CITY OF DETROIT
HISTORIC DISTRICT COMMISSION

2 WOODWARD, SUITE 808
DETROIT, MICHIGAN 48226
PHONE 313-224-6536
FAX 313-224-1310

5/7/2019

CERTIFICATE OF APPROPRIATENESS

Virtuosos Design Build
1111 Bellevue
Detroit, MI

RE: Application Number 18-5752; 8002 Kercheval; West Village Historic District

Dear Virtuosos Design Build:

At the regular scheduled meeting held on 7/11/2018, the Detroit Historic District Commission reviewed the above-referenced application for building permit. Pursuant to Section 5(10) of the Michigan Local Historic District Act, as amended, being MCL 399.205(10), MSA 5-3407(5)(10); Section 25-2-57(b) of the 1984 Detroit City Code; Detroit Historic District Commission Resolution 97-01 (adopted August 13, 1997); Detroit Historic District Commission Resolution 97-02 (adopted October 8, 1997); and Detroit Historic District Commission Resolution 98-01 (adopted February 11, 1998), the staff of the Detroit Historic District Commission has reviewed the above-referenced application for building permit and hereby issues a Certificate of Appropriateness, which is effective as of 7/11/2018.

The following work meets the Secretary of the Interior's Standards for Rehabilitation Standard #1). *The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided*; #6) *Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence*; and #9). *New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment*:

Masonry Restoration

- Fully rehabilitate all areas of damaged masonry. Missing or damaged bricks will be replaced in kind. New mortar will match the existing in color, texture, strength, and material composition. The primary facades (north and west facing) are composed of brick veneer, light brown color face brick on entirety of the façade. The brick was added on top of the original wood clapboard façade several decades ago. The face brick is generally in poor to average condition with significant cracking at two focused locations on the west façade due to structural settlement, and missing pointing, and minimal surface spalling. The brick appears to be pulling away from the substructure in locations, and the entire building appears to be leaning to the east.

West Elevation

- The storefront on Van Dyke Avenue façade will be removed and the opening infilled with new

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brick to match the existing as the masonry around the storefront has already been modified in the past and does not match the historic appearance.
- Install new brackets at second story bay windows
- At 1st-story, northernmost storefront opening, install new metal folding storefront windows (finish color black)
- At roof/wall junction, add new trim (material not specified)

East Elevation
- At roof/wall junction, add new trim/wood cornice
- Cover asphalt insul-brick siding with new smooth cement fiber lapped siding (color "pale blue")

South/Rear Elevation
- The existing stair lean-to addition provides a second means of egress from the second-floor space. The age of the addition is unclear, but it is structurally deteriorated and not in compliance with current building codes as it pertains to egress. As such, the entire stair addition will be demolished, including the foundations, and replaced with a new stair addition as per the attached, to include a new gabled roof. New window and door material not specified. Walls shall be clad with smooth cement fiber lapped siding (color "pale blue")
- Install two new HVAC condenser units and platform at second story
- Install new wood trim/cornice at gable ends
- Install new split-faced CMU dumpster enclosure at grade

Roof
- The entire roof will be stripped of all existing roofing materials and replaced with new plywood and an asphalt shingle roof (color aged bark). The existing roofline will be extended at the side elevations to create an overhang
- Add new ridge vent

Front/North Elevation
- Construct a new 2 story, open wood and metal porch at the front/north façade (detail of railing not specified). The porch will increase the building line to the front property line, which will align the subject property with the building line of the Detroit Savings Bank building at 7960 Kercheval, and the front porches on the adjacent two-family flats at 8016 and 8022 Kercheval
- Storefront Replacement - All of the original storefront assemblies are significantly deteriorated. Furthermore, the configuration of the assemblies does not permit proper clearances for ADA access to the building. The existing storefront assemblies will be replaced with new storefront assemblies. The new storefront assemblies will be aluminum-framed with insulated glazing. Storefront framing will be minimized to maintain the maximum area of glass that is feasible given material constraints. Historic transom configurations will be simulated with aluminum storefront frames at the rectilinear transom openings. The finish of the storefront frames will complement the historic character of the building, and will have an anodized medium bronze finish or a similar painted color to match the aluminum windows on the rest of the building. Glazing will be clear glass with applied low-e coatings to maintain continuity with the new proposed second story windows.

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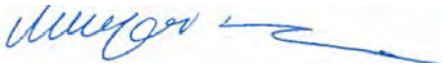
- Extend Window Opening at Second Story - One window at the second story level will be removed and the opening extended to accommodate for the installation of a new French door (material not specified) to allow access to the new porch at the second level. The existing bay window will remain and will be restored as per the drawings.
- Install new smooth-finish, fiber cement lapped siding (color “pale blue”) at gable end over existing insul-brick/asphalt siding
- Replace historic wood Trim at 3rd story Palladian Window in gable end (material not specified)
- Add new wood rake molding in gable end
- Add new wood cornice at 2nd/3rd story junction

Please retain this Certificate of Appropriateness for your files. You should now proceed to the City of Detroit Building, Safety, Engineering and Environmental Department. The Detroit Historic District Commission’s approval and issuance of a Certificate of Appropriateness does not waive the applicant's responsibility to comply with any other applicable ordinances or statutes. If you have any questions regarding this letter, please contact me at (313) 224-8907.

For the Commission:



Jennifer Ross
Staff, Detroit Historic District Commission

Zoning Requirements
Local Authority: City of Detroit

Local Ordinance: Detroit Zoning Ordinance (06 February 2018)

Zoning Classification: B-4: General Business District - Historic

Existing Use Classification: 1st Floor: Mercantile (M)
2nd Floor: Residential (R) - 2 units

Proposed Use Classification: Cabaret / Conditional Use outside CBD (Sect. 61-9-82)

Building Size:

Basement:	Existing - 1,377 sf.,	Proposed - 1,377 sf.
First Floor:	Existing - 1,615 sf.,	Proposed - 1,720 sf.
Second Floor:	Existing - 1,685 sf.,	Proposed - 1,789 sf.

Required Setbacks: (Sect. 61-13-25)

Front:	None required	Actual Setback: xx ft.
Sides:	None required	Actual Setback: 4 ft.
Rear:	None required	Actual Setback: 8 ft.

Minimum Lot Size: (Sect. 61-13-25)

Area:	None Required	Actual Area: 2,690 sf
Width:	None Required	Actual Width: 29'-5" ft.

Maximum Height: (Sect. 61-13-33)
Height: 35 feet Actual Height: 26'-8" ft.

Lot Coverage: (Sects. 61-13-156 & 61-13-157)
Maximum Percentage Allowed: No Requirement
Actual Percentage: 77%

Floor Area Ratio: (Sect. 61-13-25) No Requirement

Existing Parking: Required: 11 Spaces
Provided: 0 Spaces

Required Parking: 3 minimum + 1 space per each 100sfg above 1,000sfg (Sect. 61-14-41)
Off-site parking within 100 ft. of property.

Total Gross Floor Area:
Ground Floor: 1,650 sfg
Second Floor: 1,660 sfg
Total Gross Floor Area: 3,250 sfg

Area in Excess of 1,000sfg: 2,250sfg

Total Parking Required:
Minimum Requirement: 3 spaces
Additional Requirement: 22 spaces
Total Parking Required: 25 Spaces

Difference from existing required and proposed required: **14 Spaces**

Accessible Spaces Required: (Sect. 61-14-122)
Van Accessible 1 space
Car Accessible 0 spaces *(If < 25 cars req'd)*

Provided Parking:
0 On Site
Parking will be provided in a nearby shared lot. Application for variance will be submitted for a variance will be submited at a later time once the lot is identified & a shared parking agreement had been reached.

Off Street Loading: (Sect. 61-14-84)
Spaces Required: 1 space at 12ft. x 35ft.
Spaces Provided: 1 space provided in alley

Legal Description: The West 30 feet of the North 91.72 feet of that part of Out Lot 65, Subdivision of the Van Dyke Farm, Private Claim 100 and 679 from Mack Street to Jefferson Avenue, according to the plat thereof as recorded in Liber 1 of Plats, Page 156, Wayne County Records, lying South of the Southerly line of Kercheval Avenue and East of the Easterly line of Van Dyke Avenue, said Easterly line of Van Dyke Avenue being 33 feet East of the Westerly line of Private Claim 679, Together with a right of way over the South 10 feet of the North 101.72 feet of the said part of the Van Dyke Avenue now used for a public alley.

GENERAL CONDITION NOTES:

ALL CONTRACTORS SHALL VERIFY AND COORDINATE ALL DIMENSIONS ON DRAWINGS, AS WELL AS REVIEW AND COORDINATE PLANS WITH EXTERIOR BUILDING ELEVATIONS, SECTIONS, AND DETAILS BEFORE COMMENCING WITH THE WORK. IF DIMENSIONAL ERRORS OR CONFLICTS OCCUR BETWEEN PLANS, BUILDING ELEVATIONS, SECTIONS, AND DETAILS, IT SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT BEFORE PROCEEDING WITH THE WORK. CONTRACTORS WHO FAIL TO VERIFY, REVIEW, AND COORDINATE THE WORK AND CONTRACTORS WHO SCALE DRAWINGS TO DETERMINE PLACEMENT OR PART(S) OF THE WORK, SHALL TAKE FULL RESPONSIBILITY SHOULD THAT PORTION OF THE WORK BE IMPROPERLY CONSTRUCTED.

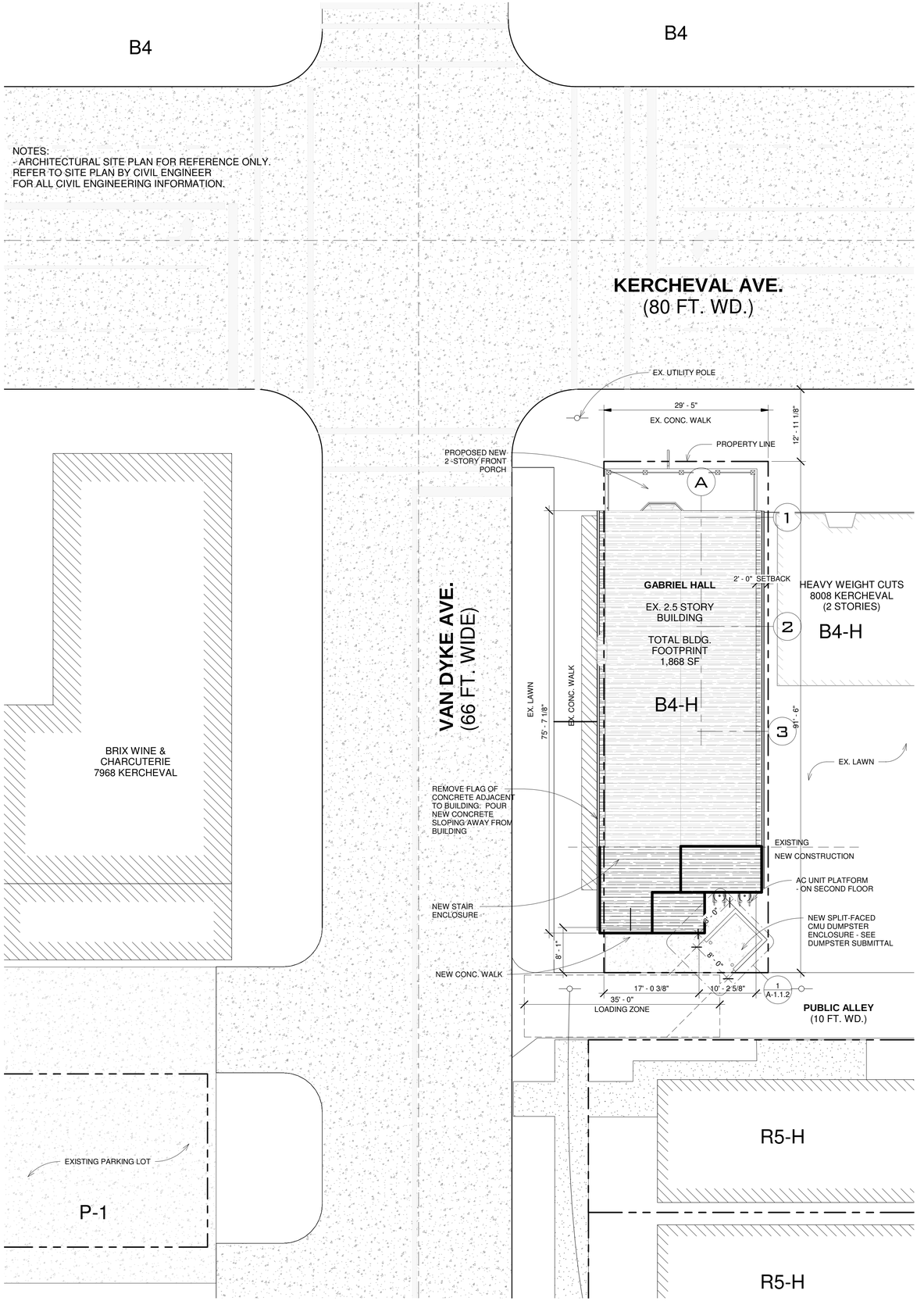
CONTRACTOR TO PROVIDE PROTECTIVE MEASURES DURING CONSTRUCTION TO ENSURE THAT FROST DOES NOT PENETRATE BELOW FOOTINGS. MEASURES INCLUDE THICK STRAW BEDS, TARPING AND TEMPORARY HEAT AT ANY AREAS OF EXCAVATION BELOW GRADE.

