STAFF REPORT: 11/10/2021 MEEETING PREPARED BY: J. ROSS

**ADDRESS**: 741 SEWARD **APPLICATION NO:** #21-7601

**HISTORIC DISTRICT**: NEW CENTER

**APPLICANT**: PAUL SILVA **OWNER:** PAUL SILVA

DATE OF PROVISIONALLY COMPLETE APPLICATION: 10/25/2021

**DATE OF STAFF SITE VISIT:** 11/03/2021

**SCOPE**: REVISE PREVIOUSLY APPROVED APPLICATION

## **EXISTING CONDITIONS**

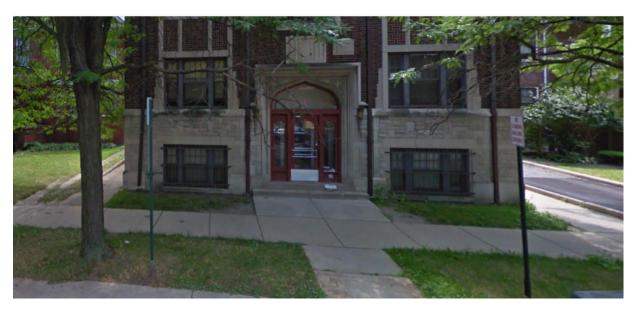
Erected ca. 1920, the building located at 741 Seward incudes three full stories above grade, basement units, and a penthouse unit. The English Tudor style apartment building features a front façade and side returns with decorative stone detailing, water tables, window surrounds, entrance surround, and wood trim details to establish the style. The building is long and narrow on a 50' width lot x 175' deep. Exterior walls are clad with brick and windows are non-historic, double-hung units aluminum-clad wood units that were installed in 2021. The roof is flat with a side-gabled and shed-roof penthouse towards the front portion of the building. The building's front/primary entrance includes a recently installed black aluminum door with aluminum sidelites. The primary entrance's original distinctive arched wood transom remains. A new aluminum door is located at the side elevation.

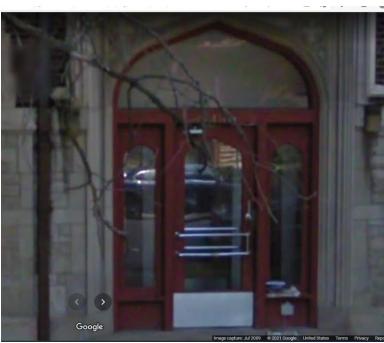


741 Seward, current appearance

#### **PROPOSAL**

In 2018, architect Brian Hurtienne appeared in front of the Commission on the applicant/owner's behalf with a proposal to rehabilitate the building, to include the repair of the distinctive original front door. Per Mr. Hurtienne "...the front entrance is in good condition and will be restored, with the door remaining..." The Commission approved the application at the May 9, 2018 regular meeting. See the attached 2018 staff report for the approved application. The following are photos of the original front door that was proposed and approved for repair:





741 Seward front door, Google Streetview, 2009

In the course of conducting an inspection of the current exterior work at the building, the Building Department noted that the front door and sidelites has not been retained and repaired per the 2018

approval. Rather, the door and sidelites had been removed and replaced with the current black aluminum doors and sidelites.



741 Seward front door, current appearance

The building department also noted that a non-historic, single hollow metal door at the west elevation had been replaced with a new aluminum door with full-length vision panel:



New aluminum door at west/side elevation. Replaced non-historic steel door. Brick infill was present in 2018.

With the current submission, the applicant is seeking the Commission's approval of the two doors which were installed without COA to include the following:

- Replace the original wood front door and sidelites with a new aluminum door with aluminum sidelites
- At the west elevation, replace a non-historic hollow metal door with a new aluminum door

#### STAFF OBSERVATIONS AND RESEARCH

- As previously stated, the project architect noted in 2018 that "the front entrance is in good condition and will be restored." Staff concurred with this assessment.
- It is staff's opinion that the front door and sidelites that were removed without approval were distinctive character-defining features of the property. The new door and sidelites detract from the building's historic character.
- The west elevation door which was removed was not character defining. The new door is
  not highly visible from the right-of-way and its installation did not result in the removal of
  historic fabric.

