



# HISTORIC DISTRICT COMMISSION

## NOTICE OF DENIAL

City of Detroit - Planning & Development Department  
2 Woodward Avenue, Suite 808  
Detroit, Michigan 48226

**Notification Date:** 04/17/25

**Application Number:** HDC2025-00070

### APPLICANT & PROPERTY INFORMATION

<b>NAME:</b> Nicole Rodriguez		<b>COMPANY NAME:</b> N/A	
<b>ADDRESS:</b> 3417 Seminole	<b>CITY:</b> Detroit	<b>STATE:</b> MI	<b>ZIP:</b> 48214
<b>PROJECT ADDRESS:</b> 3417 Seminole			
<b>HISTORIC DISTRICT:</b> Indian Village			
<b>SCOPE:</b> The erection of a carriage house per the submitted documents, drawings and presentation materials.			

At the Regular Meeting that was held on 04/09/25, the Detroit Historic District Commission ("DHDC") reviewed the above-referenced application. Pursuant to Section 5(1) and 9(1) of the Michigan Local Historic District Act, as amended, being MCL 399.205 (1), MCL 399.209 (9) and Sections 21-2-78 and 21-2-80 of the 2019 Detroit City Code; the DHDC hereby issues a Denial for the following work, effective on 04/15/25, as it will be inappropriate according to the Secretary of Interior's Standards for Rehabilitation and the district's Elements of Design:

### REASON FOR DENIAL:

- ☐ The proposed garage is not compatible with the house and property, due to its massing/roof forms, undivided and large window openings, inappropriate garage door opening to the rear and excessive concrete driveway.
  - o A side-gable roof to mimic the house's roof should be considered.
  - o Traditionally-designed dormers are appropriate to create additional interior space.
  - o An overhead garage door facing the house, without it being the primary opening which leads from the driveway, along with additional concrete driveway/parking pad, is not appropriate for this urban, early 20th century-style residential lot.
  - o Most appropriate wall cladding for this property and historic district would be brick or stucco; cementitious siding will not have a demonstrable effect to new construction.
  - o Windows should more closely match the operation, and grouped/mulled windows for wider openings, on the house.
- ☐ The future application needs to include fully detailed drawings that show the dimensionality of the design – including the roof, capture all window and door openings and casings, changes to the landscape, and cut-sheets for all materials and building components.

## FAILURE TO MEET STANDARDS:

**The Standards for Rehabilitation** (codified in 36 CFR 67 for use in the Federal Historic Preservation Tax Incentives program) address the most prevalent treatment. "Rehabilitation" is defined as "the process of returning a property to a state of utility, through repair or alteration, which makes possible an efficient contemporary use while preserving those portions and features of the property which are significant to its historic, architectural, and cultural values."

As stated in the definition, the treatment "rehabilitation" assumes that at least some repair or alteration of the historic building will be needed in order to provide for an efficient contemporary use; however, these repairs and alterations must not damage or destroy materials, features or finishes that are important in defining the building's historic character.

The Standards are to be applied to specific rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility.

Failure to meet standards: 9

Corresponding Standard numbered below:

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment
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.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
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.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
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.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

## FAILURE TO MEET ELEMENTS OF DESIGN:

Failure to meet Elements of Design: 7, 8, 9, 11

Corresponding design element numbered below:

- |   |  |
|---|--|
| 1. Height.                                      | 12. Walls of continuity.   |
| 2. Proportion of building's front façades.      | 13. Relationship of significant landscape features and surface treatments. |
| 3. Proportion of openings within the façade.    | 14. Relationship of open space to structures.                              |
| 4. Rhythm of solids to voids in front façade.   | 15. Scale of façade and façade elements.                                   |
| 5. Rhythm of spacing of buildings on streets.   | 16. Directional expression of front elevations.                            |
| 6. Rhythm of entrance and/or porch projections. | 17. Rhythm of building setbacks.   |
| 7. Relationship of materials.                   | 18. Relationship of lot coverages.   |
| 8. Relationship of textures.                    | 19. Degree of complexity within the façade.                                |
| 9. Relationship of colors.                      | 20. Orientation, vistas, overviews.  |
| 10. Relationship of architectural details.      | 21. Symmetric or asymmetric appearance.                                    |
| 11. Relationship of roof shapes.                | 22. General environmental character.                                       |

If you have any questions regarding the above, please contact staff at 313-224-1762 or [hdc@detroitmi.gov](mailto:hdc@detroitmi.gov).

For the Commission:



Daniel Rieden  
Senior Clerk to the Historic District Commission

PSR: 250417

## APPEALS PROCESS

The application may be resubmitted for the Historic District Commission's review when suggested changes have been made that address the cited reasons for denial, if applicable. Please be advised that, in accordance with MCL 399. 211 and Section 21-2-81 of the 2019 Detroit City Code, an applicant aggrieved by a decision of the DHDC may file an appeal with the State Historic Preservation Review Board. Within sixty (60) days of your receipt of this notice, an appeal may be filed with:

Jon Stuckey, Michigan Department of Attorney General  
2nd Floor, G. Mennen Williams Building  
525 West Ottawa Street, P.O. Box 30754, Lansing, MI 48909  
Phone: 517-335-0665 E-mail: [stuckeyj@michigan.gov](mailto:stuckeyj@michigan.gov)



# HISTORIC DISTRICT COMMISSION APPLICATION FOR WORK APPROVAL

City of Detroit - Planning & Development Department  
2 Woodward Avenue, Suite 808  
Detroit, Michigan 48226

## APPLICATION ID

HDC2025-00070

## PROPERTY INFORMATION

**ADDRESS(ES):** 3417 Seminole

**HISTORIC DISTRICT:** Indian Village

## SCOPE OF WORK: (Check ALL that apply)

- |   |  |   |  |   |                                |
|---|--|---|--|---|--------------------------------|
| <input checked="" type="checkbox"/> Windows/<br>Doors | <input checked="" type="checkbox"/> Walls/<br>Siding | <input checked="" type="checkbox"/> Painting        | <input checked="" type="checkbox"/> Roof/Gutters/<br>Chimney | <input type="checkbox"/> Porch/Deck/Balcony   | <input type="checkbox"/> Other |
| <input checked="" type="checkbox"/> Demolition        | <input type="checkbox"/> Signage                     | <input checked="" type="checkbox"/> New<br>Building | <input type="checkbox"/> Addition                            | <input type="checkbox"/> Site Improvements<br>(landscape, trees, fences,<br>patios, etc.) |                                |

## BRIEF PROJECT DESCRIPTION:

We're applying for an opportunity to do a complete demolition and rebuild of a three car garage. We have plans and three quotes.

- 1) Restoring the current garage into a stable three car
- 2) Demo current garage and rebuild according to the plans with Hardie board.
- 3) Demo current garage and rebuild according to the plans with real wood siding .

## APPLICANT IDENTIFICATION

**TYPE OF APPLICANT:** Property Owner/Homeowner

**NAME:** Nicole Rodriguez

**COMPANY NAME:** N/A

**ADDRESS:** Seminole St

**CITY:** Detroit

**STATE:** MI

**ZIP:** 48214

**PHONE:** +1 (586) 229-6702

**EMAIL:** Calvin.reddick@gmail.com

## I AGREE TO AND AFFIRM THE FOLLOWING:

- ☒ I understand that the failure to upload all required documentation may result in extended review times for my project and/or a denied application.
- ☒ I understand that the review of this application by the Historic District Commission does not waive my responsibility to comply with any other applicable ordinances including obtaining appropriate permits (building, sign, etc.) or other department approvals prior to beginning the work.
- ☒ I hereby certify that I am the legal owner and occupant of the subject property and that the information on this application is true and correct.

