

STAFF REPORT: OCTOBER 14, 2020 MEETING

PREPARED BY: B. CAGNEY

VIOLATION NUMBER: 19-332

APPLICATION NUMBER: 20-6878

ADDRESS: 2415 SEMINOLE

HISTORIC DISTRICT: INDIAN VILLAGE

APPLICANT: LEE ARRINGTON

PROPERTY OWNER: LEE ARRINGTON

DATE OF STAFF SITE VISIT: 10/9/2020

DATE OF PROVISIONALLY COMPLETE APPLICATION: 9/29/2020

**SCOPE OF WORK: DEMOLISH GARAGE (WORK COMPLETED / EXISTING VIOLATION);
ERECT NEW GARAGE / CARRIAGE HOUSE, NEW HARDSCAPING AND LANDSCAPING,**



2415 Seminole, East elevation, Staff Photo



2415 Seminole, Southeast elevation, Staff Photo

Existing Conditions

The 3-story, single-family home at 2415 Seminole was built in 1912. The home features many elements of a colonial revival home: a symmetrical façade, a covered front porch spanning the entire front elevation, doric columns and true divided light, double hung windows. Three dormers project from the sloped side of the gable roof at the front of the home. The body of the home is clad in stucco, painted a light bluish-grey. It stands on the corner of Seminole Street and East Vernor Highway, with the rear of the property featuring a garage (demolished without permit, addressed in May 2020 meeting but not approved) accessed from Maxwell Street. The home is positioned at the north lot line, leaving a large amount of open space as a side yard along East Vernor. At the time of construction, this was in contrast to the rhythm of setbacks created by the sides of buildings located west of Maxwell street in West Village.

Today, many of the structures along East Vernor are gone and there are no buildings on the north side of East Vernor west of Maxwell, enhancing the visibility of the rear and sides of the home at 2415 Seminole. The applicant has stated in his application that the home has been vacant for approximately 20 years. Despite limited access to records, staff has been able to verify that a COA to repair the roof and fascia boards was issued in 2016. According to BSEED's online data base, the house was issued a dangerous building complaint in 2009. Permits were pulled for additional electrical, plumbing and interior work from 2016 - 2018.

HDC staff has been working with the homeowner since fall 2019 as he has been rehabilitating the home. Staff has issued COA's for the following items: Repair areas of stucco that have deteriorated, painting

within the appropriate color chart, in-kind porch repairs, the replacement of the doric columns at the front porch to match existing with custom wood columns, and a new pine privacy fence to replace the deteriorated wood fence at the rear of the home.

At the May 2020 HDC meeting, the applicant applied for retroactive approval for the demolition of the garage, the removal of trees at rear without a permit and the installation of a new concrete driveway. These items were denied due to the lack of a comprehensive site plan that address how the removed features would be replaced. The current proposal seeks **retroactive approval to remove the garage and landscaping** along with proposals for site work, including **new hardscaping, landscaping**, and other items as detailed below:

Proposed Scope of Work:

Erect New Garage (Carriage House)

- The owner seeks to erect a new 3- car garage / carriage house with apartment space above located at the southwest corner of the yard with the following features:
 - **40' wide by 26' deep, with a roof height of 24' tall.**
 - **Cumaru Brazillian hard wood siding painted white (11/16" x 5" finished).**
 - **Black asphalt shingles.**
 - **Pella Impervia fiberglass double-hung windows**, to be painted black, as proposed.
 - **The west side of the garage** will feature (2) two steel overhead garage doors and a steel pedestrian door, all in white:
 - **single-car overhead door (9'x8')** and a **dual-car overhead door**
 - **dual-car overhead door (16'x8')**
 - **steel pedestrian door (30"x80")**
 - **The second floor of west side of the garage** features (3) three projecting dormers, with **Pella Impervia fiberglass double-hung windows**, to be painted black.
 - **Three (3) lantern style exterior lights** will be mounted to the side of the garage between the doors.
 - **The east façade features (4) four windows, of various sizes and operations**, not specified in the scope of work.
 - **The current east elevation drawing does show an overhead door, with a note that says this door will not be implemented.**
 - **North and South elevation drawings show (2) two double hung windows on the second floor, respectively and (1) one double hung window on the ground floor.**
 - **The applicant states that he will not be adding windows to the first floor.**

Create New Concrete Driveway

- The applicant proposes to **create a new, 10' wide concrete driveway to access** the property from Seminole.
- Driveway will be **concrete with a brick paver border.**
- The driveway is proposed to be located **6' from the home with a 25'x17' parking pad (425sf).**

Landscaping

- **Remove existing shrubs** along north property line in the front yard and replace them with a **continuous hedge row of Holly Compact (Ilex crenata)**. The applicant proposed to maintain the height at 6-8' height.
- **Plant (1) one Baby Blue Spruce (evergreen) and (2) two White Dogwood ornamental trees** along south property line in the front yard.
- **Plant (1) American Red Maple shade tree** at the rear of the property

- Establish rain garden along north border of backyard with a plant list including such plants as cardinal flowers, black eyed susans, swamp milkweed, swamp mallow, joe pye weed, sedges, bluestar and turtlehead.

Proposed Patio

- Remove existing concrete slab / patio and replace with Unilock- Brussels pavers in limestone (at grade).
- Install Unilock- Brussels paver walkway in backyard from patio leading to a 3' diameter concrete fire pit
- Install wooden pergola kit

Exterior Lighting

- Remove existing pole-mounted lamps in front yard and replace with new pole-mounted lamps (84"), in flat black color.
- Add (1) one new hanging porch lamp, mounted from ceiling, centered on porch of home, in flat black color.
- Add (2) two new wall-mounted lanterns mounted on each side of front door of home, in flat black.

Replace basement windows with glass block

- Remove and replace the basement windows along the Vernor side of the home and the Charlevoix side of home and replace them with glass bocks windows.
 - Applicant will install black window screens on each window

Demolition of Garage (work completed without permit)

- The garage accessible from Maxwell was likely the original garage constructed with the home, as seen on 1915 Sanborn Maps.
- The homeowner has provided a letter stating that their general contractor removed the garage without their knowledge.
- The homeowner states in the provided letter that the condition of the garage was in "very bad shape and practically falling down." The homeowner lists the conditions to have rotted wood, missing roof joists, wood panels and shingles, and that it was open and unsafe to children.
- The applicant provided a letter from the contractor indicating that the demolition of the garage was "included in the scope of work provided by AFR, the finance company." The statement acknowledges that the contractor did demolish and remove the structure and was "not aware that permission from the historical society was required to demo the garage."
- Exterior photos of the garage were provided, documenting the condition of the garage before demolition.

Tree Removal (work completed without permit)

- The applicant removed several trees and overgrown foliage at the rear and south side of the property
- The applicant states in his letter to the HDC that some of the removed foliage was large weeds that resembled trees and some of the trees were dead, dropping limbs on Vernor Ave. and damaging windows and roof of the home.
- The applicant has provided a letter from the landscaper who removed trees that states several trees were diseased and dying and acknowledging the danger of dropping branches. It also states that several large weeds were removed.

- Staff observation and Google street view show a substantial canopy along East Vernor prior to it's non-permitted removal.

Staff Observations:

- **Erection of new garage / carriage house as proposed:**

The applicant is proposing to erect a Two-story, side-gabled, three-car garage on the Southwest corner of the property. Although the applicant has presented the proposed structure in the application as a garage, adding the habitable space on the second level appears to be a change of land use and would possibly qualify the new construction as a carriage house. The applicant will have to ensure that this is an approved use per the local zoning ordinances and clear all necessary permits with BSEED and BZA; approval from the HDC does not relieve the applicant from compliance with other applicable codes and requirements.

Staff finds nothing objectionable about the massing or styling of the proposed structure, or carriage houses in general, as there is plenty of precedent of their existence in Indian Village. The applicant is proposing to clad the structure in a manufactured Brazilian hard wood siding called **Cumaru siding**, painted white to match the home which would be appropriate for the local historic district. The applicant proposes to install fiberglass windows on the carriage house, and while staff recognizes that this new construction, they will still contend that this is not an appropriate material for the Indian Village Historic District. Staff would recommend wooden double hung windows for this project. Further, there are aspects of the proposal that are not currently represented on the elevation drawings that will need to be revised when seeking permits for construction including final count and location of windows and the removal of the garage door on the East façade, and the addition of gutters and downspouts for drainage.

It is staff's opinion that establishing a carriage house on the property is consistent with the Secretary of the Interior's Standards for Rehabilitation #1) *A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment and the construction 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.*

- **Garage Demolition:** The garage was likely built at the time of the home's construction in 1912. It featured a hipped roof, lapped wood siding, windows and a double-wide garage door facing Maxwell street. **An intriguing feature was the presence of a chimney.** The photos provided seem to indicate significant deterioration to the garage, **a visible hole** in the roof, **structural tilting** and **an alteration to the wood siding.** However, the removal of the previous garage without a permit remains an open violation with the property. While the garage did seem to exhibit significant deterioration, it is staff's opinion, that the garage, in it's existing state of deterioration prior to removal, was not a character defining feature of the property.
- **Tree Removal:** **An image capture from Google Street View dated August 2019 indicates to staff that not all of the removed trees were dead.** Based on documentation provided, it is difficult to determine the quality of tree species or definite health assessment. However, it is clear that the

removed vegetation at 2415 Seminole had been neglected for many years and also featured significant alteration to their canopy due to nearby power lines.

- **Landscaping:** The applicant has listed a desire to install new landscaping in various locations. One canopy tree is proposed. Given the importance of tree canopy in the district, and the loss of substantial tree canopy at this particular high-visibility area, more shade trees should be planted.
- **Create New Driveway:** Many homes on this block of Seminole have front entrance driveways, leading to parking in the rear. The driveway can be installed without removal of the mature trees on the Seminole right of way.

Recommendations:

- **Garage Demolition and erection of proposed garage / carriage house structure:** Staff recommends that the Commission issue a Certificate of Appropriateness based on Secretary of the Interior's Standards for Rehabilitation with the following condition:
 - ... that applicant install wood windows instead of fiberglass and submit revised plans to accurately reflect final proposal prior to the issuance of a COA.
- **Tree Removal and Landscaping:** The documentation provided does not list the species of trees removed or the amount of trees removed, nor does it specifically state the amount of dead, dying or diseased trees. However the applicant is proposing to install two (2) ornamental trees, one (1) canopy tree and one (1) evergreen tree. In addition, the applicant is proposing a rain garden and hedgerow along the property line. Staff recommends that the Commission issue a Certificate of Appropriateness based on the Secretary of the Interior's Standards for Rehabilitation with the following condition:
 - ...At least (2) two additional shade trees (bringing total to three) are planted to re-establish a tree canopy along E. Vernor
 - ...that hedge row on the side property line is maintained at a max of 6' high to conform with HDC fence and hedge guidelines.
 - ...that the pergola is painted to compliment the colors of the home.
 - An updated site plan is presented to accurately reflect final landscape, driveway and garage proposal.
- **Replace basement windows with glass block, remove existing concrete slab and establish new patio at grade with pavers, exterior lighting, new walkway and driveway, as proposed:** Staff recommends approval based on the Secretary of the Interior's Standards for Rehabilitation.
 - ...that installation of glass block windows follows all of HDC guidelines...



