

**STAFF REPORT 12-9-2020 REGULAR MEETING**

**PREPARED BY: A. PHILLIPS**

**APPLICATION NUMBER: 20-6966**

**ASSOCIATED VIOLATION NUMBER: 20-358**

**ADDRESS: 1124 VAN DYKE STREET**

**HISTORIC DISTRICT: WEST VILLAGE**

**APPLICANT: JASON SENIOR, 1124 VAN DYKE LLC**

**PROPERTY OWNER: JASON SENIOR, 1124 VAN DYKE LLC**

**DATE OF PROVISIONALLY COMPLETE APPLICATION: 11-13-2020**

**DATE OF STAFF SITE VISIT: 12-1-2020**

**SCOPE: PAINT HOUSE**

**EXISTING CONDITIONS**

The building located at 1124 Van Dyke Street is a 2 ½ - story duplex constructed ca. 1909. The building is clad in painted clapboard wood siding with painted wood detailing including fish scale imbrication at the front (west) gable end. The asymmetrical front (west) elevation includes a large covered porch spanning the width of the structure featuring wood columns and two small gable ends at each unit entrance. The house features multiple projecting bays of various size and design. The gable roof is covered in dark brown asphalt shingles and includes two small dormers – one on the north roof surface and one on the south roof surface. A small brick chimney is located at the center of the roof on the ridge. The building retains some of its historic wood windows but the majority of the windows appear to have been replaced. Situated on the southeast corner of the intersection of Agnes and Van Dyke Streets, the north (side) elevation runs parallel to Agnes Street. A vacant lot exists directly south of the property. The lot does not include a garage.



*View from Agnes Street looking southeast – Photo taken by HDC staff – December 1, 2020*

**PROPOSAL**

With the current proposal, the applicant is seeking the Commission’s approval **to retain the paint that was applied to all sides of the exterior of the property in violation per the attached application.**

## **STAFF OBSERVATIONS & RESEARCH**

- West Village Historic District was designated in 1983.
- The violation was reported to HDC staff on June 25, 2020. HDC staff verified complaint in the field and reported the violation to the Buildings, Safety Engineering & Environmental Department (BSEED) on October 13, 2020. BSEED inspected the property, issued a Stop Work Order and a \$134 fine for failing to obtain permit on October 14, 2020.
- The applicant emailed the application material to HDC staff on November 13<sup>th</sup>, 2020.
- The property is situated at the southeast corner of the intersection of Agnes and Van Dyke. While there are two residential properties on this block of Agnes Street, it is primarily commercial in use. The rainbow painting exists only on the north elevation which faces Agnes Street. All other elevations are painted a bright mustard yellow color with white trim.

