

HDC STAFF – SUMMARY OF WORK (01-30-2026)

ADDRESS: 8029 COE, 1500-1532 VAN DYKE

MEETING DATE: 02-11-2026

APPLICATION NUMBER: HDC2025-00706

HISTORIC DISTRICT: WEST VILLAGE

APPLICANT: CLIFFORD A. BROWN/COE VAN DYKE 2, LLC

OWNER: COE VAN DYKE 2 LLC, WEST VILLAGE LAND HOLDING LLC

ARCHITECT: MARUSICH ARCHITECTURE

DATE OF PROVISIONALLY COMPLETE APPLICATION: 11-17-2025

DATES OF STAFF SITE VISIT: 11-19-2025, 01-30-2026

SCOPE PHRASE FOR AGENDA: DEMOLISH TWO HOUSES, ERECT MULTI-FAMILY MIXED USE BUILDING

PUBLIC HEARING PER 21-2-77: YES

STAFF SUMMARY OF SCOPE OF WORK:

Based on staff review of the submitted documents, the following work is proposed:

- **Demolition of existing buildings on site:**
 - 1514 Van Dyke, c. 1880-1897 1½-story house
 - 1532 Van Dyke, c. 1880-1897 1-story house
- **Erection of multi-family, mixed use building**
 - Four-story building with 48-units designed for mixed-incomes
 - Primary Van Dyke façade of the building is proposed in “Midnight Special” brick with occasional “Mustard Yellow” aluminum window “shrouds”. The building rear, visible from Coe Avenue, is Hardie-siding.
 - 43-space parking lot behind building accessible from alley
 - 1,600 SF of common area space, 3,200 SF of recreational space
 - New lighting along Coe Street

MISSING INFORMATION, CLARIFICATION, OR OTHER ISSUES RELATING TO A COMPLETE SCOPE OF WORK:

- Applicant states desire to make historic buildings available for possible move to vacant lots nearby. As currently submitted, the application proposes demolition of both buildings.