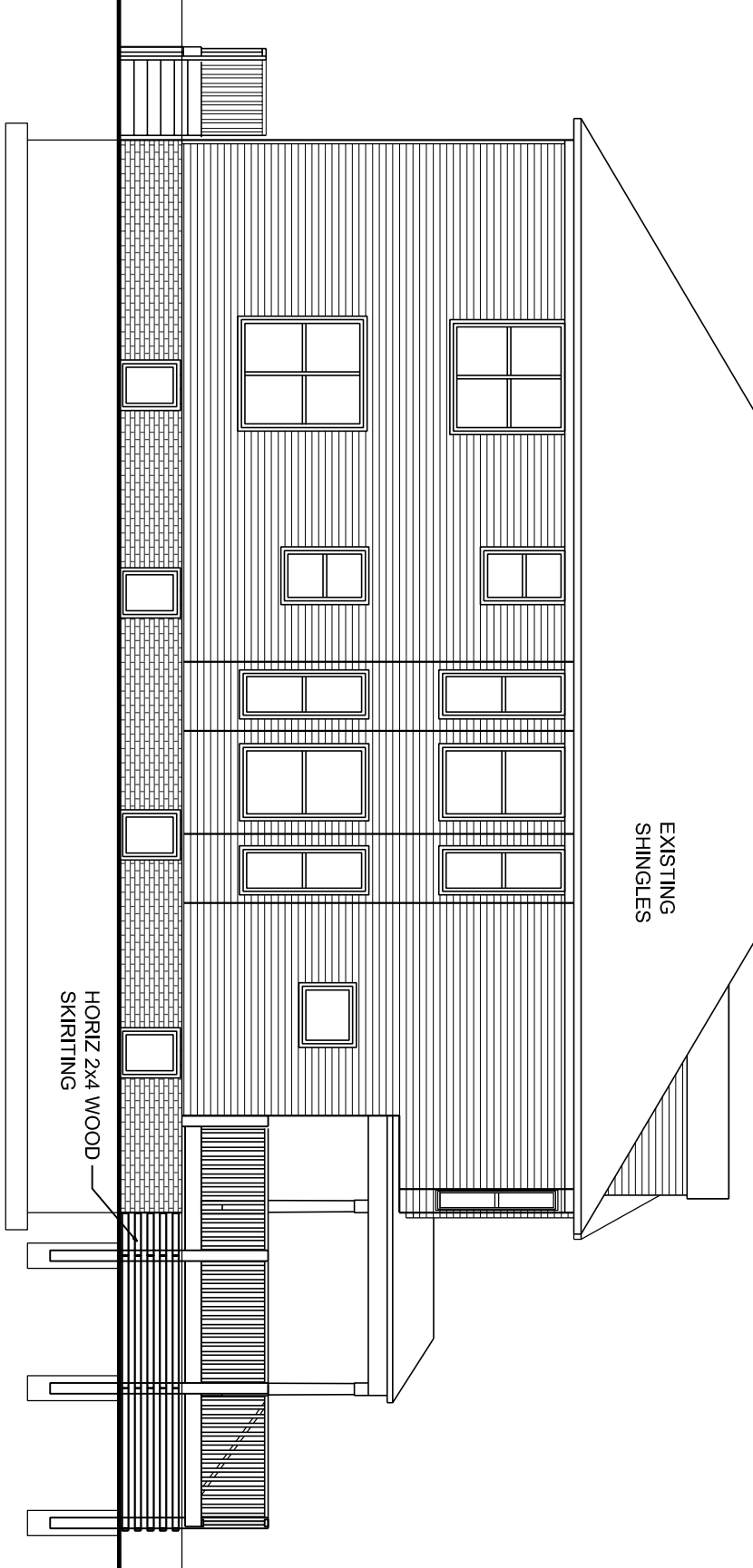
RIGHT SIDE (WEST) ELEVATION -8126



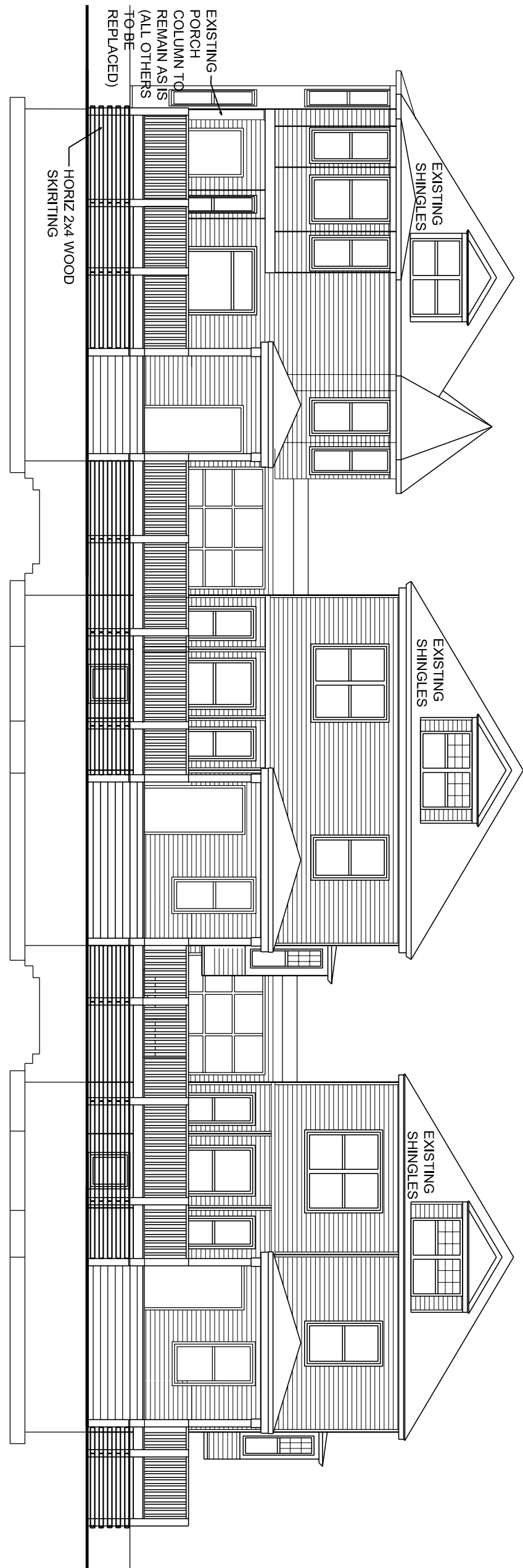
LEFT SIDE (EAST) ELEVATION -8116



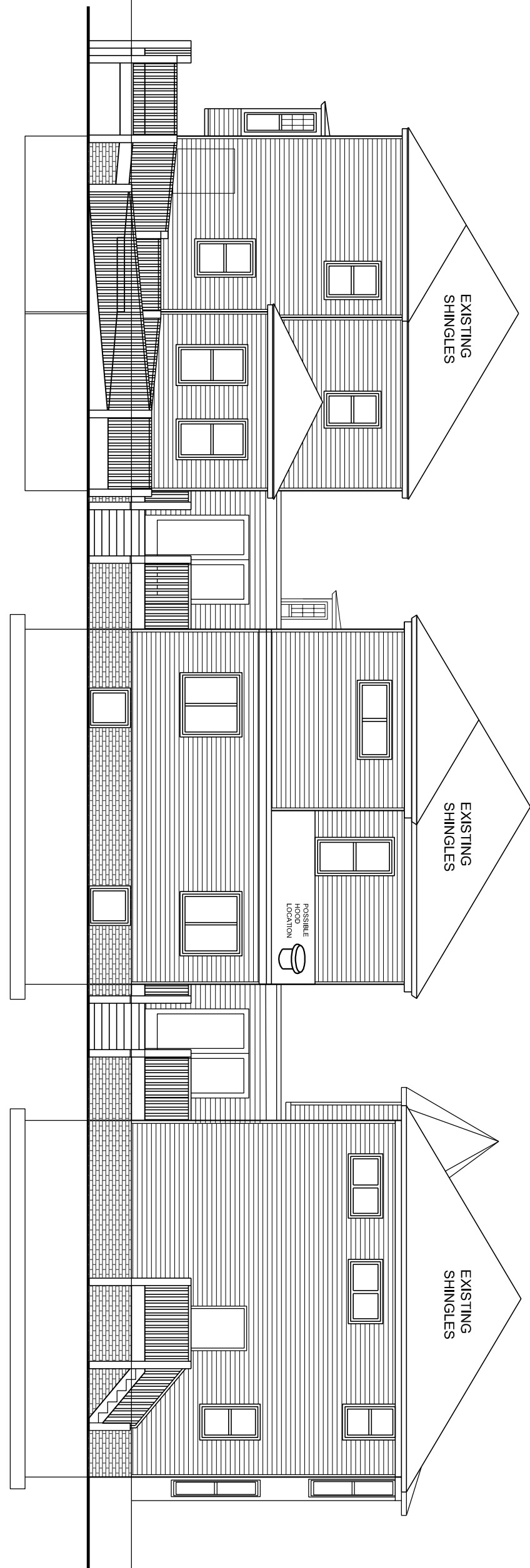
LEFT SIDE (EAST) ELEVATION -8122



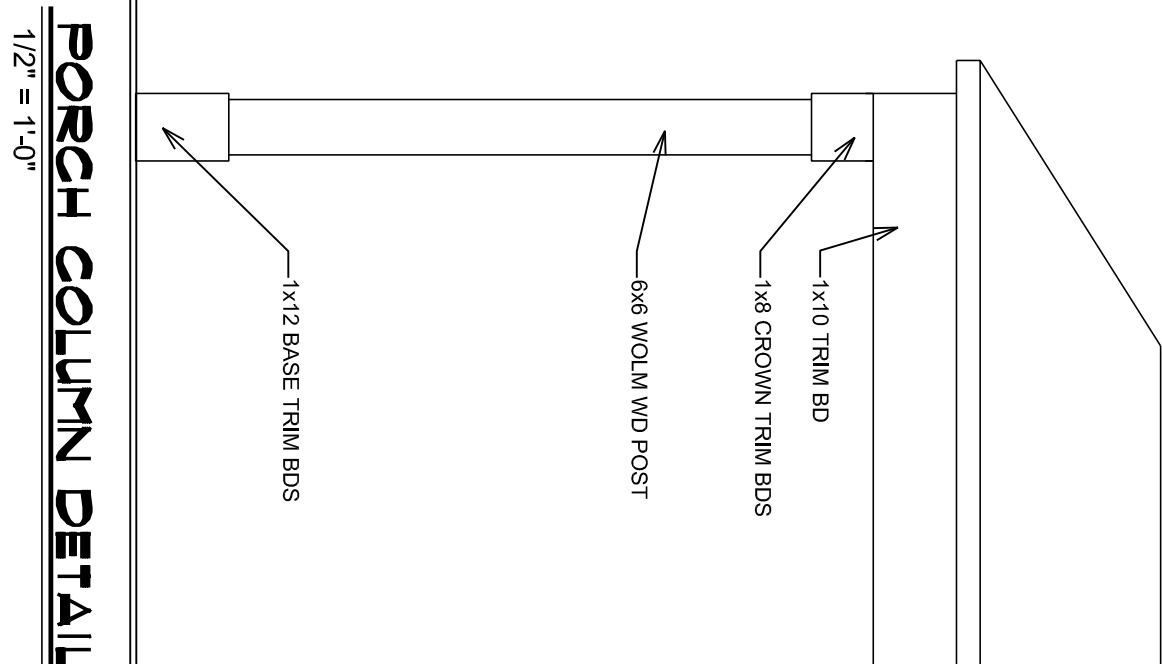
