

**STAFF REPORT 10-13-2021 REGULAR MEETING**

**PREPARED BY: A. PHILLIPS**

**APPLICATION NUMBER: 21-7512**

**ADDRESS: 1091 SEMINOLE STREET**

**HISTORIC DISTRICT: INDIAN VILLAGE**

**APPLICANT: KYLE SMITLEY & ALEX RHEA**

**PROPERTY OWNER: KYLE SMITLEY & ALEX RHEA**

**DATE OF PROVISIONALLY COMPLETE APPLICATION: 7-21-2021**

**DATE OF STAFF SITE VISIT: 9-30-2021**

**SCOPE: DEMOLISH EXISTING REAR SIDE PORCH AND ERECT NEW REAR SIDE PORCH; MODIFY EXISTING REAR ADDITION**

**EXISTING CONDITIONS**

The building located at 1091 Seminole Street is a 2 ½-story single-family residence that was constructed ca. 1905. The building was designed by Albert Kahn and is clad in red brick at the first floor and stucco at the second floor. Painted wood details accentuate the structure. The elevated front entry door, located on the right side of the asymmetrical front facade is accessed via a large porch and is protected from the elements with a small arched roof. The large two-story sun room addition at the left end of the massing of the house replaced a small side porch between 1915 and 1951. The sunroom addition incorporates a single-story rear porch. The work occurring in the photograph below was approved by HDC staff in 2020.



*1091 Seminole. View from Seminole Street looking southwest. Photo taken by HDC staff, September 30, 2021.*

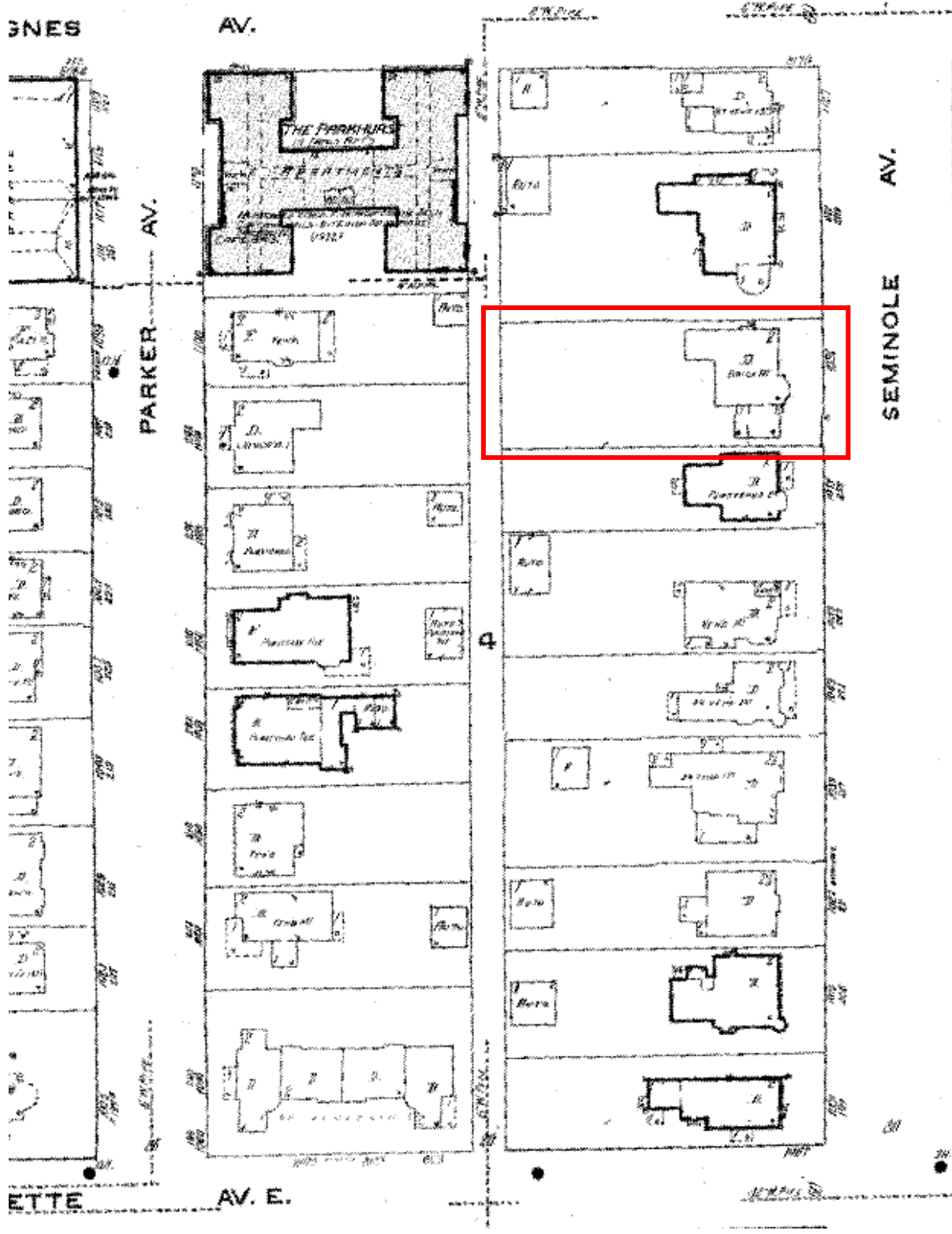


1091 Seminole. View from Seminole Street looking southwest. Applicant photo, date unknown.

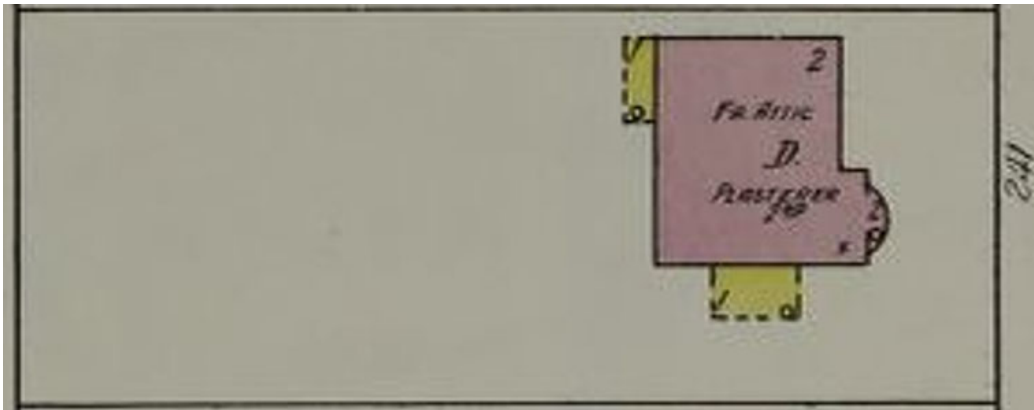


**EXISTING CONDITIONS**  
**Back of House - West Elevation**

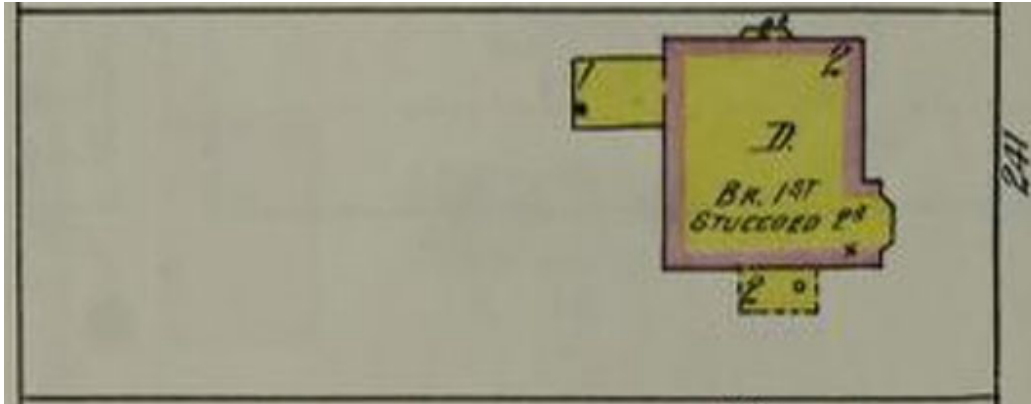
1091 Seminole. View of rear of house. Applicant photo, date unknown.



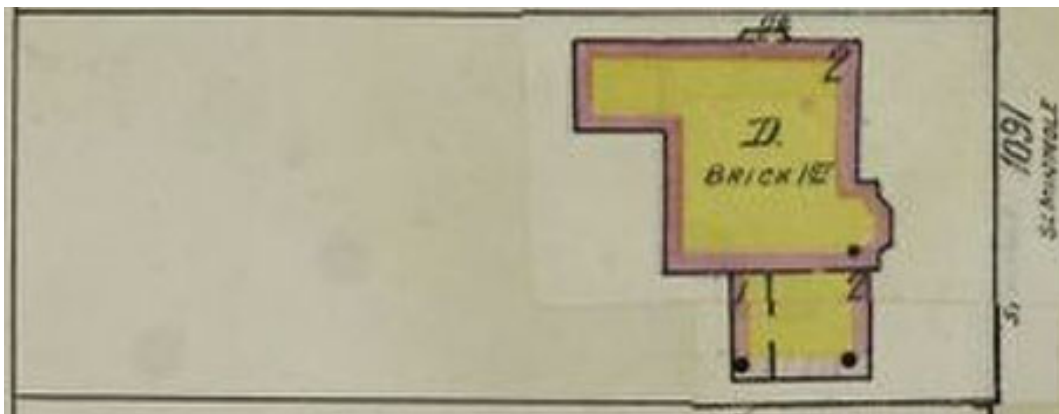
Sanborn map of vicinity, post-1951.



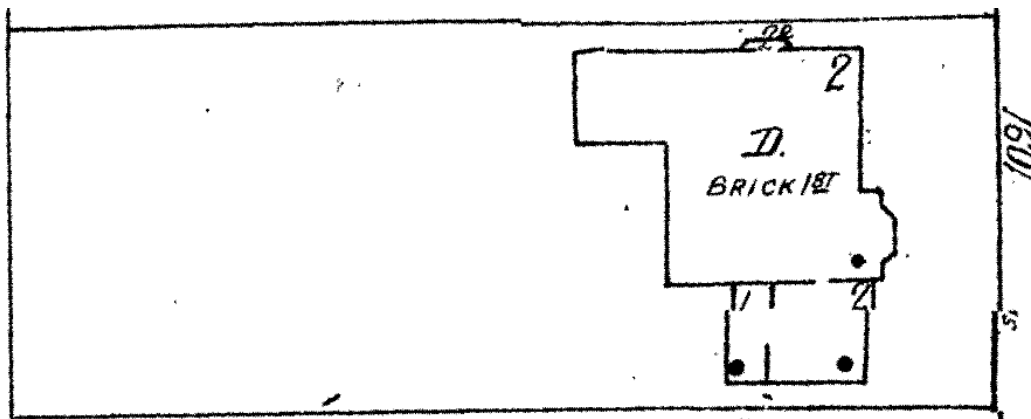
Sanborn map of property, circa 1910. Note footprints of single-story side porch and single-story rear porch.



Sanborn map of property, circa 1915. Note side porch is now two-stories and rear porch has become an enclosed addition.



Sanborn map of property, circa 1951. Note footprint of side porch has enlarged substantially and now has a portion that is one-story and a portion two-stories. Also note the rear addition is now a two-story addition to the main massing of the house.



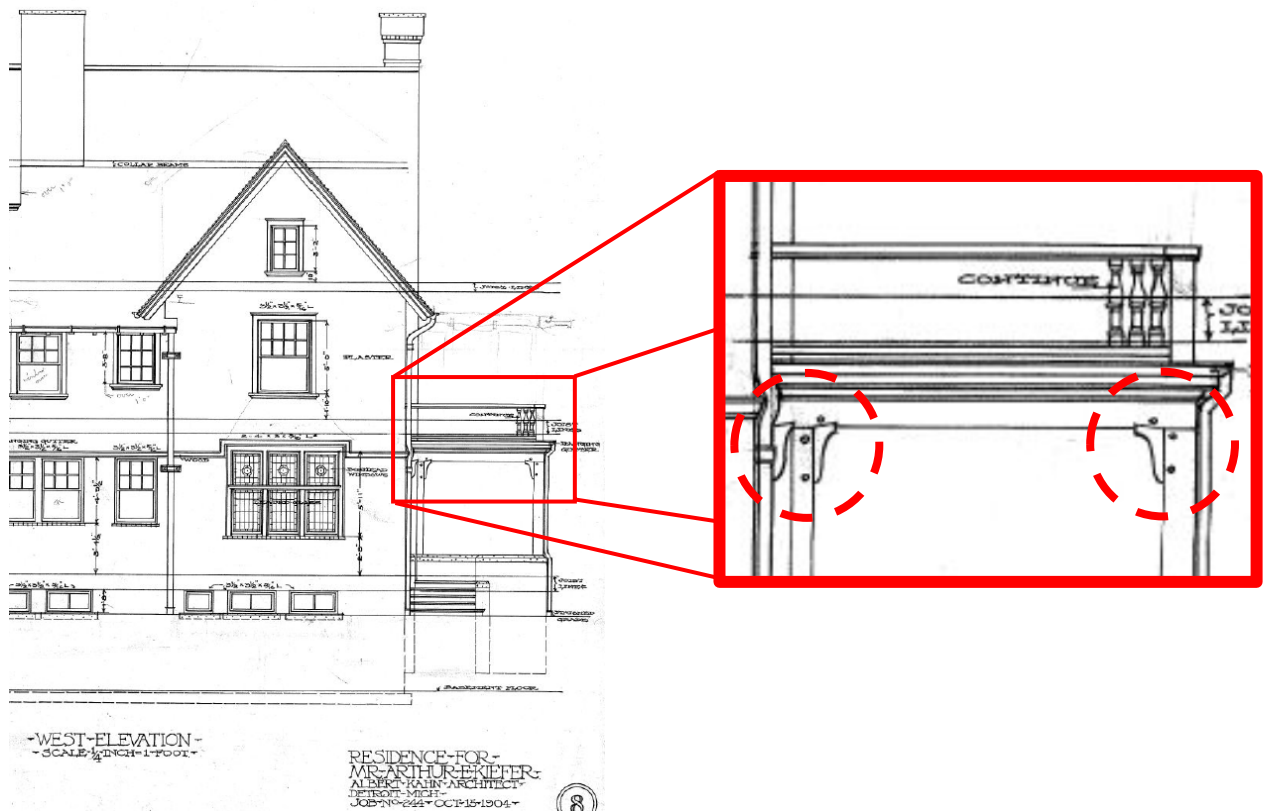
Sanborn map of property, post-1951. Same conditions at side porch and rear addition as previous map.

## PROJECT DESCRIPTION

Per the submitted application, the applicant is seeking the Commission’s approval to demolish the existing rear side porch and erect a new rear side porch in same location as well as making exterior alterations to the existing rear addition.

## STAFF OBSERVATIONS & RESEARCH

- Indian Village Historic District was designated in 1970.
- While performing a routine site visit as part of the application process, staff observed work actively being performed. Staff confirmed that the work being performed was approved by HDC staff on December 8<sup>th</sup>, 2020 (see [COA attached for detailed scope of work](#)).
- **Regarding the side rear porch demolition and erection of new porch and the alteration to existing door and window openings at the exterior wall:**
  - As shown in the Sanborn maps on the previous page, at some point between 1915 and 1951, the original side porch was replaced with a much larger two-story addition in the same location. It appears that the single-story porch that exists today was added at the same time the 2-story addition replaced the original side porch. It is unknown whether this addition and porch was designed by Kahn, however, the porch incorporates architectural details shown in Kahn’s original drawings from 1904, specifically the details of the column construction and connection details (see below).



*Albert Kahn drawing, 1904, provided by applicant*

- The rear side porch is of historic age regardless of whether or not it is original to the construction of the house in 1905.
- It is staff’s opinion that the rear side porch is an important and distinctive character-defining feature of the property due to its architectural details, location, design, and social history – specifically the lack of an exit from the porch which indicates the intent of the porch was to expand the interior living space and not to serve as an access point to the rear yard. As noted in the [National Park Service Preservation Brief 45: Preserving Historic Wood Porches](#) (NPS Preservation Brief 45), “The social role of the porch increased as it evolved into an outdoor parlor, a true extension of the house into the landscape. Often partially screened by shrubs, porches could provide occupants with discreet opportunities for social contacts that might otherwise be difficult to achieve in an age obsessed with manners and proprieties.” It is also possible that when the original side porch (as shown in the drawing above) was replaced with the enclosed addition, the side porch itself was salvaged and moved/rebuilt at the rear façade. According to NPS Preservation Brief

45, “Wood porches have made an enduring contribution to our built environment. Porches are significant because of the special character they impart to a historic building and their role in our social and cultural history. A porch is an open sheltered part of a building, providing a covered entrance, and where larger, serving as an outdoor activity room. It represents an outdoor extension of a building, a place guests can initially be sheltered from weather, even welcomed and entertained.”

- The proposed new porch is not an in-kind replacement as it will be slightly larger in footprint, and will incorporate design features such as stairs and a balustrade which are not currently present.
  - While some areas of the porch may appear deteriorated, much of the integrity of the materials and design of the historic porch remain and simply require repair. In areas where details are beyond repair or missing completely, they should be replaced in-kind.
  - Staff finds that the demolition of the existing porch and erection of a new porch, as proposed, is in appropriate as it does not meet the Secretary of the Interior’s Standards for Rehabilitation because it removes historic materials and alters spaces which characterize the property.
  - Staff finds that the proposal to expand the existing door width and enlarge the height of the window opening at the exterior wall of the house adjacent to the porch inappropriate as it does not meet the Secretary of the Interior’s Standards for Rehabilitation because it alters the space of the character-defining porch and removes the historic character of that space.
- **Regarding the exterior modifications to the existing addition at the north end of the house:**
    - As shown in the Sanborn maps on the previous page, the original small rear porch was replaced with a larger single-story enclosed addition between 1910 and 1915. By 1951, that single-story enclosed addition had grown to the two-story addition that exists today. There is no remnant of the original small rear porch existing today.
    - The monolithic brick wall of the addition is not a character-defining feature of the property. The proposal to modify the brick wall is very minimal and includes the creation of a new masonry opening to accommodate a new door and transom as well as the erection of a small porch with stairs providing access to the rear yard.

## **ISSUES**

- **Regarding the side rear porch demolition and erection of new porch and the alteration to existing door and window openings at the exterior wall:**
  - The proposed demolition of the existing historic side rear porch and modification of door and window openings and the erection of a new porch are inappropriate for the historic property, its site and setting as it removes historic materials and alters spaces which characterize the property.
- **Regarding the exterior modifications to the existing addition at the north end of the house:**
  - No issues

## **RECOMMENDATION**

### **Section 21-2-78, Determinations of Historic District Commission (Demolition of existing side rear porch and erection of new porch including alteration to existing door and window openings at the exterior wall)**

It is staff’s opinion that the proposal to demolish the existing historic side rear porch and erection of new porch including the alteration to the existing door and window openings at the exterior wall of the house, as proposed, removes historic materials and alters spaces which characterize the property, and is inappropriate with respect to the character of this property and its environment. Staff therefore recommends that the Commission issue a Denial for the proposed work because it does not meet the Secretary of the Interior’s Standards for Rehabilitation, especially Standards:

*(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.*

*(3) Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.*

*(4) Most properties change over time; those changes that have acquired historic significance in their own*

*right shall be retained and preserved.*

*(5) Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.*

*(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.*

*(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.*

**Section 21-2-78, Determinations of Historic District Commission (Exterior modifications to the existing addition at the north end of the house including the creation of a new masonry opening for door and transom as well as the erection of a small porch and stairs to access the rear yard)**

It is staff's opinion that the proposal to create a new masonry opening for a new door and transom at the south wall of the existing north addition and the erection of a new small porch with stairs to access the rear yard at that location, as proposed should qualify for a Certificate of Appropriateness. Staff recommends that the Commission approve a COA for the proposed application, as it meets the Secretary of the Interior's Standards and the Indian Village Elements of Design.

