

# DHDC 22-7665

## APPROVAL DOCUMENT – POST AT WORK LOCATION



CITY OF DETROIT  
HISTORIC DISTRICT COMMISSION

2 WOODWARD, SUITE 808  
DETROIT, MICHIGAN 48226

February 16, 2022

### CERTIFICATE OF APPROPRIATENESS

Ellen Barrett and Nick Assenmacher  
715 Van Dyke  
Detroit MI 48214

**RE: Application Number 22-7665; 715 Van Dyke; West Village Historic District  
Project Scope: Demolish and Rebuild Front Porch**

Dear Ms. Barrett and Mr. Assenmacher,

At the Regular Meeting that was held on February 9, 2022, 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, effective on February 16, 2022, as it meets the Secretary of Interior’s Standards for Rehabilitation and the district’s Elements of Design:

***Demolish front porch (already completed) and erect new porch per the submitted documents, drawings, product data and photographs.***

***With the condition(s) that:***

- ***The skirting design will be revised to include framing and vertical boards at column/pier locations and will be submitted for staff review.***
- ***The paint color/finish for each porch component (including decking) will be submitted for staff review.***
- ***The porch elements won’t be painted until the wood members have dried out.***

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](mailto:hdc@detroitmi.gov).

For the Commission:

Audra Dye  
Detroit Historic District Commission



Height of the echinus (lower portion of the capital)



Width of the top of the pilaster shaft



Width of the abacus (the flat slab forming the uppermost member of the capital of the column).



shaft bottom

Width of









## Front Porch Project 715 Van Dyke:

### Description or project.

Before we purchased the house the porch was rebuilt (we think in the 90's)– it was not to code, not historically accurate, and structurally unsound. The lumber they used was untreated and built the columns using 1" x 4" wood without supports inside the columns. Due to the deterioration for the wood and the weight of the ceiling we braced the porch in case of a heavy snow / wind.

David Sperry came by to look at the braces on the porch and deemed the

### Scope of project:

- Please see attached estimate

### Historically accurate

- The footprint for the porch will remain the same.
- Replace the square columns with round columns that were original to the house.
- Install colonial spindles
- Using existing brick footing.

Drawings: See attached

Beginning Picture: Front Porch



Condition of original porch: Rotten Wood / Missing Footing



Porch braces:



### Porch Rebound in the 1990's

I received these pictures from the previous owner (Cheryl Huff). She rebuilt a large section of this porch in the 1990s. There are some scanned images of the rebuilding of the porch. As you can see – nothing is up to historical accuracy, or code.





## Columns – Round vs Square

These the original columns to the house.



Locations of the rounds on the porch.



**Square Columns:**

Here is one of the square columns that is currently sitting in my front yard. You can see that it is only made of 1x4 boards and is starting to rot at the base.









Rotting of the porch. As you can see that is actually part of the house so with out taking a significant part of the porch to begin with, I am not sure how we could fix this.



You can see from this picture the framing was done incorrectly in the (1990s). Instead of replacing they just added boards onto each other.



This was from earlier this year where I had to do temporary fix because the wood had gotten so rotted.



Not that I am that worried about the skirting at this point but as you can see the “decorative” Victorian that was added.



2020 Skirting











1990s Skirting



1980s Skirting



## Existing Pictures

### Foundation:

Original brick piers: you can see from this pic that they are angled and are off centered



Here the pier is missing.



Here you can how bad the right side of the porch is off from the rest of the porch. We have estimated that is it 8" lower than the other part of the porch



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**For the pillars:**

In this picture you can see the pillars have no bases, are not connect to porch and are rotting at the base





Here you can see the columns are leaning and rotting. There are no base for the columns, so they are not attached to the porch. The center column on the south elevation is not connected to the roof .

Stairs:



You can see from the pictures the stairs are not to code missing handrails, risers at different heights, bricks use to level the stairs.