LEFT SIDE (EAST) ELEVATION -8130



FRONT (NORTH) ELEVATIONS



REAR (SOUTH) ELEVATIONS

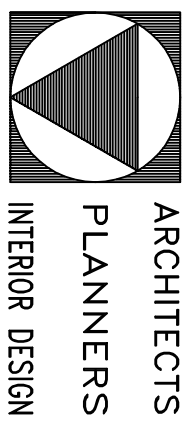


PORCH COLUMN DETAIL

KERCHEVAL 3
8116 - 8130 KERCHEVAL
DETROIT, MICHIGAN

ISSUED FOR:
20 JAN 17
HISTORIC COMM.
REVIEW
2 FEB 17
HISTORIC COMM.
REVIEW

SHEET# A2.00
DATE: 2 FEB 17
JOB# 16050

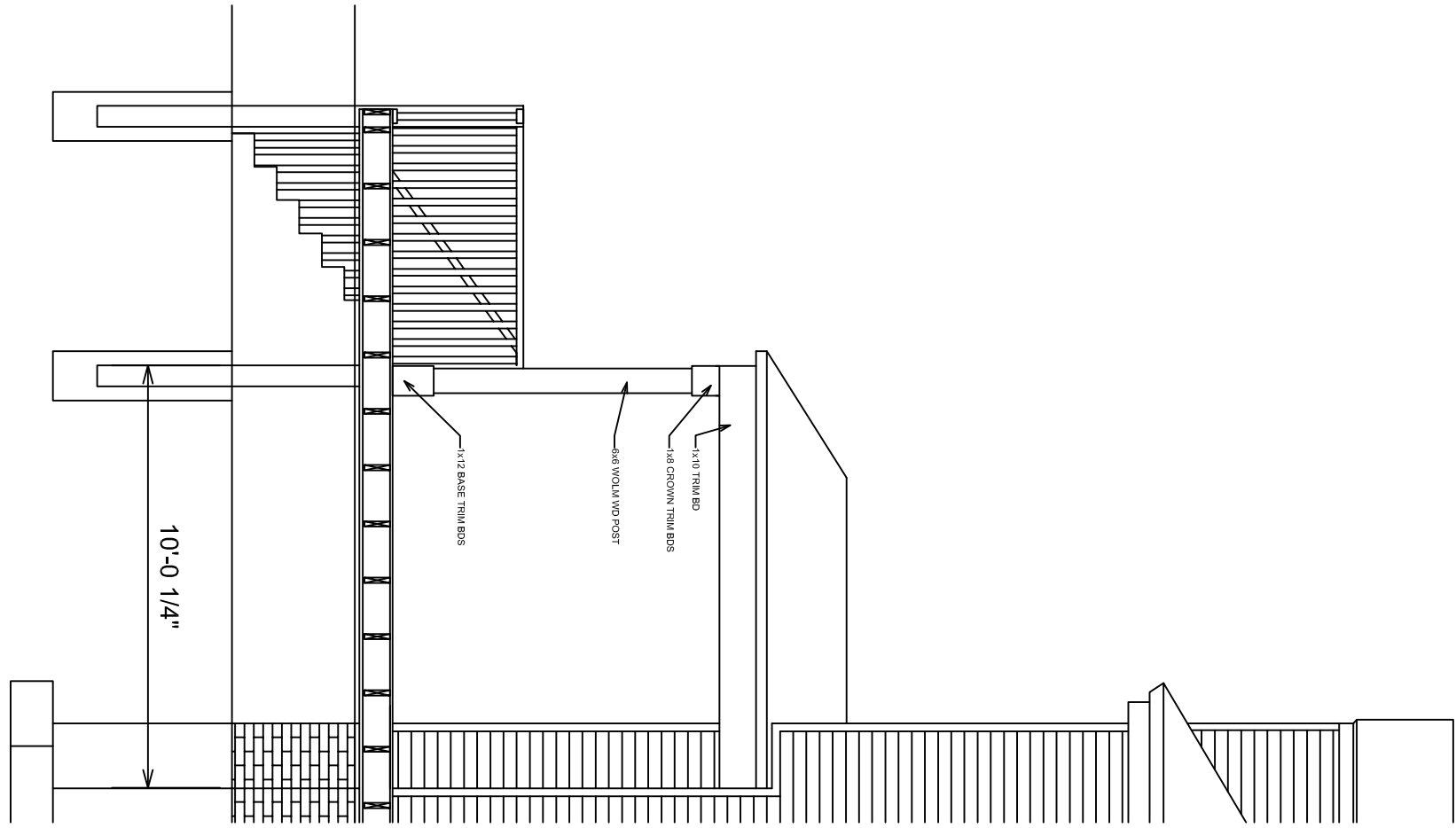


SCOTT MONCHNIK
& ASSOCIATES, INC.
1700 STUIZ DRIVE
SUITE 104-B
TROY, MICHIGAN
48084
TEL: 248-654-1010
FAX: 248-654-3002
SCOTT@SMARCH.COM