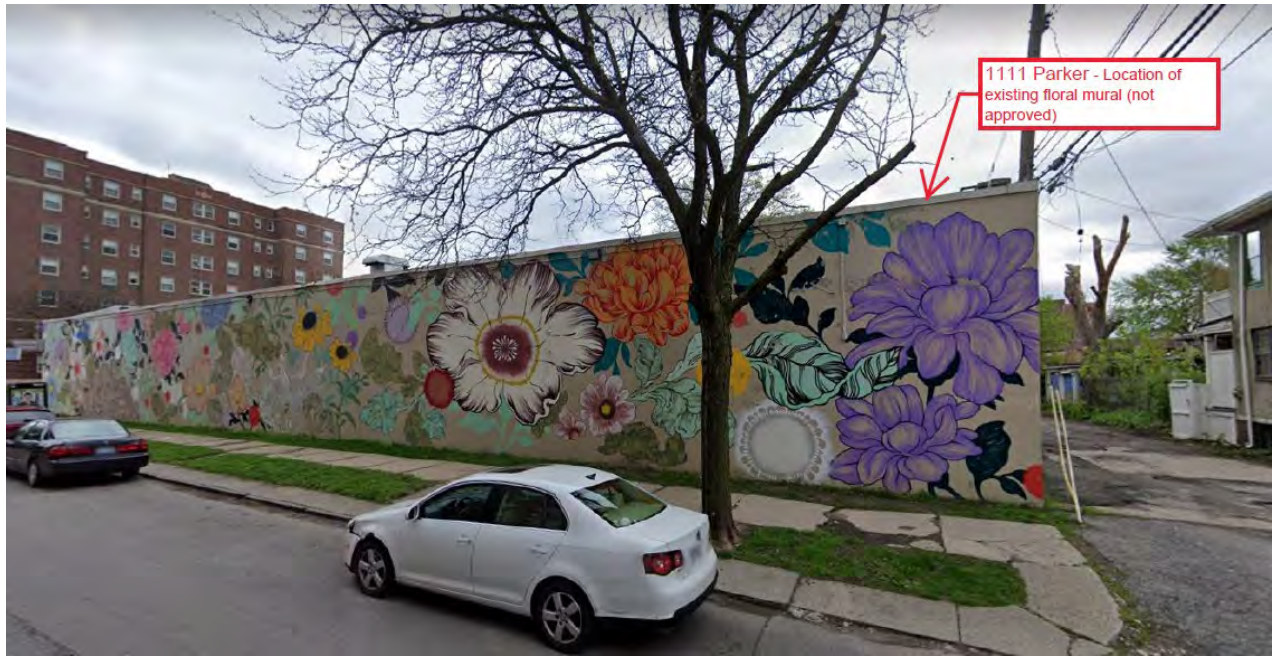
## **ISSUES**

- It is staff's understanding, based on the application material, that the application is only for the work that has been completed and does not include any future painting. Staff has requested – multiple times – for additional information regarding the proposal including a statement as to why this work was done without approval and whether or not the applicant wishes to propose additional future painting as part of the application. Staff has not received a response to the multiple requests for additional information and therefore is basing this report on only the work that has been completed.
- There are portions of the building, including the wood fish scale imbrication at the west (front) gable end, that have been left unpainted in the recent repainting. These delicate wood areas require protection from the elements in order to continue enduring time and weather.
- The existing bright mustard yellow paint color does not comply with the color chart associated with the property (Color Chart B or C), it is staff's opinion that the color does not detract from the historic character of the property or district.
- It is staff's opinion that although a couple of residential properties exist on this block of Agnes, the block "feels" commercial and exhibits commercial qualities. Because the rainbow mural exists only on the north (commercial Agnes Street elevation), it is staff's opinion that the rainbow mural is appropriate as an artistic expression within a commercial corridor even though it exists on a traditionally residential (duplex) structure. Additionally, a large floral mural currently exists on a large commercial building in the same block just two properties east of the applicant property at 1111 Parker (see map and street view images below). It should be noted that although the floral mural exists at 1111 Parker, it was not approved by the Commission.









### **RECOMMENDATION**

It is staff's opinion that the proposal should qualify for a Certificate of Appropriateness. Staff recommends that the Commission approve a COA for the proposed application, as it meets the Secretary of the Interior's Standards and the West Village Historic District's Elements of Design, with the conditions that:

- The rainbow mural to exist only on the north (commercial/Agnes Street) elevation.
- The entire house needs to be painted (including the gable ends and dormer side walls at the top floor).

