

DHDC 22-8054

APPROVAL DOCUMENT – POST AT WORK LOCATION



CITY OF DETROIT
HISTORIC DISTRICT COMMISSION

2 WOODWARD, SUITE 808
DETROIT, MICHIGAN 48226

October 18, 2022

CERTIFICATE OF APPROPRIATENESS

Charles Voden
Voden Construction
419 Worthington
Canton MI 48188

RE: Application Number 22-8049; 15135 Faust; Rosedale Park Historic District

Dear Applicant,

At the Regular Meeting held on October 12, 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 October 18, 2022, as it meets the Secretary of Interior’s Standards for Rehabilitation and the district’s Elements of Design:

Demolition of the existing garage per the submitted documents and photos.

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.

For the Commission:

Audra Dye
Detroit Historic District Commission



RESIDENTIAL & COMMERCIAL - BUILDING & REMODELING
Residential Repairs A Specialty "NO JOB TOO SMALL"
ROOFING - SIDING - CARPENTRY

CONTRACT

Larry Castleberry
15135 Faust
Detroit

9/2/22

- Tear down existing garage and remove foundation.
- Clean area and dispose of all related debris.

Total cost of project not including permit.....\$3,300.00*

***permit provided at cost.**

x C V

Charles Voden

x Larry Castleberry 9-2-2022

date

Larry Castleberry



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Larry Castleberry

Audra Dye

From:
Sent: Monday, September 26, 2022 4:26 PM
To: Audra Dye
Subject: [EXTERNAL] Re: 15135 Faust - Demolition of Garage - Historic District Commission Application

Hello Audra, this is Charles Voden with Voden Construction. In regard to the condition of this garage, I didn't submit a quote to repair because in my opinion it is not possible to repair. There are no sill plates left on the walls and no visible foundation. This garage has been repaired numerous times over the years and is now beyond repair. It is leaning badly in two directions and is about to fall over. My client would like it removed from his property this year and would like to build a new one in the next year or two. I will send additional photos in my next correspondence shortly hereafter.

Sent from my iPhone

On Sep 22, 2022, at 2:22 PM, Audra Dye <dyea@detroitmi.gov> wrote:

Good afternoon, Mr. Voden.

As the assigned staff reporter for this application, I reviewed the submitted documents (consisting of the project review request forms, a few exterior garage photos, and a demolition contract). Looking at the photos, it appears the walls, windows and roof are intact; the only visible issue is the mis-aligned overhead door. At this time, no information has been provided to explain the structural need for the demolition. Please submit the following items:

Additional photographs

1. exterior and interior images that further illustrate the garage's existing condition

Narrative

2. detail the deteriorated condition of the garage (substantiated by the additional photographs),
3. discuss if a repair estimate was obtained (if yes, submit the repair estimate / if not, why can't the garage be repaired?)
4. explain what will be done with this area if the garage is demolished

Audra Dye

























