



SR-1 – OBJECTIVE STAFF REPORT (05-29-2026)

This report, prepared by staff, summarizes the proposed scope of work, the existing conditions at the property, and any factual background information. No PDD/HDC staff analysis/opinion is included.

ADDRESS: 2204 SEMINOLE

MEETING DATE: 06-10-2026

APPLICATION NUMBER: HDC2026-00199

HISTORIC DISTRICT: INDIAN VILLAGE HISTORIC DISTRICT

APPLICANT: NEW HUE RESTORATION + DESIGN, LLC

OWNER: BRETT M. GELBORD

ARCHITECT/CONSULTANT: LOGAN R. AUTREY

DATE OF PROVISIONALLY COMPLETE APPLICATION: 05-18-2026

DATE(S) OF STAFF SITE VISIT: 05-22-2026

SCOPE PHRASE FOR AGENDA: DEMOLISH AND REBUILD DORMER, REPLACE SIDING AND WINDOWS ON TWO OTHER DORMERS

PUBLIC HEARING PER 21-2-77: YES

SUMMARY OF SCOPE OF WORK:

Based on staff review of the submitted documents, the following work is proposed:

- **Demolish north dormer, rebuild north dormer to match size of south dormer**
 - Demolish north dormer
 - Rebuild to match south dormer's dimensions
 - Install aluminum-clad wood casement windows with muntins
 - Install millwork to match house
 - Finish dormer walls with stucco

- **Replace siding and windows on south and east dormers**
 - Remove vertical wood siding on both dormers
 - Install stucco to match the house on the walls of both dormers
 - Install aluminum-clad wood casement windows with muntins
 - Install millwork to match house

MISSING INFORMATION, CLARIFICATION, OR OTHER ITEMS RELATING TO A COMPLETE SCOPE OF WORK:

- None staff has identified

EXISTING CONDITIONS:

- The property at 2204 Seminole is located between E Vernor Highway and Kercheval on the east side of the street. The stucco house was constructed circa 1918 and is Mediterranean in style. It features a hipped roof, symmetrical façade, and arched entry.
- A 1980 survey photo shows the house with a one-story sunroom on the south side of the house. Otherwise, the house looks as it did in 1980. In 2001, the owner at the time began building an addition above the sunroom that got approved retroactively, but staff understands that the windows on the front of the addition were to receive muntins but it does not appear to staff that those windows have muntins currently.



Staff photo, front of house (west side),

5/23/26.



Base Unit Tools, 2204 Seminole

BACKGROUND INFORMATION:

- HDC records include mention of the second-floor addition to the sunroom, a 2016 removal of a maple tree, a 2022 redesign of the house’s side walkway and removal of a side stoop, and a 2025 driveway gate.
- Accela records show a 2001 electrical permit, a 2009 plumbing permit, a 2014 presale inspection, a 2014 electrical permit, a 2019 vacant property registration, a 2020 site plan review, and a 2025 electrical permit.
- DPI records show the sunroom addition, a new asphalt roof in 2013, the tree removal in 2016, and the 2022 COA to relocate the secondary walkway.
- Staff notes the ambiguity around the apparent lack of muntins on the windows of the 2001

second-floor addition.

DISTRICT INFORMATION/SIGNIFICANCE:

- Period of Significance: The National Register nomination from 1971 states that the neighborhood was platted in 1894 and 243 of the district's 300 houses were built by 1922.
- The Elements of Design for the Indian Village Historic District are found in Section 21-2-103 of the City Code, available at:
https://library.municode.com/mi/detroit/codes/code_of_ordinances?nodeId=CICOCH21--43_CH21HI_ARTIHHIDILA_DIV5DEDI_S21-2-103INVIHIDI .
- C. 1918
- Contributing

REPORT PREPARED BY: et