Signed by:

*Nicole Rodriguez*

159397EC6A67444...

SIGNATURE

02/18/2025

DATE

**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.**

## PROJECT DETAILS – TELL US ABOUT YOUR PROJECT

**Instructions: Add project details using the text box in each section. If your details exceed the space provided, attach the details via the attachment icon for that section.**

### ePLANS PERMIT NUMBER:

(only applicable if you've already applied for permits through ePLANS)

N/A

## GENERAL

### 1. DESCRIPTION OF EXISTING CONDITION

*Please tell us about the current appearance and conditions of the areas you want to change. You may use a few sentences or attach a separate prepared document on the right. (For example, "existing roof on my garage is covered in gray asphalt shingles in poor condition.")*

There will not be enough original material to restore this garage so new stock cinder block will need to be used and most likely the lentils will have to be replaced with steel. There is already a section of the south wall missing completely, and even with the most careful deconstruction we do not know how many of the remaining original block will be

### 2. PHOTOGRAPHS

*Help us understand your project. Please attach photographs of all areas where work is proposed.*



### 3. DESCRIPTION OF PROJECT

*In this box, tell us about what you want to do at the areas described above in box #1. (For example, Install new asphalt shingle roofing at garage.)*



### 4. DETAILED SCOPE OF WORK



*In this box, please describe all steps necessary to complete the work described in box #3. (For example, "remove existing shingles, replace wood deck as necessary, replace wood eaves, install roof vents, replace rotted fascia boards, paint, clean worksite.")*

### 5. BROCHURES/CUT SHEETS

*Please provide information on the products or materials you are proposing to install. For example, a brochure on the brand and color of the shingles proposed.*



ADDITIONAL DETAILS

<p><b>6. WINDOWS/DOORS</b></p> <p><i>Detailed photographs of window(s) and/or door(s) proposed for replacement showing the condition of the interior and exterior of the window(s) and/or door(s)</i></p>	
<p><b>7. DEMOLITION</b></p> <p><i>If demolition is proposed for reasons of structural failure or catastrophic damage, please provide illustrated report from structural engineer or licensed architect.</i></p>	

Docusign Envelope ID: E08CC291-7E8B-4681-A1AA-84A9395





✓ Garage\_Interior wall-enclosure -location unsure



✓ Garage\_Interior wall-not sure



✓ Garage\_Middle Bay exterior north wall



✓ Garage\_Middle Bay-Exterior North wall 2



✓ Garage\_Middle Bay-Floor drain



✓ Garage\_Middle Bay-Interior north wall



✓ Garage\_Middle Bay-Interior of overhead door



✓ Garage\_Middle Bay-Interior south wall



✓ Garage\_Middle Bay-Interior-floor



✓ Garage\_Middle Bay-Pedestrian door-window



✓ Garage\_Roof-Looking south



✓ Garage\_South Bay\_Exterior-concrete at overhead door



✓ Garage\_South Bay\_Exterior-South wall



✓ Garage\_South Bay-Pedestrian door



✓ Garage\_South Bay-Interior overhead door



✓ Garage\_Wood ceiling-roof-location unsure



✓ Garage-Exterior-Front-East wall



✓ Property Owner - 2024-05-21T10:55:20.128



✓ Property Owner - 2024-05-21T10:55:20.128-web





























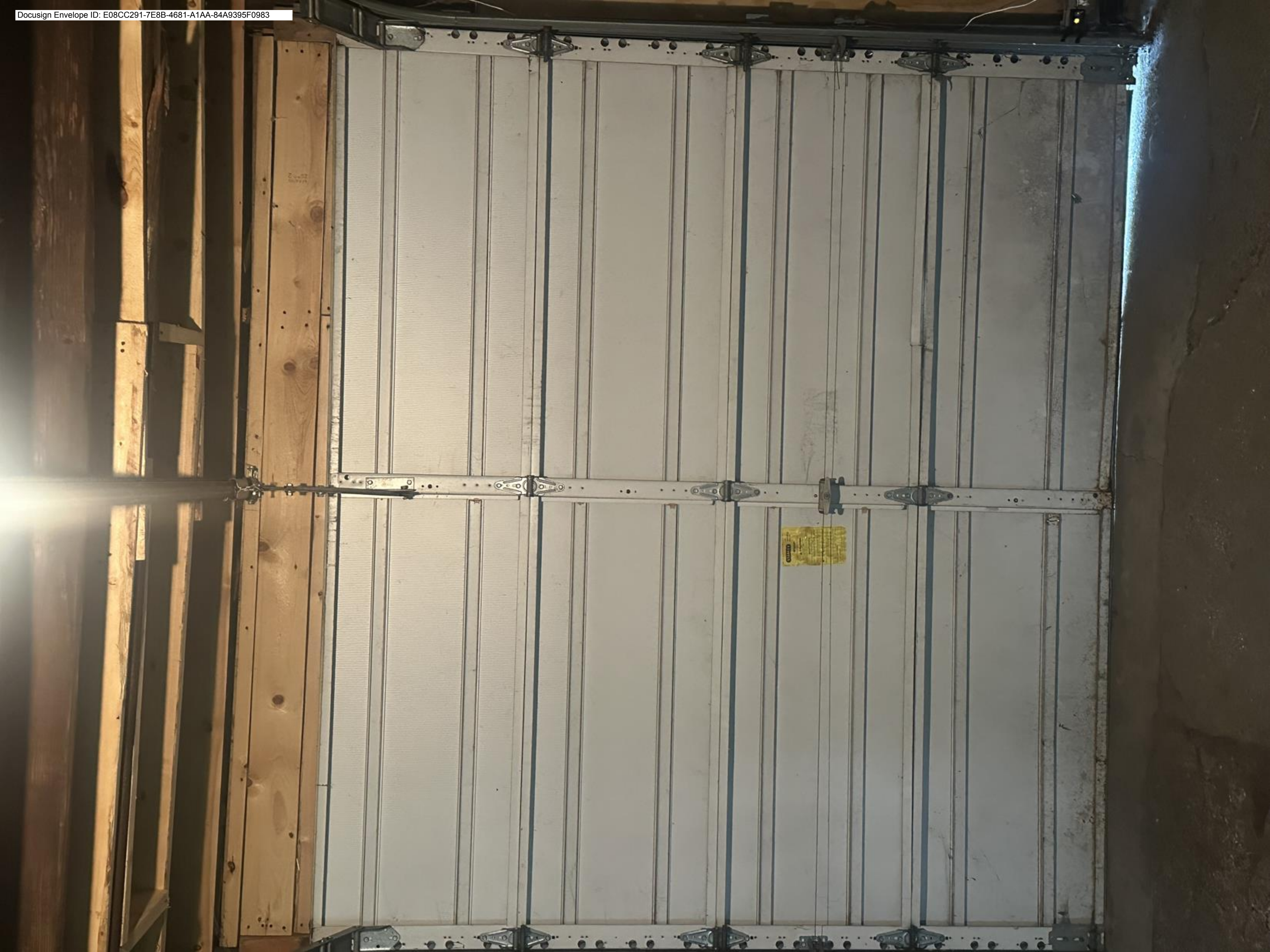














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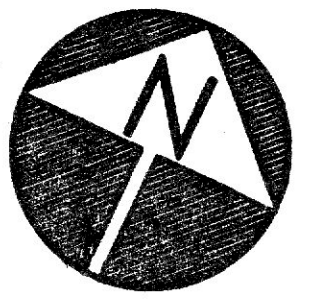