1915 Sanborn Map – Note that E. Vernor was formally known as Waterloo Avenue.



1915 Sanborn Map Detail -



South Elevation- Staff Photo



Southwest view- Staff Photo



Southwest view- Google Streetview, August 2019



Rear yard view- Staff Photo



Rear yard view- Google Streetview 2019

2415 Seminole

Exterior Renovation Proposal

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- Exterior lighting
 - Driveway
 - Front property border - North
 - Front property border - South (Vernor)
 - Driveway
 - Driveway path
 - Landscaping
 - Patio
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Exterior lighting Scope

- Replace two poles and lamps for yard with like material
- Replace porch light and missing side lights

Proposed Exterior lights



Located on both sides of front door



Centered on the porch



Both sides of the walkway

Replacement materials shall be flat black painted metal to replace existing lights. Both walkway lights will be attached to metal posts 84 inches tall to replace existing not functional lights



North border landscape

- Replace existing bushes that are dying from the location of current firebush to front fence providing mature landscaped look and separation of property line

Neighborhood examples and proposed plant



- Holy compact (*ilex crenata*)
- Proposed height will be 6-8 feet tall to closely match old landscape

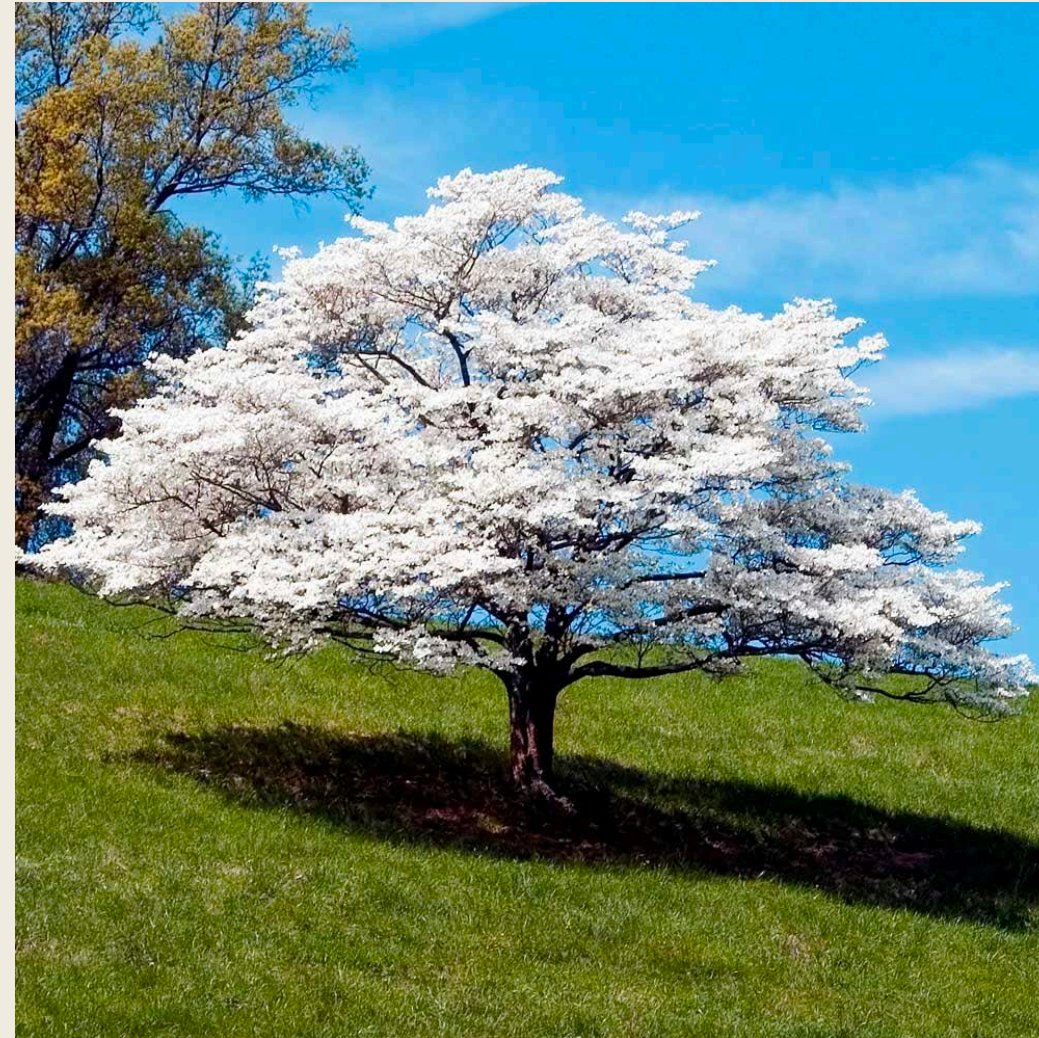




South border landscape

- Trim existing bushes , remove weeds and add 3 trees:
 - Baby Blue Spruce
 - Dogwood white

Proposed Vernor bordering trees



2 White dogwood



Baby Blue Spruce

3 new Trees will be small in size 15 - 25 feet at maturity and provide border from Vernor



Rear border Tree

- One large tree will be planted in the rear of the property to provide a boarder of from on coming traffic and canopy
 - American Red Maple

Proposed Backyard Tree



Botanical Name: *Acer rubrum* 'Brandywine'

Growth Per Year: 3-4 ft.

Height In 3 Years: 15-20 ft.

Mature Height: 40-60 ft.

[Learn More](#)

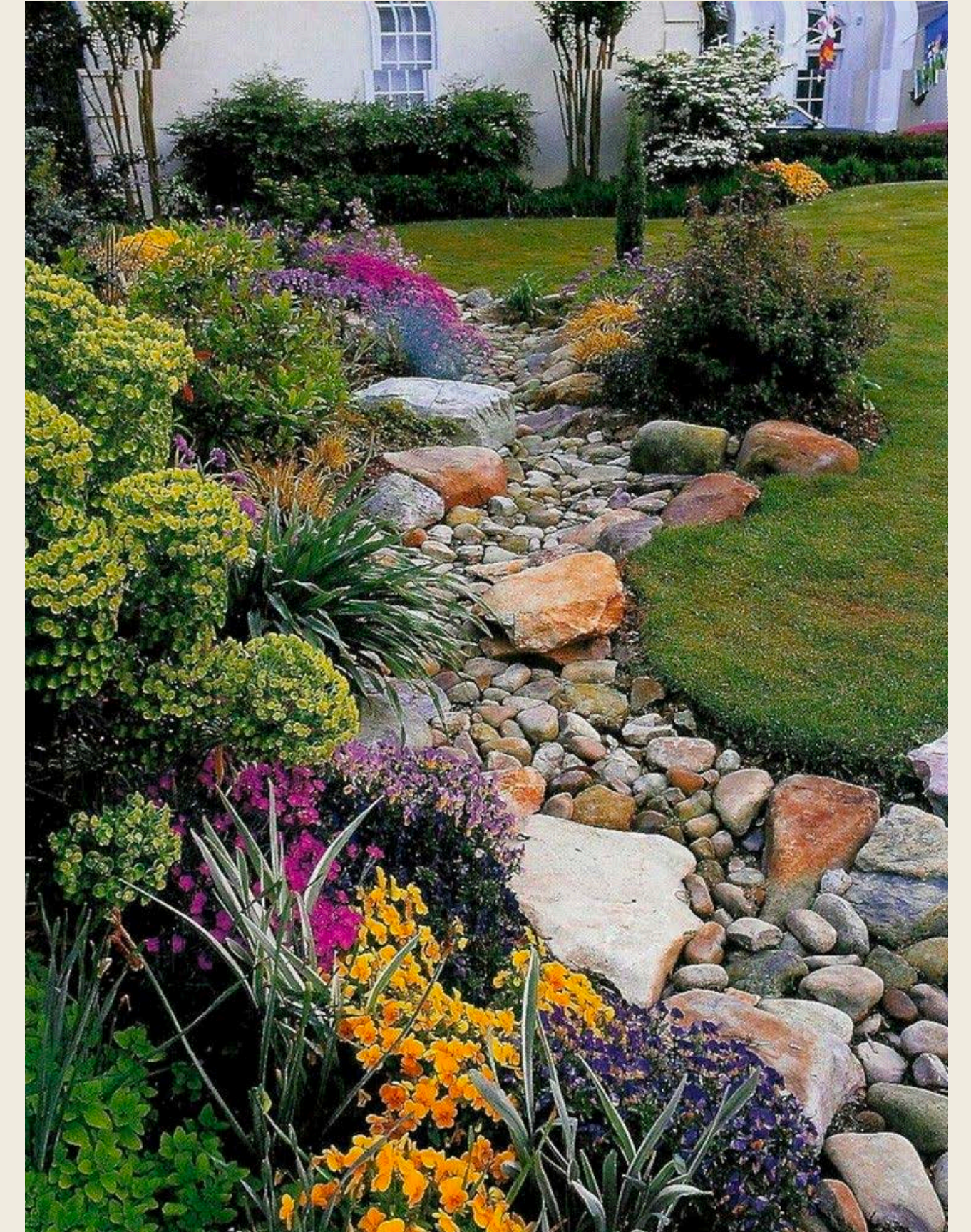
American Red Maple

Rain Garden

1. Cardinal flower
(*Lobelia cardinalis*)
2. Black-eyed Susan
(*Rudbeckia fulgida*)
3. Swamp milkweed
(*Asclepias incarnata*)
4. Swamp mallow
(*Hibiscus moscheutos*)
5. Joe Pye weed
(*Eupatorium*)
6. Sedges (*Carex*)
7. Bluestar (*Amsonia*)
8. Turtlehead (*Chelone*)

Planting List

A rain garden will line the north border of the backyard to address assist with drainage and landscape interest. The list of plants is provided .



Proposed Garden Image

Proposed Driveway

The driveway will start off the of Seminole between two existing trees and be located close as possible to the house.

The new driveway will use a concrete material and bordered with the same brick paver used for the front walkway.

The detailed detentions are below

Driveway details and materials

1. Driveway width : 10 feet
2. Material : Concrete
3. Distance from Vernor sidewalk: 30 feet
4. Distance from Vernor St: 40 feet
5. Distance from house: 6 feet
6. Driveway length : From front curb on Seminole St to the rear of the back yard ending with a parking pad 25 feet wide and 17 feet length at the rear of the yard.



Driveway border paver material : Brick Paver Brussels block in limestone color

<https://unilock.com/products/driveways/brussels-block/?region=3>



Existing side yard door the new driveway would need got be 3 feet away

Replacement Patio

This the existing patio will be replaced with pavers and covered with a cedar wood pergola. The brick pavers would be continued from the front and driveway border.

Driveway details and materials

1. Existing patio will be reconstructed in the same place and current patio
2. Patio will be flat with no seat our built ins
3. Material : brick pavers
4. Dimensions : 17 by 17 feet
5. Pergola demensions : 16 feet by 16 feet
6. Paver walkway will continue to rear of yard and end with a circular fire pit



Existing Patio



Driveway border paver material : Brick Paver Brussels block in limestone color

<https://unilock.com/products/driveways/brussels-block/?region=3>



Pergula image

Proposed fire-pit



Materials

Glass Block Windows

Many basement windows are missing or non functional. Under the proposal all basement windows will be replaced with glass blocks set in the original openings.

Glass Block Windows details

1. Window Size 8/12 by 39
2. Black window screens will be installed in each window di
3. Total number of windows: 6
 - 1.3 Vernor side
 - 2.3 Charlevoix side



Vernor Side



Charlevoix Side

New Garage

- The new garage will be 3 car with space for a small in law apartment above.
 - The Garage will positioned in the south west corner of the yard. Positioned in front of the driveway.
 - Structure dimensions:
 - Width : 40 feet
 - Depth : 26 feet
 - Height: 24 feet
 - Construction Materials
 - Walls wood siding
 - Roofing asphalt singles
 - Color
 - Exterior wood siding and trim will be white to match the color of main house.
 - Windows will be constructed of fiberglass which provides a look of wood painted black.
 - Door will be made of steel construction painted black.
-