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AGNES

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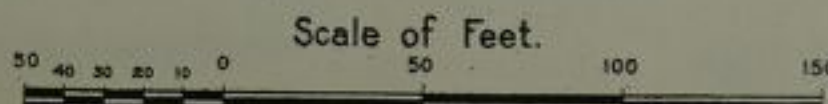
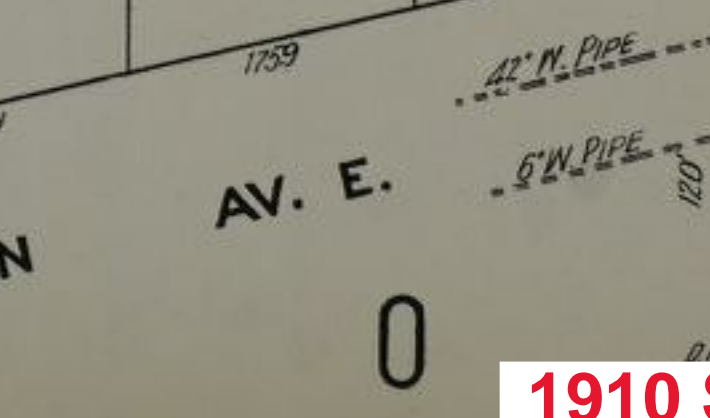
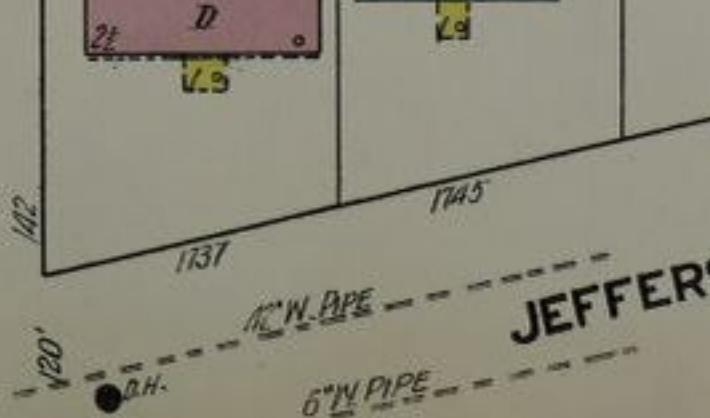
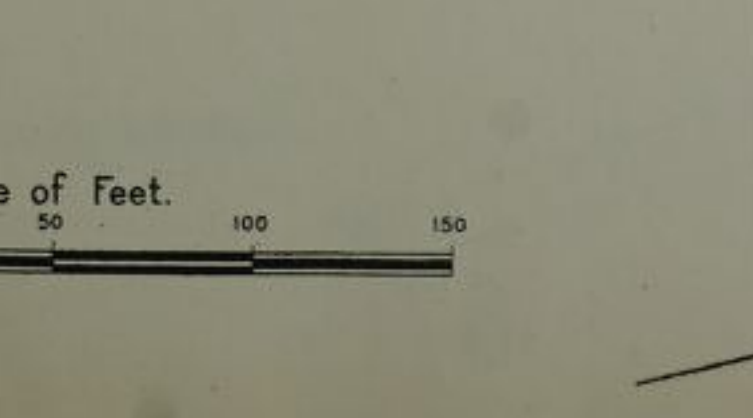
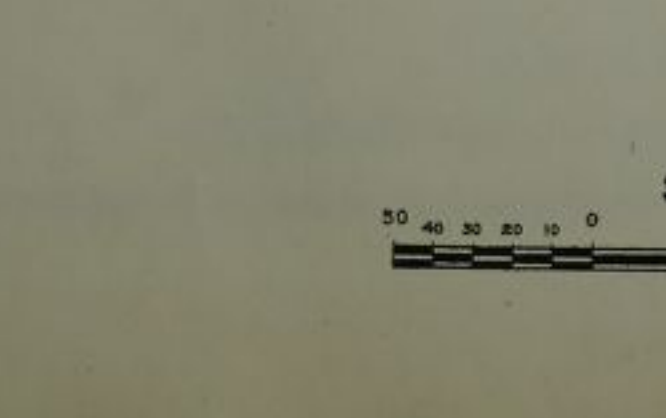
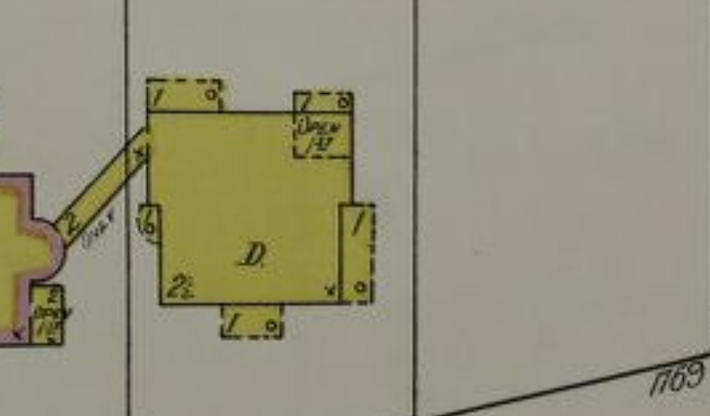
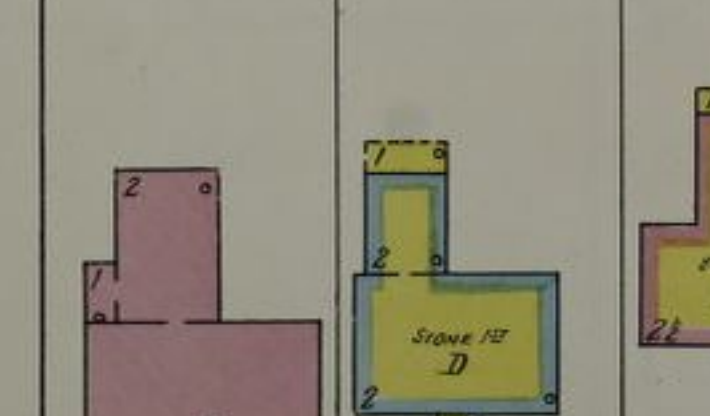
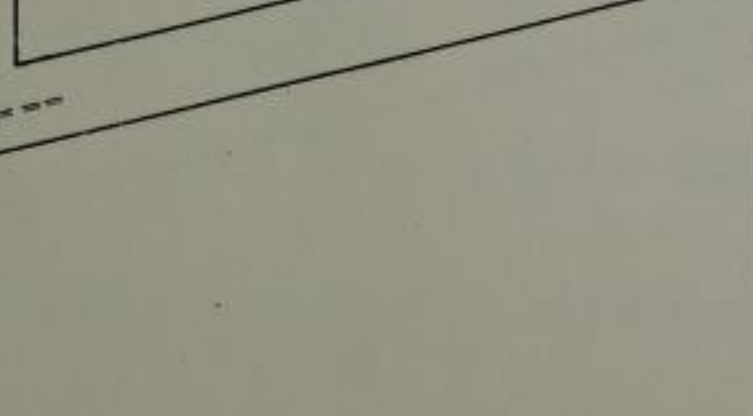
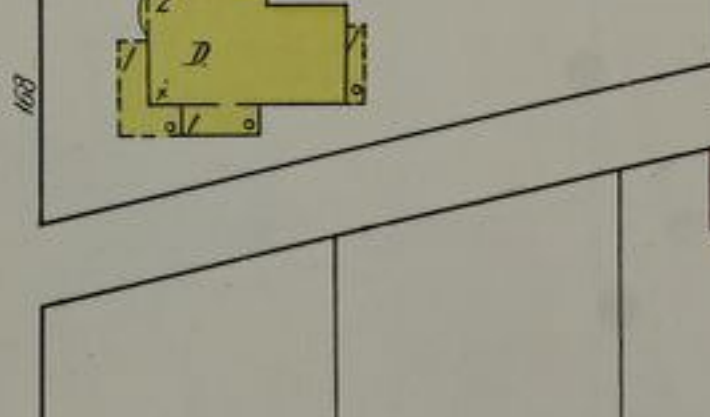
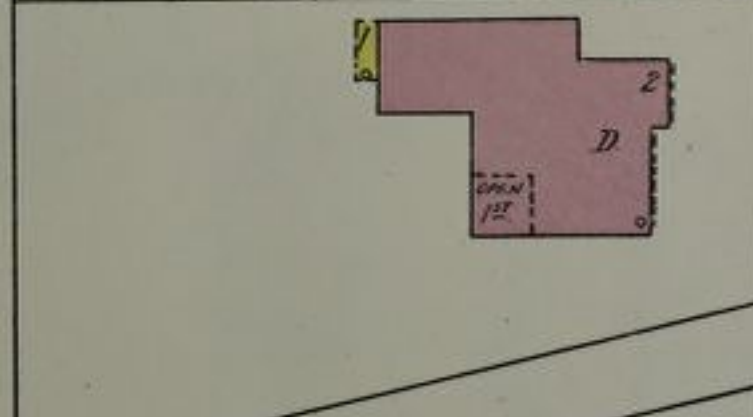
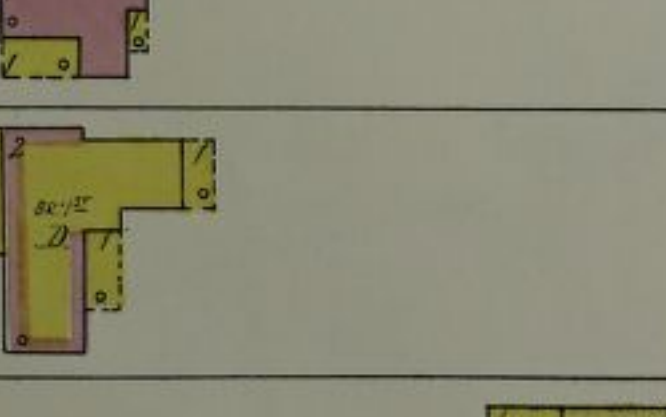
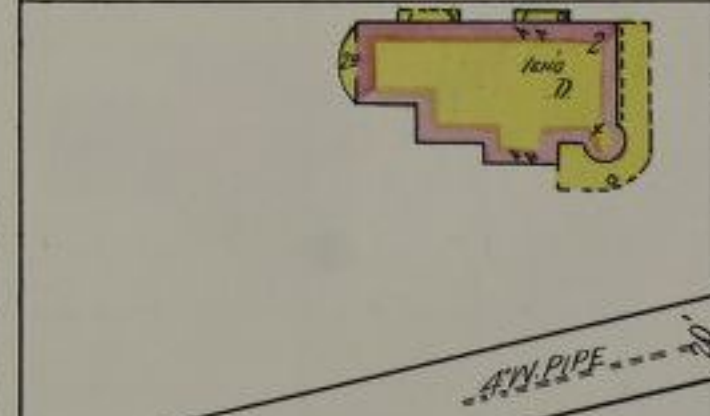
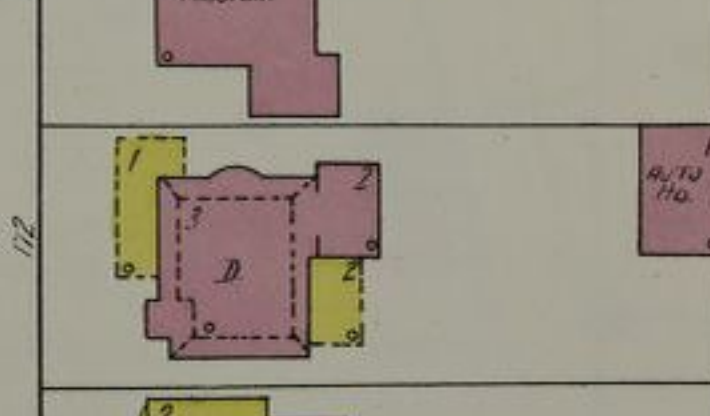
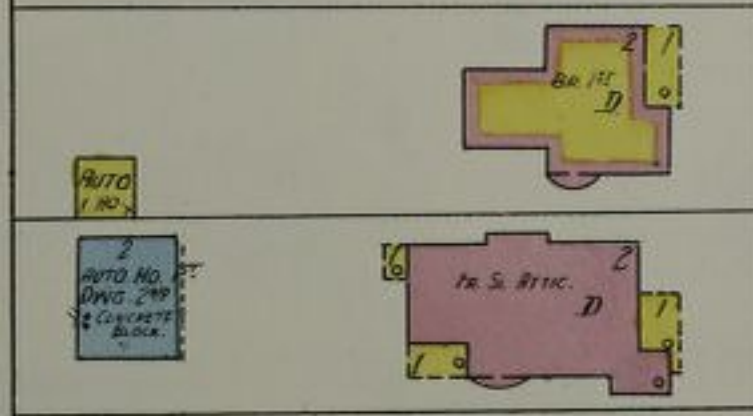
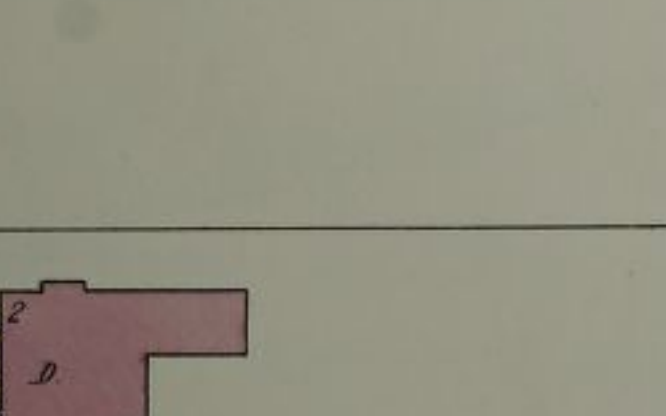
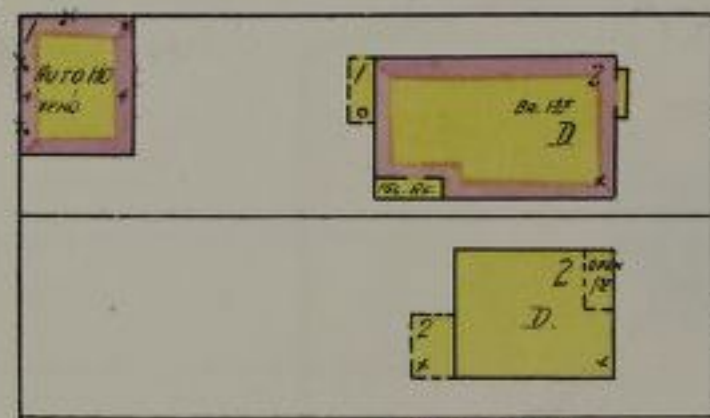
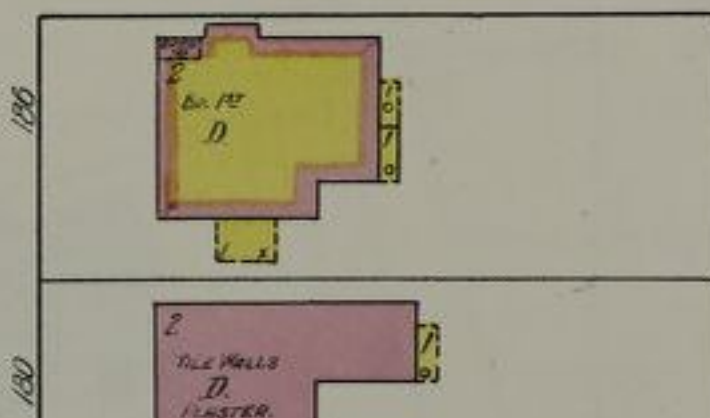
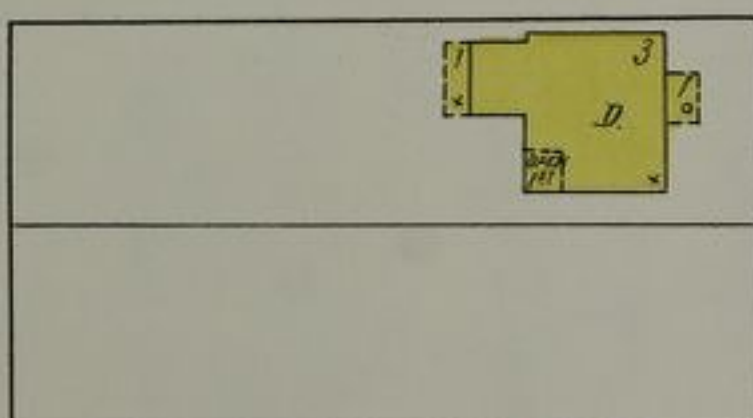
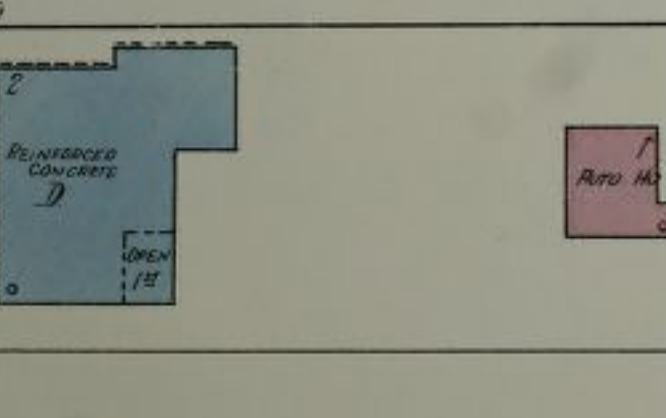
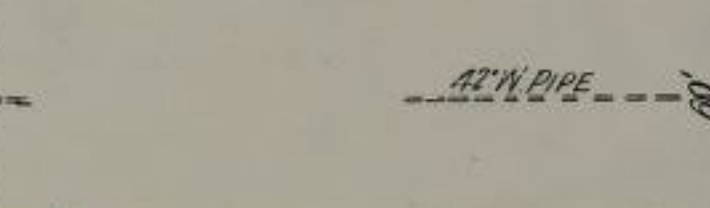
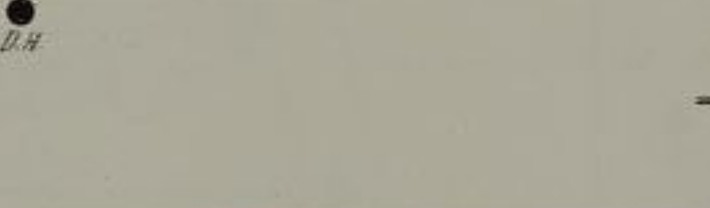
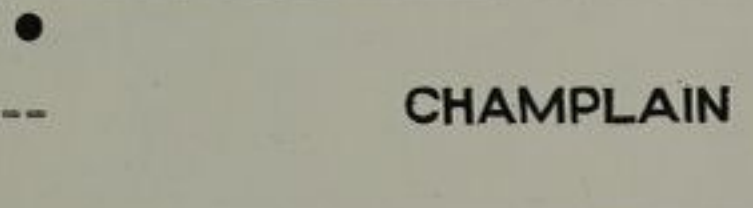
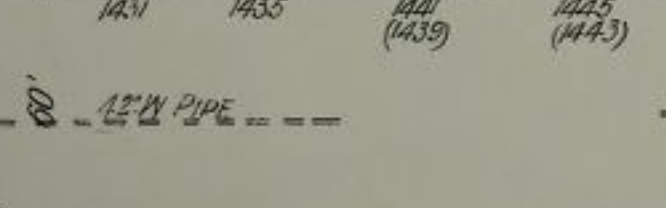
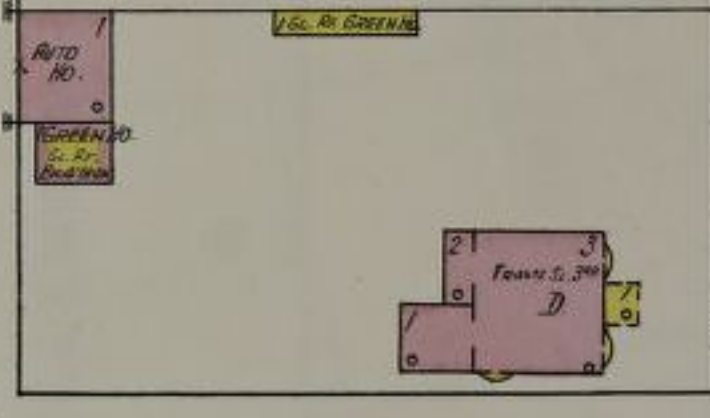
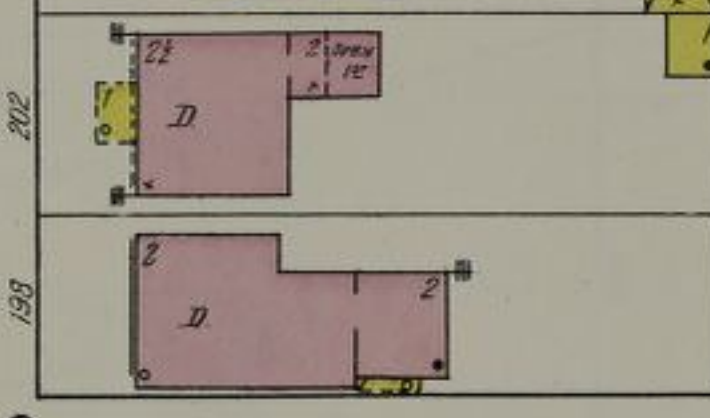
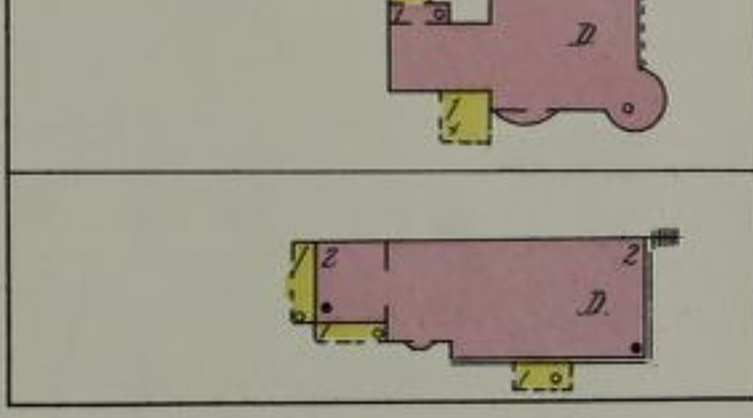
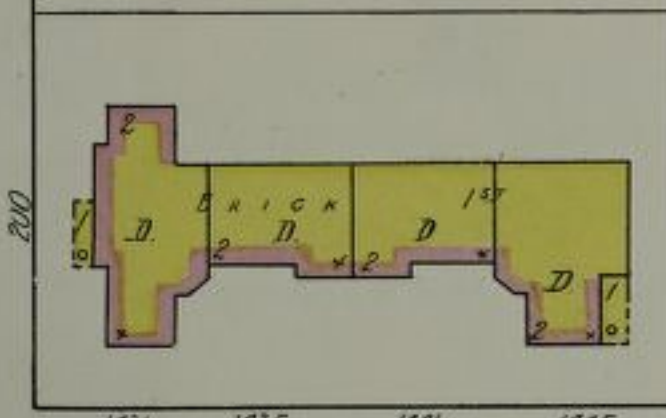
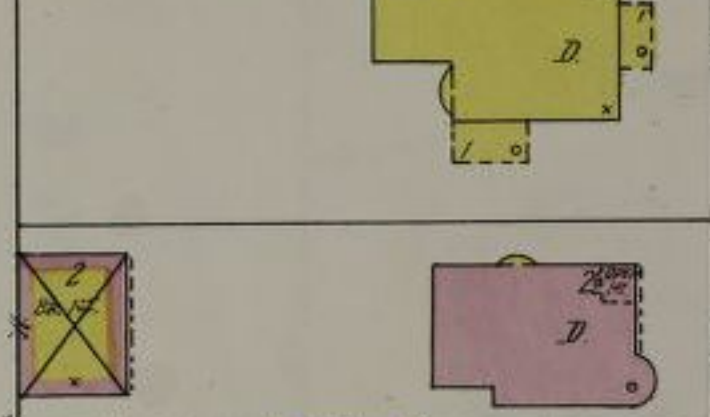
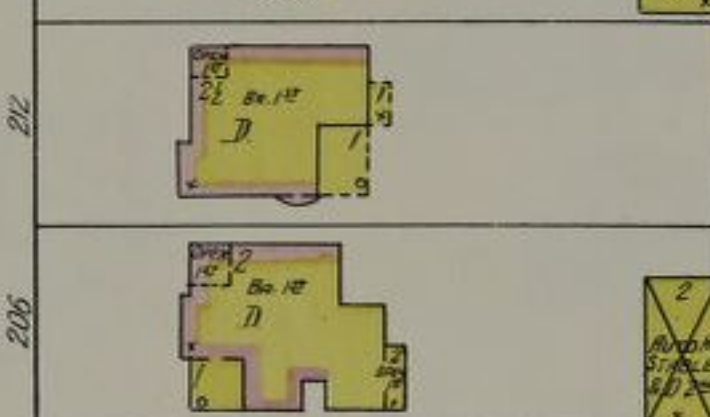
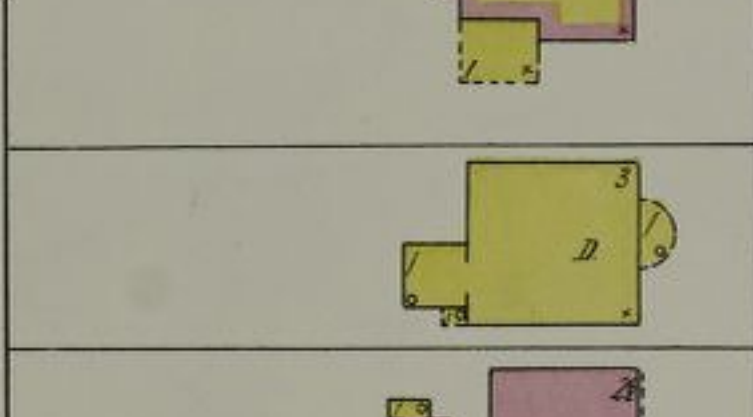
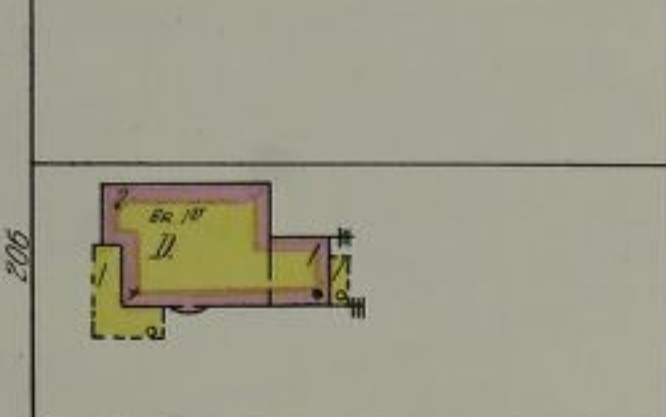
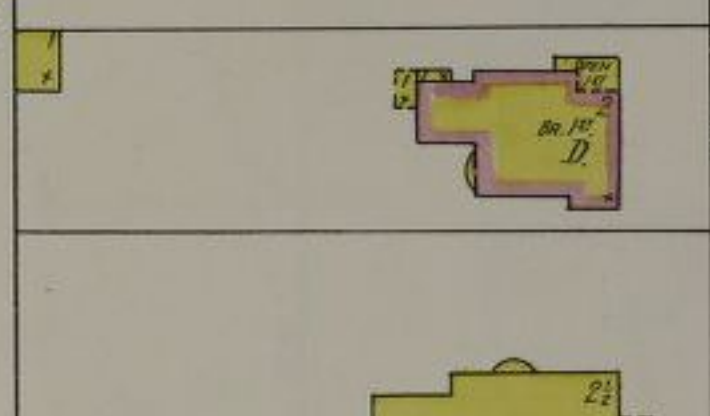
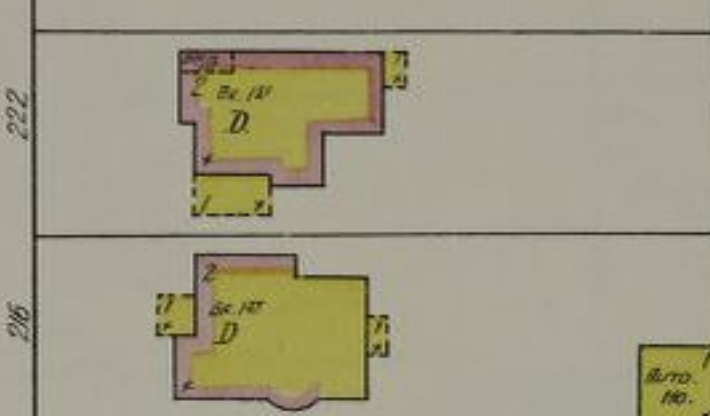
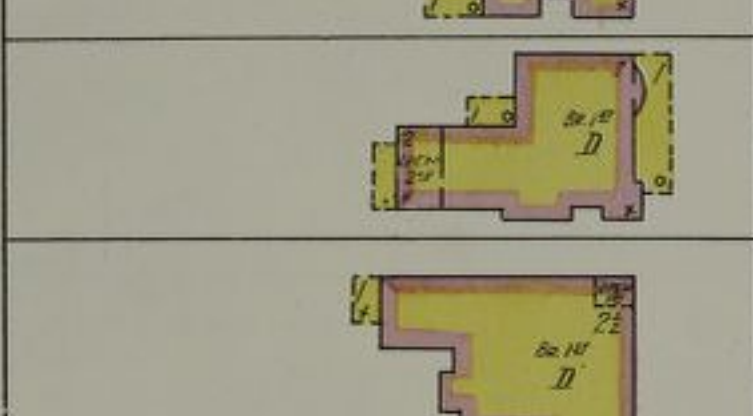
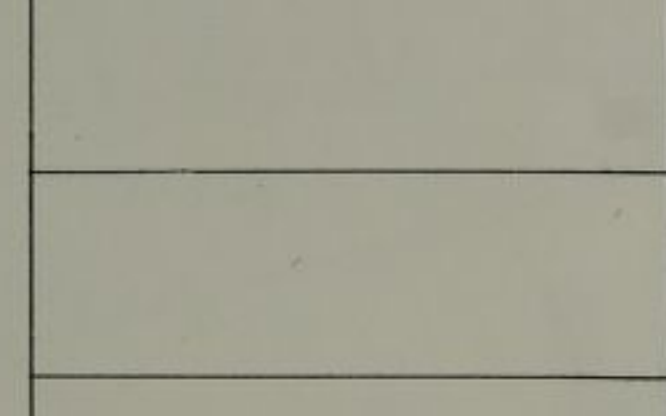
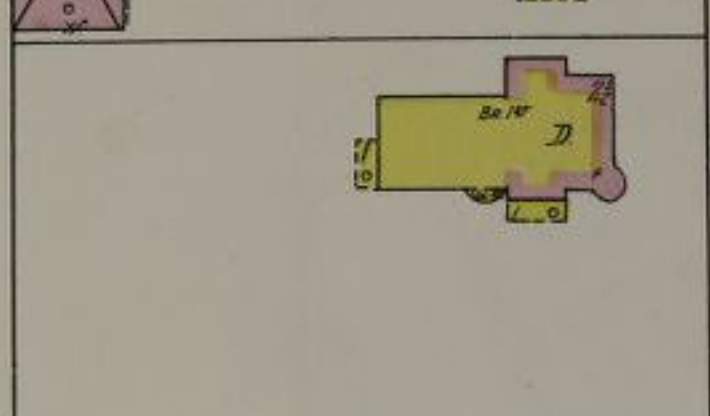
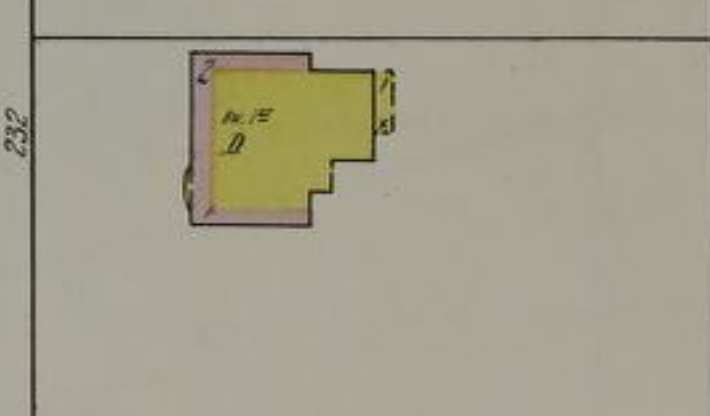
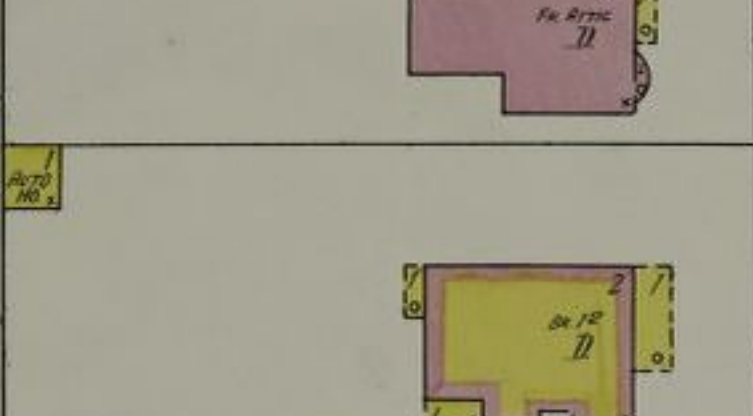
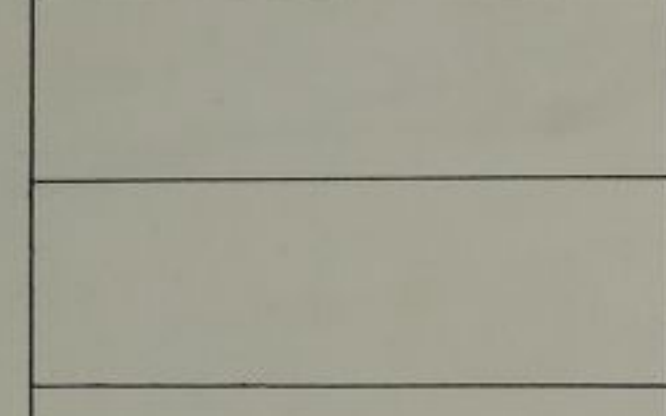
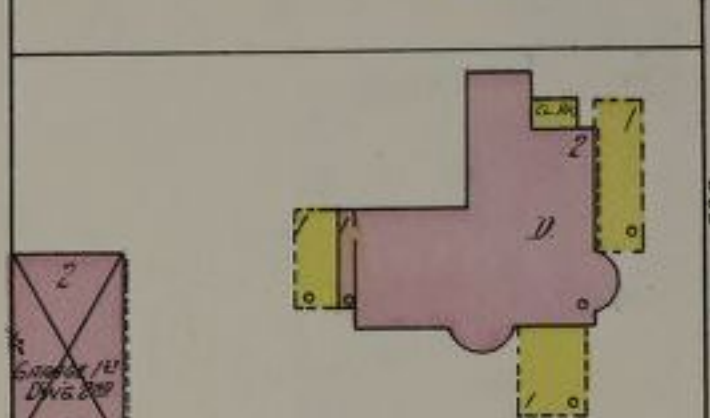
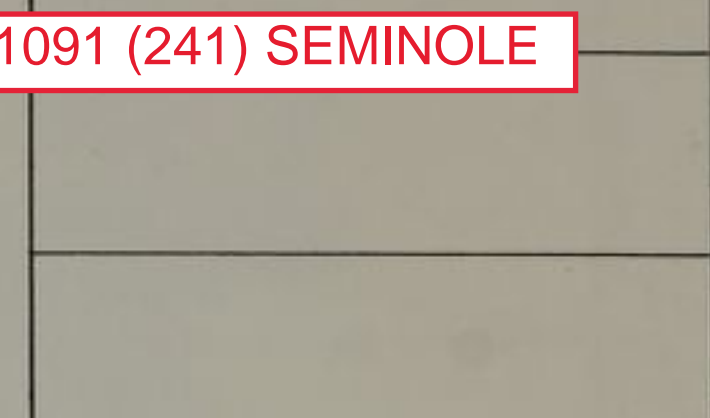
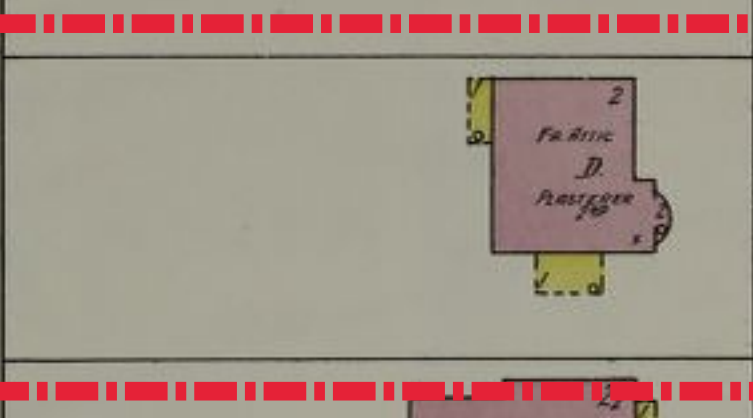
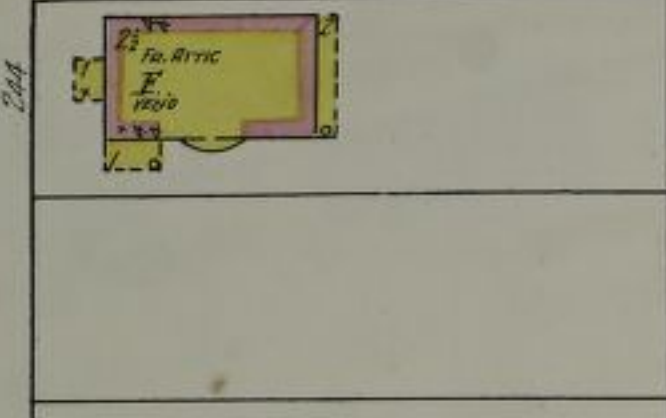
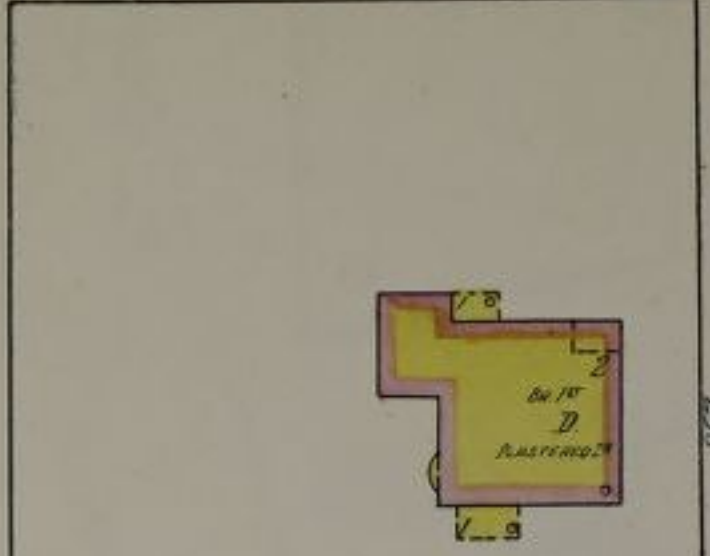
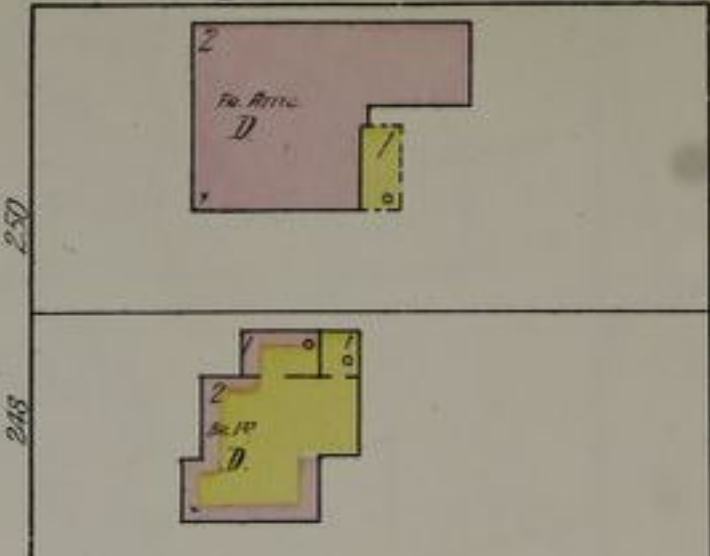
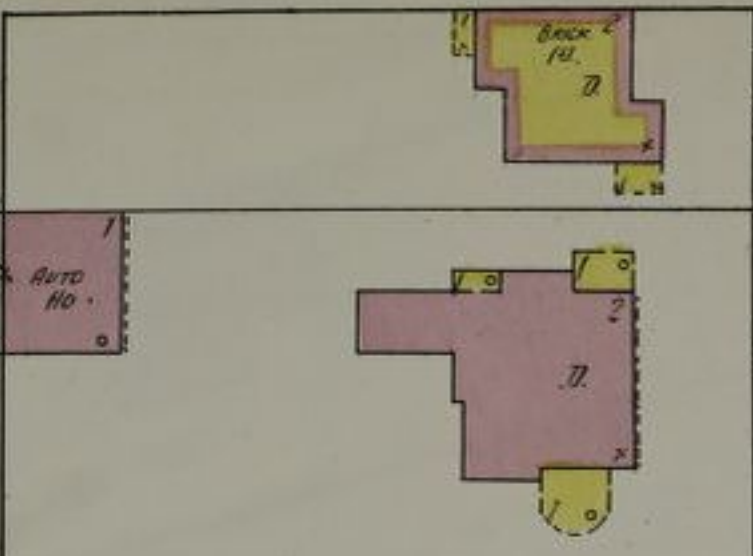
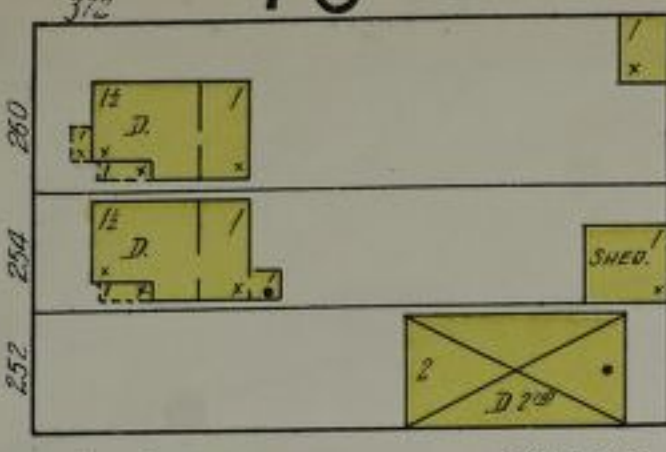
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PARKER AV.