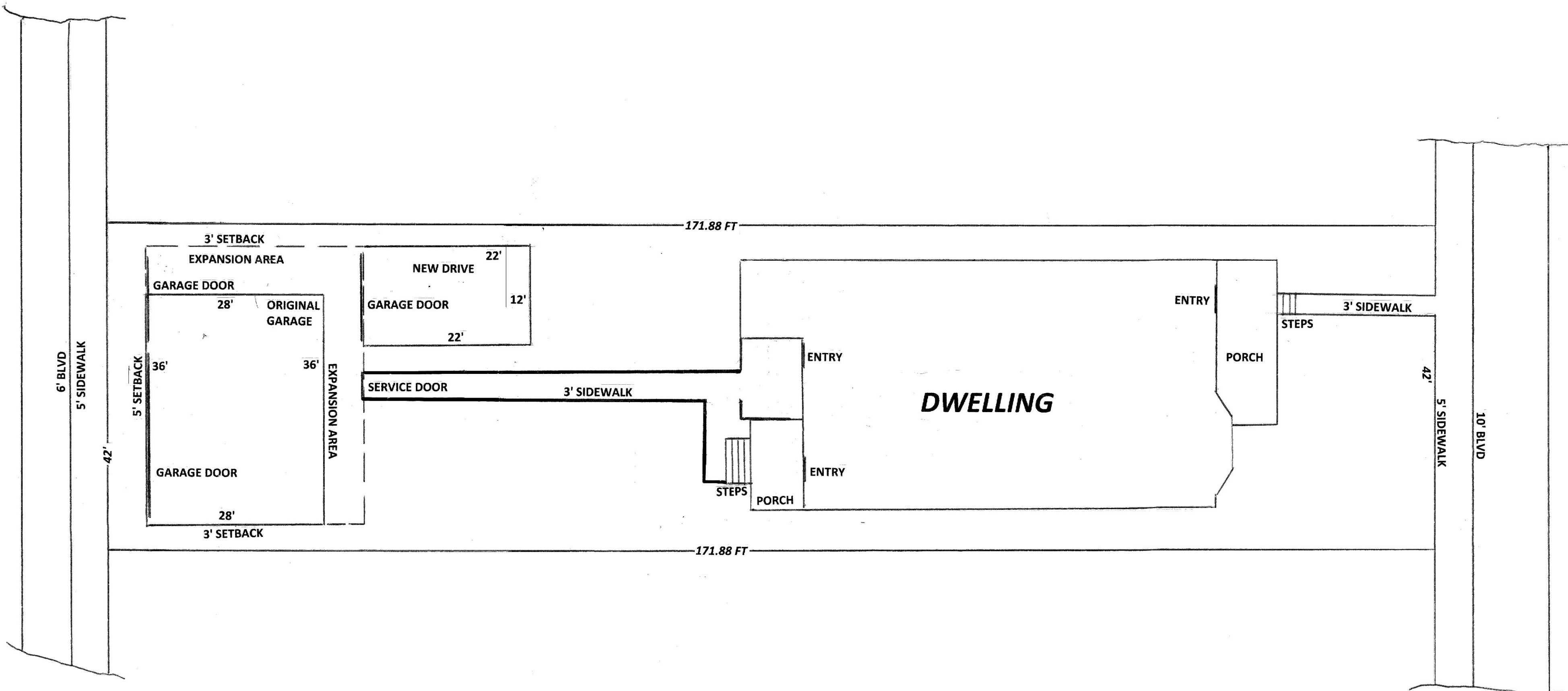


**SITE INFORMATION**  
\*\*\* SITE SIZE 7,727 SQ FT (0.17738 ACRES)  
\*\*\* PARCEL ID 17008163  
\*\*\* ZONING R-1 SINGLE FAM RES DISTRICT  
\*\*\* OWNER NICOLE RODRIGUEZ

**LEGAL DESCRIPTION**  
W SEMINOLE S 10 FT 26 27 N 2 FT 28  
CURRYS COOK FARM SUB L29 P10  
PLATS, WCR 17/402 42 X 171.88 NEZH  
CERT #2006-1682, NEZ PARCEL  
#27061682



MAXWELL ST



SEMINOLE

**APPLICABLE CODES**  
2018 MICHIGAN PLUMBING CODE  
ANSI 117.1-2003 ACCESSIBILITY  
2015 MICHIGAN ENERGY CODE  
ASHREA 90.1-2007  
2012 INTERNATIONAL FIRE CODE  
2015 MICHIGAN REHAB CODE  
METHOD OF COMPLIANCE,  
PRESCRIPTIVE COMPLIANCE  
2021 MICHIGAN MECHANICAL CODE  
2018 NATIONAL ELECTRIC CODE

**NETWORK  
RLT, INC  
REAL ESTATE  
DESIGN**

7436 OAKLAND  
DETROIT, MI 48211  
(586) 339-2862



JOB DESCRIPTION

**EXISTING GARAGE  
MODIFICATIONS  
3417 SEMINOLE  
DETROIT MI  
48214**

SHEET DESCRIPTION

**SITE PLAN**

SHEET

**A-000**

**SCALE 1" = 10FT**



APPLICABLE CODES

2018 MICHIGAN PLUMBING CODE  
ANSI 117.1-2003 ACCESSIBILITY  
2015 MICHIGAN ENERGY CODE  
ASHREA 90.1-2007  
2012 INTERNATIONAL FIRE CODE  
2015 MICHIGAN REHAB CODE  
METHOD OF COMPLIANCE,  
PRESCRIPTIVE COMPLIANCE  
2021 MICHIGAN MECHANICAL CODE  
2018 NATIONAL ELECTRIC CODE

