

**STAFF REPORT: MAY 13, 2020 MEETING**

**PREPARED BY: B. CAGNEY**

**VIOLATION NUMBER: 19-332**

**APPLICATION NUMBER: 19-6532**

**ADDRESS: 2415 SEMINOLE**

**HISTORIC DISTRICT: INDIAN VILLAGE**

**APPLICANT: LEE ARRINGTON**

**PROPERTY OWNER: LEE ARRINGTON**

**SCOPE OF WORK: DEMOLISH GARAGE AND REMOVE TREES -WORK COMPLETED / EXISTING VIOLATION; INSTALL A NEW WINDOW; NEW HARDSCAPING**

### **Existing Conditions**

The 3-story, single-family home at 2415 Seminole was built in 1912. The home features many elements of a colonial revival home: a symmetrical façade, a covered front porch spanning the entire front elevation, doric columns and true divided light, double hung windows. Three dormers project from the sloped side of the gable roof at the front of the home. The body of the home is clad in stucco, painted a light bluish-grey. It stands on the corner of Seminole Street and East Vernor Highway, with the rear of the property featuring a garage (demolished without permit) accessed from Maxwell Street. The home is positioned at the north lot line, leaving a large amount of open space as a side yard along E. Vernor. At the time of construction, this was in contrast to the rhythm of setbacks created by the sides of buildings located west of Maxwell street in West Village.

Today, many of the structures along E. Vernor are gone and there are no buildings on the north side of E. Vernor west of Maxwell, enhancing the visibility of the rear and sides of the home at 2415 Seminole. The applicant has stated in his application that the home has been vacant for approximately 20 years. Despite limited access to records, staff has been able to verify that a COA to repair the roof and fascia boards was issued in 2016. According to BSEED's online data base, the house was issued a dangerous building complaint in 2009. Permits were pulled for additional electrical, plumbing and interior work from 2016 - 2018.

HDC staff has been working with the homeowner since fall 2019 as he has been rehabilitating the home. Staff has issued COA's for the following items: Repair areas of stucco that have deteriorated, painting within the appropriate color chart, in-kind porch repairs, the replacement of the doric columns at the front porch to match existing with custom wood columns, and a new pine privacy fence to replace the deteriorated wood fence at the rear of the home. Based on current photos, much of this work is ongoing. On December 13<sup>th</sup>, HDC staff was notified that significant work had taken place at the rear of the home, with the removal of the garage structure as well as several trees and foliage at the rear of the home along Maxwell street and on the side of the home along E. Vernor.

The current proposal seeks **retroactive approval to remove the garage and landscaping**, along with proposals for site work, including **new hardscaping, landscaping** and **installing a new window** where interior framing indicates a window may have located in this location previously, as detailed below:

### **Work Completed**

#### **Demolition of Garage**

- The garage accessible from Maxwell was likely the original garage constructed with the home, according to **1915 Sanborn Maps**.
- **The homeowner has provided a letter** stating that their general contractor removed the garage without their knowledge.

- The homeowner states in the provided letter that the condition of the garage was in “very bad shape and practically falling down.” The homeowner lists the conditions to have rotted wood, missing roof joists, wood panels and shingles, and that it was open and unsafe to children.
- The applicant provided a letter from the contractor indicating that the demolition of the garage was “included in the scope of work provided by AFR, the finance company.” The statement acknowledges that the contractor did demolish and remove the structure and was “not aware that permission from the historical society was required to demo the garage.”
- Exterior photos of the garage were provided, documenting the condition of the garage before demolition.

### **Tree Removal**

- The applicant removed several trees and overgrown foliage at the rear and south side of the property
- The applicant states in his letter to the HDC that some of the removed foliage was large weeds that resembled trees and some of the trees were dead, dropping limbs on Vernor Ave. and damaging windows and roof of the home.
- The applicant has provided a letter from the landscaper who removed trees that states several trees were diseased and dying and acknowledging the danger of dropping branches. It also states that several large weeds were removed.

### **Proposed Exterior Modification**

- The applicant proposes to install a new, double-hung wood window on the south side of the home.
- The applicant has provided photos of interior framing that indicates a window may have been located at this location and was covered up at an unknown time.
- The proposed window will be custom milled with true divided lites to match the rest of the existing 6/6 double-hung windows.
  - The applicant has provided a drawing of the dimensions of the existing window and the specs of the proposed window.
- The applicant is also proposing to repair / restore all other existing wood windows.

### **Proposed Hardscaping Work**

#### **Replace Existing Front Entry Walkway with Brick Pavers**

- The applicant proposes to remove the existing concrete walkway that has cracked and deteriorated.
- The proposed walkway will consist of Unilock “Brussels” block paver in limestone color.
- The proposed walkway matches the foot print of the existing walkway: 38’ long by 4’ wide. Also proposed is a 9’ x 6’ concrete landing and steps created with Unilock paver blocks.

#### **Create New Concrete Driveway**

- The applicant proposes to create a new, 10’ wide concrete driveway to access the property from Seminole.
- The driveway is proposed to be located as 40’ from Vernor and maintain 10’ from the home with a 25’x17’ parking
- The applicant has submitted a rendering of his vision for the driveway, including a gate (specs for gate not provided.)
-

## Proposed Landscaping

- Replace flowers and bushes in front with unspecified flowers and bushes.
- Add 30' mature evergreen tree in front yard near E. Vernor.
- Install 4' arborvitaes along the E. Vernor fence line.
- Install paver walkway in backyard leading to concrete fire pit and patio
- Regrade rear yard for to drain storm water away from house

## Staff Observations:

- **Garage Demolition:** The garage was likely built at the time of the home's construction in 1912. It featured a hipped roof, lapped wood siding, windows and a double-wide garage door facing Maxwell street. An intriguing feature was the presence of a chimney. The photos provided seem to indicate deterioration to the garage, a visible hole in the roof, structural tilting and an alteration to the wood siding.
- **Tree Removal:** An image capture from Google Street View dated from 2019 indicates that not all of the removed trees were dead. Based on documentation provided, it is difficult to determine the quality of tree species or definite health assessment. However, it is clear that the removed vegetation at 2415 Seminole had been neglected for many years and also featured significant alteration to their canopy due to nearby power lines.
- **Create New Driveway:** It appears that many homes on this block of Seminole have front entrance driveways, leading to parking in the rear. Staff is unable to provide documentation as to when they were installed at this time.
- **Install New Window:** The window is proposed for the south side of the home... Many of the shutters on the south side of the home are missing or damaged. It is unclear whether shutters will be installed on the proposed window and what the plan for the rest of the shutters will be. It appears that the shutters have been removed since the initial application.
- **Landscaping:** The applicant has listed a desire to install new landscaping in various locations. A plan was submitted, but without quantities, dimensions and with additional features that make it difficult to distinguish what is currently proposed.

## Issues:

- **Garage Demolition:** It is staff's opinion that the original garage was s a character defining feature to the home. While the garage may have exhibited signs of severe deterioration, without additional detailed photo documentation or a structural report, we are unable to determine if it was beyond repair.
- **Tree Removal:** The documentation provided does not list the species of trees removed or the amount of trees removed, nor does it specifically state the amount of dead, dying or diseased trees.
- **Driveway:** It appears that many homes on this block of Seminole have front entrance driveways, leading to parking in the rear. However, as mentioned previously in the report, one unique feature of the property is the placement of the home to feature a large yard. Staff has concerns about installing about a substantial amount of concrete in an area that was once a prominent greenspace.
- **Landscaping:** Staff has no issues with the type of landscaping proposed, however the quantity and placement of the proposed vegetation is not clear. It is staff's opinion that the proposed landscaping might not be substantial enough to replace the canopy that was removed. Staff also

has no issues with proposing a fire pit, rear walkway, and rear patio, however the details of which have not been specified and are necessary for a recommendation for approval.

