

STAFF REPORT 10-9-2019 MEETING
APPLICATION NUMBER 19-6488
ADDRESS: 1718-1720 VAN DYKE
HISTORIC DISTRICT: WEST VILLAGE
APPLICANT: KRISTINE KIDORF
DATE OF COMPLETE APPLICATION: 9/13/2019
DATE OF STAFF SITE VISIT: 10/1/2019

PREPARED BY: J. ROSS

SCOPE: NEW WINDOWS, LANDSCAPING, AND PARKING PAD

EXISTING CONDITIONS

Erected ca. 1911, the building located at 1718-1720 Van Dyke is a 2 ½-story duplex. The building is clad with asphalt “insul-brick” and has 1/1, historic-age wood windows. The roof is hipped with a front-gabled, projecting wing at the primary elevation. A partial-width, wood porch with wood decking shelters the front entrance.

1718-1720 Van Dyke, current conditions



PROPOSAL

The current project proposes a complete rehabilitation of the property Historic District Commission staff issued. As much of the work calls for in-kind replacement, staff approved a number of scope items on 9/13/2019. The remaining items call for the replacement of historic fabric and the installation of new

hardscape and are therefore subject to review and approval by the Commission. Specific items which have been submitted to this body for review include the following:

Hardscape/Landscape

- Remove two trees (arborvitae) at the rear yard
- Remove existing concrete garage slab at the rear yard
- Replace the existing chain-link fencing at the rear yard/alley
- Remove existing concrete walkways at rear yard
- A low masonry retaining wall is proposed between the parking area and rear lawn.
- Install a new masonry retaining wall with steps at rear yard
- Install a new 6-space asphalt parking lot at the rear yard

Windows

- It is the owner's intent to repair as many windows as possible, however it is unknown the exact conditions they will find when they start repairing the windows. Therefore, the owner is seeking approval to replace windows that are deteriorated beyond repair with a matching custom-built wood window constructed by either Pointe Hardware or Brooks Lumber.

STAFF OBSERVATIONS AND RESEARCH

- The applicant has provided photos of the windows which they are targeting for intervention. They have noted that the windows are in poor condition and in need repair or replacement.
- The applicant has stated that the wood windows are not original. Rather, they appear to date from the 1940s/1950s. It is staff's opinion that the windows do appear to date from the 1940s/1950s. Although the windows are not likely original, they are historic age (older than 50 years).
- A review of the HDC property files indicated that the satellite dish which is located at the front elevation, second story, was installed without approval. The Commission reviewed the situation on 2/14/2001 and issued an approval to install a satellite dish, as long as it was installed on an area of the house which is not visible from the public right-of-way. The applicant appealed the decision and it was upheld by the State of Michigan, Michigan Department of State, Administrative Law Division.
- A photo dating from 2001 and a review of Google Earth images indicated that the current front porch columns were added without HDC approval sometime between 2001 and 2007. The porch columns which were removed without approval were wood Tuscan columns as per the attached photo.

ISSUES

- It is staff's opinion that the existing wood windows can be repaired
- The existing satellite dish detracts from the home's historic appearance and represents an ongoing violation

RECOMMENDATION

As noted above, it is staff's opinion that the windows proposed for replacement do appear that they can be replaced. Staff therefore recommends that the Commission deny the issuance of a Certificate of Appropriateness for the replacement of windows at 1718-1720 Van Dyke because the work does not meet the Secretary of the Interior Standards for Rehabilitation, standard # 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.

In re: to the proposed hardscape/landscape scope items, it is staff's recommendation that the Commission issue a Certificate of Appropriateness for the proposal because these items meet the Secretary of the Interior's Standards for Rehabilitation, standards # 2.) *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 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.*

