

STAFF REPORT: 11/10/2021 MEEETING

PREPARED BY: J. ROSS

ADDRESS: 741 SEWARD

APPLICATION NO: #21-7601

HISTORIC DISTRICT: NEW CENTER

APPLICANT: PAUL SILVA

OWNER: PAUL SILVA

DATE OF PROVISIONALLY COMPLETE APPLICATION: 10/25/2021

DATE OF STAFF SITE VISIT: 11/03/2021

SCOPE: REVISE PREVIOUSLY APPROVED APPLICATION

EXISTING CONDITIONS

Erected ca. 1920, the building located at 741 Seward incudes three full stories above grade, basement units, and a penthouse unit. The English Tudor style apartment building features a front façade and side returns with decorative stone detailing, water tables, window surrounds, entrance surround, and wood trim details to establish the style. The building is long and narrow on a 50' width lot x 175' deep. Exterior walls are clad with brick and windows are non-historic, double-hung units aluminum-clad wood units that were installed in 2021. The roof is flat with a side-gabled and shed-roof penthouse towards the front portion of the building. The building's front/primary entrance includes a recently installed black aluminum door with aluminum sidelites. The primary entrance's original distinctive arched wood transom remains. A new aluminum door is located at the side elevation.



741 Seward, current appearance

PROPOSAL

In 2018, architect Brian Hurtienne appeared in front of the Commission on the applicant/owner's behalf with a proposal to rehabilitate the building, to include the repair of the distinctive original front door. Per Mr. Hurtienne "...the front entrance is in good condition and will be restored, with the door remaining..." The Commission approved the application at the May 9, 2018 regular meeting. See the attached 2018 staff report for the approved application. The following are photos of the original front door that was proposed and approved for repair:



741 Seward front door, Google Streetview, 2009

In the course of conducting an inspection of the current exterior work at the building, the Building Department noted that the front door and sidelites has not been retained and repaired per the 2018

approval. Rather, the door and sidelites had been removed and replaced with the current black aluminum doors and sidelites.



741 Seward front door, current appearance

The building department also noted that a non-historic, single hollow metal door at the west elevation had been replaced with a new aluminum door with full-length vision panel:



New aluminum door at west/side elevation. Replaced non-historic steel door. Brick infill was present in 2018.

With the current submission, the applicant is seeking the Commission’s approval of the two doors which were installed without COA to include the following:

- Replace the original wood front door and sidelites with a new aluminum door with aluminum sidelites
- At the west elevation, replace a non-historic hollow metal door with a new aluminum door

STAFF OBSERVATIONS AND RESEARCH

- As previously stated, the project architect noted in 2018 that “the front entrance is in good condition and will be restored.” Staff concurred with this assessment.
- It is staff’s opinion that the front door and sidelites that were removed without approval were distinctive character-defining features of the property. The new door and sidelites detract from the building’s historic character.
- The west elevation door which was removed was not character defining. The new door is not highly visible from the right-of-way and its installation did not result in the removal of historic fabric.

ISSUES

- It is staff’s opinion that the front door and sidelites that were removed without approval were distinctive character-defining features of the property. The new door and sidelites detract from the building’s historic character. The work therefore does not meet the Standards

RECOMMENDATION

#1 – Section 21-2-78. Determination of the Historic District Commission – Certificate of Appropriateness

Staff recommends that the Commission issue a Certificate of Appropriateness for the following work items because they conform to the New Center Historic District’s Elements of Design and meet the Secretary of the Interior Standards for Rehabilitation:

- At the west elevation, replace a non-historic hollow metal door with a new aluminum door

#2 – Section 21-2-78. Determination of the Historic District Commission – Denial

Staff recommends that the Commission **DENY** the issuance of a Certificate of Appropriateness for the following work items because they do not conform to the New Center Historic District’s Elements of Design and do not meet the Secretary of the Interior Standards for Rehabilitation, in particular, 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;* #5) *Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved;* 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:*

- Replace the original wood front door and sidelites with a new aluminum door with aluminum sidelites

741 Seward Detroit

10/22/21

Description of existing conditions

We started this 37 unit restoration 3 years ago and due to COVID we had delays which we overcame and are nearing completion

Description of project

Looking for approval of newly installed doors

The building had 2 original openings a front and side door.

The Side door was a steel door (with bullet holes) that I assume was installed when the building was boarded up decades ago.

The Front door was covered in plywood and not salvageable. It did not appear original.

We installed 2 new glass doors into the original openings. We noticed other buildings on the street with similar doors and felt it would match the streets décor.

The other reason for this style door is security as its very secure and works well with our entry system.

Thank you for the consideration.