KERCHEVAL 3
8116 - 8130 KERCHEVAL
DETROIT, MICHIGAN

ISSUED FOR:
20 JAN 17
HISTORIC COMM.
REVIEW
2 FEB 17
HISTORIC COMM.
REVIEW

SHEET# A3.01
DATE: 2 FEB 17
JOB# 16050

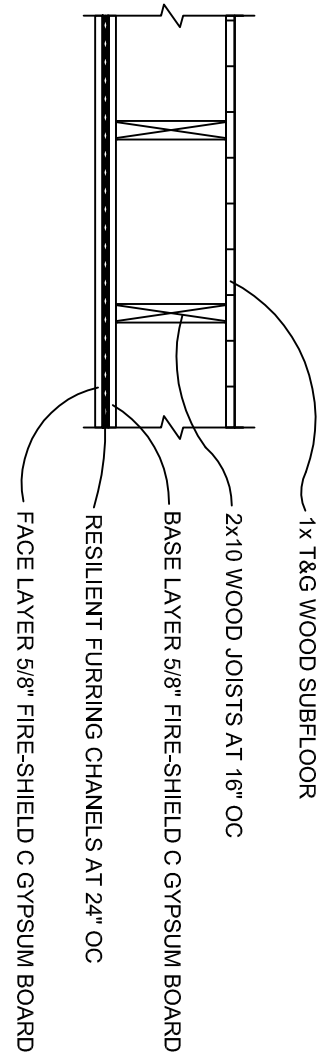


SECTION -THRU
NEW COVERED PORCH

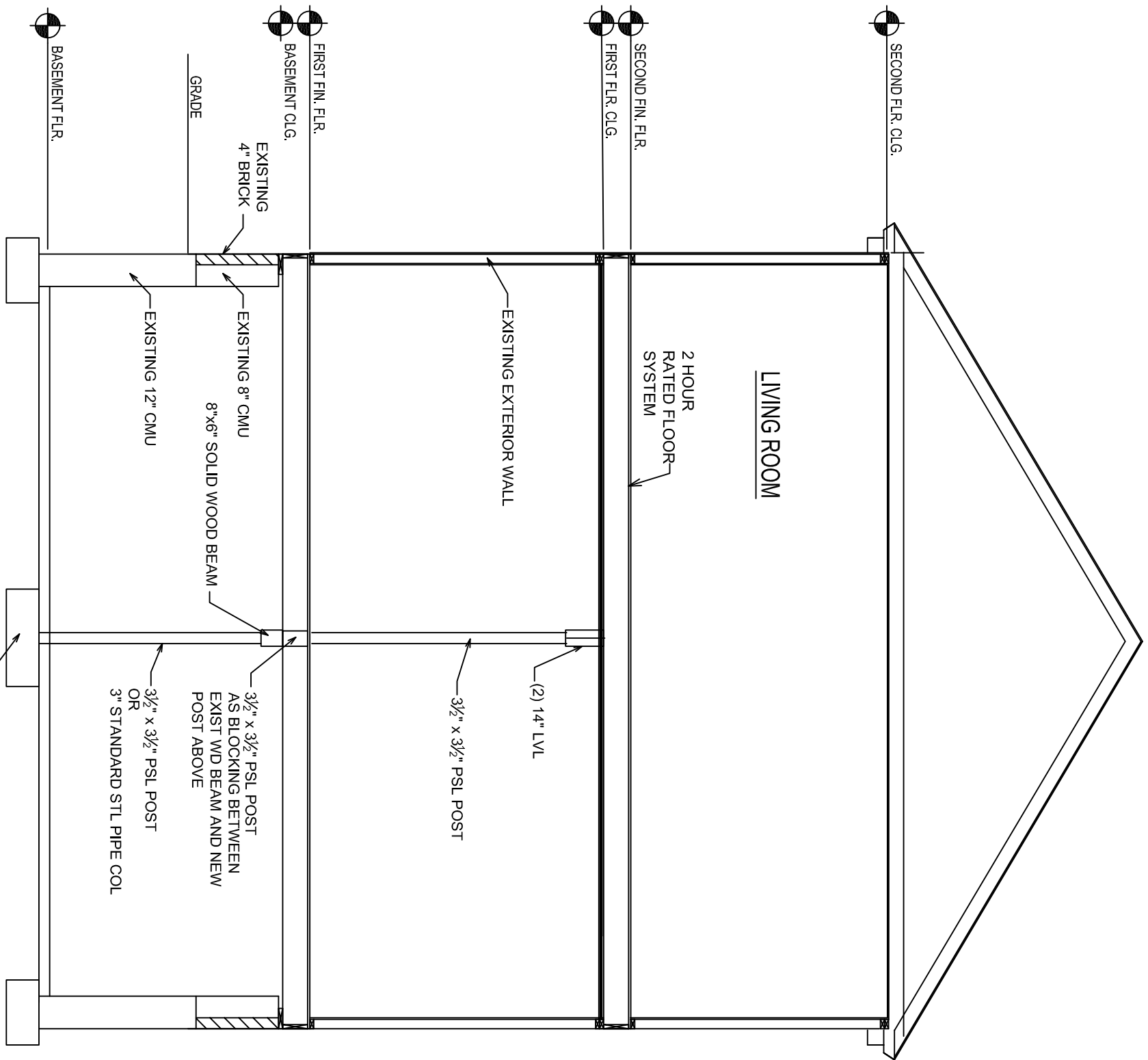
1/4" = 1'-0"

SECTION THRU -FIRE RATED
FLOOR CEILING ASSEMBLY

3/4" = 1'-0"