Photo from 2001, showing original porch columns



1718 Van Dyke

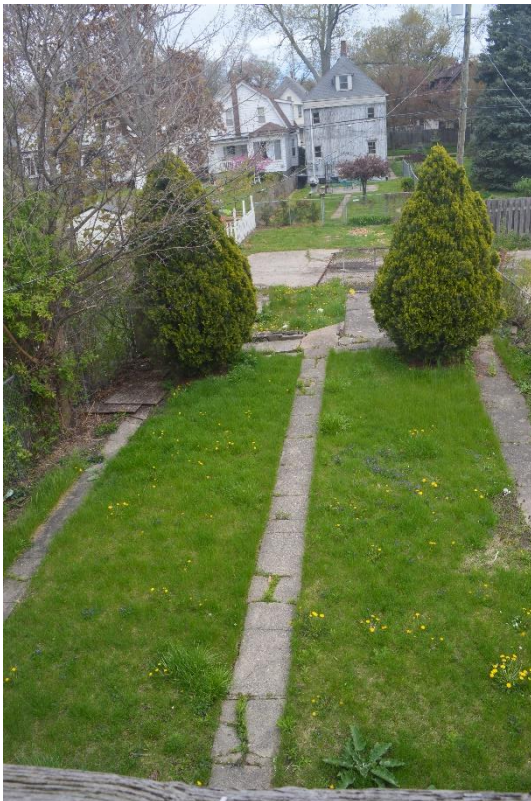
West Village Historic District

Proposed exterior work



Front and south side

Site:



The front and side concrete walkways will be repaired to match the existing as needed. The front lawn will remain as is. In the rear the arborvitae, former garage slab, two outside walkways and the rear chain link fence will be removed. The rear half of the lot is proposed to be paved in asphalt to create six parking spaces. A low masonry retaining wall is proposed between the parking area and rear lawn. The center walkway to the of the house will remain. The chain link fencing on the side lot lines will remain.

Looking east at rear yard

House exterior:

New gutters and downspouts will be installed throughout. Soffit and fascia that is deteriorated will be replaced to match the existing and painted A:7 Bluish Gray

The "insulbrick" is in poor condition and will be removed and the underlying siding will be repaired to match the existing and painted. Where siding is missing on the rear addition and other places, or deteriorated beyond repair, new wood siding will be installed that matches the adjacent siding. The wood siding will be painted B:16 Light Grayish Olive

The porch will be repaired as needed to match the existing and painted. A:7 Bluish Gray

The existing wood windows will be repaired to match the existing and painted. Windows that are deteriorated beyond repair will be replaced with matching custom-built wood windows. All window sash will be painted A:9 Moderate Reddish Brown

The non-original front doors are proposed to be replaced with new wood panel doors with lights will be installed in the two front door openings. The non-original rear and side doors will have new panel metal doors and metal frames installed. They will be painted to match the window sash or trim. See attached cut sheets for door design.



Front and north side



Rear



South side



North side



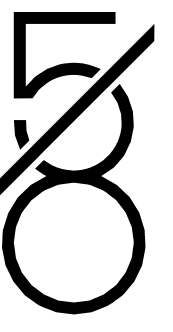
Looking east in rear yard – he is standing about where new masonry wall and stair will be located, two arborvitae to be removed



Looking west in rear yard at remains of former garage, wall on right to remain, stairs and wall to be relocated to new edge of gravel lot



Looking west in rear yard, he is standing at approximate location of new wall at edge of lot, wall on right to remain