NETWORK  
RLT, INC  
REAL ESTATE  
DESIGN

7436 OAKLAND  
DETROIT, MI 48211  
(586) 339-2862



JOB DESCRIPTION

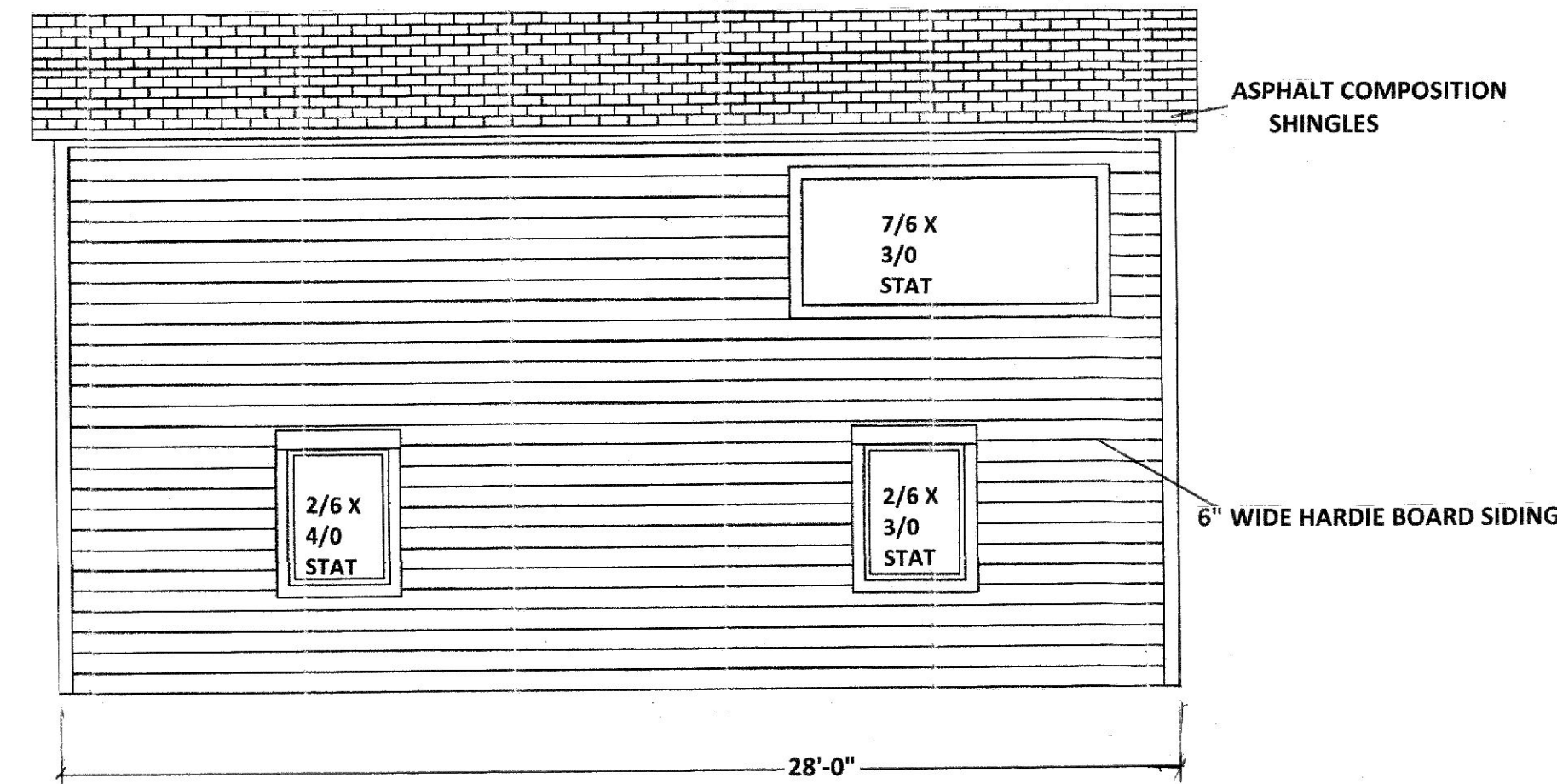
EXISTING GARAGE  
MODIFICATIONS  
3417 SEMINOLE  
DETROIT, MI  
48214

SHEET DESCRIPTION

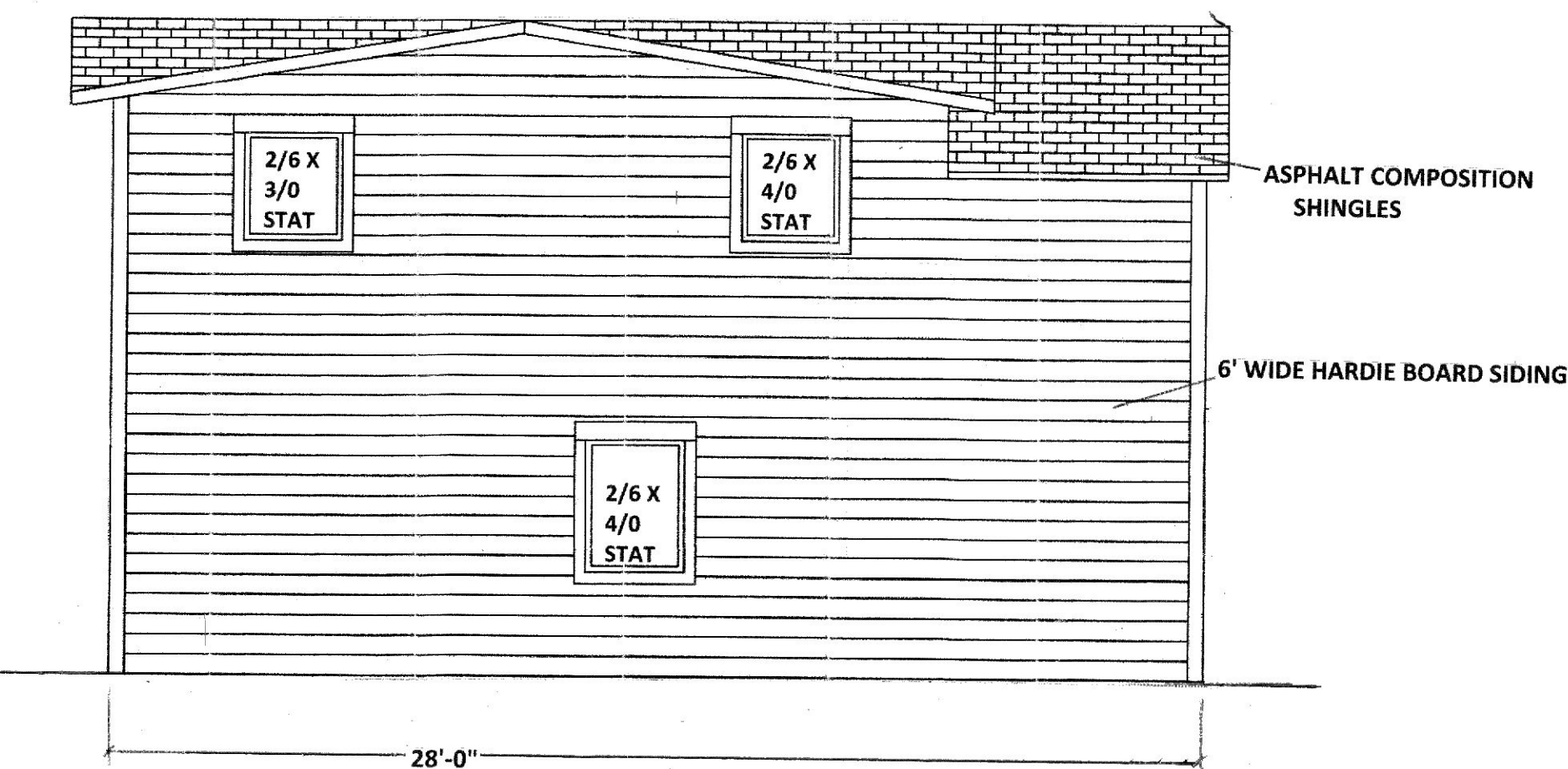
PROPOSED  
ELEVATIONS

SHEET

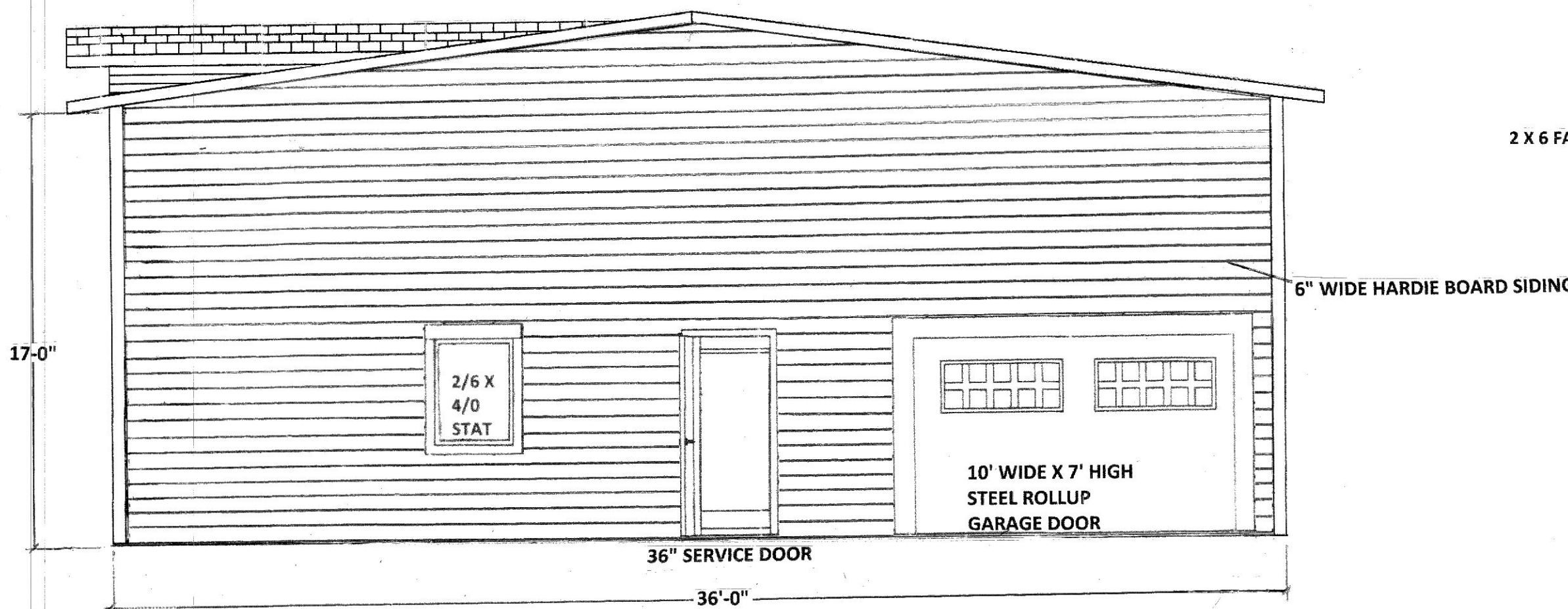
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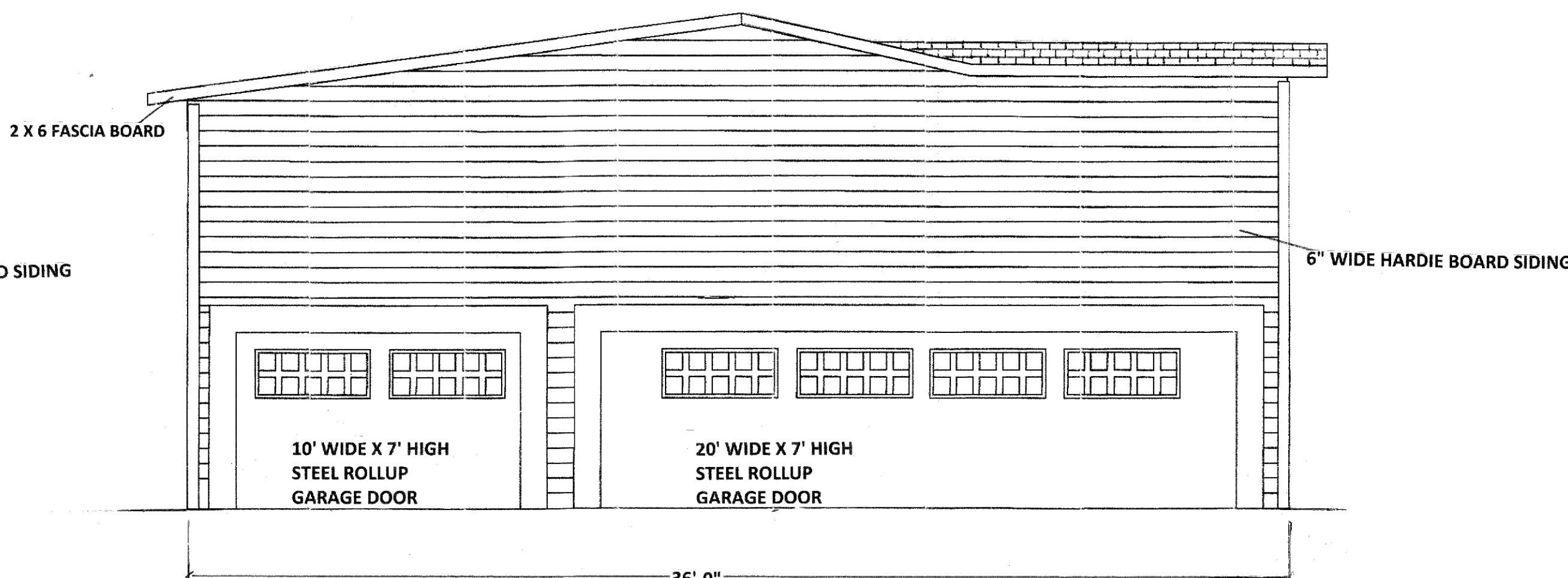
RIGHT



LEFT



FRONT



REAR

SCALE 1" = 4 FT



APPLICABLE CODES

2018 MICHIGAN PLUMBING CODE  
ANSI 117.1-2003 ACCESSIBILITY  
2015 MICHIGAN ENERGY CODE  
ASHREA 90.1-2007  
2012 INTERNATIONAL FIRE CODE  
2015 MICHIGAN REHAB CODE  
METHOD OF COMPLIANCE,  
PRESCRIPTIVE COMPLIANCE  
2018 MICHIGAN MECHANICAL CODE  
2018 NATIONAL ELECTRIC CODE

NETWORK  
RLTY, INC  
REAL ESTATE  
DESIGN

7436 OAKLAND  
DETROIT, MI 48211  
(586) 339-2862



Know what's below.  
Call before you dig.