ALL WORK SHALL COMPLY WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL CODES, LAWS, RULES AND REGULATIONS

ASSUMED SOIL PRESSURE IS 2,500 PSF - VERIFY CAPACITY BEFORE COMMENCING CONSTRUCTION AND NOTIFY ARCHITECT IF LESS THAN THIS VALUE IS FOUND. OWNER SHALL BE RESPONSIBLE TO RETAIN A LICENSED SOIL ENGINEER FOR BORING AND RECOMMENDED DESIGN DATA.

1 / A-2.0 **ARCHITECTURAL SITE PLAN**
1" = 10'-0"

0' 5' 10' 20' 40'



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Revision Schedule

#	Description	Date
1	BACK STAIRWELL	11/20/17
2	HISTORIC REVIEW	11/27/17

SEAL
STATE OF MICHIGAN
VINCENT R. CATALDO
ARCHITECT
No. 040067
LICENSED ARCHITECT
11/27/17

GABRIEL HALL
8002 KERCHEVAL.
DETROIT, MI 48216
DAMEON GABRIEL

SHEET TITLE
ARCHITECTURAL SITE PLAN

SHEET NUMBER
A-1.1

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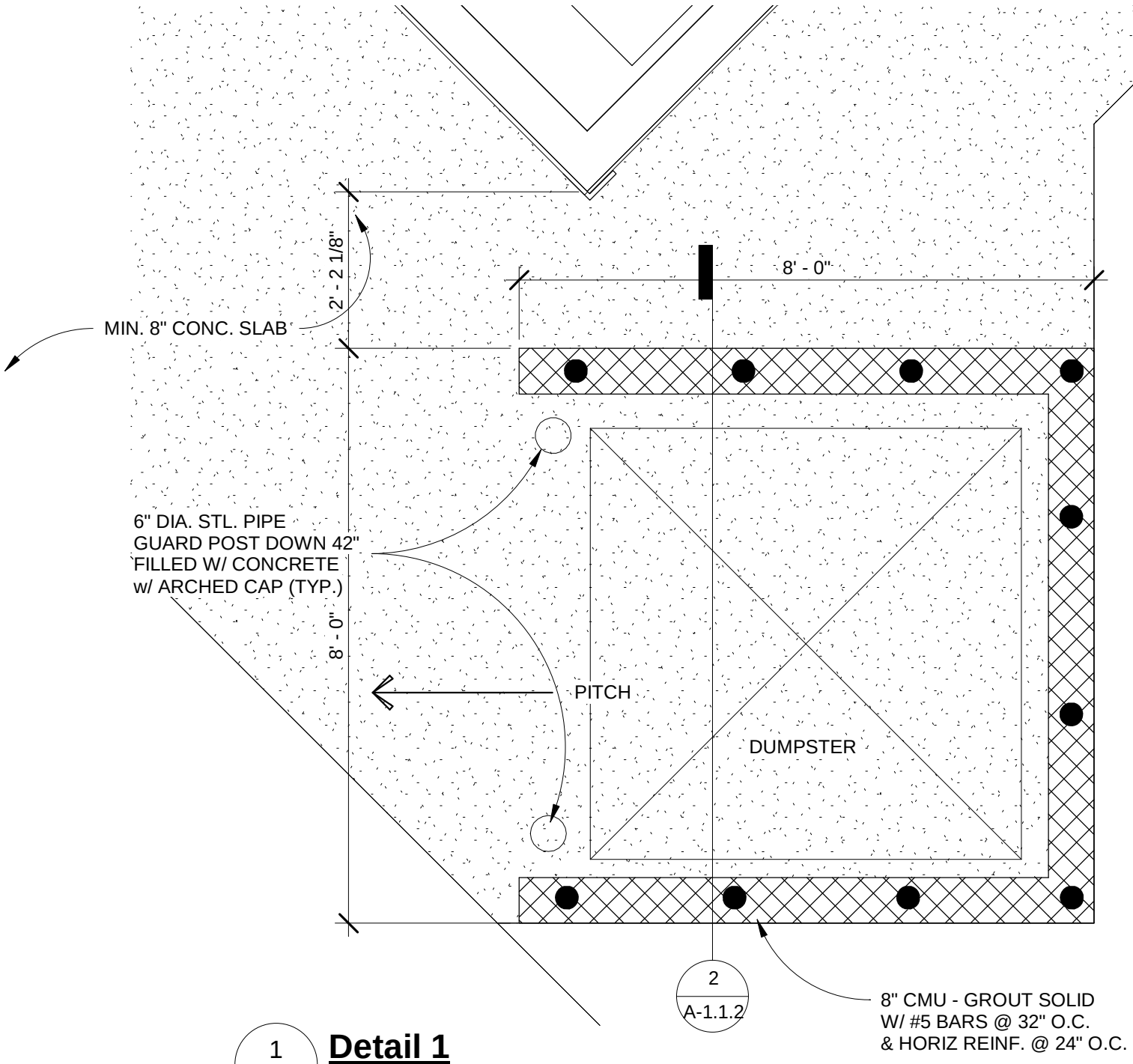

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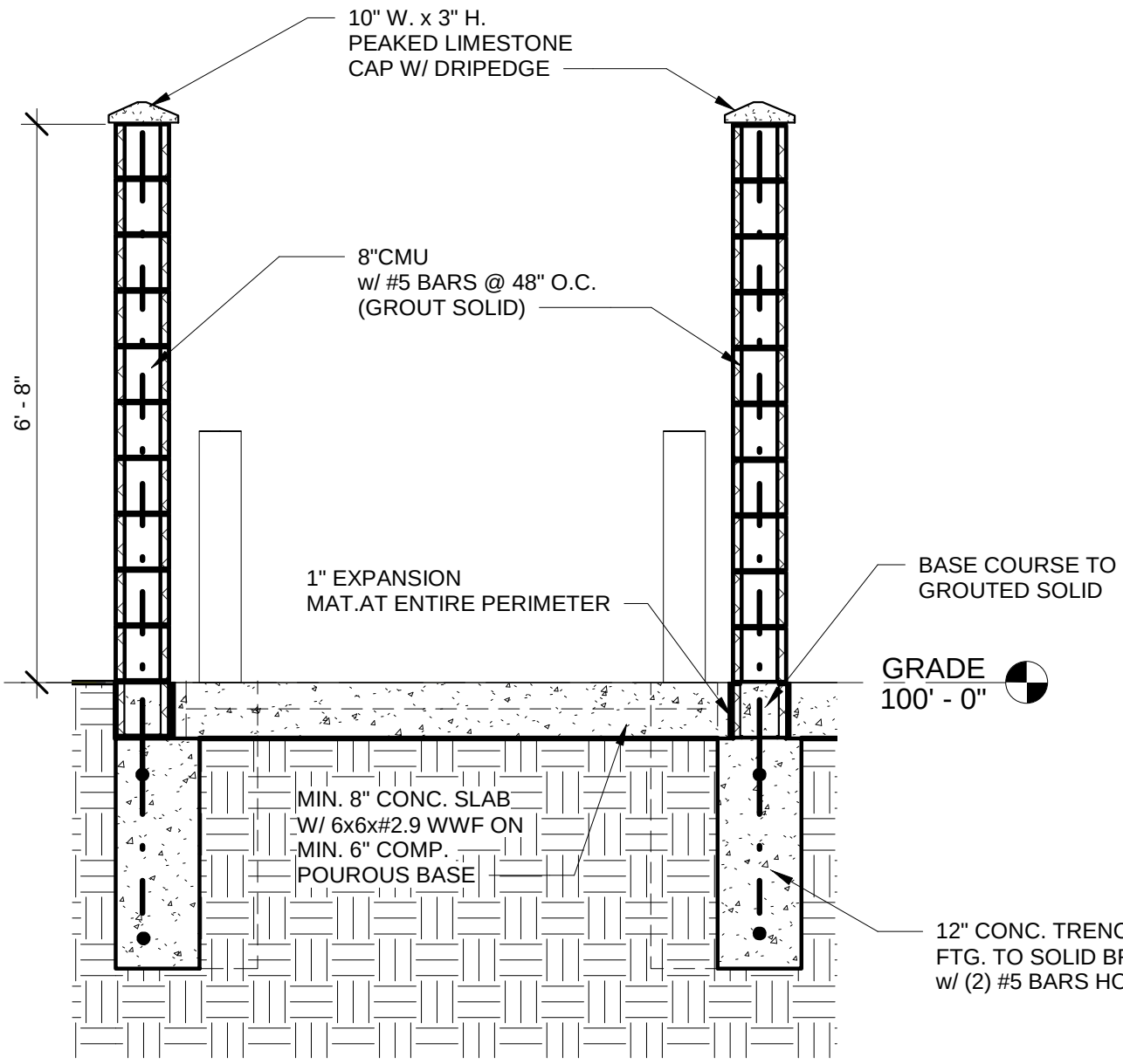
A-1.1

Detail 1

1/2" = 1'-0"



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A-1.1.2

Detail 2

1/2" = 1'-0"

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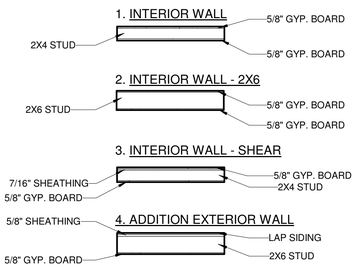
DAMEON GABRIEL

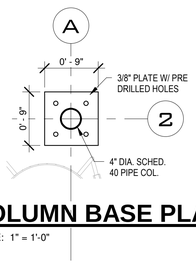
GABRIEL HALL

DEMOLITION NOTES:

