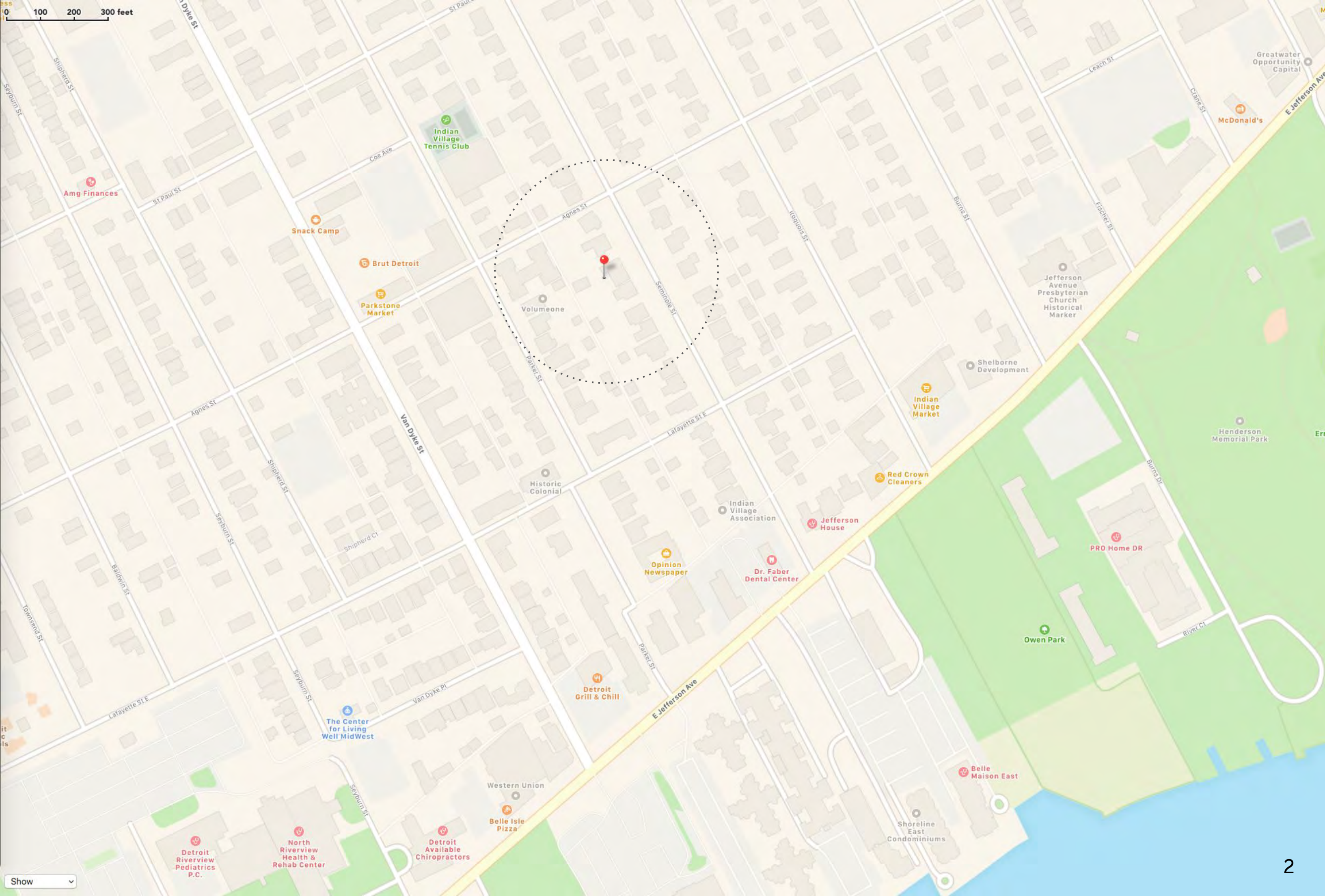


1091 Seminole

HDC Project Review #2



Amg Finances

Snack Camp

Brut Detroit

Parkstone Market

Volumeone

Historic Colonial

Indian Village Association

Indian Village Market

Red Crown Cleaners

Jefferson House

Dr. Faber Dental Center

Opinion Newspaper

Detroit Grill & Chill

Western Union

Belle Isle Pizza

Detroit Available Chiropractors

North Riverview Health & Rehab Center

Detroit Riverview Pediatrics P.C.

Shoreline East Condominiums

Belle Maison East

PRO Home DR

Owen Park

Henderson Memorial Park

McDonald's

Greatwater Opportunity Capital

Jefferson Avenue Presbyterian Church Historical Marker

Shelborne Development

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

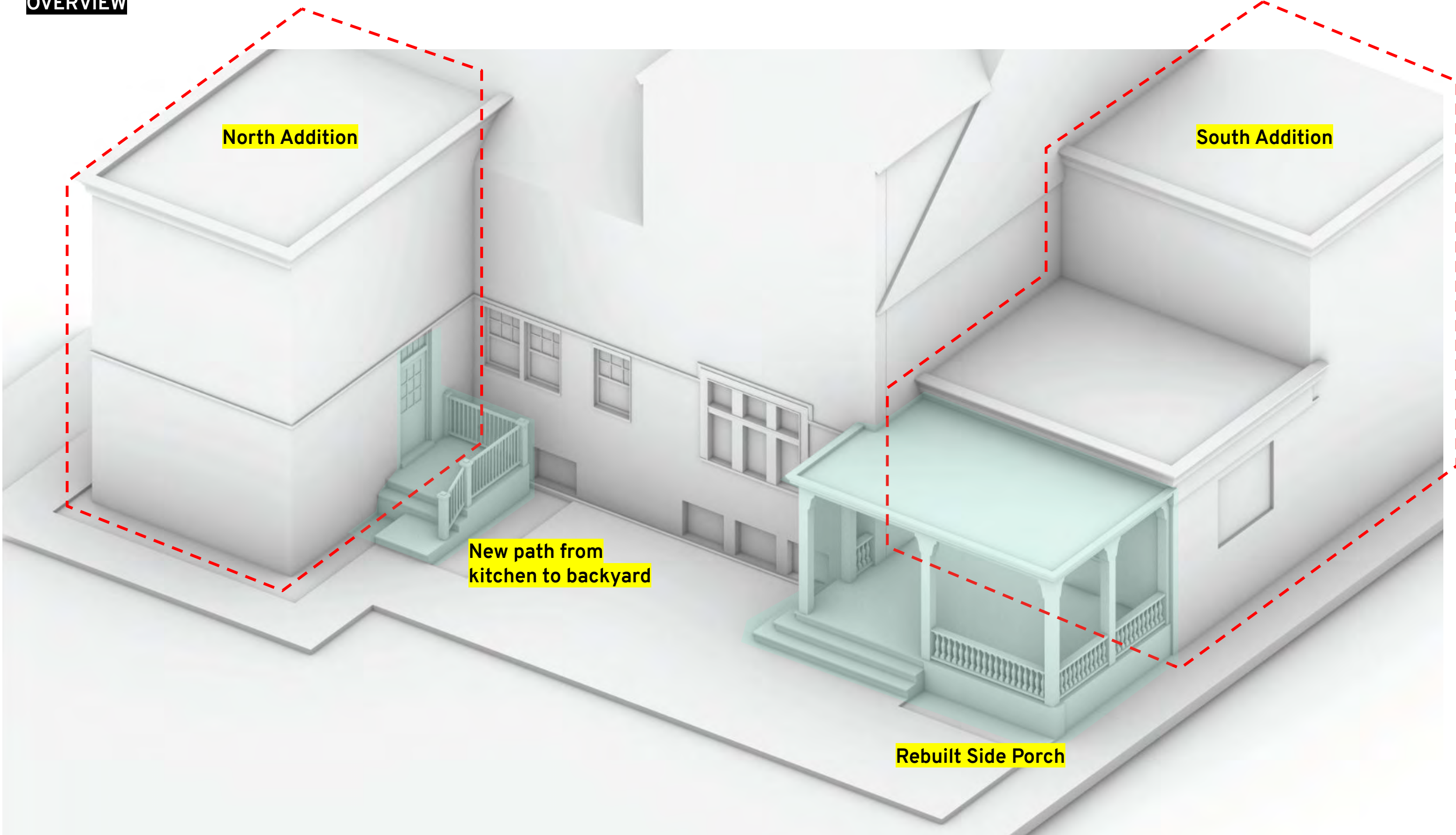
Proposed Work

Overview

PROPOSED WORK
OVERVIEW



**PROPOSED WORK
OVERVIEW**



North Addition

South Addition

**New path from
kitchen to backyard**

Rebuilt Side Porch

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



**RUSTED METAL GUTTERS
REPLACED TO MATCH**

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



**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.



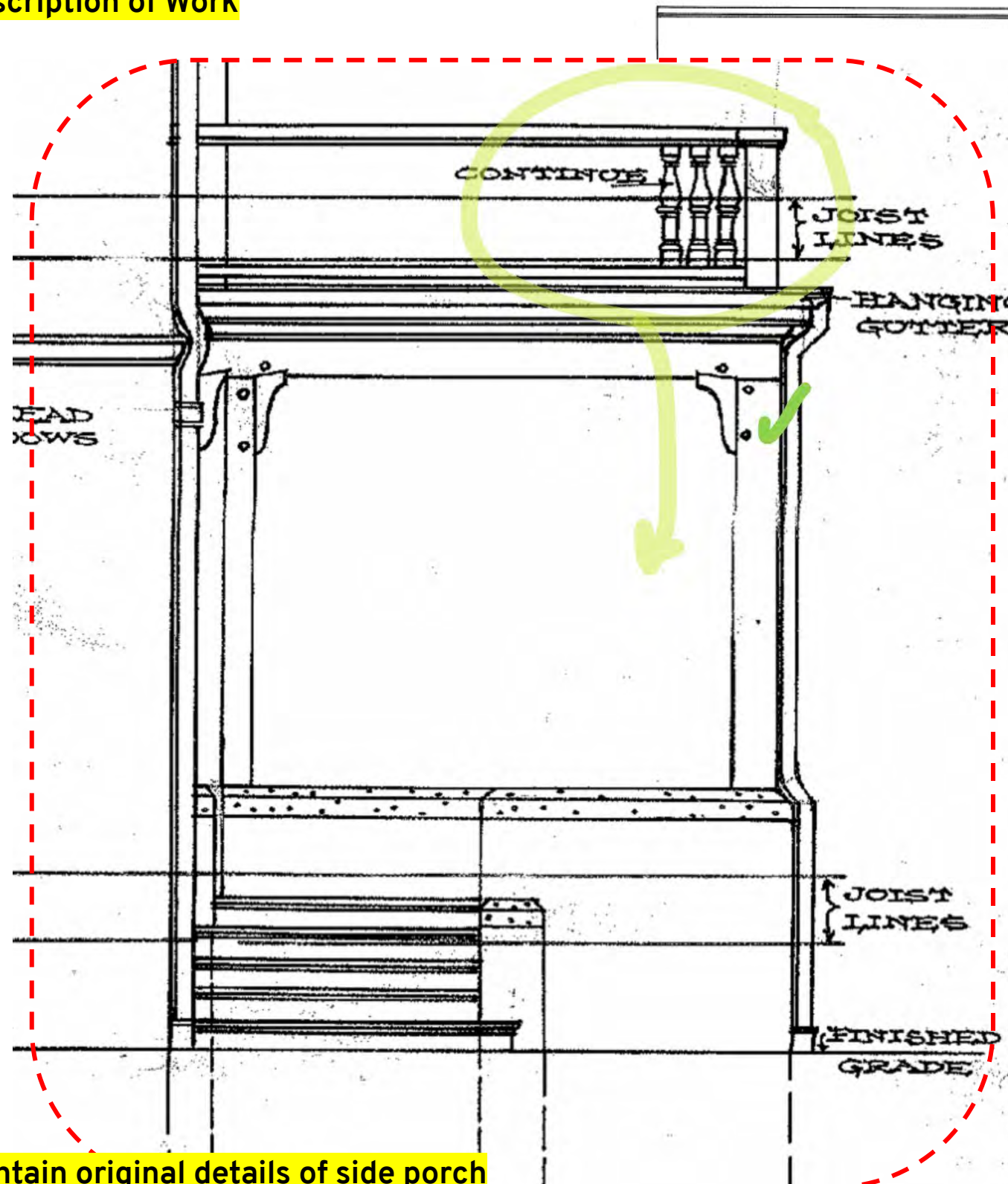
WEST ELEVATION
SCALE 1/4" = 1'-0"