Existing Garages / Carriage Houses



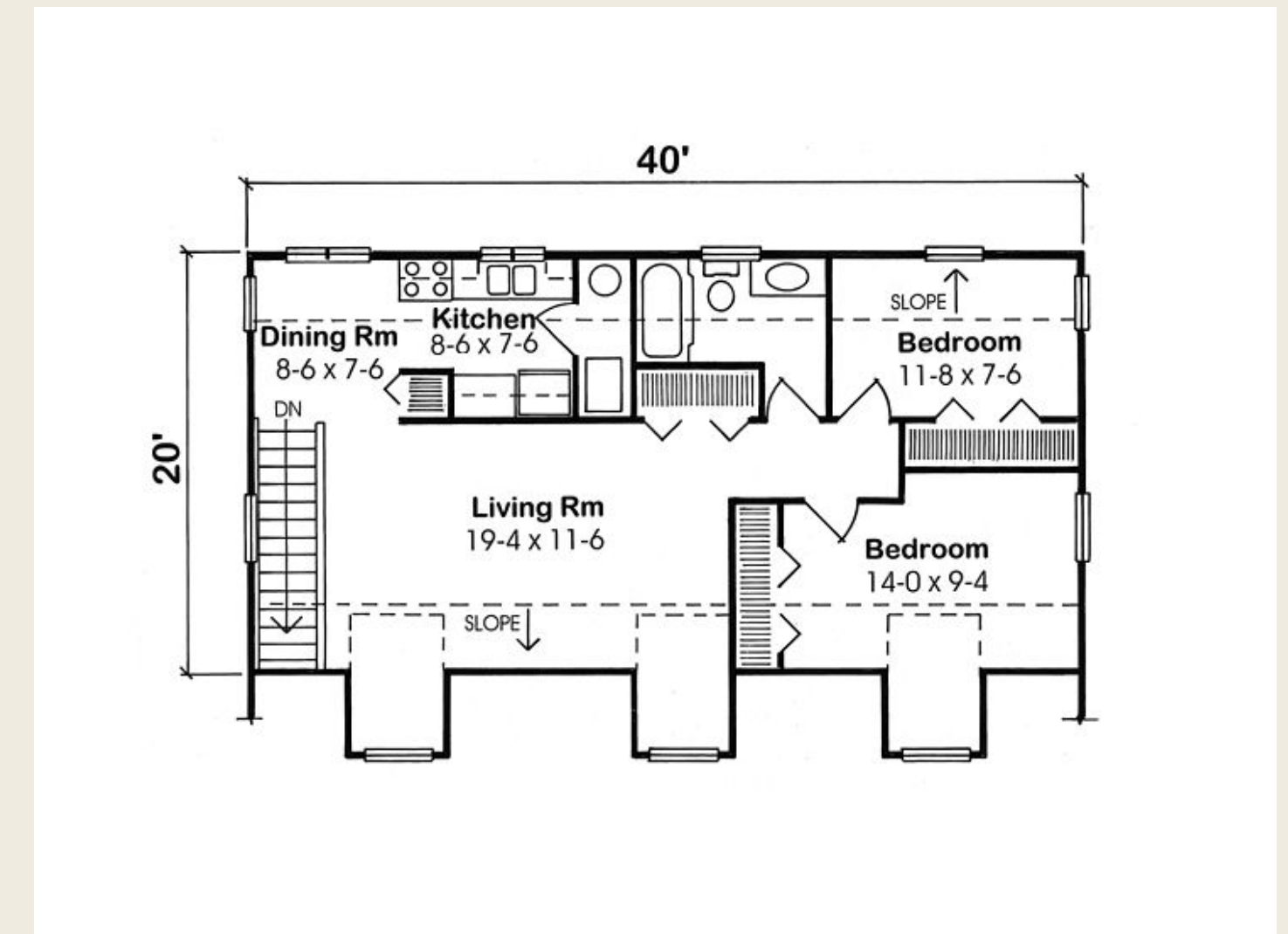
Proposed Garage



Exterior Design

Dimensions

- Width : 40 feet
- Height : 24 feet
- Depth: 26 feet

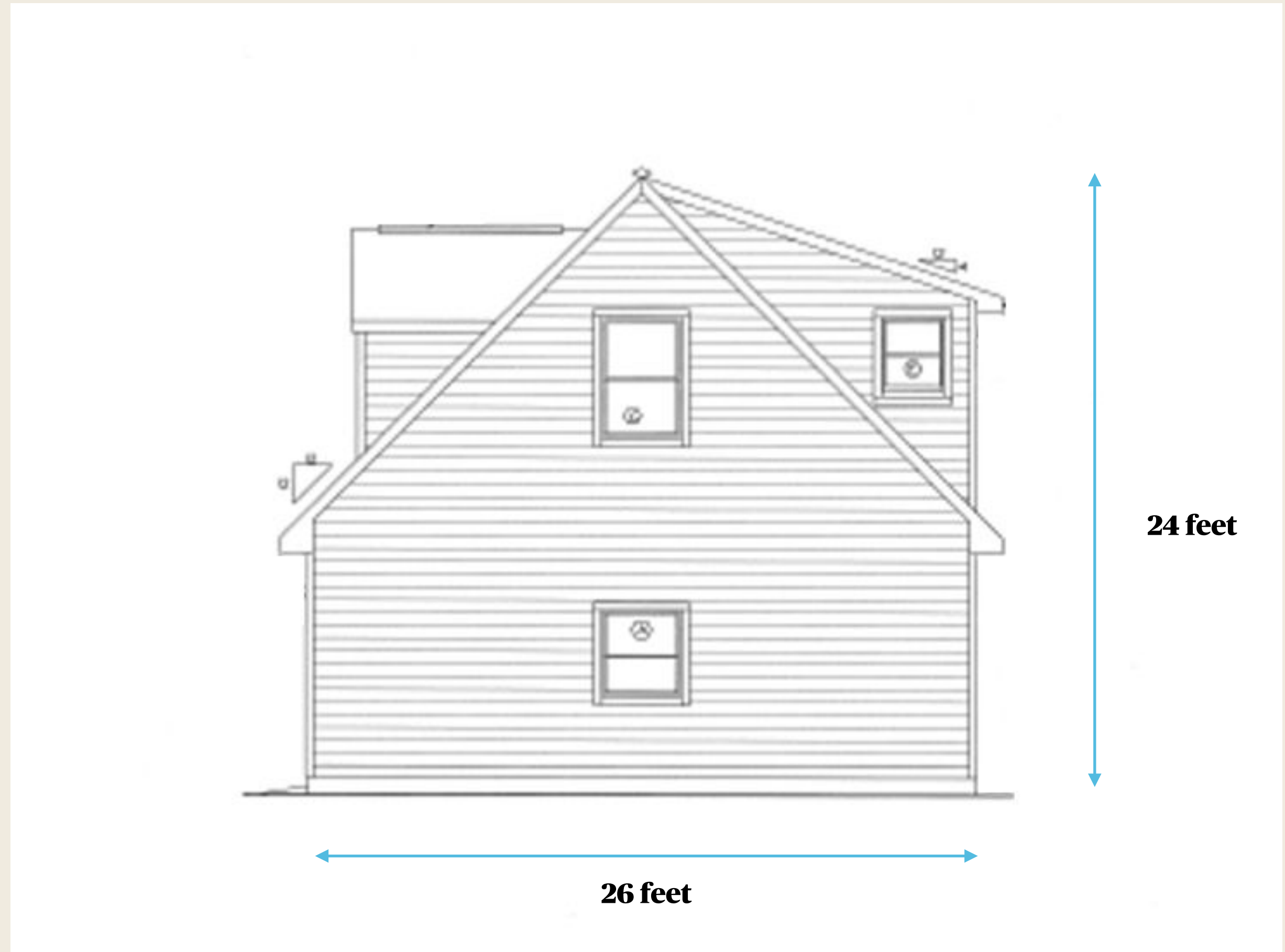


Carriage house layout

Front Elevation



Left (North) Elevation



Right (South) Elevation



Front Rear Elevation



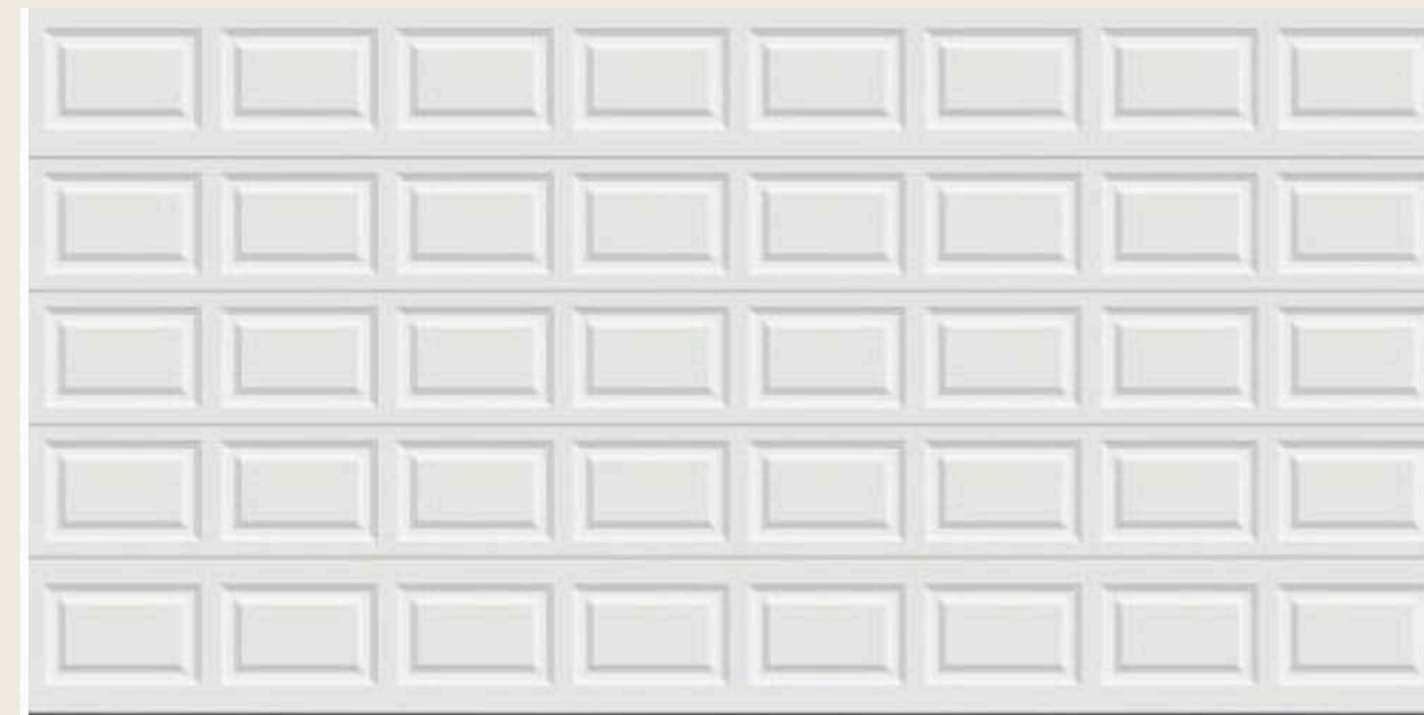
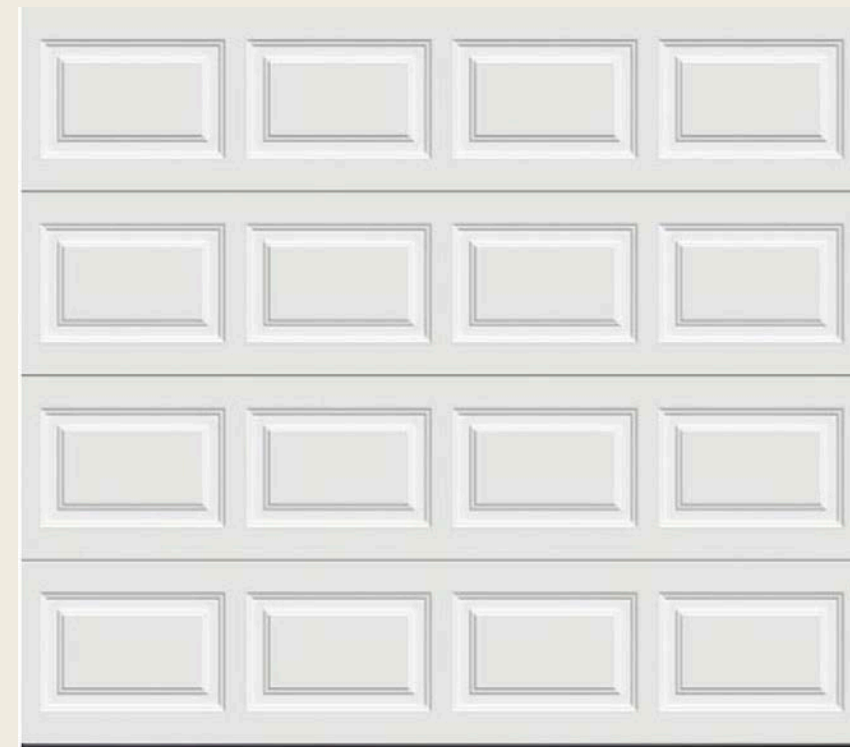
Note: Garage door on rear of structure shown will not be implemented.

Garage Doors

- Garage Door Sizes

- White steel construction (9 feet wide , 8 feet high)
- White steel Construction (16 feet wide , 8 feet high)
- White steel Construction pedestrian door (30 by 80)

Note: all doors will be white with wood trim painted black to match windows on door and house.



Garage window

- 2nd floor windows.
- 3 windows in the front elevation will be carried around the unit to match style and size of the home.
- Window material will be black paint fiberglass to simulate look of painted wood and match the house.
- 3 windows will be placed along front of unit.
- 4 windows with the sizing below will be placed long the back of the unit.

Note: No windows will be installed on the first floor with vehicle parking..



1: Non-Standard Size Double Hung, Equal
Frame Size: 31 1/2 X 52 1/2
General Information: Standard, Duracast®, Block, Foam Insulated, 3", 1 5/16", 1 11/16"
Exterior Color / Finish: Black
Interior Color / Finish: Black
Glass: Insulated Low-E Advanced Low-E Insulating Glass Argon Non High Altitude
Hardware Options: Cam-Action Lock, Matte Black
Screen: Full Screen, InView™
Performance Information: U-Factor 0.29, SHGC 0.25, VLT 0.46, CPD PEL-N-126-00862-00002, Performance Class LC, PG 30, Calculated Positive DP
Rating 30, Calculated Negative DP Rating 30, Year Rated 08, Egress Does not meet typical United States egress, but may comply with local code requirements
Grille: GBG, No Custom Grille, 3/4" Contour, Traditional (3W2H / 0W0H), Black, Black
Wrapping Information: Standard Fin, No Exterior Trim, Pella Recommended Clearance, Perimeter Length = 168".

Garage lighting

- 3 lights will be placed between all doors including pedestrian doors.
- Material is metal and black in color to



Garage Materials

- Wood siding will be used for exterior walls painted white
- Black asphalt shingles will be used for the roof to match the house.
- Wood trim will be used as seen in elevation images painted white to match the house.