Regulatory Requirements:
Comply with governing EPA notification regulations before starting demolition. Comply with hauling and disposal regulations of authorities having jurisdiction. Obtain and pay for all permits required. Where toxic substances are suspected to be present, particularly lead paint and asbestos, a certified removal entity shall be retained and follow governing agency guidelines for removal and disposal.
Preparation:
- As part of the project scope, the Contractor shall prepare all drawings, documents, and applications and shall obtain all government agency approvals and permits required for demolition activities.
- Conduct demolition operations and remove materials to ensure minimum interference with roads, streets, walks, and other adjacent occupied and utilized facilities.
- Do not close or obstruct streets, walks, or other adjacent occupied or utilized facilities without permission from authorities having jurisdiction. Provide alternate routes around closed or obstructed traffic ways if required by governing regulations.
- Conduct demolition operations to prevent injury to people and damage to adjacent buildings and facilities to remain. Ensure safe passage of people around demolition area.
- Erect temporary protection, such as walks, fences, railings, canopies, and covered passageways, where required by authorities having jurisdiction.
- Maintain temporary protection to people at exterior areas of the existing building where decorative medallion removal work is being done.
- Protect existing site improvements, appurtenances, and landscaping that are designated to remain in place.
- Provide and maintain interior and exterior shoring, bracing, or structural support to preserve stability and prevent movement, settlement, or collapse of buildings to be demolished and adjacent buildings to remain.
- Strengthen or add new supports when required during progress of demolition.
- Verify that utilities have been disconnected and capped.
- Survey existing conditions and correlate with requirements indicated to determine extent of demolition and recycling required.
- Survey condition of the building to determine whether removing any element might result in a structural deficiency or unplanned collapse of any portion of the structure or adjacent structures during demolition.
- Retain a licensed and qualified structural engineer to provide analysis, including calculations, necessary to ensure the safe execution of the demolition work. Bearing walls, structural steel, concrete foundations and supported slabs with structural framing shall not be altered without a field investigation by the architect or a structural engineer.
General:
- Demolition drawings indicate general areas of demolition only. Extent of removal of existing construction materials to be determined by field investigation and coordination with architectural, mechanical, electrical, and plumbing documents. Existing mechanical, plumbing, and electrical to be relocated per drawings, coordinate with contractors as required. - Coordinate removal of existing items with proposed framing details, interior elevations, and details. Provide temporary structural support as required prior to structural demolition.
- Patch and repair existing materials to remain as required where removal of existing construction or where requirements of new construction necessitates cutting or altering existing materials. Existing walls, floors, and ceiling to remain intact as is indicated on drawings. Coordinate with architectural, mechanical, plumbing, and electrical documents.
- All demolition work shall attempt to salvage adjacent areas and re-usable materials to the extents possible. Verify Owner's intent to reuse or store any building components prior to disposal. Except for items or materials indicated to be reused, salvaged, reinstalled, or otherwise indicated to remain property of owner, demolished materials shall become the Contractor's property and shall be removed, recycled, or disposed from Project site in an appropriate and legal manner.
- Every attempt shall be made by the demolition contractor to separate building materials into recyclable content.
- Locate demolition equipment throughout the building and remove debris and materials so as not to impose excessive loads on supporting walls, floors, or framing.
- Remove structural framing members and lower to ground by method suitable to avoid free fall and to prevent ground impact or dust generation.
Disposal Practices and Hauling:
- Legally transport and dispose of materials that cannot be delivered to a source-separated or mixed recycling facility to a transfer station or disposal facility that can legally accept the materials for the purpose of disposal.
- Use a permitted waste hauler or Contractor's trucking services and personnel. To confirm valid permitted status of waste haulers, contact the appropriate waste management agency.
- Become familiar with the conditions for acceptance of new construction, excavation and demolition materials at recycling facilities, prior to delivering materials.
- Deliver to facilities that can legally accept new construction, excavation and demolition materials for purpose of re-use, recycling, composting, or disposal.
- Do not burn, bury or otherwise dispose of rubbish and waste materials on project site.
- Demolish concrete and masonry in sizes that will be suitable for acceptance at recycling or disposal facilities.
Electrical Demolition:
- Safety-related work practices shall be employed to prevent electric shock or electrical contacts, when work is performed near or on equipment or circuits which are or may be energized. Live parts shall be de-energized before work commences on them. Only qualified electrician may work on energized circuits or equipment.
- The circuits and equipment to be worked on shall be disconnected from all electric energy sources. Electric equipment or circuits which have been de-energized shall be locked out or tagged or both.
- A qualified electrician shall use test equipment (volt-ohm meter, etc.) and shall verify that the circuit and equipment are de-energized. If the circuit is over 600 volts, the test equipment shall be checked for proper operation immediately before and immediately after this test.
- Stored electric energy which might endanger personnel shall be released. Capacitors shall be discharged and high capacitance elements shall be short-circuited and grounded, if the stored electric energy might endanger personnel.
- A qualified electrician shall conduct tests and visual inspections to verify that all tools, electrical jumpers, shorts, grounds, and other such devices have been removed, so that the circuits and equipment can be safety energized.
Gas Piping:
- All gas to be shut off to areas of demolition by a qualified contractor. Test for leaks prior to commencing work.
- Where applicable, provide new shut off valves where piping reaches area of demolition

WALL LEGEND





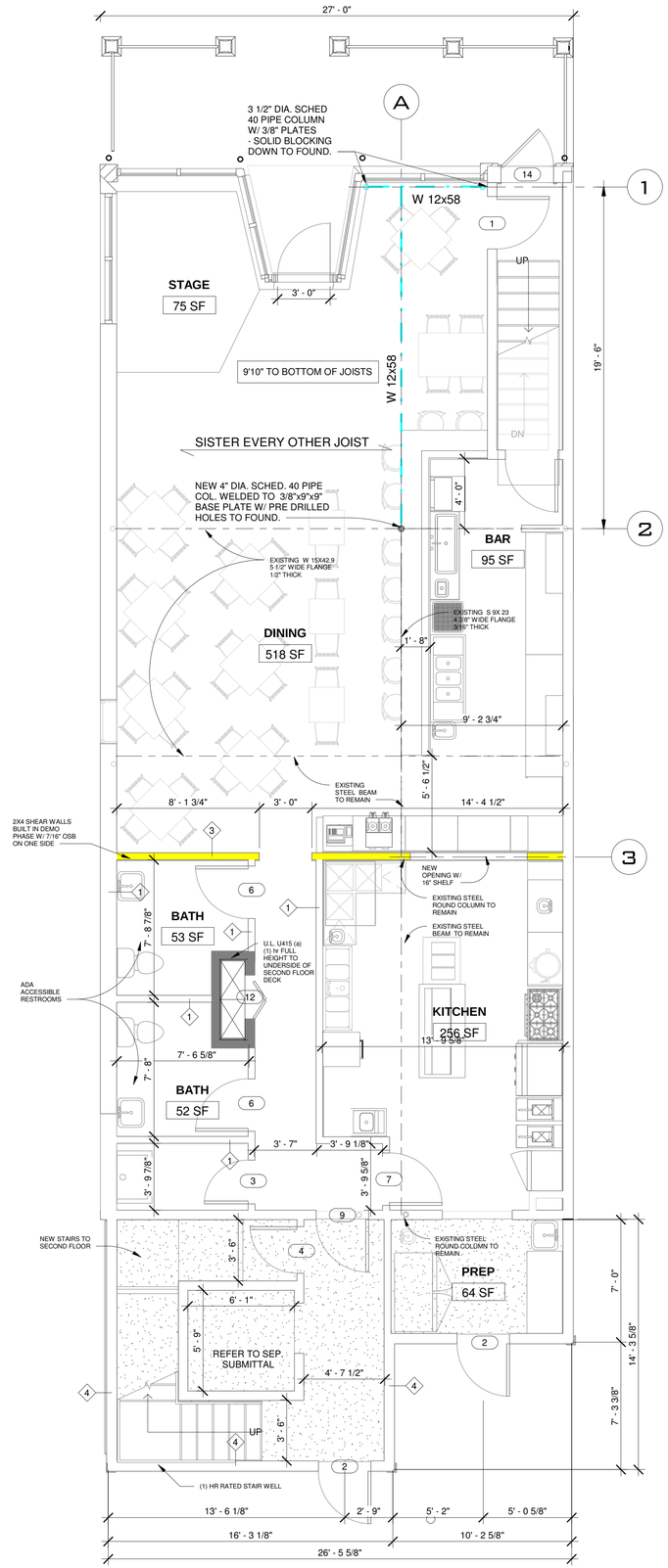
3 A-1.3 **COLUMN BASE PLATE**
SCALE: 1" = 1'-0"

DRAWING INFORMATION:

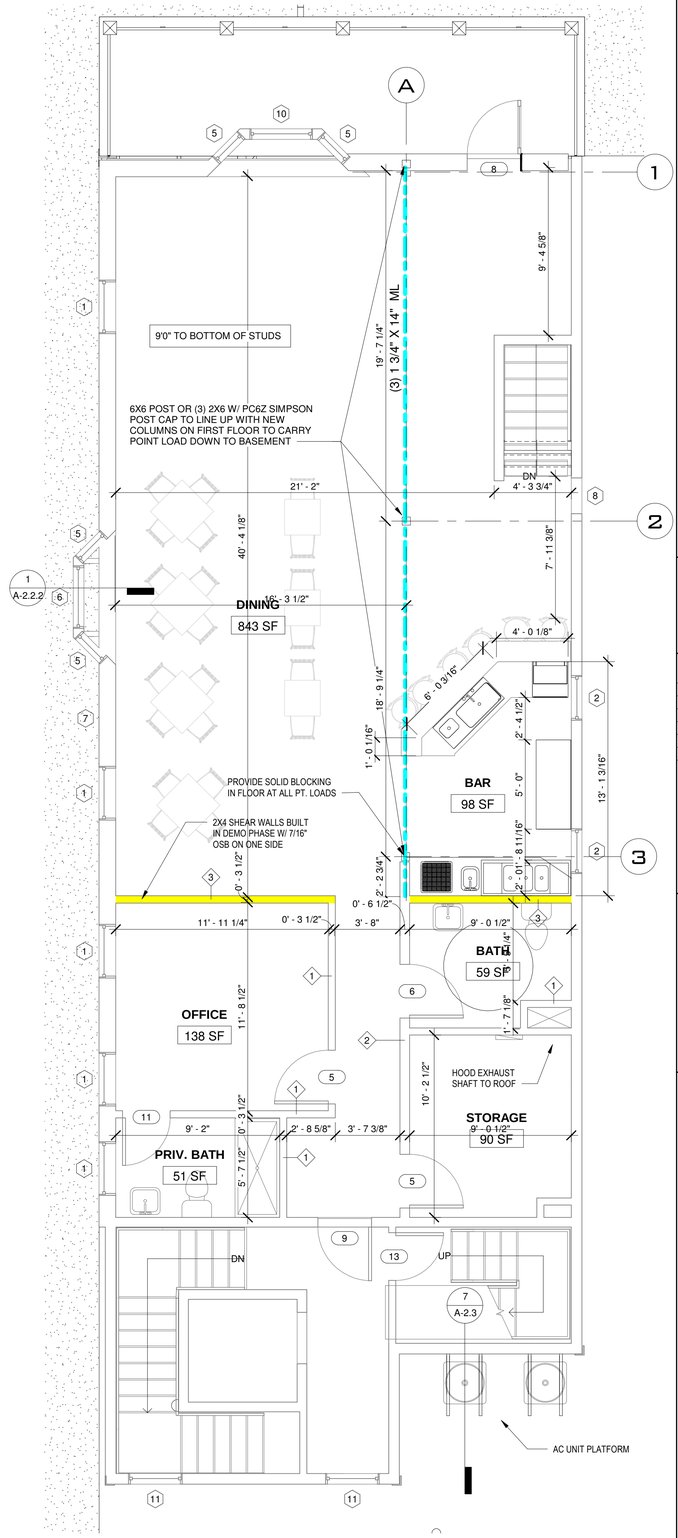
ARCHITECTURAL DOCUMENTS ESTABLISH THAT FIRST (MAIN) FINISH FLOOR LEVEL = 100.00'.
FOR COORDINATION OF CIVIL DOCUMENTS: ARCHITECTURAL 100.00' = CIVIL ENGINEERS VALUE AND INTERPOLATION SHALL BE REQUIRED BY CONTRACTORS FOR VALUE RELAVANT TO THE SITE.

EXTERIOR DIMENSIONS ARE MEASURED FROM SHEATHING TO SHEATHING. WINDOWS AND DOORS ARE DIMENSIONED TO CENTERS. U.N.O. OR WHERE C.M.U. DIMENSIONS ARE USED.

INTERIOR DIMENSIONS ARE MEASURED FACE OF STUD WALL TO FACE OF STUD WALLS. INTERIOR DOORS AND CASED OPENINGS ARE TO BE MIN. 6" OFF WALLS FOR TRIM ALLOWANCE U.N.O.



1 A-1.3 **FIRST FLOOR PLAN**
SCALE: 1/4" = 1'-0"



2 A-1.3 **SECOND FLOOR PLAN**
SCALE: 1/4" = 1'-0"

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Revision Schedule

#	Description	Date
1	BACK STAIRWELL	11/20/17
2	HISTORIC REVIEW	11/27/17
3	KITCHEN/ BAR UPDATE	4/15/19
4	HISTORIC UPDATE	4/19/19

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SHEET TITLE
FLOOR PLANS

SHEET NUMBER
A-1.3

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Sec. 25-2-92. - West Village Historic District.

(a)An historic district to be known as the West Village Historic District is hereby established in accordance with the provisions of this article.

(d)The design treatment level of the West Village Historic District shall be conservation, as provided for in section 25-2-2.