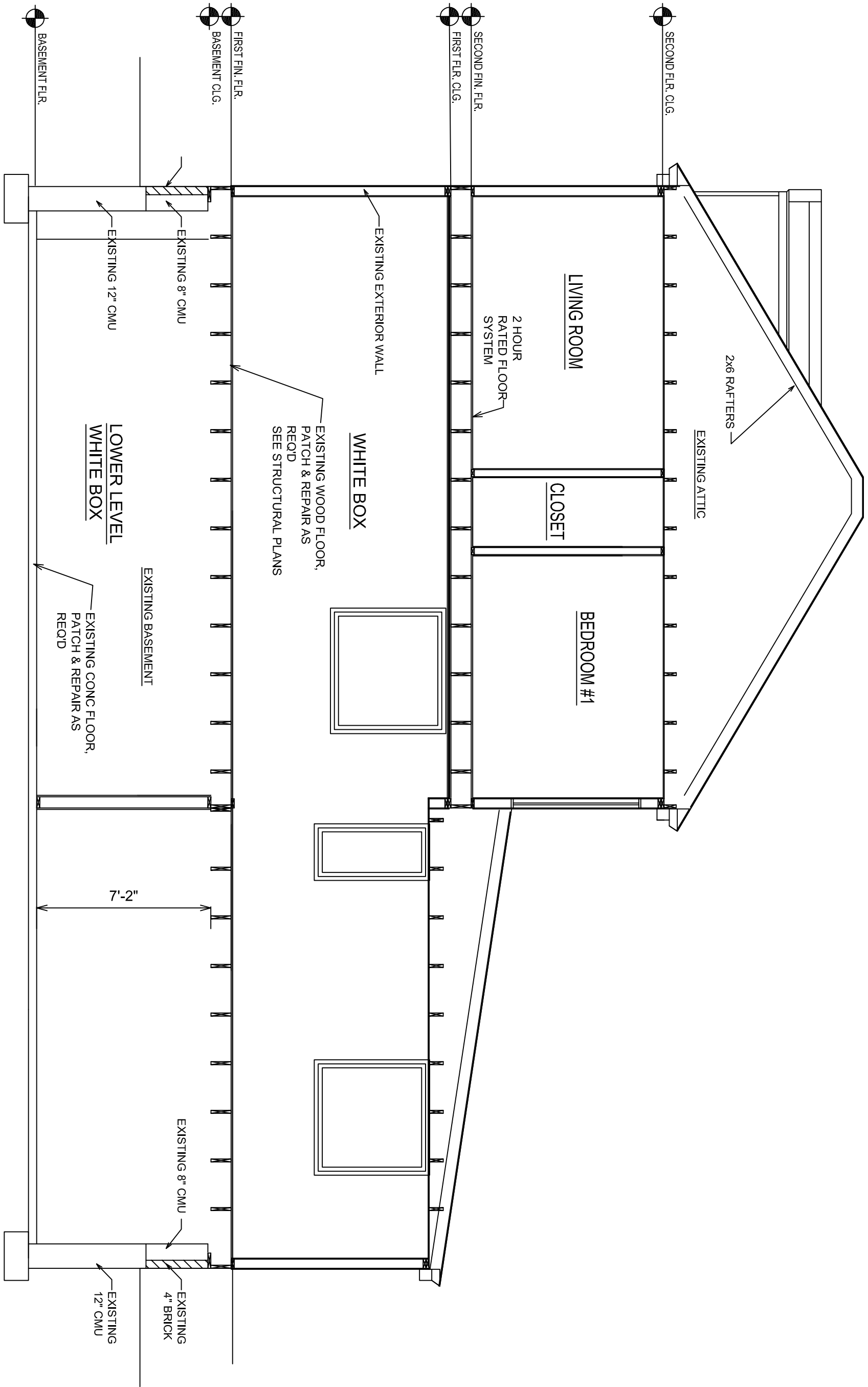


2 HOUR RATED FLOOR / CEILING ASSEMBLY, U.L. 1595
BASE LAYER 9/8\"/>



CROSS SECTION -8122 KERCHEVAL

1/4" = 1'-0"

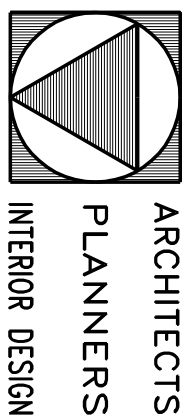


1 SECTION -8122 KERCHEVAL

A1:00 A3:00

1/4" = 1'-0"

COPYRIGHT 2016
SCOTT MONCHNIK & ASSOCIATES, ARCHITECTS, INC.
ALL RIGHTS RESERVED. NO PART OF THIS DOCUMENT
MAY BE REPRODUCED OR TRANSMITTED IN ANY
FORM OR BY ANY MEANS, ELECTRONIC OR
MECHANICAL, WITHOUT WRITTEN APPROVAL.
THIS DOCUMENT IS THE PROPERTY OF SCOTT
MONCHNIK & ASSOCIATES, ARCHITECTS.
VIOLATIONS WILL BE PROSECUTED TO THE
FULLEST EXTENT OF THE LAW.

