

STAFF REPORT: 4/12/2022
PREPARED BY: T. BOSCARINO
REVISED ON APRIL 12, 2023 (revisions shown in bold red type)

APPLICATION NUMBER: 23-8283
ADDRESS: 3509 AND 3521 SEMINOLE
HISTORIC DISTRICT: INDIAN VILLAGE
APPLICANT: JACOB M. LUBIG, VENTURE DESIGN
PROPERTY OWNER: HENDERSON, MARSHA & SONUYI, TOLULOPE
DATE OF PROVISIONALLY COMPLETE APPLICATION: 3/14/2022
DATE OF STAFF SITE VISIT: 3/23/2022

SCOPE: CONSTRUCT PERGOLA AND PATIO, REMOVE WINDOWS AND INSTALL SLIDING DOOR

EXISTING CONDITIONS

The subject property consists of a house at 3521 Seminole and an open side lot at 3509 Seminole. The house appears to date from the 1910s (an exact construction date is not known) and is a two-and-one-half story, gabled-ell house with Picturesque, Arts and Crafts influence. The property incorporates a side lot that appears to have never been developed. Together, the lots are bounded by Seminole on the east, Maxwell on the west, an adjacent building on the north, and another undeveloped lot on under different ownership on the south. The side lot at 3509 Seminole is concealed behind a hedge and fence on the Seminole side and an opaque fence on the Maxwell side.



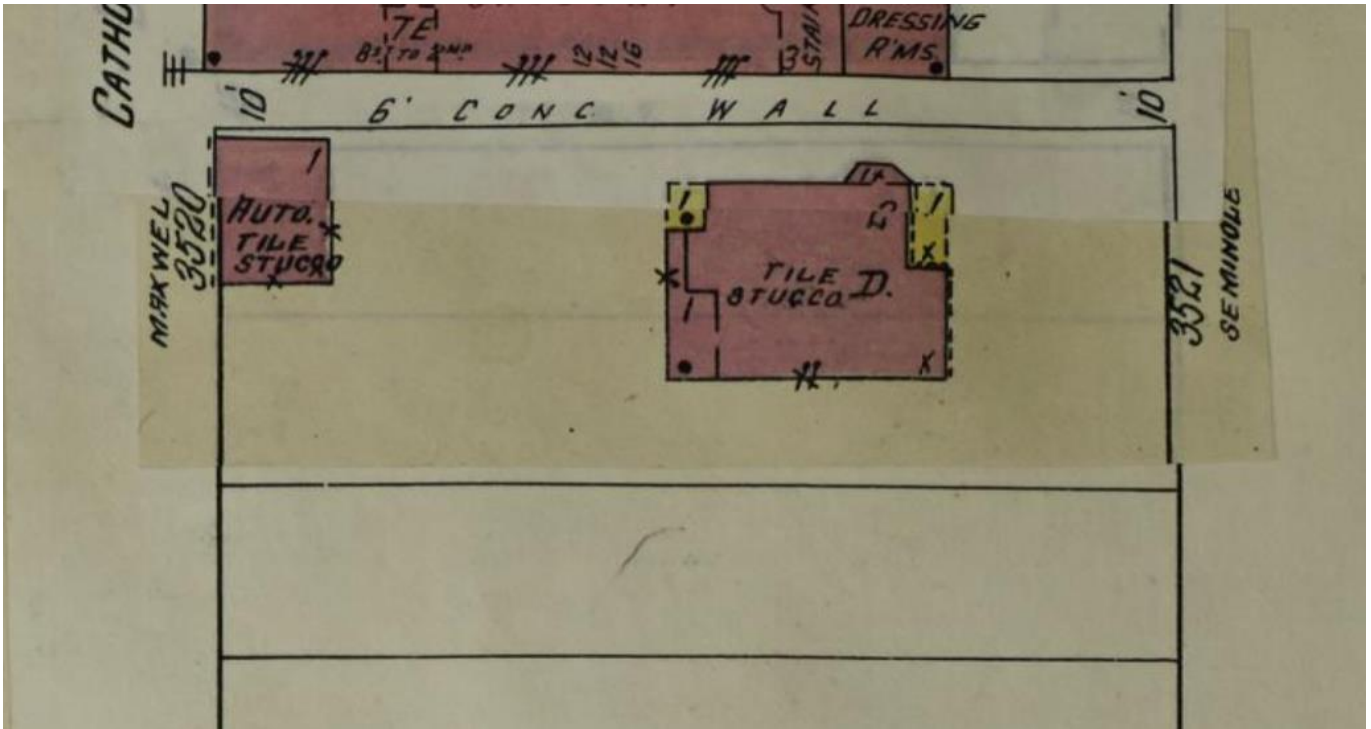
House at 3521 Seminole. March 2023 photo by staff.



Side lot located at 3509 Seminole. March 2023 photo by staff.



Aerial view from Detroit Parcel Viewer with the subject property outlined in red.



Subject property shown in 1951 Sanborn map.

