

DHDC 23-8432

APPROVAL DOCUMENT – POST AT WORK LOCATION

CITY OF DETROIT
HISTORIC DISTRICT COMMISSION

2 WOODWARD, SUITE 808
DETROIT, MICHIGAN 48226

7/18/2023

CERTIFICATE OF APPROPRIATENESS

ANDREW RUDNYCKY
27172 WOODWARD
ROYAL OAK, MI

RE: Application Number 23-8432; 7938-7960 KERCHEVAL & 1819-1823 VAN DYKE; West Village Historic District
Project Scope: ESTABLISH OUTDOOR DOG PARK

Dear Applicant,

At the Regular Meeting that was held on 7/12/2023, the Detroit Historic District Commission (“DHDC”) reviewed the above-referenced application. Pursuant to Section 5(1) of the Michigan Local Historic District Act, as amended, being MCL 399.205 (1) and Sections 21-2-73/21-2-78 of the 2019 Detroit City Code; the DHDC hereby issues a Certificate of Appropriateness (“COA”) for the following work as proposed in the submitted drawings and project documentation, effective on 7/18/2023, as it meets the Secretary of Interior’s Standards for Rehabilitation and the district’s Elements of Design:

Building/7960 Kercheval

- At the south elevation, first story, replace one fixed aluminum window (added in 2015) with a new metal walkup window, finish to match existing window color
- At west elevation, along the portion of the wall that is clad with stucco, install a flat roof canopy to connect the existing steel canopy to the wall
- At west patio area canopy, install new gutters and downspouts
- At west patio area canopy, north and west roofline, install rollup tarps (material/details not included)
- At west patio area, atop existing stepped wood seating at northwest corner, install wood clad wall to extend height to 6’-0” (detail not included and finish not specified)

Site/Dog Park

- Along Kercheval/northern perimeter, install a 6’-0” high decorative metal fence and gates. Black windscreens (material and height not specified) will be mounted to the gates.
- Along Kercheval/northern perimeter, between new fence and sidewalk, install a 30”-high hedgerow
- Along west and south perimeter, install a new 6’-0” high chain-link fence (finished with a black vinyl coating)

- Between park and patio, establish two pens/dog leashing areas to be enclosed with 6'-0" high, chain link fencing and gates (finished with a black vinyl coating)
- Add mulch, furniture, steel canopies and light structures, market lighting, water bowls, and dog waste stations per plans

Site/Parking Lot

- Install a new concrete walkway which leads from the parking lot to the building's tenant entrance
- Install new landscaped islands within the parking lot

With the condition(s) that:

- The applicant shall provide HDC staff the opportunity to review and approve the final details for the wood wall proposed for installation at the northwestern stepped wood seating prior to the issuance of the project's permit
- The applicant shall provide HDC staff the opportunity to review and approve the final details for the west elevation canopy tarp enclosure prior to its installation

Please retain this COA for your files and post it at the subject property until work is complete. It is important to note that approval by the DHDC does not waive the applicant's responsibility to comply with any other applicable ordinances or statutes. If you have any questions regarding the foregoing, please contact staff at 313-224-1762 or hdc@detroitmi.gov.

For the Commission:



Jennifer Ross
Detroit Historic District Commission