Cumaru 1x6 Siding

NET "FINISHED" DIMENSION: 1 1/16" X 5"

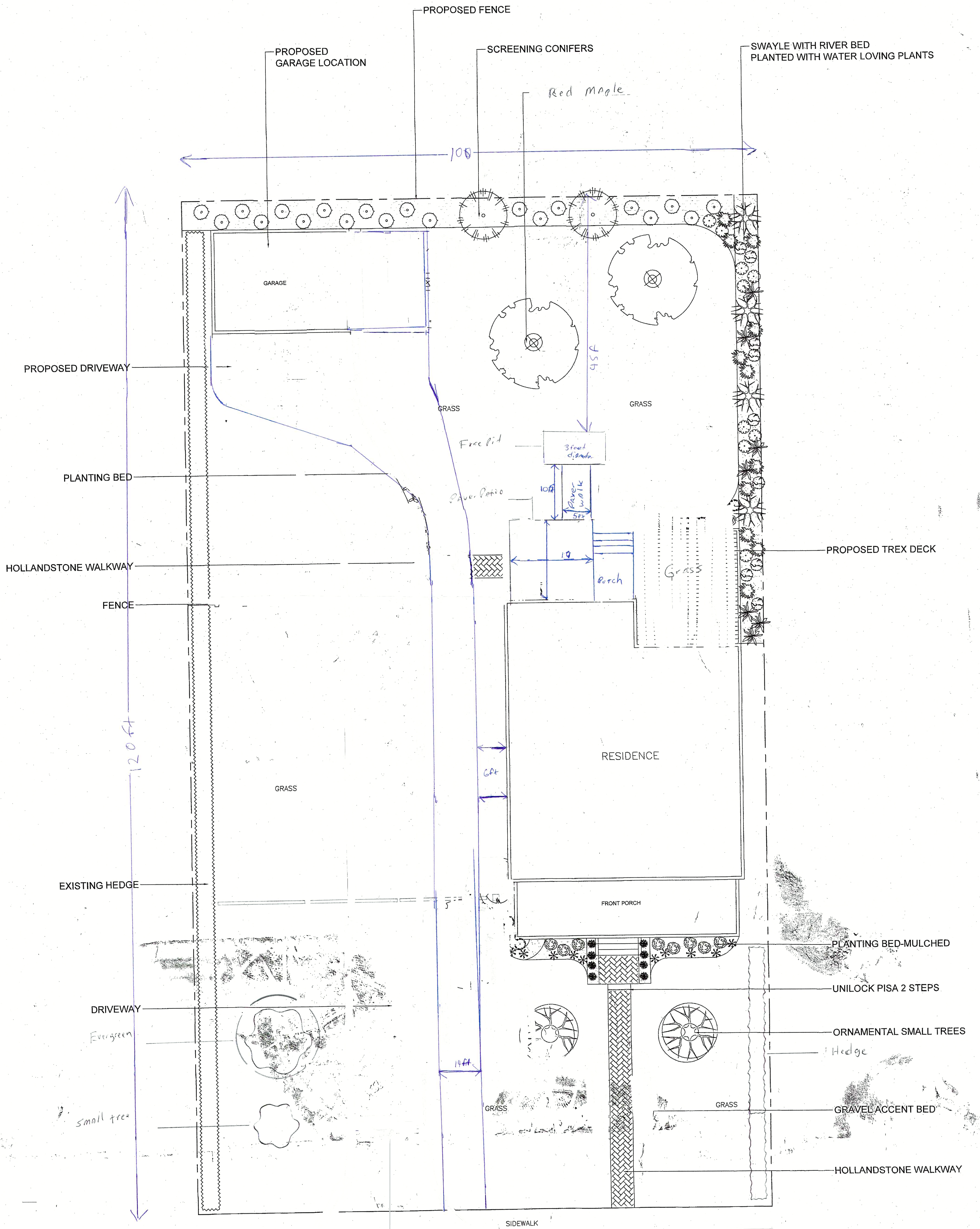
The perfect alternative to vinyl siding, Cumaru wood siding is a natural choice for your home's exterior.

1"x6" Cumaru siding has:

- Maximum durability with a 3540 Janka rating
- Natural resistance to decay, mildew, & insects
- Endurance to withstand any climate
- A lifespan well over 25 years
- Zero chemicals & is 100% natural hardwood
- Shiplap profile for easy installation

Buy 1 x 6 Cumaru siding online from Advantage Trim & Lumber.





SHEET	L-1
	3
DATE	10-08-2019
SCALE	1/8" = 1'-0" @24x36 sheet
MONTH	
SHEET TITLE	Landscape Plan

CLIENT:

Lee Arrington RESIDENCE

2415 Seminole St, Detroit, MI 48214, USA





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PRODUCT DETAILS

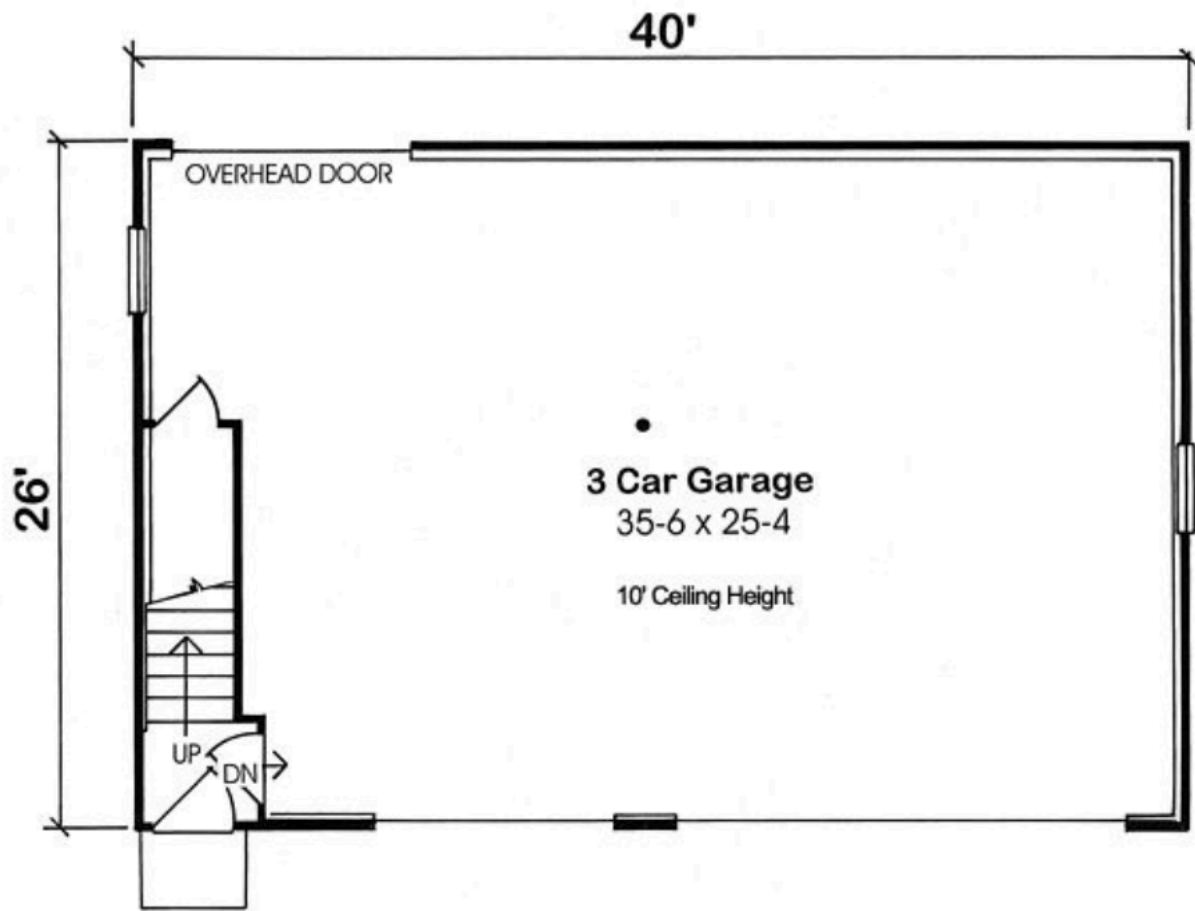
Brighten up a veranda or outside entryway area with this two-light outdoor wall light fixture.

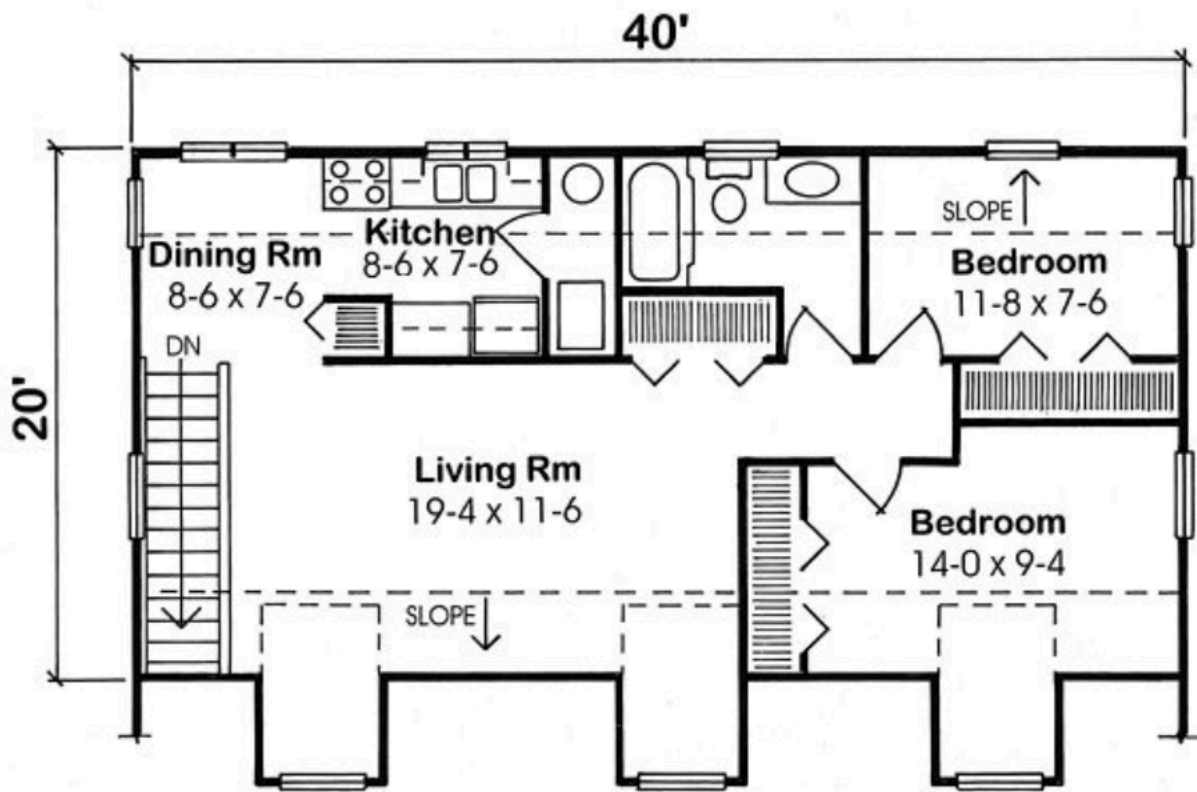
Additional Info:

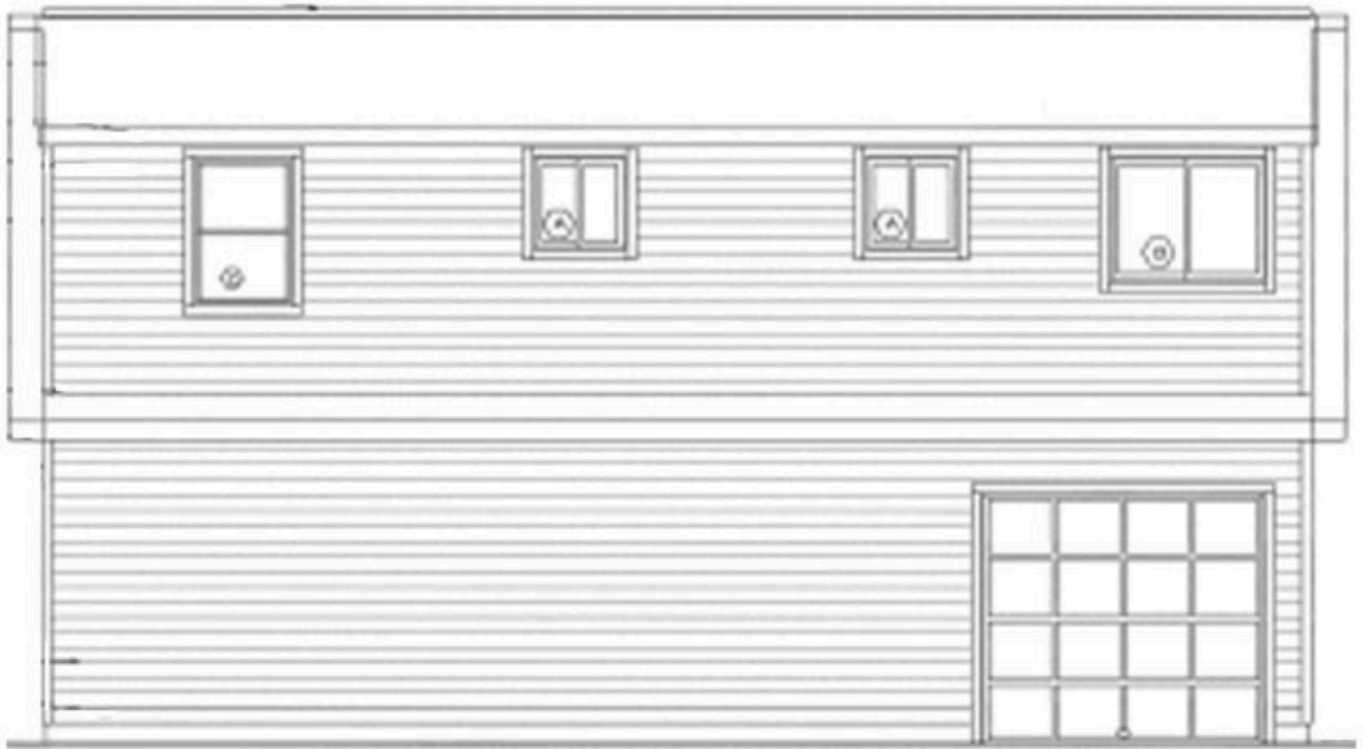
Outfit your porch or patio with this traditional-style outdoor wall light from the Bransford collection. Modeled after classic lantern styles, it hangs on a decorative scroll arm up top. A black-speckled gray finish covers the steel constructed frame for a timeless look, and clear glass panels give you a full view of the bulbs used inside.