JOB DESCRIPTION

EXISTING GARAGE  
MODIFICATIONS  
3417 SEMINOLE  
DETROIT, MI  
48214

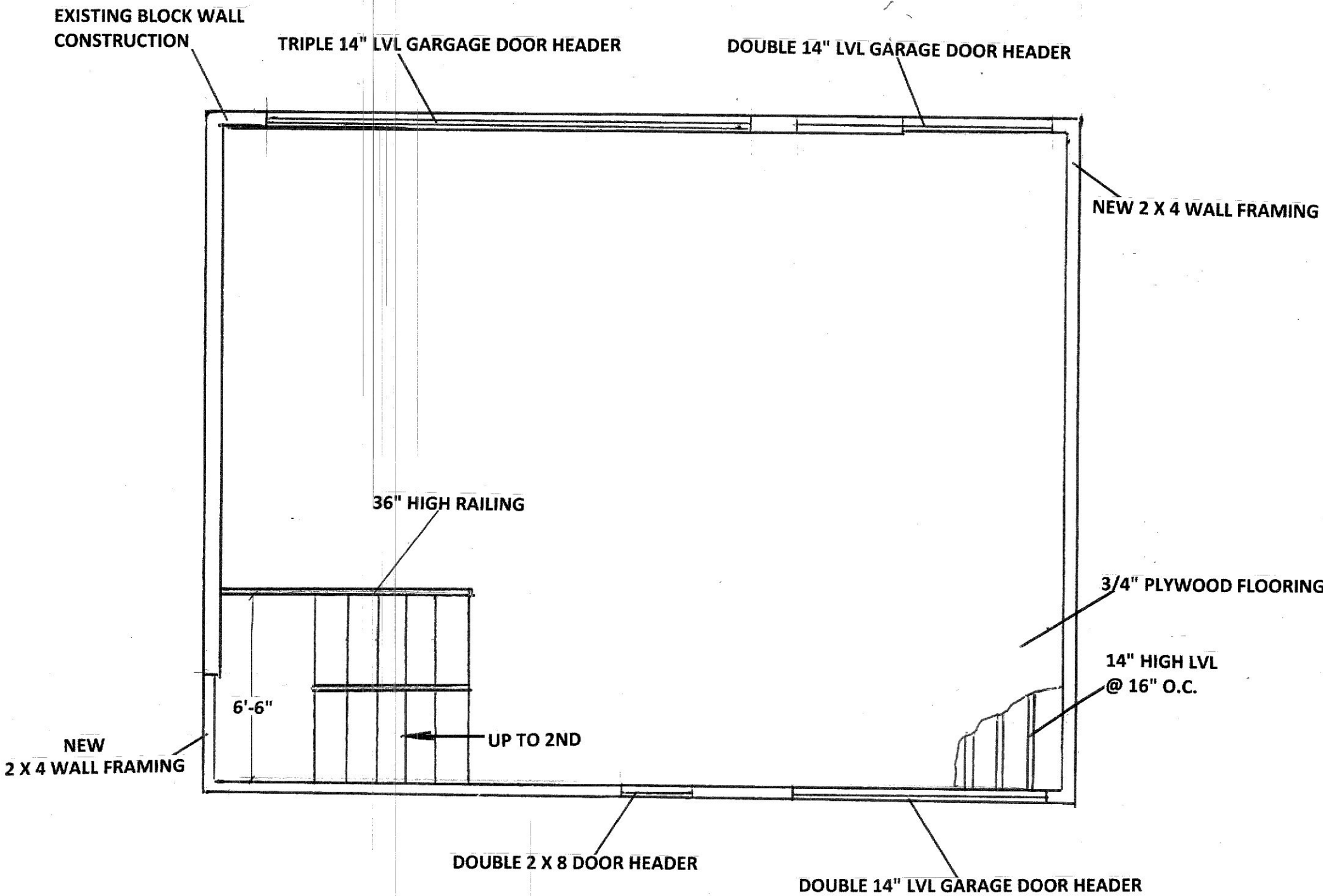
SHEET DESCRIPTION

FOUNDATION  
SECTIONAL  
FLOOR PLANS

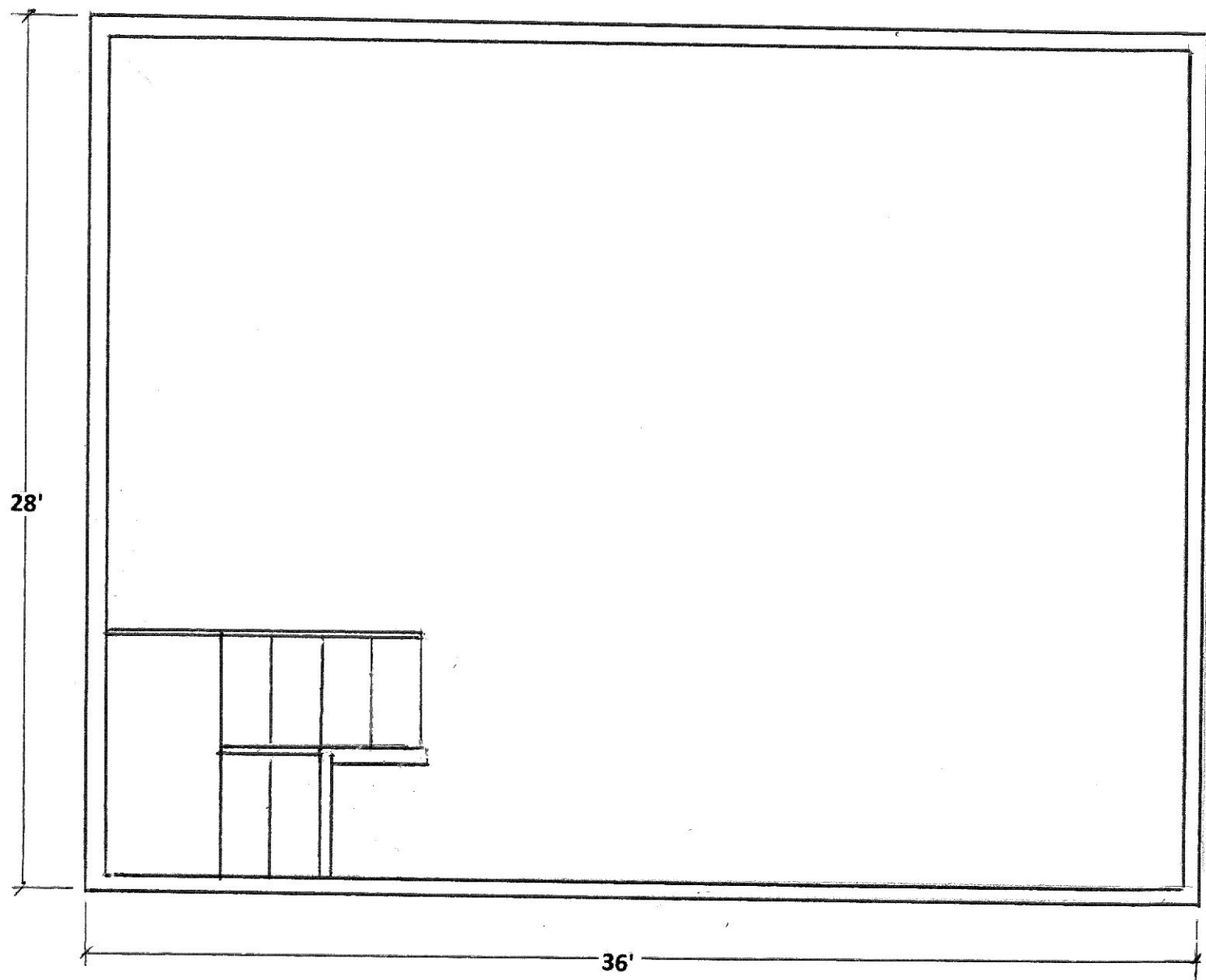
SHEET

A-100

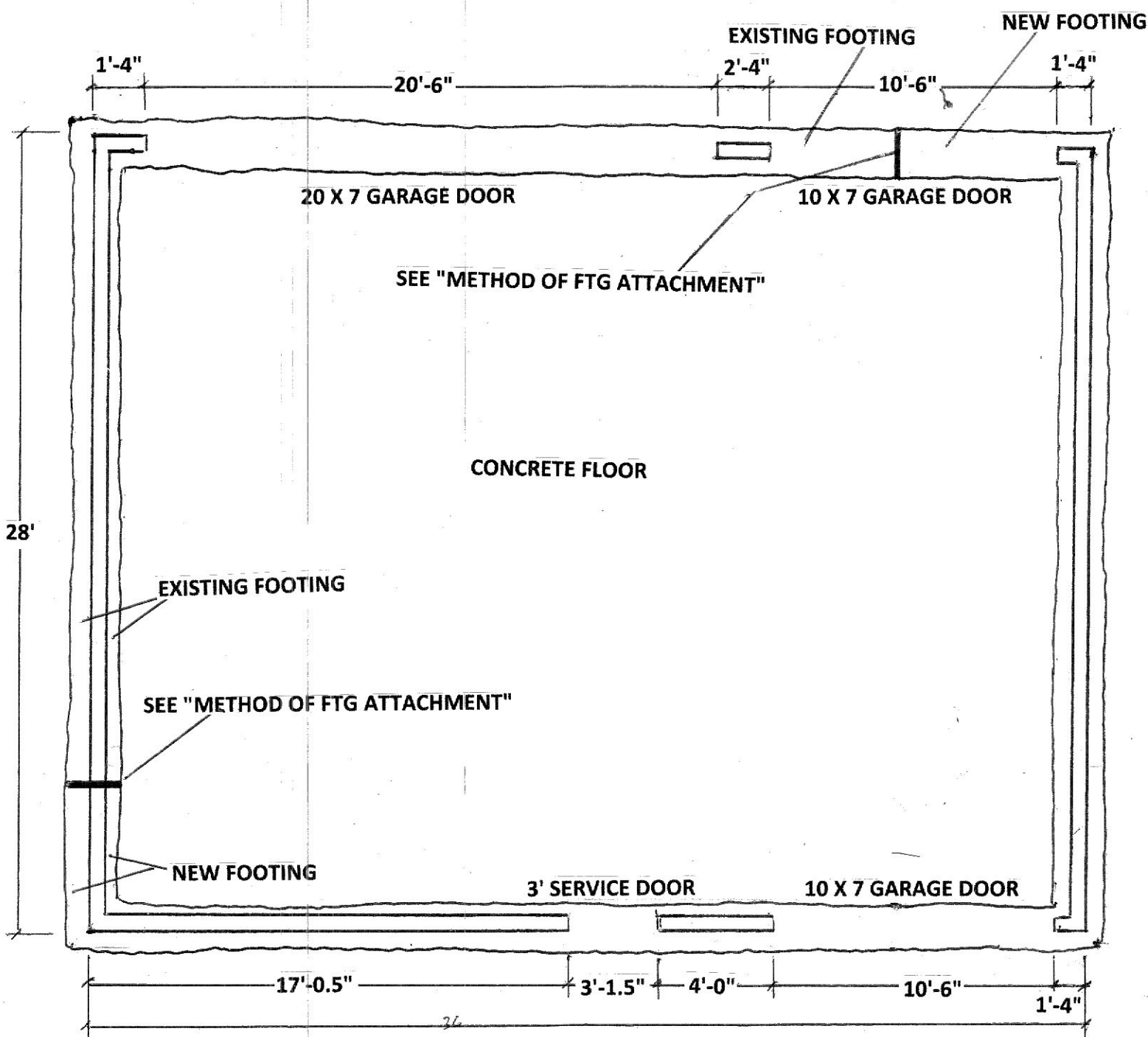
LOWER LEVEL PLAN



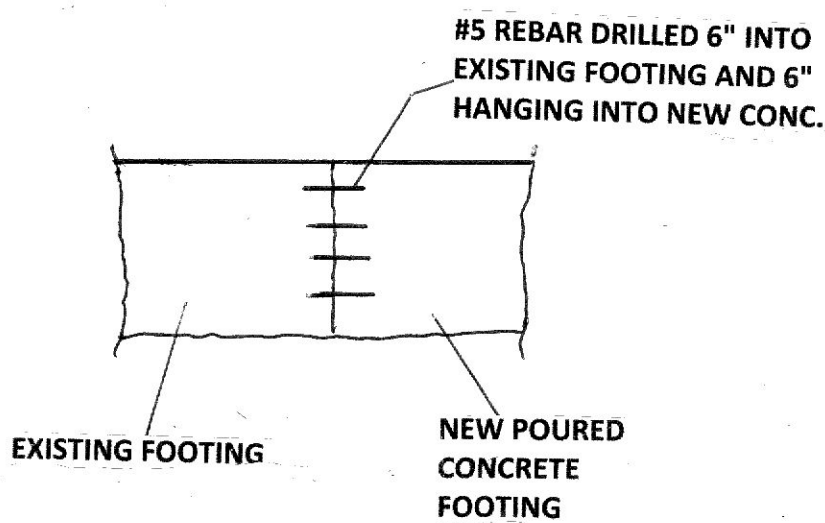
UPPER LEVEL PLAN



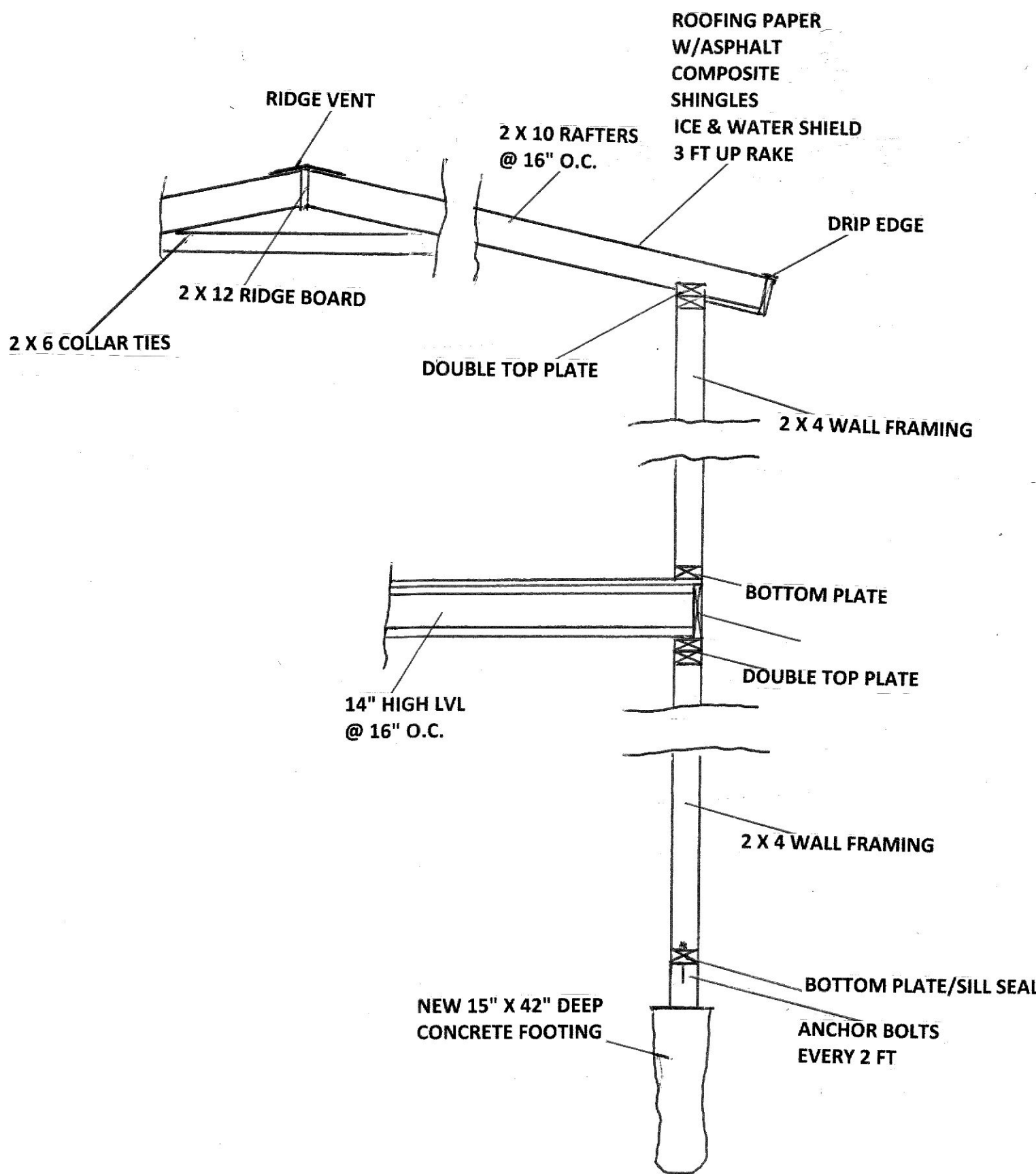
FOUNDATION PLAN



METHOD OF FOOTING ATTACHMENT



SECTIONAL



SCALE 1" = 5 FT

**LAWRENCE CONSULTING ENGINEERS**  
**32300 North River Road**  
**Harrison Township, Michigan 48045**  
**1-586-246-9810**

Ms. Nicole Rodriguez  
3417 Seminole St.  
Detroit, Michigan 48226

May 31, 2024

Reference: 3417 Seminole St., Detroit, MI 48214

Dear Ms. Nicole Rodriguez:

In response to our meeting at the above project site on May 29, 2024, Lawrence Consulting Engineers is pleased to present this proposal to you for a review and building evaluation of an existing garage. Our proposal has been developed on the basis of information provided during our meeting. The following sections, detail our understanding of the project, our scope of services and associated fees. I hope that you will find this proposal acceptable and retain Lawrence Consulting Engineers to perform the required services.

**Project Description**

Based on our conversation, an existing garage at the site is in has structural damage due to foundation settlement consequently you intend to demolish and construct a new garage in its place. You have had Architectural drawings of the garage along with a site plan of the property completed by others,

**Proposed Scope of Work**

The scope of work is to evaluate the existing structure and provide a written report of the condition of the walls, roof and foundation. The report will be submitted to City of Detroit Building Depart along with the Indian Village Historic Review Board. Detail structural foundation plans of building will be included with a site plan. These documents will be certified by a licensed Professional Engineer licensed in the State of Michigan.

