

STAFF REPORT: 5/10/2023 REGULAR MEETING-**REVISED 5/4/2023** **PREPARED BY:** D. RIEDEN
APPLICATION NUMBER: #23-8326
VIOLATION NUMBER: 571
ADDRESS: 7840 VAN DYKE PLACE
HISTORIC DISTRICT: WEST VILLAGE
APPLICANTS/PROPERTY OWNERS: AMY HAIMERL, KARL ROYDEN KAEBNICK
DATE OF PROVISIONALLY COMPLETE APPLICATION: 4/17/2023
DATES OF STAFF SITE VISITS: 1/25/22, 4/27/23

SCOPE: DEMOLISH GARAGE, REPLACE DORMER SIDING (WORK COMPLETED WITHOUT APPROVAL)

EXISTING CONDITIONS

Built in 1920, the property at 7840 Van Dyke Place, is a 2 ½ story residence facing north. The dwelling displays restrained/minimal Georgian Revival detailing to include red brick exterior cladding at the front and side facades, deep overhanging eaves with decorative dentils/modillions and a bracketed arched entry overhang at the primary façade's entrance. A bay bump-out is located at the building's east elevation and a two-story addition with wood-sash windows and stucco exterior cladding is adjacent to the rear porch. Both the bump-out and the dormers that perforate the roof have had cedar shake shingles installed without approval, replacing asphalt shingles on the dormers' siding. Also, the roof's asphalt shingles have been replaced with asphalt shingles. In the back yard, a collapsed garage has been removed without approval. The garage demolition, shingle siding installation, and the asphalt roof replacement are scope items included in this application.



Site Photo 1, by Staff April 27, 2023: (North) front elevation.

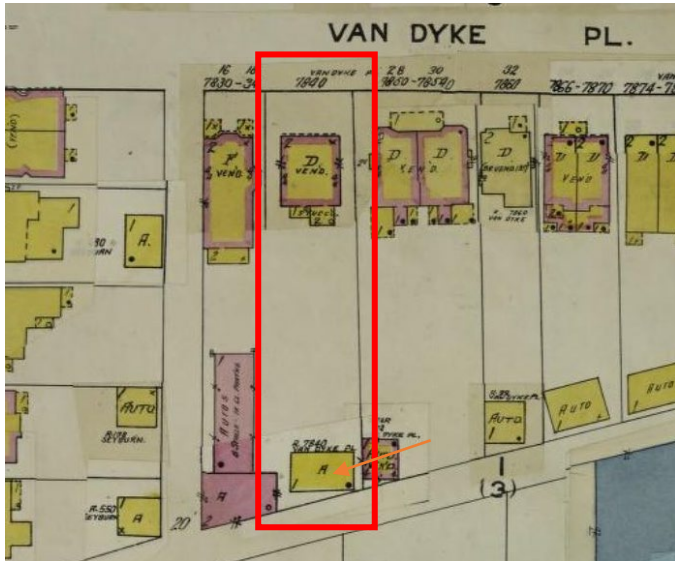


Designation Image, 1983: (North) front elevation.

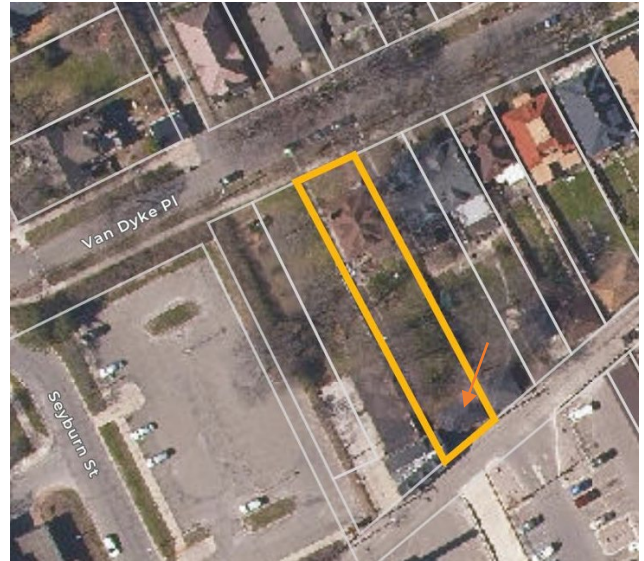
This property has the following former HDC approvals and violation on Detroit Property Information System (DPI):