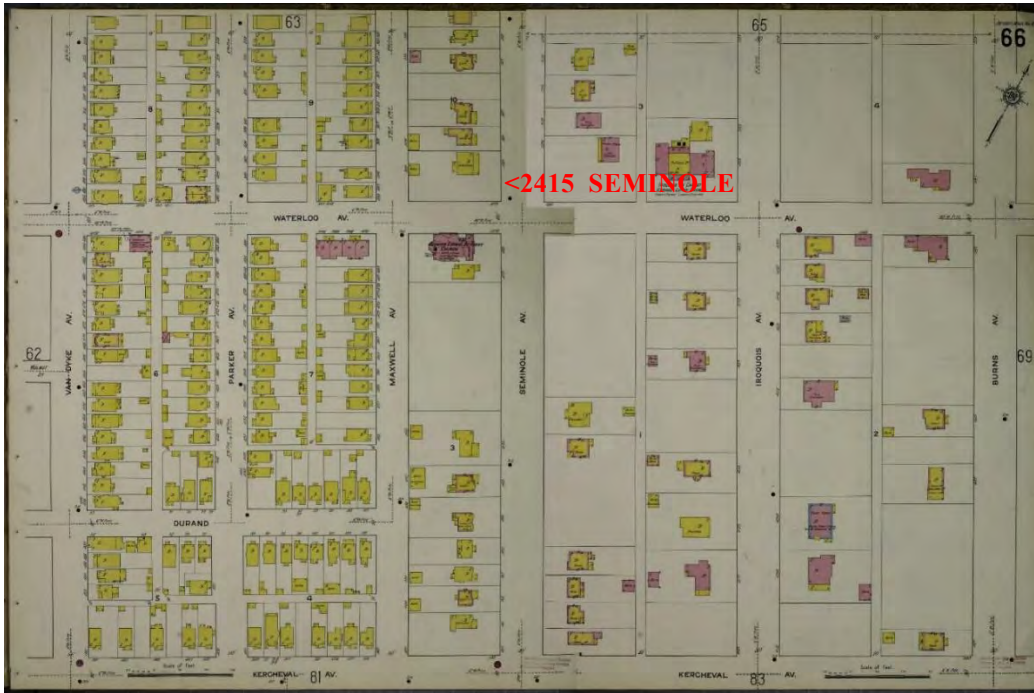
### Recommendations:

- **Garage Demolition:** Without additional detailed photo documentation or a structural report, we are unable to determine if it was beyond repair and therefore staff is unable to recommend a Certificate of Appropriateness for this action. Staff recommends that the Commission deny a Certificate of Appropriateness based on Secretary of the Interior's Standards for Rehabilitation number 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.*
- **Tree Removal:** The documentation provided does not list the species of trees removed or the amount of trees removed, nor does it specifically state the amount of dead, dying or diseased trees. Therefore, staff is unable to recommend a Certificate of Appropriateness for this action based on Secretary of the Interior's Standards for Rehabilitation. Staff recommends that the Commission deny a Certificate of Appropriateness based on Secretary of the Interior's Standards for Rehabilitation 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.* Further, it is staff's opinion that if a COA was issued for the removal of the trees, a new shade tree should be planted on site for each tree that was removed.
- **Window Installation:** The documentation provided illustrates that a window was likely located at this location and staff recommends a Certificate of Appropriateness based on Secretary of the Interior's Standards for Rehabilitation, specifically numbers 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.*
- **Hardscaping:**
  - **Driveway:** It appears that many homes on this block of Seminole have front entrance driveways, leading to parking in the rear. **This condition is listed in the Indian Village Elements of Design.** However, as mentioned previously in the report, one unique feature of the property is the placement of the home to feature a large yard, **also considered in the elements of design.** Staff has concerns about installing a substantial amount of concrete in an area that was once a prominent greenspace, . Additionally, through correspondence with the applicant, a **garage / carriage house is proposed for construction at rear.** The details of the application were not complete at the time of the current submission. Staff recommends that the front entry driveway as proposed is not appropriate without a complete proposal for the entire site, including detailed information for future structures proposed on the site and specific landscaping plans.
  - **Front Walkway:** It is staff's opinion that the walkway as proposed with the Unilock pavers is an appropriate replacement for the deteriorated concrete walkway and front steps, and recommends that the Commission issue a Certificate of Appropriateness based on Secretary of the Interior's Standards for Rehabilitation, especially standard number 9) *New additions, exterior alterations, or related new construction shall not destroy historic materials that*

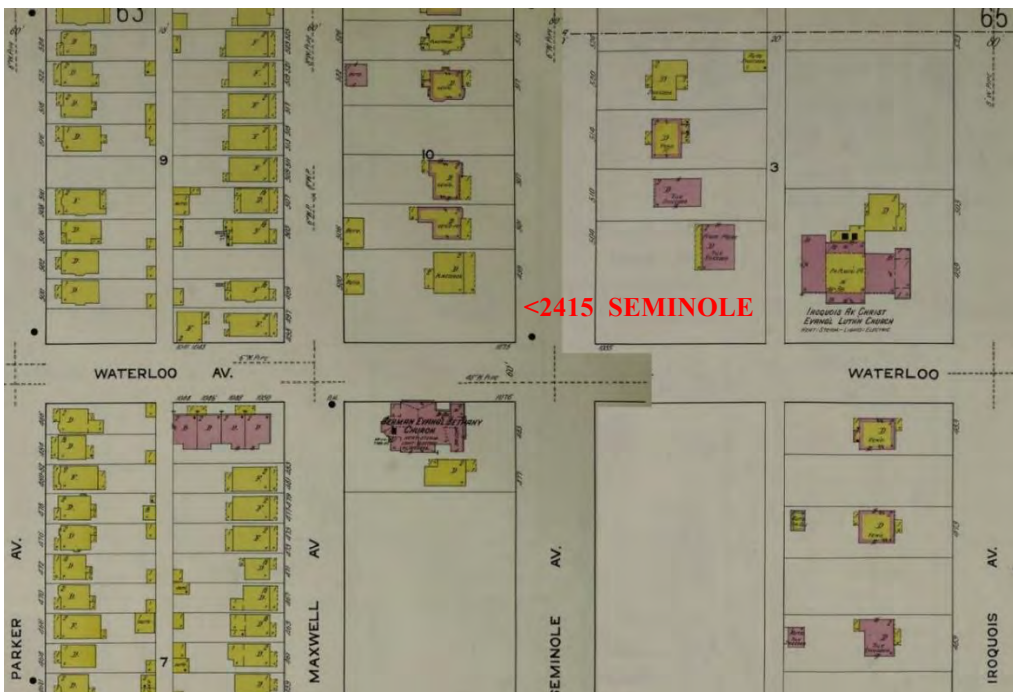


characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

- **Landscaping:** It is staff's opinion that the vegetation, rear patio, items are generally appropriate, however not enough information has been included with the proposal at time of submission. Staff recommends that the applicant supply a dimensioned landscape plan that accurately reflects the arrangement and quantity of all material proposed, including patio, fire pit and plant material prior to the issuance of a COA.



