

4/22/2021

CERTIFICATE OF APPROPRIATENESS

Alex Grabowski
791 Seminole
Detroit, MI

RE: Application Number 21-7172; 791 Seminole; Indian Village Historic District

Dear Mr. Grabowski,

Pursuant to Section 5(10) of the Michigan Local Historic District Act, as amended, being MCL 399.205(10), MSA 5-3407(5)(10); Sections. 21-2-57 and 21-2-73 of the 2019 Detroit City Code; Detroit Historic District Commission Resolution 97-01 (adopted August 13, 1997); Detroit Historic District Commission Resolution 97-02 (adopted October 8, 1997); and Detroit Historic District Commission Resolution 98-01 (adopted February 11, 1998), the Detroit Historic District Commission has reviewed the above-referenced application for building permit at the 4/14/2021 regular meeting and hereby issues a Certificate of Appropriateness (COA), which is effective as of April 22, 2021.

The Commission finds the following proposed work as per the attached documents, meets the defined elements of design for the historic district and the Secretary of the Interior's Standards for Rehabilitation and guidelines for rehabilitating historic buildings (36 CFR Part 67).

Remove existing stucco at exterior walls and restore original wood cladding beneath

- Fully remove extant stucco and rehabilitate the underlying original wood clapboards. Missing or damaged clapboards will be replaced in kind with new horizontal lap wood siding matching the existing historic siding in material, dimension, appearance, reveal and texture. Field investigations show that the original clapboards were installed with a 4 5/8" reveal and were 7/16" at the butt dimension of the clapboard. New clapboards will be 1/2" x 6" beveled lap siding and will be installed with a 4 5/8" reveal to match the existing historic siding to remain.
- Restore trim - The house originally had many wood trim elements which are currently covered with stucco. Those elements which remain and are in good condition will be restored as a part of this effort. This trim includes vertical corner boards at all building corners, as well as the arched window hoods above the east facade second story windows, which are presumed to exist behind the subsequent layers of stucco as evidenced by a shadow outline visible where these elements were once located.

Retain and restore all extant wood elements at front elevation and front porch

- Original decorative wood pilasters at the east facade still remain, and will be restored as a part of the facade restoration effort
- All existing elements at the front porch will be retained and repaired.

Remove existing stucco at foundation walls and chimneys

- The existing stucco will be removed from the brick chimneys and foundation walls. The chimneys will be repointed with historically compatible lime mortar as required and parge them. The parging will be color matched to the approved trim color for the house so that the masonry does not need to be painted, or painted in Benjamin Moore HC-27 Monterey White to match the proposed trim color.

Paint House

- The entire house will be painted in accordance with Detroit Historic District Commission Color System C. The body of the house will be painted Van Courtland Blue (Benjamin Moore HC-

145), in accordance with Color System C's C:3 "Pale Blue." The trim and chimneys will be painted Monterrey White (Benjamin Moore HC-27), in accordance with Color System C's C:5 "Yellowish White." Exterior doors will be painted black.

Windows

Of the building's 45 window openings, all but 9 windows were either destroyed by fire or removed and discarded by the prior owner. The remaining 36 window openings were either boarded up or filled with inappropriate new windows. The current window scope includes the following:

- Restore and reinstall all nine of the original leaded glass windows. The leaded glass sidelites and transom surrounding the front door will also be restored.
- Remove all 35 unapproved, recently-installed existing windows (with grids between the glass) and install 35 historic replica Quaker Brighton Classic Fit. The proposed replacement window is wood with an extruded aluminum cladding. The windows will be finished with a "Yellowish White" color. Glazing will be clear glass with an applied low-e coating for maximum visible light transmittance. The proposed windows will have simulated divided lights with muntin patterns as indicated on the proposed elevation drawings and the supporting window schedule. All remaining window frames, exterior trim and brick mould will be retained. Trim and brick mould destroyed by fire will be milled to match the original features in dimension and profile.
- Remove three existing windows at the south elevation, to include the ocular leaded glass attic window and the two wood-sash, third-story units. These three windows will be repaired and installed at the north facade, where the original windows were destroyed by fire at this highly-visible elevation. A louvered vent will be installed in the south elevation, attic-story ocular opening, while new historic replica windows will be installed at the two, third-story south elevation openings.

Door Replacement

- Replace two non-historic age insulated steel doors and steel security doors, one at the rear facade (kitchen porch), and the other on the south elevation of the service wing (grade entry leading to the basement) with new, fiberglass doors with an insulated glass vision lite. Please refer to the attached cut sheet. All exterior doors will be painted Black.

Exterior Lighting

- Only one exterior light fixture remains, and it is not of historic age. This fixture will be replaced with a new wall-mounted exterior wall sconces at each exterior door. Cut sheets for the lighting are attached.

Roof

- All original wood fascia and dentilated soffits will be retained and be repaired. Where missing or deteriorated, these elements will be replicated in dimension, detail, and material to match existing
- Install new 6" aluminum K-style gutters and downspouts. Cut sheets for the gutters and accessories are attached. The gutters will be factory finished to match the owner's selected trim color.

Sitework

- Install a new 6'-0"-tall, dog-eared type wood privacy fence along the side/northern property line which shall extend to the building's front face (finish color not specified)
- Install a new 8'-0"-tall, dog eared type wood fence at the rear property line. The fence will be stained brown
- Erect a new 3'-0"- tall wood picket fence along the side/northern property line, east past the property's front face to Seminole Avenue to prevent pedestrians from using the front yard as a shortcut. The fence will be stained brown

Northwestern Rear Porch (Service Porch)

- Replace the existing deteriorated concrete steps with new wood steps
- Retain existing wood, tongue-and-groove decking. Where flooring is deteriorated beyond repair/where necessary, replace in kind
- Replace existing temporary bracing/column with new wood column
- Retain existing wood beadboard ceiling. Where ceiling is damaged/deteriorated beyond repair/where necessary, replace in kind

Southwestern Rear Porch

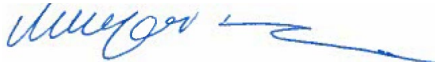
- Replace the existing deteriorated concrete steps with new wood steps
- Remove and dispose of the existing masonry newelposts
- Retain existing wood, tongue-and-groove decking. Where flooring is deteriorated beyond repair/where necessary, replace in kind
- Retain existing wood beadboard ceiling. Where ceiling is damaged/deteriorated beyond repair/where necessary, replace in kind

Please note that this COA **has been issued with the following conditions:**

- The project's final construction drawings shall be revised to clearly delineate all extant exterior elements which shall be retained and repaired and the final design of the two rear porches. The revised/final drawings shall be submitted to HDC staff for review and approval prior to the issuance of the project permit
- All proposed new fencing shall be stained or painted a color which complements the home on or before April 14, 2022. The applicant shall provide a final painting proposal to HDC for review and approval prior to the issuance of the project's permit.

Please retain this Certificate of Appropriateness for your files. You should now proceed to the City of Detroit Buildings Safety and Engineering Department to obtain a building permit. The Detroit Historic District Commission's approval and issuance of a Certificate of Appropriateness does not waive the applicant's responsibility to comply with any other applicable ordinances or statutes.

For the Commission:



Jennifer Ross
Detroit Historic District Commission Staff