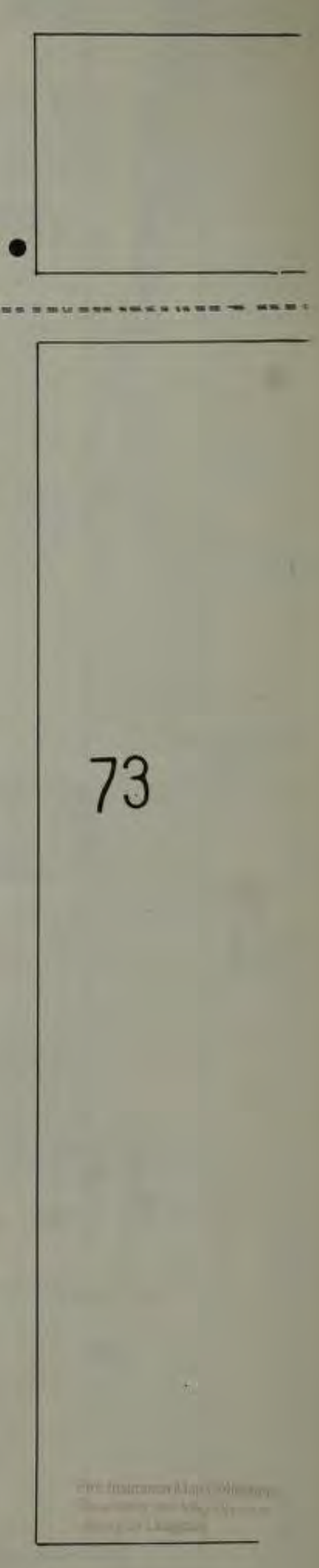
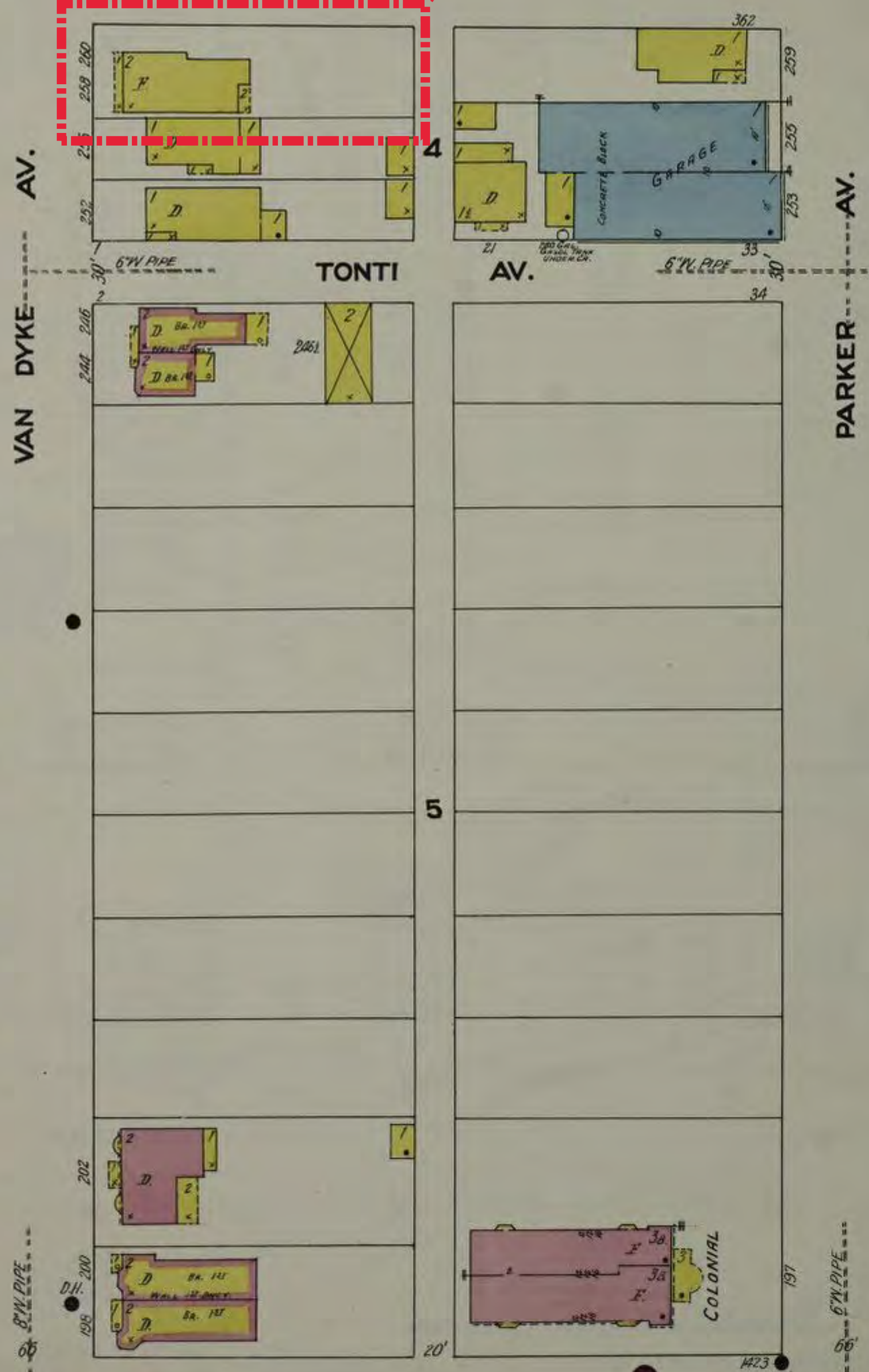