1915 Sanborn Map – Note that E. Vernor was formally known as Waterloo Avenue.



1915 Sanborn Map Detail -





*Front of home, Applicant Photo (East Elevation)*



*Rear of home, Applicant Photo (West Elevation)*



*Side of home, Applicant Photo (North Elevation)*



*Side of home, Applicant Photo (South Elevation, E. Vernor)*

April 22, 2020

Historic District Commission Staff:

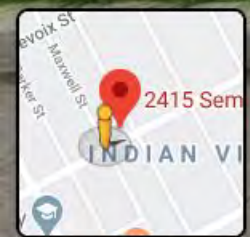
Upon purchasing my home at 2415 Seminole St, Detroit MI 48214 the rear of the property was extremely overgrown and unkept. There were several large weeds that had been growing for over 10 years the actually resembled trees. Additionally, there were several dead trees that unsafe branches leaning over Vernor Ave. Some were in leaning towards the house and others have recently broken and crashed into the house damaging the roof and windows.

Upon further investigation and getting estimates I was informed that an additional trees were dead due to the unkept nature of the property. In order to keep my home , my neighbors home, and Vernor traffic I had reluctantly had the moved. I have attached photos as well a letter from the landscaper that performed the removal work.

Sincerely,

Lee Arrington









APPLICANT PHOTO





APPLICANT PHOTO





APPLICANT PHOTO





APPLICANT PHOTO





APPLICANT PHOTO





Overgrown weeds

Dead

APPLICANT PHOTO





Weeds

Dead Tree

APPLICANT PHOTO





Dead Tree

Many trees were cut previously

APPLICANT PHOTO





Dead Tree

APPLICANT PHOTO





APPLICANT PHOTO





Staff Photo - 12/16/2019





Staff Photo - 12/16/2019





Staff Photo 12/16/2019



Indian Village Property: 2415 Seminole St, Detroit MI 48214

To whom it may concern I recently purchased a property in the Indian Village neighborhood. My home has been empty for approximately 20 years and was in need a major repair when I purchased it. I'm currently in the process of full renovation with plans to occupy the home this fall. Below if the information for landscape renovation.

**Description of existing conditions:**

Several trees are dead leaning and threatened to fall on the house or had already fell on the house causing damage. Additionally there were over grown weeds that had grown the size of trees.

**Description of Project:** All trees in good health wood be saved weeds and dead trees would be removed. Additionally , weeds and "tree sized" weeds would be removed and cleared from the property. Lastly, the lot will be cleared and regraded so water travels away from the house.

**Detailed Scope of work:**

1. Dead Trees and overgrown weeds removed and cleared.









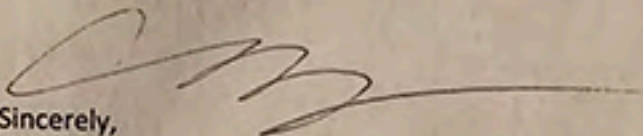


**Mavericks Lawncare & More**  
**523 Thompson St.**  
**Flint MI 48503**

Lee Arrington  
2415 Seminole St  
Detroit MI 48214

Dear Mr. Arrington,

Several trees in the rear of the proper we diseased and dying thus needed to be removed. Other trees were observed to have died in previous years and had become nuisance to your home as well as pedestrians walking at the rear (Maxwell St) and side (Vernor St.) near the property. Conditions such as leaning towards your home, dropping branches, could pose danger to anyone inside the house as well as in the yard. Two of the trees posed a danger of falling into Vernor Ave in the obstructing the sidewalk as well as vehicle traffic. Lastly, there were several large weeds that allowed to grow for 10+ years that were removed as well.



Sincerely,

Clinton Mingo  
313-516-6765

April 21, 2020

Historic District Commission Staff:

My purchase of the property at 2415 Seminole St , Detroit MI 48214 was done using a Fannie Mae homestyle renovation loan. The lender and required inspection of the property deemed the garage a hazard and unrepairable. After closing on the property I hired a General Contractor who managed the site with little supervision on my behalf and removed the garage without my knowledge as he was unaware the historic commission need to be consulted.

Additionally, the garage was in very bad shape and practically falling down. The walls have rotted wood , the roof joists, wood panels, and shingles missing, broken windows, and leaning walls. There was no side pedestrian door that section was open and the garage door was also falling apart yet so young child could have entered and been hurt. I have attached a letter from the then contractor along with some pictures of the garage for your reference



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**Salvaggio & Co Construction llc**

42160 Merrimac Circle  
Clinton Township, Mi. 48038

**Lee Arrington**  
2415 Seminole St  
Detroit, Mi. 48214

**1/27/20**

Dear Mr Arrington,

The demolition of the garage at 2415 Seminole was included in the scope of work provided by AFR, the finance company.

Salvaggio & co did demo and remove it in accordance with our contract. We were not aware that permission from the historical society was required to Demo the garage.

Sincerely,  
Vito Salvaggio  
Salvaggio & Co Construction llc

Indian Village Property: 2415 Seminole St, Detroit MI 48214

To whom it may concern I recently purchased a property in the Indian Village neighborhood. My home has been empty for approximately 20 years and was in need a major repair when I purchased it. I'm currently in the process of full renovation with plans to occupy the home this fall. Below if the information for landscape renovation.

### **Description of existing conditions:**

The front walkway is crack and unsafe, existing landscape bricks are deteriorated and no longer effective.

**Description of Project:** A new paver walkway will be installed from the sidewalk to the wooden porch stairway. And new concrete driveway will be built from Seminole to the rear of the property.

### **Detailed Scope of work:**

1. Walkway will be removed and replaced with brick pavers.
2. A drive way will be constructed to run from the front of the property to backyard and concrete parking pad built for secure parking
3. Landscaping
  1. Replace flowers and bushes in front
  2. Add 30 feet mature evergreen tree in front yard near Vernor
  3. Install 4 ft arborvitae trees along fence line ( Vernor side)
  4. Install paver walkway in backyard leading to concrete fire pit and patio

### **Walkway Repair**

The current walkway is cracked broken and safety hazard see the pics. A new walkway will be installed the same size as the existing walkway. 4 feet wide stretching the distance from the porch steps to the side walk and then from the other side of sidewalk to the city curb.

Current Walk way dimensions:

1. Width - 4 feet



2. Length ( steps to sidewalk ) : 38 feet
3. Length ( sidewalk to curve) 14 feet
4. Concrete landing 9 ft by 6
5. 2 concrete stairs 4 feet wide 8 inches tall

## Item #1 Walkway

Current Walkway.



### New walkway dimensions

1. Width - 4 feet
2. Length ( steps to sidewalk ) : 38 feet
3. Length ( sidewalk to curve) 14 feet
4. Concrete landing 9 ft by 6
5. 2 concrete stairs 4 feet wide 8 inches tall



Walkway Material : Brick Paver Brussels block in limestone color

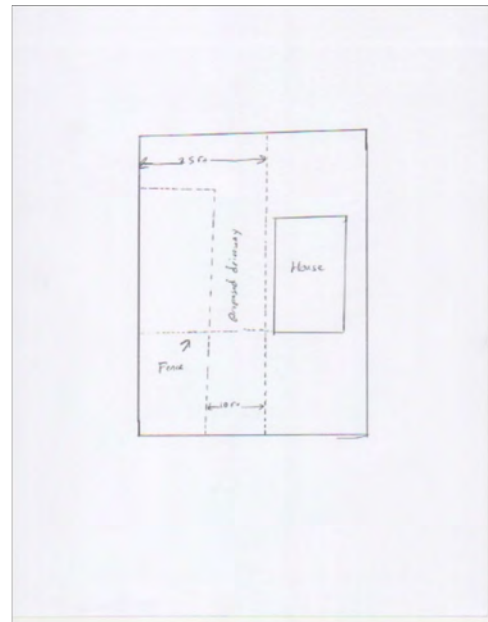
<https://unilock.com/products/driveways/brussels-block/?region=3>



## Item #2 Driveway



No driveway existing, view from curb.