SEMINOLE AV.

AV. AV. IROQUOIS





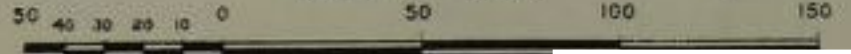


1091 (241) SEMINOLE

CAPAC. 80 CARS  
MAY ON DUTY DAY & NIGHT; HOOT;  
STANDARD LIGHT-ELECTRIC-PLASTERED  
STEEL TRUSS WOOD  
ROOF; CONCRETE FLOOR.  
GARAGE  
RAISED 3'

COLONIAL

Scale of Feet.

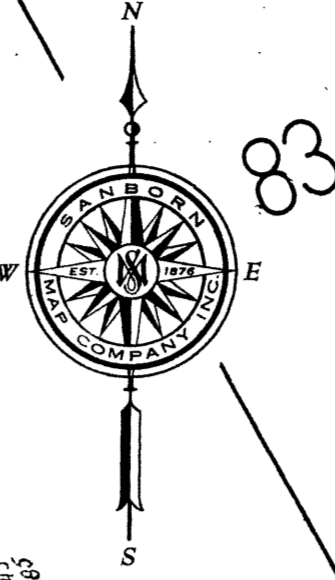


Fire Insurance Map Collection  
Sanborn Map Division



1091 SEMINOLE

Scale of Feet.



1091 SEMINOLE

SCALE OF FEET  
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STAFF SITE VISIT 9/30/2021



STAFF SITE VISIT 9/30/2021

THIS IS A 3-PAGE FORM - ALL INFORMATION IS REQUIRED FOR PROJECT REVIEW

# HISTORIC DISTRICT COMMISSION PROJECT REVIEW REQUEST

City of Detroit - Planning & Development Department  
2 Woodward Avenue, Suite 808  
Detroit, Michigan 48226

DATE: 7-26-21

## PROPERTY INFORMATION

ADDRESS(ES): 1091 SEMINOLE STREET AKA:

PARCEL ID: 17-00-8223 HISTORIC DISTRICT: INDIAN VILLAGE

SCOPE OF WORK: (Check ALL that apply)  Windows/Doors  Walls/Siding  Painting  Roof/Gutters/Chimney  Porch/Deck/Balcony  Addition  
 Demolition  Signage  New Building  Major Alteration (3+ scope items)  Site Improvements (landscape, trees, fences, patios, etc.)

BRIEF PROJECT DESCRIPTION: 1) RENOVATION/REBUILDING OF AN EXISTING SIDE PORCH 2) ADDITION OF A NEW DOOR/STAIR TO RE-ESTABLISH A PATH BETWEEN THE KITCHEN & BACKYARD THAT ADDITION TO ORIGINAL HOUSE

REMOVED

## APPLICANT IDENTIFICATION

Property Owner/Homeowner  Contractor  Tenant or Business Occupant  Architect/Engineer/Consultant

NAME: KYLE SMITLEY & ALEX RHEA COMPANY NAME:

ADDRESS: 1424 IROQUOIS STREET CITY: DETROIT STATE: MI ZIP: 48214

PHONE: (419) 439-5953 MOBILE: EMAIL: FYLESMITLEY@GMAIL.COM

## PROJECT REVIEW REQUEST CHECKLIST

Please attach the following documentation to your request:

\*PLEASE KEEP FILE SIZE OF ENTIRE SUBMISSION UNDER 30MB\*

Completed Building Permit Application (highlighted portions only)

ePLANS Permit Number (only applicable if you've already applied for permits through ePLANS)

Current Photographs: Including the front of the building & detailed photographs of the area(s) affected by the proposed work. All photographs must be labeled or captioned, e.g. "west wall", "second floor window," etc.

Description of existing conditions (including materials and design)

Description of project (if replacing any existing material(s), include an explanation as to why replacement--rather than repair--of existing and/or construction of new is required)

Detailed scope of work (formatted as bulleted list)

Brochure/cut sheets for proposed replacement material(s) and/or product(s), as applicable

**NOTE:**  
Based on the scope of work, additional documentation may be required.  
See [www.detroitmi.gov/hdc](http://www.detroitmi.gov/hdc) for scope-specific requirements.

Upon receipt of this documentation, staff will review and inform you of the next steps toward obtaining your building permit from the Buildings, Safety Engineering and Environmental Department (BSEtED) to perform the work.

SUBMIT COMPLETED REQUESTS TO: **HDC@DETROITMI.GOV**

P2 - BUILDING PERMIT APPLICATION

Date: 07-26-21

PROPERTY INFORMATION

Address: 1091 SEMINOLE STREET Floor: Suite#: Stories:
AKA: Lot(s): Subdivision:
Parcel ID#(s): Total Acres: Lot Width: Lot Depth:
Current Legal Use of Property: Proposed Use:
Are there any existing buildings or structures on this parcel? Yes No

PROJECT INFORMATION

Permit Type: New Alteration Addition Demolition Correct Violations
Foundation Only Change of Use Temporary Use Other:
Revision to Original Permit #: BLD2020-04201 (Original permit has been issued and is active)

Description of Work (Describe in detail proposed work and use of property, attach work list)

1) RENOVATION/REBUILDING OF AN EXISTING SIDE PORCH 2) ADDITION OF A NEW DOOR/STAIR
TO RE-ESTABLISH A PATH BETWEEN THE KITCHEN & BACKYARD THAT AN ADDITION TO ORIGINAL HOUSE REMOVED.
MBC use change No MBC use change

Included Improvements (Check all applicable; these trade areas require separate permit applications)

HVAC/Mechanical Electrical Plumbing Fire Sprinkler System Fire Alarm

Structure Type

New Building Existing Structure Tenant Space Garage/Accessory Building
Other: Size of Structure to be Demolished (LxWxH) cubic ft.

Construction involves changes to the floor plan? Yes No

(e.g. interior demolition or construction to new walls)

Use Group: Type of Construction (per current MI Bldg Code Table 601)

Estimated Cost of Construction \$ By Contractor \$ By Department

Structure Use

Residential-Number of Units: Office-Gross Floor Area Industrial-Gross Floor Area
Commercial-Gross Floor Area: Institutional-Gross Floor Area Other-Gross Floor Area

Proposed No. of Employees: List materials to be stored in the building:

PLOT PLAN SHALL BE submitted on separate sheets and shall show all easements and measurements
(must be correct and in detail). SHOW ALL streets abutting lot, indicate front of lot, show all buildings,
existing and proposed distances to lot lines. (Building Permit Application Continues on Next Page)

For Building Department Use Only

Intake By: Date: Fees Due: DngBld? No

Permit Description:

Permit #:

Current Legal Land Use: Proposed Use:

Permit#: Date Permit Issued: Permit Cost: \$

Zoning District: Zoning Grant(s):

Lots Combined? Yes No (attach zoning clearance)

Revised Cost (revised permit applications only) Old \$ New \$

Structural: Date: Notes:

Zoning: Date: Notes:

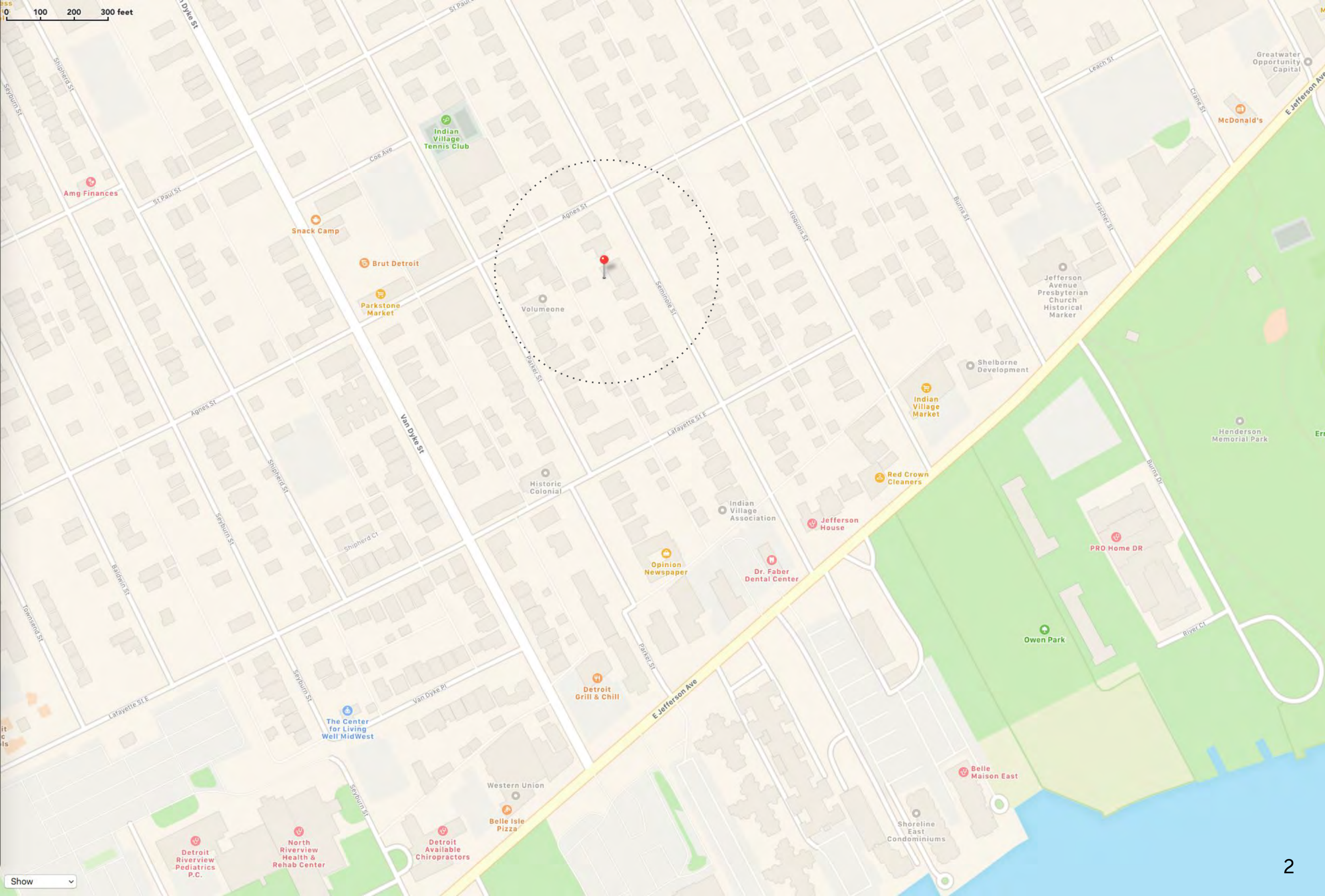
Other: Date: Notes:



# 1091 Seminole

## HDC Project Review #2





## DESCRIPTION OF PROJECT

1091 Seminole Street, Detroit, Michigan 48214

Architect: Albert Kahn

Year: 1905

Architectural Style: English Revival

The Arthur Kiefer House at 1091 Seminole Street (south of Agnes) was designed in the English Revival Style by Albert Kahn, and built in 1905. The house has two additions to the original structure; one to the South that faces the street, and the other at the back of the house, attached to the Northwest corner of the house. The South Addition replaced a covered porch, and the North Addition attaches to the house where the original back entry was.