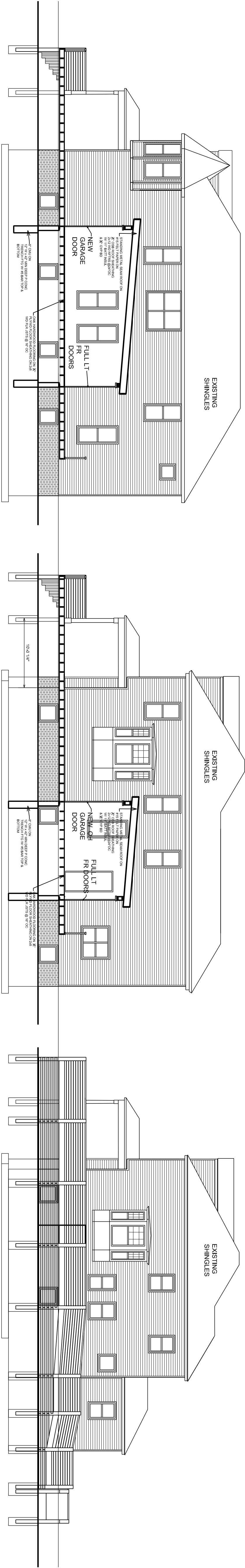


**SCOTT MONCHNIK
& ASSOCIATES, INC.**
1700 STUIZ DRIVE
SUITE 104-B
TROY, MICHIGAN
48084
TEL: 248-654-1010
FAX: 248-654-3002
SCOTT@SMARCH.COM

KERCHEVAL 3
8116 - 8130 KERCHEVAL
DETROIT, MICHIGAN

ISSUED FOR:
20 JAN 17
HISTORIC COMM.
REVIEW
2 FEB 17
HISTORIC COMM.
REVIEW

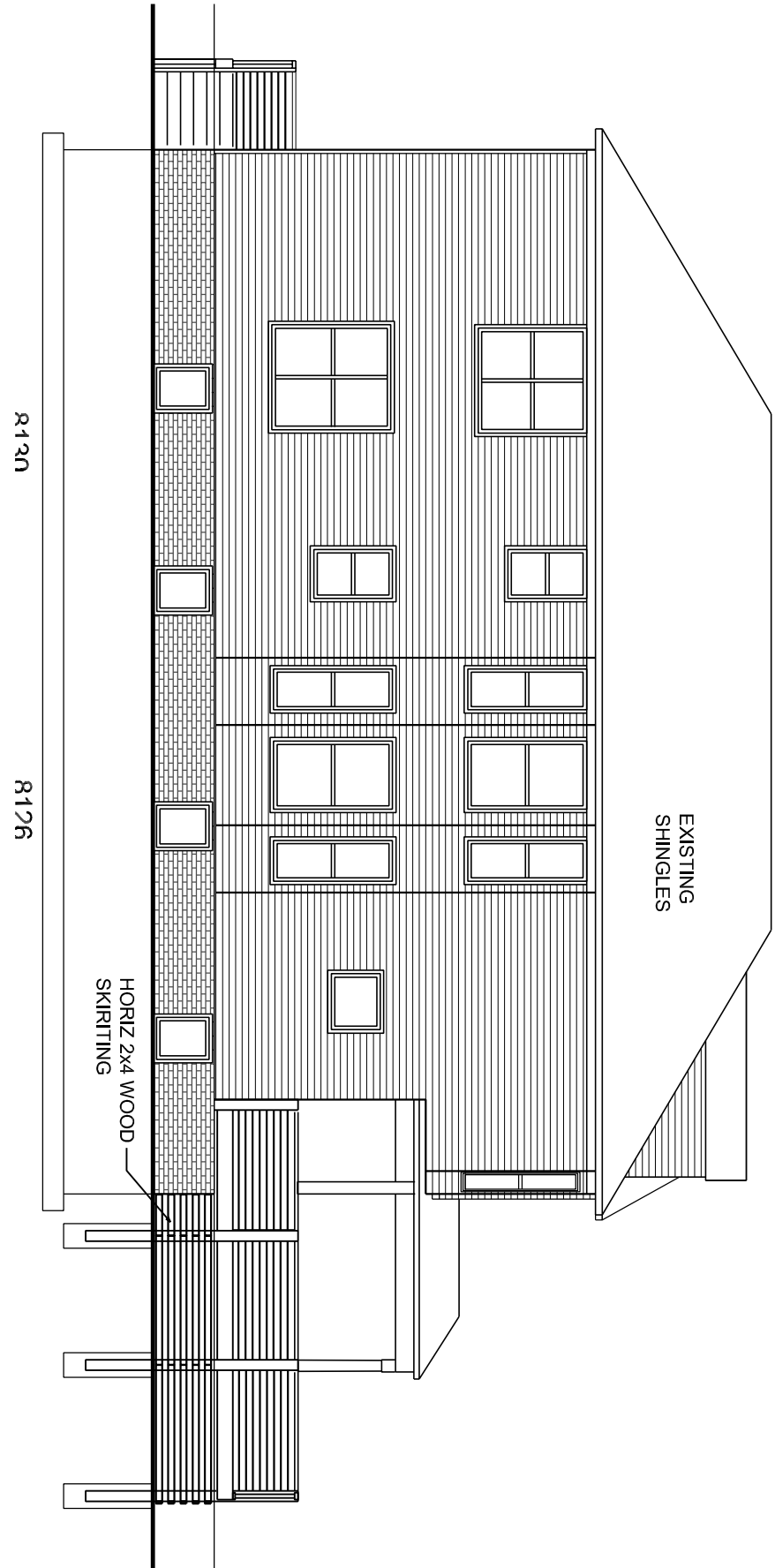
ALT. RAILINGS
SHEET# A2.01
DATE: 2 FEB 17
JOB# 16050