- Violations: Demolition of garage, dormer shingles replaced, east elevation bump-out shingled, asphalt roof replaced with asphalt, **installation of rear fence** without approval.
- July 5, 2012, HDC COA: Replacement of wood windows with aluminum-clad wood windows
- July 12, 2012, HDC COA: Repair entry roof, replace brick walkway and stoop with brick walkway and stoop, remove east elevation bump-out and infill with stucco and brick, remove side basement window and infill with stucco, remove rear porch and two-story addition and build one-story hipped roof porch at rear addition, repair porch roof at second story, remove two windows at rear second story and install Juliette porch with railing, French doors and sidelights, remove rear doors and wood windows on first floor and replace with aluminum-clad windows and aluminum-clad doors, and replace stockade fence with 5' wrought iron fence at side elevation. Shutters are shown as removed in approved drawing.
- October 10, 2013 COA: modifications to the previously approved COA in retaining the original two-story wing at the rear of the house, replace the plaster stucco finish with veneer brick to match the other three

elevations of the house, extend the masonry details and beltlines to the front of the house, install limestone sills at all windows in rear façade to match front, introduce eaves details found on the house to the wing of the house with modifications, repair and expand rear porch approximately 2’ westward to provide egress from existing rear door of the house.



Sanborn V8, P94, 1951, showing the demolished garage location and materiality (arrow).



Aerial 1 of Parcel # 17000074.001 by Detroit Parcel Viewer, showing the former garage location (arrow).



Site Photo 2, by applicant June 2013: (facing south) north elevation of garage, showing previous condition.



Site Photo 3, by applicant September 2018: (facing south) north elevation of garage, showing roof collapse and wood framing failure.

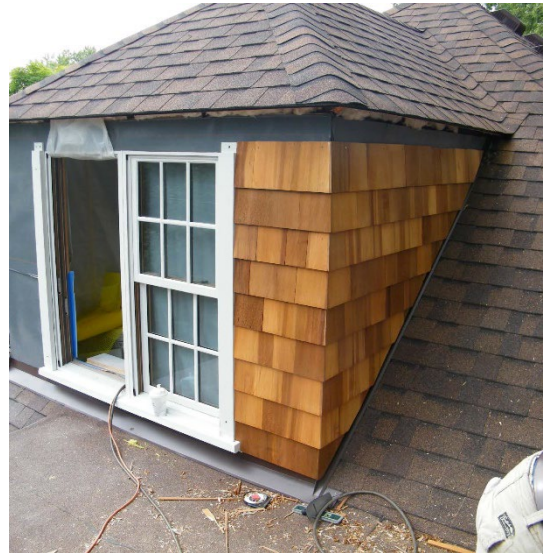
PROPOSAL

Staff initially received an application for the demolition of the garage in April 2023. Upon site visits and subsequent observations, Staff observed additional work and received confirmation from the applicant that this application consists of the following work: demolition of the rear garage, installation of cedar shake siding on all dormers and the east elevation bump-out, **installation of a rear privacy fence**, and replacement of the asphalt roof with asphalt roof. All work was completed without approval.

The applicant provided before-after photos to show the condition of the garage before and after the roof failure. No other documentation or assessment has been provided. The cedar shake installed on the dormers and east elevation bump-out are not painted and left to patina over time. **The 6’ rear privacy fence is wood, unpainted and for temporary use until the garage is reconstructed.** The asphalt installed is brown and dark grey, but the product information is not available.

STAFF OBSERVATIONS AND RESEARCH

- The West Village Historic District was established in 1983. Its Elements of Design (Sec. 21-2-132) provide the following guidance:
 - “Dormer and gable windows exist in a variety of shapes and sizes.”
 - “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.”
 - “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.”
 - “Roofs are in natural colors (tile and slate and wood colors), and asphalt shingles are predominantly within this same color range.”
 - “Neo-Georgian or Colonial buildings have classical details in wood on porches, shutters, window frames and dormers.”
 - “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.”
 - “Neo-Colonial or Classically-inspired buildings are usually symmetrical.”
- As stated in some of the applicant’s documentation, staff confirmed that no “desk approvals” were processed by staff for the work in this application. All work in this application has yet to be approved.



