

**STAFF REPORT:** 06-09-2021 MEETING  
**APPLICATION NUMBER:** 21-7312  
**ADDRESS:** 3000 SEMINOLE  
**HISTORIC DISTRICT:** INDIAN VILLAGE  
**APPLICANT:** WILLIAM SNEED  
**PROPERTY OWNER:** WILLIAM SNEED  
**DATE OF PROVISIONALLY COMPLETE APPLICATION:** 05-17-2021  
**DATE OF STAFF SITE VISIT:** 05-20-2021

**PREPARED BY:** A. DYE

**SCOPE:** REPLACE GARAGE DOORS

**EXISTING CONDITIONS**

The property, located mid-block on the east side of Seminole, includes a 2-1/2 story single-family dwelling and a two-car, detached garage. Erected in 1923, the house's exterior walls are primarily clad in red brick; wood siding appears on the rear elevation at the third floor. Wood windows are 6/6 double-hung units. Decorative shutters flank the windows on the front elevation, but only flank some of the windows on the sides and rear elevations. Stone keystones cap each window opening fully surrounded by brick. Brick quoins at each building corner offer a visually subtle Colonial Revival detail. The reverse gable roofs (house and garage) are currently covered with asphalt shingles. Three dormers and a pediment covered front entry, supported by double columns, add painted surfaces which contrast against the dark brick.



Above: Sanborn Map,  
Vol, 8, 1915-1951  
Right: HDC Staff Photo,  
05-20-21  
Below: Applicant photo



Unlike most houses in Indian Village, the alley at the rear of the property has been closed. A driveway runs east-west along the north edge of the lot and turns to the south to meet the detached two-car garage located at the southeast corner of property.



The garage was modeled after the main house. A reverse gable roof offers an identical roofline, and the gable trim mirrors the open pediment of the front entry. The garage is faced entirely in matching brick and the quoining detail was replicated on the four garage corners. The window openings (and pedestrian door) have stone keystones and sills. The window openings (and pedestrian door) have stone keystones and sills. One wood, 6/6 double-hung sash and flanking shutters remains intact on the west elevation (the garage windows on the east have been filled with glass block and no shutters are present) giving strong evidence to the original window opening design.



Applicant Photos



## PROPOSAL

The applicant is requesting to remove the existing wood garage doors and to install automatic steel doors. The two single door openings and brick support pier between the openings will remain.

### Existing – Single Door

Three rows of wood panels

Four square panels on each row

Top single row glass

Eight fixed rectangular panels

Two glass panels equal the width of one wood panel

### Proposed – Single Door

Two rows of wood panels

Eight vertical, rectangular panels each row

Top single row glass

Glass panels are the same width as the solid panels

Panels and glass don't span the full door



Applicant provided photographs and computer rendering

## STAFF OBSERVATIONS AND RESEARCH

- The Indian Village Historic District was established in 1971.
- The garage is not visible from the public right-of-way and minimally visible to the neighboring property to the north (left).
- The placement, design, and materials of the garage closely emulate the main house and are character-defining features of this structure, as well as the property at-large.

## ISSUES

- It is staff's opinion the photographs show the deterioration on the doors is localized (such as wood rot at-grade), and staff believes the spring mechanisms can be replaced, thus not warranting full-scale replacement.

## RECOMMENDATION

### Section 21-2-78, Determination of Historic District Commission

It is staff's opinion the level of deterioration of the existing doors are not proven beyond repair, therefore staff recommends the Commission deny a Certificate of Appropriateness for the work as proposed because it does not meet the Secretary of the Interior Standards for Rehabilitation, specifically Standard:

*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.*



Attn: Brendan Cagney

Re: Narrative for Commission

Replacement of Garage Doors  
3000 Seminole St  
Detroit, MI 48214

- We are submitting for permission to replace the exterior garage doors on a detached structure from our house. The current doors are a mix of wood, metal, and glass. The wood is rotted beyond repair, and the spring mechanisms have also broken.
- We have chosen to replace the doors because the doors are too old and the wood is too damaged to replace. The handles are coming out of the screws and even the tracks are falling off because of the softness of the water damaged wood.
- The specs and detailed materials list is attached, but it will be installation of two steel doors with Garage door opener mechanism installation and additional support repairs.
- These are photos of the existing doors and the proposed door design:

Existing doors



Proposed New Doors







# Estimate

M&M Garage Doors LLC  
 57575 Rosell Rd  
 Suite 100  
 New Haven, MI 48048  
 Office Phone: 586-610-5434  
 sales@mandmdoor.com

Estimate Number: E210329123  
 Estimate Date: 03/29/2021  
 Payment Terms: Due On Receipt  
 Estimate Amount: 4,355.60  
 Service Technician: Matthew Lockemy

Billing Address  
 Erica Mackinnon  
 3000 Seminol St  
 Detroit, MI 48214

Shipping Address  
 Erica Mackinnon

Item #	Item Name	Quantity	Unit Price	Taxable	Total
2679	8x8 Actual Size 8'x7'9" Classica 1000  Northampton Panel Black Color Thames Windows 12" R Track Perimeter Seal Lifetime Paint Warranty 3 Year Hardware Warranty	2.00	1,320.00	X	2,640.00
3375	Garage Door Install Labor	2.00	250.00		500.00
2375	Liftmaster 8355-2 1/2 HP Lifetime Belt Warranty 1 Keypad total 3 Remote total Wall Button	2.00	310.00	X	620.00
1020	Garage Door Opener Installation	2.00	150.00		300.00
1042	Wood Back Jamb Spring Pad Wood back jambs	1.00	100.00		100.00
1044	Take Down & Haul Away Existing Door Wood sectionals	2.00	0.00		0.00
3155	Hardware Upgrade 25,000 Cycle Springs 13 Ball Bearing Nylon Roller 3 Year Labor Warranty	2.00	0.00		0.00

Comments:  
Future Follow Up ( Text Call Email)

Subtotal:	\$ 4,160.00
Sale Tax Rate:	6%
Sale Tax Amount:	195.60
Estimate Amount	\$ 4,355.60

(90 Day Labor & 1 Year Parts Warranty on Services)

(1 Year Labor on Opener Installs & See opener model for opener parts warranty)

(3 Year Labor on New Door Installs & See door model for door parts warranty)

#### TERMS & CONDITIONS

Payment: 30% Deposit Required & Balance Due Upon Completion

Deposit is Non-Refundable after 3 business days and any changes are subject to approval.

Price subject to change if not accepted within 90 days and please note on 4/15/2021 pricing on doors only before labor will go up 5% on this quote no exceptions.

"FOR ALL NEW DOOR INSTALLS WHERE THE CUSTOMER DOES NOT CLEAR 10FT OF SPACE BACK IN THE GARAGE FROM THE GARAGE DOOR AND THE FULL WIDTH OF THE GARAGE DOOR, WE THE COMPANY HAVE THE RIGHT TO NOT INSTALL YOUR DOOR AND RESCHEDULE YOUR INSTALL AND NO COMPENSATION FOR TIME WILL BE GIVEN"

We the company "M&M Garage Doors" are not responsible for additional services such as painting, caulking, aluminum trim, electrical work (we do not run low voltage wires behind walls).

We the company "M&M Garage Doors" in conjunction with the manufacture "Amarr Garage Doors" will not warranty surface paint issues related to the installation of any decorative hardware on the exterior of the garage door.

I the customer received a copy of the recommend maintenance guide which includes how to properly clean, lube, and wash my new garage door.

By electronically signing this invoice you the customer agree to the terms listed above and below.