View from front yard



Driveway details and materials

Driveway width : 10 feet

Material : Concrete

Distance from Vernor sidewalk: 30 feet

Distance from Vernor St: 40 feet

Distance from house: 10 feet

Driveway length : From front curb on Seminole St to the rear of the back yard ending with a parking pad 25 feet wide and 17 feet length at the rear of the yard.

Landscaping Plants:

1. Large evergreen tree - Green Giant Arborvitae

2. White hydrangeas



3. Japanese Barbery Shrubs

4. Small Arborvite

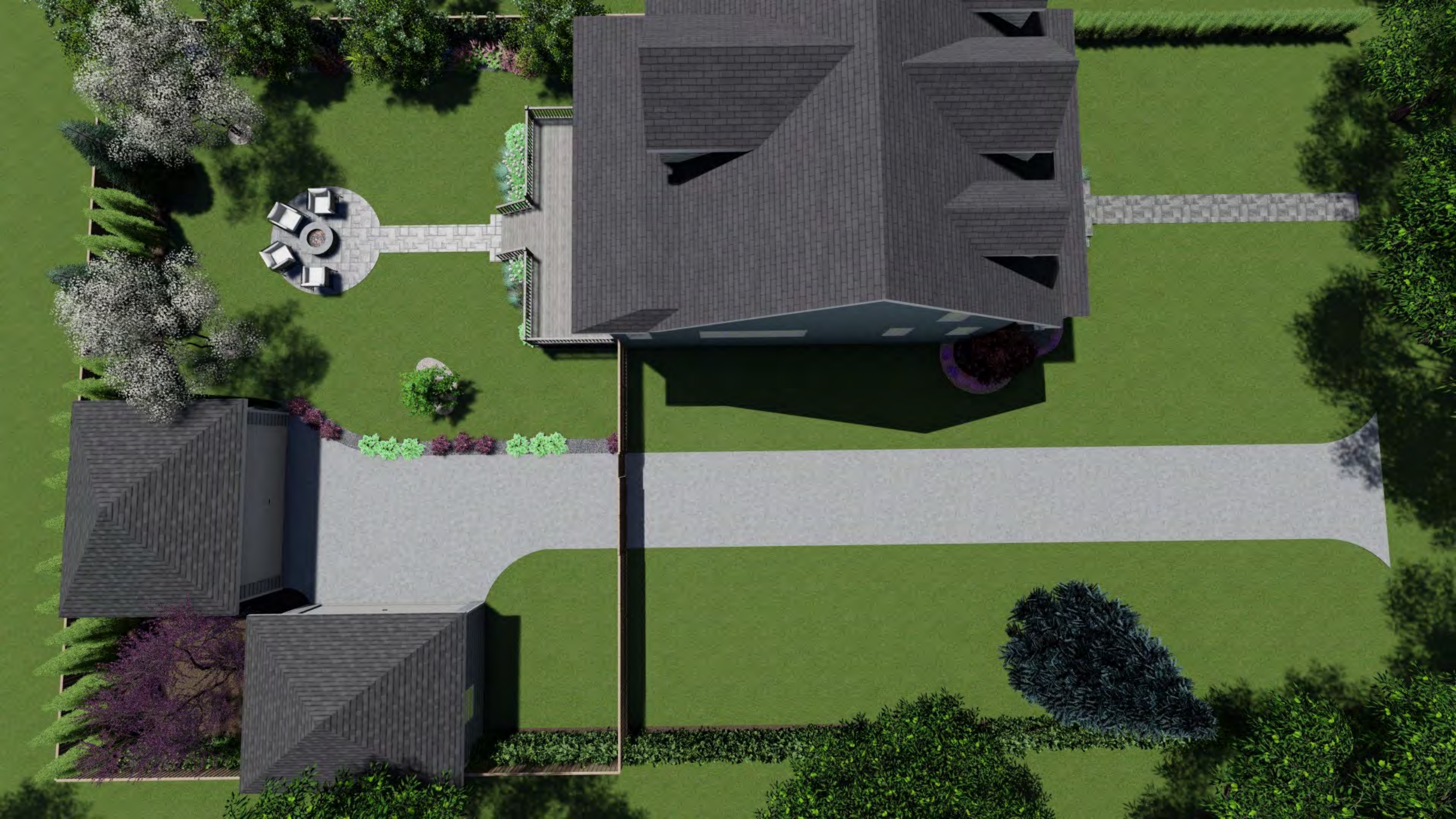














Indian Village Property: 2415 Seminole St, Detroit MI 48214

To whom it may concern I recently purchased a property in the Indian Village neighborhood. My home has been empty for approximately 20 years and was in need a major repair when I purchased it. I'm currently in the process of full renovation with plans to occupy the home this fall. Below if the information regarding restoring window to its original location.

**Description of existing conditions:**

The existing windows appear original to the home one appears to have been moved. When I purchased the home the walls were open and upon some investigation found that a window had been moved.

**Description of Project:** Windows will be striped and reglazed and repaired. This project would include installing a replacement new wooden window with original position equally spaced with the others on that side of the house.

**Detailed Scope of work:**

1. A new wooden window will build and put in place of where an window used to be located.
2. New window specs :
  1. Window height : 68 inch
  2. Window width : 38 inch
    1. Bottom Sash:
      1. Side border : 2 inch
      2. Top / bottom border 1 inch
    2. Top Sash
      1. Side border : 1 1/2 inch
      2. Top/bottom: 2 inch
  3. Window pain glass size : 14 inch length x 10 inch width
  4. 6 panes in each window sash ( top and bottom)



Current Exterior: The 2nd floor front window would move to the be inline with two windows closest to the rear of the house.







Location where window was closed previously





View of the existing window that the replacement window will be based off of





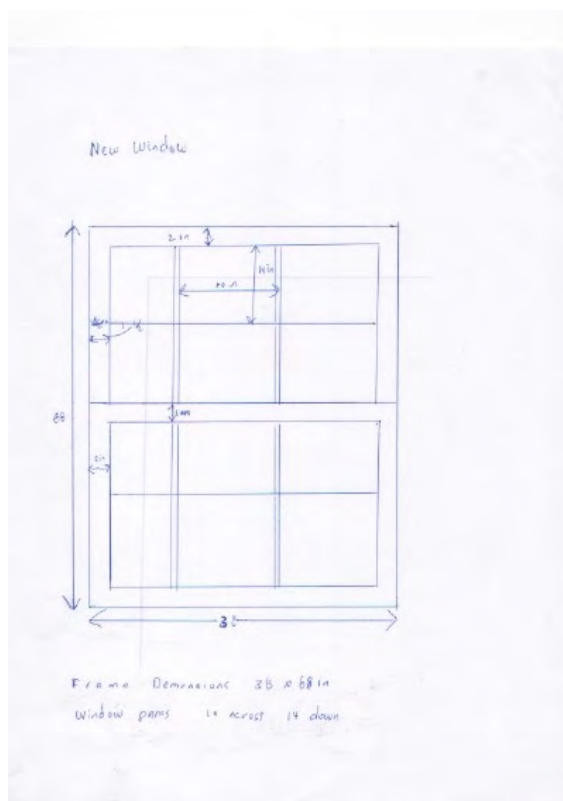
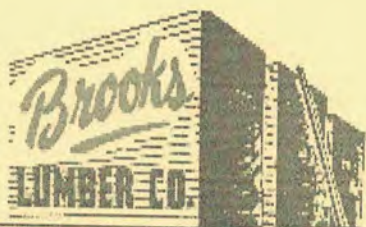


Diagram showing the dimensions a replica wooden window.