five / eighths

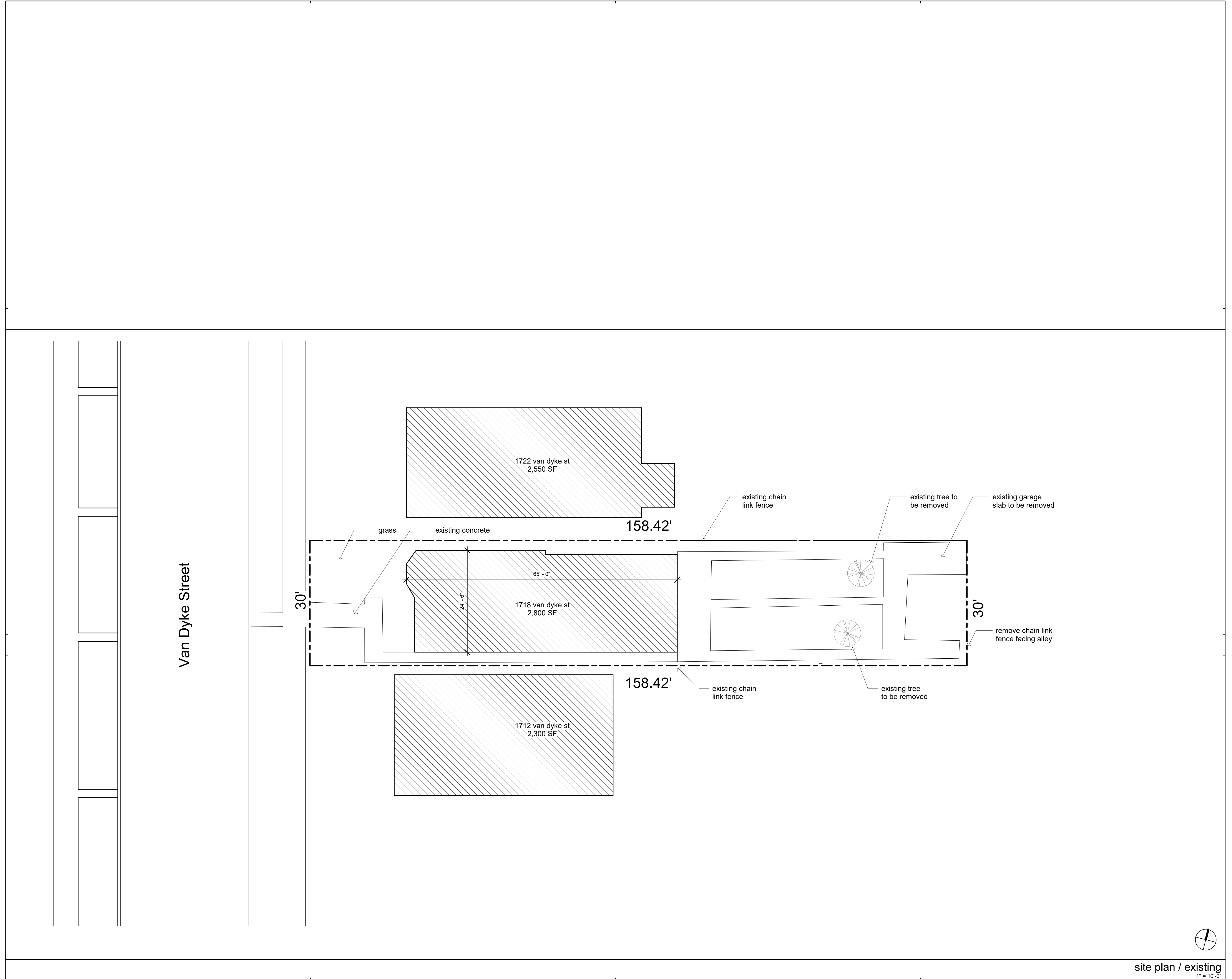
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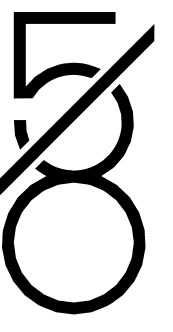
site plan / existing
as-builts
sheet number 1 of 4

project issue date
06 / 10 / 2019

C/
1.10



site plan / existing
1" = 10'-0"