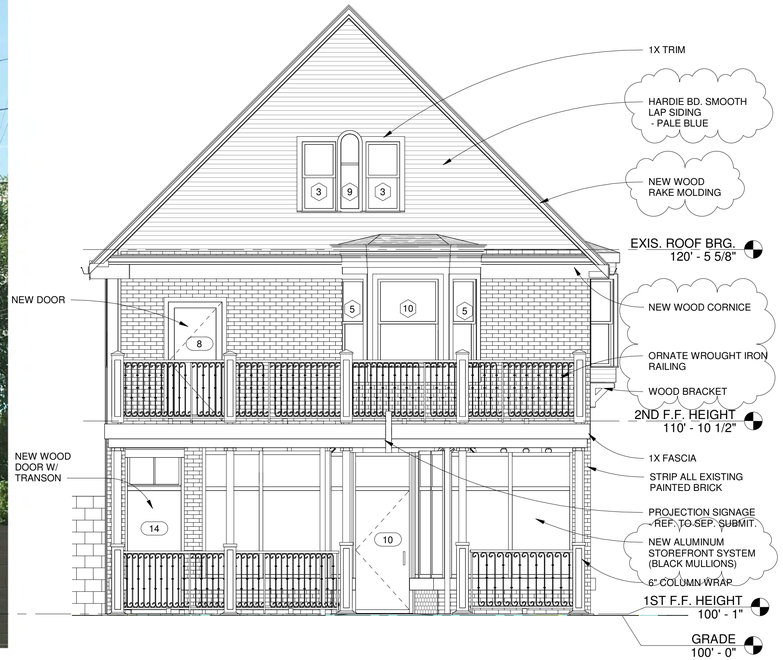
(e)The defined elements of design, as provided for in section 25-2-2, shall be as follows:(1)

Height. Buildings in West Village range in height from one story to eleven (11) stories. The majority of the residential buildings are two and one-half (2½) stories tall, meaning they have two (2) full stories plus an attic or finished third floor within the roof. One and one-half-story residential buildings exist and are primarily concentrated on Van Dyke between Lafayette and Kercheval, the east side of Shipherd, and on St. Paul between Shepherd and Van Dyke. Apartment buildings range from two (2) stories to eleven (11) stories tall although buildings of more than four (4) stories are rare. Commercial buildings range from one to three (3) stories tall; the older commercial buildings are two (2) stories tall.
(2)Proportion of buildings' front facades. Proportion varies in the district, depending on age, style, use and location in a specific subdivision. On narrow, thirty-foot to thirty-five-foot parcels, proportion of front facades is narrow compared to depth and buildings are taller than wide. Apartment buildings are taller than wide, terraces and attached row houses are wider than tall when taken as a whole.
(3)Proportion of openings within the facades. Areas of voids generally constitute between fifteen (15) per cent and thirty (30) per cent of the front facades, excluding the roofs. Most major openings are taller than wide, although when grouped together some may achieve a horizontal affect. Transoms over windows are usually wider than tall or square. Window openings in residences are always subdivided, the most common window type being double-hung sash, whose area may be further subdivided by muntins. Dormer and gable windows exist in a variety of shapes and sizes. The district contains a great variety of sizes, shapes, and arrangements of openings.
(4)
Rhythm of solids to voids in front facades. Voids are usually spaced evenly within the facades, resulting in balanced compositions. Voids in buildings derived from classical precedents are usually arranged in a symmetrical manner. Buildings influenced by the arts and crafts movement and the Victorian era display voids arranged with more freedom.

Relationship of materials. The majority of the buildings in West Village have either common or pressed brick or clapboard sheathing as their principal exterior material. Stucco wall surfaces also exist as a principal material; some later replacement siding exists in the district, but much of such siding changes the visual relationship of the siding to the building. Masonry is used on the first story only on some houses, and wood shingles exist on some second stories. Most buildings have wood trim; a few more substantial houses and apartment buildings have stone trim. There are some tile roofs; some slate roofs still exist; asphalt replacement roofs are common. Porches are built of brick or wood.
(8)
Relationship of textures. The most common relationships of textures are the low-relief pattern of mortar joints in brick contrasted to smooth wood trim and/or wood clapboard contrasted with smoother trim. Random ashlar used at first story level is contrasted with a wood-sheathed or shingled upper story in a few houses, as is a brick first story and a stuccoed second story. The smoother surface of glazed brick or painted brick is sometimes contrasted with stone or wood trim. Carved wooden detail and half-timbering provide textural interest. Slate and tile roofs provide textural interest whereas asphalt shingles usually do not.
(9)
Relationship of colors. Orange natural brick, pressed brick, and replacement siding in natural earth colors are plentiful in the district; the paint colors of frame houses often relate to style. The classically inspired buildings generally have woodwork painted in the white and cram range. Doors and shutters feature an array of colors, usually harmonizing with the main body of the house. Colors known to have been in use on buildings of this type in the eighteenth or nineteenth century on similar buildings may be considered for suitability. Buildings of medieval or arts and crafts inspiration generally have painted woodwork and window frames of dark brown, cream, or other natural tones. Stucco is either left in its natural state or painted din a shade of cream or yellow. Dark brown half-timbering is common. Victorian buildings display freedom in use of color. Original color schemes for any given building may be determined by professional paint analysis and when so determined are always appropriate for than building. Roofs are in natural colors (tile and slate and wood colors) and asphalt shingles are predominantly within this same color range.
(10)
Relationship of architectural details. Architectural details generally relate to style. Victorian architectural details appear on one and one-half and two and one-half-story Victorian cottages; spindlework, fishscale shingles and patterned shingles are indicative of the Queen Anne style. Areas treated include porches, gables, window and door surrounds, and cornices. The buildings influenced by the arts and crafts or medieval sometimes have details carved in wood on window frames, door frames and eaves and sometime shave half-timbering. The four-square buildings, mostly on the northern end of the district, have little architectural embellishments; the detail on the eaves, bays, dormers and porch are architectonic. Neo-Georgian or colonial have classical details in wood on porches, shutters, window frames and dormers. In general, various styles are rich in architectural detail.
(11)
Relationship of roof shapes. The district is characterized by a diversity of roof shapes. Hipped or pitched roofs on most residential buildings are punctuated with gables and dormers, with the exception of the Victorian cottages with their steeply pitched roofs and apartment buildings, whose roofs are not visible from the street. Roofs of commercial buildings generally appear flat. Porch roofs vary greatly according to style.
(12)
Walls of continuity. The major wall of continuity is crated by the buildings, with their generally uniform setbacks within block faces. New buildings should conform to these setbacks where they exist. Fences along building lines extend the major wall of continuity. Hedges extending along the front lot lines create a minor wall of continuity where they exist, and a major wall of continuity where they exist in sufficient quantities such as on Shepherd between St. Paul and Agnes. Gaslights on Parker between Lafayette and the Parkstone parking lot and on Agnes from Parker to Van Dyke create minor walls of continuity, as do trees on tree lawns. Fences in the district exist along side lot lines as well as front lot lines. On Shipherd garages on the west side of the street create the major wall of continuity.
(13)
Relationship of significant landscape features and surface treatments. The typical treatment of individual properties is a flat or slightly graded front lawn area in grass turf, subdivided by a walk leading got the front entrance from the curb and frequently a side walk beginning at the sidewalk leading to the rear. Materials for such walks are primarily concrete, although a few brick walks exist. Some front yards have rectangular raised earthwork terraces upon which the house stands, sometimes with a brick or stone retaining wall at the change of grade. Foundation plantings, often of a deciduous character, are present. Hedges between properties and along front lot lines are not uncommon. Several types of fences exist in the district, including cyclone fences, fences with wooden posts and rails with wire mesh, wrought iron fences, and brick and concrete walls. Some large American elm trees remain on the tree lawns in the district, although they are virtually extinct. Replacement trees should be characteristic of the area and period, though only a disease-resistant elm would be a practical choice. Very few straight side drives from the street to the rear are present; alley-facing garages are the norm, although many parking bays are present with alley entrances. The lack of front driveways leads to a unity of front yards. Street pavements are now asphalt; cut stone curbs exist with frequency although in some areas they have been replaced with concrete curbs. Alleys are concrete except for the alley between Shipherd and Van Dyke and the alley between East Jefferson and Van Dyke Place, which are brick. Steel lighting poles on Van Dyke are fluted; elsewhere in the district on north-south streets O.P. poles are the predominant type. On east-west streets and Shipherd three are telephone poles with cranes carrying lanterns. A boulevard with a landscaped median forty-four (44) feet by three hundred seventy (370) feet exists on Parker Avenue between the Jefferson and Lafayette and Lafayette Avenue [sic].

(15)
Scale of facades and facade elements. There is a variety in scale from block to block depending on lot width and style. Houses south of Lafayette are of a more substantial character than those north of Lafayette, and houses south of Agnes on Parker are the most substantial. Size and complexity of facade elements and details either accentuate or subdue the scale of the facades. Facade elements have been determined by what is appropriate for the style. Window sashes are usually subdivided by muntins, which affects the apparent scale of the windows within the facades.
(16)
Directional expression of front elevations. The expression of direction on residential blocks is neutral, although individual houses may emphasize their verticality or horizontally according to style. Rowhouses and terraces are horizontal in directional expression; apartment buildings are vertical. Commercial buildings on Kercheval form a horizontal row.
(17)
Rhythm of building setbacks. Setbacks on the north-south streets in the district vary slightly from area to area within the district, although they are generally consistent within each street face and/or subdivision because of the existence of various deed restrictions. Buildings on the main east-west streets—East Jefferson, Lafayette, and Agnes—are less consistent in setback due to more recent development. The varying designs of the buildings, frequently with slight setbacks or projections in their facades, cause the buildings to relate to the front setback line in different ways; this creates a slight variation in setback line.
(18)
Relationship of lot coverages. Lot coverages range from fifteen (15) per cent to eighty (80) per cent. Apartment buildings and rowhouses generally occupy a percentage at the high end of this range. Most homes are in the twenty (20) per cent to thirty-five (35) per cent range of lot coverage. Lot coverage is greater north of Lafayette where lots are narrower in width.
(19)
Degree of complexity within the facade. The degree of complexity has been determined by what is typical and appropriate for a given style. The classically inspired buildings usually have simple, rectangular facades with varying amounts of ornamentation. Foursquare buildings are usually less complex with ornament restricted to the porch and entrance and sometimes eaves. Other more decorative styles frequently have facades complicated by gables, bays, slight setbacks, porches, an occasional turret, window and door hoods, and carved detail. Apartment buildings have historical details derived from the styles in which the buildings are designed.
(20)
Orientation, vistas, overviews. Most of the buildings are oriented toward the street. Garages are usually oriented toward an alley; almost all garages are detached and at the rear of the lot. They are not generally visible from the street. Houses on the east side of Shipherd are oriented toward the street and face the garages of buildings oriented towards Seyburn. All houses in Wesson's Subdivision face the north-south streets, except those on the north side of Lafayette. In other subdivisions the corner house often faces the east-west streets. Rowhouses and terraces are usually oriented toward the east-west streets. Buildings on Jefferson are most often slanted slightly towards the west.
(21)
Symmetric or asymmetric appearance. Neo-colonial or classically inspired buildings are usually symmetrical. Other styles are asymmetrical but most often result in balanced compositions.
(22)
General environmental character. The West Village District is characterized by residential and minor commercial development dating from 1880-1930. Long, straight streets, a significant array of housing types, and a cohesiveness achieved through uniform setbacks and heights result in an urban, medium density neighborhood. Newer commercial and institutional uses exist primarily on the northern and southern fringes of the district. West Village is of an urban character rare in Detroit because of the diversity of building types in the area.

BEFORE



AFTER

BEFORE

AFTER

virtuoso DESIGN + BUILD
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Revision Schedule

#	Description	Date
1	KITCHEN/ BAR UPDATE	4/15/19
2	HISTORIC UPDATE	4/19/19

SEAL

STATE OF MICHIGAN
VINCENT R. CATALDO
ARCHITECT
No. 040667
LICENSED ARCHITECT

11/27/17

GABRIEL HALL

8002 KERCHEVAL.
DETROIT, MI 48216

DAMEON GABRIEL

SHEET TITLE
NORTH ELEVATION

SHEET NUMBER
A-2.0

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DEMOLITION NOTES:

Regulatory Requirements:
Comply with governing EPA notification regulations before starting demolition. Comply with hauling and disposal regulations of authorities having jurisdiction. Obtain and pay for all permits required. Where toxic substances are suspected to be present, particularly lead paint and asbestos, a certified removal entity shall be retained and follow governing agency guidelines for removal and disposal.