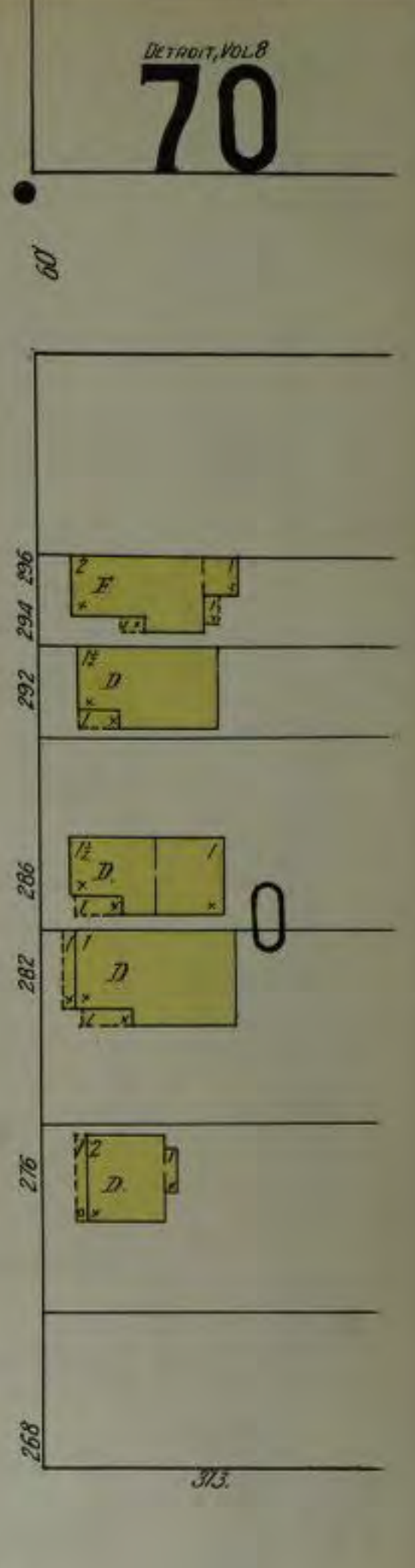
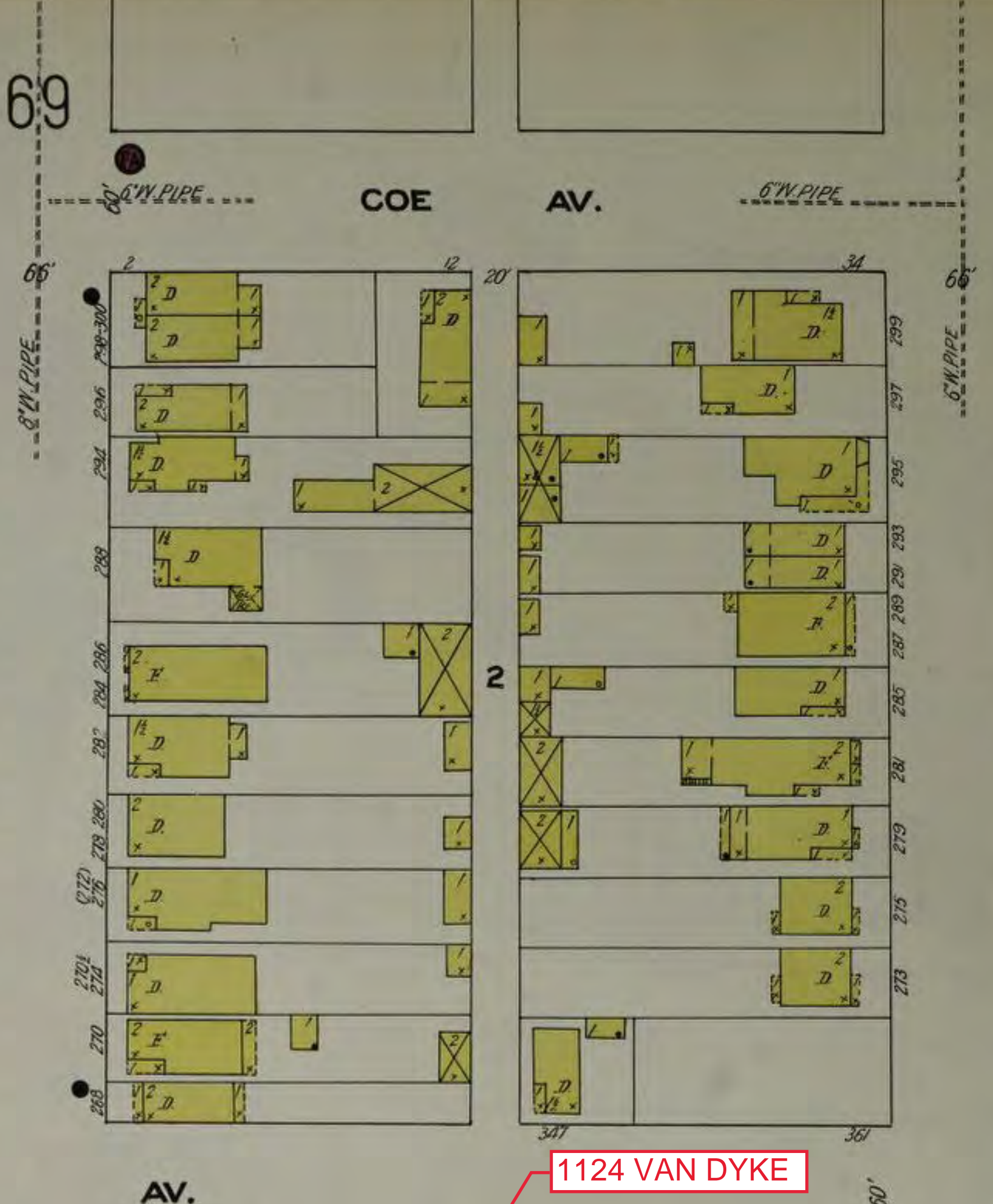