Warranty Terms and Disclaimers :

M&M Garage Doors LLC (the "Company") warrants that all work performed by Company shall be performed in a workmanship like manner and free from any defects in workmanship for a period of one (1) year from the date of completion of Company's services for the installation of new doors and openers and for a period of ninety (90) days from the date of Company's services for existing doors. Company further warrants that all materials provided shall be free from any defects for a period of one (1) year from the date of the completion of Company's services for installation of new doors and openers and service of existing doors.

If anyone other than the Company who performed the original service works on any new or repaired part covered by this warranty, then that part and the labor to repair or replace that part is no longer covered under this warranty.

The above warranty is non-transferrable and does not cover the door or its parts. This warranty does not apply to damage or defects from fire, acts of God, accident or casualty, vandalism, normal wear and tear, or any part of the garage door that has been subjected to misuse, neglect, alteration, or otherwise used and operated contrary to its intended use. This warranty supersedes and excludes any prior oral or written representations or warranties. ANY IMPLIED WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE ARE EXCLUDED AND DISCLAIMED.

IN NO EVENT SHALL COMPANY BE LIABLE FOR INCIDENTAL OR CONSEQUENTIAL DAMAGES OF ANY KIND OR NATURE, OR FOR ANY DAMAGES RESULTING IN WHOLE OR IN PART FROM MISUSE OR INADEQUATE MAINTENANCE OF THE GARAGE DOOR OR ANY PART THEREOF.































































# AMARR CONSTRUCTION

Amarr steel garage doors are built with low-maintenance, heavy-duty steel. Choose from single, double, triple or four-layer construction for your desired level of energy efficiency and noise control. Experience the strength, security, and peace of mind you get with steel.



Amarr Oak Summit Recessed design with Thames DecraTrim in Sandstone



Amarr Classica Tuscany design with Rhine windows in True White

## SINGLE-LAYER: Steel

Amarr Classica, Heritage, Hillcrest, & Lincoln

- Heavy-duty exterior steel
- Durable, reliable, low maintenance



## DOUBLE-LAYER: Steel + Insulation

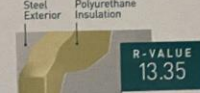
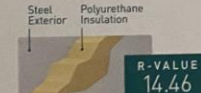
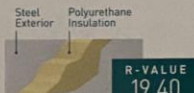
Amarr Classica, Heritage, Hillcrest, & Lincoln

- Heavy-duty exterior steel
- Durable, reliable, low maintenance
- Environmentally safe polystyrene thermal insulation with vinyl backing
- Energy efficient
- Quiet operation



## TRIPLE-LAYER: Steel + Insulation + Steel

Amarr Classica, Designer's Choice, Heritage,





Northampton design with Madeira windows in Walnut with Canterbury handles and hinges



## AMARR CLASSICA®



Looks can be deceiving. From a distance, you see wood. Up close, it's sturdy, durable, low-maintenance steel. The Amarr Classica collection of carriage house doors. Precision-shaped doors in fresh, clean, classic carriage house styles that go up and down like traditional garage doors. Three-section tall designs, instead of four, help deliver a more authentic carriage house look. Deception never looked so good.

Santiago design with Madeira windows in True White/Gray with Blue Ridge handles and hinges



AMARR CLASSICA



**Designs**

Unique three-section tall carriage house style doors available in seven stamped-steel panel designs.

See page 25 for complete specifications.

**CL1000**

Single-Layer: Steel

**CL2000**

Double-Layer: Steel + Insulation

**CL3000**

Triple-Layer: Steel + Insulation + Steel

**R-VALUE**  
**13.35\***

\* For Amarr Classica CL3000 only.

**Decorative Windows & Hardware**

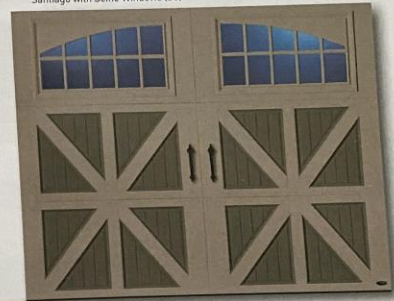
Optional decorative windows & hardware, reminiscent of authentic hardware found on original carriage houses, adds character to your door.