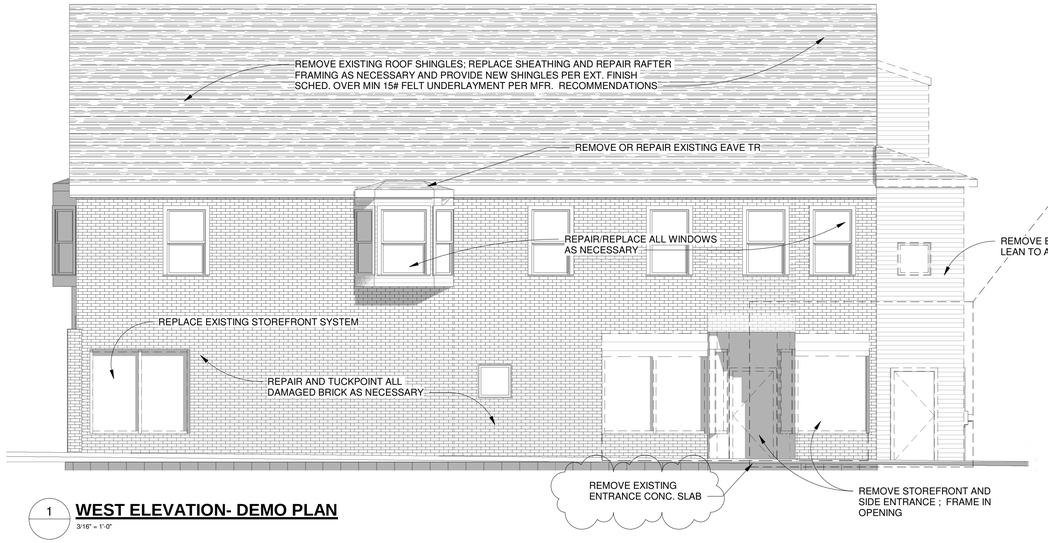
Preparation:
- As part of the project scope, the Contractor shall prepare all drawings, documents, and applications and shall obtain all government agency approvals and permits required for demolition activities.
- Conduct demolition operations and remove materials to ensure minimum interference with roads, streets, walks, and other adjacent occupied and utilized facilities.
- Do not close or obstruct streets, walks, or other adjacent occupied or utilized facilities without permission from authorities having jurisdiction. Provide alternate routes around closed or obstructed traffic ways if required by governing regulations.
- Conduct demolition operations to prevent injury to people and damage to adjacent buildings and facilities to remain. Ensure safe passage of people around demolition area.
- Erect temporary protection, such as walks, fences, railings, canopies, and covered passageways, where required by authorities having jurisdiction.
- Maintain temporary protection to people at exterior areas of the existing building where decorative medallion removal work is being done.
- Protect existing site improvements, appurtenances, and landscaping that are designated to remain in place.
- Provide and maintain interior and exterior shoring, bracing, or structural support to preserve stability and prevent movement, settlement, or collapse of buildings to be demolished and adjacent buildings to remain.
- Strengthen or add new supports when required during progress of demolition.
- Verify that utilities have been disconnected and capped.
- Survey existing conditions and correlate with requirements indicated to determine extent of demolition and recycling required.
- Survey condition of the building to determine whether removing any element might result in a structural deficiency or unplanned collapse of any portion of the structure or adjacent structures during demolition.
- Retain a licensed and qualified structural engineer to provide analysis, including calculations, necessary to ensure the safe execution of the demolition work. Bearing walls, structural steel, concrete foundations and supported slabs with structural framing shall not be altered without a field investigation by the architect or a structural engineer.

General:
- Demolition drawings indicate general areas of demolition only. Extent of removal of existing construction materials to be determined by field investigation and coordination with architectural, mechanical, electrical, and plumbing documents. Existing mechanical, plumbing, and electrical to be relocated per drawings, coordinate with contractors as required. - Coordinate removal of existing items with proposed framing details, interior elevations, and details. Provide temporary structural support as required prior to structural demolition.
- Patch and repair existing materials to remain as required where removal of existing construction or where requirements of new construction necessitates cutting or altering existing materials. Existing walls, floors, and ceiling to remain intact as is indicated on drawings. Coordinate with architectural, mechanical, plumbing, and electrical documents.
- All demolition work shall attempt to salvage adjacent areas and re-usable materials to the extents possible. Verify Owner's intent to reuse or store any building components prior to disposal. Except for items or materials indicated to be reused, salvaged, reinstalled, or otherwise indicated to remain property of owner, demolished materials shall become the Contractor's property and shall be removed, recycled, or disposed from Project site in an appropriate and legal manner.
- Every attempt shall be made by the demolition contractor to separate building materials into recyclable content.
- Locate demolition equipment throughout the building and remove debris and materials so as not to impose excessive loads on supporting walls, floors, or framing.
- Remove structural framing members and lower to ground by method suitable to avoid free fall and to prevent ground impact or dust generation.

Disposal Practices and Hauling:
- Legally transport and dispose of materials that cannot be delivered to a source-separated or mixed recycling facility to a transfer station or disposal facility that can legally accept the materials for the purpose of disposal.
- Use a permitted waste hauler or Contractor's trucking services and personnel. To confirm valid permitted status of waste haulers, contact the appropriate waste management agency.
- Become familiar with the conditions for acceptance of new construction, excavation and demolition materials at recycling facilities, prior to delivering materials.
- Deliver to facilities that can legally accept new construction, excavation and demolition materials for purpose of re-use, recycling, composting, or disposal.
- Do not burn, bury or otherwise dispose of rubbish and waste materials on project site.
- Demolish concrete and masonry in sizes that will be suitable for acceptance at recycling or disposal facilities.

Electrical Demolition:
- Safety-related work practices shall be employed to prevent electric shock or electrical contacts, when work is performed near or on equipment or circuits which are or may be energized. Live parts shall be de-energized before work commences on them. Only qualified electrician may work on energized circuits or equipment.
- The circuits and equipment to be worked on shall be disconnected from all electric energy sources. Electric equipment or circuits which have been de-energized shall be locked out or tagged or both.
- A qualified electrician shall use test equipment (volt-ohm meter, etc.) and shall verify that the circuit and equipment are de-energized. If the circuit is over 600 volts, the test equipment shall be checked for proper operation immediately before and immediately after this test.
- Stored electric energy which might endanger personnel shall be released. Capacitors shall be discharged and high capacitance elements shall be short-circuited and grounded, if the stored electric energy might endanger personnel.
- A qualified electrician shall conduct tests and visual inspections to verify that all tools, electrical jumpers, shorts, grounds, and other such devices have been removed, so that the circuits and equipment can be safety energized.

Gas Piping:
- All gas to be shut off to areas of demolition by a qualified contractor. Test for leaks prior to commencing work.
- Where applicable, provide new shut off valves where piping reaches area of demolition



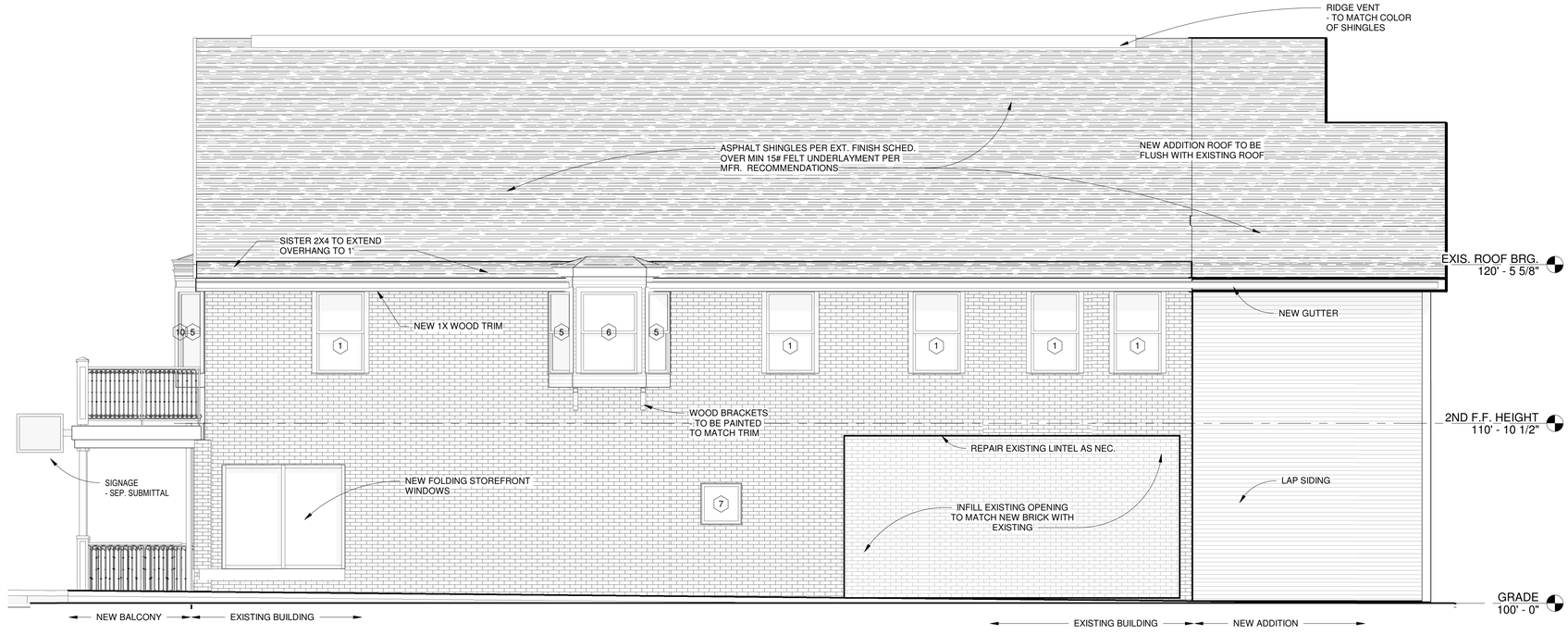
1 **WEST ELEVATION- DEMO PLAN**
3/16" = 1'-0"

FINISH MATERIALS

LAP SIDING
HARDIE BD. SMOOTH LAP SIDING
- PALE BLUE (C:3 - HISTORICAL APPROVED COLOR)

TRIM (FASCIA, RAKE, CORNICE, WINDOWS, DOORS)
1X WOOD TRIM - PAINTED
YELLOWISH WHITE (C:4 - HISTORICAL APPROVED COLOR)

SHINGLES
CERTAINTEED
- LANDMARK TL AGED BARK
- RIDGE VENT TO MATCH



2 **PROPOSED WEST ELEVATION**
1/4" = 1'-0"

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Revision Schedule

#	Description	Date
1	BACK STAIRWELL	11/20/17
2	HISTORIC REVIEW	11/27/17
3	STOREFRONT INFILL AND NEW STEEL DETAIL	1/12/18
4	KITCHEN/ BAR UPDATE	4/15/19
5	HISTORIC UPDATE	4/19/19

SEAL
STATE OF MICHIGAN
VINCENT R. CATALDO
ARCHITECT
No. 040667
LICENSED ARCHITECT
11/27/17

GABRIEL HALL
8002 KERCHEVAL.
DETROIT, MI 48216
DAMEON GABRIEL

SHEET TITLE
DEMO AND PROPOSED ELEVATIONS

SHEET NUMBER
A-2.1

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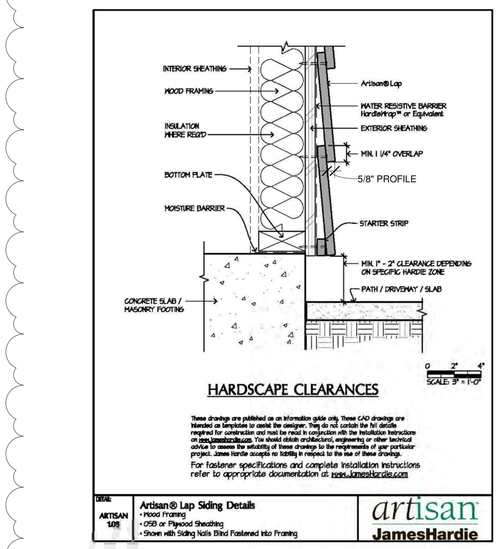
NEW WINDOW SCHEDULE					
Type Mark	Count	Height	Width	COMMENTS	MATERIAL
1	5	5' - 0"	3' - 0"	MATCH IN KIND - CONFIRM DIMENSIONS IN FIELD	ALUMIN. CLAD
2	5	5' - 0"	2' - 6"	MATCH IN KIND - CONFIRM DIMENSIONS IN FIELD	ALUMIN. CLAD
3	2	4' - 0"	2' - 0"	MATCH IN KIND - CONFIRM DIMENSIONS IN FIELD	ALUMIN. CLAD
5	4	5' - 0"	2' - 0"	MATCH IN KIND - CONFIRM DIMENSIONS IN FIELD	ALUMIN. CLAD
6	1	5' - 0"	3' - 6"	MATCH IN KIND - CONFIRM DIMENSIONS IN FIELD	ALUMIN. CLAD
7	1	2' - 6"	2' - 6"	MATCH IN KIND - CONFIRM DIMENSIONS IN FIELD	ALUMIN. CLAD
8	1	2' - 0"	2' - 0"	MATCH IN KIND - CONFIRM DIMENSIONS IN FIELD	ALUMIN. CLAD
9	1	4' - 8"	1' - 0"	MATCH IN KIND - CONFIRM DIMENSIONS IN FIELD	ALUMIN. CLAD
10	1	5' - 0"	3' - 6"	MATCH IN KIND - CONFIRM DIMENSIONS IN FIELD	ALUMIN. CLAD
11	2	5' - 0"	3' - 0"	DOUBLE HUNG	ALUMIN. CLAD