five / eighths

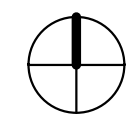
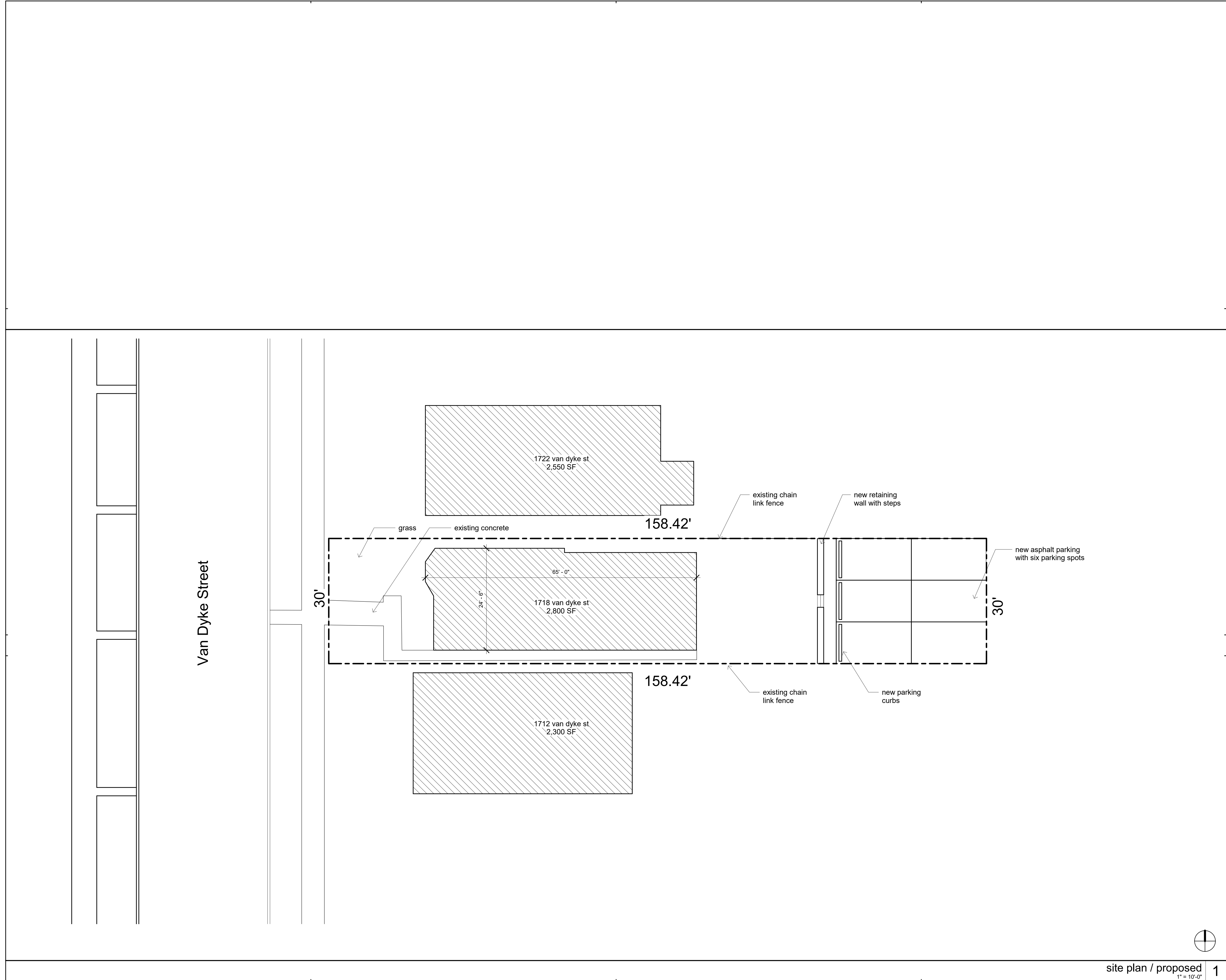
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site plan / proposed
as-builts
sheet number 2 of 4