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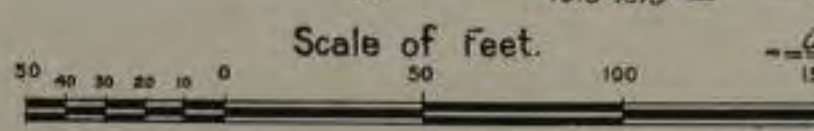
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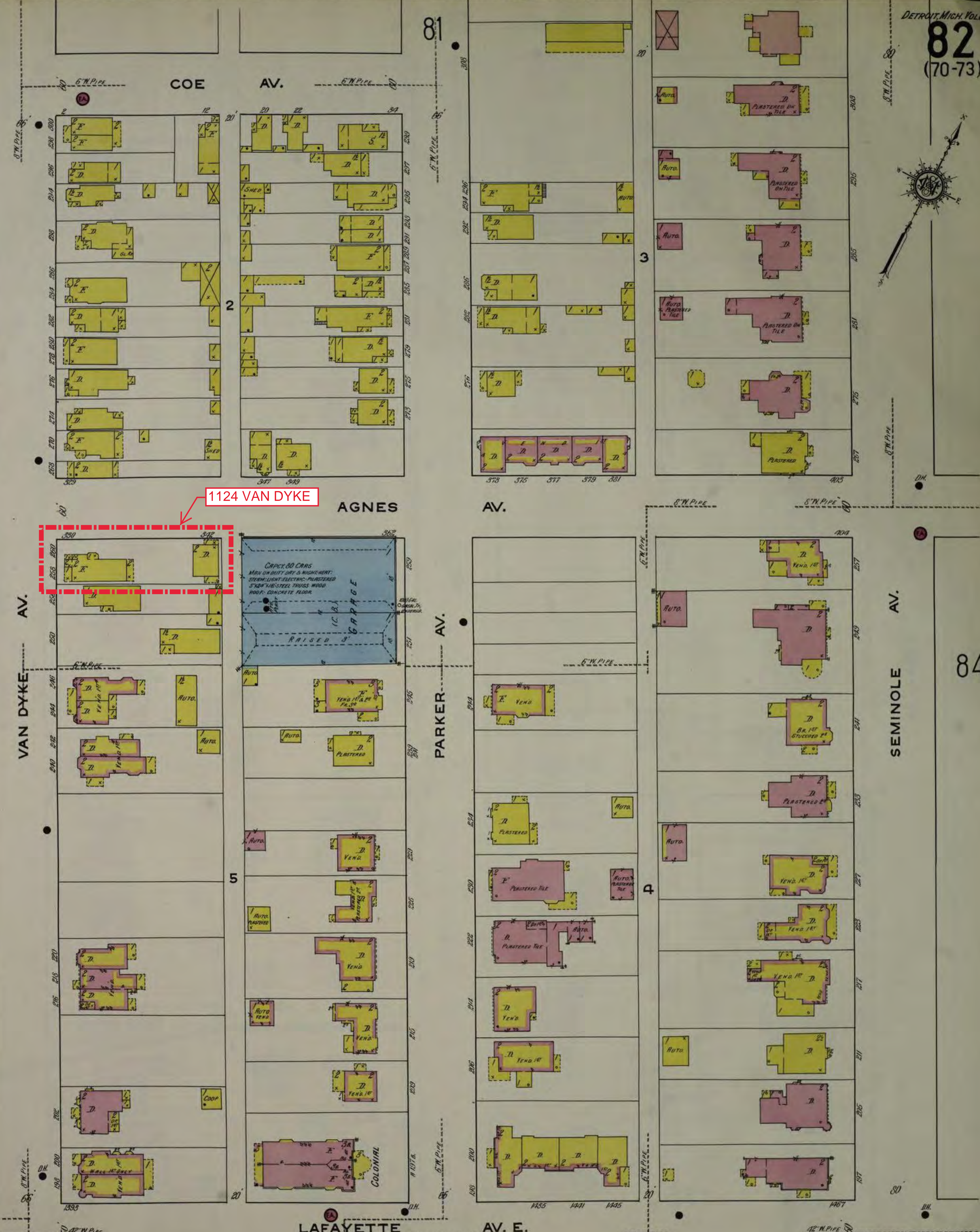
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1124 VAN DYKE