This house has been occupied by a single owner for decades, with a fair amount of neglect and deferred maintenance. Our previously approved application for an HDC project review included the restoration of all of the windows, repair work to the stucco, masonry, wood trim & gutters, and the paint scheme.

In this application, we are proposing two modifications to the north and south additions to provide more functional and safe access to the backyard.



Homeowners: Kyle Smitley and Alex Rhea

### Project Team

**Architects:** M1DTW Architects, Detroit

**Interior Designer:** A Green Haus, Detroit

**General Contractor:** Zac Cruse Construction, Detroit

**Window Restoration:** Artisan Renovations, Detroit

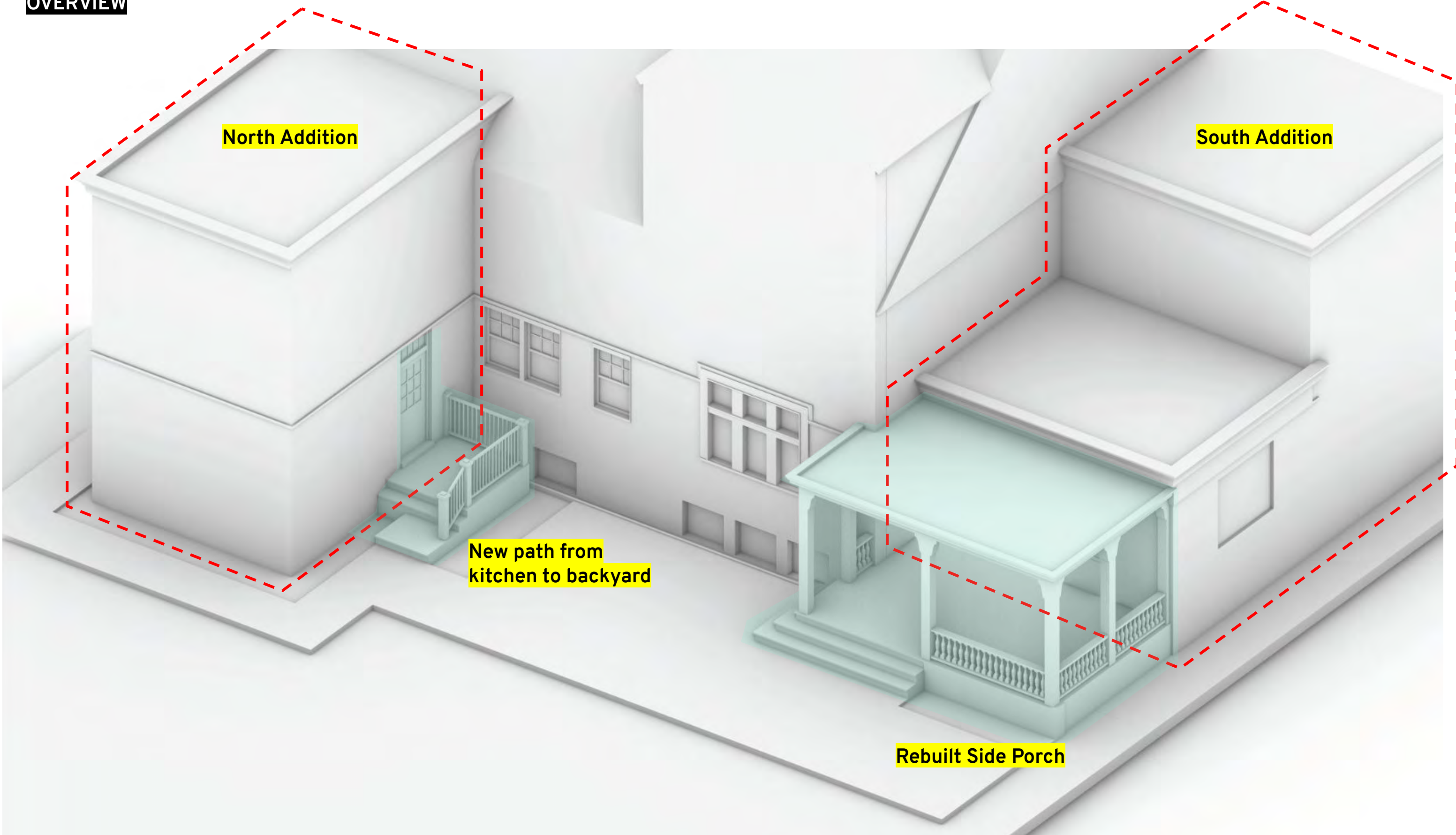
# Proposed Work

## Overview

**PROPOSED WORK**  
**OVERVIEW**



**PROPOSED WORK  
OVERVIEW**



**PROPOSED WORK**  
**OVERVIEW**



**PROPOSED**



**EXISTING**

# Photos of House

(All Sides)

**EXISTING CONDITIONS**  
**Front of House - East Elevation**





EXISTING CONDITIONS  
Side of House - North Elevation



**EXISTING CONDITIONS**  
**Back of House - West Elevation**





EXISTING CONDITIONS  
Side of House - South Elevation



# Detailed Photos

Existing Conditions @ Side Porch

**EXISTING CONDITIONS**  
**Side Porch**



# EXISTING CONDITIONS - Materials

## Side Porch



# EXISTING CONDITIONS - Materials

## Side Porch



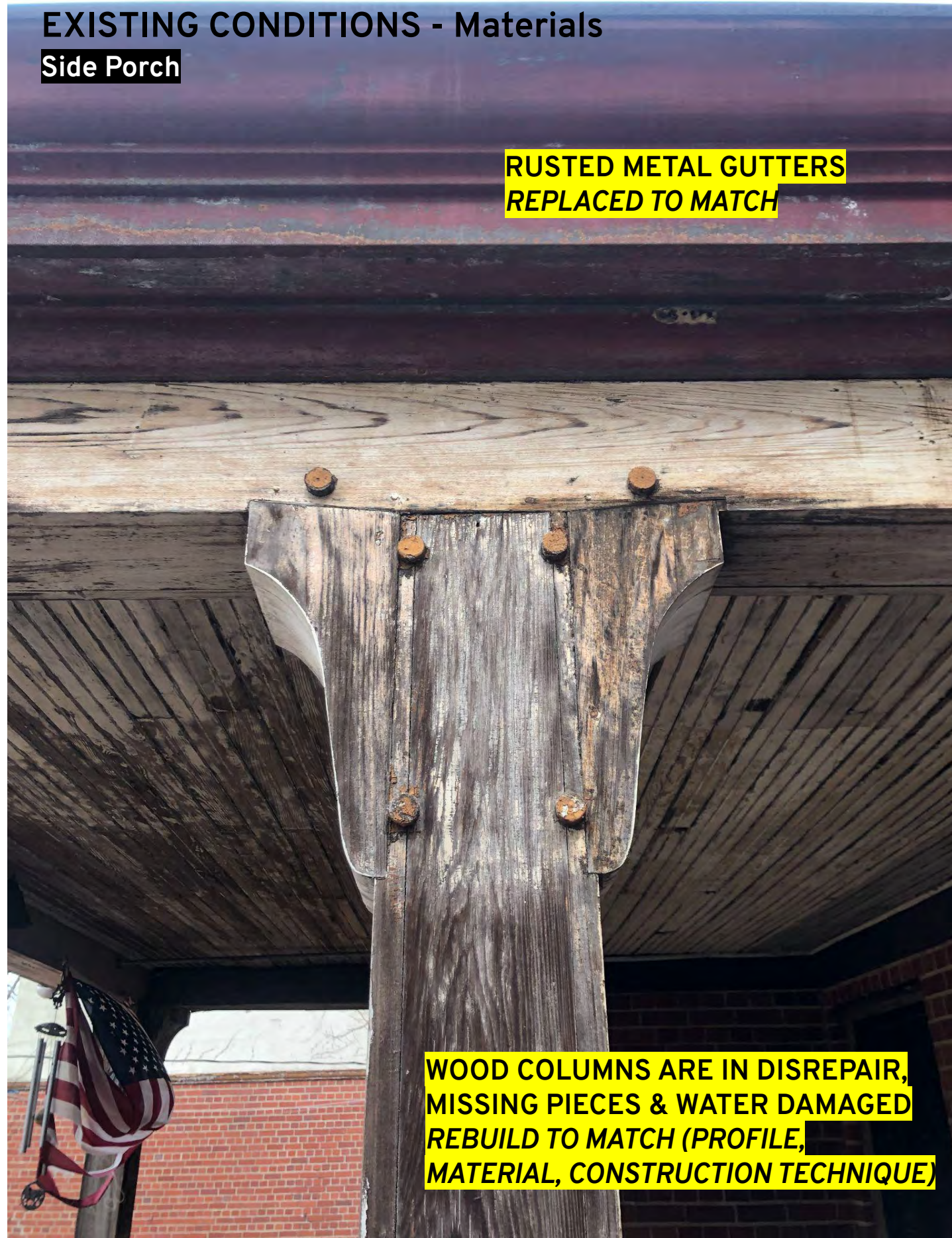
**CONCRETE RAMP IS IN CRACKED, IN  
DISREPAIR, & TOO STEEP FOR  
CURRENT CODES  
REMOVE RAMP & EXTEND REBUILT  
PORCH TO EDGE OF ADDITION**

**EXISTING CONDITIONS - Materials**

**Side Porch**

**RUSTED METAL GUTTERS  
REPLACED TO MATCH**

**WOOD COLUMNS ARE IN DISREPAIR,  
MISSING PIECES & WATER DAMAGED  
REBUILD TO MATCH (PROFILE,  
MATERIAL, CONSTRUCTION TECHNIQUE)**



**MASONRY WALL & LIMESTONE CAP  
IS CRUMBLING & WATER DAMAGED  
REMOVE WALLS & MATCH ORIGINAL  
KAHN PORCH DRAWINGS WITH  
WOOD RAILING**



**EXISTING CONDITIONS**  
**Side Porch**



**MATCH EXISTING PROFILES, MATERIALS, AND CONSTRUCTION OF WOOD COLUMNS, ROOF STRUCTURE, CEILING, & GUTTERS**



# Proposed Work

## New Porch

# PROPOSED WORK

## Description of Work

The addition at the south end of the house replaced the existing porch with one that does not provide access to the backyard. There is one exit door from the south addition with a ramp that is damaged and too steep for current building codes.



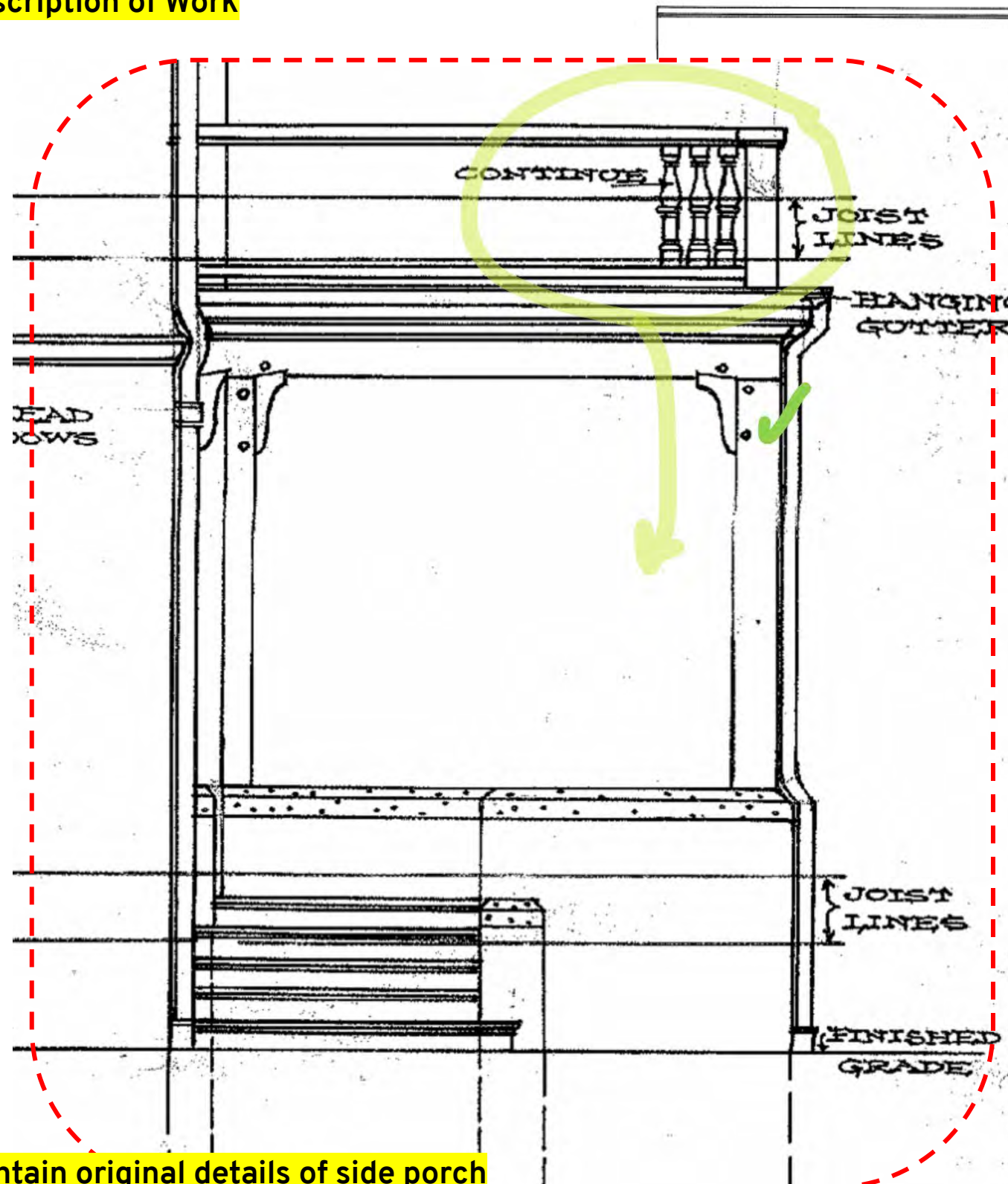
WEST ELEVATION  
SCALE 1/4" = 1'-0"

RESIDENCE FOR  
MR. ARTHUR E. KIEFER  
ALBERT KAHN ARCHITECT  
DETROIT MICH  
JOB NO. 244 OCT. 15, 1904

8

# PROPOSED WORK

## Description of Work



- Maintain original details of side porch**
- reintroduce balusters at first floor railing**
- reproduce column profile, material, construction**
- match roof & gutter profiles and materials**
- rebuild wood floor and ceiling**



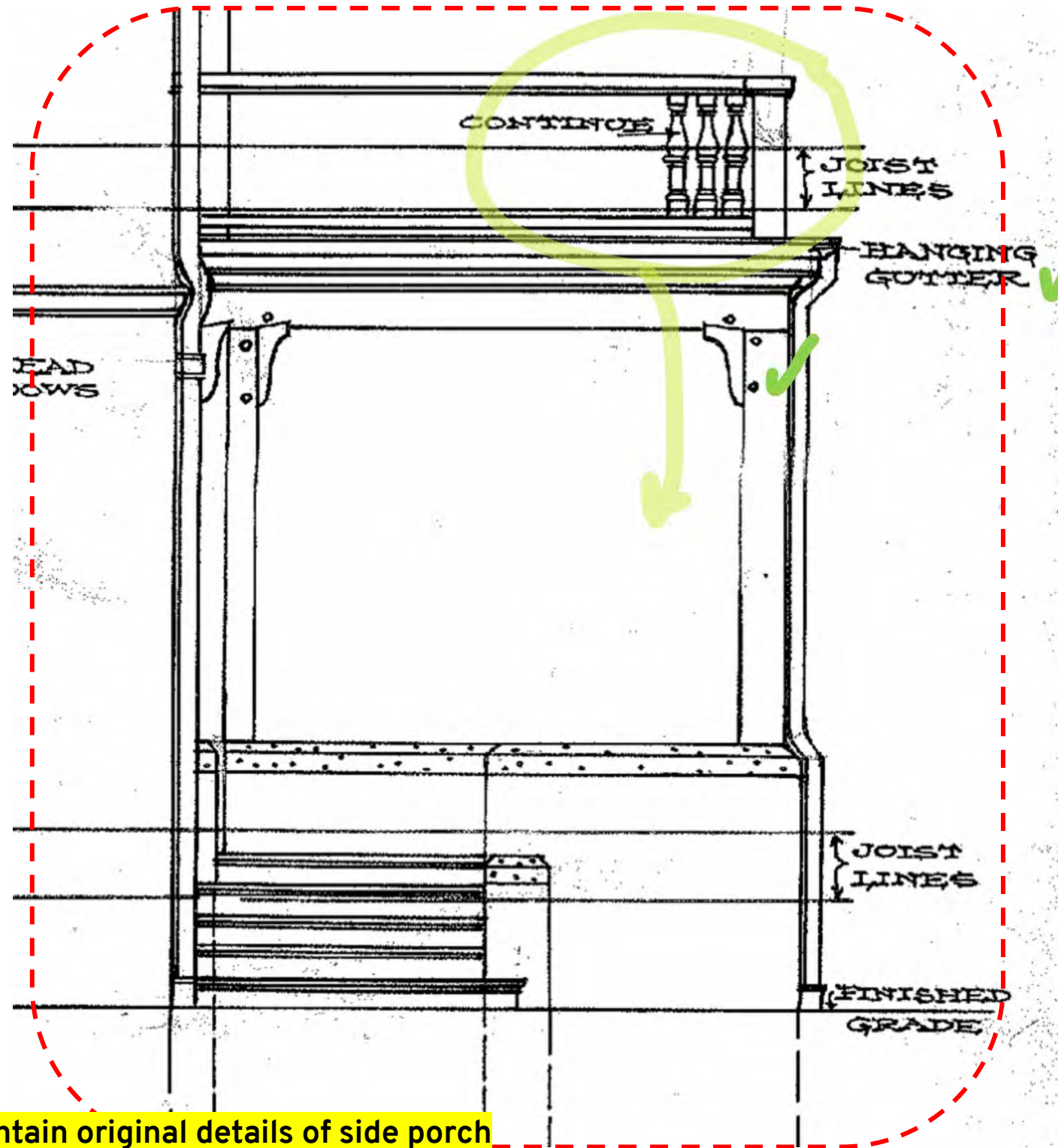
WEST ELEVATION  
SCALE 1/4" = 1'-0"

RESIDENCE FOR  
MR. ARTHUR E. KIEFER  
ALBERT KAHN ARCHITECT  
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JOB NO. 244 OCT. 15, 1904



# PROPOSED WORK

## Description of Work



- Maintain original details of side porch
- reintroduce balusters at first floor railing
- reproduce column profile, material, construction
- match roof & gutter profiles and materials
- rebuild wood floor and ceiling



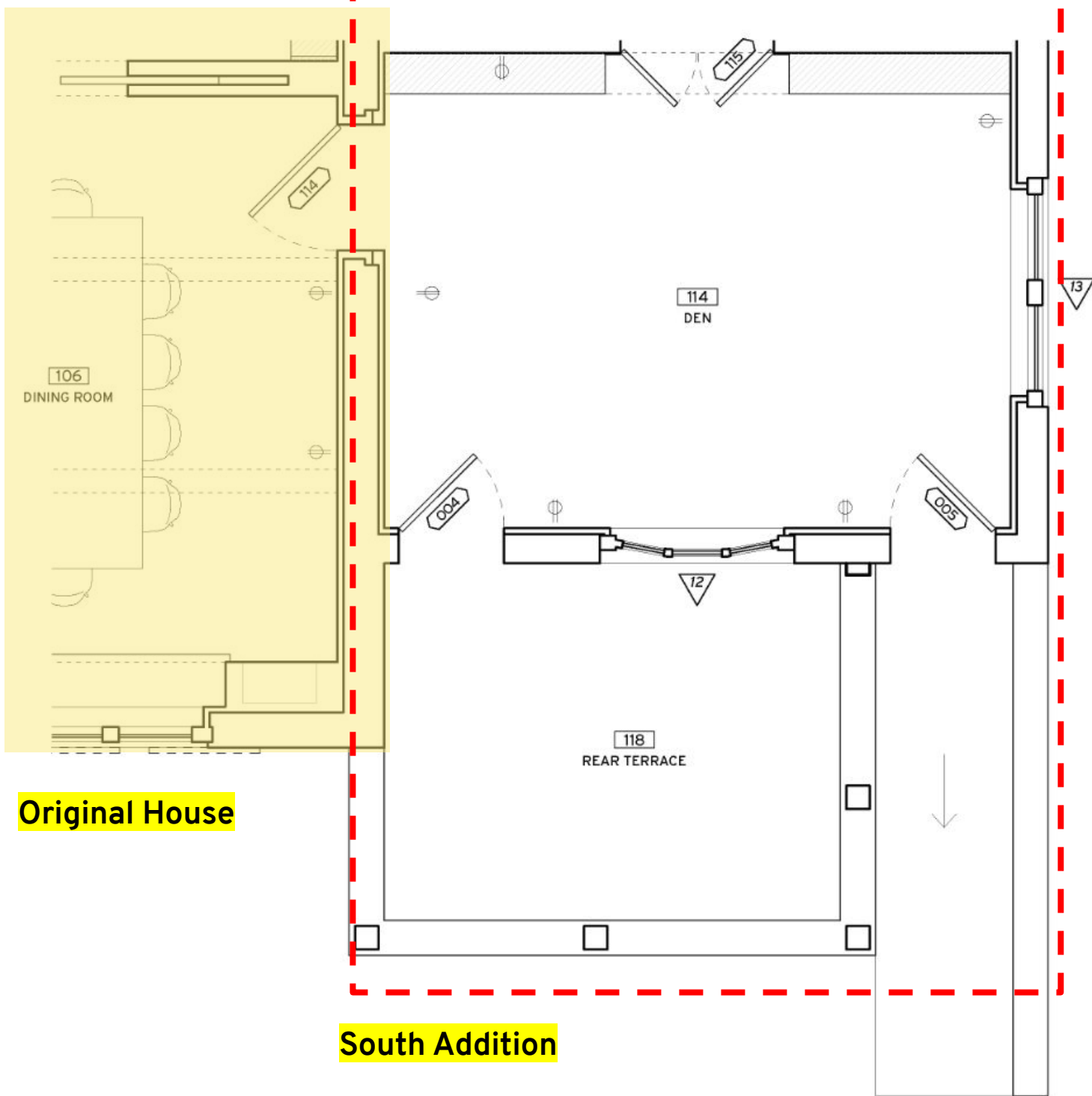
## PROPOSED WORK

### Detailed Scope of Work

- DEMO
  - Remove existing porch, partial height masonry walls, and concrete ramp
  - Remove existing doors 104, 105, and existing window 12
- DOOR & WINDOW
  - Enlarge opening for larger door to match original porch door
    - Artisan Renovations to match existing style of original porch door (now located between dining room and den)
  - Enlarge opening for larger window to match existing double-hung window 13
    - Artisan Renovations to match existing style
  - Paint using Color System D, B:19 Black (to match restored & painted windows in previous HDC application & approval)
- PORCH
  - Build new wood porch, extending the footprint south, to the edge of the addition, and west approximately two feet
  - Match profiles, proportions, and materials of existing roof structure including the columns and gutters
  - Wood handrail and balusters to match original Albert Kahn drawings, as well as original Kahn side porch at 1424 Iroquios
  - Paint using Color System D.
    - C:4 = railings, balusters, wood ceiling and roof structure, columns
    - B:19 = floor, risers and treads, deck structure below floor, lattice