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

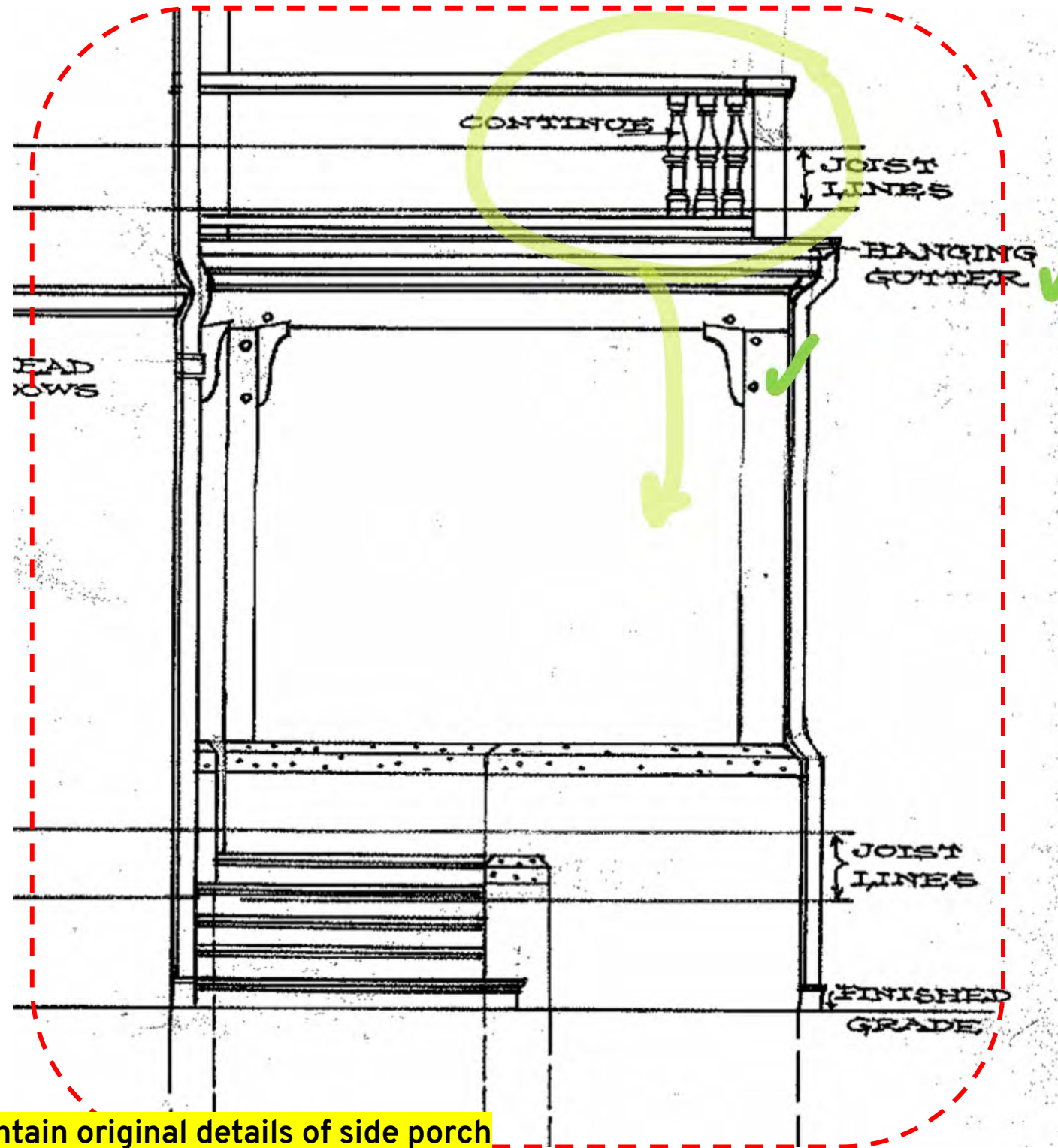


WEST ELEVATION
SCALE 1/4" = 1'-0"

RESIDENCE FOR
MR. ARTHUR E. KIEFER
ALBERT KAHN ARCHITECT
DETROIT MICH
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