#### **ISSUES**

• It is staff's opinion that the front door and sidelites that were removed without approval were distinctive character-defining features of the property. The new door and sidelites detract from the building's historic character. The work therefore does not meet the Standards

### RECOMMENDATION

#1 – Section 21-2-78. Determination of the Historic District Commission – Certificate of Appropriateness

Staff recommends that the Commission issue a Certificate of Appropriateness for the following work items because they conform to the New Center Historic District's Elements of Design and meet the Secretary of the Interior Standards for Rehabilitation:

• At the west elevation, replace a non-historic hollow metal door with a new aluminum door

#### #2 – Section 21-2-78. Determination of the Historic District Commission – Denial

Staff recommends that the Commission **DENY** the issuance of a Certificate of Appropriateness for the following work items because they do not conform to the New Center Historic District's Elements of Design and do not meet the Secretary of the Interior Standards for Rehabilitation, in particular, 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; #5) Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved; 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:

•	Replace the original aluminum sidelites	wood	front	door	and	sidelites	with	a	new	aluminum	door	with

10/22/21

## Description of existing conditions

We started this 37 unit restoration 3 years ago and due to COVID we had delays which we overcame and are nearing completion

### Description of project

Looking for approval of newly installed doors
The building had 2 original openings a front and side door.

The Side door was a steel door (with bullet holes) that I assume was installed when the building was boarded up decades ago.

The Front door was covered in plywood and not salvageable. It did not appear original.

We installed 2 new glass doors into the original openings. We noticed other buildings on the street with similar doors and felt it would match the streets décor.

The other reason for this style door is security as its very secure and works well with our entry system.

Thank you for the consideration.

Paul Silva

THIS IS A 3-PAGE FORM - ALL INFORMATION IS REQUIRED FOR PROJECT REVIEW

# HISTORIC DISTRICT COMMISSION PROJECT REVIEW REQUEST

DATE: 10\*/22/21

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

PROPERTY INFORMATION							
ADDRESS(ES):741 Seward AKA:	and the second s						
PARCEL ID:04001826 HISTORIC DISTRICT:							
SCOPE OF WORK: Windows/ Walls/ Painting Roof/Gul (Check ALL that apply)  Demolition Signage New Building Major Alth (3* scope	Balcony Addition						
BRIEF PROJECT DESCRIPTION: Installed new Doors, looking for ap Installed new Doors, looking for approval	pproval						
APPLICANT IDENTIFICATION	No. of the Control of						
Homeowner Contractor Tenant or Business Or NAME: Paul Silva COMPANY NAME	Austria 1/5						
ADDRESS: 1005 N Stephenson Hwy CITY: royal oak	STATE:mi ZIP: 48067						
PHONE: 2487055969 MOBILE: 2487055969	EMAIL: paul@spmliving.com						
PROJECT REVIEW REQUEST CHECKLIST							
*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)	NOTE:  Based on the scope of work, additional documentation may be required.  See www.detroitmi.gov/hdc for scopespecific requirements.						
Current Photographs: Including the front of the building & detailed photographs of the area(s) affected by the proposed work. All photographs must be labeled or captioned, e.g. "west wall", "second floor window," etc.							
including materials and design the state of	gn)						
Description of project (if replacing any existing material(s), included replacementrather than repairof existing and/or construction of the Detailed scope of work (formatted as bulleted list)	*						
Brochure/cut sheets for proposed replacement material(s) and/o Upon receipt of this documentation, staff will review and inform you of the permit from the Buildings, Safety Engineering and Environmental Property Inc.	or product(s), as applicable						