- 17" high x 7" wide. Extends 7" from the wall. Backplate is 4 3/4" wide. Weighs 6.38 lbs.
- Uses two maximum 60 watt candelabra base bulbs (not included).
- Traditional outdoor wall light from the Bransford collection by Franklin Iron Works™.













16' SQUARE PERGOLA

AC2 TREATED

199-7518

**CEDARTONE
PREMIUM**

199-7519



Plan Date: February 2016

Approximate Weight: 1,800 lbs

Approximate Size: 16' L x 16' W x 8' 9" H

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MANUFACTURING

AC2 TREATED MATERIALS

PRODUCT:	DESCRIPTION	SKU	QUANTITY
2 x 4 x 16' AC2	Lumber	111-0850	7
2 x 8 x 16' AC2	Lumber	111-1367	16
6 x 6 x 12' AC2	Lumber	111-2832	4

CEDARTONE PREMIUM MATERIALS

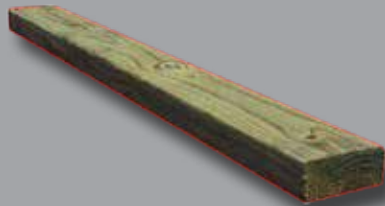
PRODUCT:	DESCRIPTION	SKU	QUANTITY
2 x 4 x 16'	Lumber	111-6171	7
2 x 8 x 16'	Lumber	111-6193	16
6 x 6 x 12'	Lumber	111-6335	4

ADDITIONAL MATERIALS

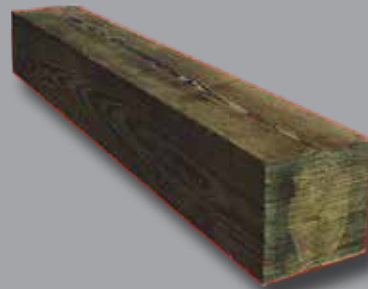
PRODUCT:	SKU#	DESCRIPTION	QUANTITY
3" Deck Screw	230-3515	5lbs box	1
1/2" x 10" Bolts	232-4878	2 qty.	4
1/2" Flat Washers	232-5712	18 qty.	1
1/2"-13 Hex Nuts	232-4920	28 qty.	1

SPECIAL CUTS

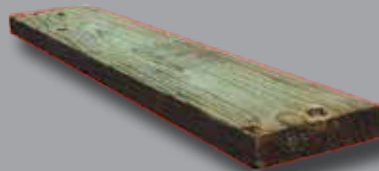
Cut each 2" x 8" x 16' at each end to match the diagram below.



2x4 AC2



6x6 AC2



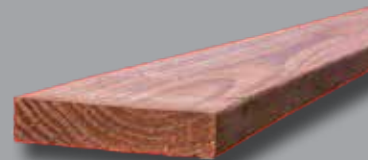
2x8 AC2



2x4 CedarTone

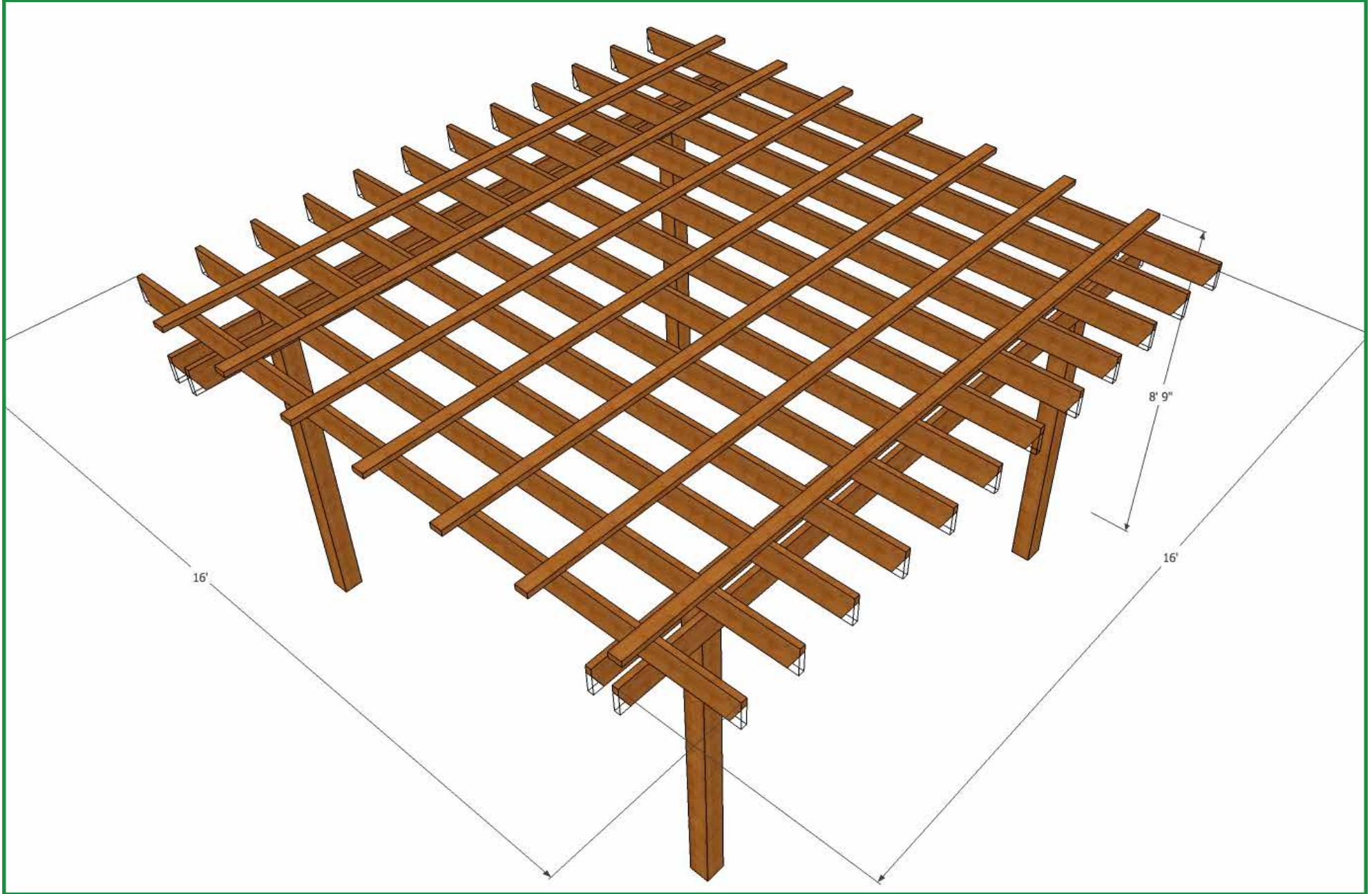


6x6 CedarTone



2x8 CedarTone

DIMENSIONS



PREPARE

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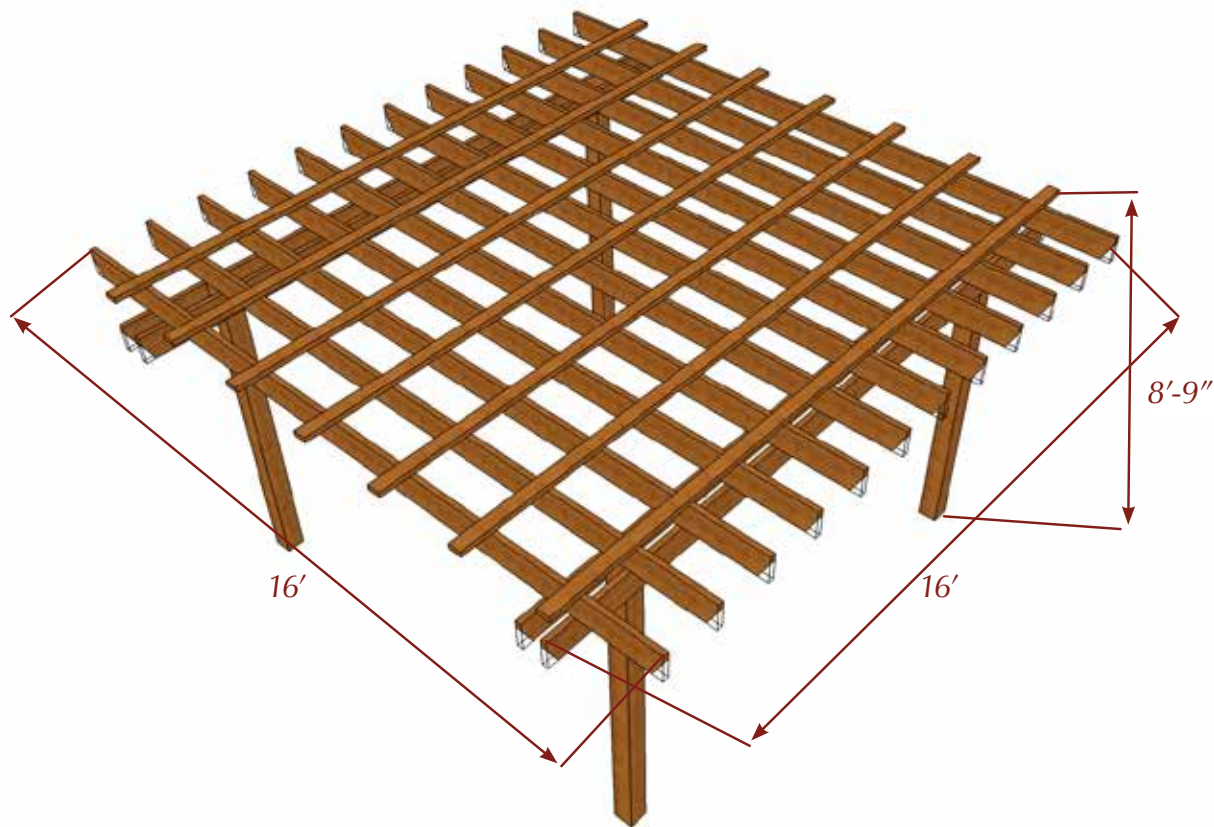
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PERGOLA DIMENSIONS



INSTALLATION INSTRUCTIONS

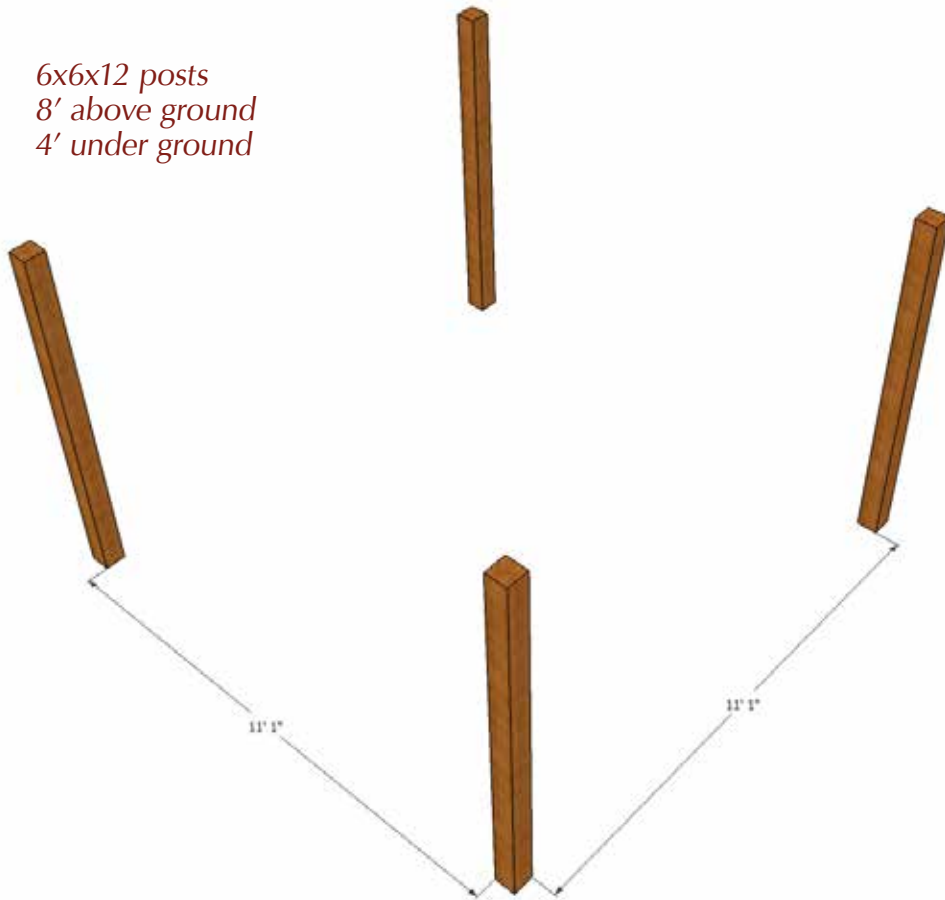
Follow suggestions on page 3 to build a proper foundation before starting your new project. If not already set, place the first level of block 1"- 2" below grade, level and fill in any gaps. Use Level 1 as a reference to place the blocks for all remaining levels.

