



**PLANNING AND
DEVELOPMENT DEPARTMENT**

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SR-1 – OBJECTIVE STAFF REPORT (08-28-2026)

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: 1120 SEMINOLE

MEETING DATE: 09-09-2026

APPLICATION NUMBER: HDC2026-00401

HISTORIC DISTRICT: INDIAN VILLAGE

APPLICANT: KEITH MARTIN

OWNER: KEITH A. MARTIN AND DOROTHEA A. MARTIN

ARCHITECT/CONSULTANT: N/A

DATE OF PROVISIONALLY COMPLETE APPLICATION: 07/17/2026

DATE(S) OF STAFF SITE VISIT: 08-25-2026

SCOPE PHRASE FOR AGENDA: ERECT GREENHOUSE

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:

- **Erect a hoophouse**
 - Structure is built of steel tubing with plastic sheeting and a wood frame base
 - It has no foundation
 - Application states that it is a temporary structure and it has no electrical or plumbing connections

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

- N/A

EXISTING CONDITIONS:

- 1120 Seminole is located at the southeast corner of Agnes and Seminole. The brick house is approximately centered on the rectangular lot and a garage is located at the northeast corner of the lot along the rear alley. The hoophouse has been erected alongside the garage to the south and it measures 48 feet long and 18 feet wide. It is visible from the front yard (although shrubs largely screen it from the front, at least in spring and summer), through the side yard, and over the wood privacy fence at the rear of this corner property.
- Erected c. 1910, the 2-1/2 story, single-family dwelling features elements of the Colonial Revival style. The west-facing, front facade features a projecting center bay with a Flemish gable flanked

by a pair of dormers. Brick chimneys bookend the hipped roof. The red brick cladding is continuous throughout with banding details between the first and second floors and quoining at the front façade. Each of the 6/1 double-hung windows have keystone lintels and stone sills.

- There is six-foot-tall wood fencing along Agnes and the rear alley.
- The hoophouse was reported as unapproved work observed in 2023. Retroactive approval for the structure was sought and, in July 2023, a COA was issued for the hoophouse with two conditions. The first condition was that it was approved to remain on the property as a temporary structure until August 30, 2024, and the second was that the “applicant shall remove the hoophouse and restore the property to an appropriate condition, per staff review, upon the expiration of the Commission’s defined temporary period.”



1120 Seminole, 8/25/26



Subject property from Base Unit Tools

BACKGROUND INFORMATION:

- Historic BSEED records show that a building permit for a frame garage was issued in 1949 and that windows and exterior trim were repainted, new storms were installed, and repointing was performed where necessary in 1983.
- PDD records include the 1983 work, a 1993 COA for the demolition of the 1949 garage and construction of a new garage, a 1996 COA for a wrought iron fence, a 1997 COA for a stockade fence and a rear addition, a COA for the rebuilding of the front and side porches in 1999 and 2002, a COA for brick pavers for the front walk in 1999 and 2002, a COA for a new roof in 2016, and the 2023 COA for the temporary placement of a hoophouse in the rear

yard.

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.
- Link to [District Elements of Design](#)
- Date/period of construction, if known: c. 1910
- Contributing status of resource: Contributing

REPORT PREPARED BY: et