Skirting:



**Rotting Wood:**











# Estimate

DATE	ESTIMATE #
11/7/2021	1709

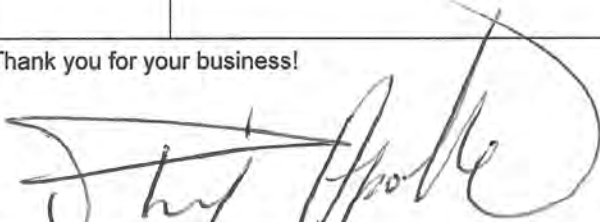
BILL TO
Nick Assembacker 715 Vandyke Detroit, mi 48214

ITEM	DESCRIPTION	QTY	RATE	AMOUNT
	work to be performed at the address above			0.00
	** FRONT PROCH REDO **			
	1. Support porch roof prior tear out Lumber Jacks 2x6			
	2. remove all existing wood porch all columns and deck materials and haul away			
	3. grade dirt under porch for proper drainage , away from house                      basement walls			
	4. supply and install 6 mill Vsqueen on dirt			0.00
	5. Supply and install 2 " of pea gravel on top of Vsqueen			
	6. supply and install all necessary posts 4 "x 6" to support new porch			
	7. supply and install 2x8" floor Joists as per layout ( pressure treated)			
	8. supply and install 5/4 " deck top 6" wide perpendicular to deck joists			
	9. supply and install 5 steps with 6 risers			

# Estimate

DATE	ESTIMATE #
11/7/2021	1709

<b>BILL TO</b>
Nick Assembacker 715 Vandyke Detroit, mi 48214

ITEM	DESCRIPTION	QTY	RATE	AMOUNT
	10. supply and install 2 1/4 " spindle x36" colonial style perimeter of porch and stairs with top and bottom rail with 4 nolls 4 "x4" top and botton of front stairs ( pressure treated )			0.00
	11. supply and install 5/4" x6 "deck planks for perimeter skirting ( Verticaly)			0.00
	12. final supply and install 6 Round 8" x 7" x 9' high columns ( structural composite ) with square Base/ Capital			32,500.00
	NOTE : PERMITS AND INSPECTION FEES NOT INCLUDED IN THIS ESTIMATE			
	THANK YOU PHIL APOLLONIO MEMBER OF APOLLONIO COMPANIES INC.			
	BUILDER'S LICENSE # 2101078002			
	DEPOSIT 50 % FOR SCHEDULING AND PRIOR START WITH MULTIPLE DRAWS DURING CONSTRUCTION PLEASE PAY BALANCE ON COMPLETION OF PROJECT .			
Thank you for your business!		Subtotal		32,500.00
		0% Tax		
		<b>Total</b>		<b>32,500.00</b>

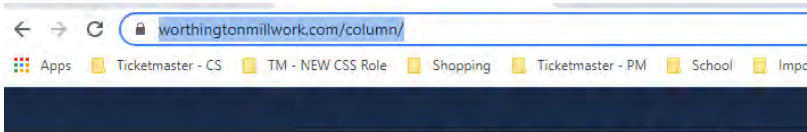
**From:** [Nick Assenmacher](#)  
**To:** [Audra Dye](#)  
**Subject:** [EXTERNAL]Re: [EXTERNAL]Re: 715 Van Dyke - update on review of HDC application  
**Date:** Tuesday, February 1, 2022 10:39:31 AM  
**Attachments:** [image.png](#)  
[image.png](#)

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Audra,

Here is the link to the columns - we are asking the board for approval for fiberglass columns. The ones we chose match what original was used on the porch when the house was built.

