

ADDRESS: 7938-7960 KERCHEVAL & 1819-1823 VAN DYKE**APPLICATION NO: #23-8432****HISTORIC DISTRICT: WEST VILLAGE****APPLICANT/ARCHITECT: ANDREW RUDNYCKY (STUCKY VITALE ARCHITECTS)****OWNER: AAMIR FAROOQI****DATE OF STAFF SITE VISIT: 6/30/2023 & 7/3/2023****DATE OF PROVISIONALLY COMPLETE APPLICATION: 6/18/2023****SCOPE: ESTABLISH OUTDOOR DOG PARK****EXISTING CONDITIONS**

The project area consists of six parcels within the 7900 block of Kercheval and the 1800 block of Van Dyke Street. Of these parcels only one, 7960 Kercheval, includes a building. Constructed in 1918 and designed by Albert Kahn, the building at 7960 Kercheval is located within a commercial strip at the north end of the historic district. The building was a branch of the Detroit Savings Bank, which was headquartered in downtown Detroit. The bank had branches in many neighborhoods across the city, many constructed in a similar Classical Revival style. Additions were erected at the south and west sides of the building sometime after the 1950s. A patio area was established at the building's west elevation in 2015 with the erection of a steel canopy. A small, one-story addition was also erected at this location during the 2015 renovation. The original, two-story portion of the building features limestone cladding at the north and east elevations. Stucco has been added to the west elevation. The post 1950s rear and west elevation teller/stair and drive through additions feature a buff brick cladding, while the 2015, west elevation addition is clad with lapped cement fiber siding. The parcels to the west of 7960 Kercheval include a grassy side yard and a small concrete parking lot. Concrete parking lots are also located to the south of 7960 Kercheval.

**Current appearance, staff photo taken 6/30/2023**



Current appearance, staff photo taken 6/30/2023



Current appearance, staff photo taken 6/30/2023. Note that the grass to the west of the building was added sometime between 2019 and 2022. Prior to 2019, the lot was paved with concrete.

PROPOSAL

The applicant is planning to establish a new use within the building's first-story, interior space and is therefore seeking the Commission's approval to undertake the following exterior work items as depicted in the submitted drawings and outline in the attached project narrative:

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

STAFF OBSERVATIONS AND RESEARCH

- Please see the below picture of the building's west elevation, taken in 2015. Note, that the Commission approved a proposal to rehabilitate the building in 2015 to include the establishment of a covered patio at the building's west elevation. Exterior work related to the 2015 patio establishment includes the installation of a concrete patio and steel canopy. A fiber-cement clad, one-story wing was also added to the west elevation.



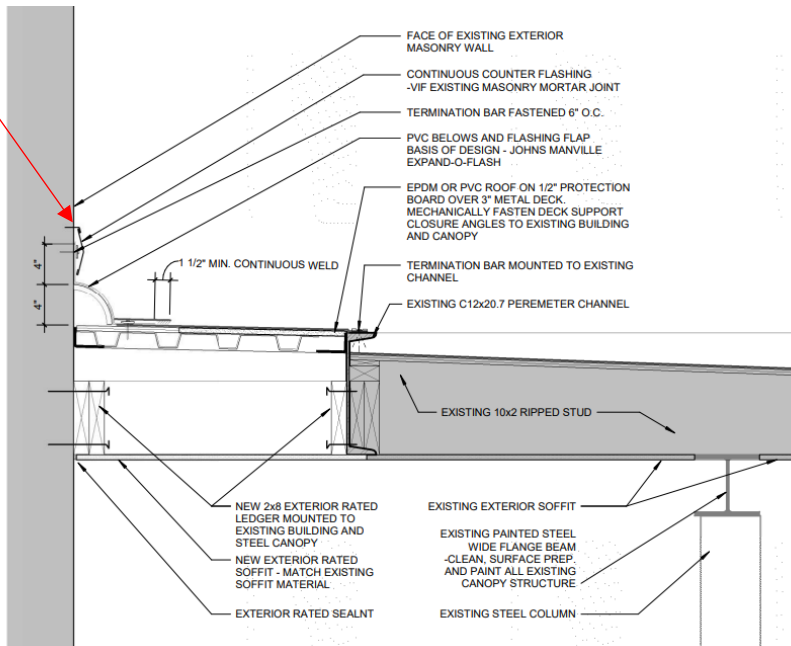
West elevation appearance in 2015 prior to rehab/establishment of west patio, staff photo. Note the lack of historic ornamentation/decorative details at this elevation.



West elevation, current appearance, staff photo taken 7/3/2023. Note that the canopy, concrete pad, and small, one-story, fiber cement clad wing were installed during the 2015 building renovation. Note that stucco clads the majority of this elevation while buff brick cladding is located at the two-story ca. 1960s stair addition. Also, note the lack of historic ornamentation/decorative details at this elevation.