project issue date
06 / 10 / 2019

C/
1.20



site plan / proposed
1" = 10'-0" 1



five / eighths

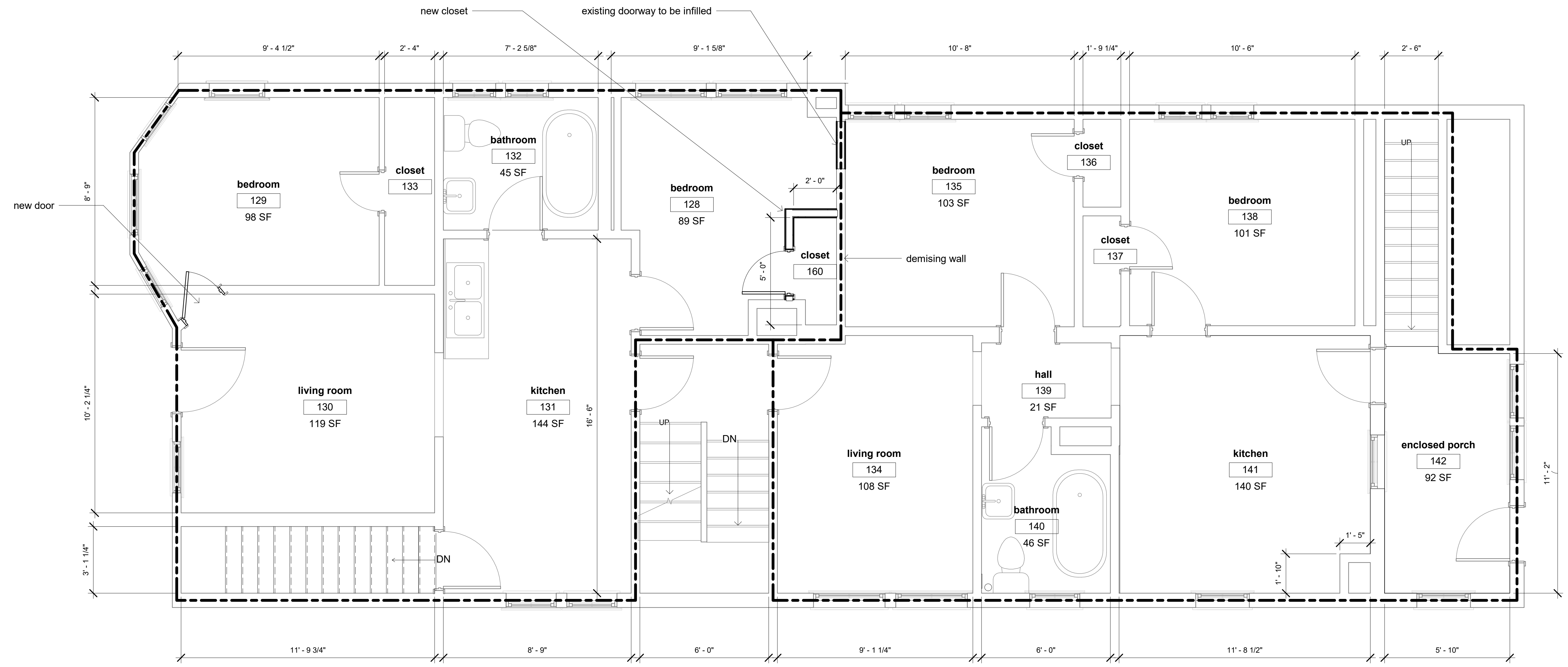
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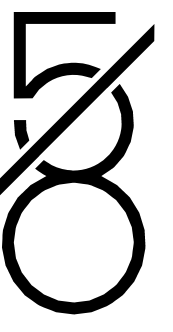
floor plan / first floor
as-builts
sheet number 3 of 4

project issue date
06 / 10 / 2019

A/
1.01



plan / first floor 1
3/8" = 1'-0"



five / eighths

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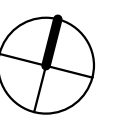
floor plan / second floor