See pp. 8-9 for glass, window, and hardware options.

Lucern with Thames Windows (L10)



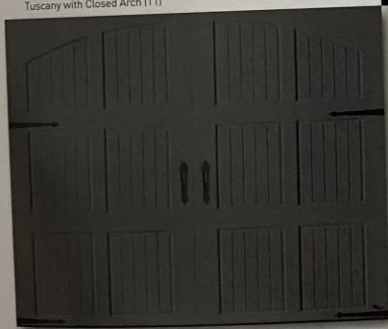
Santiago with Seine Windows (S8)



Bordeaux with Closed Square (B2)



Tuscany with Closed Arch (T1)



Cortona with Americana Windows (C57) **NEW**



**DESIGNS**

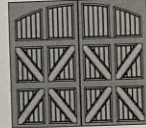
Lucern (L)



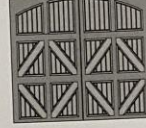
Tuscany (T)



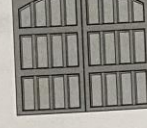
Santiago (S)



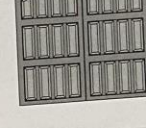
Valencia (V)



Northampton (N)



Bordeaux (B)



Cortona (C)



**COLORS**

Actual paint colors may vary from samples shown.



TRUE WHITE (TW)



ALMOND (AL)



WICKER TAN (WK)



SANDTONE (ST)



TERRATONE (TT)



CHARCOAL GRAY (IEF)†



DARK BROWN (DN)



BLACK (BL)‡



BLACK (BL)‡



WEATHERED GRAY (WZ)\*\* Available 2021



GOLDEN OAK (OK)\*\*



WALNUT (NT)\*\*



MAHOGANY (MY)\*\*



See page 24 for more information

† Odd heights only available in CL3000.  
‡ Price upcharge applies; odd heights only available in CL3000.  
\*\* Price upcharge applies.



# AMARR CONSTRUCTION

Amarr steel garage doors are built with low-maintenance, heavy-duty steel. Choose from single, double, triple or four-layer construction for your desired level of energy efficiency and noise control. Experience the strength, security, and peace of mind you get with steel.



Amarr Oak Summit Recessed design with Thames DecraTrim in Sandtone



Amarr Classica Tuscan design with Rhine windows in True White

## SINGLE-LAYER:

### Steel

Amarr Classica, Heritage, Hillcrest, & Lincoln

- Heavy-duty exterior steel
- Durable, reliable, low maintenance



## DOUBLE-LAYER:

### Steel + Insulation

Amarr Classica, Heritage, Hillcrest, & Lincoln

- Heavy-duty exterior steel
- Durable, reliable, low maintenance
- Environmentally safe polystyrene thermal insulation with vinyl backing
- Energy efficient
- Quiet operation



## TRIPLE-LAYER:

### Steel + Insulation + Steel

Amarr Classica, Designer's Choice, Heritage, Hillcrest, Lincoln, & Olympus

- Heavy-duty exterior and interior steel
- Durable, reliable, low maintenance
- Environmentally safe polystyrene or polyurethane thermal insulation
- Superior energy efficiency
- Extra quiet operation



\* True White Bead Board only.

\*\* All panels and colors except True White Bead Board.

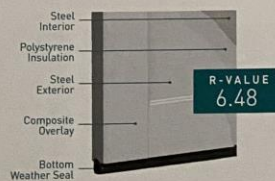
† True White Short and Flush panels only.

‡ All panels and colors except True White Short and Flush panels.

## FOUR-LAYER: Overlay + Steel + Insulation + Steel

Amarr Carriage Court

- Heavy-duty exterior and interior steel
- Durable, reliable, low maintenance
- Environmentally safe polystyrene thermal insulation
- Energy efficient
- Extra quiet operation



Amarr Carriage Court Fairfield design with Closed Square in True White/White with Alpine decorative handles