NEW DOOR SCHEDULE										
Mark	Count	Height	Width	Panic Hdwr.	Threshold / W.S.	Closer	Fire Rating	Hardware	Comments	Material
1	1	6' - 8"	3' - 0"			Yes	20 MIN	ACCESS CONTROL - BY OWNER	STAIR ACCESS	
2	2	6' - 8"	3' - 0"	Yes	Yes	Yes	20 MIN	ACCESS CONTROL - BY OWNER	EXTERIOR DOOR	H.M.
3	1	6' - 8"	2' - 6"			Yes	20 MIN	PRIVACY	JANITORS CLOSET	
4	1	6' - 8"	2' - 8"					PRIVACY	CLOSET	
5	2	6' - 8"	3' - 0"				20 MIN	LOCK SET	OFFICE & 2ND FLOOR STORAGE DOOR	
6	3	6' - 8"	3' - 0"			Yes	20 MIN	PRIVACY	RESTROOM	
7	1	6' - 8"	3' - 0"			Yes		PASSAGE	KITCHEN	
8	1	6' - 8"	3' - 0"		Yes	Yes		LOCK SET	BALCONY	ALUM. CLAD
9	2	6' - 8"	3' - 0"	Yes		Yes	20 MIN		INTERIOR EGRESS	
10	1	6' - 8"	3' - 0"	Yes	Yes	Yes		ACCESS CONTROL - BY OWNER	STOREFRONT MAIN ENTRANCE	ALUM./ GLASS
11	1	6' - 8"	2' - 8"					PRIVACY	PRIVATE RESTROOM	
12	1	6' - 8"	2' - 6"						MECH SHAFT ACCESS BIFOLD	
13	1	6' - 8"	2' - 8"					LOCK SET	ATTIC STAIR ACCESS	
14	1	6' - 8"	3' - 0"	Yes	Yes	Yes	20 MIN	LOCK SET	FRONT STAIR EXTERIOR DOOR	WOOD

ALL DOORS AND WINDOWS TO MATCH TRIM (YELLOWISH WHITE - HISTORICAL APPROVED COLOR)

6



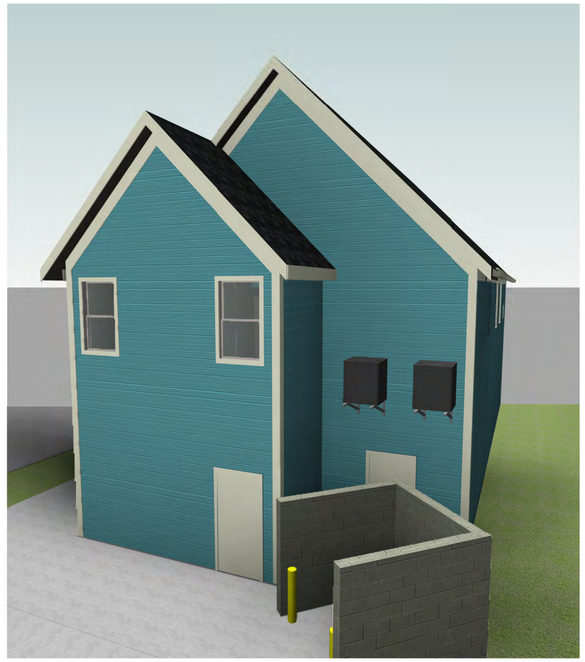
FINISH MATERIALS

LAP SIDING
HARDIE BD. SMOOTH LAP SIDING
- PALE BLUE (C:3 - HISTORICAL APPROVED COLOR)

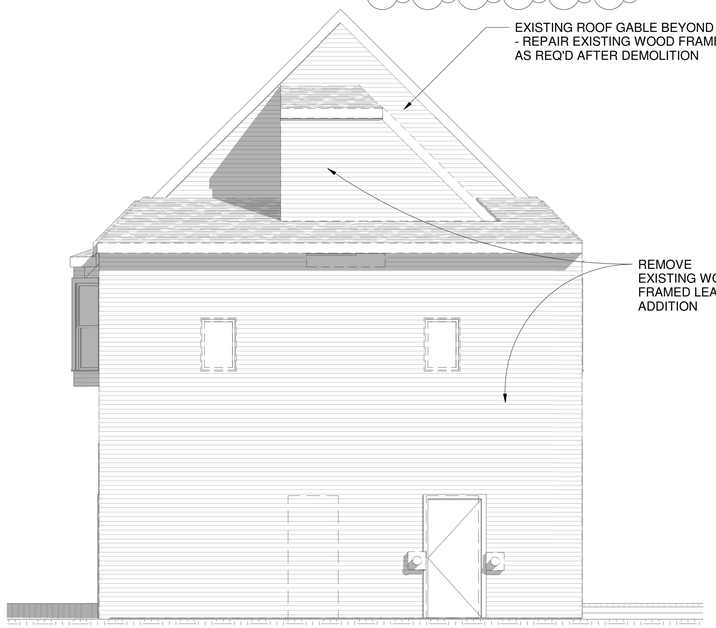
TRIM (FASCIA, RAKE, CORNICE, WINDOWS, DOORS)
1X WOOD TRIM - PAINTED
YELLOWISH WHITE (C:4 - HISTORICAL APPROVED COLOR)

SHINGLES
CERTAINTEED
- LANDMARK TL AGED BARK
- RIDGE VENT TO MATCH

6



4 **REAR PERSPECTIVE**



1 A-2.2 **SOUTH ELEVATION - DEMO PLAN**
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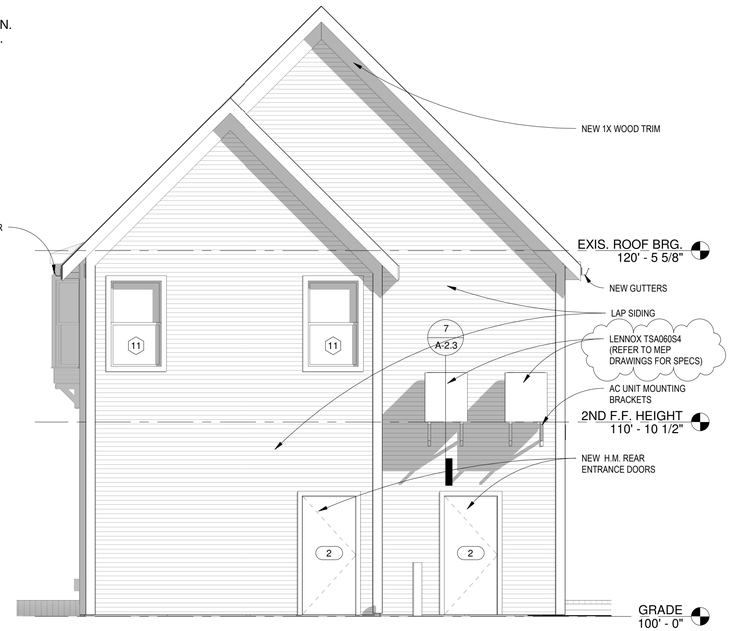

2 A-2.2 **PROPOSED SOUTH ELEVATION**
SCALE: 1/4" = 1'-0"

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Revision Schedule

#	Description	Date
1	BACK STAIRWELL	11/20/17
2	HISTORIC REVIEW	11/27/17
3	STOREFRONT INFILL AND NEW STEEL DETAIL	1/12/18
4	LIFE SAFETY PLAN	8/10/18
5	KITCHEN/ BAR UPDATE	4/15/19
6	HISTORIC UPDATE	4/19/19

SEAL
STATE OF MICHIGAN
VINCENT R. CATALDO
ARCHITECT
No. 040667
LICENSED ARCHITECT
11/27/17

GABRIEL HALL
8002 KERCHEVAL.
DETROIT, MI 48216
DAMEON GABRIEL

SHEET TITLE
ELEVATIONS AND SCHEDULES

SHEET NUMBER
A-2.2

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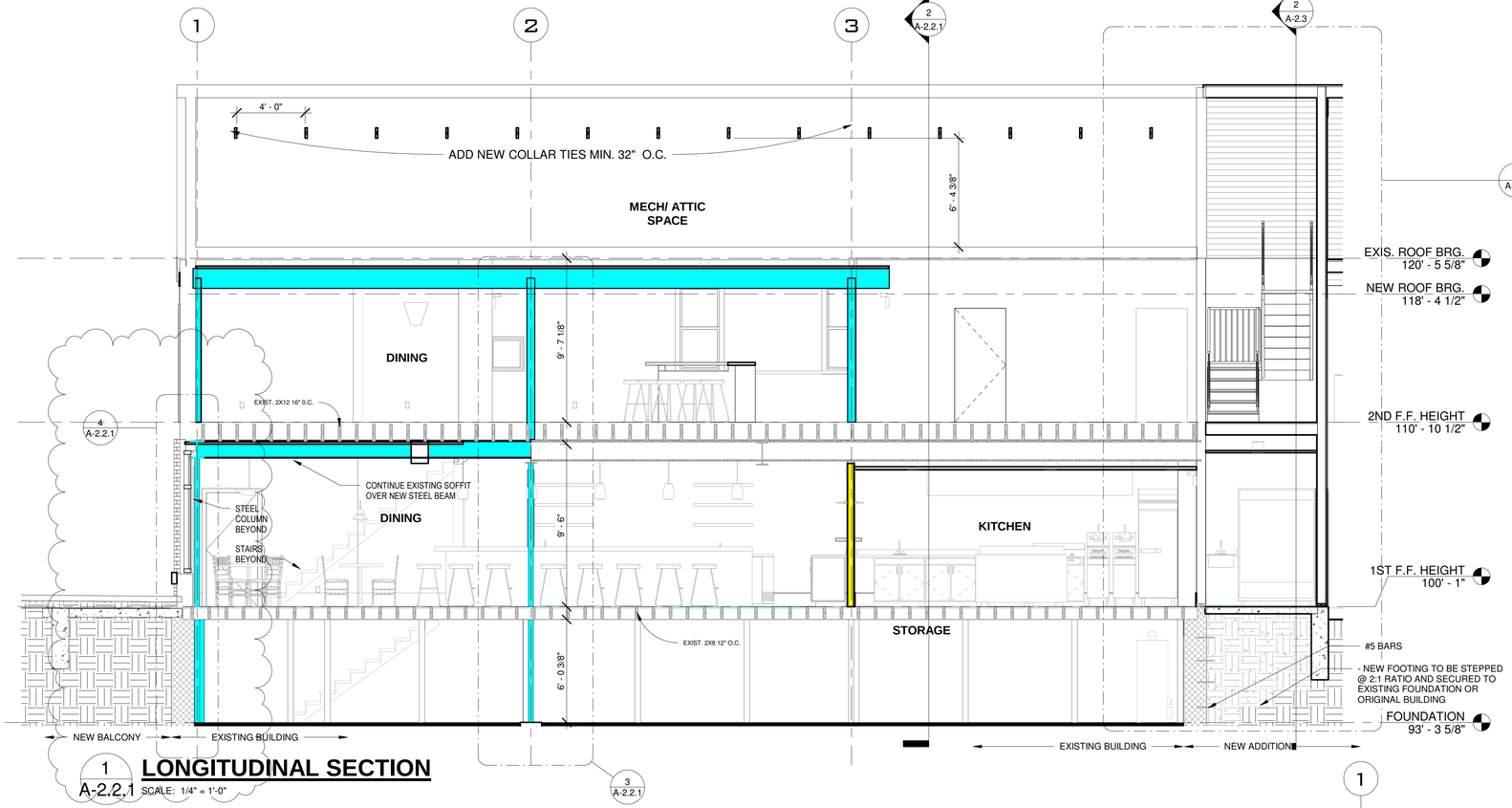
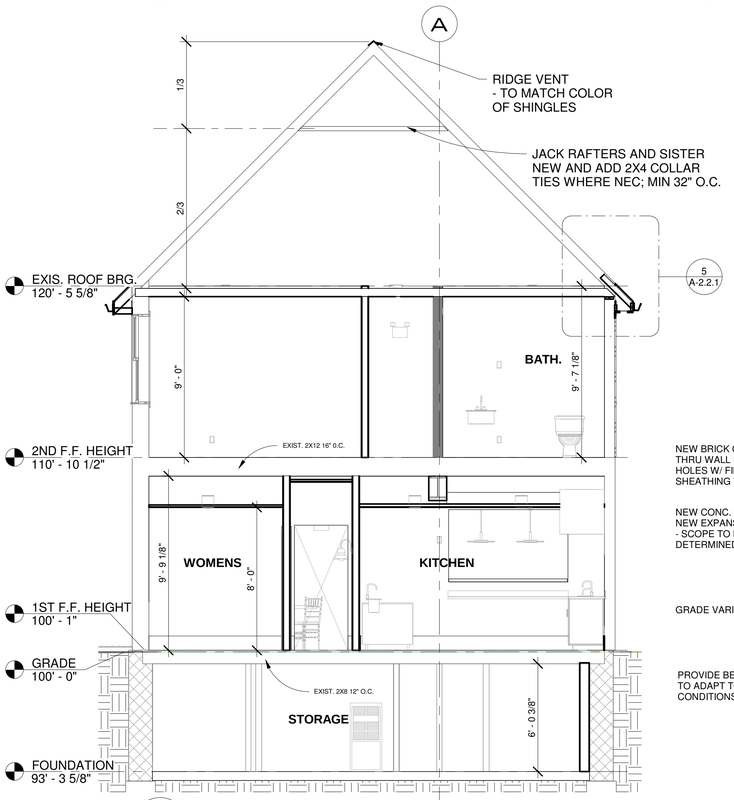


