

DHDC 23-00049

APPROVAL DOCUMENT – POST AT WORK LOCATION

CITY OF DETROIT
HISTORIC DISTRICT COMMISSION

2 WOODWARD, SUITE 808
DETROIT, MICHIGAN 48226

11/15/2023

CERTIFICATE OF APPROPRIATENESS

Tadd Heidgerken
2052 Dazelle Street
Detroit, MI

**RE: Application Number 23-00049: 8066 Kercheval: West Village Historic District
Project Scope: Reconstruct storefronts, add entryways**

Dear Applicant,

At the Regular Meeting that was held on 11/8/2023 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 11/15/2023, as it meets the Secretary of Interior’s Standards for Rehabilitation and the district’s Elements of Design:

All proposed items with the exception of the removal of the replacement of historic trim, transoms, ceilings, and a partial storefront inset and infill to include the following:

- The proposed replacement of the existing, non-historic age aluminum storefront windows with new aluminum storefront windows
- The proposed removal of the existing single metal door at the side/east elevation and infilling its opening with brick. A new aluminum operable transom will be located above this door and the existing exhaust vent and opening will remain
- Punch in a new opening to accommodate a single, hinged wood door with full light vision panel,. A fixed or awning transom will top this door
- Replace existing light fixtures with new
- Replace existing single wood door at main entrance and rear/southernmost inset entrance with a new wood door with gull light vision panel
- Repair the existing penny tile hearths where necessary using in kind material

- Repair stone sill and damaged areas of brick below storefronts to match existing as required/where necessary
- Replace wood sill beneath storefront windows where necessary

However, note that this COA has been issued with the following conditions:

- New wood windows shall be installed at the storefronts if it is technically infeasible to install the proposed double-paned, insulated aluminum windows while retaining the existing historic-age, wood transoms and associated trim; beadboard ceilings; beadboard knee wall at the east façade's central storefront inset entry; wood trim at the side of the storefront windows; doors, transom and associated trim at the inset storefront entrances. The applicant shall provide a revised proposal for the new wood storefront windows to staff for review and approval prior to the issuance of the project's permit.
- The new brick infill proposed for installation at the east elevation's single door opening shall be inset at least ½" inch to indicate that a door opening once existed at this location

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:



Jennifer Ross
Detroit Historic District Commission