BROOKS LUMBER  
2200 TRUMBULL AVENUE  
DETROIT, MI 48216

PHONE: (313) 962-6448

PAGE NO 1



CUST NO: \*5 JOB NO: 000 PURCHASE ORDER: REFERENCE: LEE ARRINGTON #313-622-4277 TERMS: C.O.D CLERK: 258 DATE / TIME: 12/19/19 3:48

SOLD TO:  
\*\*\*\* CASH \*\*\*\*

SHIP TO:

DUE DATE:

TERMINAL: 552

ORDER: 993907

DEL. DATE: 12/4/19

SALESPERSON: DG DAVID GORNICK  
TAX: 001 MICHIGAN STATE TAXABL

C.O.D

C.O.D.: 993907/1

LINE	SHIPPED	ORDERED	UM	SKU	DESCRIPTION	SUGG	UNITS	PRICE/ PER	EXTENSION
1		1	EA	WW	SP ORDER WINDOWS		1	569.00 /EA	569.00
2					1-3/8 SGL FRM DH UNIT				
3					30 X 28 GLASS				
4					T & B - 6LT CUT: 3W X 2H				
5					10 X 14 GLASS				
6					GLA SSB				
7									
8									
9					W/ 4-5/8 FRAME, TRUSEAL TRACK,				
10					SILL & BRICK MLDG.				
11									
12					NOTE: MULLIONS WILL HAVE				
13					OG PROFILE ON INTERIOR FINISHED				
14					SIDE AS EXTERIOR SIDE OF				
15					MULLIONS WILL BE GLAZED.				
16									
17									
18					APPROX. LEAD: 8 - 10 WEEKS				

ROUGH  
OPENING  
36" x 66"

TAXABLE 569.00  
NON-TAXABLE 0.00  
SUBTOTAL 569.00

DEPOSIT AMT 0.00  
BALANCE DUE 603.14



TOT WT: 0.00

TAX AMOUNT 34.14

TOTAL 603.14

X

Received By

All materials returned must be in original condition, with receipt. All returns must be made within 30 days from above invoice date and are subject to a handling and restocking charge of 20%. Special orders are not returnable.



# HISTORIC DISTRICT COMMISSION PROJECT REVIEW REQUEST

CITY OF DETROIT  
PLANNING & DEVELOPMENT DEPARTMENT  
2 WOODWARD AVENUE, ROOM 808, DETROIT, MI 48226

DATE: 9-10-19

## PROPERTY INFORMATION

ADDRESS: 2415 Seminary St AKA: \_\_\_\_\_

HISTORIC DISTRICT: Indian Village

SCOPE OF WORK: ☐ Windows/Doors ☒ Roof/Gutters/Chimney ☐ Porch/Deck ☐ Landscape/Fence/Trees/Park ☒ General Rehab  
(Check ALL that apply)  
☐ New Construction ☐ Demolition ☐ Addition ☐ Other: \_\_\_\_\_

## APPLICANT IDENTIFICATION

☒ Property Owner/Homesowner ☐ Contractor ☐ Tenant or Business Occupant ☐ Architect/Engineer/Consultant

NAME: Lee Arcington COMPANY NAME: \_\_\_\_\_

ADDRESS: 2415 Seminary St CITY: Det STATE: MI ZIP: 48214

PHONE: \_\_\_\_\_ MOBILE: 313-622-4271 EMAIL: lee.arcington@gmail.com

## PROJECT REVIEW REQUEST CHECKLIST

Please attach the following documentation to your request:

**\*PLEASE KEEP FILE SIZE OF ENTIRE SUBMISSION UNDER 30MB\***

- ☒ Photographs of ALL sides of existing building or site
- ☒ Detailed photographs of location of proposed work (photographs to show existing condition(s), design, color, & material)
- ☒ Description of existing conditions (including materials and design)
- ☒ Description of project (if replacing any existing material(s), include an explanation as to why replacement, rather than repair, of existing and/or construction of new is required)
- ☒ Detailed scope of work (formatted as bulleted list)
- ☐ Brochure/cut sheets for proposed replacement material(s) and/or product(s), as applicable

### NOTE:

Based on the scope of work, additional documentation may be required.

See [www.detroitmi.gov/hdc](http://www.detroitmi.gov/hdc) for scope-specific requirements.

Upon receipt of this documentation, staff will review and inform you of the next steps toward obtaining your building permit from the Buildings, Safety, Engineering and Environmental Department (BSEED) to perform the work.

SUBMIT COMPLETED REQUESTS TO **HDC@DETROITMI.GOV**

































Seminole St



- (1) *Height.* Virtually all of the houses in the district have two (2) full stories plus attic or finished third floor within the roof; these are generally called "two-and-a-half" story houses. Additions to existing buildings shall be related to the existing structure; new buildings shall meet the following standards:
  - (i) The eight (8) adjoining houses on the same face, excluding any houses built since 1930, churches, schools and commercial structures, shall be used to determine an average height. If eight (8) houses are not available on the same block face, then one or more houses as close as possible to being directly across the street from the proposed structure may be used. On Jefferson Avenue, the five (5) existing houses shall be used. The height of the two (2) adjoining houses shall be added into the total twice, with a divisor of ten (10) (seven (7) on Jefferson Avenue) used to determine the average. Any new building must have a height of the main roof of at least eighty (80) per cent of the resulting average; in no case shall a new building be taller than the tallest roof height included in the computation. In determining the height of existing structures and proposed structures, the highest point of the main roof shall be used, even where towers, cupolas, or other minor elements may be higher.
  - (ii) The level of the eaves of a proposed new structure having as much or more significance for compatibility as the room height, an average eave or cornice height shall be determined by the same process as that described above. The proposed new structure shall have a height at the eaves, or cornice, of not less than ninety (90) per cent of the average determined from existing structures, and in no case shall the eaves or cornice of the proposed structure be lower than the lowest eave or cornice height used in the computation, nor higher than the highest.
- (2) *Proportion of buildings' front facades.* Proportion varies in the district, depending on age, style, and location in a specific subdivision. Height being established by the standards above, proportion will be established by permitting no proposed building or addition to create a front facade wider or narrower than those existing on the same block.
- (3) *Proportion of openings within the facade.* Window openings are virtually always taller than wide; several windows are sometimes grouped into a combination wider than tall. Window openings are always subdivided, the most common window type being guillotine sash, whose area are generally further subdivided by muntins. Facades have approximately fifteen (15) per cent to thirty-five (35) per cent of their area glazed: Sunporches with a very high proportion of glass subdivided by mullions and muntins are common.
- (4) *Rhythm of solids to voids in front facades.* In buildings derived from classical precedents, voids are usually arranged in a symmetrical and evenly-spaced manner within the facade. In examples of other styles, especially those of neo-Tudor and Victorian substyles, voids are arranged with more freedom, but usually in a balanced composition.
- (5) *Rhythm of spacing of buildings on streets.* The spacing of the buildings is generally determined by the setback from the side lot lines; these tend to be consistent, even though lot width may vary. Because of the existence of several subdivisions and their related subdivision and deed restrictions, the placement of buildings on lots varies from area to area in the district. In the case of very wide properties, two (2) conditions exist. A very wide site may have a house placed centrally upon it, with extensive side yard space; this occurs only with extremely large houses by district standards. A more typical placement of houses of average size for the district is at the side of the wide site, placed normally in relation to one of the adjoining houses. The rest of the property is a side yard on the other side of the house, and the entrance is often oriented toward that side yard.
- (6) *Rhythm of entrance and/or porch projections.* In those examples of classical inspiration, entrances and porches, if any, tend to be centered on the front facade. Other examples display more freedom with entrance