1 A-2.2.1 LONGITUDINAL SECTION

SCALE: 1/4" = 1'-0"



2 A-2.2.1 BUILDING SECTION

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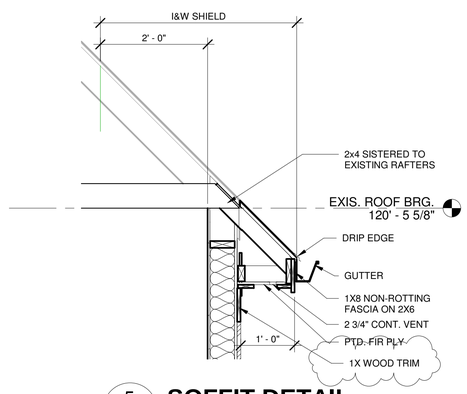

5 A-2.2.1 SOFFIT DETAIL

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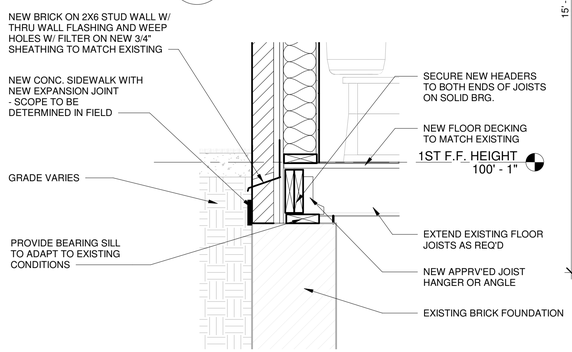
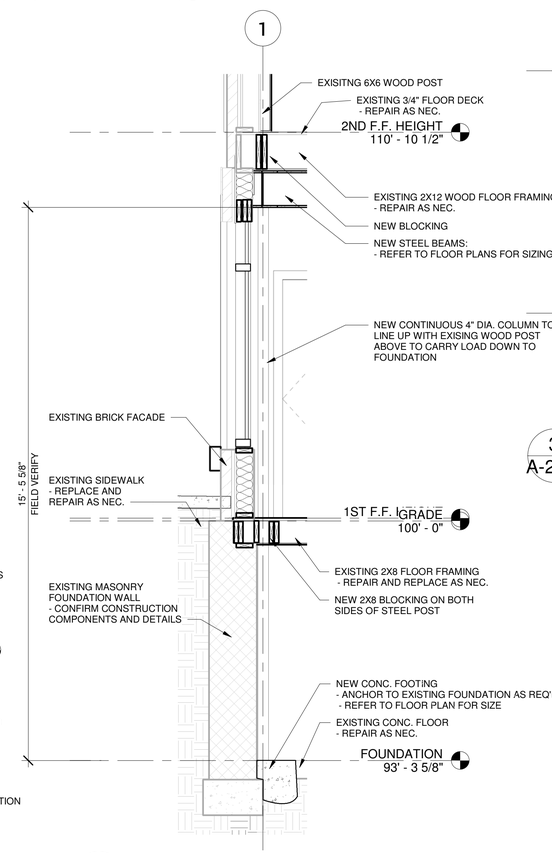


6 A-2.2.1 STOREFRONT INFILL DETAIL

SCALE: 1" = 1'-0"



4 A-2.2.1 LONGITUDINAL SECTION - Callout 2

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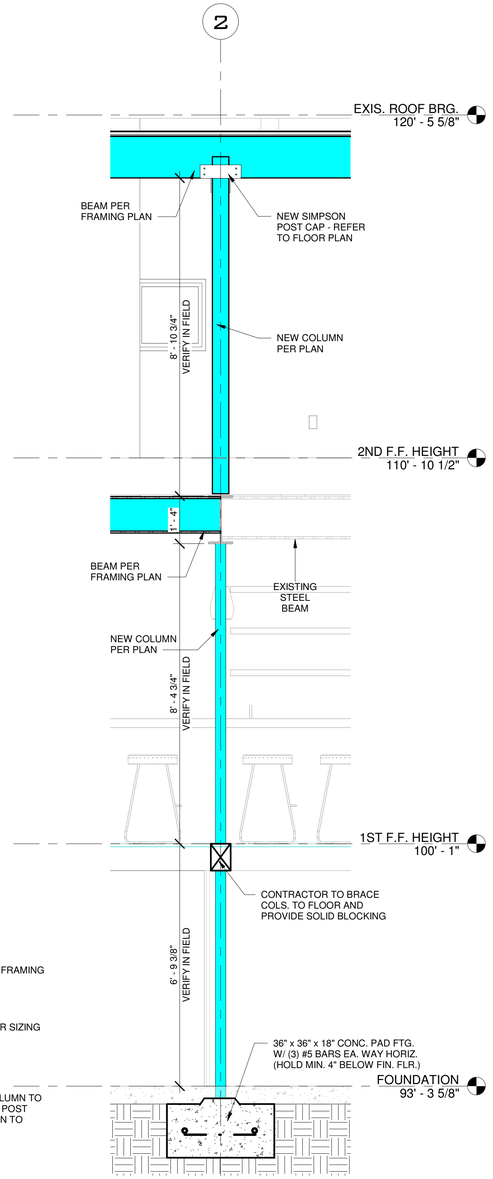

3 A-2.2.1 LONGITUDINAL SECTION - Callout 3

SCALE: 1/2" = 1'-0"

LEGEND

- NEW STRUCTURAL ELEMENTS
- SHEAR WALLS

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Web: influzarchitects.com

Revision Schedule

#	Description	Date
1	BACK STAIRWELL	11/20/17
2	HISTORIC REVIEW	11/27/17
3	STOREFRONT INFILL AND NEW STEEL DETAIL	1/12/18

SEAL

STATE OF MICHIGAN
VINCENT R. CATALDO
ARCHITECT
No. 040667
LICENSED ARCHITECT

11/27/17

GABRIEL HALL
8002 KERCHEVAL.
DETROIT, MI 48216
DAMEON GABRIEL

SHEET TITLE
BUILDING SECTIONS AND DETAILS

SHEET NUMBER
A-2.2.1

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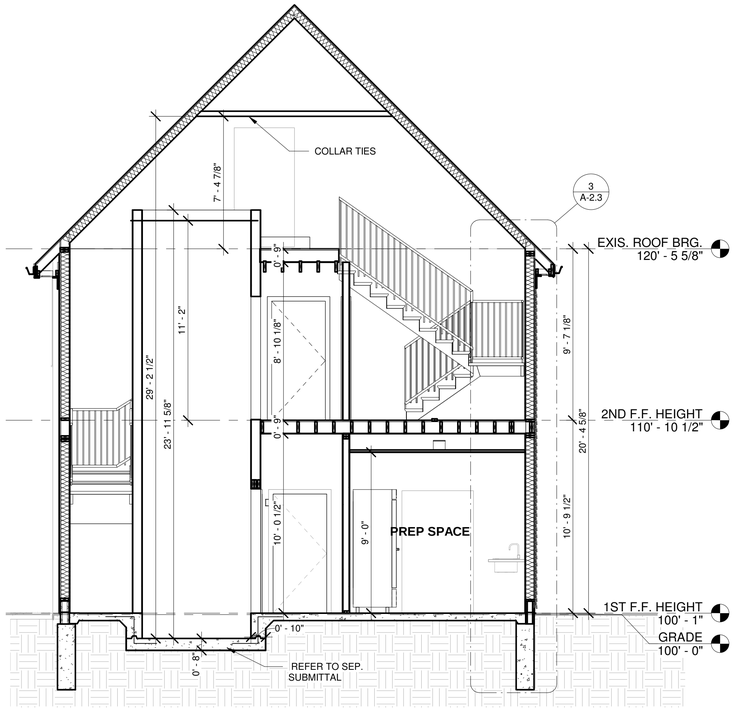

2 A-2.3 ADDITION BUILDING SECTION 2

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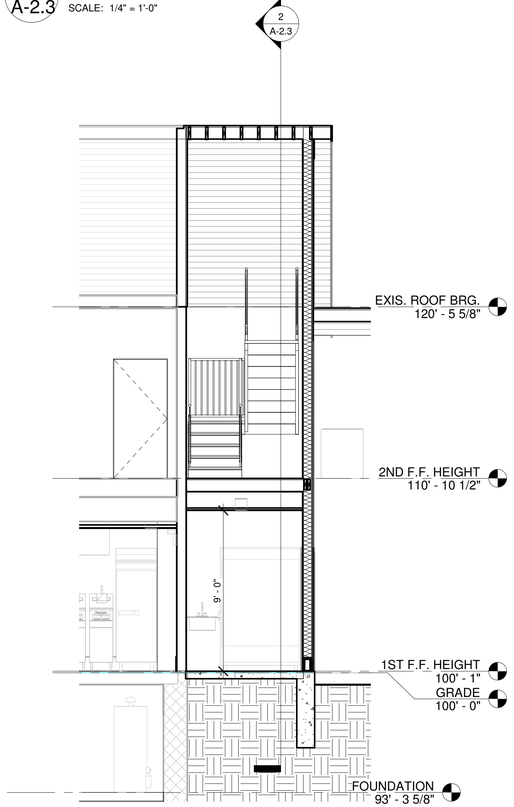
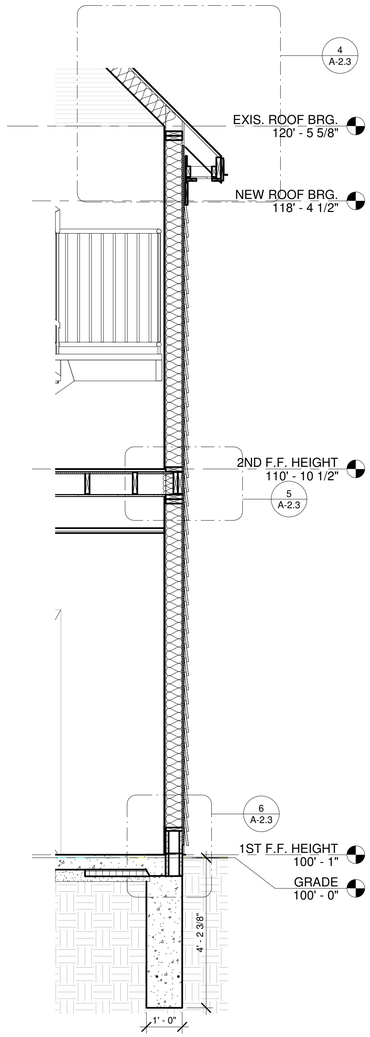


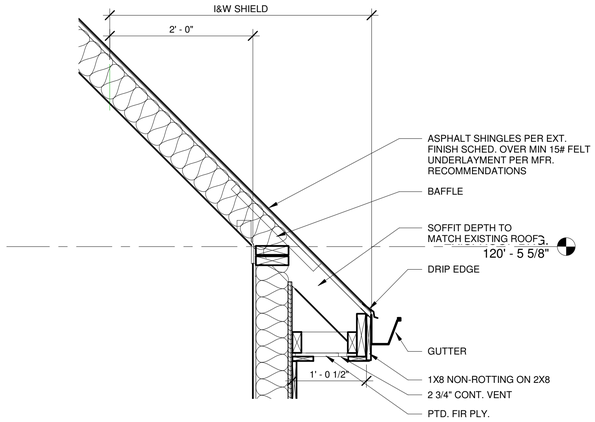
1 A-2.3 ADDITION BUILDING SECTION 1

SCALE: 1/4" = 1'-0"



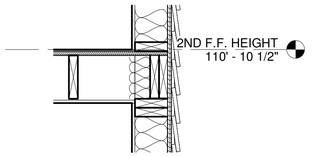
3 A-2.3 ADDITION WALL SECTION

SCALE: 1/2" = 1'-0"



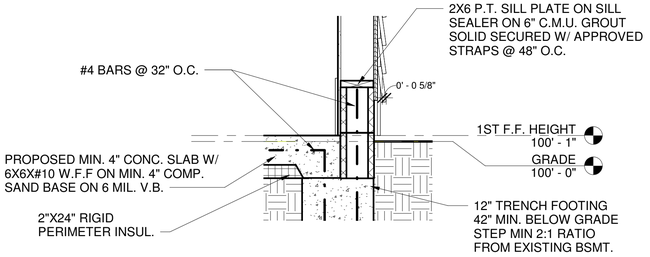
4 A-2.3 ADDITION WALL SECTION - Callout 3

SCALE: 1" = 1'-0"