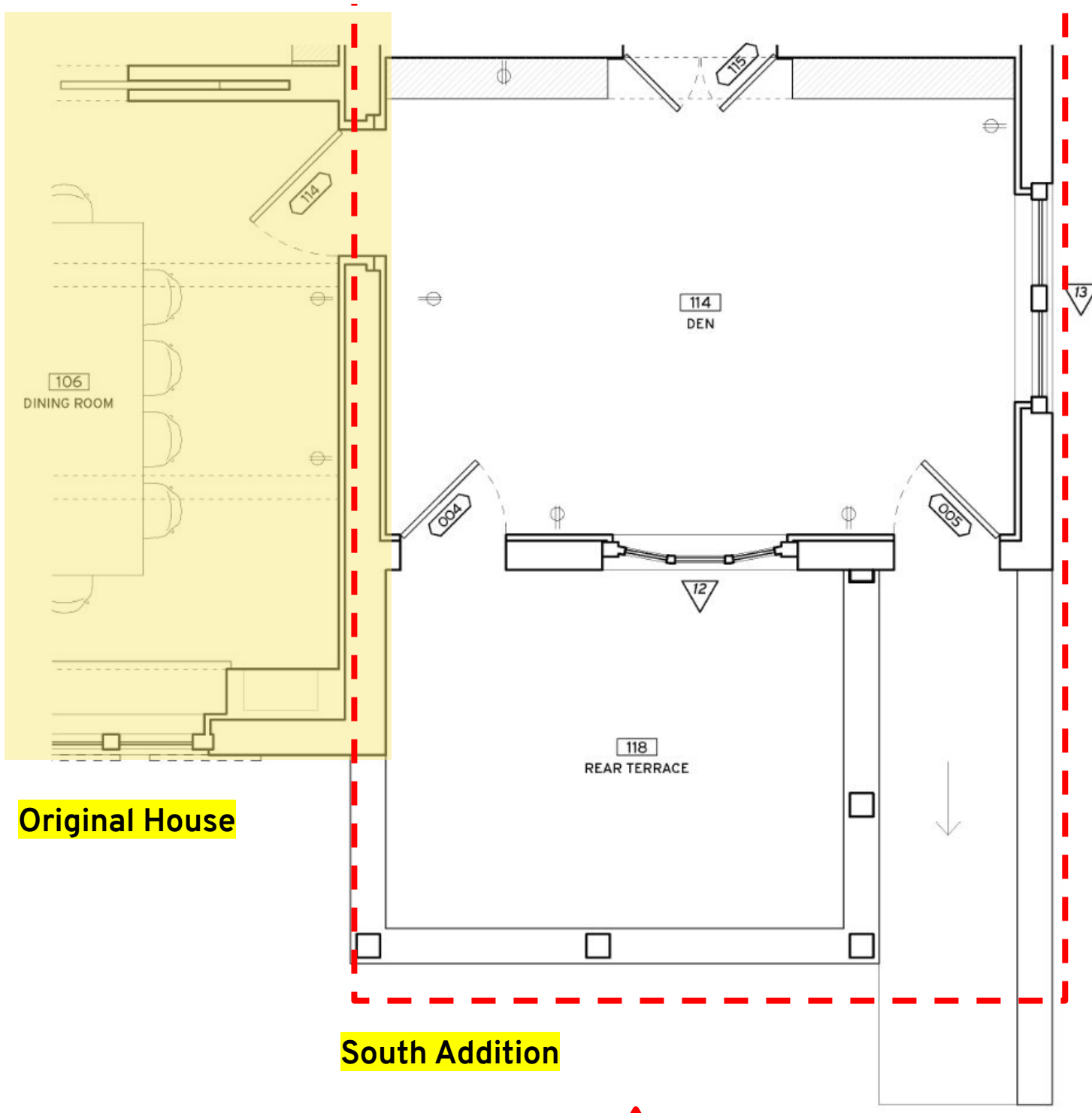
PROPOSED WORK

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

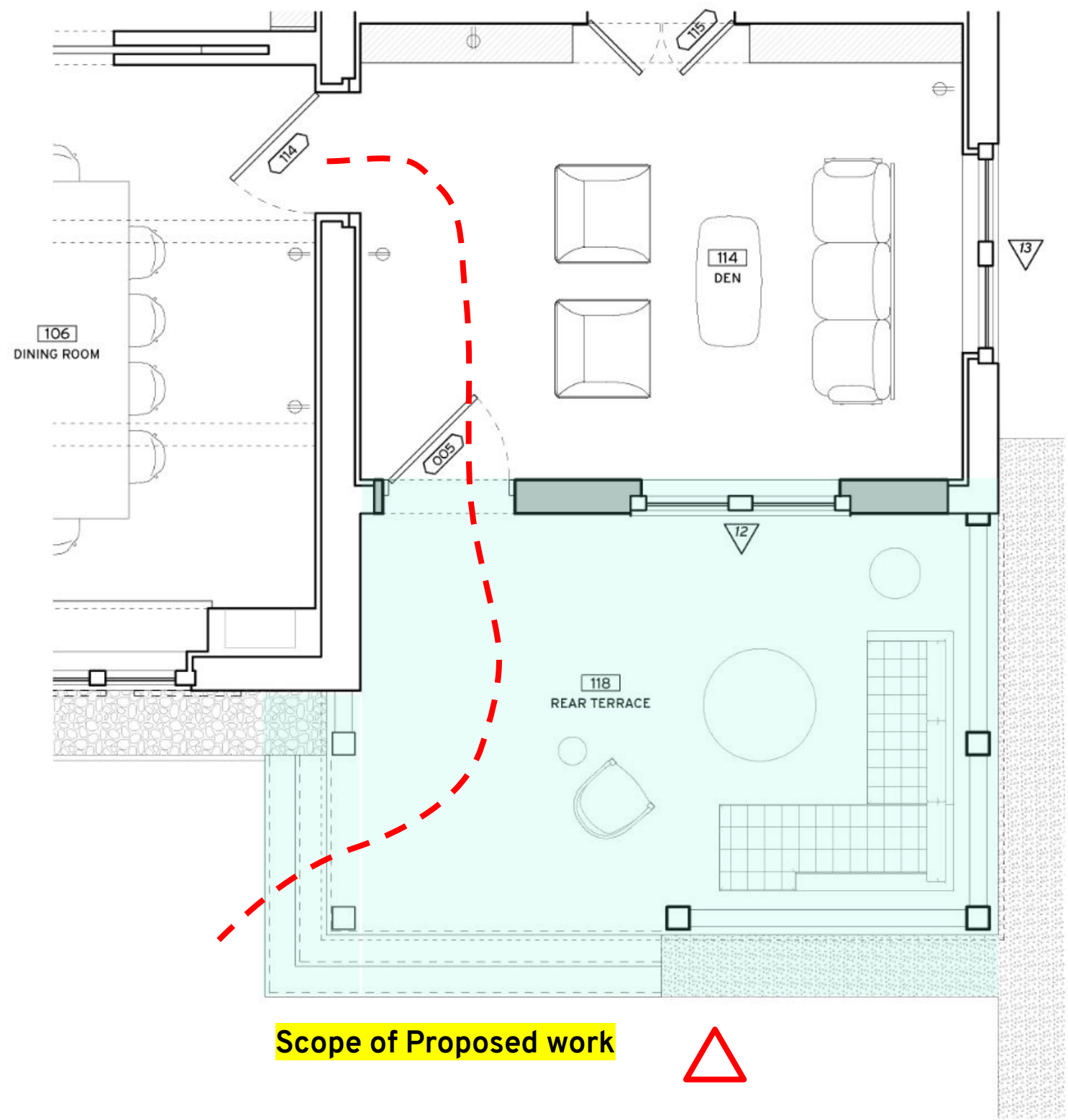
New Porch



Original House

South Addition

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

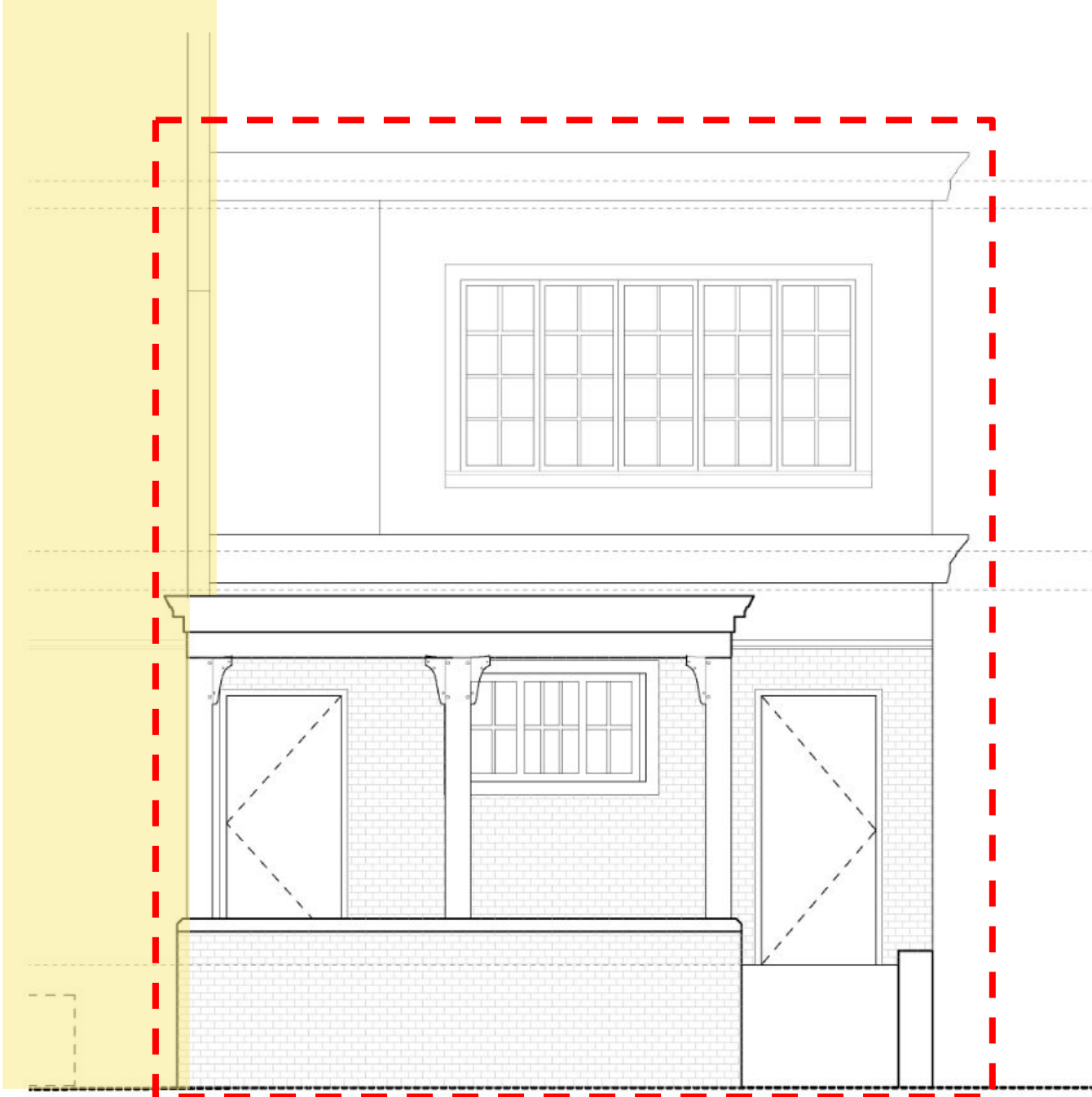


Scope of Proposed work

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

PROPOSED WORK

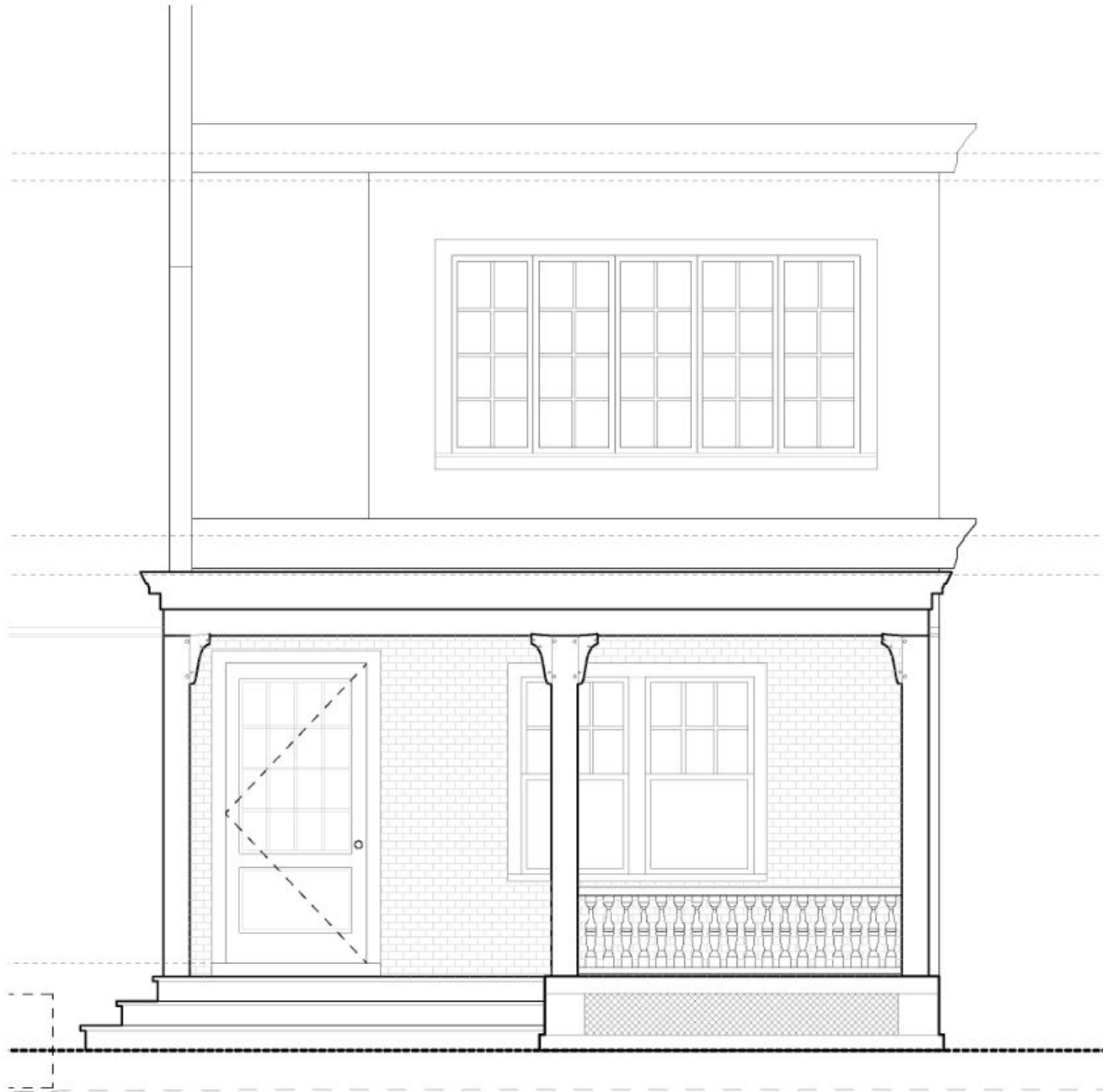
New Porch



Original House

South Addition

2 EXTERIOR ELEVATION - EXISTING
SCALE: NTS



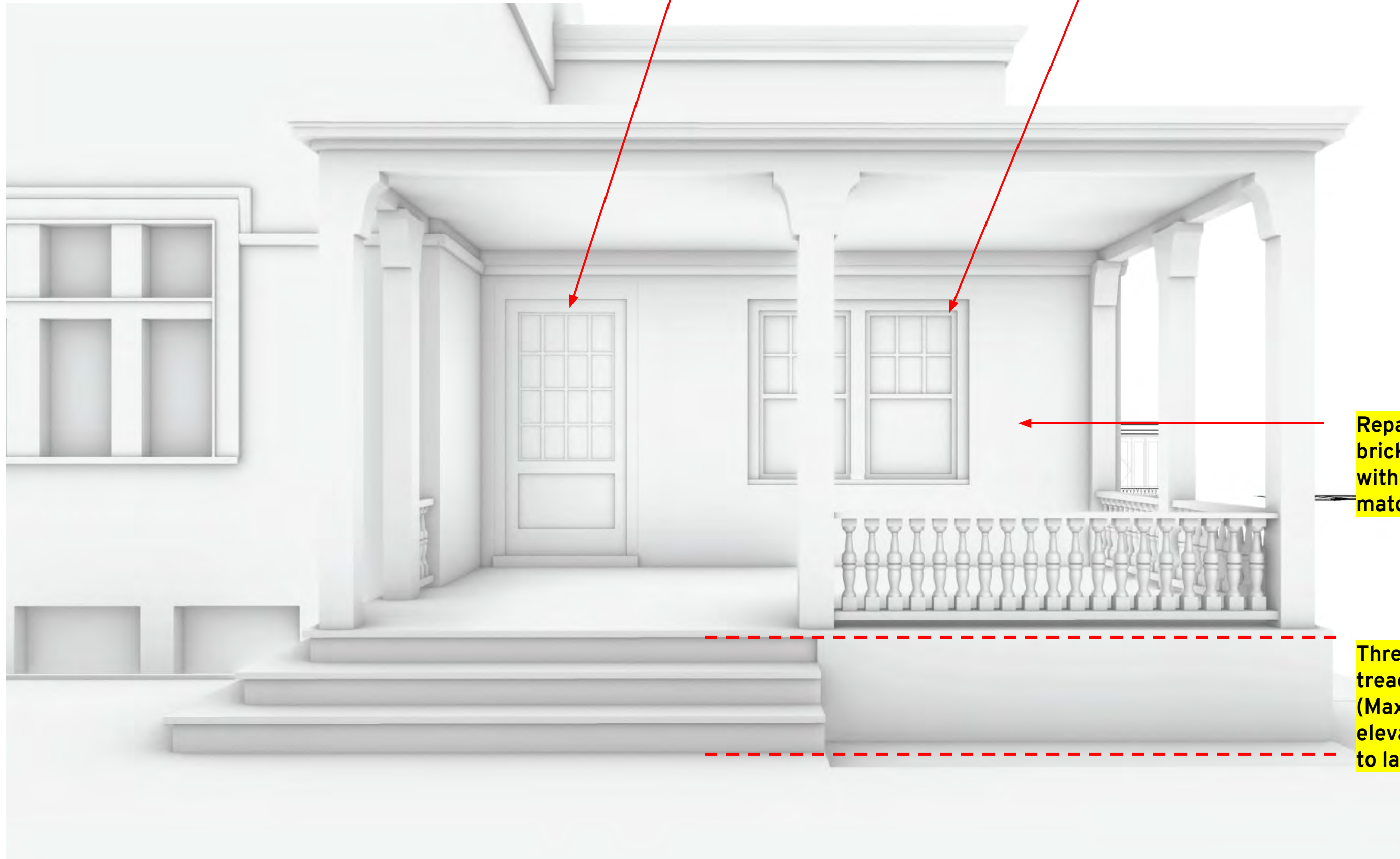
1 EXTERIOR ELEVATION - PROPOSED
SCALE: 1/4" = 1'-0"

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)