Site photo 4, by Applicant, 2013: roof and dormer, showing asphalt roof and cedar shake siding



Site photo 5, by Applicant: (East) side elevation, showing cedar shake siding installation at bump-out.

DEMOLITION OF GARAGE

- Staff has utilized images from Sanborn maps, photos provided by the applicant, and Google Streetview to yield the following observations regarding the condition of the garage prior to its demolition:
 - The 1951 Sanborn map shows the presence of a one-story wood frame garage at the southeast property corner.
 - The Local Historic District map shows that the garage is at the very edge of West Village Historic District, across the alley from Jennings Senior Living's parking lot.
 - Staff observes from Google Streetview images that the building appears to be wood frame with wood cladding construction, and while a utilitarian product of its time, does not share character-defining architectural features with the primary structure (ie., the house).
 - Staff observes that the condition of the roof, frame and condition of the garage in the 2018 images, shows that the garage is severely compromised and questions the economic viability for repair of the structure. As shown by the applicant's photos, the roof collapsed in September 2018 and demolition occurred soon afterwards. The roof appears to have a severe lean to the west with significant need of repair, subsidence failure in the center (see site photos 2 and 7), and the exterior walls in a state of collapse.
- While the garage was a contributing structure to the property and the historic district through at least 2013, at some point thereafter, and certainly by 2018, it appeared to lose the integrity necessary to convey its historic significance, because of its ruinous condition.
- Demolition of a contributing structure that has lost its historic integrity due to catastrophic failure would meet the Standards.
- Staff observed that a privacy fence has been erected in the location of the former garage without approval. **Staff invited the applicant to add this unapproved work to the application and revised this report to accommodate their response to include this work in their application.** (See Site Photo 8)

SHINGLES

- It is the staff's opinion that the cedar shake shingle installation at the dormers and east elevation bump-out is of an appropriate material, design and scale and meets the historic district's Elements of Design.

Local Historic District Map

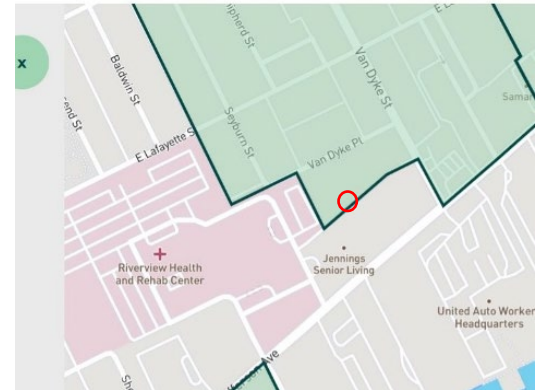


Figure 1, Local Historic District Map, showing the green outline of West Village Historic District, the location of the former garage (red circle) and the surrounding context.



Site Photo6, by Google Streetview August 2018: (Facing east) rear alley, showing garage to the left and parking lots to hospital to the right.



Site Photo7, by Google Streetview August 2018: (Facing north) former garage from rear alley, showing conditions one month prior to roof collapse.

- While the color of the asphalt shingle roof was changed from dark grey to a blend of brown and dark grey, it is the staff’s opinion that this replacement of materials is appropriate. (See Site photos 4)

ISSUES

- All work in this application was completed without Historic District Commission (HDC) approval.
- It is the staff’s opinion that the garage’s structure was severely compromised, and the building had lost its historic integrity. Given these conditions, the staff finds it reasonable to approve demolition.
- Staff has no issue with the cedar shake, asphalt roof installation, and the rear privacy fence.



Site Photo8, by Google Streetview July 2022: (Facing north) former garage site from rear alley, showing privacy fence.

RECOMMENDATION

Section 21-2-78, Determination of Historic District Commission

Recommendation: Demolition of garage, install dormer and east bump-out siding, fence, and asphalt roof (Work Completed Without Approval)

It is the staff’s opinion that the demolition of the garage, installation of cedar shake on the dormers and east elevation bump-out and the replacement of asphalt shingles with asphalt shingles and installation of the rear privacy fence are appropriate. Staff therefore recommends the Commission issue a Certificate of Appropriateness for the work as proposed and completed because it meets the Secretary of the Interior Standards for Rehabilitation and the West Village Historic District Elements of Design.