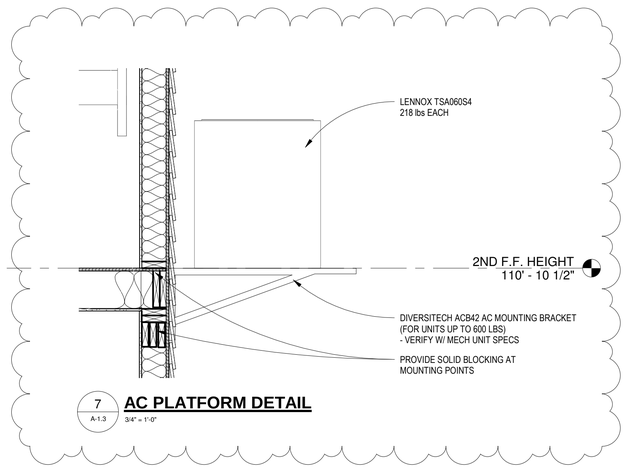
5 A-2.3 ADDITION WALL SECTION - Callout 2

SCALE: 1" = 1'-0"



6 A-2.3 ADDITION WALL SECTION - Callout 1

SCALE: 1" = 1'-0"



7 A-1.3 AC PLATFORM DETAIL

3/4" = 1'-0"

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Revision Schedule

#	Description	Date
1	BACK STAIRWELL	11/20/17
2	HISTORIC REVIEW	11/27/17
3	KITCHEN/ BAR UPDATE	4/15/19
4	HISTORIC UPDATE	4/19/19

SEAL

STATE OF MICHIGAN
VINCENT R. CATALDO
ARCHITECT
No. 040667
LICENSED ARCHITECT

11/27/17

GABRIEL HALL
8002 KERCHEVAL.
DETROIT, MI 48216
DAMEON GABRIEL

SHEET TITLE
ADDITION BUILDING SECTIONS AND DETAILS

SHEET NUMBER
A-2.3

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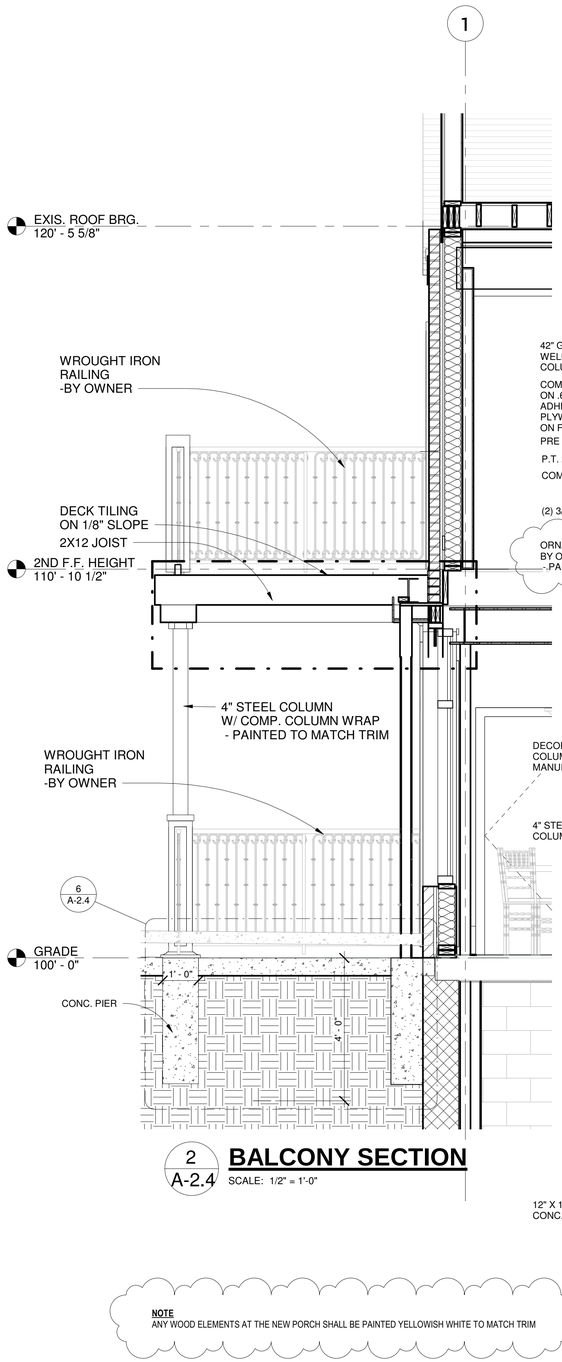
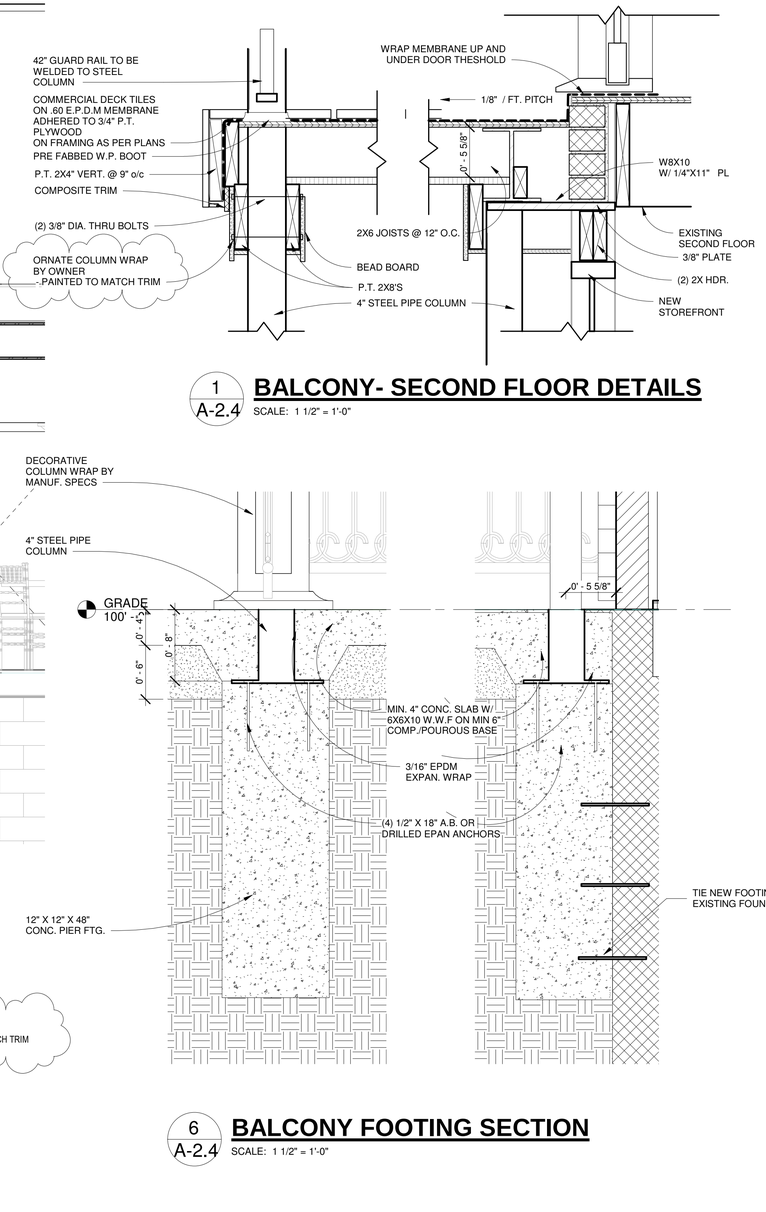


2 A-2.4 BALCONY SECTION

SCALE: 1/2" = 1'-0"



1 A-2.4 BALCONY- SECOND FLOOR DETAILS

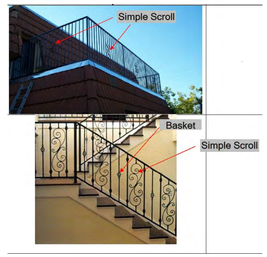
SCALE: 1 1/2" = 1'-0"

6 A-2.4 BALCONY FOOTING SECTION

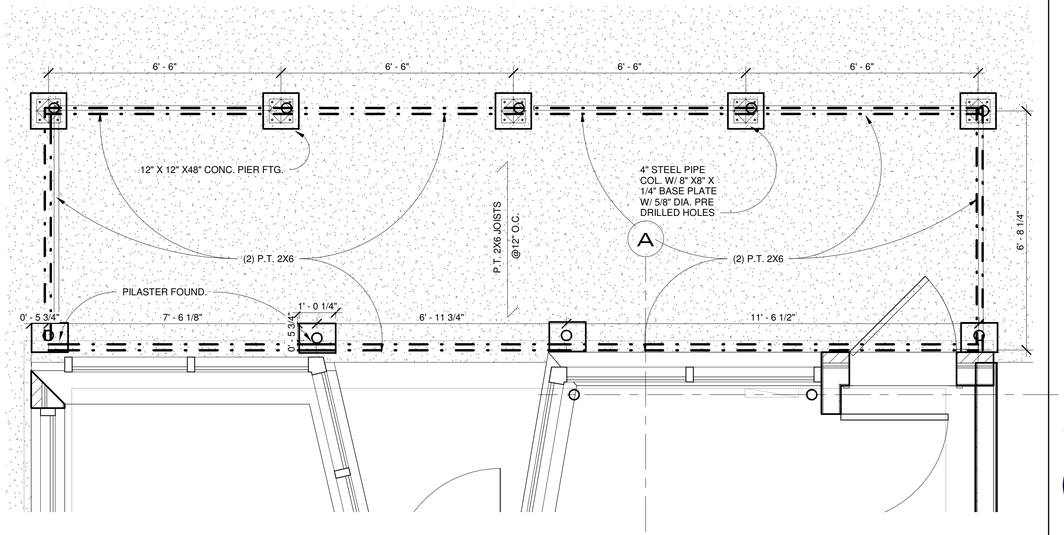
SCALE: 1 1/2" = 1'-0"

NOTE
ANY WOOD ELEMENTS AT THE NEW PORCH SHALL BE PAINTED YELLOWISH WHITE TO MATCH TRIM

PROPOSED RAILING STYLE

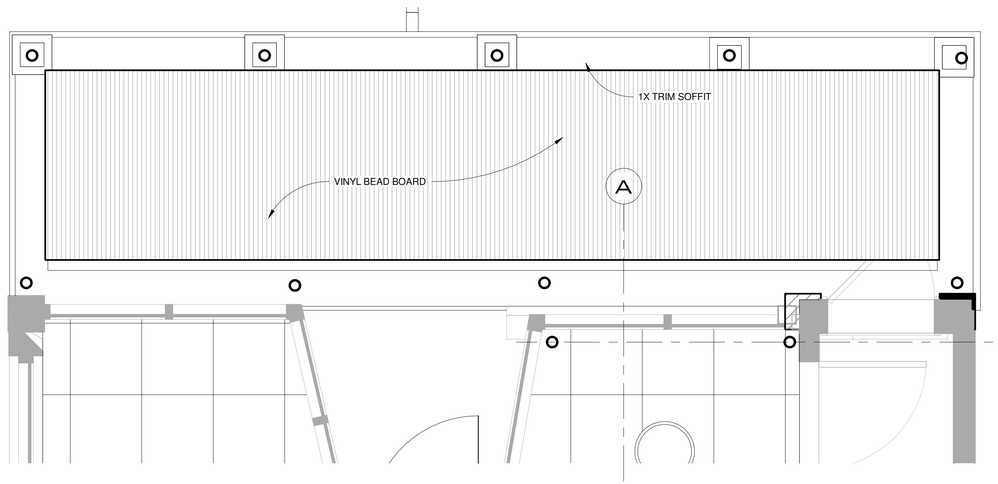


NOTE
- GUARDRAIL TO BE MIN. 42" TALL
- FINAL RAILING DETAILS TO BE SUBMITTED BY FABRICATOR



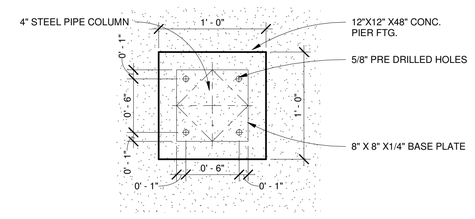
3 A-2.4 BALCONY FRAMING PLAN

SCALE: 1/2" = 1'-0"



8 A-2.4 BALCONY REFLECTED CEILING PLAN

SCALE: 1/2" = 1'-0"



5 A-2.4 COLUMN PLAN DETAIL

SCALE: 1 1/2" = 1'-0"

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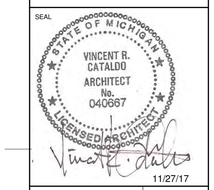
SEAL



11/27/17

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SHEET TITLE
BALCONY DETAILS

SHEET NUMBER
A-2.4

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