# PROPOSED WORK

## New Porch

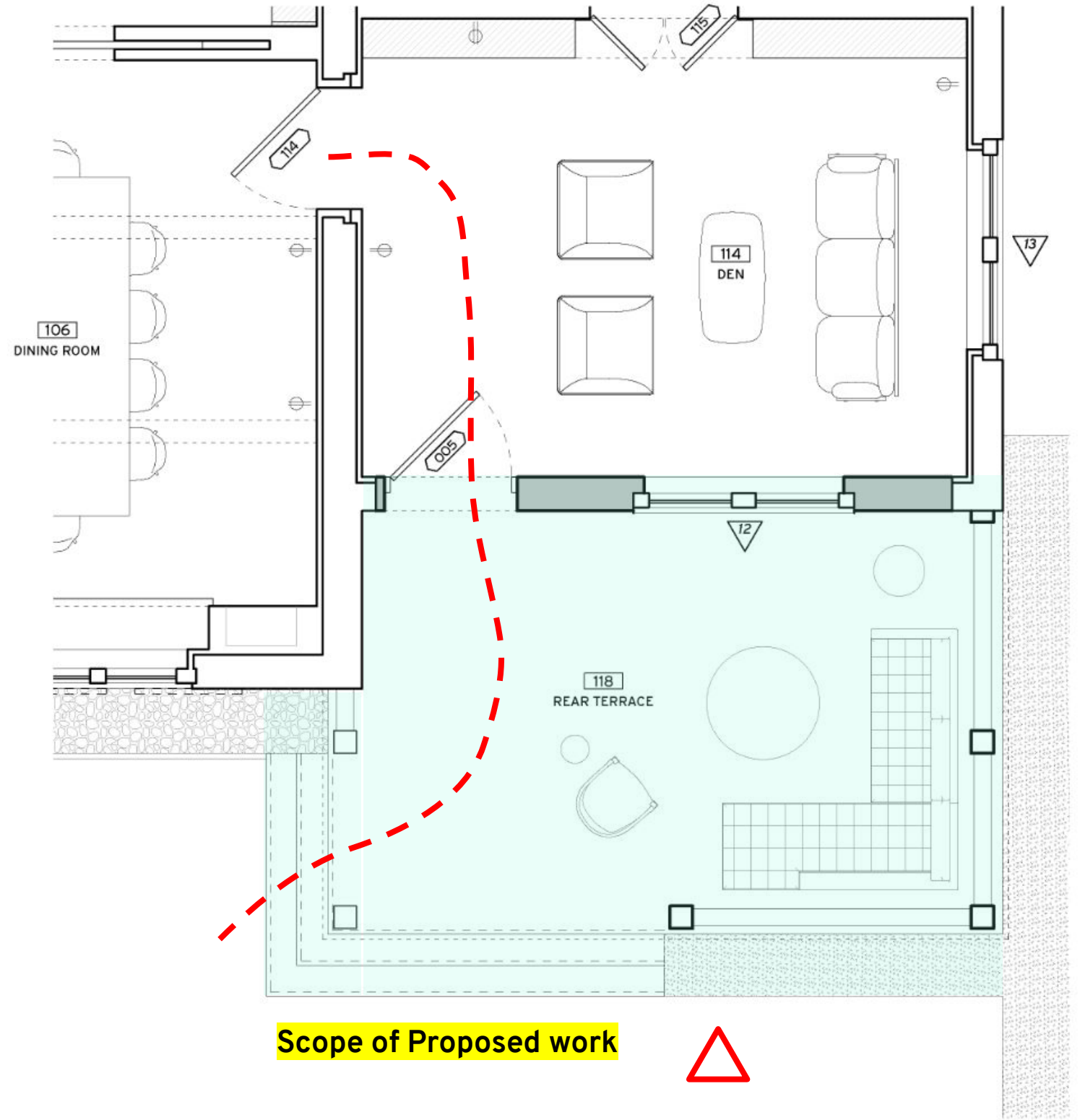


Original House

South Addition



2 FLOOR PLAN - EXISTING  
SCALE: 1/4" = 1'-0"



Scope of Proposed work

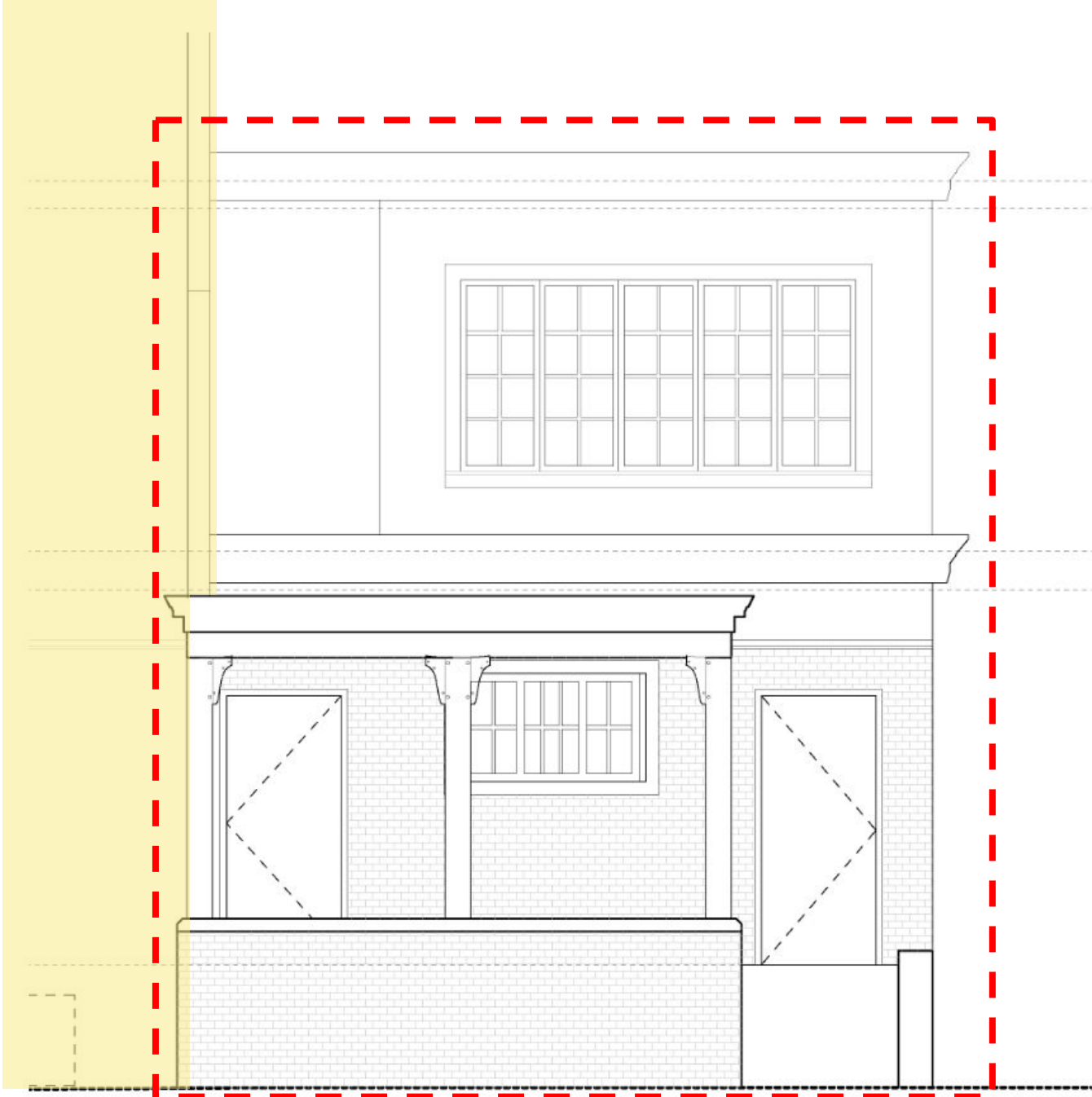


1 FLOOR PLAN - PROPOSED  
SCALE: 1/4" = 1'-0"



# PROPOSED WORK

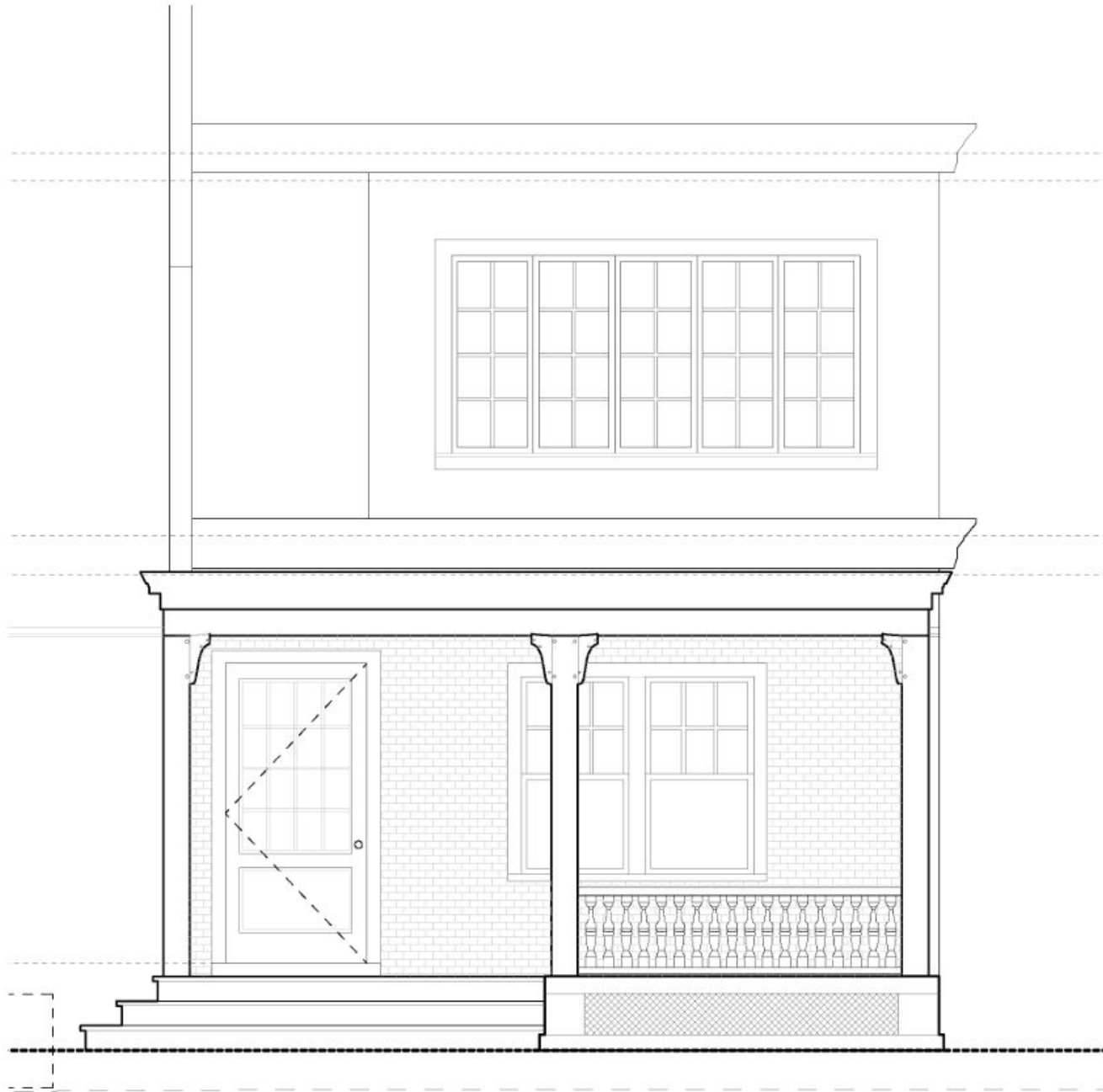
## New Porch



Original House

South Addition

2 EXTERIOR ELEVATION - EXISTING  
SCALE: NTS



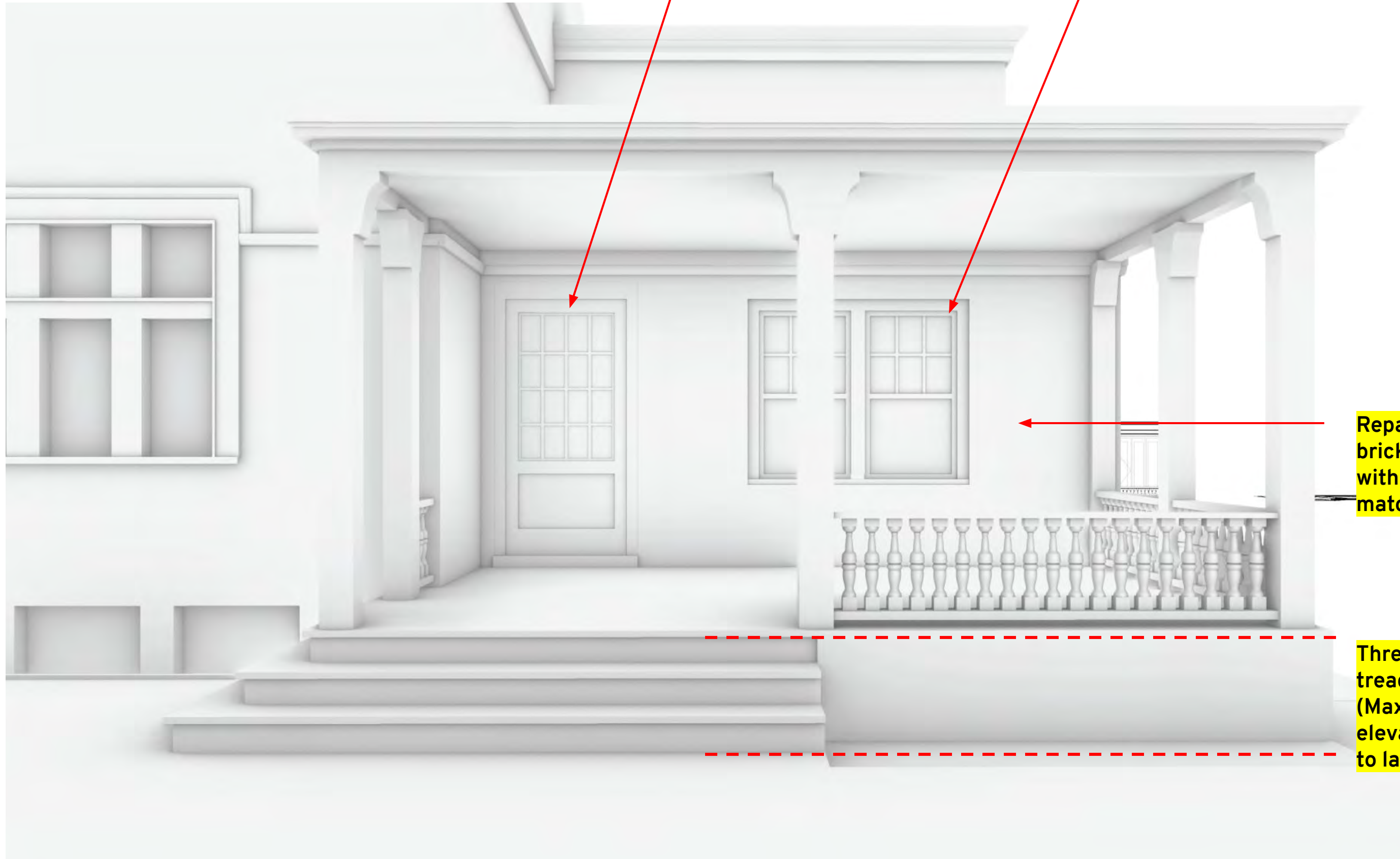
1 EXTERIOR ELEVATION - PROPOSED  
SCALE: 1/4" = 1'-0"

# PROPOSED WORK

New Porch - replace door & window

New door to match original porch door on south facade, now between dining room and den (see next slides)

New wood window and trim to match existing window on south facade (see next slides)

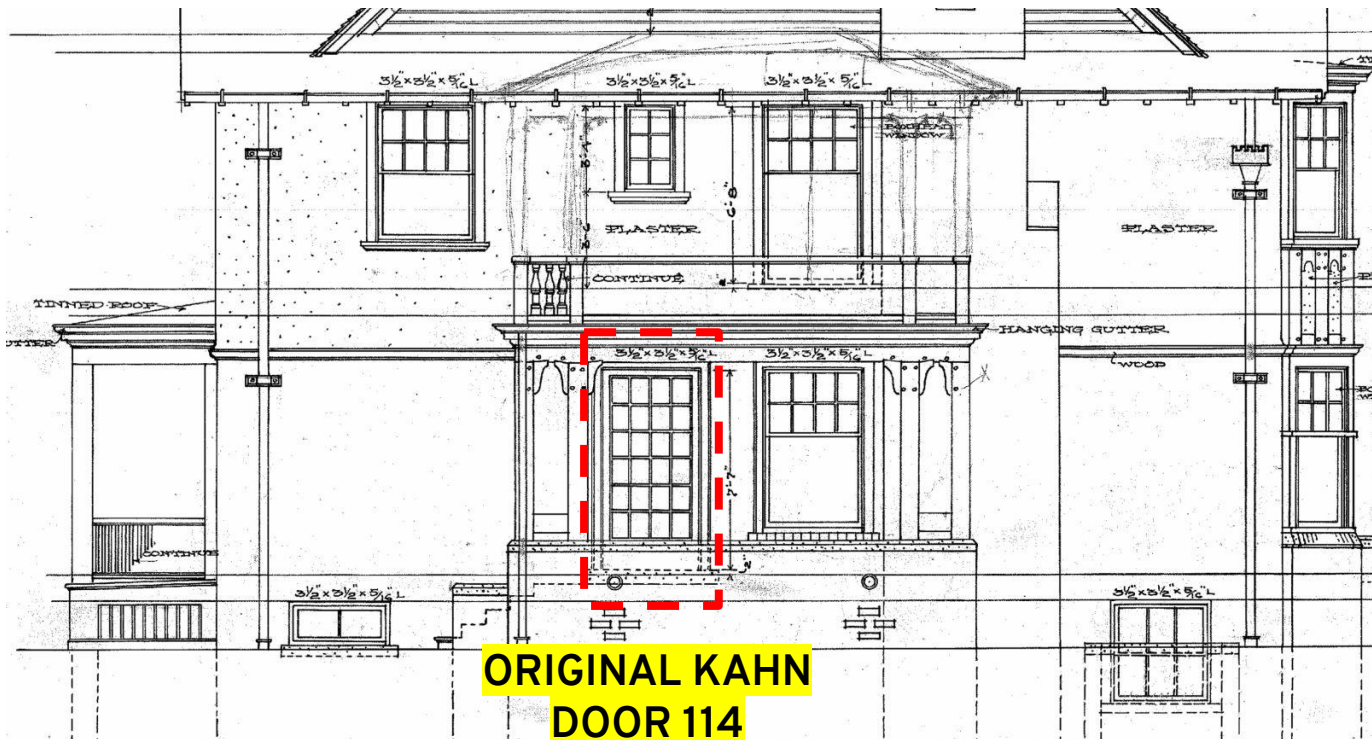
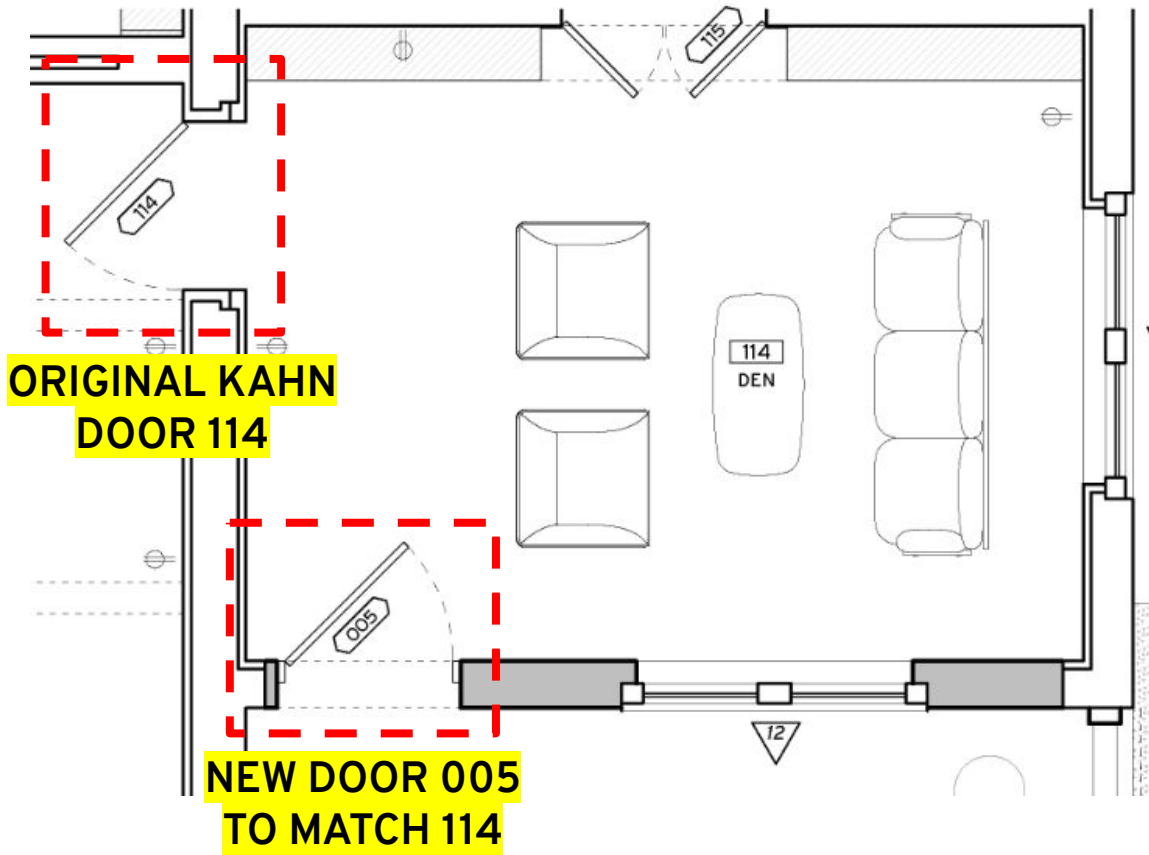


Repair existing brick wall, infill with brick to match

Three 7" risers, 11" treads with 21" rise. (Maximum change in elevation from porch to landscape: 24")

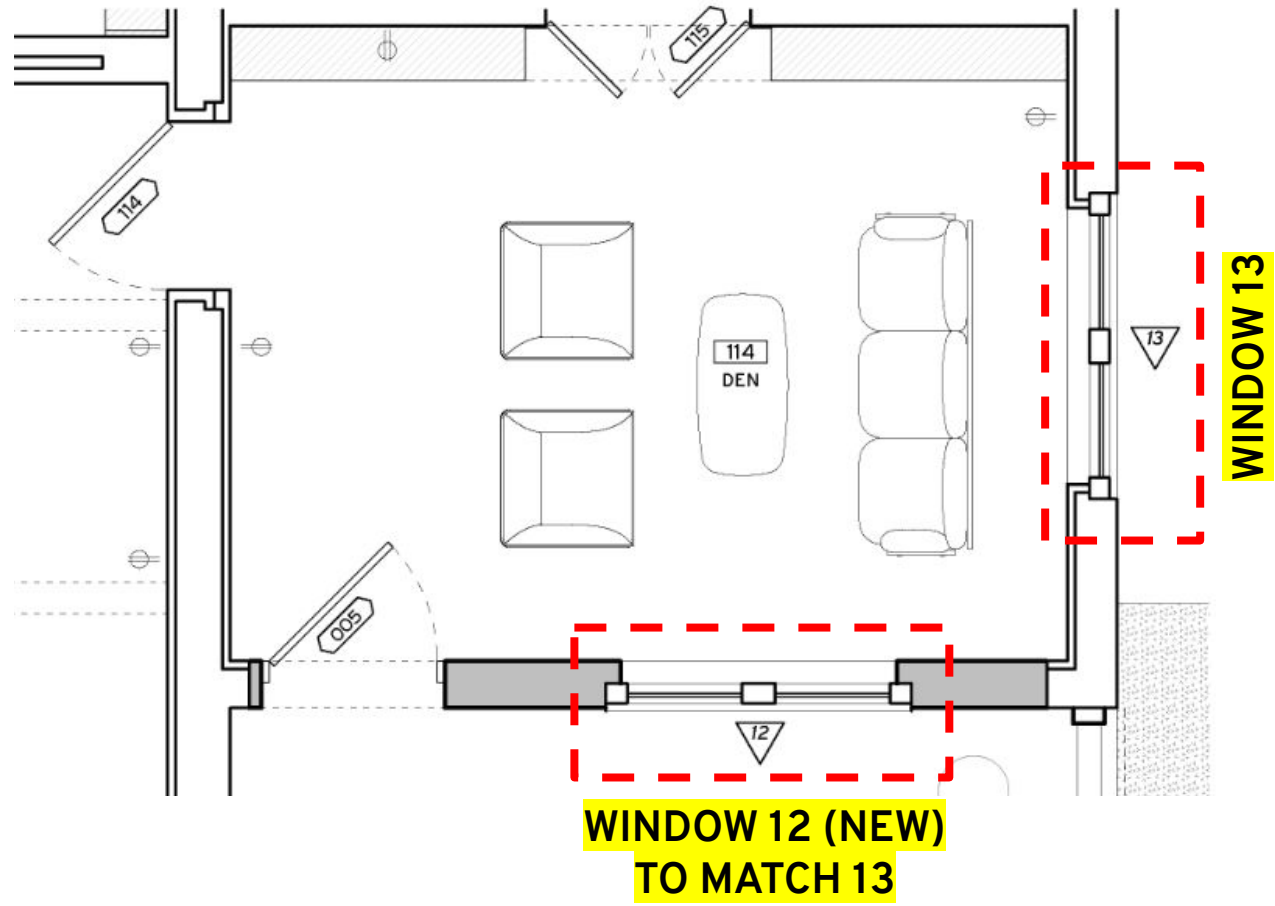
# PROPOSED WORK

New Porch - replace door & window



# PROPOSED WORK

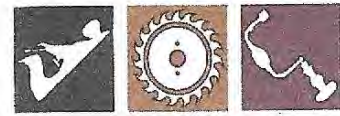
New Porch - replace door & window



# PROPOSED WORK

New Door to Backyard

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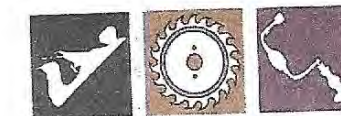
## 1091 Seminole "New" D.H. Window Specifications