<https://www.worthingtonmillwork.com/column/>



**Round Tapered**

**8" X 9**

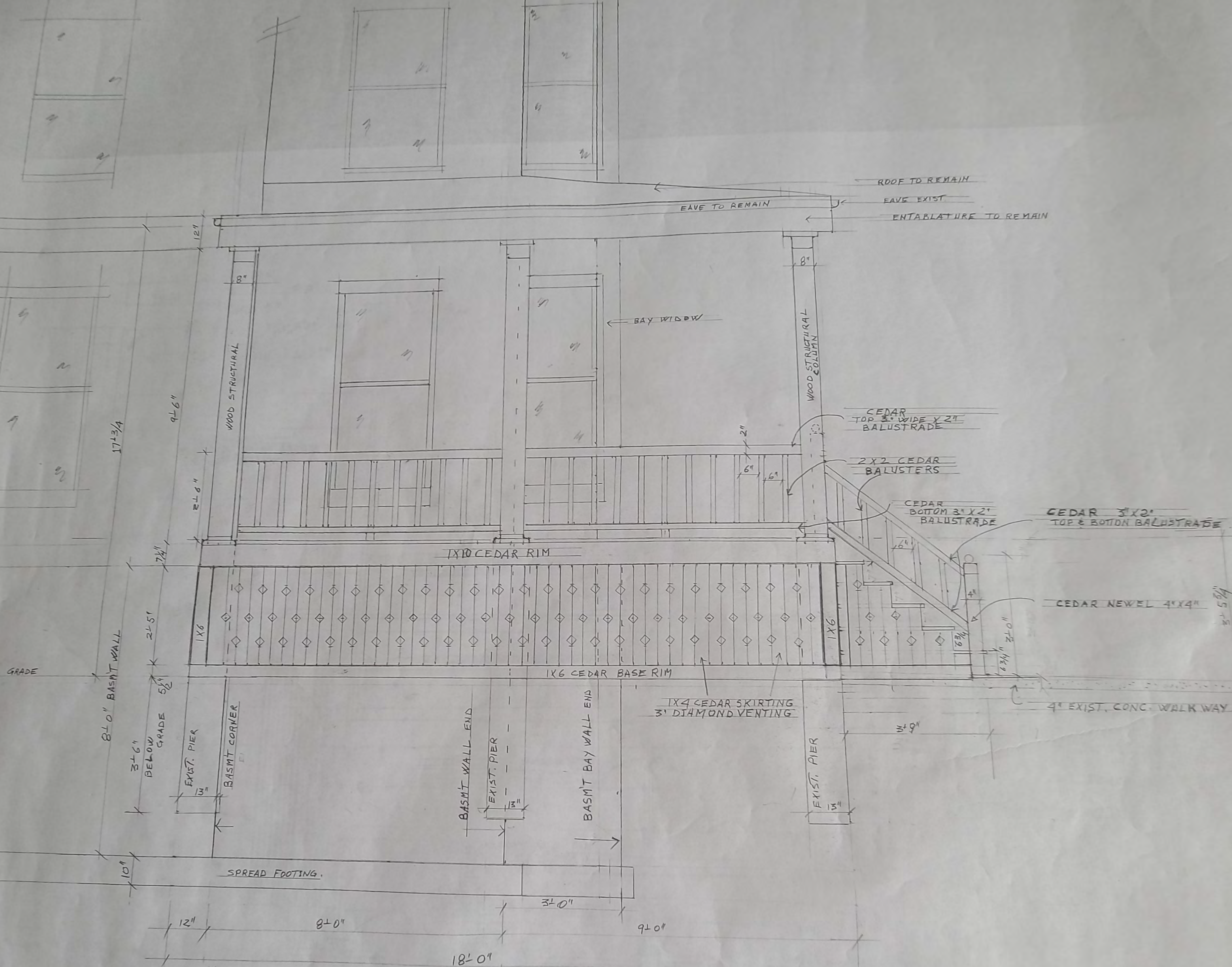
**Fiberglass -**

**Tuscan**

**Plain Shaft**

**Tuscan Base – Fiberglass**

**Cut Plan D**



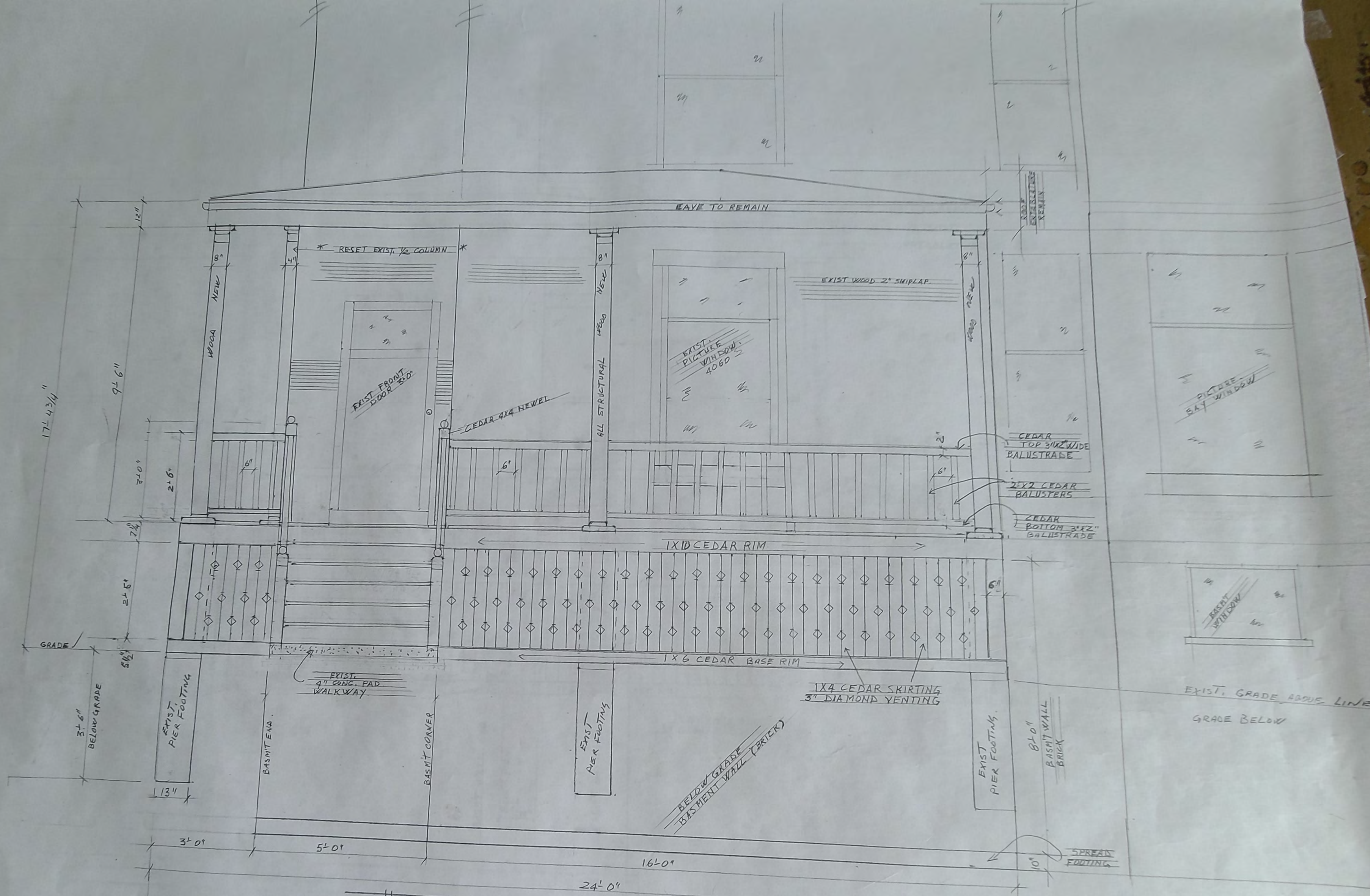
**PORCH RE-DO**

SCALE: 3/4" = 1'  
 \* SIDE VIEW \*  
 - DRIVEWAY SIDE  
 (SOUTH)

DATE: 12/28/21  
 ADDRESS: 715 VANDYKE  
 DETROIT MI.  
 -48219-

DRAWING: PHIL APOLLONIO  
 (586) 453-4466

\* ALL BARE WOOD PRIME & PAINT \*



PORCH REDD  
SCALE: 3/4" = 1'

