

5/7/2019

CERTIFICATE OF APPROPRIATENESS

Virtuosos Design Build
1111 Bellevue
Detroit, MI

RE: Application Number 18-5752; 8002 Kercheval; West Village Historic District

Dear Virtuosos Design Build:

At the regular scheduled meeting held on 7/11/2018, the Detroit Historic District Commission reviewed the above-referenced application for building permit. Pursuant to Section 5(10) of the Michigan Local Historic District Act, as amended, being MCL 399.205(10), MSA 5-3407(5)(10); Section 25-2-57(b) of the 1984 Detroit City Code; Detroit Historic District Commission Resolution 97-01 (adopted August 13, 1997); Detroit Historic District Commission Resolution 97-02 (adopted October 8, 1997); and Detroit Historic District Commission Resolution 98-01 (adopted February 11, 1998), the staff of the Detroit Historic District Commission has reviewed the above-referenced application for building permit and hereby issues a Certificate of Appropriateness, which is effective as of 7/11/2018.

The following work meets the Secretary of the Interior's Standards for Rehabilitation Standard #1). *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; #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; and #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:*

Masonry Restoration

- Fully rehabilitate all areas of damaged masonry. Missing or damaged bricks will be replaced in kind. New mortar will match the existing in color, texture, strength, and material composition. The primary facades (north and west facing) are composed of brick veneer, light brown color face brick on entirety of the façade. The brick was added on top of the original wood clapboard façade several decades ago. The face brick is generally in poor to average condition with significant cracking at two focused locations on the west façade due to structural settlement, and missing pointing, and minimal surface spalling. The brick appears to be pulling away from the substructure in locations, and the entire building appears to be leaning to the east.

West Elevation

- The storefront on Van Dyke Avenue façade will be removed and the opening infilled with new

brick to match the existing as the masonry around the storefront has already been modified in the past and does not match the historic appearance.

- Install new brackets at second story bay windows
- At 1st-story, northernmost storefront opening, install new metal folding storefront windows (finish color black)
- At roof/wall junction, add new trim (material not specified)

East Elevation

- At roof/wall junction, add new trim/wood cornice
- Cover asphalt insul-brick siding with new smooth cement fiber lapped siding (color “pale blue”)

South/Rear Elevation

- The existing stair lean-to addition provides a second means of egress from the second-floor space. The age of the addition is unclear, but it is structurally deteriorated and not in compliance with current building codes as it pertains to egress. As such, the entire stair addition will be demolished, including the foundations, and replaced with a new stair addition **as per the attached**, to include a new gabled roof. New window and door material not specified. Walls shall be clad with smooth cement fiber lapped siding (color “pale blue”)
- Install two new HVAC condenser units and platform at second story
- Install new wood trim/cornice at gable ends
- Install new split-faced CMU dumpster enclosure at grade

Roof

- The entire roof will be stripped of all existing roofing materials and replaced with new plywood and an asphalt shingle roof (color aged bark). The existing roofline will be extended at the side elevations to create an overhang
- Add new ridge vent

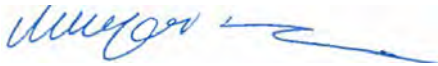
Front/North Elevation

- Construct a new 2 story, open wood and metal porch at the front/north façade (detail of railing not specified). The porch will increase the building line to the front property line, which will align the subject property with the building line of the Detroit Savings Bank building at 7960 Kercheval, and the front porches on the adjacent two-family flats at 8016 and 8022 Kercheval
- Storefront Replacement - All of the original storefront assemblies are significantly deteriorated. Furthermore, the configuration of the assemblies does not permit proper clearances for ADA access to the building. The existing storefront assemblies will be replaced with new storefront assemblies. The new storefront assemblies will be aluminum-framed with insulated glazing. Storefront framing will be minimized to maintain the maximum area of glass that is feasible given material constraints. Historic transom configurations will be simulated with aluminum storefront frames at the rectilinear transom openings. The finish of the storefront frames will complement the historic character of the building, and will have an anodized medium bronze finish or a similar painted color to match the aluminum windows on the rest of the building. Glazing will be clear glass with applied low-e coatings to maintain continuity with the new proposed second story windows.

- Extend Window Opening at Second Story - One window at the second story level will be removed and the opening extended to accommodate for the installation of a new French door (material not specified) to allow access to the new porch at the second level. The existing bay window will remain and will be restored as per the drawings.
- Install new smooth-finish, fiber cement lapped siding (color "pale blue") at gable end over existing insul-brick/asphalt siding
- Replace historic wood Trim at 3rd story Palladian Window in gable end (material not specified)
- Add new wood rake molding in gable end
- Add new wood cornice at 2nd/3rd story junction

Please retain this Certificate of Appropriateness for your files. You should now proceed to the City of Detroit Building, Safety, Engineering and Environmental Department. The Detroit Historic District Commission's approval and issuance of a Certificate of Appropriateness does not waive the applicant's responsibility to comply with any other applicable ordinances or statutes. If you have any questions regarding this letter, please contact me at (313) 224-8907.

For the Commission:



Jennifer Ross
Staff, Detroit Historic District Commission