- 6 over 1
- 1-3/4" x 2" top rails and stiles
- 1-3/8" x 2" mtg. rails
- 1-3/4" x 3" bottom rails
- 1/8" restoration glass to be used
- hardware (locks, lifts, pulleys and sash chain) will be solid brass replicas of the originals
- cup adjusters to be used on "inner stop"
- finish to be chosen as per homeowner request

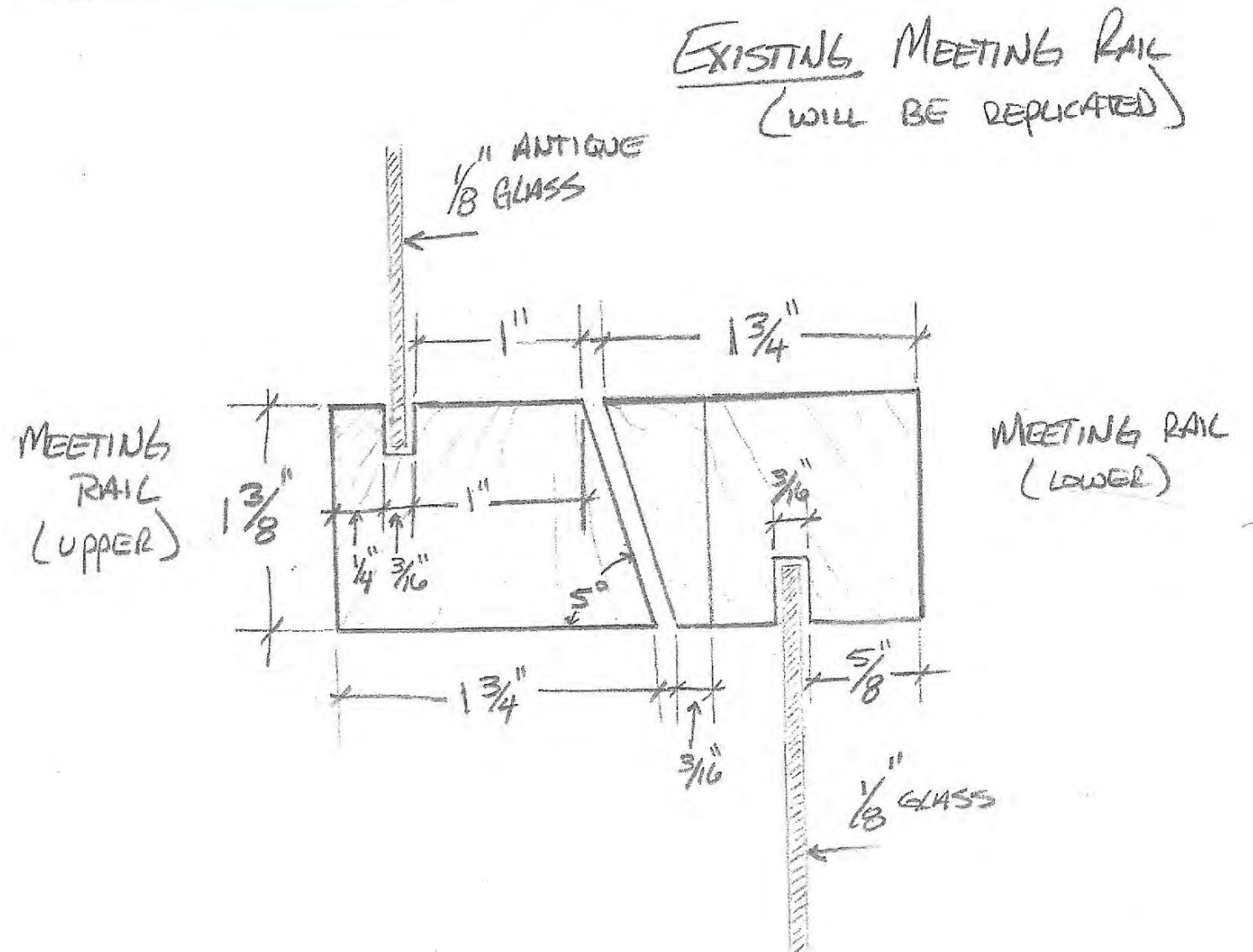
Project 1091 SEMINOLE Date 16 Nov. 2020 Signature [Signature]

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tc.artisanrenovations@gmail.com



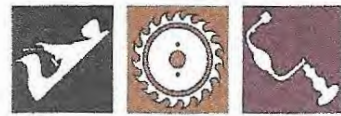
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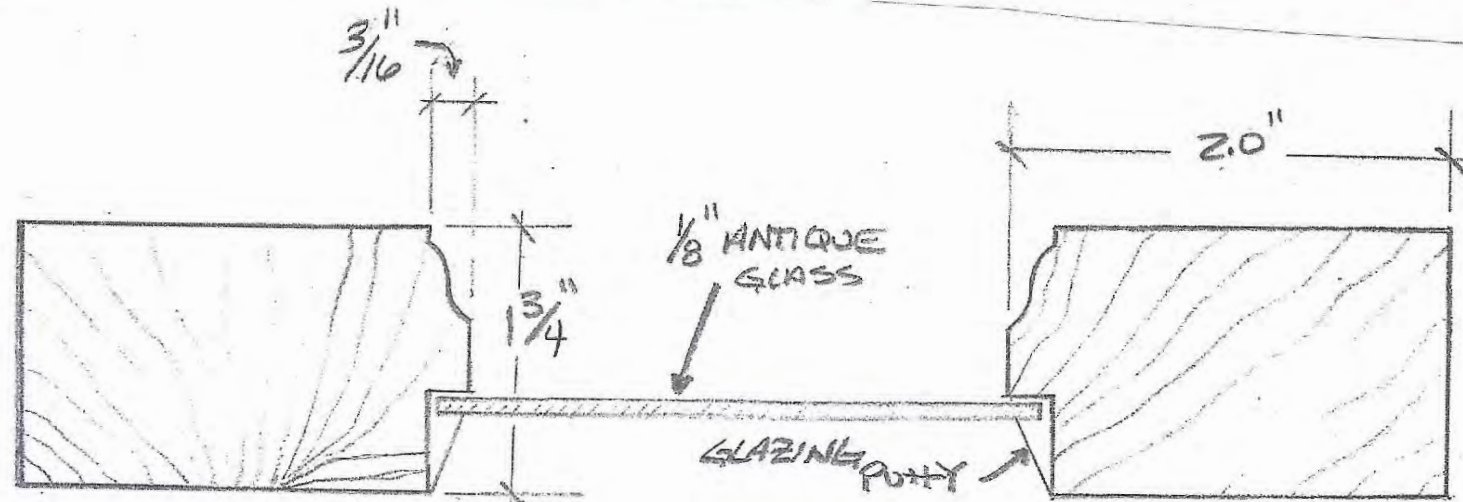
tc.artisanrenovations@gmail.com



# PROPOSED WORK

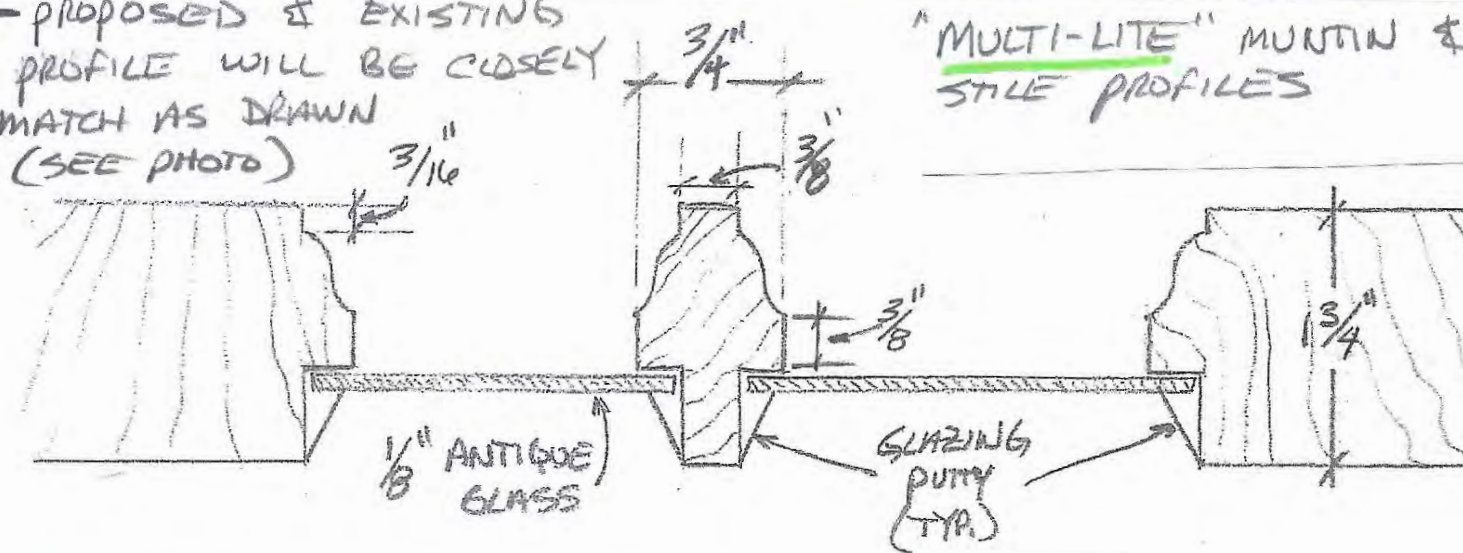
## New Porch - replace door & window

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- PROPOSED PROFILE & EXISTING PROFILE WILL CLOSELY MATCH AS DRAWN. (SEE PHOTO)  
"FULL-LITE" SASH PROFILE (LOWER)

- PROPOSED & EXISTING PROFILE WILL BE CLOSELY MATCH AS DRAWN (SEE PHOTO)



"MULTI-LITE" MUNTIN & STILE PROFILES

Project 1091 SEMINOLE Date 16 Nov. 2020 Signature [Signature]

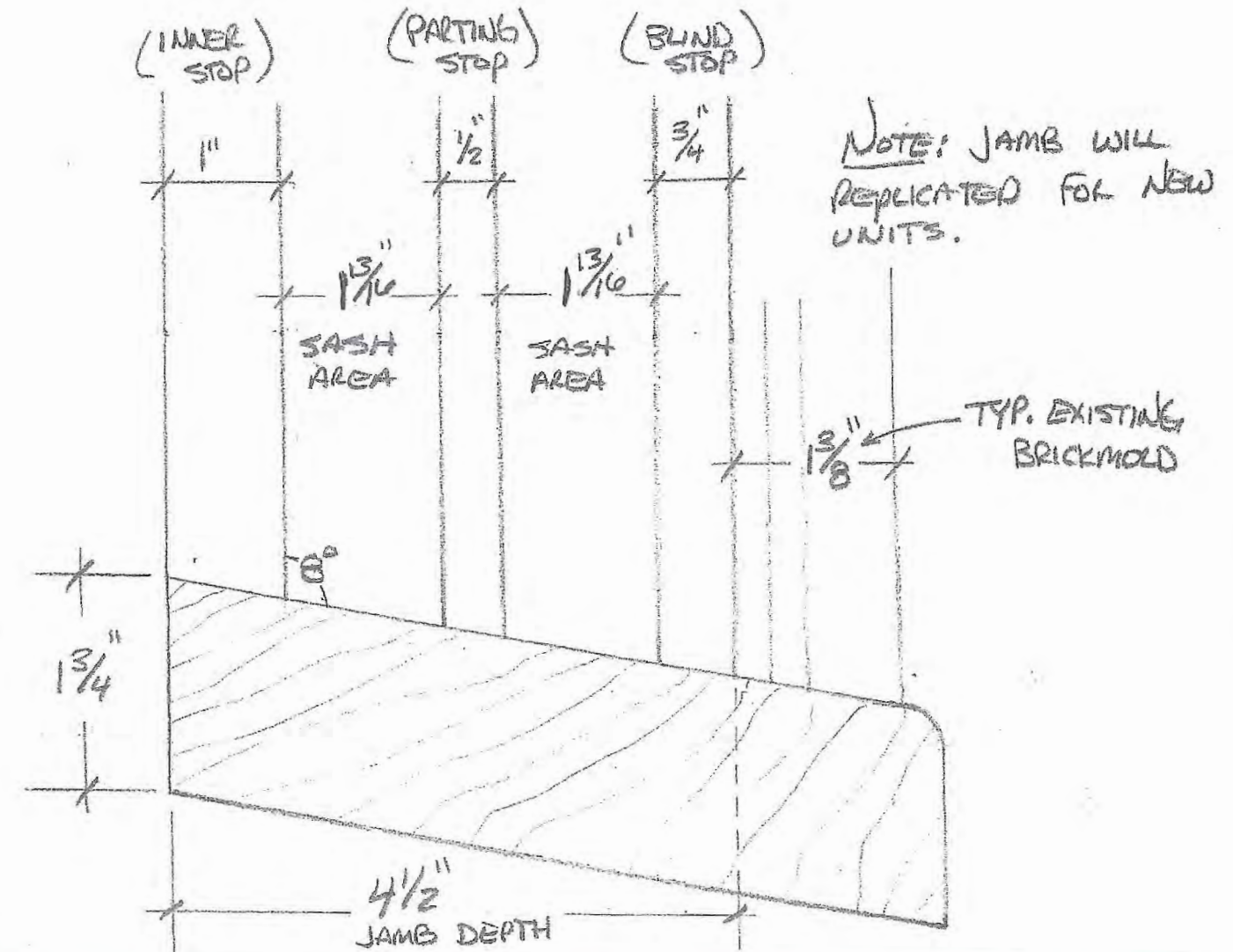
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## EXISTING SILL & JAMB



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**PROPOSED WORK**

**New Porch - details & paint scheme**



**Original Albert Kahn side porch at 1424 Iroquois Street**



**Gutters:  
Match existing profile & finish**

**C4: yellowish white  
Wood Ceiling  
Wood Columns  
Wood Balusters  
Wood Handrail**

**Brick to match  
existing, natural  
finish, not painted**

**B19: black  
Wood Stair treads &  
risers  
Wood Lattice  
Wood Floor**

# Detailed Photos

Existing Conditions @ North Addition



**EXISTING CONDITIONS**  
**North Addition**

**NORTH  
ADDITION**



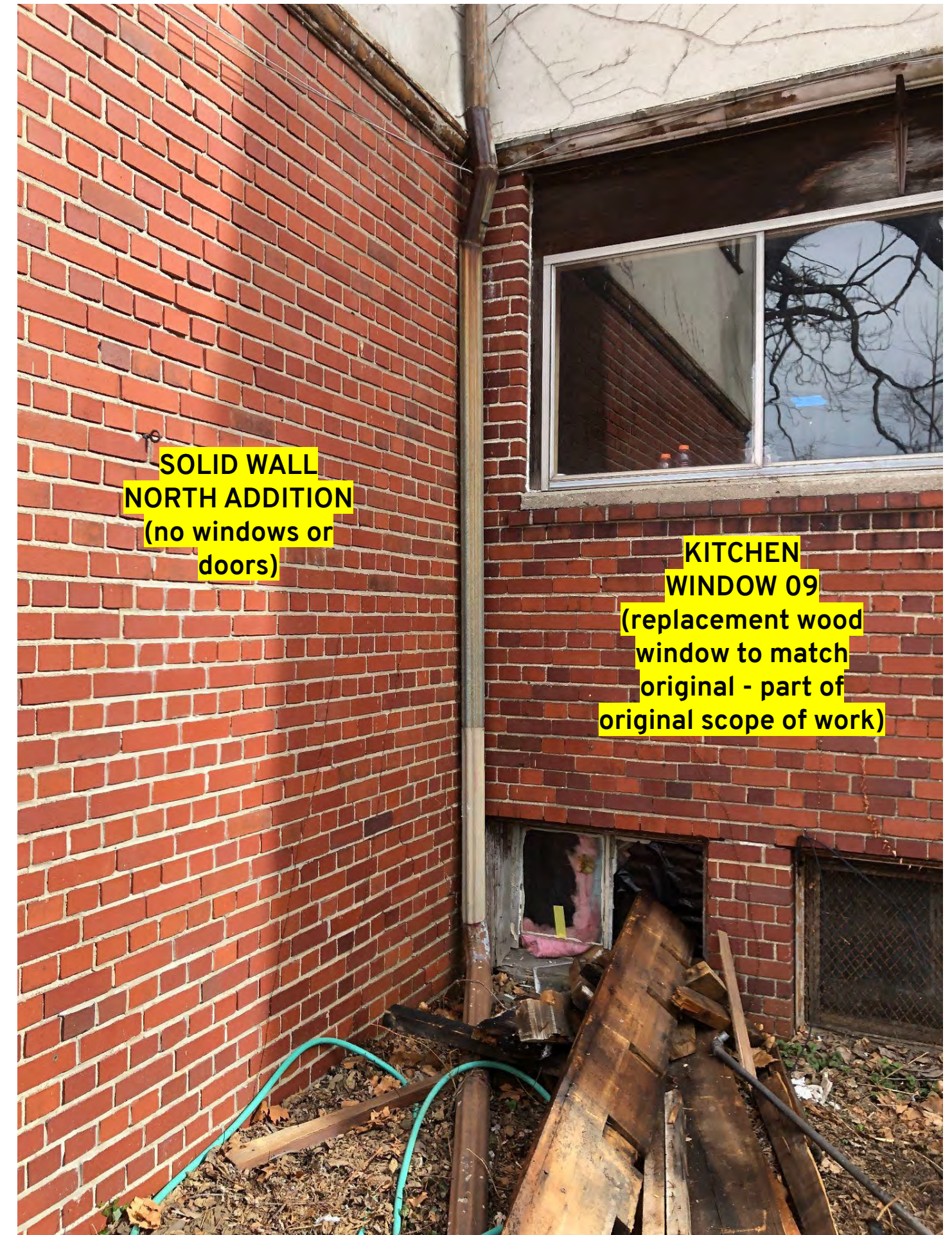
**EXISTING CONDITIONS - Materials**  
**North Addition**



**METAL GUTTERS**  
**STUCCO**  
**WOOD TRIM**  
**BRICK MASONRY**

# EXISTING CONDITIONS

## North Addition



SOLID WALL  
NORTH ADDITION  
(no windows or  
doors)

KITCHEN  
WINDOW 09  
(replacement wood  
window to match  
original - part of  
original scope of work)

# Proposed Work

New Door to Backyard

# PROPOSED WORK

## Description of Work

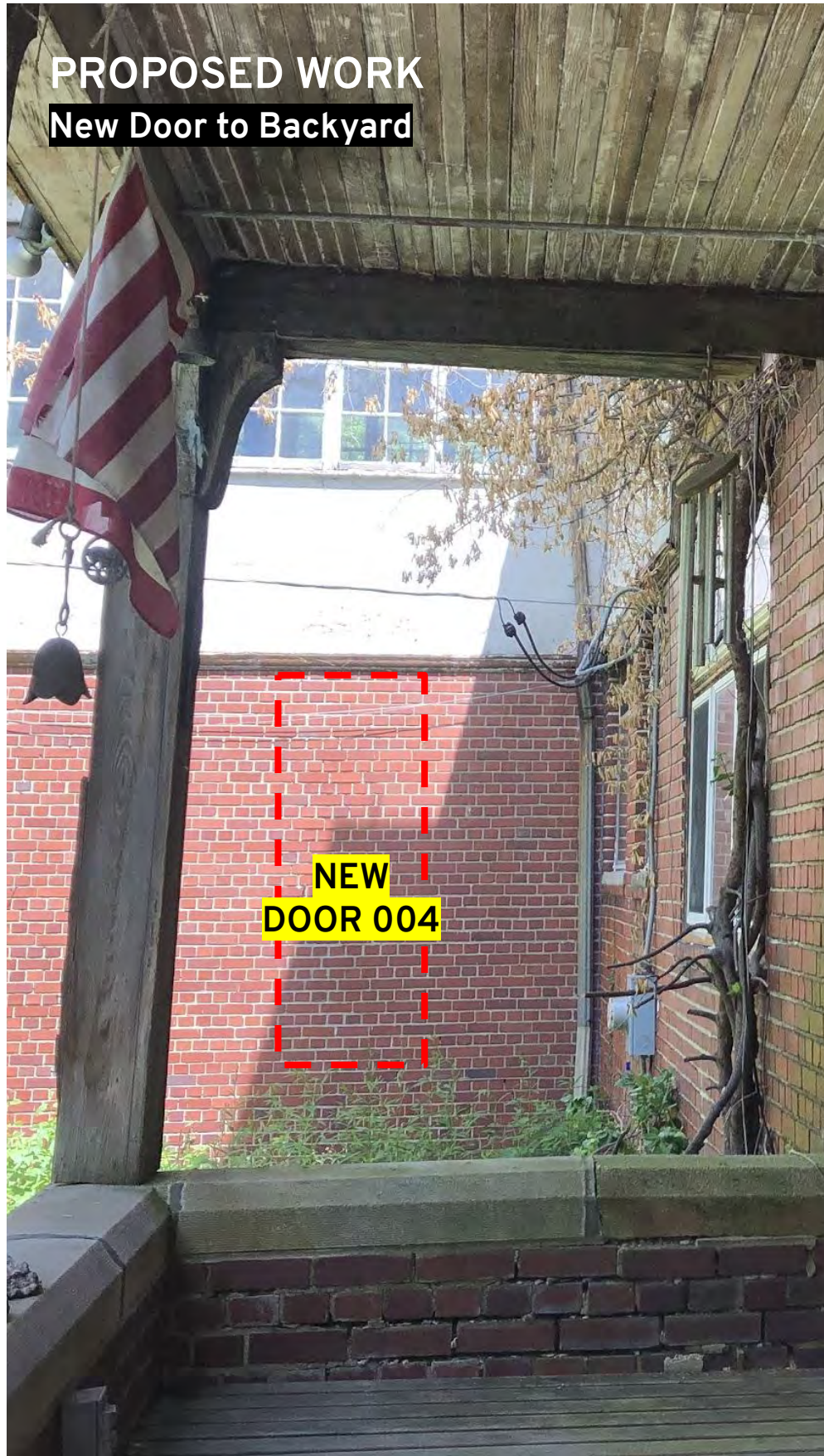
The addition connected at the north end of the house covered up this original door, and with it, access to the backyard from the kitchen.