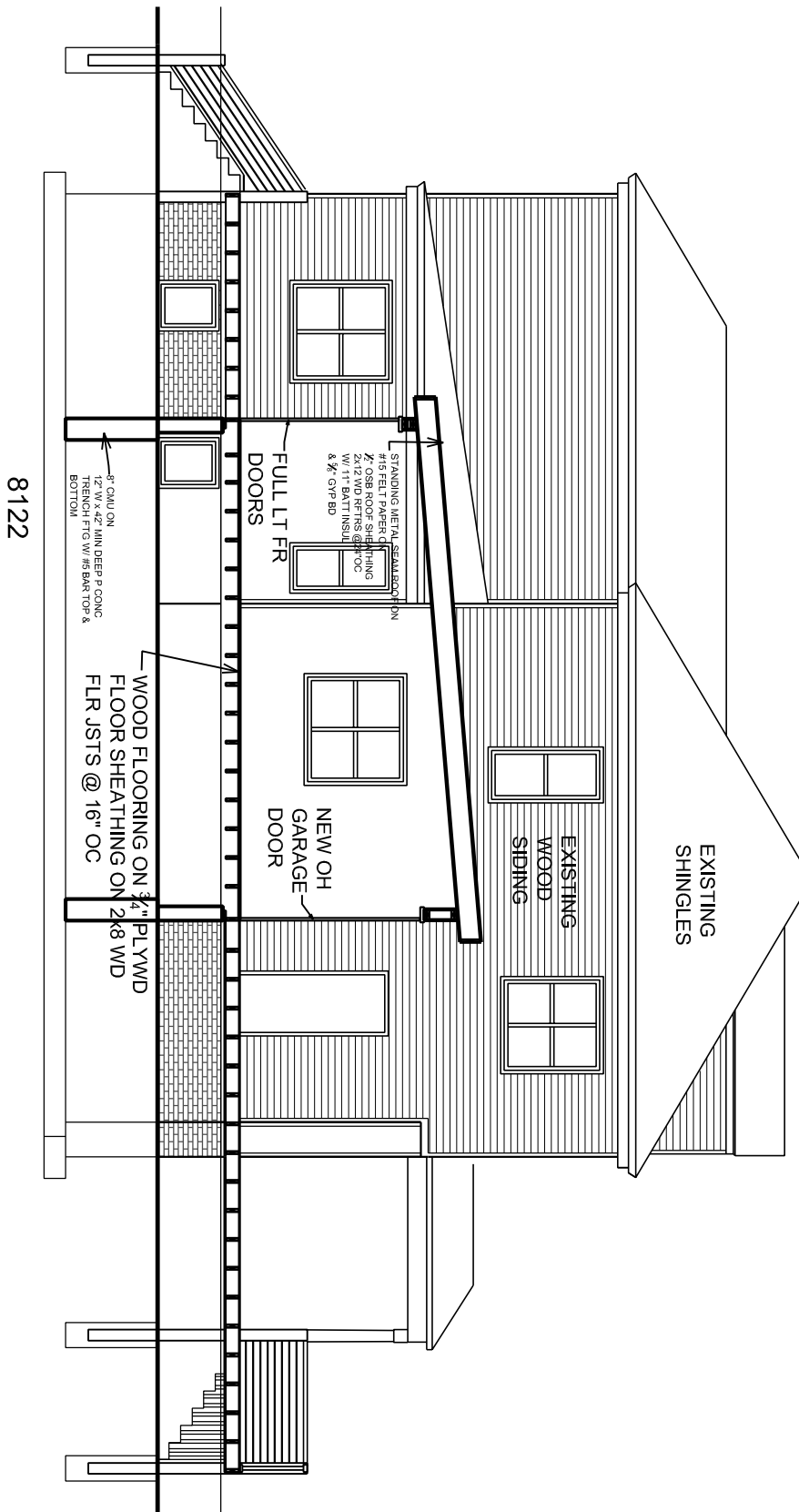
RIGHT SIDE (WEST) ELEVATION -8126
1/8" = 1'-0"

RIGHT SIDE (WEST) ELEVATION -8122
1/8" = 1'-0"

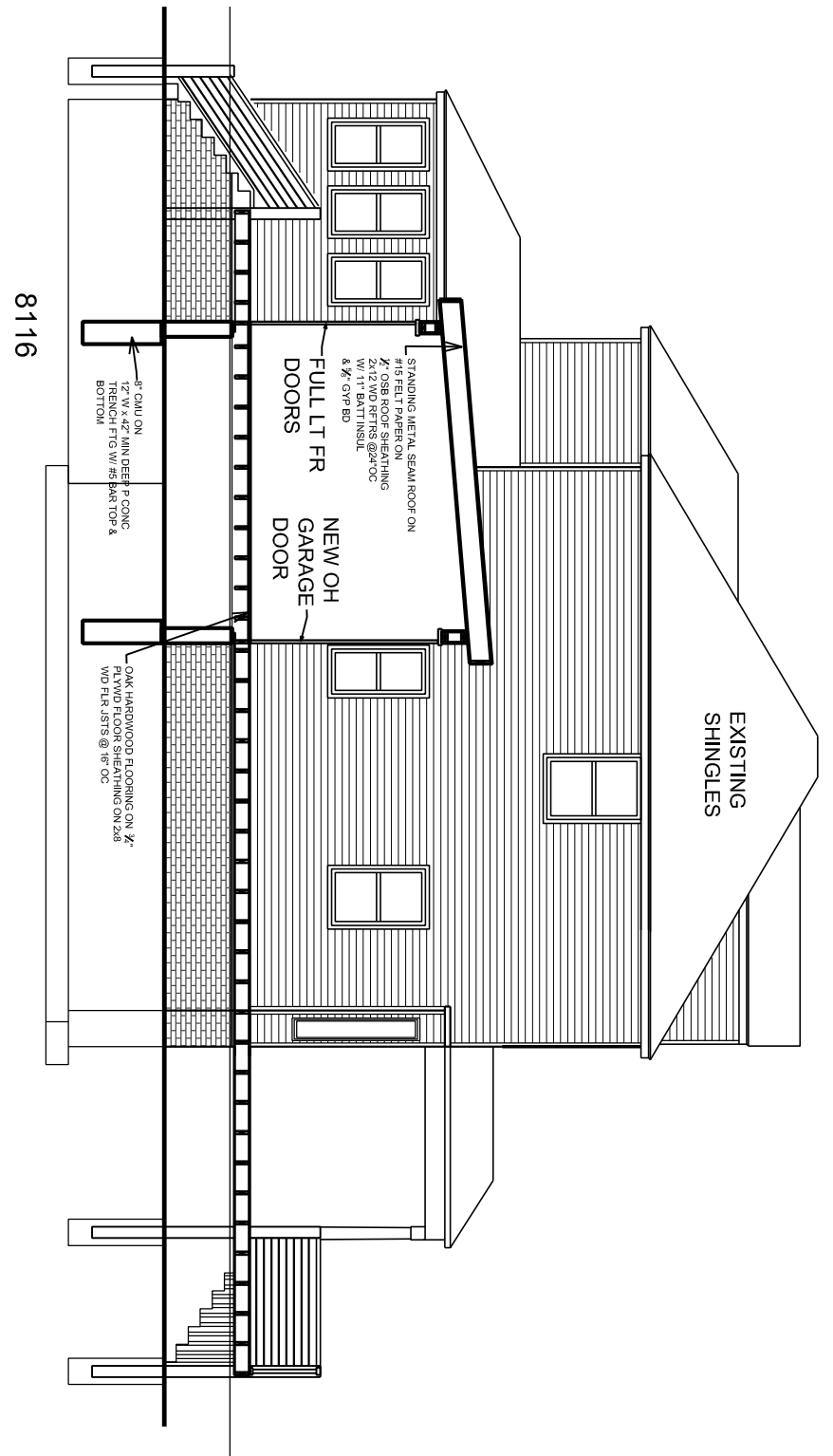
RIGHT SIDE (WEST) ELEVATION -8116
1/8" = 1'-0"