1124 VAN DYKE

CAPAC. 80 CARS  
MVA ON DUTY W/ 3 HIGHW. WRT.  
STEAM LIGHT ELECTRIC PLASTERED  
STEEL TRUSS WOOD ROOF CONCRETE FLOOR  
RAISED 3'  
GARAGE

COLONIAL

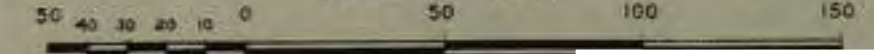
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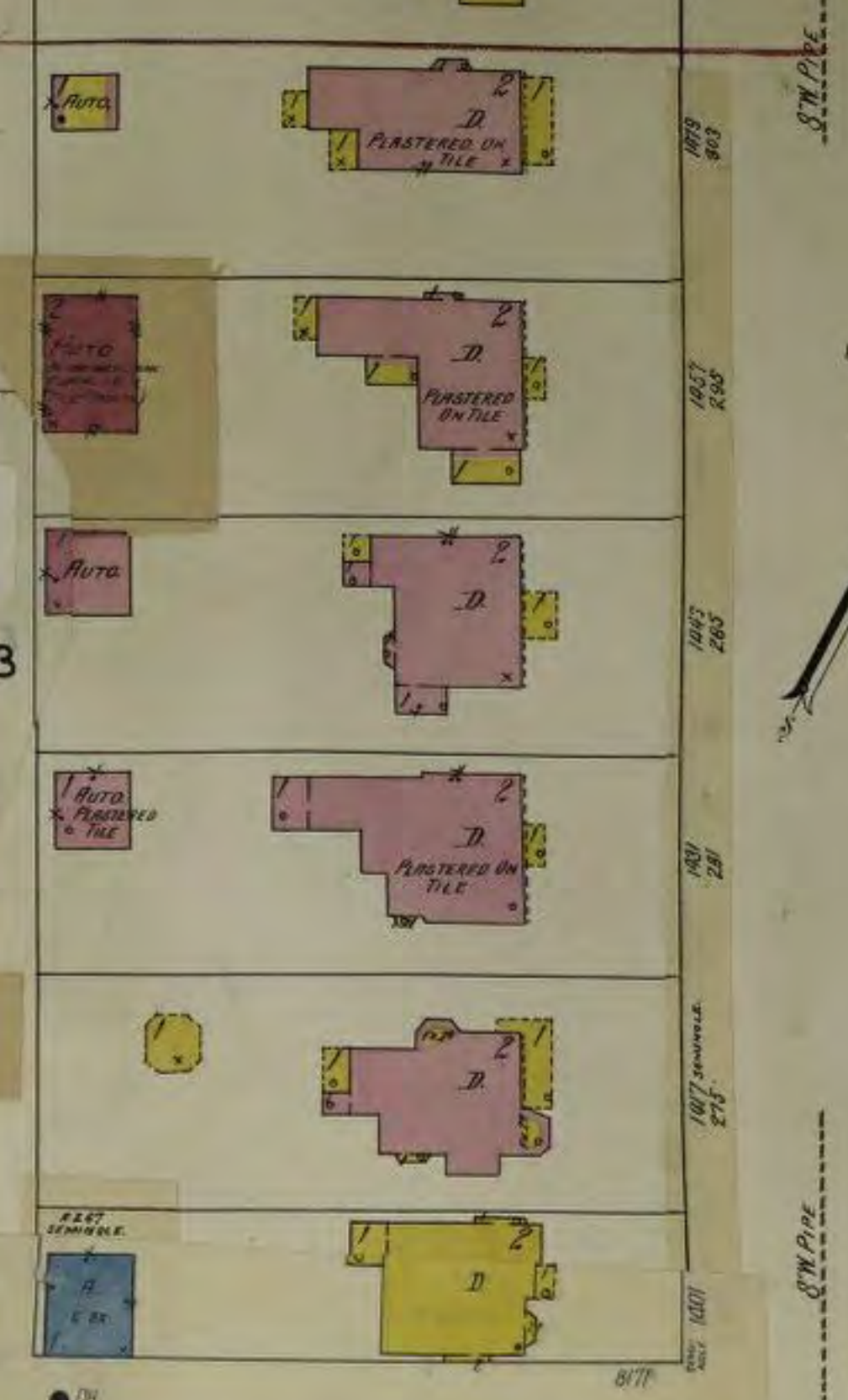