AREA OF NORTH ADDITION

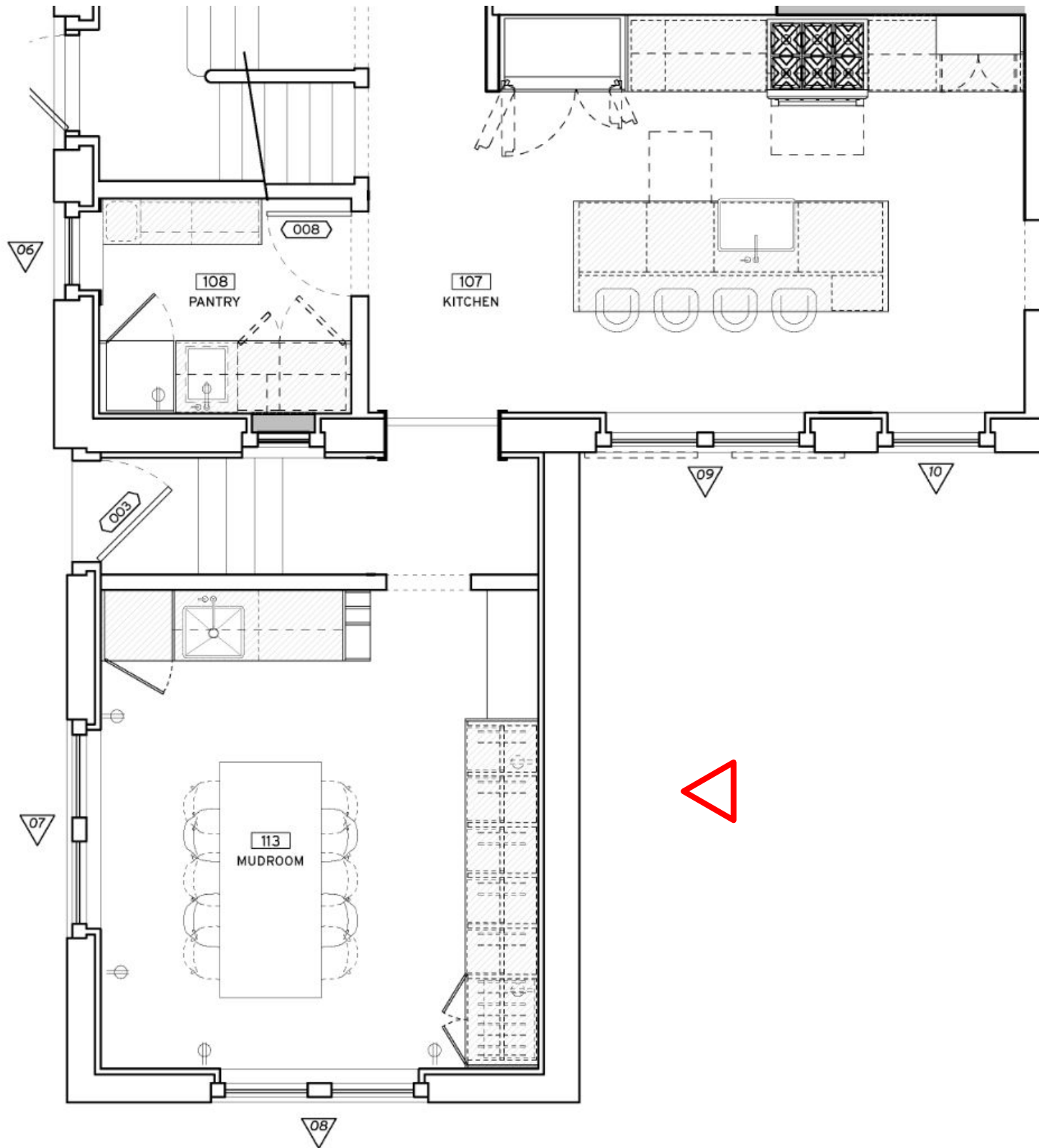
WEST ELEVATION  
SCALE 1/4" = 1'-0"

RESIDENCE  
MR. ARTHUR  
ALBERT KAHN  
DETROIT MICH  
JOB NO. 244 OC

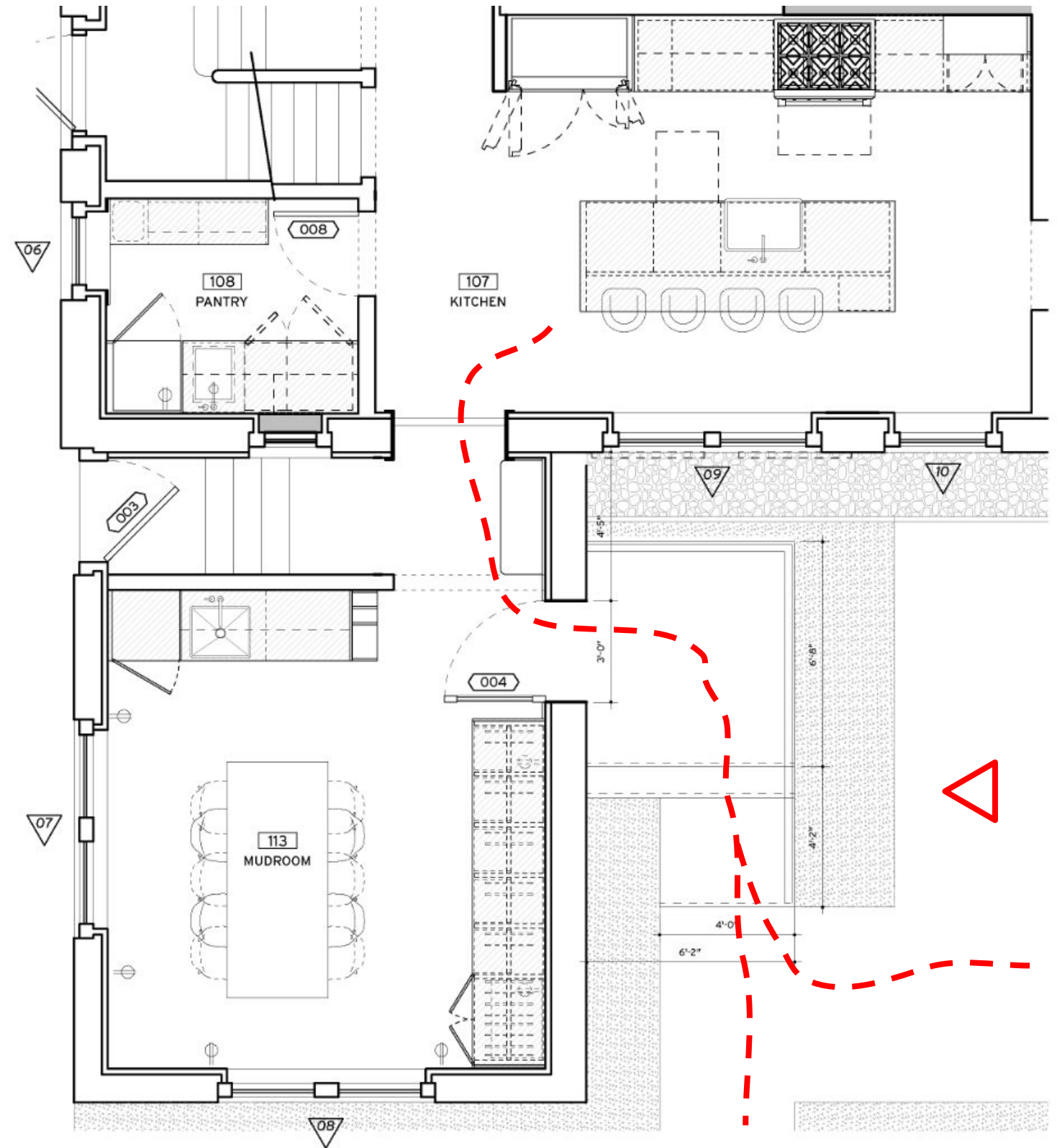


# PROPOSED WORK

## New Door to Backyard



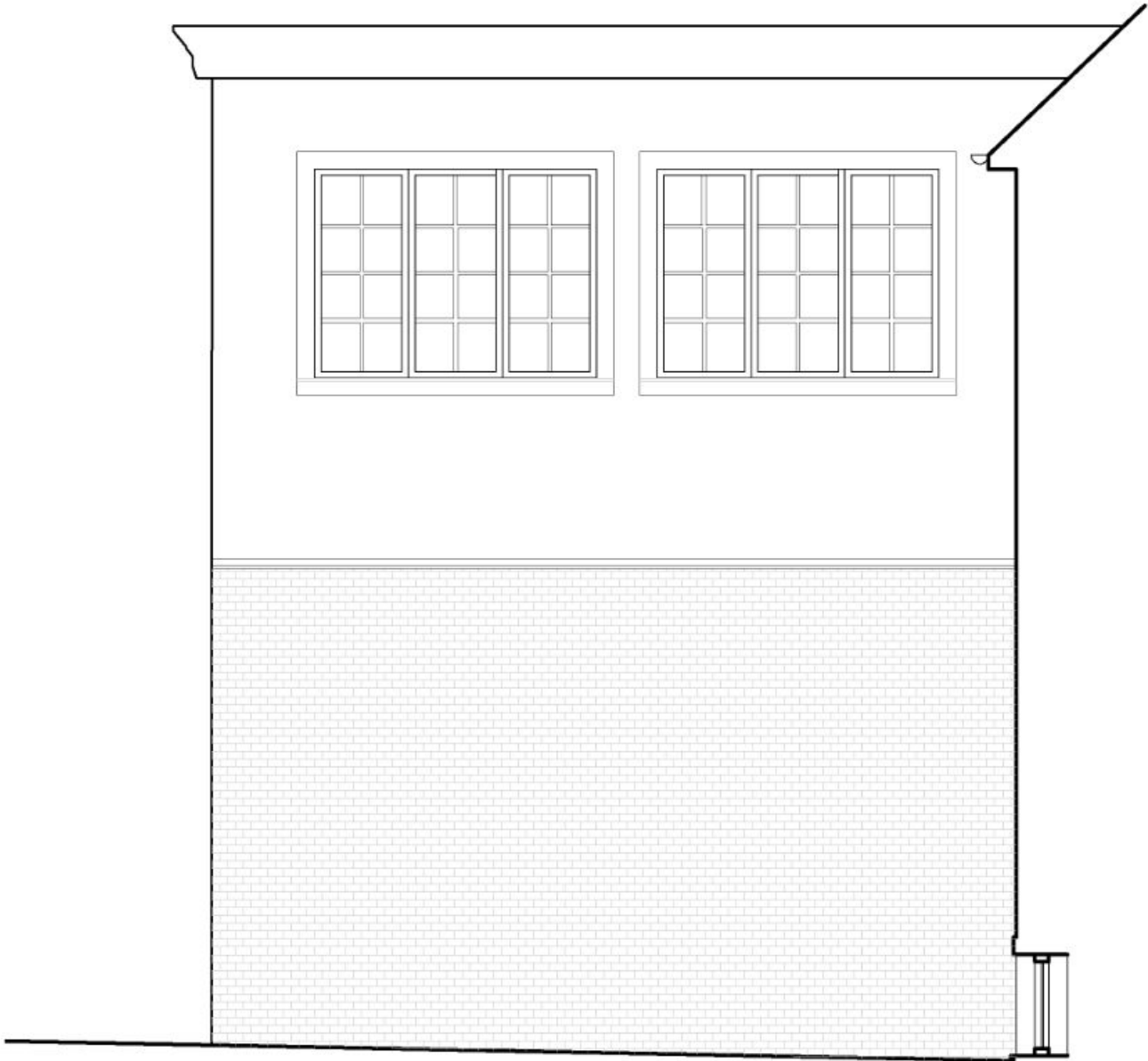
2 FLOOR PLAN - EXISTING  
SCALE: 1/4" = 1'-0"



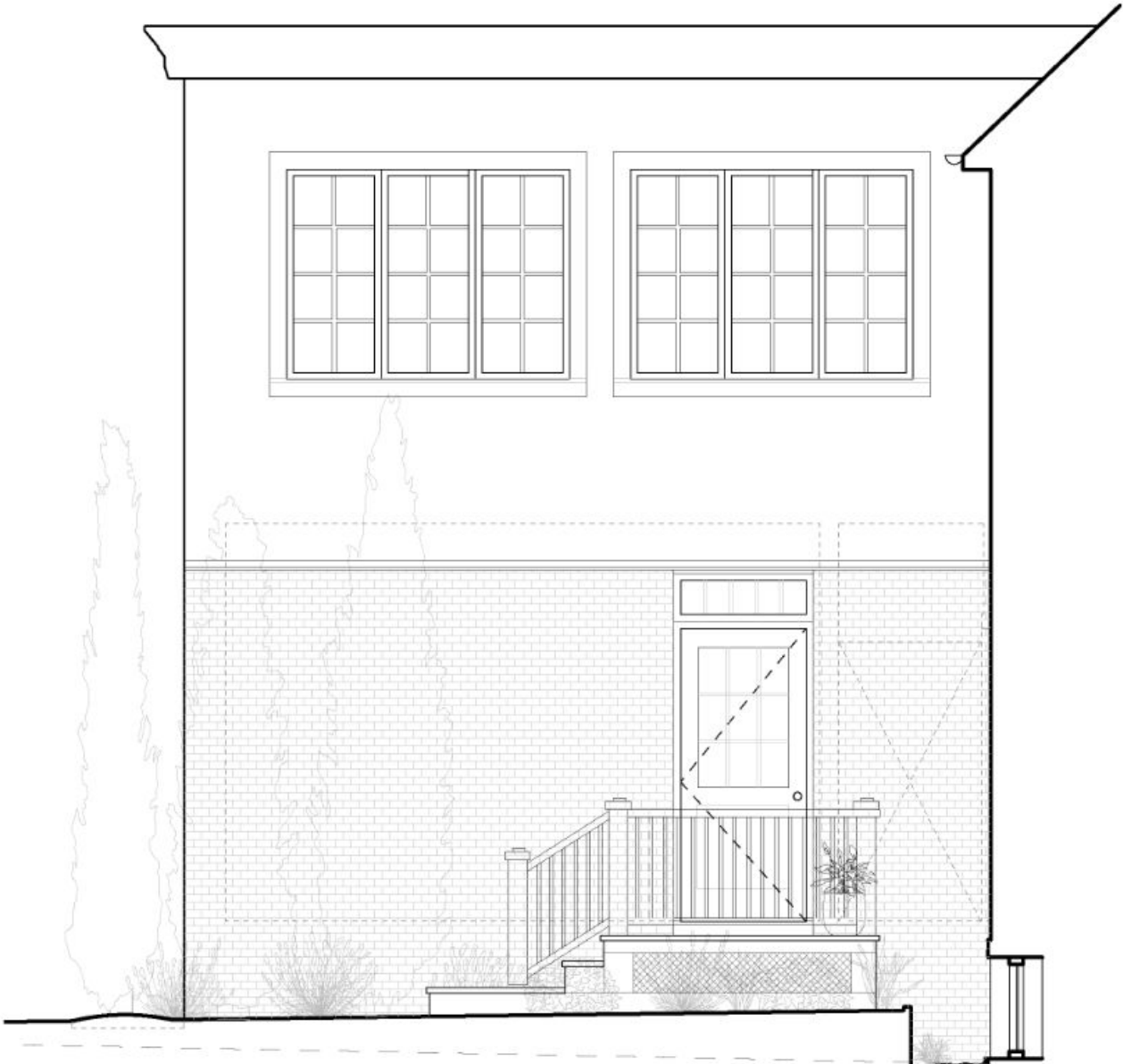
1 FLOOR PLAN - PROPOSED  
SCALE: 1/4" = 1'-0"

**PROPOSED WORK**

**New Door to Backyard**



2 EXTERIOR ELEVATION - EXISTING  
SCALE: NTS

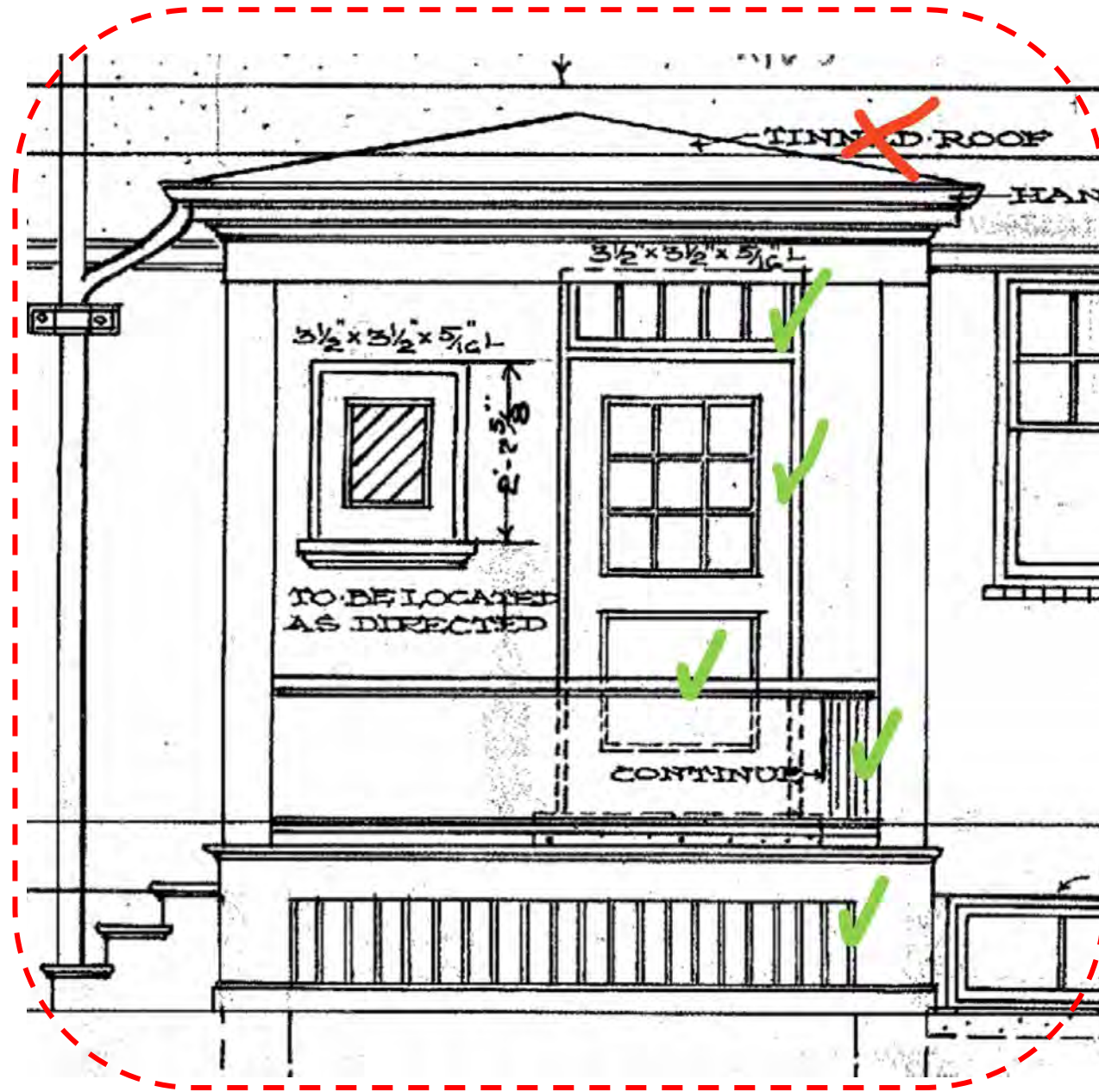


1 EXTERIOR ELEVATION - PROPOSED  
SCALE: 1/4" = 1'-0"



# PROPOSED WORK

## New Door to Backyard



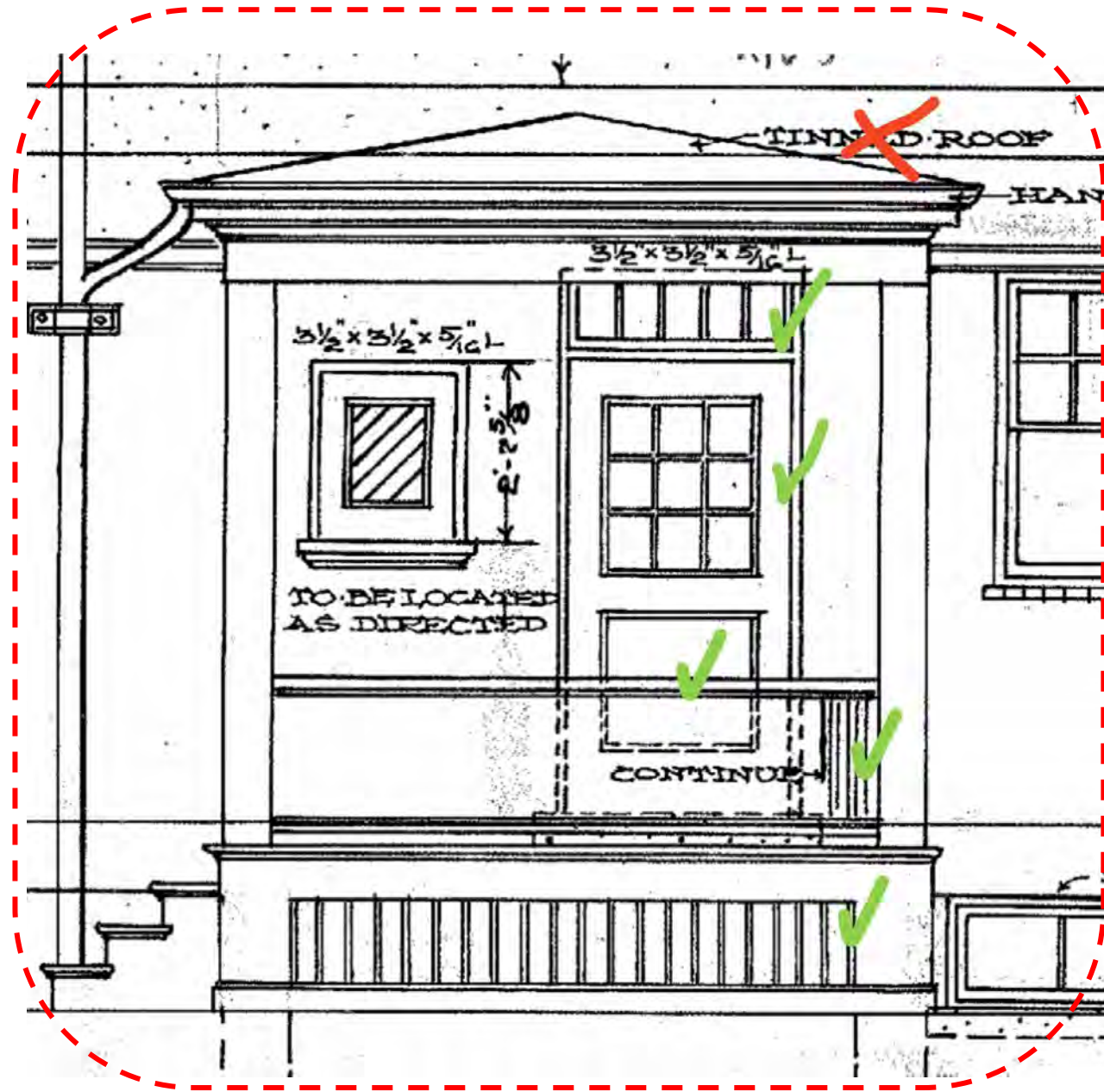
- Reintroduce original details of Kahn porch
- \_match wood guardrail and balusters
- \_match wood deck, stairs, and trellis
- \_new door and transom to match original

WEST ELEVATION  
SCALE 1/4" = 1 FOOT

RESIDENCE  
MR. ARTHUR  
ALBERT KAHN  
DETROIT MICH  
JOB NO. 244 OC

# PROPOSED WORK

## New Door to Backyard

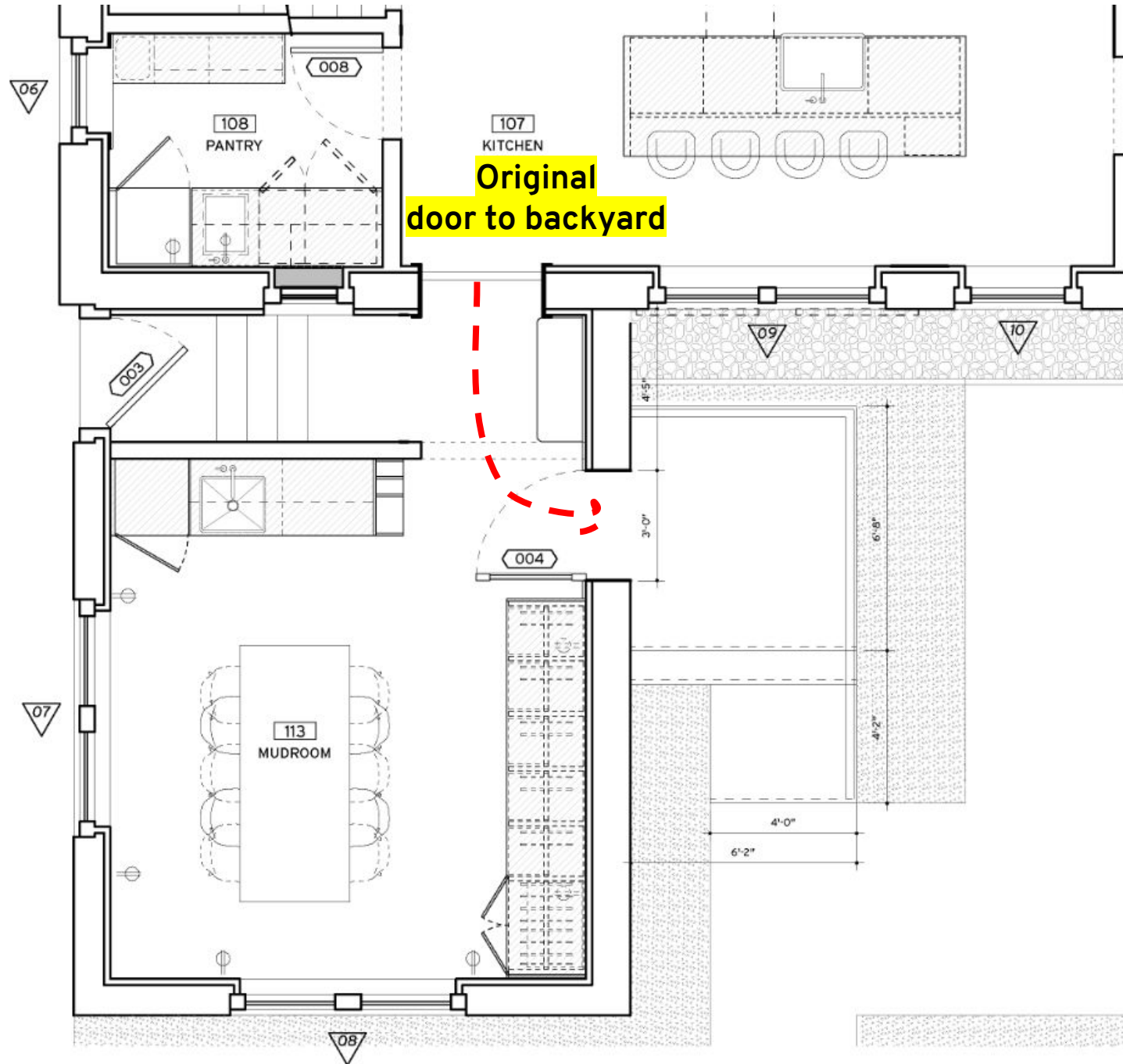


- Reintroduce original details of Kahn porch
- \_match wood guardrail and balusters
- \_match wood deck, stairs, and trellis
- \_new door and transom to match original

