

Benjamin Buckley

From: Jennifer Ross
Sent: Tuesday, April 18, 2023 11:36 AM
To: Historic District Commission (Staff)
Subject: FW: [EXTERNAL] Fwd: Historic District Commission Approvals.
Attachments: 7840VanDykeApp.pdf; IMG_7E0A0BC31E97-1 (1).jpeg

Hi Ben,

This is the application for the violation at 7840 Van Dyke (the demolition of the garage without HDC approval).

Thx!

JRR

From: Amy Haimerl <amy.haimerl@gmail.com>
Sent: Tuesday, April 4, 2023 3:24 PM
To: Dan Rieden <riedenda@detroitmi.gov>; Jennifer Ross <rossj@detroitmi.gov>; HD Violations <HDviolations@detroitmi.gov>
Cc: Karl Kaebnick <karl.kaebnick@gmail.com>
Subject: [EXTERNAL] Fwd: Historic District Commission Approvals.

Hi, Dan and Jennifer:

I just received your email about our dormer shingles and the garage being unauthorized. So I wanted to forward this email I received from our contractor, Calvin Garfield, dated July 5, 2013.

In it he outlines his conversation with Jennifer about the roof shingles and cedar shingles for the dormers. We were deciding on the color of roof shingles, and it was clear that asphalt shingles would not have been historic to the dormers. At your suggestion/preference, we went with cedar shake. The type we chose, I believe, matched the existing shake that was on a small bump out on the east face of the house.

Our entire package was approved at the October 2013 meeting, with no changes. So my understanding is that everything, including the cedar shake, was A-Ok. Looking back at my notes, we were in and out in 10 minutes with very little discussion. The Commission just wanted to make sure our new brick facing on the south wall wouldn't look too historic.

As for the garage, I've filled out the application and attached it. The previously submitted photo of the roof collapse is also attached.

Amy

----- Forwarded message -----

From: Treadstone Ltd. <treadstoneltd@yahoo.com>
Date: Fri, Jul 5, 2013 at 2:24 PM
Subject: Historic District Commission Approvals.
To: Amy Haimerl <amy.haimerl@gmail.com>, Karl Kaebnick <karl.kaebnick@gmail.com>

Amy and Karl,

Good news. We had a lengthy and productive meeting with Jennifer Ross of the Historic District Commission this morning with good result. She gave us staff approval "go ahead" for several items that will not require any review or approval from the whole commission. These are as follows:

1. We are approved for window color.
2. We are approved for basket weave panels.
3. We are approved for keeping the wing (the "bump out").
4. We are approved for new asphalt shingles that are either "brown" or "grey" (the existing shingle is a type of brown while the document slide they have on the house has a medium grey shingle). This means we are free to select from a range of browns and greys, thereby going in the direction of either wood or slate. We are not free, without application to the commission, to go to "extreme" interpretations of these colors. So, black and white are out with respect to "grey" as dark brown or really light "yellowish" would be for brown.
5. The document photo shows asphalt shingles on the sides of the dormers, but Jennifer agreed that these would not have been original to the house when first constructed. Jennifer opined that the dormer sides would probably have been cedar shingles, slate or perhaps even a clay tile. I suggested that cedar made the most sense as (1) slate would only have been used on the sides if it was also used on the roof; and (2) the rest of the neighborhood is predominantly cedar, not slate (no clay tile).
6. We are approved for removing the existing exterior lath and stucco and the one story porch per the original plan.

Now, the not-so-good news.

(7) The commission only meets once a month. The next available opening isn't until 11 September. I've asked to be put on the schedule, and that we be moved up to any opening that might be created by a cancellation. While it's possible that we could wait until September to get approval on the brick, we can't wait for a decision on roof related issues. I was hoping/planning to install cedar shingles on the dormer sides, and "correct" the framing defects existent at the wing which would include (a) extending the eaves detailing and (b) building a pitched roof to match the dormers. If we're to make those changes, we need to do it at the beginning of the roof repair/replacement, not added on later. Jennifer agreed that these corrections made complete sense and would not likely be opposed by the commission, but said she isn't authorized to make that approval on her own. Worst case scenario: we make the changes and face a fine later if opposed by the commission. Jennifer's comment was "Just do a good job, and you're probably going to be just fine."

(8) The commission wants us to include your long-term plan for a deck/porch as part of our submission for brick. You can leave this alone now, but you can't proceed without specific approval. So, if you know what you want to do, we should get it approved now and you could build it whenever you want to later without having to go back to the commission again.

I will send you both e-copies and hard copies (Job Site Directive) confirming Items 1 through 6 above. I need to get you pricing on dormer changes (cedar siding) and eaves repairs as part of the overall roof project. What I need from you is (a) selection of a shingle, (b) agreement on dormer siding material; and (c) agreement on making framing corrections prior to commission approval.