Refer to the illustrations on the following pages to guide you through each step. Prior to adhering each level to the previously laid block, place the entire level of blocks to ensure proper placement. Remove small sections at a time to place the adhesive. Let adhesive dry for a minimum of two days.

Level 1

(4) 6x6x12 Posts

*6x6x12 posts
8' above ground
4' under ground*



Level 2

- (4) 2x8x16 Boards
- (8) 10" Bolts
- (8) Hex Nuts
- (16) Washers

*Pre-drill all holes before
you begin.*

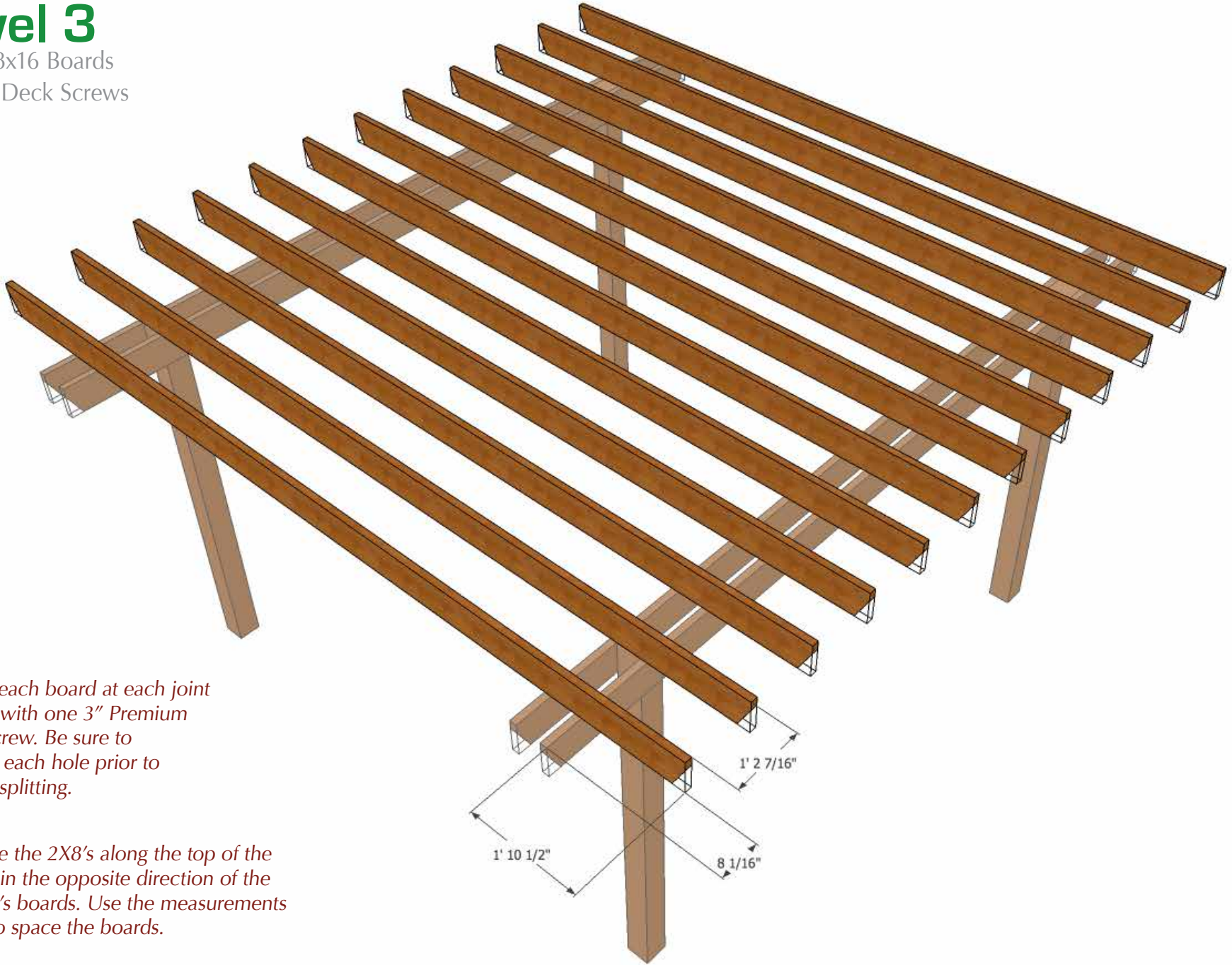


*All boards are cut at each
end in reference to the
specialty cut diagram on
page 2.*

Level 3

(12) 2x8x16 Boards

(48) 3" Deck Screws



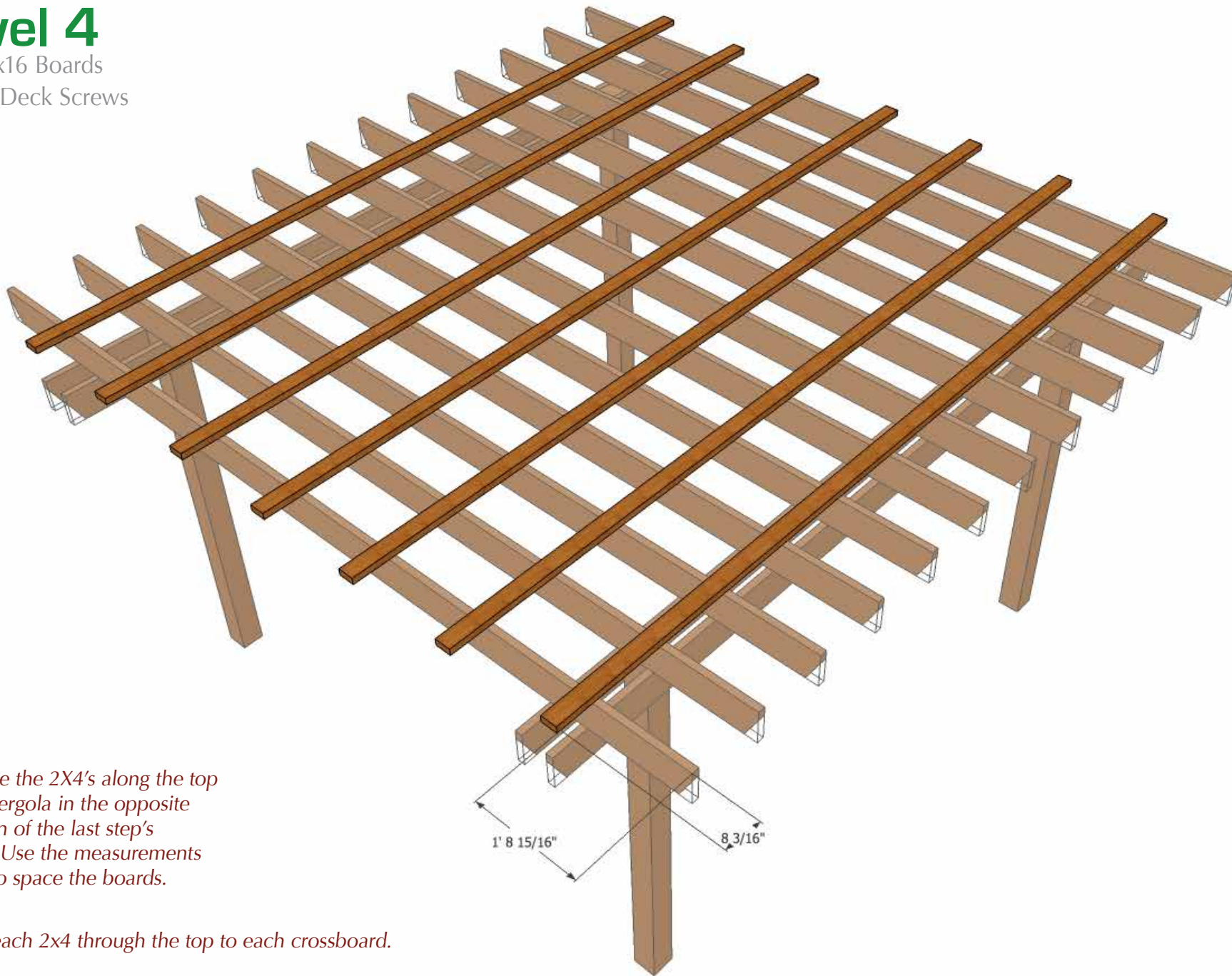
Toenail each board at each joint spacing with one 3" Premium Deck Screw. Be sure to pre-drill each hole prior to prevent splitting.

Continue the 2X8's along the top of the pergola in the opposite direction of the last step's boards. Use the measurements below to space the boards.

Level 4

(7) 2x4x16 Boards

(84) 3" Deck Screws



Continue the 2X4's along the top of the pergola in the opposite direction of the last step's boards. Use the measurements below to space the boards.

Fasten each 2x4 through the top to each crossboard.

FINAL



8 ENJOY

Pella® Impervia® Double-Hung Window

Detailed Product Description

Frame

- Frame is Duracast® fiberglass composite — five-layer pultruded fiberglass material [with optional foam insulation₁] reinforced with a Pella patented interlocking mat.
- Nominal wall thickness of Duracast fiberglass composite members is .050" to .080" thick.
- [Overall frame depth is 3" for [Block Frame] [Integral Nailing Fin] [Overall frame depth is 3-1/4" for Precision Fit].
- Frame corners are mitered, joined and bonded with corner locks and mechanically fastened with injected polyurethane adhesive.
- Block frame jambs contain factory drilled (counter-bored) installation screw holes.
- Frame has 10° slope sill.

Sash

- Sash is Duracast fiberglass composite—five-layer pultruded fiberglass material [with optional foam insulation₁] reinforced with a Pella patented interlocking mat.
- All sash members have mitered corners bonded with corner locks and sealed with injected polyurethane adhesive.
- Both sashes tilt to interior for cleaning.

Exterior/Interior

- Duracast fiberglass composite surfaces with powder-coat paint finish.
 - ♣ Color is [White] [Tan] [Brown] [Black] [Morning Sky Gray].
 - or –
 - ♣ Dual-color option [Tan] [Brown] [Black] [Morning Sky Gray] exterior with White interior₂.

Glazing System

- Quality float glass complying with ASTM C 1036.
- 11/16" insulating glass [[annealed] [tempered]] [obscure₃] [[clear] [Advanced] [SunDefense™] [AdvancedComfort] [NaturalSun] Low-E coated, with argon]] sealed and bonded to sash.
- High altitude glazing [with argon] available.

Weatherstripping

- Fin-type pile on jambs, top rail and stile of upper sash.
- Vinyl-wrapped foam at sill on frame and bottom rail of lower sash.

Hardware

- Galvanized block-and-tackle balances connected to sash with polyester cord and concealed within the frame.
- Upper and lower sash are fully operable for ventilation.
- All fasteners are corrosion-resistant material.
- Two locks are installed on units 37" wide or greater.
- Locks are zinc die-cast, self-aligning cam action factory-installed on the interlocker [powder-coat painted [White] [Tan] [Brown] [Black] [Morning Sky Gray] to match finish] [Satin Nickel] [Bright Brass] [Oil-Rubbed Bronze].

Optional Products

Screens

- Conventional Black Fiberglass
 - ♣ [Half-size] [Full-size] with black vinyl coated 18/16 mesh fiberglass screen cloth complying with ASTM D 3656 and SMA 1201.
 - ♣ Set in aluminum frame and fitted to outside of window.
 - ♣ Supplied complete with all necessary hardware.
 - ♣ Screen frame finish is baked enamel, color to match exterior.
- InView™ Screens
 - ♣ [Half-size] [Full-size] with black vinyl coated 18/18 mesh fiberglass screen cloth complying with SMA 1201.
 - ♣ Set in aluminum frame and fitted to outside of window.
 - ♣ Supplied complete with all necessary hardware.
 - ♣ Screen frame finish is baked enamel, color to match exterior.