Paul Silva

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: 10*/22/21

PROPERTY INFORMATION

ADDRESS(ES): 741 Seward AKA: _____

PARCEL ID: 04001826 HISTORIC DISTRICT: _____

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

BRIEF PROJECT DESCRIPTION: Installed new Doors, looking for approval
Installed new Doors, looking for approval

APPLICANT IDENTIFICATION

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

NAME: Paul Silva COMPANY NAME: Silva Properties

ADDRESS: 1005 N Stephenson Hwy CITY: royal oak STATE: mi ZIP: 48067

PHONE: 2487055969 MOBILE: 2487055969 EMAIL: paul@spmliving.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

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 (BSE|ED) to perform the work.

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

NOTE:

Based on the scope of work, additional documentation may be required.
See www.detroitmi.gov/hdc for scope-specific requirements.

F2 - BUILDING PERMIT APPLICATION

Date: 10/22/21

PROPERTY INFORMATION

Address: 741 Seward 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 #: _____ (Original permit has been issued and is active)

Description of Work (Describe in detail proposed work and use of property, attach work list)
We have added 2 new doors to existing openings and are seeking approval

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: _____



IDENTIFICATION (All Fields Required)

Property Owner/Homeowner

Property Owner/Homeowner is Permit Applicant

Name: John Paul Silva Company Name: Silva Properties
Address: 1005 N Stephenson Hwy City: Royal Oak State: mi Zip: 48067
Phone: 2487055969 Mobile: 2487055969
Driver's License #: S410429676325 Email: paul@spmliving.com

Contractor Contractor is Permit Applicant

Representative Name: Jeff Robson Company Name: NACE / M+N
Address: 22920 Industrial Dr City: St Clair State: MI Zip: 48060
Phone: _____ Mobile: _____ Email: _____
City of Detroit License #: _____

TENANT OR BUSINESS OCCUPANT

Tenant is Permit Applicant

Name: _____ Phone: _____ Email: _____

ARCHITECT/ENGINEER/CONSULTANT

Architect/Engineer/Consultant is Permit Applicant

Name: Brian Hurstman State Registration#: _____ Expiration Date: _____
Address: 2111 Woodward Hurstman City: Detroit State: MI Zip: 48201
Phone: 313-825-2405 Mobile: 313-850-6609 Email: _____

HOMEOWNER AFFIDAVIT (Only required for residential permits obtained by homeowner.)

I hereby certify that I am the legal owner and occupant of the subject property and the work described on this permit application shall be completed by me. I am familiar with the applicable codes and requirements of the City of Detroit and take full responsibility for all code compliance, fees and inspections related to the installation/work herein described. I shall neither hire nor sub-contract to any other person, firm or corporation any portion of the work covered by this building permit.

Print Name: John Paul Silva Signature: _____ Date: 10/22/21
(Homeowner)

Subscribed and sworn to before me this _____ day of _____ 20 _____ A.D. _____ County, Michigan

Signature: _____ My Commission Expires: _____
(Notary Public)

PERMIT APPLICANT SIGNATURE

I hereby certify that the information on this application is true and correct. I have reviewed all deed restrictions that may apply to this construction and am aware of my responsibility thereunder. I certify that the proposed work is authorized by the owner of the record and I have been authorized to make this application as the property owner(s) authorized agent. Further I agree to conform to all applicable laws and ordinances of jurisdiction. I am aware that a permit will expire when no inspections are requested and conducted within 180 days of the date of issuance or the date of the previous inspection and that expired permits cannot be

Print Name: John Paul Silva Signature: _____ Date: 10/22/21
(Permit Applicant)

Driver's License #: S410429676325 Expiration: 4/28/25

Subscribed and sworn to before me this _____ day of _____ 20 _____ A.D. _____ County, Michigan

Signature: _____ My Commission Expires: _____
(Notary Public)

Section 23a of the state construction code act of 1972, 1972PA230, MCL 125.1523A, prohibits a person from conspiring to circumvent the licensing requirements of this state relating to persons who are to perform work on a residential building or a residential structure. Visitors of Section 23a are subject to civil fines.

This application can also be completed online. Visit detroitmi.gov/bseed/elaps for more information.



SAXER ANNEX APT.

NO
LOITERING

NO
LEFT TURN

90



93
Street

**PRIVATE
PROPERTY**
NO VIOLATORS
VIOLATORS WILL
BE PROSECUTED

MARLENOR

660

NO
LOITERING
ALLOWED



691







Neighborhood
Watch





NOW LEASING Starting at \$1,200

THE Debora

313.636.2299

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DANGER
CONSTRUCTION AREA
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CAUTION