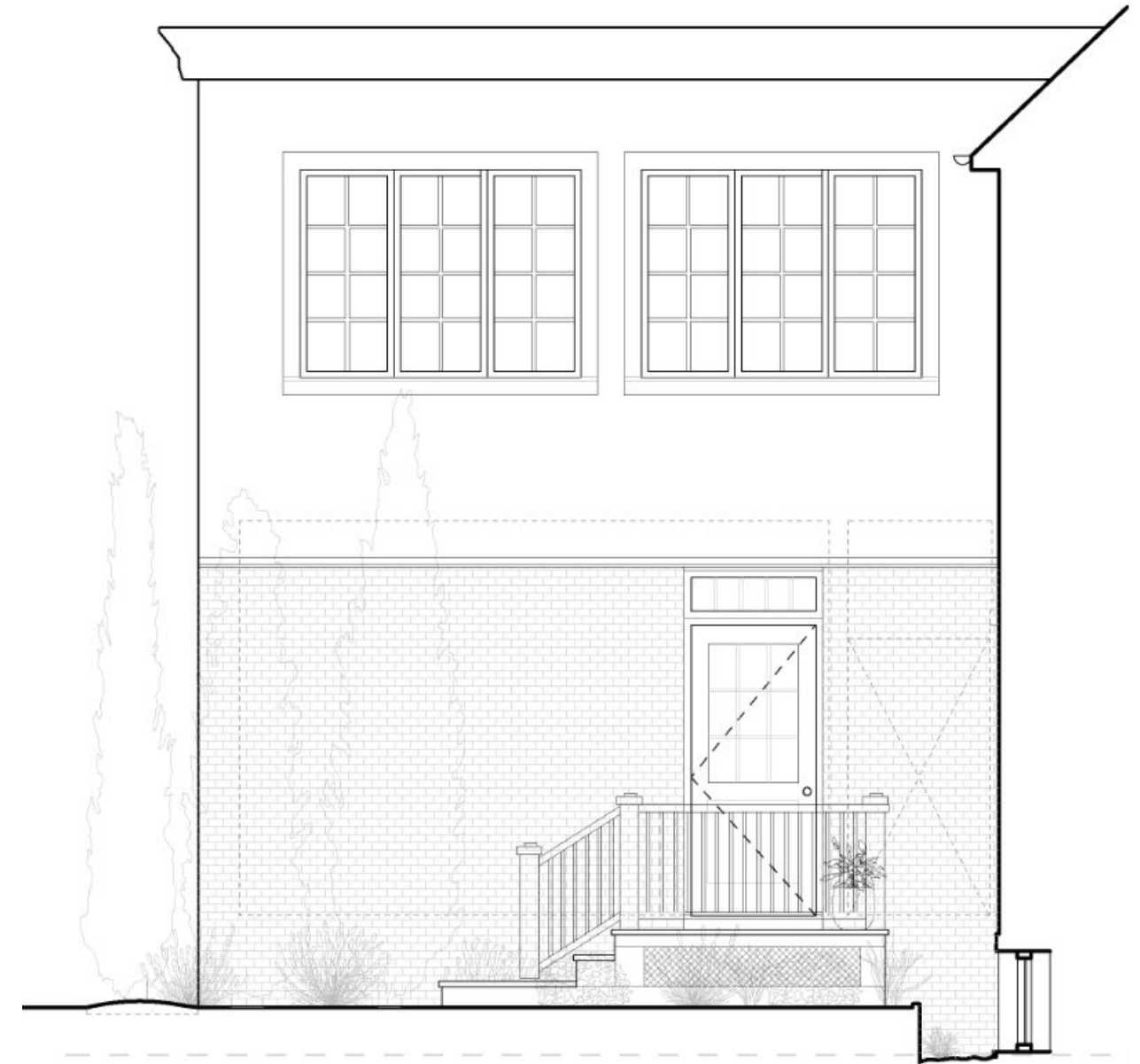


# PROPOSED WORK

## New Door to Backyard



1 FLOOR PLAN - PROPOSED  
SCALE: 1/4" = 1'-0"



# PROPOSED WORK

## New Door to Backyard

New wood door and transom by Artisan Renovations to match original porch door in Kahn's West Elevation drawing

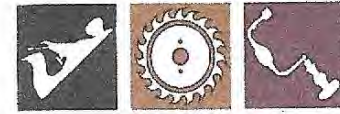
New wood porch, stairs, balusters, handrail, and trellis to match drawings.

Use original Kahn porch at 1424 Iroquois for dimensions, profiles, construction techniques and material reference.



# PROPOSED WORK

## New Door to Backyard



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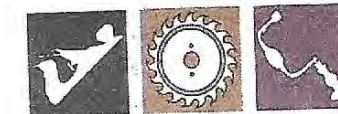
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- cup adjusters to be used on "inner stop"
- finish to be chosen as per homeowner request

Project 1091 SEMINOLE Date 16 Nov. 2020 Signature [Signature]

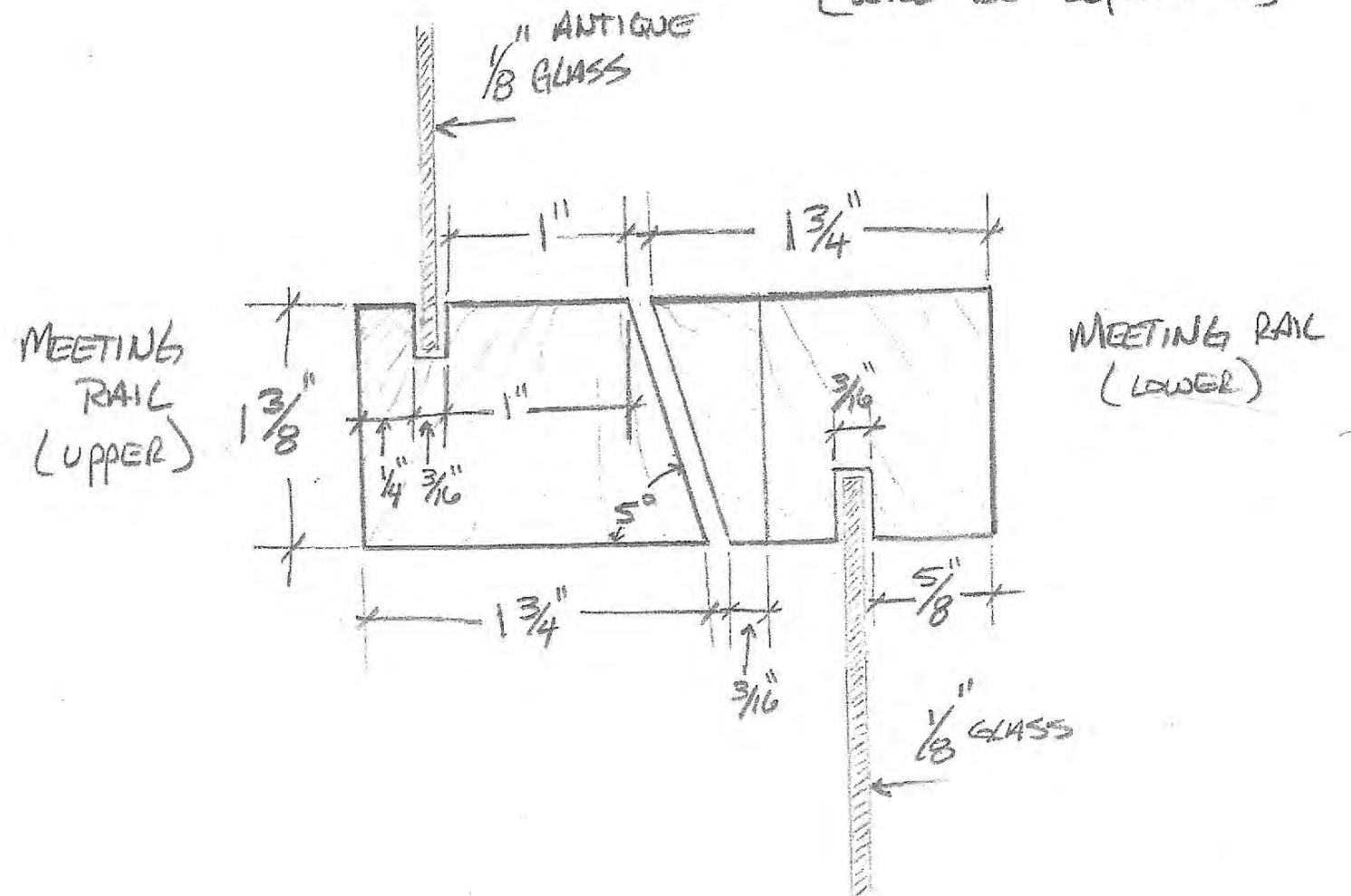
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EXISTING MEETING RAIL  
(WILL BE REPLICATED)



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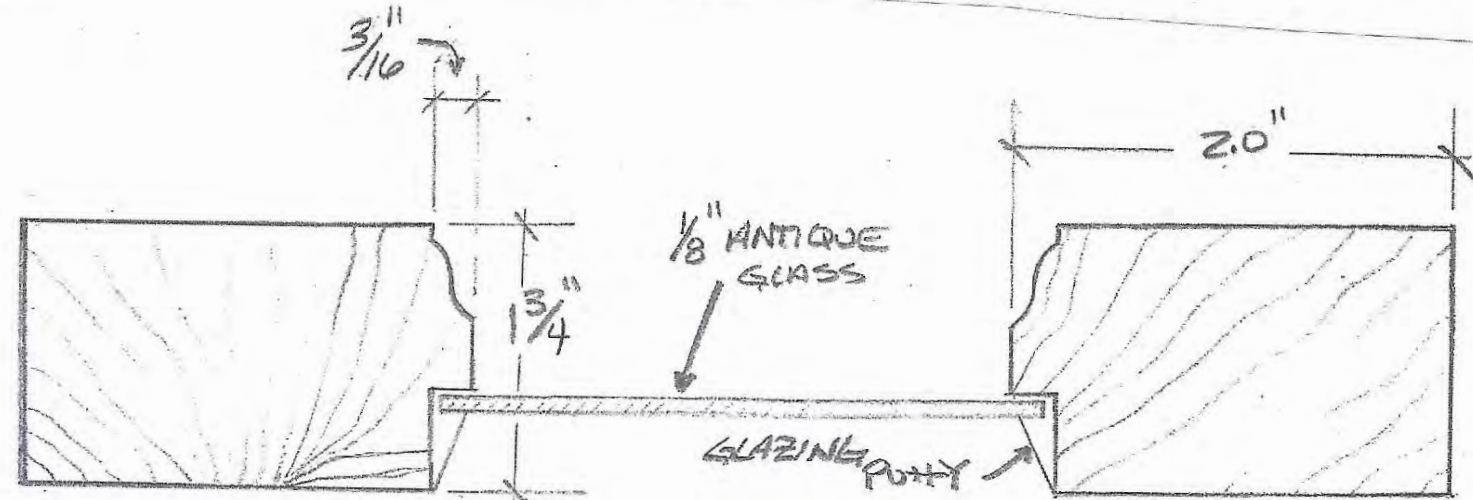
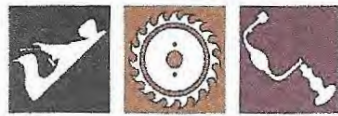
**PROPOSED WORK**

**New Door to Backyard**

**Artisan Renovations LLC**

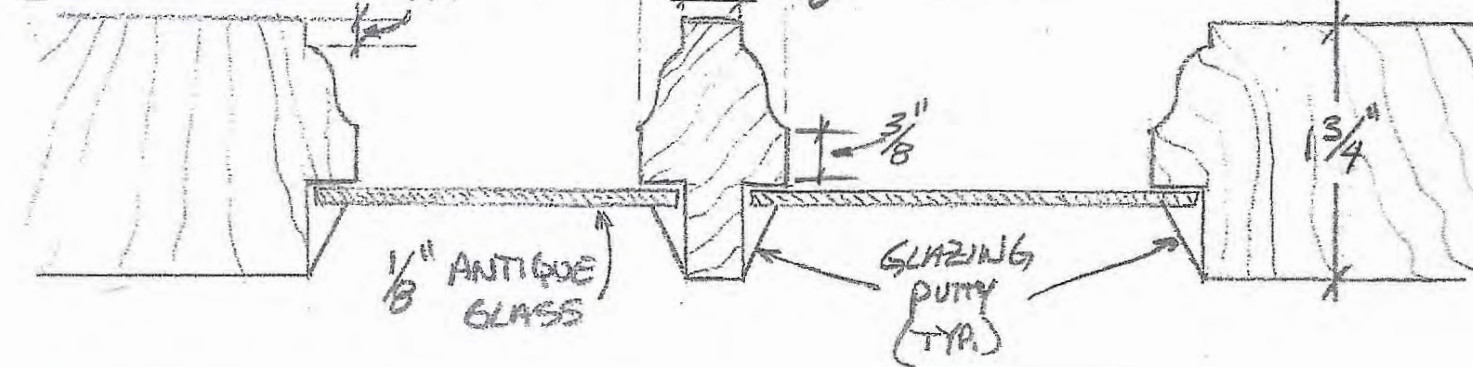
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- PROPOSED PROFILE & EXISTING PROFILE WILL CLOSELY MATCH AS DRAWN. "FULL-LITE" SASH PROFILE (LOWER) (SEE PHOTO)

- PROPOSED & EXISTING PROFILE WILL BE CLOSELY MATCH AS DRAWN (SEE PHOTO) "MULTI-LITE" MUNTIN & STILE PROFILES

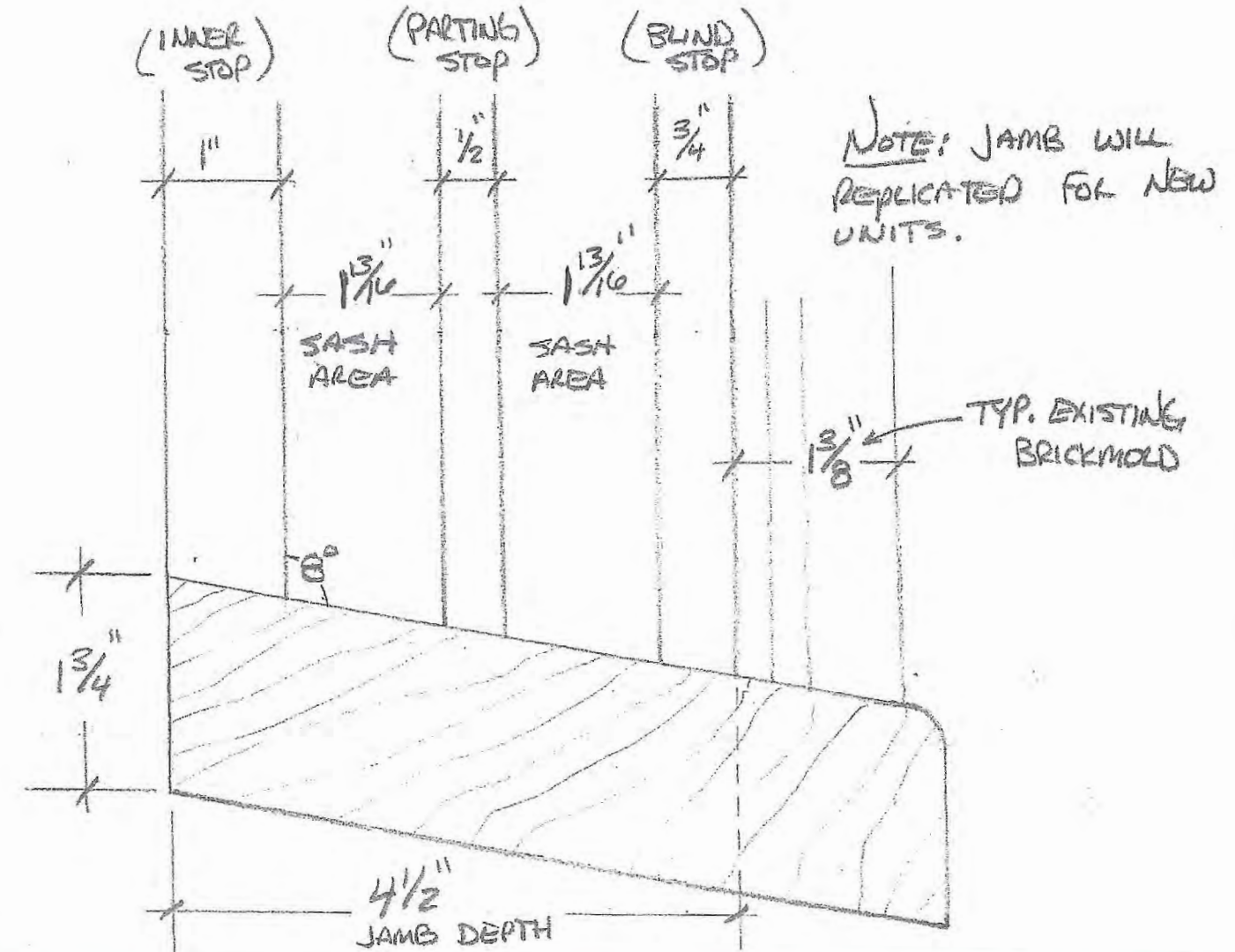


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EXISTING SILL & JAMB



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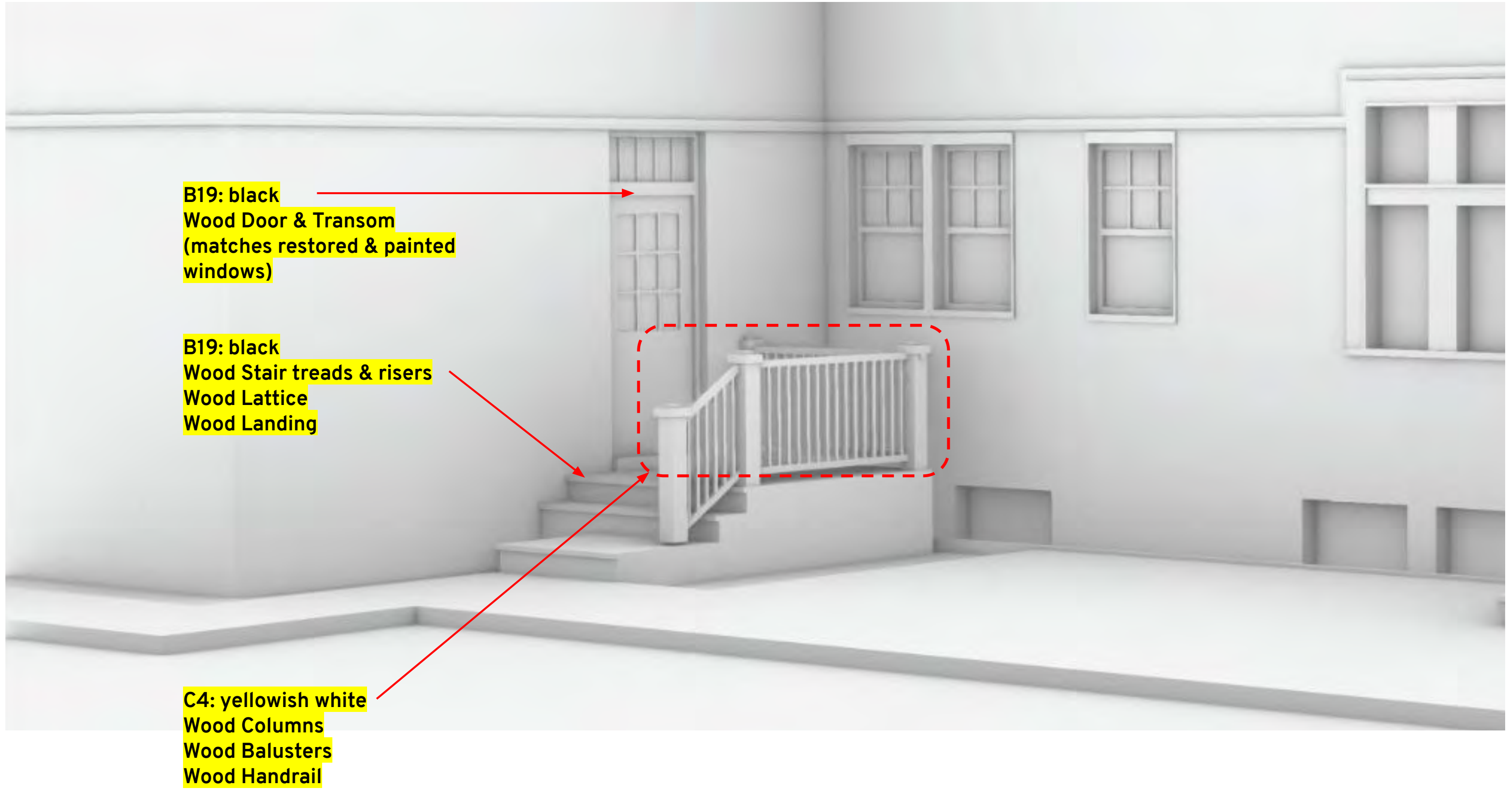
Project 1091 SEMINOLE Date 16 Nov. 2020 Signature [Signature]

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## PROPOSED WORK

### New Door to Backyard - paint scheme



## PROPOSED WORK

### New Door to Backyard - Detailed Scope of Work

- ADD DOOR IN SOUTH FACADE OF NORTH ADDITION
  - Demo existing brick masonry wall for rough opening
  - Add new wood door to match original house drawings
    - Artisan Renovations to source or build
    - Paint door and transom frame to match restored windows (part of previous HDC application & approval) using Color System D, B:19 black
  - Door trim to match existing openings in masonry wall
  
- STAIRS & LANDING
  - Use original West Elevation drawing as well as original Kahn-designed porch at 1424 Iroquios for guidance on dimensions, profiles, construction techniques, and finishes.
  - Paint wood stairs, landing, and lattice using Color System D, B:19 black
  - Paint wood handrail & balusters using Color System D, C:4 yellowish white



# FOR REFERENCE ONLY

## COA FOR APP. #20-6967 - NOT FOR CURRENT APPLICATION

CITY OF DETROIT  
HISTORIC DISTRICT COMMISSION

DETROIT, MICHIGAN 48226  
PHONE 313-224-6536  
FAX 313-224-1310

12/8/2020

### CERTIFICATE OF APPROPRIATENESS

Alex Rhea & Kyle Smitley  
1091 Seminole  
Dearborn MI, 48124

#### **RE: Application Number 20-6967; 1091 Seminole; Indian Village Historic District**

Dear Alex:

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 staff of the Detroit Historic District Commission has reviewed the above-referenced application for building permit and hereby issues a Certificate of Appropriateness (COA), which is effective as of December 8, 2020.

Staff finds the following proposed work 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).

#### **Assorted General Rehab – Home**

- *Gutters and downspouts:* Repair existing gutters and downspouts
  - Paint B:19, *Black*
- *Window Restoration:* Repair and restore existing windows as proposed
  - Paint B:19, *Black*
- *Window Replacement:* Replace (3) non-historic windows at rear with new, as proposed by Artisan Renovations
- *Stucco, Trim and siding :* Repair existing wood trim, replace trim to match existing where deteriorated beyond repair
  - Paint Stucco C-4: *Yellowish White*, Half-timbering and trim B:19, *Black*
  - Replace cedar singles to match existing (as needed)
- *Brick Masonry:* Tuck-pointing as needed
  - Mortar color and profile to match existing
- *Doors:* Repair existing wood door and replace metal door with custom wood door, as proposed.
- Remove ivy around home as needed and security light

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. If you have any questions regarding this letter, please contact me at [cagneyb@detroitmi.gov](mailto:cagneyb@detroitmi.gov).

For the Commission:



Brendan Cagney  
Detroit Historic District Commission Staff