Grilles

- Grilles-Between-the-Glass
 - ♣ Insulating glass contains 3/4" contoured aluminum grilles permanently installed between two panes of glass.
 - ♣ Grilles are factory prefinished [White] [Tan] [Brown] [Black] [Morning Sky Gray] to match interior and exterior finish.

Hardware

- Optional limited opening device available for vent units in [White] [Tan] [Brown] [Black] [Morning Sky Gray] foamed PVC to match interior

of unit; nominal 3-3/4" opening.

- Optional window opening control device available for field installation. Device allows window to open less than 4" with normal operation, with a release mechanism that allows the sash to open completely. Complies with ASTM F2090-10.
- Optional field applied Duracast sash lift available for vent units in [White] [Tan] [Brown]] [Black] [Morning Sky Gray].
 - (1) Foam insulation inserts are not available with clear glazing.
 - (2) Dual-color finish is not available on products with integral nailing fin.
 - (3) Obscure glazing is not available when AdvancedComfort Low-E coated IG is specified.

About Cumaru Siding

Cumaru (pronounced Koo-Mah-Roo) is world-renowned for its superior characteristics and properties. You may have heard of Ipe's incredible hardness, durability, and longevity- Cumaru is similar to Ipe in many ways and is often used interchangeably with Ipe. Cumaru is one of the hardest woods in the world which lends to its incredible durability and longevity. It is also naturally resistant to insect attack, mold, rot, fire and decay.

Color and Appearance- The sapwood of Cumaru(red) hardwood – RealCumaru – hardwood decking lumber is very similar to the heartwood, which ranges from red brown to deep red in color with a tight, even grain. Over time the red cumaru color will “flatten out” slightly. The species has an irregular, slightly interlocked grain and is coarse and wavy in texture. This dense, attractive Brazilian hardwood has the characteristics of **ipe**, but without the olive-green tone.



Benefits of Cumaru Siding

Natural Beauty

Nothing beats the beauty of real wood. RainScreen siding of Ipe, Purpleheart, Massaranduba and other premium hardwoods are unique in appearance and many choices are available for color preference. No other siding material compares to the natural beauty and character of Brazilian Hardwoods.

Durability

RealWood™ hardwood lumber is rated to last a lifetime – 40 to 100 years! Real Rain Screen™ siding also provides better protection from mold, caused by moisture, than other construction methods.

Easy to Install

Our signature H-clip and siding profile system makes installation easy. Installation provides channels in the walls, which allow the siding to breathe eliminating moisture and minimizing thermal transfer.

Maintenance Free

Brazilian Hardwoods do not need any painting or finishing. It will remain durable and rot resistant for a lifetime. Finish application is required for color maintenance but not to maintain durability.

STAFF REPORT: MAY 13, 2020 MEETING

PREPARED BY: B. CAGNEY

VIOLATION NUMBER: 19-332

APPLICATION NUMBER: 19-6532

ADDRESS: 2415 SEMINOLE

HISTORIC DISTRICT: INDIAN VILLAGE

APPLICANT: LEE ARRINGTON

PROPERTY OWNER: LEE ARRINGTON

SCOPE OF WORK: DEMOLISH GARAGE AND REMOVE TREES -WORK COMPLETED / EXISTING VIOLATION; INSTALL A NEW WINDOW; NEW HARDSCAPING

Existing Conditions

The 3-story, single-family home at 2415 Seminole was built in 1912. The home features many elements of a colonial revival home: a symmetrical façade, a covered front porch spanning the entire front elevation, doric columns and true divided light, double hung windows. Three dormers project from the sloped side of the gable roof at the front of the home. The body of the home is clad in stucco, painted a light bluish-grey. It stands on the corner of Seminole Street and East Vernor Highway, with the rear of the property featuring a garage (demolished without permit) accessed from Maxwell Street. The home is positioned at the north lot line, leaving a large amount of open space as a side yard along E. Vernor. At the time of construction, this was in contrast to the rhythm of setbacks created by the sides of buildings located west of Maxwell street in West Village.

Today, many of the structures along E. Vernor are gone and there are no buildings on the north side of E. Vernor west of Maxwell, enhancing the visibility of the rear and sides of the home at 2415 Seminole. The applicant has stated in his application that the home has been vacant for approximately 20 years. Despite limited access to records, staff has been able to verify that a COA to repair the roof and fascia boards was issued in 2016. According to BSEED's online data base, the house was issued a dangerous building complaint in 2009. Permits were pulled for additional electrical, plumbing and interior work from 2016 - 2018.

HDC staff has been working with the homeowner since fall 2019 as he has been rehabilitating the home. Staff has issued COA's for the following items: Repair areas of stucco that have deteriorated, painting within the appropriate color chart, in-kind porch repairs, the replacement of the doric columns at the front porch to match existing with custom wood columns, and a new pine privacy fence to replace the deteriorated wood fence at the rear of the home. Based on current photos, much of this work is ongoing. On December 13th, HDC staff was notified that significant work had taken place at the rear of the home, with the removal of the garage structure as well as several trees and foliage at the rear of the home along Maxwell street and on the side of the home along E. Vernor.

The current proposal seeks **retroactive approval to remove the garage and landscaping**, along with proposals for site work, including **new hardscaping, landscaping** and **installing a new window** where interior framing indicates a window may have located in this location previously, as detailed below:

Work Completed

Demolition of Garage

- The garage accessible from Maxwell was likely the original garage constructed with the home, according to **1915 Sanborn Maps**.
- **The homeowner has provided a letter** stating that their general contractor removed the garage without their knowledge.

- The homeowner states in the provided letter that the condition of the garage was in “very bad shape and practically falling down.” The homeowner lists the conditions to have rotted wood, missing roof joists, wood panels and shingles, and that it was open and unsafe to children.
- The applicant provided a **letter from the contractor** indicating that the demolition of the garage was “included in the scope of work provided by AFR, the finance company.” The statement acknowledges that the contractor did demolish and remove the structure and was “not aware that permission from the historical society was required to demo the garage.”
- **Exterior photos of the garage were provided**, documenting the condition of the garage before demolition.

Tree Removal

- **The applicant removed several trees and overgrown foliage** at the rear and south side of the property
- **The applicant states in his letter to the HDC** that some of the removed foliage was large weeds that resembled trees and some of the trees were dead, dropping limbs on Vernor Ave. and damaging windows and roof of the home.
- The applicant has provided a letter **from the landscaper who removed trees** that states several trees were diseased and dying and acknowledging the danger of dropping branches. It also states that several large weeds were removed.

Proposed Exterior Modification

- The applicant proposes to **install a new, double-hung wood window** on the south side of the home.
- The applicant has provided **photos of interior framing that indicates a window may have been located at this location** and was covered up at an unknown time.
- **The proposed window will be custom milled with true divided lites to match the rest of the existing 6/6 double-hung windows.**
 - The applicant has provided **a drawing of the dimensions of the existing window** and the **specs of the proposed window.**
- The applicant is also proposing to **repair / restore all other existing wood windows.**

Proposed Hardscaping Work

Replace Existing Front Entry Walkway with Brick Pavers

- The applicant proposes to **remove the existing concrete walkway** that has cracked and deteriorated.
- The proposed walkway will consist of **Unilock “Brussels” block paver** in limestone color.
- The **proposed walkway matches the foot print of the existing walkway: 38’ long by 4’ wide.** **Also proposed is a 9’ x 6’ concrete landing and steps created with Unilock paver blocks.**

Create New Concrete Driveway

- The applicant proposes to **create a new, 10’ wide concrete driveway to access** the property from Seminole.
- **The driveway is proposed to be located as 40’ from Vernor and maintain 10’ from the home with a 25’x17’ parking**
- The applicant has submitted a **rendering of his vision for the driveway**, including a gate (specs for gate not provided.)
-

Proposed Landscaping

- Replace flowers and bushes in front with unspecified flowers and bushes.
- Add 30' mature evergreen tree in front yard near E. Vernor.
- Install 4' arborvitaes along the E. Vernor fence line.
- Install paver walkway in backyard leading to concrete fire pit and patio
- Regrade rear yard for to drain storm water away from house

Staff Observations:

- **Garage Demolition:** The garage was likely built at the time of the home's construction in 1912. It featured a hipped roof, lapped wood siding, windows and a double-wide garage door facing Maxwell street. An intriguing feature was the presence of a chimney. The photos provided seem to indicate deterioration to the garage, a visible hole in the roof, structural tilting and an alteration to the wood siding.
- **Tree Removal:** An image capture from Google Street View dated from 2019 indicates that not all of the removed trees were dead. Based on documentation provided, it is difficult to determine the quality of tree species or definite health assessment. However, it is clear that the removed vegetation at 2415 Seminole had been neglected for many years and also featured significant alteration to their canopy due to nearby power lines.
- **Create New Driveway:** It appears that many homes on this block of Seminole have front entrance driveways, leading to parking in the rear. Staff is unable to provide documentation as to when they were installed at this time.
- **Install New Window:** The window is proposed for the south side of the home... Many of the shutters on the south side of the home are missing or damaged. It is unclear whether shutters will be installed on the proposed window and what the plan for the rest of the shutters will be. It appears that the shutters have been removed since the initial application.
- **Landscaping:** The applicant has listed a desire to install new landscaping in various locations. A plan was submitted, but without quantities, dimensions and with additional features that make it difficult to distinguish what is currently proposed.

Issues:

- **Garage Demolition:** It is staff's opinion that the original garage was s a character defining feature to the home. While the garage may have exhibited signs of severe deterioration, without additional detailed photo documentation or a structural report, we are unable to determine if it was beyond repair.
- **Tree Removal:** The documentation provided does not list the species of trees removed or the amount of trees removed, nor does it specifically state the amount of dead, dying or diseased trees.
- **Driveway:** It appears that many homes on this block of Seminole have front entrance driveways, leading to parking in the rear. However, as mentioned previously in the report, one unique feature of the property is the placement of the home to feature a large yard. Staff has concerns about installing about a substantial amount of concrete in an area that was once a prominent greenspace.
- **Landscaping:** Staff has no issues with the type of landscaping proposed, however the quantity and placement of the proposed vegetation is not clear. It is staff's opinion that the proposed landscaping might not be substantial enough to replace the canopy that was removed. Staff also

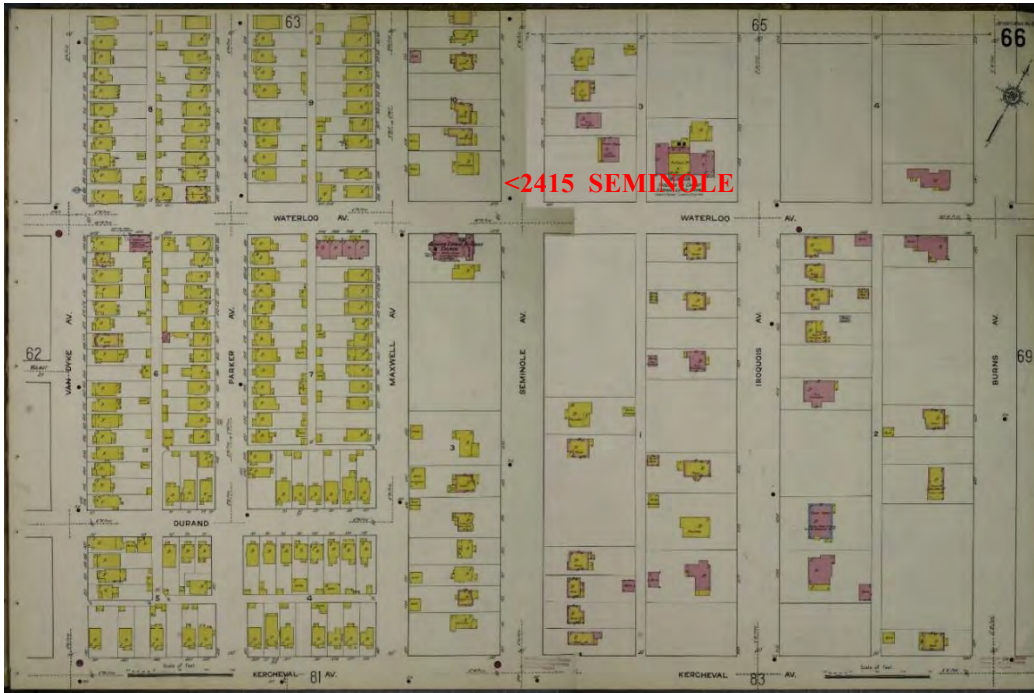
has no issues with proposing a fire pit, rear walkway, and rear patio, however the details of which have not been specified and are necessary for a recommendation for approval.

