

**LAWRENCE CONSULTING ENGINEERS**  
**32300 North River Road**  
**Harrison Township, Michigan 48045**  
**586.246.9810**

City of Detroit

June 03, 2024

**Buildings, Safety, Engineering, and Environmental Department (BSEED)**  
Coleman A Young Municipal Center, 4th Floor, Ste. 401  
Woodward Avenue, Detroit, MI 48226

Re: 3417 Seminole Drive, Detroit, MI 48226  
Parcel #17008136

To Whom It May Concern:

I am a structural engineer registered in the State of Michigan and have been requested to evaluate the existing garage located at the above referenced address. I was informed that this building is in a Historical District and a formal report evaluating the building condition is required prior to making any modifications to it. Architectural drawings with proposed elevations of a replacement garage along with a home inspection report completed by Stock Home Inspection and are attached to this submittal. I made a field visit to the structure on May 29, 2024. I reviewed the Architects documents and Stocks inspection report on the same day and the following are my findings.

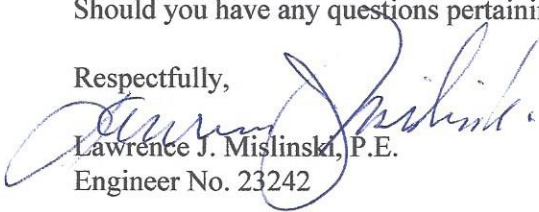
The 37'x24' garage is located on the extreme west side of the property. It is founded on a concrete slab on grade. The age of this building is unknown. The north & south exterior walls along with a parting wall are bearing walls. The roof is constructed of wood sheeting on wood joist. Stocks inspection report photos of the building are located in their Summery Report section 8, pages 14 of 29 thru 16 of 29. Photos 8.4 - 1, 2, 3, 8.6 - 1, 2 & 8.9 - 2 indicate large displacement of the exterior walls and photos 8.4 - 5, 6, 7 depict displacement of the walls in the interior of the building. All of this movement is due to settlement of the foundation this can be seen in photos 8.5 - 1, 2, 3. This settlement is due to consolidation of the under lying soils and breaking of the concrete slab.

**CONCLUSION**

Any structure can be rebuilt however this structure is a complete rebuild none of the walls or floor can be salvaged. It would need to be completely disassembled and a new foundation would need to be constructed to 42 below grade founded on a undisturbed soil with a capacity of 1500 psf or better. The block used on this build were unique to the period that it was built and is no longer available so a substitute would be necessary and they would not match. With that said it is my recommendation that the building be removed completely and a new structure constructed on site as proposal by the Architect.

Should you have any questions pertaining to this matter please contact me at 586.246.9810.

Respectfully,

  
Lawrence J. Mislinski, P.E.  
Engineer No. 23242

Cc: Indian Village Historic Review Board

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