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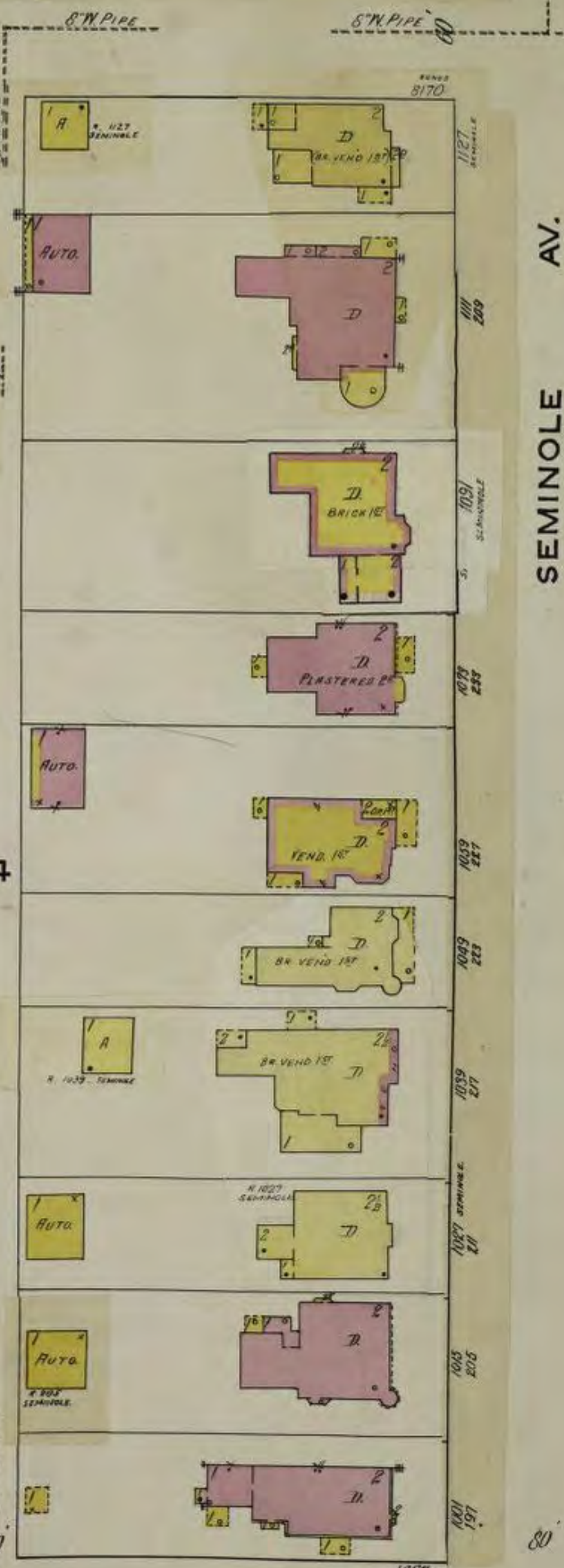
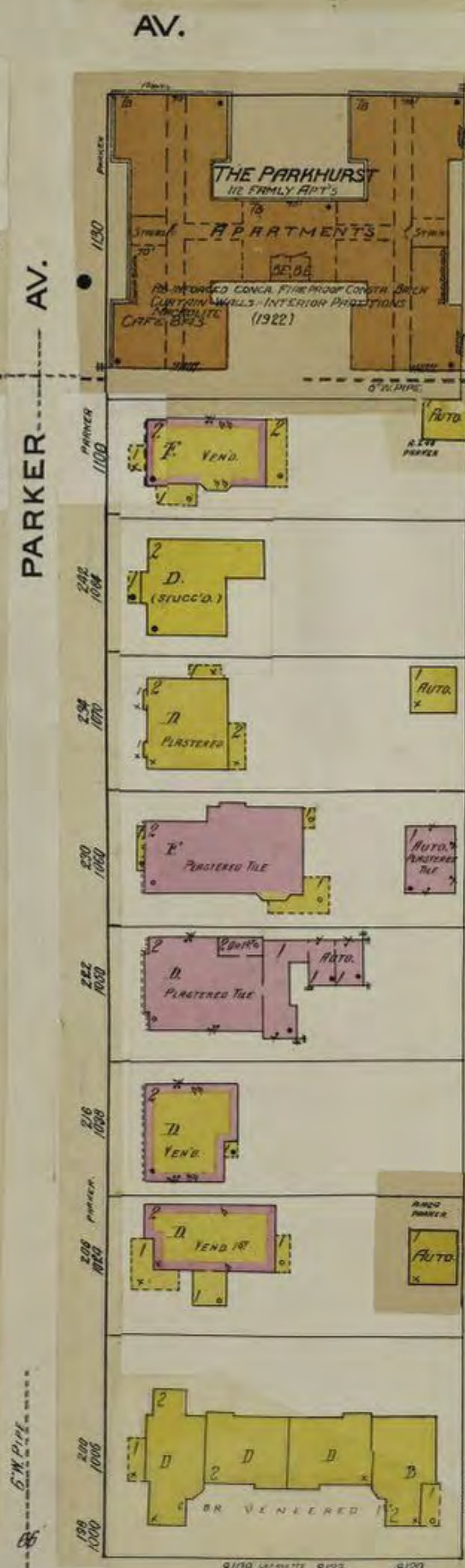
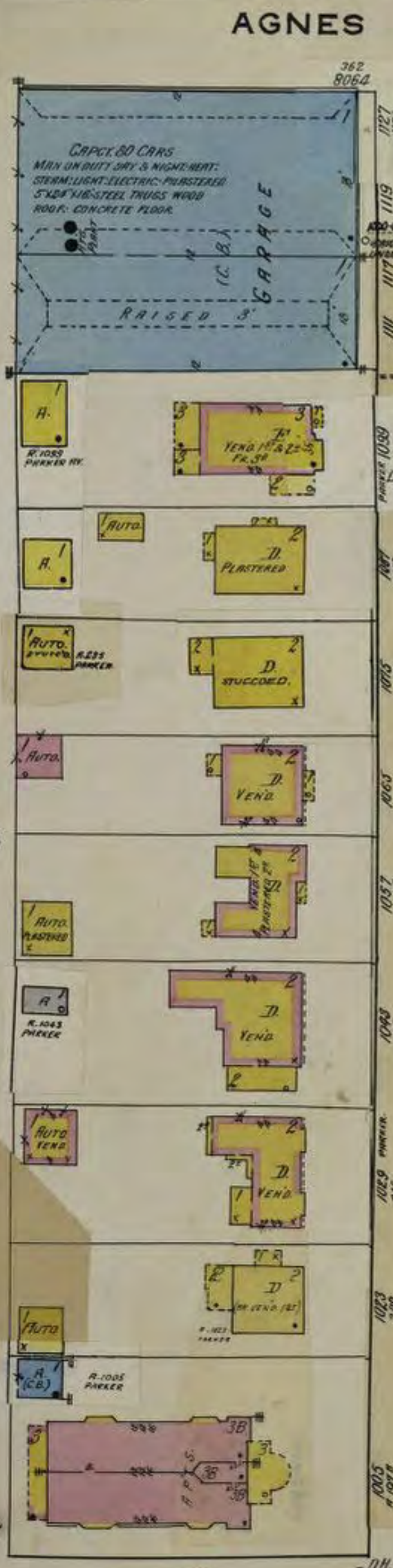
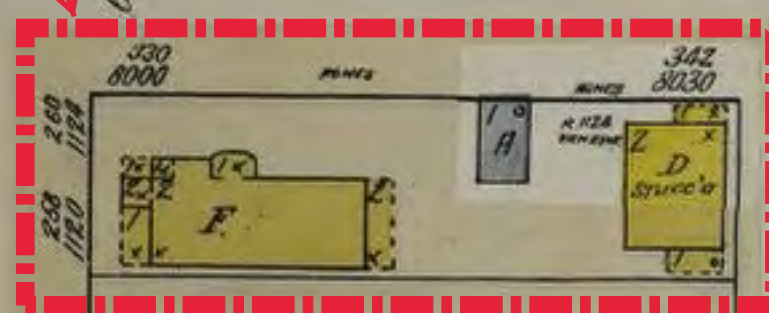
Scale of Feet.