and porch placement, with some having the main entrance at the side. Porches, often permanently enclosed sun porches, are often placed at the side of the building.

- (7) *Relationship of materials.* The majority of the buildings are faced with brick, while many are partially or totally stucco. There are some stone buildings; clapboard is rare, and almost never the sole material. Wood shingle is occasionally used as a wall covering, usually at the second floor level, and never as the sole material. Roofing includes slate, tile, and wooden and asphalt shingles. Stone trim is common. Wood is almost universally used for window frames and other functional trim, and is used in many examples for all trim. Because of the existence of several subdivisions and their related deed restrictions, the exterior textures and materials may vary from block to block in the district.
- (8) *Relationship of textures.* The most common relationship of textures in the district is that of the low-relief pattern of mortar joints in brick contrasted to the smooth surface of wood or stone trim. The use of stucco or concrete, with or without half-timbering, as a contrast to brick surfaces is not unusual. Tile, slate, or wood shingle roofs have particular textural values where they exist. Asphalt shingles, generally, have little textural interest, even in those types which purport to imitate some other variety.
- (9) *Relationship of colors.* Natural brick colors (red, yellow, brown, buff) predominate in wall surfaces. Natural stone colors also exist. Where stucco or concrete exists, it is usually left in its natural state, or painted in a shade of cream. Roofs are in natural colors (tile and slate colors, wood colors) and asphalt shingles are predominantly within this same dark color range. Paint colors often relate to style. The classically inspired buildings, particularly neo-Georgian, generally have woodwork painted white, cream or in the range of those colors, including "putty." Doors and shutters are frequently dark green or black. Colors known to have been in use on buildings of this type in the eighteenth or early nineteenth centuries on similar buildings may be considered for suitability. Buildings of Medieval inspiration (notably neo-Tudor) generally have painted woodwork and window frames of dark brown or cream color. Half-timbering is almost always stained dark brown. Queen Anne or late Victorian examples may have several paint colors on a single facade. These tend to be dark in tone and frequently of the "earth tone" family. The original colors of any house, as determined by professional analysis, are always acceptable for that house, and may provide suggestions for similar houses.
- (10) *Relationship of architectural details.* These generally relate to style. Neo-Georgian buildings display classic details, mostly in wood, and sometime in stone. Areas commonly, but not always, treated are porches, shutters, window frames, cornices, and dormer windows. Details on Mediterranean style or vernacular buildings are often done in stone, brick, tile, and sometimes in stucco. They include arched windows, door openings, and porches. Buildings of medieval inspiration tend to have details in the form of carved wood or carved stone ornament on window frames, door frames, and eaves. Queen Anne or late Victorian style buildings tend to have details in wood, stone, or molded brick commonly embellishing cornices, window frames and door frames. In general, the various styles are rich in architectural details.
- (11) *Relationship of roof shapes.* Roofs with triangular gables and hip roofs predominate. A few examples of the gambrel-type roof exist. Complex arrangements of the gabled and/or hip types, with subsidiary roofs, are not unusual. Dormers are common. Flat roofs exist primarily on porches and sunrooms, and other minor elements; large hip roofs sometimes have relatively small flat sections in the center.
- (12) *Walls of continuity.* The major wall of continuity is created by the buildings, with their uniform setbacks within the blocks. New buildings should contribute to this wall of continuity. Where gaslights are sufficiently numerous, and where trees in rows have survived in sufficient numbers, minor walls of continuity are created. Fences across side lots contribute to the major wall of continuity where placed at the front yard setback line.
- (13) *Relationship of significant landscape features and surface treatment.* The typical treatment of individual properties is a flat front lawn area in grass turf, often subdivided by a walk leading to the front entrance,



and sometimes with a walk at the side leading to the rear. Materials for such walks are concrete, brick, or stone, or combinations of those materials. Some front yards have rectangular raised earthwork terraces upon which the house stands. These unpaved terraces have sloping embankments or brick and/or stone retaining walls at the change of grade. Foundation plantings, often of a deciduous character, characteristic of the period 1895-1930, are present virtually without exception. Hedges between properties, and ornamental front yard fences or hedges are not uncommon. The American elm is virtually extinct in the district, though once the dominant tree. Replacement trees should be characteristic of the area and period, though only a disease-resistant American elm would be a practical choice. Plantings of new trees should be directed toward the restoration of the former straight-line rows of large trees on the front yards and "tree lawns." Straight side driveways leading from the street to rear garages exist, but alley-facing garages are common, particularly in the southern portion of the district. Where alley-facing garages are common, the lack of driveways lends a unity to the succession of front lawns. Driveway materials include concrete, brick and gravel. Side lots are not uncommon in the district, and a number of these form a part of the original site plan for the residence. Such side lots are usually landscaped, often fenced at or near the setback line, and very occasionally contain paved areas such as a tennis court. The street right-of-way of eighty (80) feet combined with a pavement width of between twenty-four (24) and twenty-nine (29) feet creates wide "tree lawns" or berm areas, which adds to the generous ambience of the urban landscape of the district. Street pavements are now asphalt; cut stone curbs still exist in portions of the district. Alleys are frequently paved with brick, particularly where alley facing garages are common. Fencing ranges widely in type; fencing in public view was generally designed to compliment the style, design material, and date of the residence.

- (14) *Relationship of open space to structures.* Open space in the district occurs in the form of vacant land, a city park, school yards for the Waldorf and Nichols Schools, and side lots. Where an original or early arrangement of a house and grounds included and still includes landscaped lots which form part of the landscaping plan for the residence, such landscaped lots are significant landscape features.
- (15) *Scale of facades and facade elements.* There is a variety in scale from block to block and style to style; most houses have a large and substantial appearance. The 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. Large wings at the front are atypical, while small wings at the side, usually in the form of sunrooms and sunporches, are common. Window sash are usually subdivided by muntins, which affects the apparent scale of the windows within the facades.
- (16) *Directional expression of front elevations.* In general, the expression of direction is neutral.
- (17) *Rhythm of building setbacks.* Because of the existence of various subdivisions and their related subdivision and deed restrictions, setbacks vary from area to area within the district, though they are consistent within each block or area. The varying designs of the houses, occasionally with slight setbacks in the facades, cause the houses to relate to the front setback line in different ways; this creates a slight variation in the setback line. Nevertheless, within each block or area a wall of continuity is created.
- (18) *Relationship of lot coverage.* Lot coverage ranges from fifty (50) per cent to twelve (12) per cent or less in the case of homes with large yards. Most homes are in the twenty (20) per cent to thirty (30) per cent range of lot coverage.
- (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. Other styles, such as "Queen Anne" and those of Medieval inspiration, frequently have facades complicated by gables, bays, slight setbacks, porches, and occasionally, turrets.