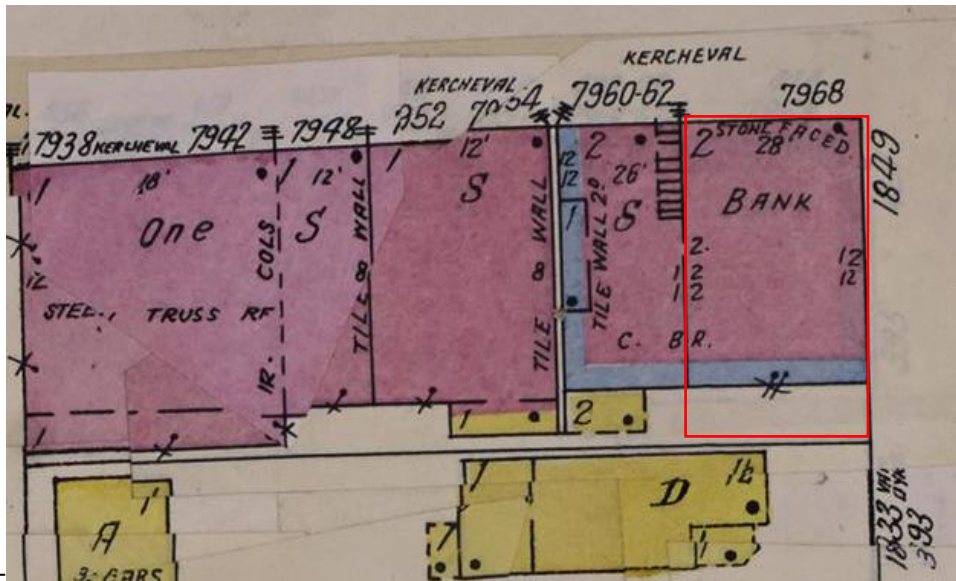
- The current application proposes to install connector to infill the gap between the canopy and west elevation's wall surface. See the above photo for the current appearance of the west elevation). This will require numerous bolt holes to be added to this elevation (see below detail).

This termination bar requires fasteners/bolt holes be added every 6 inches



1 CANOPY INFILL CONNECTION AT BUILDING DETAIL
A410 1 1/2" = 1'-0"

- A review of Sanborn Fire Insurance Maps indicates that the building's west elevation is a party wall, despite the presence of windows and doors as a two-story commercial building had adjoined its west elevation in 1921 (see below). The current stucco cladding was likely added after the adjoining building was demolished (sometime after 1951). It is staff's opinion that there are no distinctive character-defining features present at this elevation. Staff therefore supports the addition of the proposed connector as it will not destroy historic materials that characterize the property.

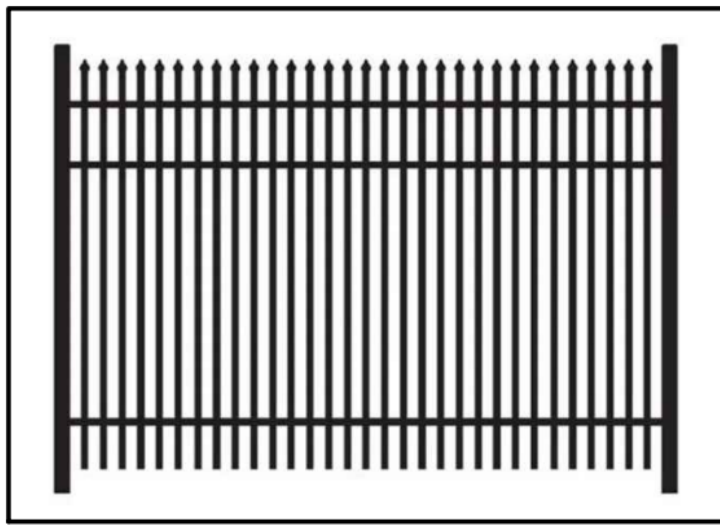


Sanborn Fire Insurance Map, 1921. Building currently addressed as 7960 Kercheval (outlined in red)

- Note that the color rendering of the proposed new decorative fencing along Kercheval indicates it will include opaque panels/windcreens throughout, however, the submitted detail drawing indicates that the fencing feature open pickets (see below). The drawings also include a note that only the gates at this location will include opaque panels/windcreens. Staff is therefore unsure if windcreens will be installed at both the fencing and gates or just the gates along Kercheval.

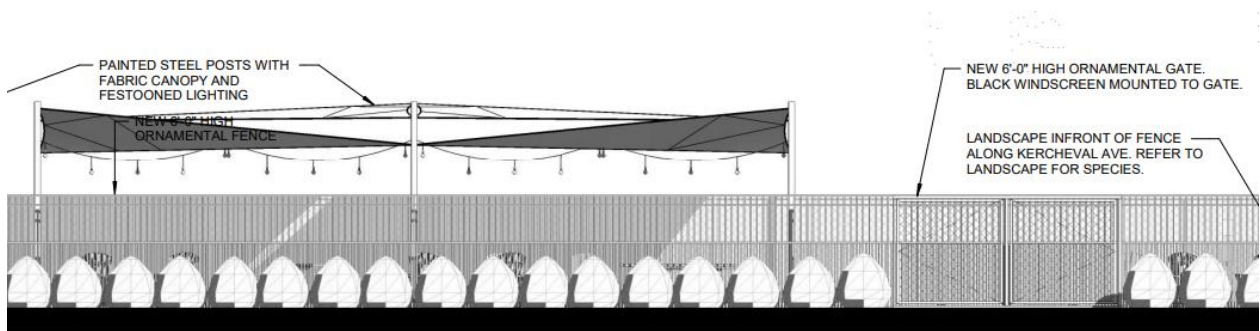


Fencing along Kercheval, submitted color rendering



WROUGHT IRON FENCE DETAIL

Fencing along Kercheval, submitted detail drawing



Fencing along Kercheval, submitted elevation drawing noting that the gate will include a windscreen

- The area proposed for use as a dog park is currently either open lawn or paved. Per the above Sanborn map, buildings once occupied these parcels. The proposed new work is easily reversible should future plans call for the erection of new buildings within the current vacant parcels. It is staff’s opinion that the proposed sitework meets the Standards.

ISSUES

- None

RECOMMENDATION

Section 21-2-78. Determination of the Historic District Commission – CERTIFICATE OF APPROPRIATENESS

It is staff’s opinion that the project as proposed the Elements of Design for the district and meet the Secretary of the Interior’s Standards for Rehabilitation. Staff therefore recommends that the Commission issue a Certificate of Appropriateness for the work as proposed with the following conditions:

- 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