as-builts

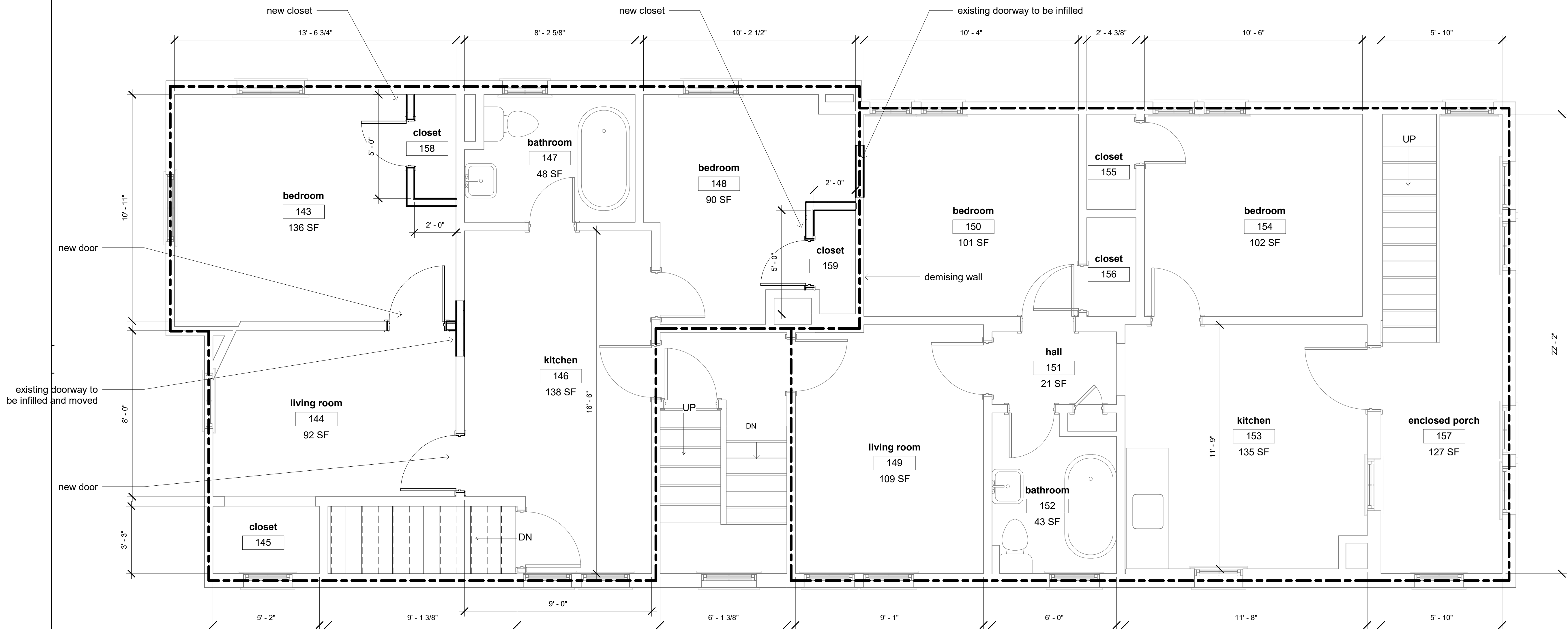
sheet number 4 of 4

project issue date

06 / 10 / 2019



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1.02



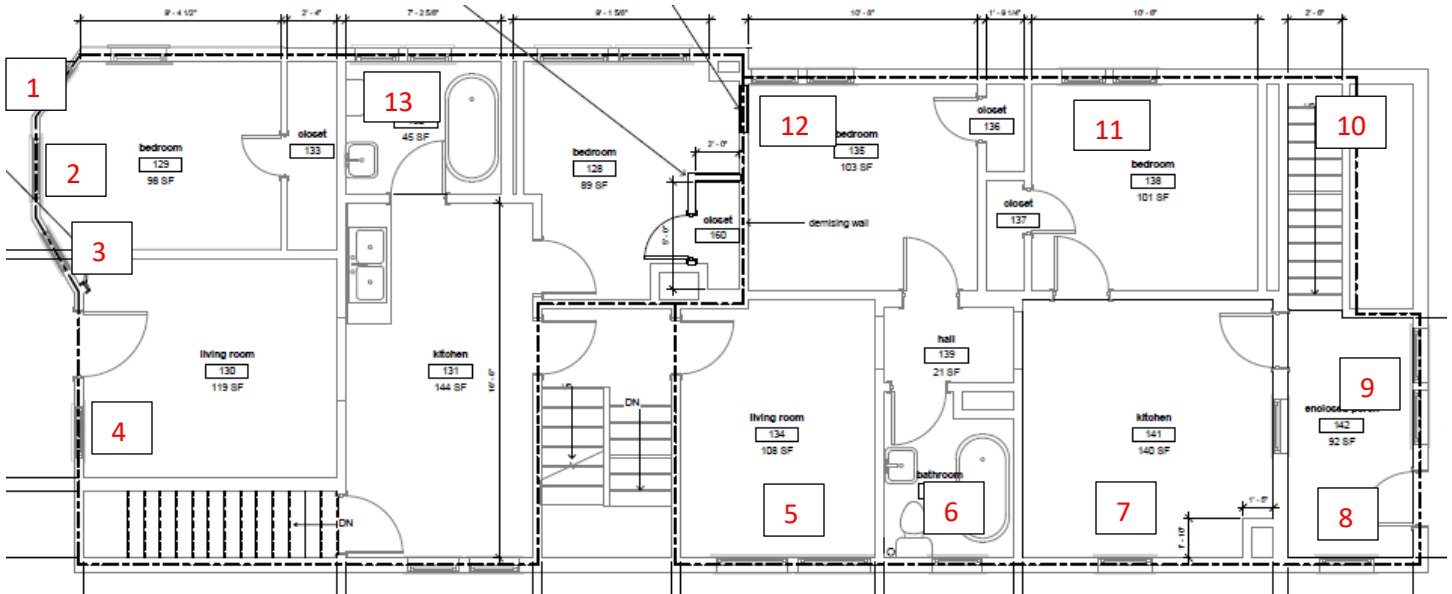
plan / second floor 1
3/8" = 1'-0"