No documents for plumbing, mechanical or electrical will be included.

**Professional Fees**

We propose to perform Basic Services as itemized and listed below on a per lot basis:

Report, structural foundation and site plans	\$1700.00
--	-----------

Should additional work beyond the scope outlined in this proposal be requested by you, we would contact your office with an estimate and obtain your permission prior to performing such services.

- For Additional Services of the Engineer, compensation shall be a flat rate of One Hundred Fifty and 00/100 (\$150.00) per hour.

\_\_\_\_\_ Date & Initial



## **General Conditions**

### **Limitation of Professional Liability**

Client agrees that, to the fullest extent permitted by law, Lawrence Consulting Engineers total liability to the Client for any and all injuries, claims, losses, expenses, damages or claim expenses arising out of this agreement from any cause or causes, shall not exceed \$10,000.00. Such causes include, but are not limited to, Lawrence Consulting Engineers negligence, errors, omissions, strict liability, breach of contract or breach of warranty.

### **Mediation**

In an effort to resolve any conflicts that arise during the design or construction of the project or following the completion of the project, the Client and Lawrence Consulting Engineers agree that all disputes between them arising out of or pertaining to this Agreement shall be submitted to non-binding mediation unless the parties mutually agree otherwise.

## **Standard of Care**

Services performed by Lawrence Consulting Engineers, will be conducted in a manner consistent with that level of care and skill ordinarily exercised by members of the profession currently practicing under similar conditions. No other warranty, expressed or implied is made.