SUBMIT COMPLETED REQUESTS TO: HDC@DETROITMI.GOV

## P2 - BUILDING PERMIT APPLICATION

Date: 10\*/22/21

PROPERTY INFORMATION									
Address: 741 Seward	Floor: Suite#: Stories:								
	Lot(s): Subdivision:								
Parcel ID#(s): Total Acres:	Lot Width: Lot Depth:								
Current Legal Use of Property:									
Are there any existing buildings or structures on this p	parcel? Yes No								
PROJECT INFORMATION									
Permit Type: New Alteration Add	dition Demolition Correct Violations								
Foundation Only Change of Use Temp	porary Use Other:								
Revision to Original Permit #:									
Description of Work (Describe in detail proposed work an	nd use of property, attach work list)								
We have added 2 new doors to existing openings and	l are seeking approval								
	MBC use change No MBC use change								
Included Improvements (Check all applicable; these trade areas require separate permit applications)									
HVAC/Mechanical Electrical Plumbi	ing Fire Sprinkler System Fire Alarm								
Structure Type									
New Building Existing Structure Tena	int Space Garage/Accessory Building								
Other:Size of Structure to be De									
Construction involves changes to the floor plan?	Yes No								
(e.g. interior demolition or construction to new walls)									
Use Group: Type of Construction (pe	r current MI Bldg Code Table 601)								
Estimated Cost of Construction S  By Cont	fractor By Department								
Judetale Ose									
Residential-Number of Units: Office-Gross Floo	or 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 measure									
(must be correct and in detail). SHOW ALL streets abut	tting lot, indicate front of lot, show all buildings,								
existing and proposed distances to lot lines. (Building Permit Application Continues on Next Page)									
For Building Depart									
	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	
Revised Cost (revised permit applications only) Old \$									
Structural: Date: _									
Zoning: Date: _	Notes:								
Other:Date:	Notes:								

IDENTIFICATION (All Fields Required)		
Property Owner/Homeowner Prop	perty Owner/Homeowner is Permit Applicant	
Name: John Paul Silva	Company Name: Silva Properties	
Address: 1005 N Stephenson Hwy	Company Name: Silva Properties  City: Royal Oak State: mi Zip: 48067	
Phone: 2487055969	Mobile: 2487055969	
Phone: 2487055969 Driver's License #: <u>\$410429676325</u>	Email: paul@spmliving.com	
Contractor Contractor is Permit App	licant	
Representative Name: Jett 126	Who Company Name: NACE/M	+1
Address: 22920 Industrial DA	NUM Company Name: NACE / M A City: St (lunks)State: MZip: 48	01
Phone:Mobile:	Email:	
City of Detroit License #:		_
TENANT OR BUSINESS OCCUPANT	Tenant is Permit Applicant	_
Thorie.	Email:	_
Name: Brigh Hurherton State Re Address: 211   Naudword Juff2 Phone: 313 - 825-2WT Mobile: 313 (	egistration#: Expiration Date: Expiration Date: 482	<u>(</u>
HOMEOWNER AFFIDAVIT (Only rec	quired for residential permits obtained by homeowner.)	
I hereby certify that I am the legal owner and o on this permit application shall be completed by requirements of the City of Detroit and take ful inspections related to the installation/work here other person, firm or corporation any portion of Print Name:    John Paul Silva   Signature   Sig	ccupant of the subject property and the work describe by me. I am familiar with the applicable codes and I responsibility for all code compliance, fees and ein described. I shall neither hire nor sub-contract to a fifthe work covered by this building permit.  Date: 10/22/	ed iny 21
Subscribed and sworn to before me thisd	ay of20A.DCounty, Michig	ian
Signature:	My Commission Expires:	
(Notary Fublic)		_
PERMIT APP	PLICANT SIGNATURE	8
certify that the proposed work is authorized b to make this application as the property owne all applicable laws and ordinances of jurisdicti inspections are requested and conducted w the previous inspection and that expired pe	plication is true and correct. I have reviewed all deed and am aware of my responsibility thereunder. I y the owner of the record and I have been authorized each to conform to ion. I am aware that a permit will expire when no within 180 days of the date of issuance or the date emits cannot be	d of
Print Name: John Paul Silva Sig	gnature: Date: 10/22/	21
(Permit Applicant)		<u></u>
Driver's License #: \$410429676325	Expiration: 4/28/25	_
Subscribed and sworn to before me thisd	ay of20A.D County, Michig	jan
Signature:(Notany Public)	My Commission Expires:	

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. Visitors of Section 23a are subject to civil fines.

This application can also be completed online. Visit detroitmi.gov/bseed/elaps for more information.