1718 Van Dyke – Window repair/replacement information

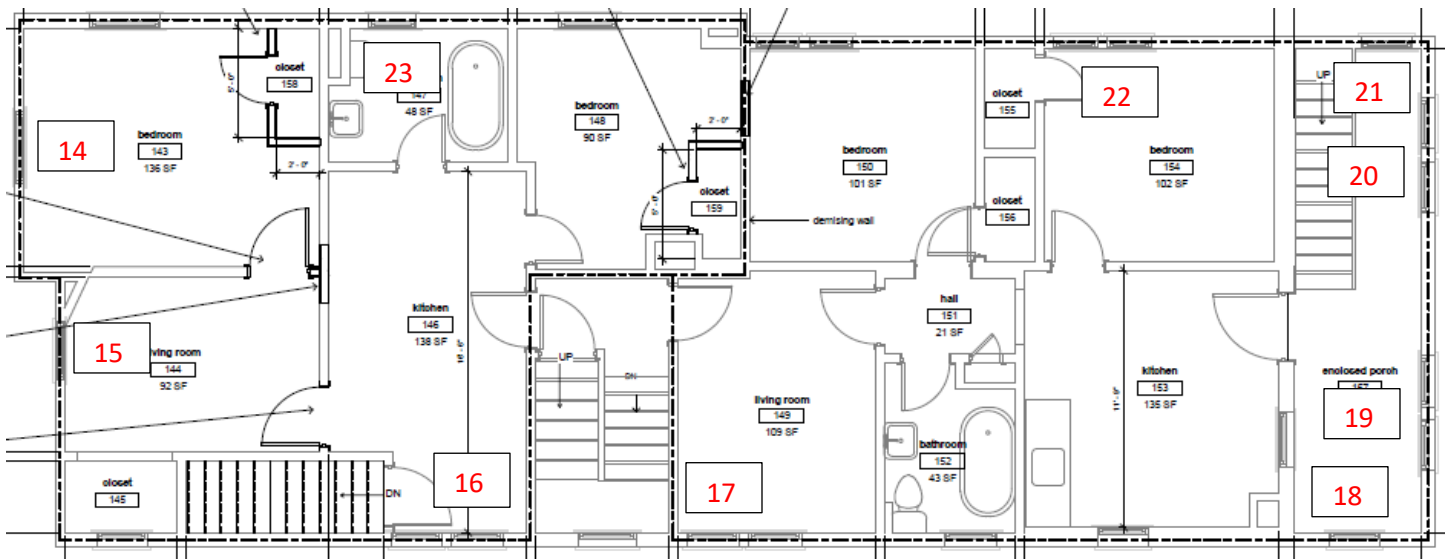
It is the owner's intent to repair as many windows as possible, however it is unknown the exact conditions they will find when they start repairing the windows. Therefore, the owner would like permission to replace windows that are deteriorated beyond repair with a matching custom-built wood window constructed by either Pointe Hardware or Brooks Lumber. Brooks or Pointe Hardware will also be providing replacement parts for windows that are being repaired. Below is documentation for each of the windows. Note that this is a worst-case scenario – repair will be attempted on the windows that are pictured. The openings are numbered on the floor plan below and interior and exterior photographs follow for each opening. The windows/openings that are not numbered are confirmed to be in good enough condition to be repaired. Note that none of the windows proposed for replacement are original – this house was constructed about 1909 and would not have had 1 over 1 windows at that time. These windows are not finely crafted historic wood windows, the sash and sills in particular seem to be from the 1940s or 50s.