We appreciate this opportunity to submit our proposal for your consideration. If you find the proposal acceptable, please sign and return one copy to us. The executed copy will serve as our contract and authorization to proceed with our work. If you prefer to issue a Purchase Order or other written authorization, please reference this proposal as a part of the contract document.

We look forward to working with you on this project. Meanwhile, should you have any questions or require additional information please call us.

Sincerely,

**LAWRENCE CONSULTING ENGINEERS**



Lawrence J. Misilinski, P.E.

Accepted For \_\_\_\_\_

BY \_\_\_\_\_

DATE \_\_\_\_\_

file: c:/proposal/05.29.2024 Nicole Rodriguez



Docusign Envelope ID: E08CC291-7E8B-4681-A1AA-84A9395















PLANNING & DEVELOPMENT DEPARTMENT  
2 WOODWARD AVE SUITE 808, DETROIT, MI 48226

# HISTORIC DISTRICT COMMISSION

## CERTIFICATE OF APPROPRIATENESS

**Application Number:** HDC2025-00070

**Effective Date:** 04/15/25

**Project Address:** 3417 Seminole

**Issued to:** Nicole Rodriguez  
3417 Seminole  
Detroit, MI 48214

**Historic District:** Indian Village

**Description of Work:**

The demolition of the one-story concrete block garage.

**With the Conditions that:**

N/A

COA

Pursuant to Section 5(10) of the Michigan Local Historic District Act, as amended, being MCL 399.205 (10) and Sections 21-2-57 and 21-2-73 of the 2019 Detroit City Code, and Detroit Historic District Commission ("DHDC") delegation of administrative authority via Resolutions 97-01, 97-02, 98-01, 20-03, 21-04, and/or 21-07, as applicable, the staff of the DHDC has reviewed the above referenced application and hereby issues a Certificate of Appropriateness ("COA") for the description of work, effective date above, as it meets the Secretary of the Interior's Standards for Rehabilitation and the district's Elements of Design

**For the Commission:**

Daniel Rieden  
Senior Clerk to the Historic District Commission

PSR: 250417

**Post this COA at the subject property until work is complete. It is important to note that approval by the DHDC does not waive the applicant's responsibility to comply with any other applicable ordinances or statutes.**