

# DHDC 24-00471

## APPROVAL DOCUMENT – POST AT WORK LOCATION

CITY OF DETROIT  
HISTORIC DISTRICT COMMISSION

2 WOODWARD, SUITE 808  
DETROIT, MICHIGAN 48226

9/17/2024

### CERTIFICATE OF APPROPRIATENESS

Alex Grabowski  
791 Seminole Street  
Detroit, MI

**RE: Application Number 24-00471; 7873 Van Dyke Place: West Village Historic District  
Project Scope: REHABILITATE DWELLING, ERECT GARAGE**

Dear Applicant,

At the Regular Meeting that was held on 9/11/2024, 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 9/17/2024, as it meets the Secretary of Interior’s Standards for Rehabilitation and the district’s Elements of Design:

Per the attached document/scope:

#### Front/Primary Façade

- Where necessary, repair lapped wood siding/clapboard using wood to match existing
- Repair existing windows
- Per the submitted drawings, erect a new, hipped-roof porch which extends the length of the façade. The porch will measure 5’-0” in depth and shall include wood tapered columns and hand/guard railing. A wood, beadboard skirting will be added to the porch base. The decking will be composite.
- At the rooftop dormer front and sidewall, add wood shake siding. Paint/finish color not specified

#### Side/West Wall

- Per the submitted drawings, demolish/replace the existing side porch and replace with a new wood deck with composite decking. A new canopy/gabled roof will be installed over the side entry deck. The side deck will display a wood, beadboard skirting and will wood hand/guard railing. Steps (material not specified) will be added to the north and south sides of the porch.
- Retain and repair all windows the exception of non-historic fixed rectangular window in gable end, which will be replaced with new arched fixed single-lite, aluminum-clad wood unit
- Where necessary, repair lapped and shake wood siding using wood to match existing. Paint per proposed

### **Side/East Wall**

- Retain and repair all windows the exception of non-historic fixed rectangular window in gable end, which will be replaced with new arched single-lite, aluminum-clad wood unit (operation not specified in drawing)
- Install a new egress window below grade. Window dimensions, operation, and material not specified. Egress well material and dimensions not specified
- Where necessary, repair lapped and shake wood siding using wood to match existing. Paint per proposed

### **Rear**

- Erect a new wood deck with wood railing and steps at first story
- Install a wood balcony with wood railing at second story
- At third story gable end, remove non-historic doors and reside opening to receive a set of aluminum-clad wood, double hung mullied 6/6 windows. Install lapped wood siding to match adjacent to enclose former opening
- Where necessary, repair wood shake and lapped wood siding/clapboard using wood to match existing. Paint per proposed
- Repair existing windows

### **Foundation**

- Replace brick foundation with new concrete block foundation. Add parge coat to foundation exterior above grade to match current appearance.

### **Roof**

- Install new dimensional asphalt shingle roof (Morning Harvest color) and aluminum gutters/downspouts (color off white)

### **Hardscape/Sitework**

- Add new concrete walkway in rear yard per site plan
- Install a new fence in the rear yard (height, material, design not specified)

### **Garage**

- Erect a new 22'x22', two-car, gabled-roof garage in rear yard. Exterior walls will be clad with lapped composite siding. The primary entrance will be a steel overhead door. A single, hinged steel pedestrian door will be located at the rear wall.

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

- The new fence proposed for installation in the rear yard shall comply with the Commission's guidelines for fencing.
- Staff shall be afforded the opportunity to review and approve the final details for the east side egress window and well prior to the issuance of the project's permit
- The garage's siding shall display a smooth finish/shall not have a faux wood grain finish. The permit drawings shall be revised to note that the garage siding will be smooth.
- The applicant shall revise the site plan drawing so that it aligns with the building's elevation and plan drawings
- If the new side deck shall be constructed of wood per the submitted drawings, it shall have a subtle emphasis in its detailing that clearly distinguishes it as a deck, and not as a "roofless"

porch. The applicant shall submit the final design of the new side deck to staff for review and approval prior to the issuance of the project's permit.

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:



Jennifer Ross  
Detroit Historic District Commission

# COA