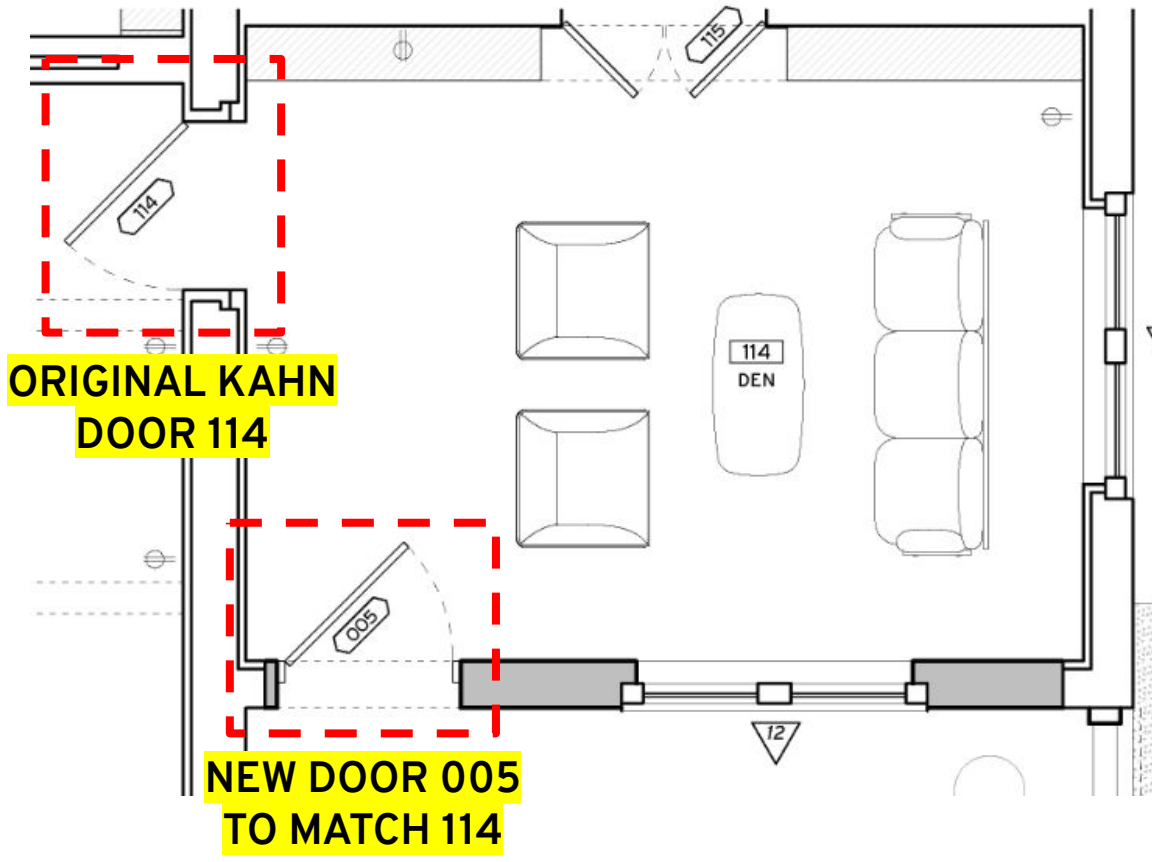


Repair existing brick wall, infill with brick to match

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

PROPOSED WORK

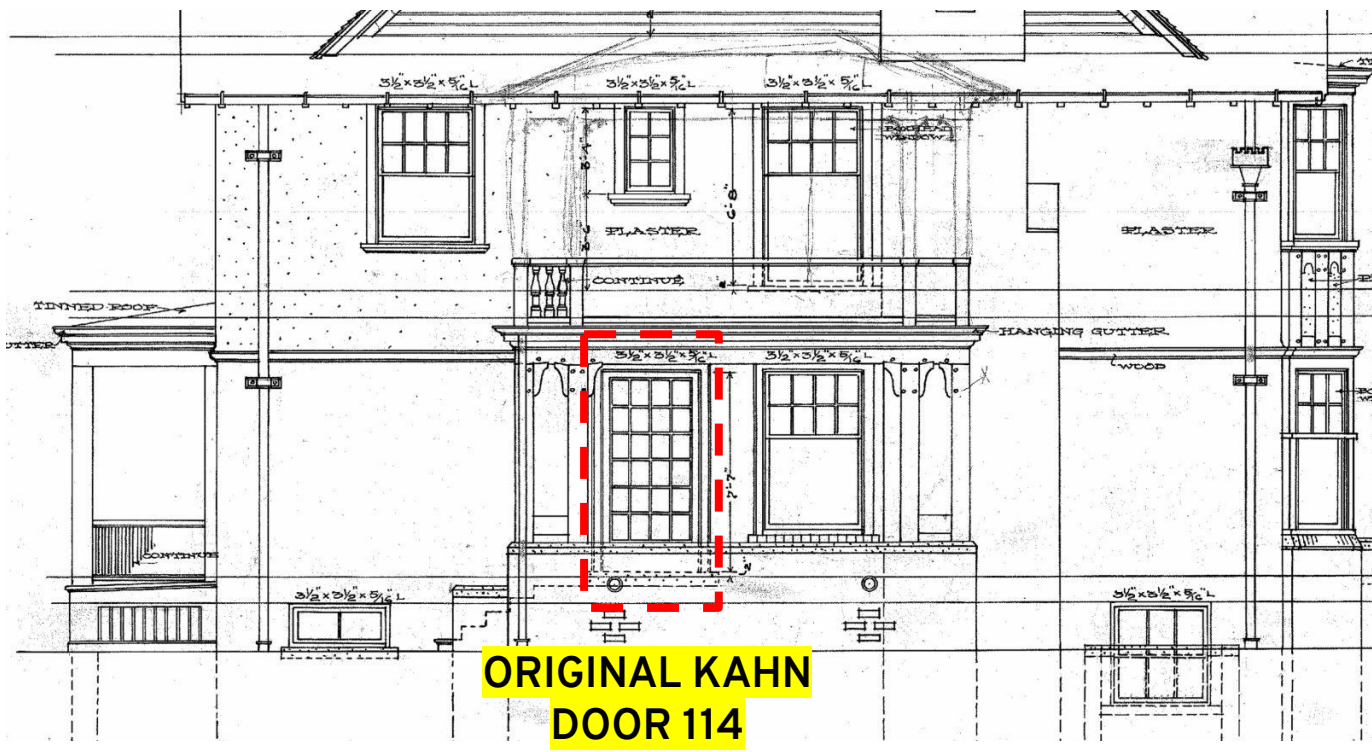
New Porch - replace door & window



DOOR 114
(original door to porch)



DOOR 114
(current door between dining & den)



ORIGINAL KAHN DOOR 114



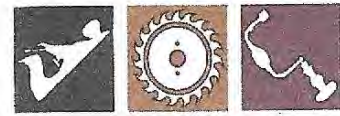
DOOR 005
(to match 114)

DOOR 114

PROPOSED WORK

New Door to Backyard

Artisan Renovations LLC
Historic • Restoration • Solutions
www.artisan-renovationsllc.com



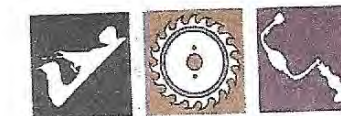
1091 Seminole "New" D.H. Window Specifications

- 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

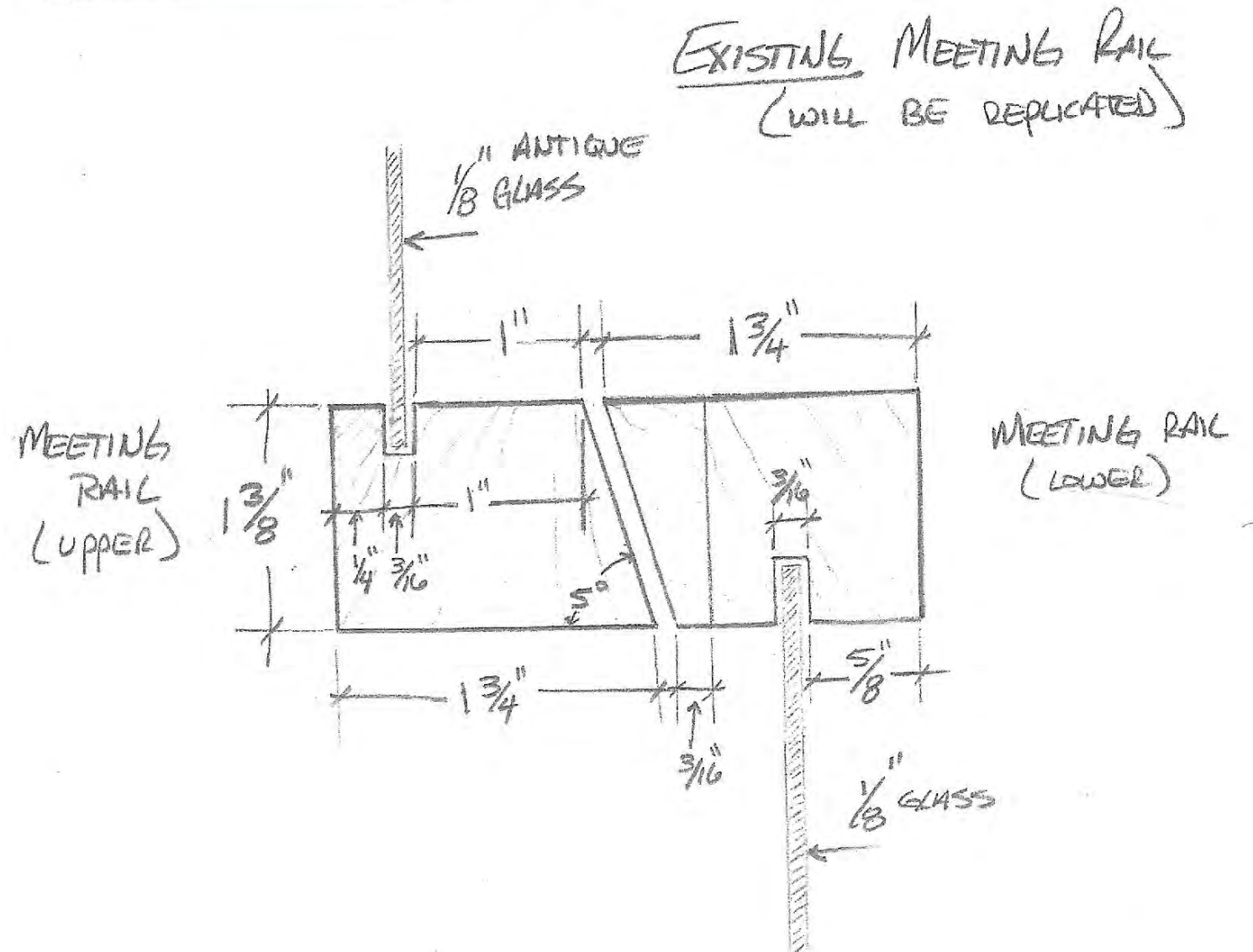
Project 1091 SEMINOLE Date 16 Nov. 2020 Signature [Signature]

Artisan Renovations LLC • 5923 Lake George Rd. Dryden, MI 48428 • 248.794.5095

tc.artisanrenovations@gmail.com



Artisan Renovations LLC
Historic • Restoration • Solutions
www.artisan-renovationsllc.com