In general the exterior frames and wood are dried and brittle, especially where the paint has failed, this has allowed for significant sill and frame deterioration. Wood frames that look intact in photos may not be sound enough to survive removal and repair of sash and operating parts.

FIRST FLOOR PLAN



SECOND FLOOR PLAN



BASEMENT (windows not numbered) – All of the basement windows require replacement – some are missing, all of the sills and frames are rotted due to neglect and water damage from the close proximity to the ground. Below are interior and exterior photos of the majority of the basement windows showing typical damage. New windows will be wood to match the existing opening size. The metal grills over the windows will be removed.



INTERIOR

Detail of damage







FIRST FLOOR WINDOWS (See numbers on plans above)

1 – bottom rails of both sash are deteriorated, sill is rotted, frame elements falling apart



2 – there are no interior sash – new sash laying in room which will attempted to be used, but unclear if will be able – frame rotted on exterior



3 – Frame and bottom rails of sash are rotted



4 - Frame and bottom rails of sash are rotted



5 - Pair of windows - sill rotted, frame brittle, sash are warped and bolted down on the inside





6 – Rotted frame, rotted bottom sash



7 – Rotted and brittle frame, bottom sash rail deteriorated



NOTE: windows located in the enclosed rear porch are in worse condition than in the main house, the wall structure is not as stable as the main house. This includes 1st floor windows 8-10, and 2nd floor windows 18-21. Additionally it seems like the first floor windows were salvaged from another location as they are different than any other windows in the house

8 – bottom sill severely rotted, frame falling apart on exterior, no frame on the interior at the bottom



9 – exterior frame rotted, interior frame mostly missing



10 – bottom rotted and mildewed (no interior photo)



11 – sill rotted, bottom sash rotted



12 – Rotted wood, vegetation growing into exterior – pieced added to interior to get sash to fit



13 – bottom sash rotted – in bathroom, high moisture



2nd FLOOR

14 – upper sash rail eaten away, rotted sill



15 – Sill and bottom rotted due to splash back from porch roof – bars will be removed



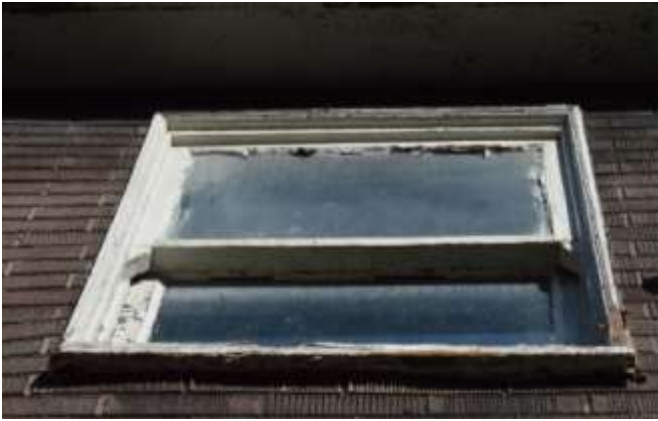
16 – Rotted sill and frame, bottom sash rotted, sash warped



17 – Rotted sill and warped sash (no exterior photo)



18 – Chewed/rotted exterior trim/frame, rotted sill



19 – Rotted sill and sash



20 – Rotted sills and sash



21 – Rotted sill and sash – extra pieces on interior to hold it together



22 – interior taped together, bottom rails rotted



23 – Rotted sill and sash – high moisture area



ATTIC WINDOWS – 2 OPENINGS – NOT NUMBERED – These are very deteriorated and have a high likelihood of needing replacement.

FRONT – rotted sill and sash – no interior frame



SOUTH SIDE – (no exterior photos) - rotted sill and sash, sash don't close – no interior frame