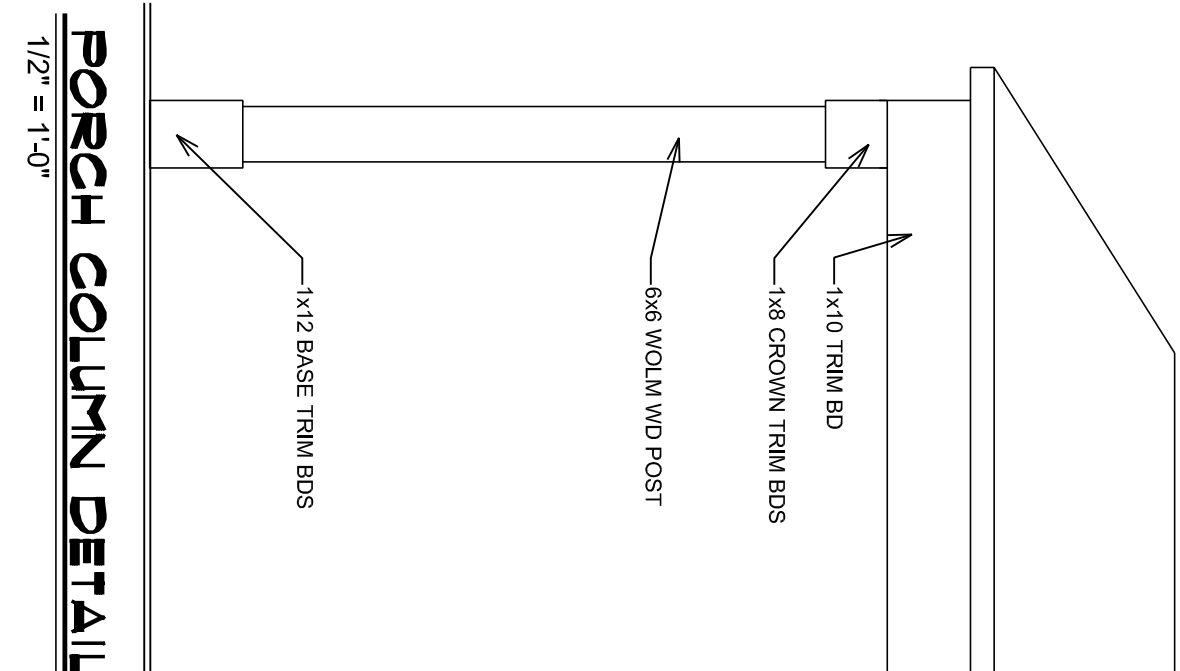
LEFT SIDE (EAST) ELEVATION -8130
1/8" = 1'-0"



LEFT SIDE (EAST) ELEVATION -8122
1/8" = 1'-0"



LEFT SIDE (EAST) ELEVATION -8116
1/8" = 1'-0"



PORCH COLUMN DETAIL
1/2" = 1'-0"

REAR (SOUTH) ELEVATIONS
1/8" = 1'-0"

FRONT (NORTH) ELEVATIONS
1/8" = 1'-0"

**ALTERNATE HORIZONTAL
CABLE RAILING**



**SCOTT MONCHNIK
& ASSOCIATES, INC.**
1700 STUTZ DRIVE
SUITE 104-B
TROY, MICHIGAN
48064
TEL: 248-654-1010
FAX: 248-654-3002
SCOTT@SMAARCH.COM

KERCHEVAL 3
8116 - 8130 KERCHEVAL
DETROIT, MICHIGAN

ISSUED FOR:
30 JAN 17
OWNER REVIEW
BUILDING PERMIT

SHEET# RENDERING
DATE: 30 JAN 17
JOB# 16050



VIEW 3



VIEW 4



VIEW 2



VIEW 1

"RENDERING IS ONLY FOR REFERENCE TO THE DECK PLACEMENT AND DESIGN NOT FOR THE BUILDINGS THEMSELVES"