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

Artisan Renovations LLC • 5923 Lake George Rd. Dryden, MI 48428 • 248.794.5095

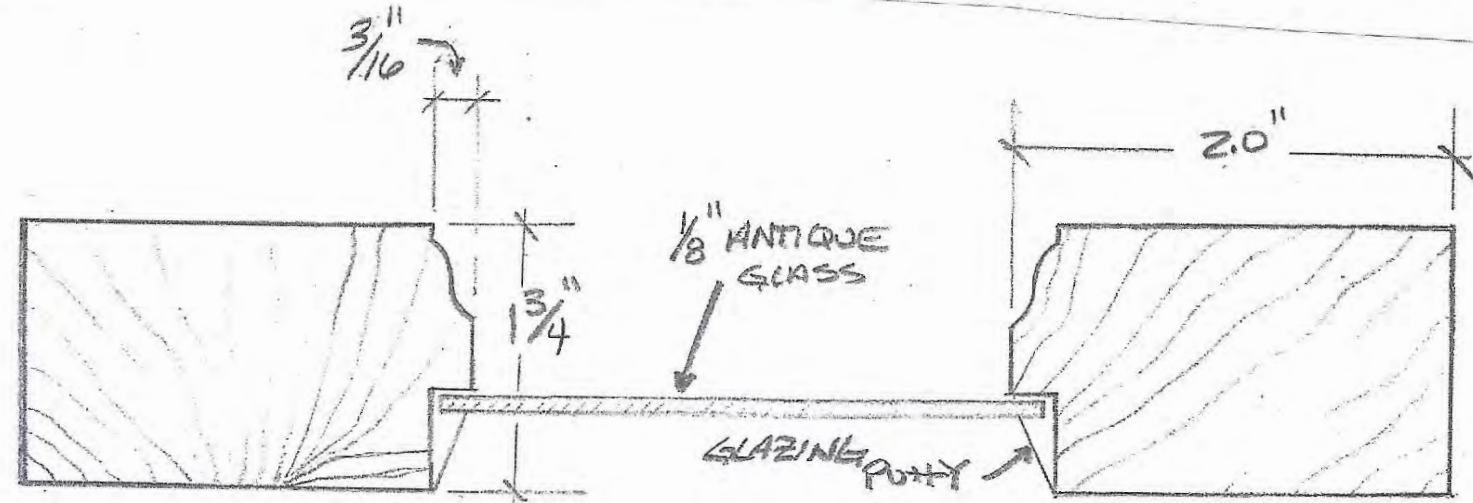
tc.artisanrenovations@gmail.com



PROPOSED WORK

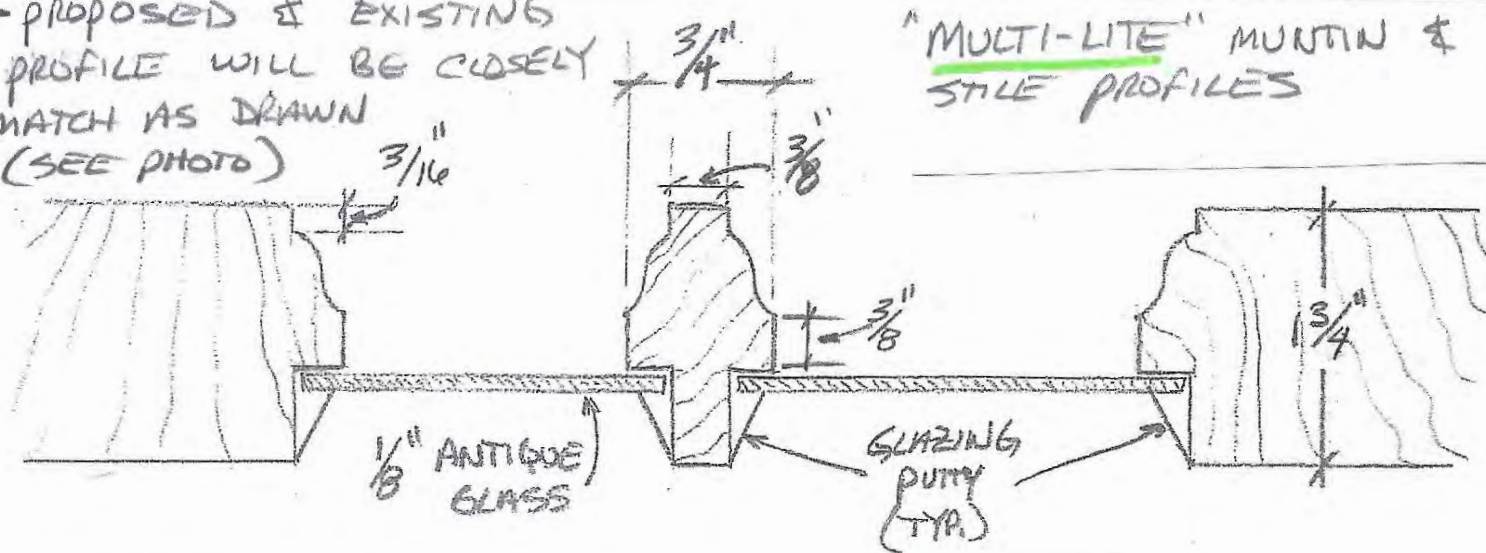
New Porch - replace door & window

Artisan Renovations LLC
Historic • Restoration • Solutions
www.artisan-renovationsllc.com



- 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)



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

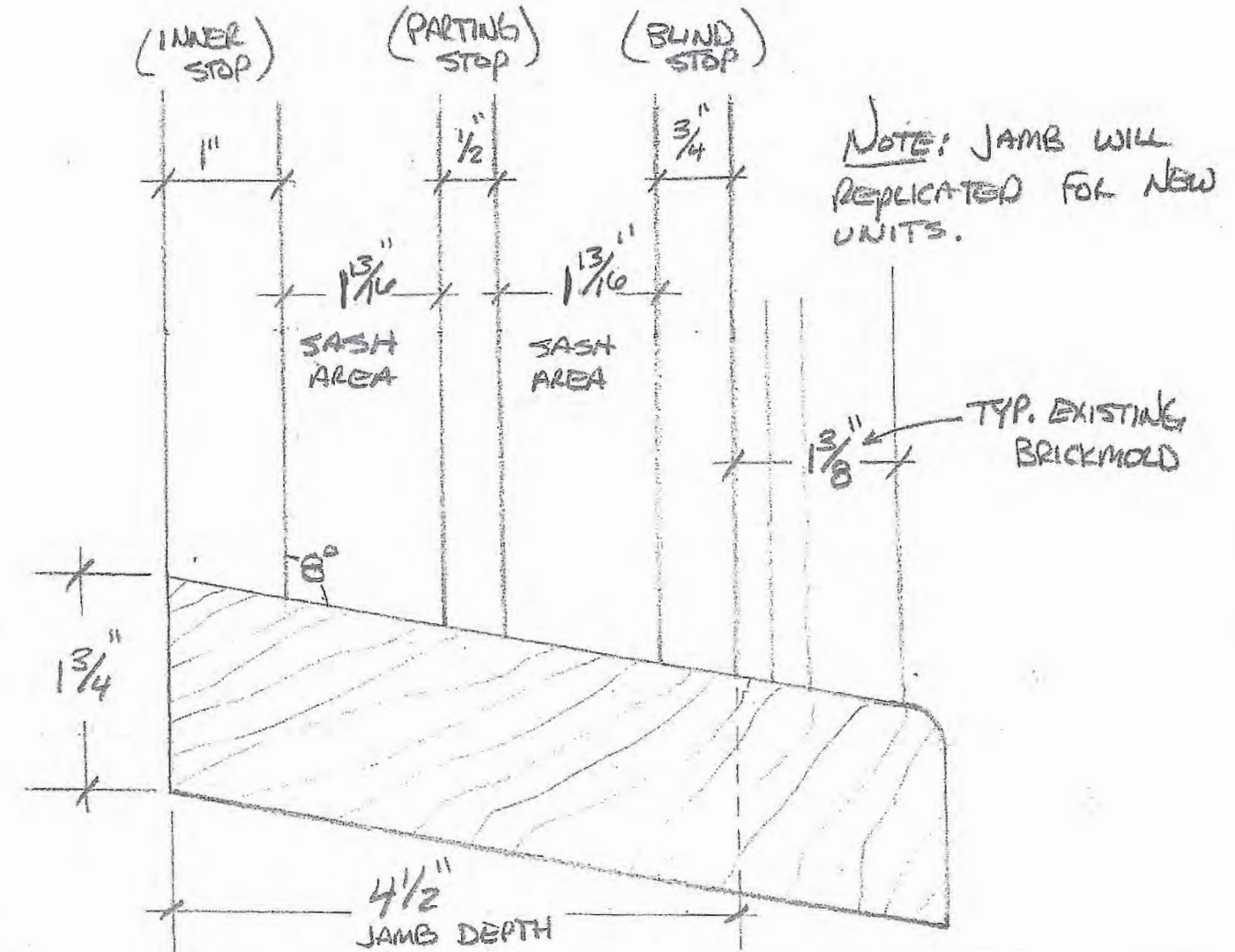
Artisan Renovations LLC • 5923 Lake George Rd. Dryden, MI 48428 • 248.794.5095

tc.artisanrenovations@gmail.com



Artisan Renovations LLC
Historic • Restoration • Solutions
www.artisan-renovationsllc.com

EXISTING SILL & JAMB



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

Artisan Renovations LLC • 5923 Lake George Rd. Dryden, MI 48428 • 248.794.5095

tc.artisanrenovations@gmail.com

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**



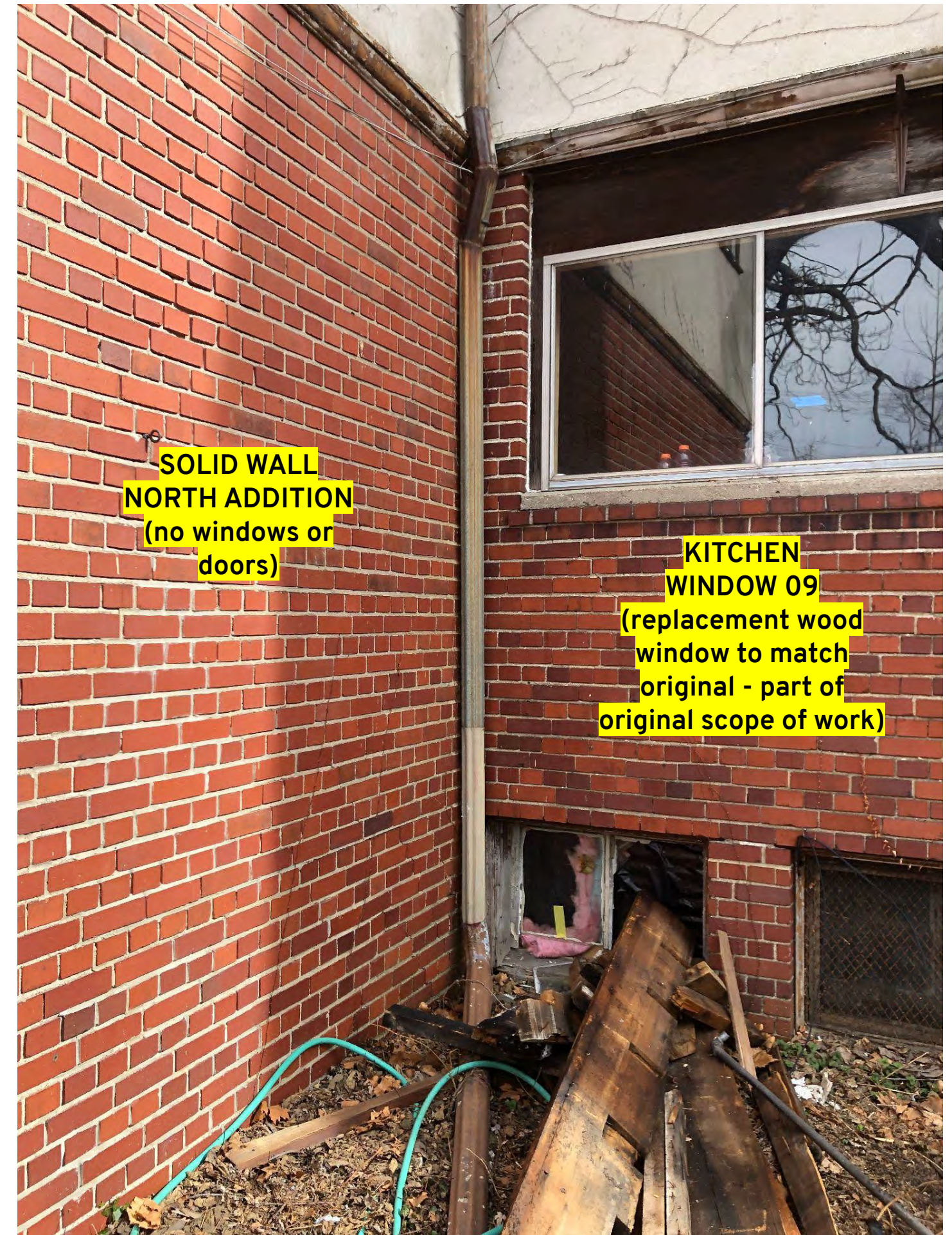
EXISTING CONDITIONS - Materials
North Addition