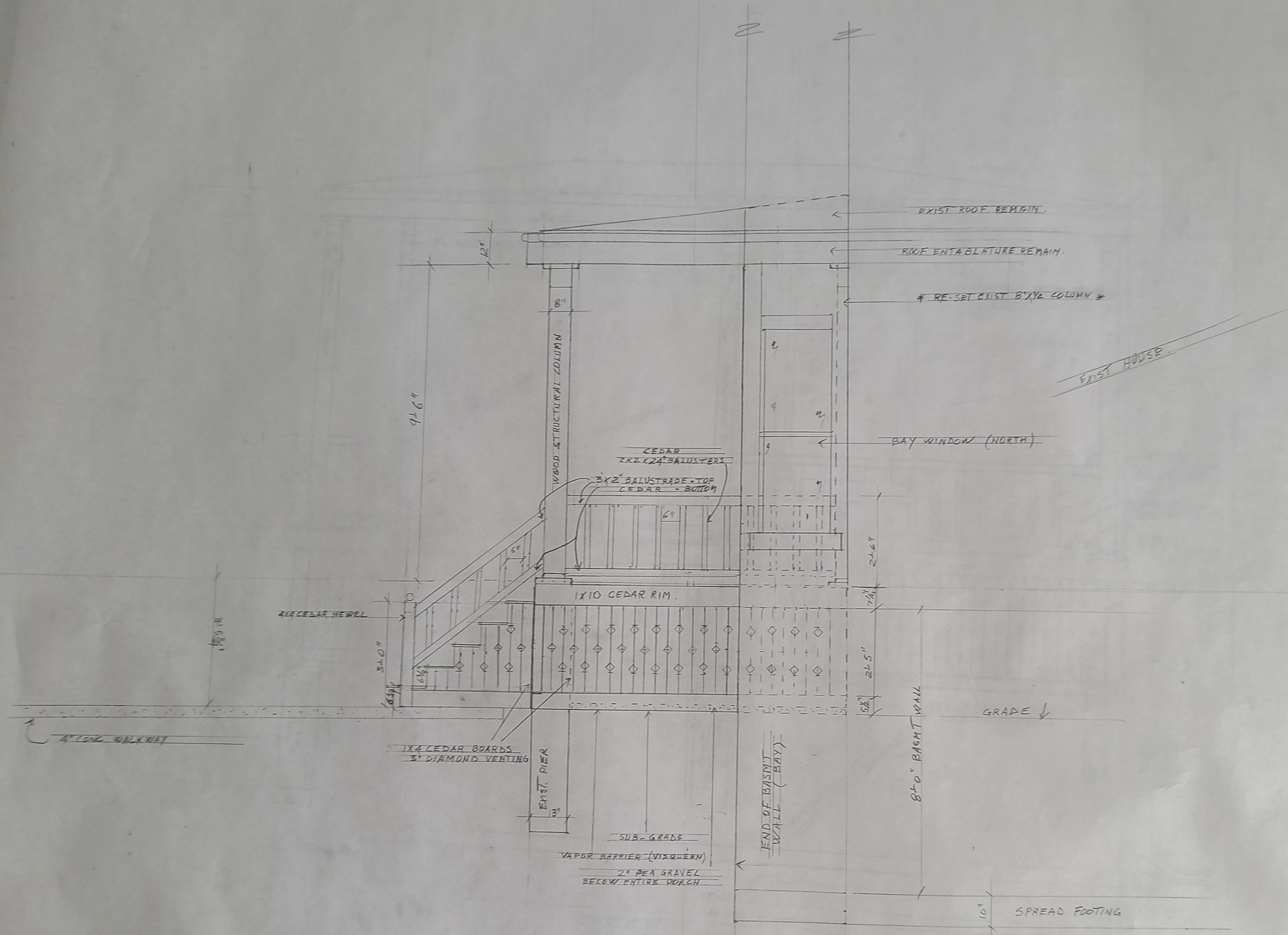
DATE: 12/28/21  
ADDRESS: 715 VANDYKE  
DETROIT MI.

\* FRONT VIEW \*  
(EAST)

DRAWING: PHIL APOLLONIO  
(586) 453-4466

\* ALL BARE WOOD PRIME & PAINT \*

PAGE 1 OF 3



PORCH RE-DO  
 SCALE: 3/4" = 1'  
 \* SIDE VIEW \*  
 (NORTH)  
 \* ALL BARE WOOD PRIME & PAINT \*

DATE: 12/28/21  
 ADDRESS: 715 VANDYKE  
 DETROIT MI.  
 48214  
 DRAWING: PHIL APOLLONIO  
 (586) 453-4466

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