- (20) *Orientation, vistas, overviews.* While most of the buildings are oriented toward the street, it is not unusual for an entrance to face the side, especially in the case of a landscaped side lot or corner house. The street facade in these cases is well coordinated with the rest of the street facades. Garages are frequently oriented either toward an alley or a side street; almost all garages are detached and at the rear of the lot. In those few cases where pre-1930 houses have attached garages, they are at the rear and are entered from the side or rear. The doors of such attached garages are generally not visible from the street.
- (21) *Symmetric or asymmetric appearance.* Neo-Georgian and other classically inspired buildings are generally symmetrical. Other styles, including the neo-Tudor, are generally asymmetrical, but balanced compositions.
- (22) *General environmental character.* The Indian Village District, with its long, straight streets, its hierarchy of walls of continuity (lamps, trees, buildings) and its large, dignified homes, has an urban, substantial, low density residential character.



# HISTORIC DISTRICT COMMISSION PROJECT REVIEW REQUEST

CITY OF DETROIT  
PLANNING & DEVELOPMENT DEPARTMENT  
2 WOODWARD AVENUE, ROOM 808, DETROIT, MI 48226

DATE: \_\_\_\_\_

## PROPERTY INFORMATION

ADDRESS: 2415 Seminole St AKA: \_\_\_\_\_

HISTORIC DISTRICT: Indian Village

SCOPE OF WORK: ☐ Windows/Doors ☐ Roof/Gutters/Chimney ☐ Porch/Deck ☒ Landscape/Fence/Tree/Park ☐ General Rehab  
(Check ALL that apply)  
☒ New Construction ☒ Demolition ☐ Addition ☐ Other: \_\_\_\_\_

## APPLICANT IDENTIFICATION

☒ Property Owner/Homeowner ☐ Contractor ☐ Tenant or Business Occupant ☐ Architect/Engineer/Consultant

NAME: Lee Arrington COMPANY NAME: \_\_\_\_\_

ADDRESS: 2415 Seminole CITY: Detroit STATE: MI ZIP: 48214

PHONE: \_\_\_\_\_ MOBILE: 313-622-4277 EMAIL: lee.arrington@gmail.com

## PROJECT REVIEW REQUEST CHECKLIST

Please attach the following documentation to your request:

**\*PLEASE KEEP FILE SIZE OF ENTIRE SUBMISSION UNDER 30MB\***

- ☒ **Completed Building Permit Application** (highlighted portions only)
- ☐ **ePLANS Permit Number** (only applicable if you've already applied for permits through ePLANS)
- ☒ **Photographs** of ALL sides of existing building or site
- ☒ **Detailed photographs** of location of proposed work (photographs to show existing condition(s), design, color, & material)
- ☒ **Description of existing conditions** (including materials and design)
- ☒ **Description of project** (if replacing any existing material(s), include an explanation as to why replacement--rather than repair--of existing and/or construction of new is required)
- ☒ **Detailed scope of work** (formatted as bulleted list)
- ☒ **Brochure/cut sheets** for proposed replacement material(s) and/or product(s), as applicable

### NOTE:

Based on the scope of work, additional documentation may be required.

See [www.detroitmi.gov/hdc](http://www.detroitmi.gov/hdc) for scope-specific requirements.

Upon receipt of this documentation, staff will review and inform you of the next steps toward obtaining your building permit from the Buildings, Safety Engineering and Environmental Department (BSEED) to perform the work.

**SUBMIT COMPLETED REQUESTS TO [HDC@DETROITMI.GOV](mailto:HDC@DETROITMI.GOV)**



# P2 - BUILDING PERMIT APPLICATION

Date: 5-5-2020

## PROPERTY INFORMATION

Address: 2415 Semirale St Floor: \_\_\_\_\_ Suite#: \_\_\_\_\_ Stories: 2 1/2  
 AKA: \_\_\_\_\_ Lot(s): \_\_\_\_\_ Subdivision: \_\_\_\_\_  
 Parcel ID#(s): \_\_\_\_\_ Total Acres: .38 Lot Width: \_\_\_\_\_ Lot Depth: \_\_\_\_\_  
 Current Legal Use of Property: \_\_\_\_\_ Proposed Use: \_\_\_\_\_  
 Are there any existing buildings or structures on this parcel? ☒ Yes ☐ No

## PROJECT INFORMATION

Permit Type: ☐ New ☐ Alteration ☐ Addition ☐ Demolition ☐ Correct Violations  
☐ Foundation Only ☐ Change of Use ☐ Temporary Use ☒ Other: renovation  
☐ Revision to Original Permit #: \_\_\_\_\_ (Original permit has been issued and is active)

Description of Work (Describe in detail proposed work and use of property, attach work list)

replace window, walk way, install drive way

☐ MBC use change ☐ No MBC use change

Included Improvements (Check all applicable; these trade areas require separate permit applications)

☐ HVAC/Mechanical ☐ Electrical ☐ Plumbing ☐ Fire Sprinkler System ☐ Fire Alarm

## Structure Type

☐ New Building ☐ Existing Structure ☐ Tenant Space ☒ Garage/Accessory Building  
☐ Other: \_\_\_\_\_ Size of Structure to be Demolished (LxWxH) \_\_\_\_\_ cubic ft.

Construction involves changes to the floor plan? ☐ Yes ☐ No

(e.g. interior demolition or construction to new walls)

Use Group: \_\_\_\_\_ Type of Construction (per current MI Bldg Code Table 601) \_\_\_\_\_

Estimated Cost of Construction \$ \_\_\_\_\_ By Contractor \$ \_\_\_\_\_ By Department

## Structure Use

☐ Residential-Number of Units: \_\_\_\_\_ ☐ Office-Gross Floor Area \_\_\_\_\_ ☐ Industrial-Gross Floor Area \_\_\_\_\_  
☐ Commercial-Gross Floor Area: \_\_\_\_\_ ☐ Institutional-Gross Floor Area \_\_\_\_\_ ☐ Other-Gross Floor Area \_\_\_\_\_

Proposed No. of Employees: \_\_\_\_\_ List materials to be stored in the building: \_\_\_\_\_

PLOT PLAN SHALL BE submitted on separate sheets and shall show all easements and measurements (must be correct and in detail). SHOW ALL streets abutting lot, indicate front of lot, show all buildings, existing and proposed distances to lot lines. (Building Permit Application Continues on Next Page)

## For Building Department Use Only

Intake By: \_\_\_\_\_ Date: \_\_\_\_\_ Fees Due: \_\_\_\_\_ DngBld? ☐ No

Permit Description:

Current Legal Land Use: \_\_\_\_\_ Proposed Use: \_\_\_\_\_

Permit#: \_\_\_\_\_ Date Permit Issued: \_\_\_\_\_ Permit Cost: \$ \_\_\_\_\_

Zoning District: \_\_\_\_\_ Zoning Grant(s): \_\_\_\_\_

Lots Combined? ☐ Yes ☐ No (attach zoning clearance)

Revised Cost (revised permit applications only) Old \$ \_\_\_\_\_ New \$ \_\_\_\_\_