Recommendations:

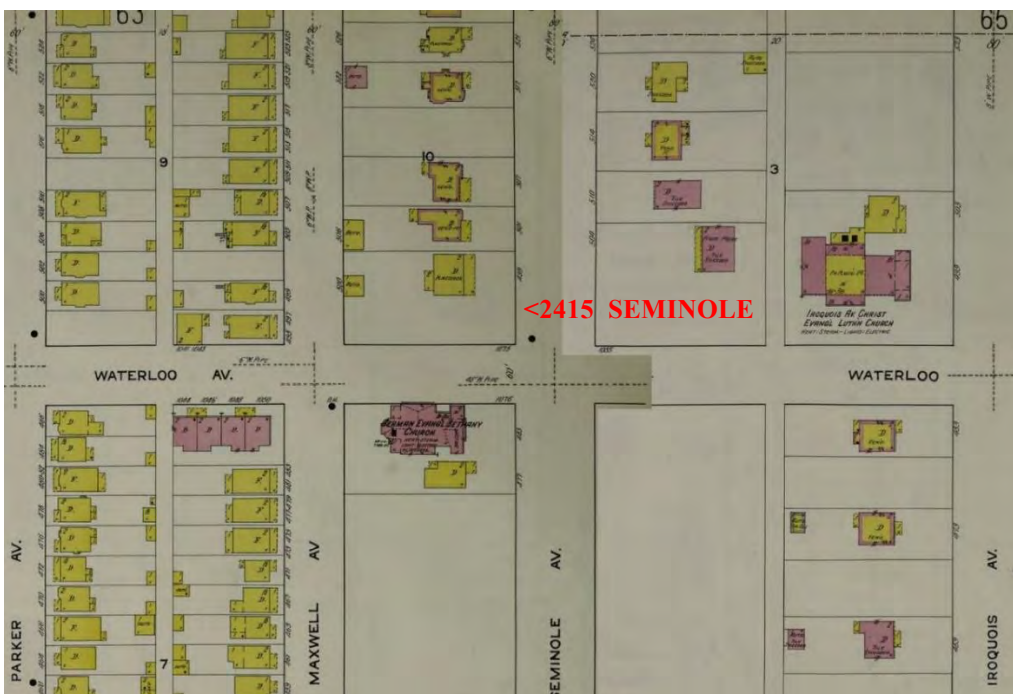
- **Garage Demolition:** Without additional detailed photo documentation or a structural report, we are unable to determine if it was beyond repair and therefore staff is unable to recommend a Certificate of Appropriateness for this action. Staff recommends that the Commission deny a Certificate of Appropriateness based on Secretary of the Interior's Standards for Rehabilitation number 6) *Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.*
- **Tree Removal:** The documentation provided does not list the species of trees removed or the amount of trees removed, nor does it specifically state the amount of dead, dying or diseased trees. Therefore, staff is unable to recommend a Certificate of Appropriateness for this action based on Secretary of the Interior's Standards for Rehabilitation. Staff recommends that the Commission deny a Certificate of Appropriateness based on Secretary of the Interior's Standards for Rehabilitation 6) *Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.* Further, it is staff's opinion that if a COA was issued for the removal of the trees, a new shade tree should be planted on site for each tree that was removed.
- **Window Installation:** The documentation provided illustrates that a window was likely located at this location and staff recommends a Certificate of Appropriateness based on Secretary of the Interior's Standards for Rehabilitation, specifically numbers 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* 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.*
- **Hardscaping:**
 - **Driveway:** It appears that many homes on this block of Seminole have front entrance driveways, leading to parking in the rear. **This condition is listed in the Indian Village Elements of Design.** However, as mentioned previously in the report, one unique feature of the property is the placement of the home to feature a large yard, **also considered in the elements of design.** Staff has concerns about installing a substantial amount of concrete in an area that was once a prominent greenspace, . Additionally, through correspondence with the applicant, a **garage / carriage house is proposed for construction at rear.** The details of the application were not complete at the time of the current submission. Staff recommends that the front entry driveway as proposed is not appropriate without a complete proposal for the entire site, including detailed information for future structures proposed on the site and specific landscaping plans.
 - **Front Walkway:** It is staff's opinion that the walkway as proposed with the Unilock pavers is an appropriate replacement for the deteriorated concrete walkway and front steps, and recommends that the Commission issue a Certificate of Appropriateness based on Secretary of the Interior's Standards for Rehabilitation, especially standard number 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.

- **Landscaping:** It is staff's opinion that the vegetation, rear patio, items are generally appropriate, however not enough information has been included with the proposal at time of submission. Staff recommends that the applicant supply a dimensioned landscape plan that accurately reflects the arrangement and quantity of all material proposed, including patio, fire pit and plant material prior to the issuance of a COA.



1915 Sanborn Map – Note that E. Vernor was formally known as Waterloo Avenue.



1915 Sanborn Map Detail -



Front of home, Applicant Photo (East Elevation)



Rear of home, Applicant Photo (West Elevation)



Side of home, Applicant Photo (North Elevation)



Side of home, Applicant Photo (South Elevation, E. Verner)

April 22, 2020

Historic District Commission Staff:

Upon purchasing my home at 2415 Seminole St, Detroit MI 48214 the rear of the property was extremely overgrown and unkept. There were several large weeds that had been growing for over 10 years the actually resembled trees. Additionally, there were several dead trees that unsafe branches leaning over Vernor Ave. Some were in leaning towards the house and others have recently broken and crashed into the house damaging the roof and windows.

Upon further investigation and getting estimates I was informed that an additional trees were dead due to the unkept nature of the property. In order to keep my home , my neighbors home, and Vernor traffic I had reluctantly had the moved. I have attached photos as well a letter from the landscaper that performed the removal work.

Sincerely,

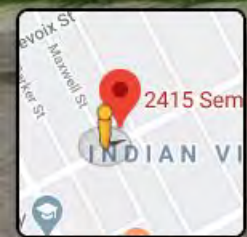
Lee Arrington

2409 Maxwell St
Detroit, Michigan
Google
Street View



Maxwell

Vernor E



Google

GOOGLE STREET VIEW, MAY 2019



APPLICANT PHOTO



APPLICANT PHOTO



APPLICANT PHOTO



APPLICANT PHOTO



APPLICANT PHOTO



Overgrown weeds

Dead

APPLICANT PHOTO



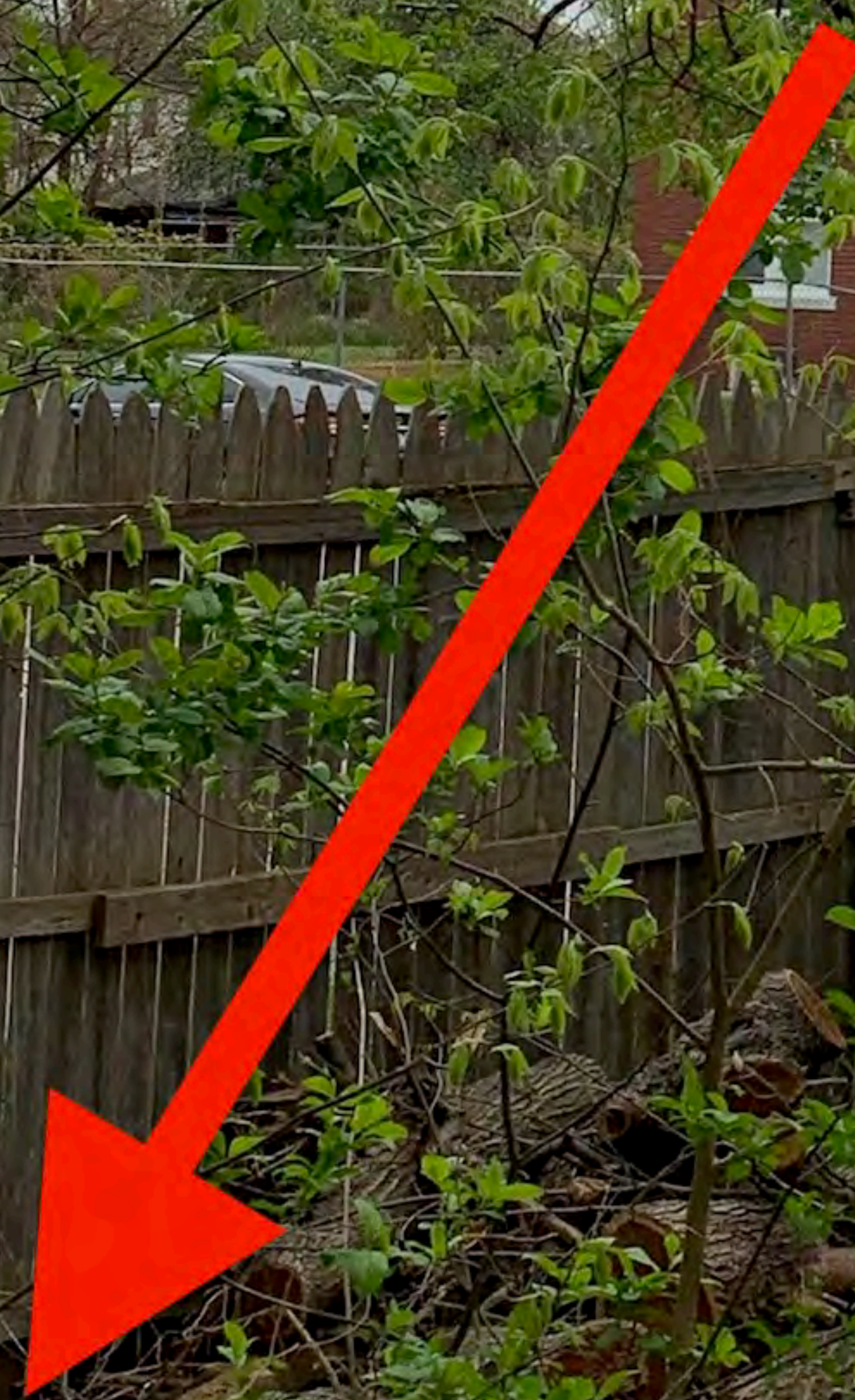
Weeds

Dead Tree

APPLICANT PHOTO



Dead Tree



Many trees were cut previously

APPLICANT PHOTO



Dead Tree

APPLICANT PHOTO



APPLICANT PHOTO



Staff Photo - 12/16/2019



Staff Photo - 12/16/2019



Staff Photo 12/16/2019

Indian Village Property: 2415 Seminole St, Detroit MI 48214

To whom it may concern I recently purchased a property in the Indian Village neighborhood. My home has been empty for approximately 20 years and was in need a major repair when I purchased it. I'm currently in the process of full renovation with plans to occupy the home this fall. Below if the information for landscape renovation.

Description of existing conditions:

Several trees are dead leaning and threatened to fall on the house or had already fell on the house causing damage. Additionally there were over grown weeds that had grown the size of trees.

Description of Project: All trees in good health wood be saved weeds and dead trees would be removed. Additionally , weeds and "tree sized" weeds would be removed and cleared from the property. Lastly, the lot will be cleared and regraded so water travels away from the house.

Detailed Scope of work:

1. Dead Trees and overgrown weeds removed and cleared.





Dead Tree

Many trees were cut previously



Dead Tree

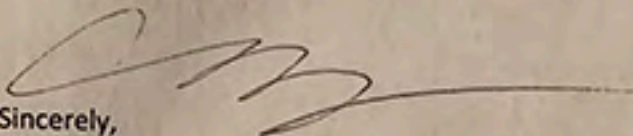


Mavericks Lawncare & More
523 Thompson St.
Flint MI 48503

Lee Arrington
2415 Seminole St
Detroit MI 48214

Dear Mr. Arrington,

Several trees in the rear of the proper we diseased and dying thus needed to be removed. Other trees were observed to have died in previous years and had become nuisance to your home as well as pedestrians walking at the rear (Maxwell St) and side (Vernor St.) near the property. Conditions such as leaning towards your home, dropping branches, could pose danger to anyone inside the house as well as in the yard. Two of the trees posed a danger of falling into Vernor Ave in the obstructing the sidewalk as well as vehicle traffic. Lastly, there were several large weeds that allowed to grow for 10+ years that were removed as well.



Sincerely,

Clinton Mingo
313-516-6765

April 21, 2020

Historic District Commission Staff:

My purchase of the property at 2415 Seminole St , Detroit MI 48214 was done using a Fannie Mae homestyle renovation loan. The lender and required inspection of the property deemed the garage a hazard and unrepairable. After closing on the property I hired a General Contractor who managed the site with little supervision on my behalf and removed the garage without my knowledge as he was unaware the historic commission need to be consulted.

Additionally, the garage was in very bad shape and practically falling down. The walls have rotted wood , the roof joists, wood panels, and shingles missing, broken windows, and leaning walls. There was no side pedestrian door that section was open and the garage door was also falling apart yet so young child could have entered and been hurt. I have attached a letter from the then contractor along with some pictures of the garage for your reference

Salvaggio & Co Construction llc

42160 Merrimac Circle
Clinton Township, Mi. 48038

Lee Arrington
2415 Seminole St
Detroit, Mi. 48214

1/27/20

Dear Mr Arrington,

The demolition of the garage at 2415 Seminole was included in the scope of work provided by AFR, the finance company.

Salvaggio & co did demo and remove it in accordance with our contract. We were not aware that permission from the historical society wasrequired to Demo the garage.

Sincerely,
Vito Salvaggio
Salvaggio & Co Construction llc