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

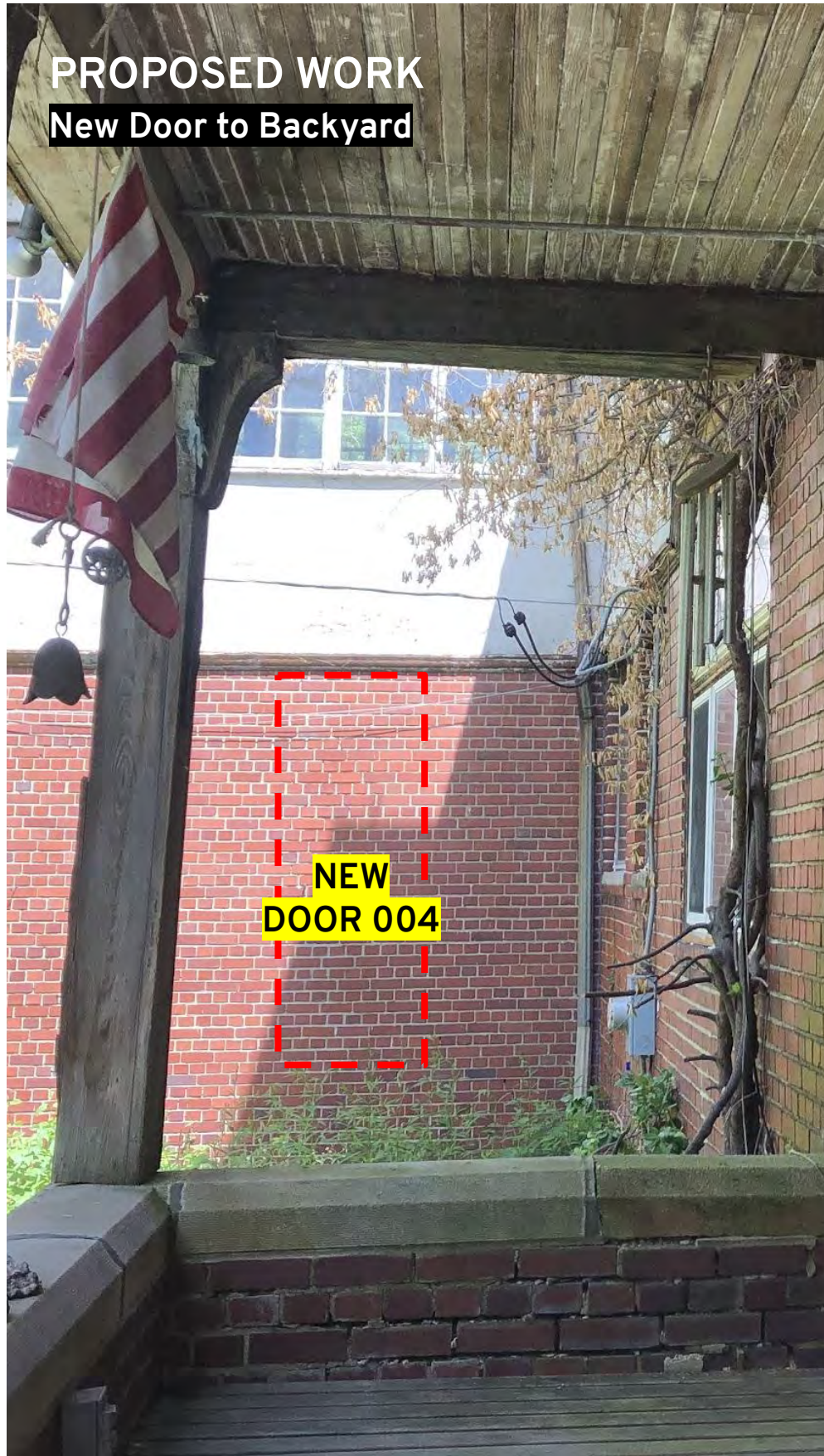
Description of Work

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.



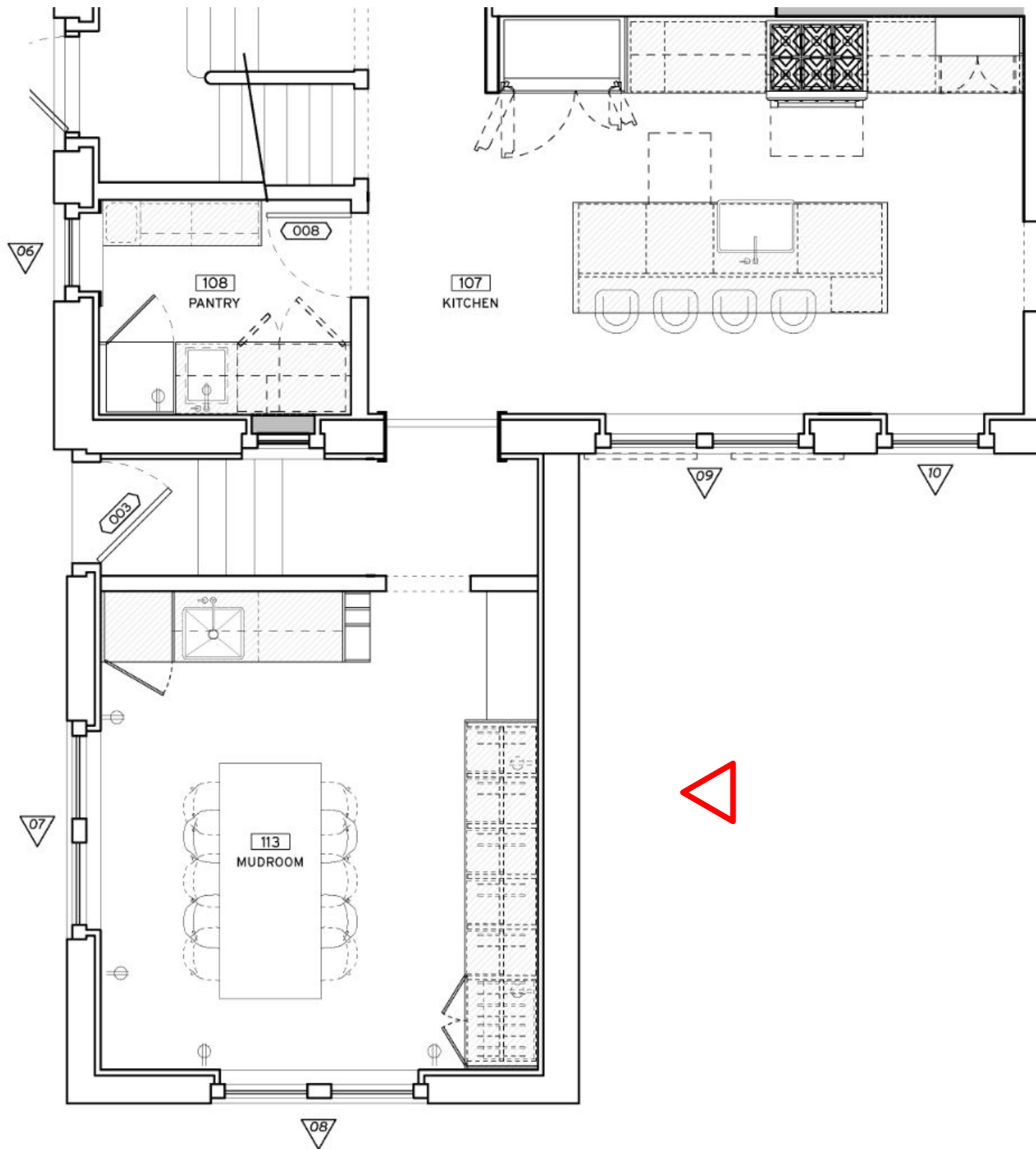
WEST ELEVATION
SCALE 1/4" = 1'-0"