1124 VAN DYKE



Scale of Feet.





**STAFF SITE VISIT 12/01/2020**





NO  
STANDING  
4-6 PM  
MON-FRI

**STAFF SITE VISIT 12/01/2020**





STAFF SITE VISIT 12/01/2020





**STAFF SITE VISIT 12/01/2020**





**STAFF SITE VISIT 12/01/2020**





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STAFF SITE VISIT 12/01/2020





RESTAURANT  
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ONLY

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OF SIGN

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enterprise  
truck rental  
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SOMETHING  
BIGGER  
THAN  
YOURSELF

STAFF SITE VISIT 12/01/2020





**STAFF SITE VISIT 12/01/2020**



# HISTORIC DISTRICT COMMISSION PROJECT REVIEW REQUEST

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

Date: 11/10/20

## PROPERTY INFORMATION

ADDRESS: 1124 Van Dyke AKA: \_\_\_\_\_

HISTORIC DISTRICT: West Villiage

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: <u>painting of the exterior</u>	

## APPLICANT IDENTIFICATION

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

NAME: Jason Senior COMPANY NAME: 1124 Van Dyke LLC

ADDRESS: 1124 Van Dyke CITY: Detroit STATE: MI ZIP: 48214

PHONE: 734-368-4022 MOBILE: 734-368-4022 EMAIL: jason.senior@banyandirect.c

## 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](http://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](mailto:HDC@DETROITMI.GOV)**



# P2 - BUILDING PERMIT APPLICATION

Date: 11/10/20

## PROPERTY INFORMATION

Address: 1124 Van Dyke Floor: \_\_\_\_\_ Suite#: \_\_\_\_\_ Stories: 2  
AKA: \_\_\_\_\_ Lot(s): \_\_\_\_\_ Subdivision: \_\_\_\_\_  
Parcel ID#(s): \_\_\_\_\_ Total Acres: \_\_\_\_\_ Lot Width: \_\_\_\_\_ Lot Depth: \_\_\_\_\_  
Current Legal Use of Property: duplex Proposed Use: same  
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: painting of the exterior  
 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)  
Paint the exterior of the home.

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** \$ \_\_\_\_\_ By Contractor \$ \_\_\_\_\_ By Department

### Structure Use

Residential-Number of Units: 2  Office-Gross Floor Area \_\_\_\_\_  Industrial-Gross Floor Area \_\_\_\_\_  
 Commercial-Gross Floor Area: \_\_\_\_\_  Institutional-Gross Floor Area \_\_\_\_\_  Other-Gross Floor Area \_\_\_\_\_  
Proposed No. of Employees: \_\_\_\_\_ List materials to be stored in the building: \_\_\_\_\_

**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: \_\_\_\_\_



**IDENTIFICATION** (All Fields Required)

**Property Owner/Homeowner**

Property Owner/Homeowner is Permit Applicant

Name: Jason Senior Company Name: 1124 Van Dyke LLC

Address: 2751 E. Jefferson City: Detroit State: MI Zip: 48207

Phone: 734-368-4022 Mobile: 734-368-4022

Driver's License #: \_\_\_\_\_ Email: jason.senior@banyandirect.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: \_\_\_\_\_ Phone: \_\_\_\_\_ Email: \_\_\_\_\_

**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 12 day of Nov 20 20 A.D. Macomb County, Michigan

Signature: Julie Scott My Commission Expires: 9/30/2021  
(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**