PROPOSAL

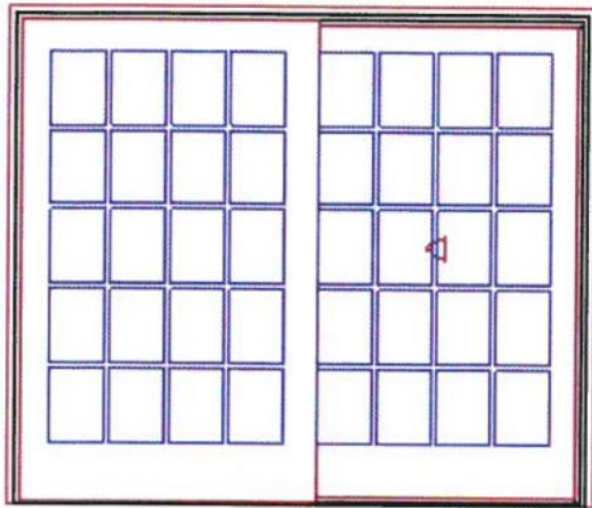
As shown in the submitted construction drawings, the applicant proposes to install a pergola, patio, and outdoor kitchen extending from the side (south elevation) of the house and continuing to the south into the area of the adjacent side lot.



Rendering of the proposed work as viewed from the Seminole (east and front) side of the property. Image from application documents.

The proposed work includes the removal of two features of the house (both visible in the photo on the previous page): A bay of three, mullioned sash windows is proposed to be removed and replaced with a double sliding door. Also, a shed-roof overhang above a projecting bay window is proposed to be removed to accommodate the addition

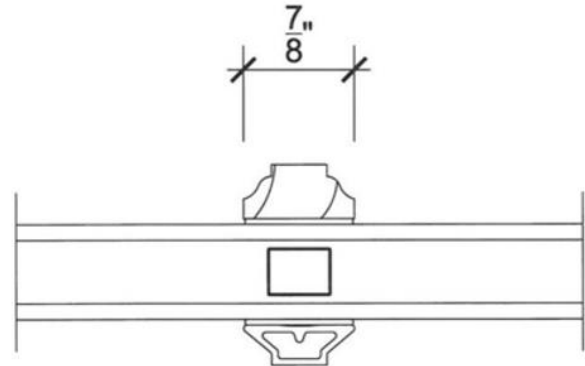
of a pergola.



Stat

Active

As Viewed From The Exterior



Proposed new door. Images from application documents.

The proposed door is a sliding, aluminum-clad wood door in “stone white” color. It has “7/8’ SDL” (simulated divided lites) with false muntins on the interior and exterior and spacers between the glass panes, closely approximating a true multilight door.

The pergola is to be 12’2” tall, composed of treated lumber wrapped in pine or cedar. A paint color or finish is not specified, though a light green similar to the trim color of the house is shown in renderings. The proposed pergola features recessed downlighting.

The application also includes brick and stone pavers, a fire pit, and outdoor cabinets and a countertop. Specific brand and product names are called out in the application documents.

STAFF OBSERVATIONS AND RESEARCH

- The Indian Village Historic District was established by resolution of the City Council in 1971 and codified November 5, 1976. A Final Report was not prepared for the district.
- The Elements of Design for Indian Village provide the following relevant observations:
 - Windows are “always subdivided” and “generally further subdivided by muntins.”
 - In other styles [than classical], voids are arranged with more freedom, but usually in a balanced composition.
 - “In the case of very wide properties, two conditions exist. A very wide site may have a house placed centrally upon it, with extensive side yard space; this occurs only with extremely large houses by district standards. A more typical placement of houses of average size for the district is at the side of the wide site, placed normally in relation to one of the adjoining houses. The rest of the property is a side yard on the other side of the house, and the entrance is often oriented toward

that side yard.”

- “Porches, often permanently enclosed sun porches, are often placed at the side of the building.”
 - “Wood is almost universally used for window frames and other functional trim.”
 - “Side lots are not uncommon in the district, and a number of these form a part of the original site plan for the residence. Such side lots are usually landscaped, often fenced at or near the setback line, and very occasionally contain paved areas such as a tennis court.”
 - “Where an original or early arrangement of a house and grounds included and still includes landscaped lots which form part of the landscaping plan for the residence, such landscaped lots are significant landscape features.”
- Staff consulted Sanborn maps and building permits and saw no indication that the side lot at 3509 Seminole has ever been developed.
 - The design of the proposed pergola is compatible with the Picturesque and Arts and Crafts style of the house and meets (with the potential exception of items noted under Issues, below) the Secretary of the Interior’s Standards for Rehabilitation, especially Standard #9: “new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features” of the historic building, and Standard #10: “new additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.”
 - Staff opinion is that the bay of windows and the shed roof overhang proposed for removal are not distinctive, character-defining features.
 - The landscaped open space of the side lot is a character-defining feature, as noted in the Elements of Design (quoted above). However, the proposed pergola and patio area, due to its modest scale, does not overwhelm or destroy the feature; neither does it change the relationship of the house to its side lot.
 - The Arts and Crafts Movement inspired building does not fit squarely within a particular architectural style, though it most closely fits English Revival (Color System D). The selected colors appear to closely match trim colors from Color System D and are appropriate.

ISSUES

- Some details regarding exterior finishes are lacking from the application.
 - ~~The proposed door has a “stone white clad exterior,” but the material of the cladding is not specified.~~
 - ~~The proposed door has “7/8” SDL” (simulated divided lites) but the thickness, material, and location (within, behind, or in front of the glass) are not specified.~~
 - The finish of the proposed pergola is not specified.

RECOMMENDATION

Section 21-2-78, Determinations of Historic District Commission

Staff recommends that the Commission issue a *Certificate of Appropriateness* for the proposed work it meets the Secretary of the Interior’s Standards for Rehabilitation, with the following conditions:

- ~~The door shall be subject to approval by staff.~~

- The finish of the pergola shall be subject to approval by staff.