RESIDENCE
MR. ARTHUR
ALBERT KAHN
DETROIT - MICH.
JOB NO. 244 - CC

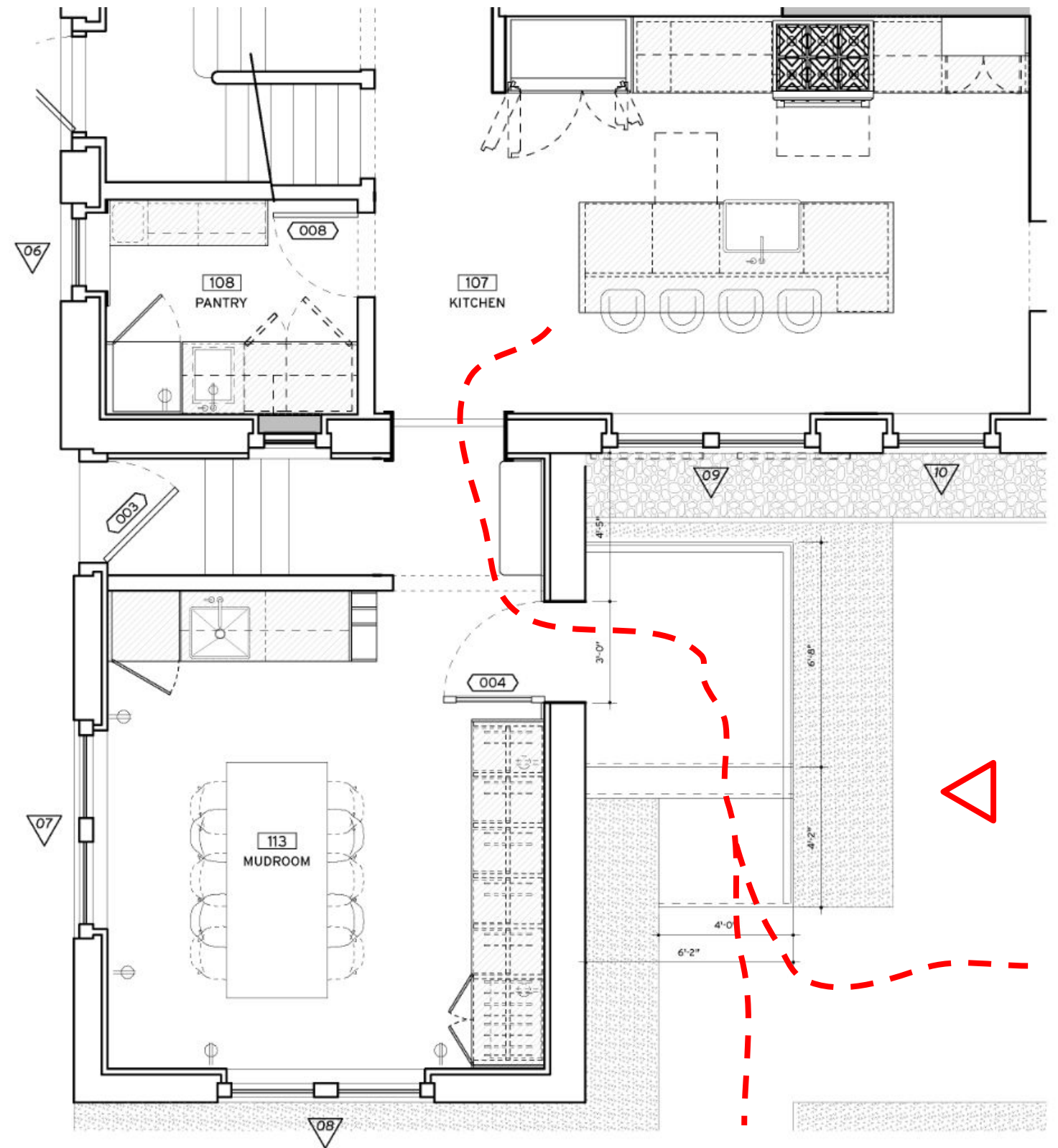


PROPOSED WORK

New Door to Backyard



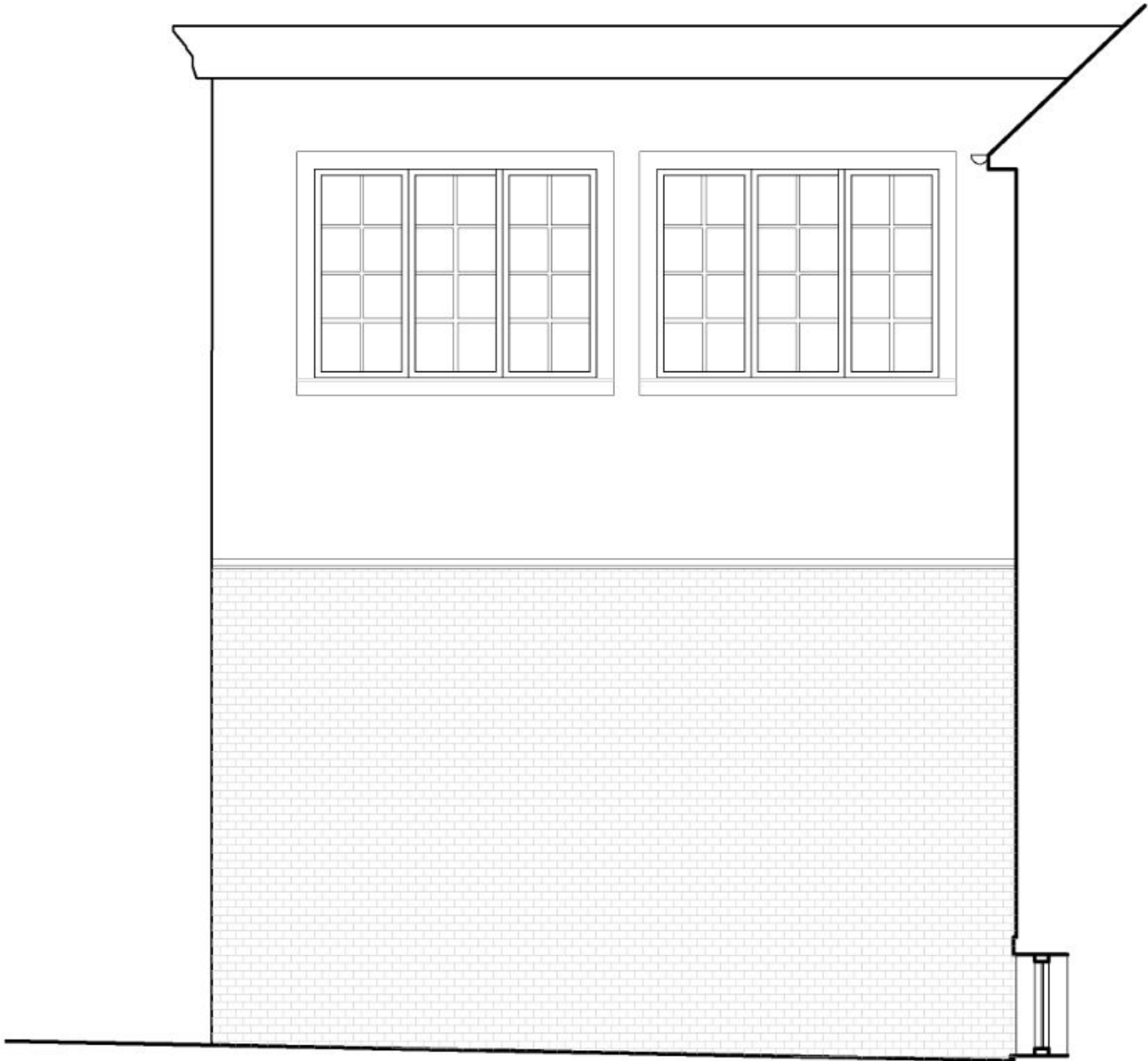
2 FLOOR PLAN - EXISTING
SCALE: 1/4" = 1'-0"



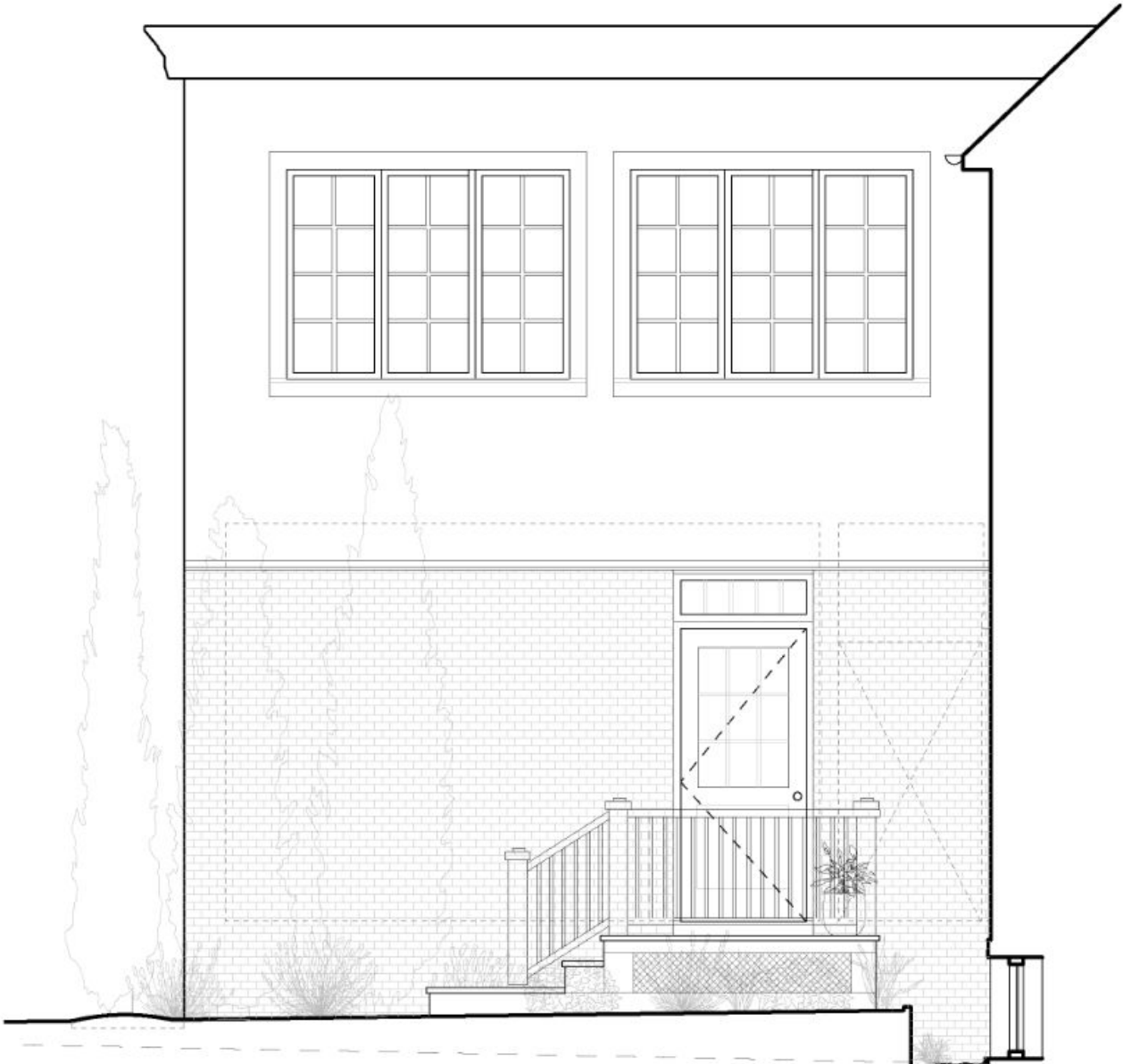
1 FLOOR PLAN - PROPOSED
SCALE: 1/4" = 1'-0"

PROPOSED WORK

New Door to Backyard



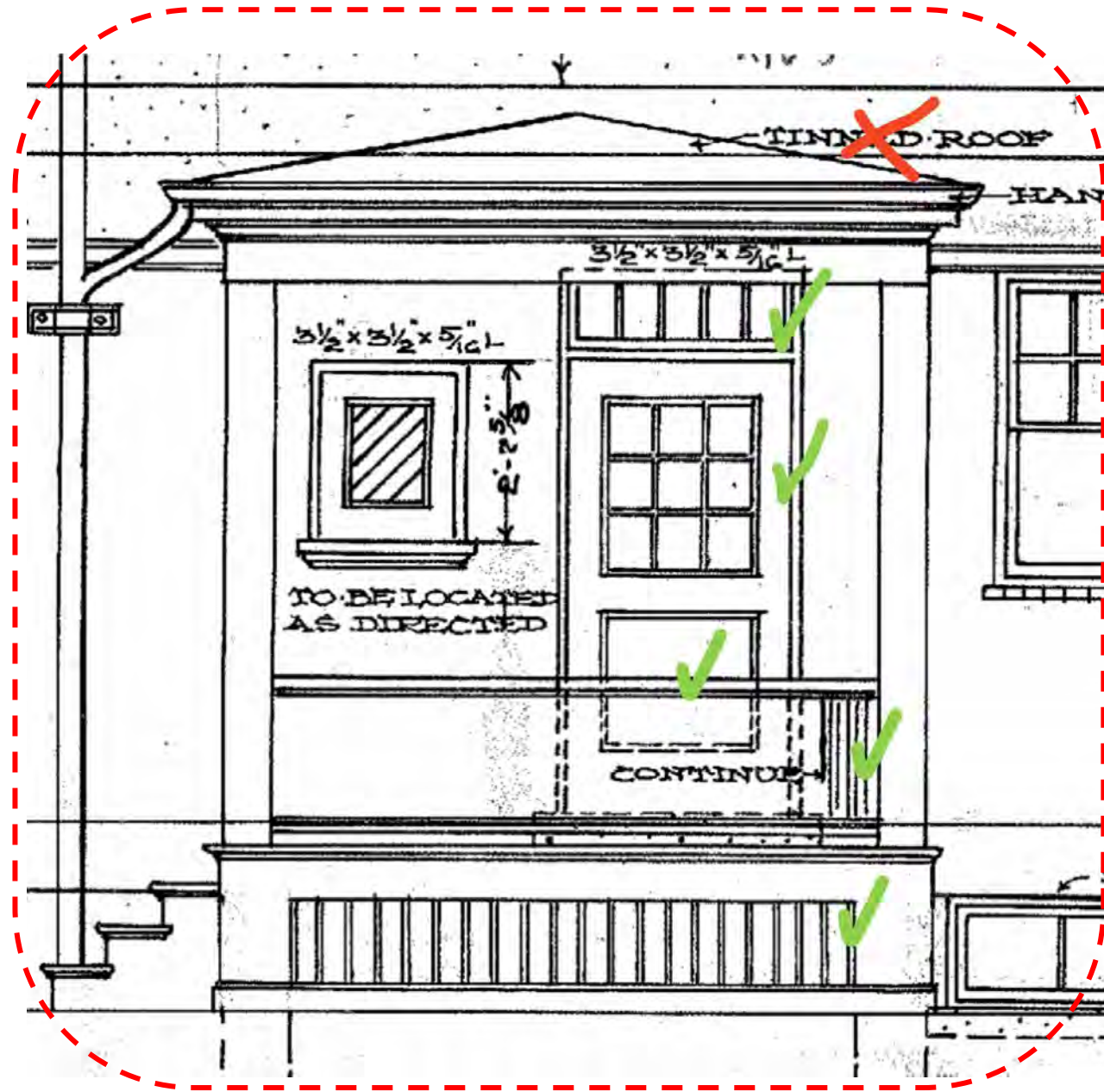
2 EXTERIOR ELEVATION - EXISTING
SCALE: NTS