Structural: \_\_\_\_\_ Date: \_\_\_\_\_ Notes: \_\_\_\_\_

Zoning: \_\_\_\_\_ Date: \_\_\_\_\_ Notes: \_\_\_\_\_

Other: \_\_\_\_\_ Date: \_\_\_\_\_ Notes: \_\_\_\_\_





**IDENTIFICATION (All Fields Required)****Property Owner/Homeowner**☒ Property Owner/Homeowner is Permit ApplicantName: Lee Arrington Company Name: \_\_\_\_\_Address: 2415 Seminole St City: Detroit State: MI Zip: 48214Phone: \_\_\_\_\_ Mobile: 313-622-4277Driver's License #: A-652-497-570-189 Email: lee.arrington@gmail.com**Contractor**☐ Contractor is Permit Applicant

Representative Name: \_\_\_\_\_ Company Name: \_\_\_\_\_

Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone: \_\_\_\_\_ Mobile: \_\_\_\_\_ Email: \_\_\_\_\_

City of Detroit License #: \_\_\_\_\_

**TENANT OR BUSINESS OCCUPANT**☐ Tenant is Permit Applicant

Name: \_\_\_\_\_ Phone: \_\_\_\_\_ Email: \_\_\_\_\_

**ARCHITECT/ENGINEER/CONSULTANT**☐ Architect/Engineer/Consultant is Permit Applicant

Name: \_\_\_\_\_ State Registration#: \_\_\_\_\_ Expiration Date: \_\_\_\_\_

Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone: \_\_\_\_\_ Mobile: \_\_\_\_\_ Email: \_\_\_\_\_

**HOMEOWNER AFFIDAVIT** (Only required for residential permits obtained by homeowner)

I hereby certify that I am the legal owner and occupant of the subject property and the work described on this permit application shall be completed by me. I am familiar with the applicable codes and requirements of the City of Detroit and take full responsibility for all code compliance, fees and inspections related to the installation/work herein described. I shall neither hire nor sub-contract to any other person, firm or corporation any portion of the work covered by this building permit.

Print Name: Lee Arrington Signature: [Signature] Date: 5-5-2020  
(Homeowner)Subscribed and sworn to before me this 5th day of May 20 20 A.D. Wayne County, MichiganSignature: \_\_\_\_\_ My Commission Expires: \_\_\_\_\_  
(Notary Public)**PERMIT APPLICANT SIGNATURE**

I hereby certify that the information on this application is true and correct. I have reviewed all deed restrictions that may apply to this construction and am aware of my responsibility thereunder. I certify that the proposed work is authorized by the owner of the record and I have been authorized to make this application as the property owner(s) authorized agent. Further I agree to conform to all applicable laws and ordinances of jurisdiction. I am aware that a permit will expire when no inspections are requested and conducted within 180 days of the date of issuance or the date of the previous inspection and that expired permits cannot be

Print Name: Lee Arrington Signature: [Signature] Date: 5-5-2020  
(Permit Applicant)Driver's License #: A-652-497-570-189 Expiration: 3-12-2022

Subscribed and sworn to before me this \_\_\_\_\_ day of \_\_\_\_\_ 20 \_\_\_\_\_ A.D. \_\_\_\_\_ County, Michigan

Signature: \_\_\_\_\_ My Commission Expires: \_\_\_\_\_  
(Notary Public)

Section 23a of the state construction code act of 1972, 1972PA230, MCL 125.1523A, prohibits a person from conspiring to circumvent the licensing requirements of this state relating to persons who are to perform work on a residential building or a residential structure. Violators of Section 23a are subject to civil fines.

This application can also be completed online. Visit [detroitmi.gov/bseid/elaps](http://detroitmi.gov/bseid/elaps) for more information.

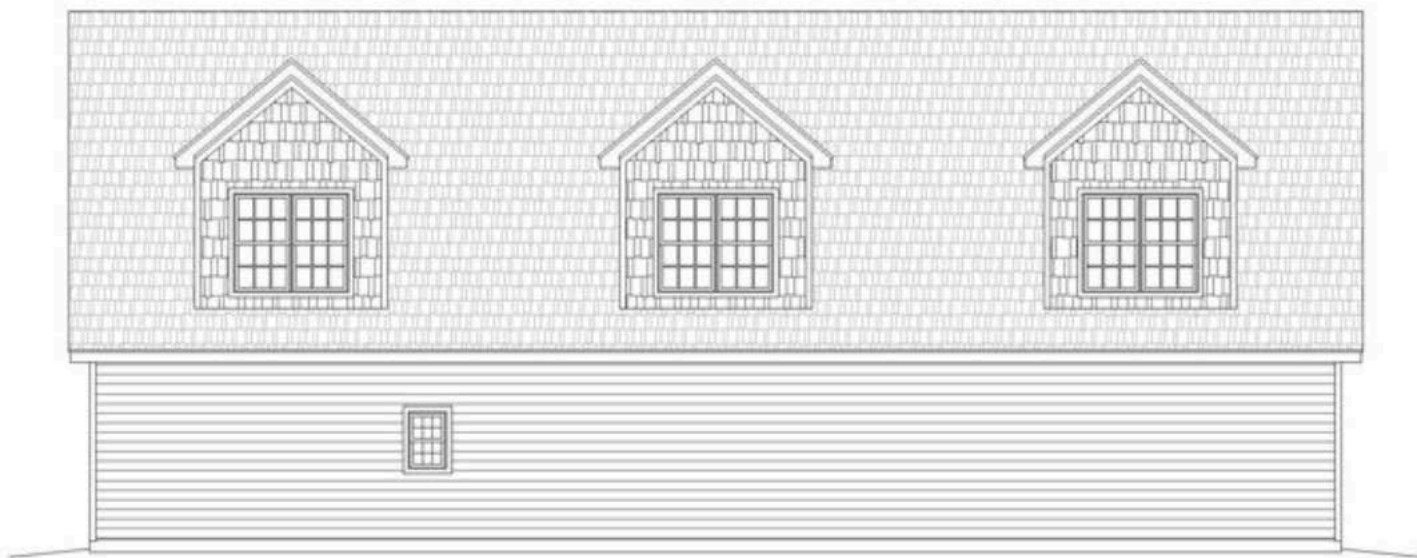




NOT IN CURRENT APPLICATION -  
FOR DISCUSSION ONLY



Rear View, 062G-0098



NOT IN CURRENT APPLICATION -  
FOR DISCUSSION ONLY





NOT IN CURRENT APPLICATION -  
FOR DISCUSSION ONLY



Left View, 062G-0098



NOT IN CURRENT APPLICATION -  
FOR DISCUSSION ONLY



# Plan Details

## Heated Sq. Ft.

First Floor	1092 sq. ft.
Total	1092 sq. ft.

## Unheated Sq. Ft.

Garage	1508 sq. ft.
Loft	2011 sq. ft.

**Bedrooms** 1

**Full Baths** 1

**Half Baths** 1

## Dimensions

Width	65 ft. 0 in.
Depth	40 ft. 0 in.
Approx. Height	27 ft. 6 in.

## Ceiling Heights

First Floor	10 ft. 0 in.
Second Floor	9 ft. 0 in.

## Roof Pitch

10/12 Main

## Garage Door Size(s)

14x9  
9x9 (2)

## Roof Framing

Stick

## Exterior Wall

2x6

## Foundation

Slab

NOT IN CURRENT APPLICATION -  
FOR DISCUSSION ONLY