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

PROPOSED WORK

New Door to Backyard



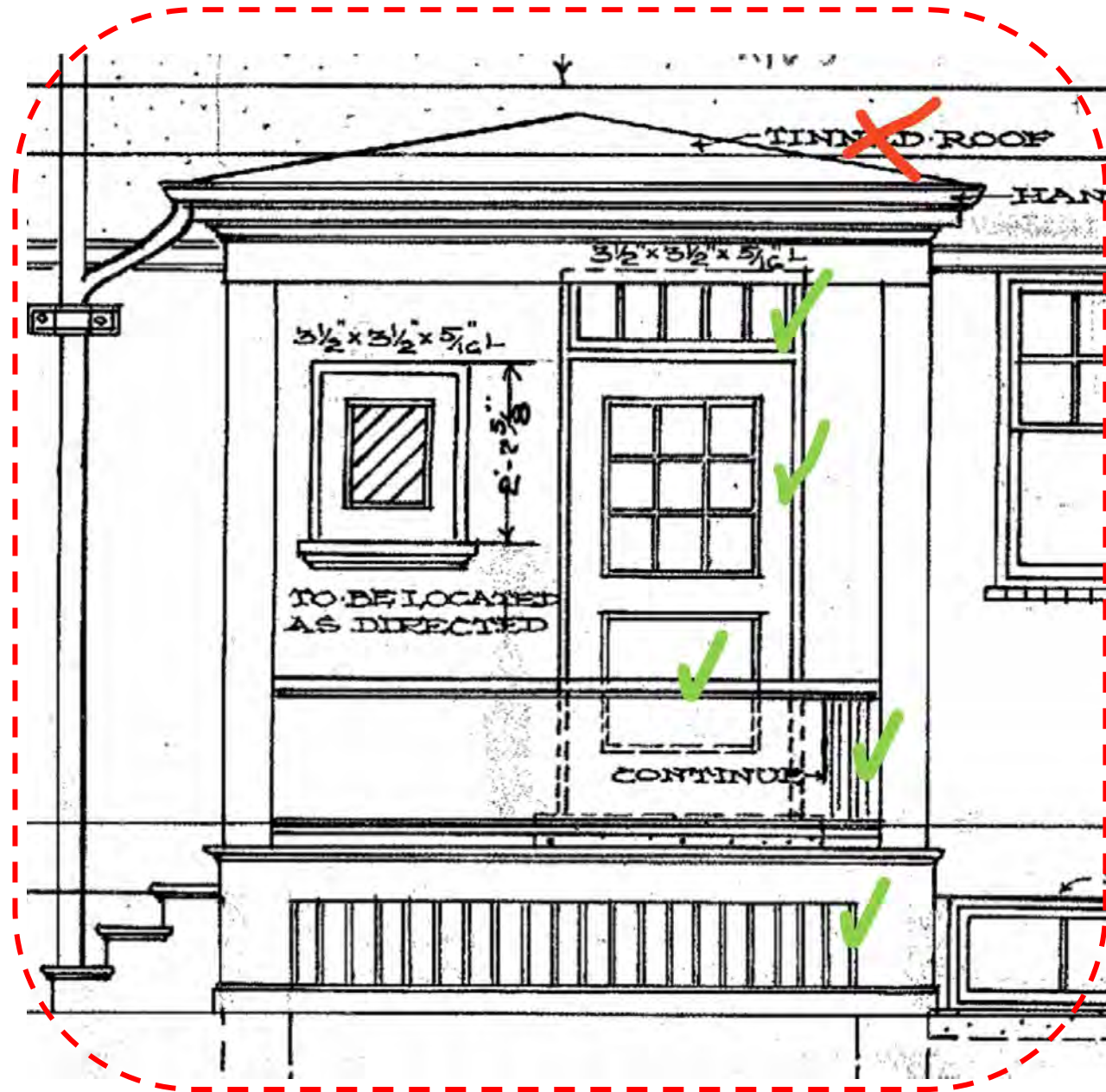
- Reintroduce original details of Kahn porch**
- _match wood guardrail and balusters**
- _match wood deck, stairs, and trellis**
- _new door and transom to match original**

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

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

PROPOSED WORK

New Door to Backyard

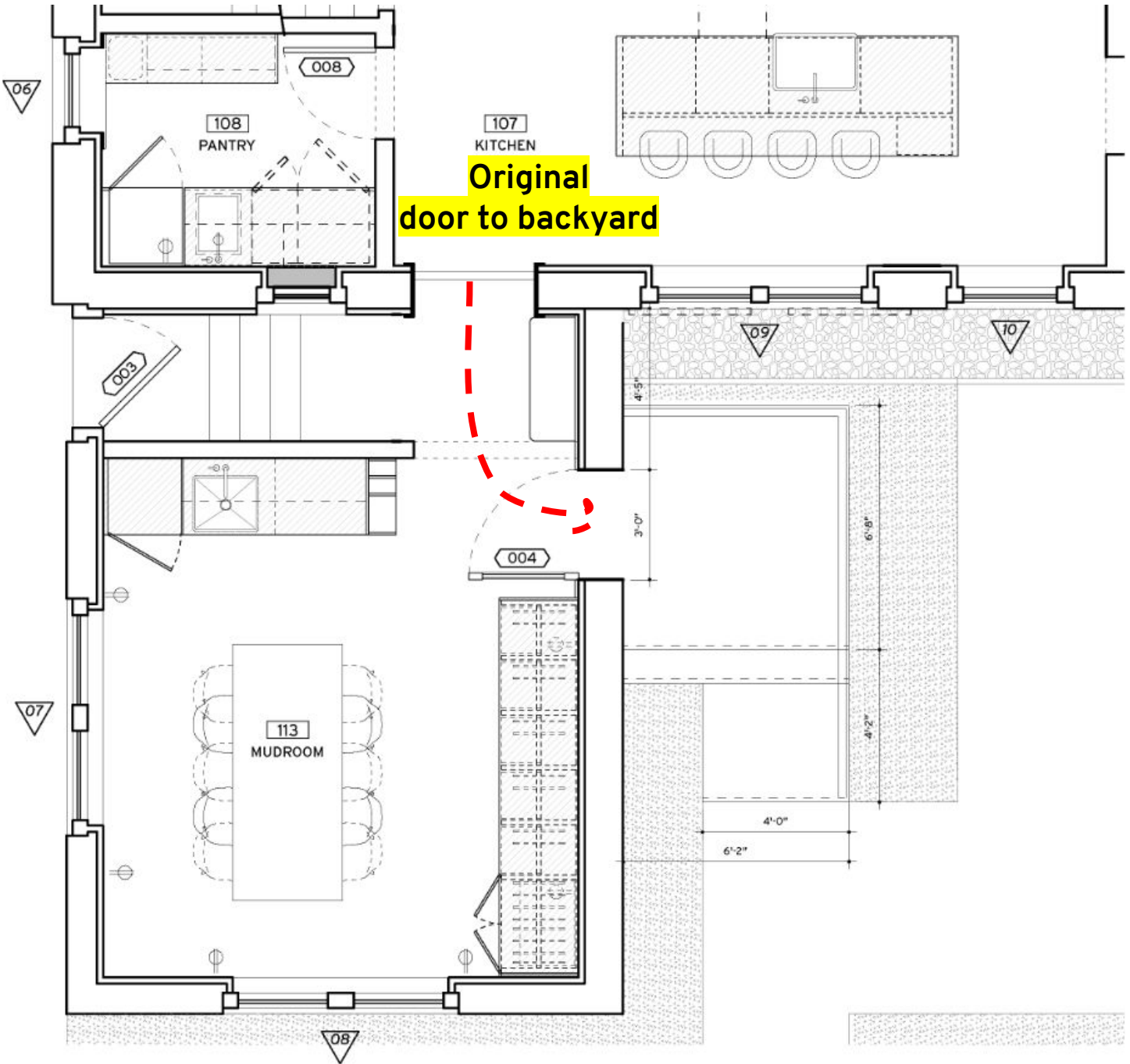


- Reintroduce original details of Kahn porch
- _match wood guardrail and balusters
- _match wood deck, stairs, and trellis
- _new door and transom to match original

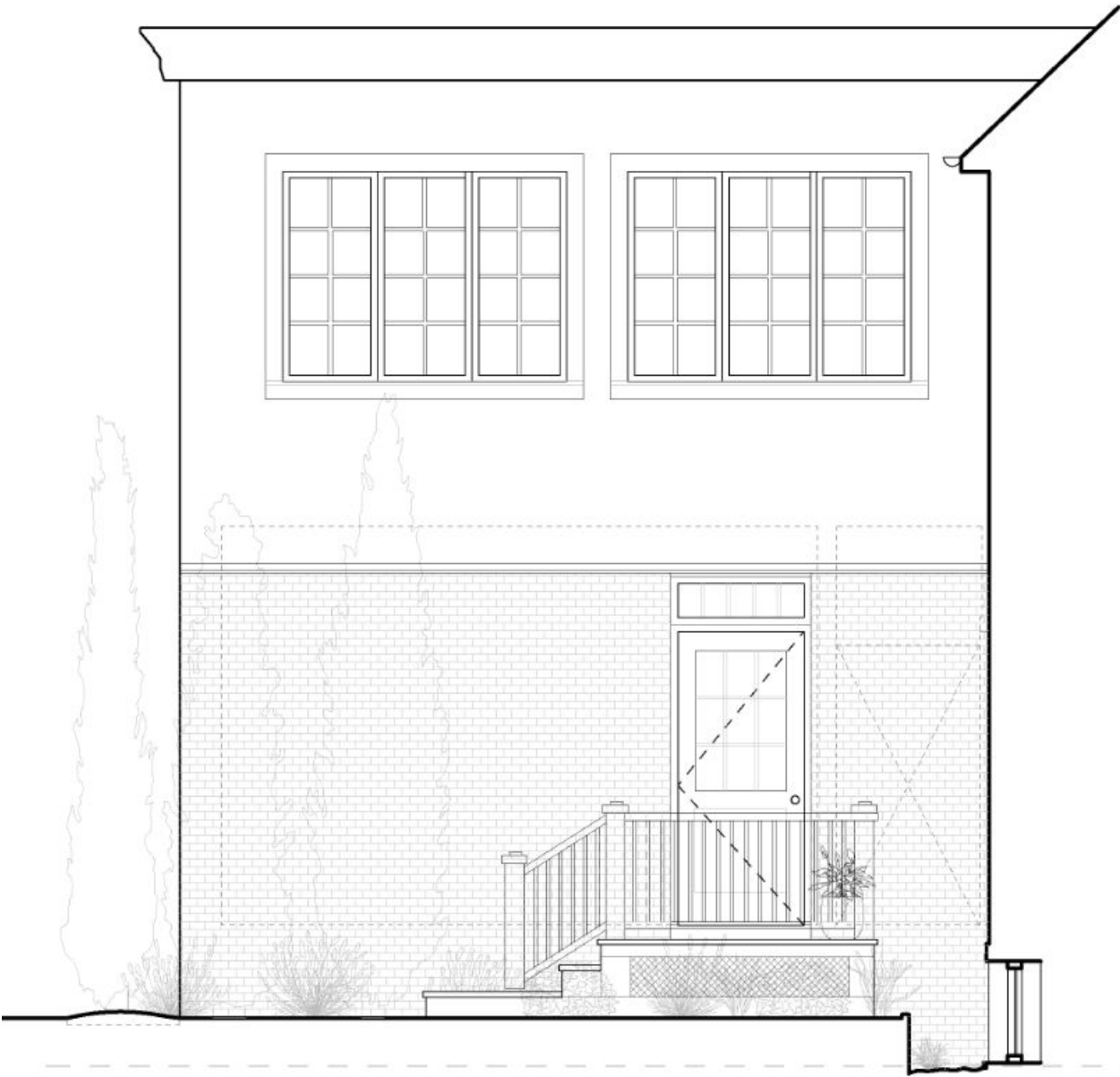


PROPOSED WORK

New Door to Backyard



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



1 EXTERIOR ELEVATION - 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

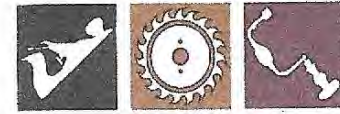
New wood porch, stairs, balusters, handrail, and trellis to match drawings.

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



PROPOSED WORK

New Door to Backyard



Artisan Renovations LLC
Historic • Restoration • Solutions
www.artisan-renovationsllc.com

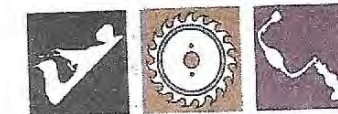
1091 Seminole "New" D.H. Window Specifications

- 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]

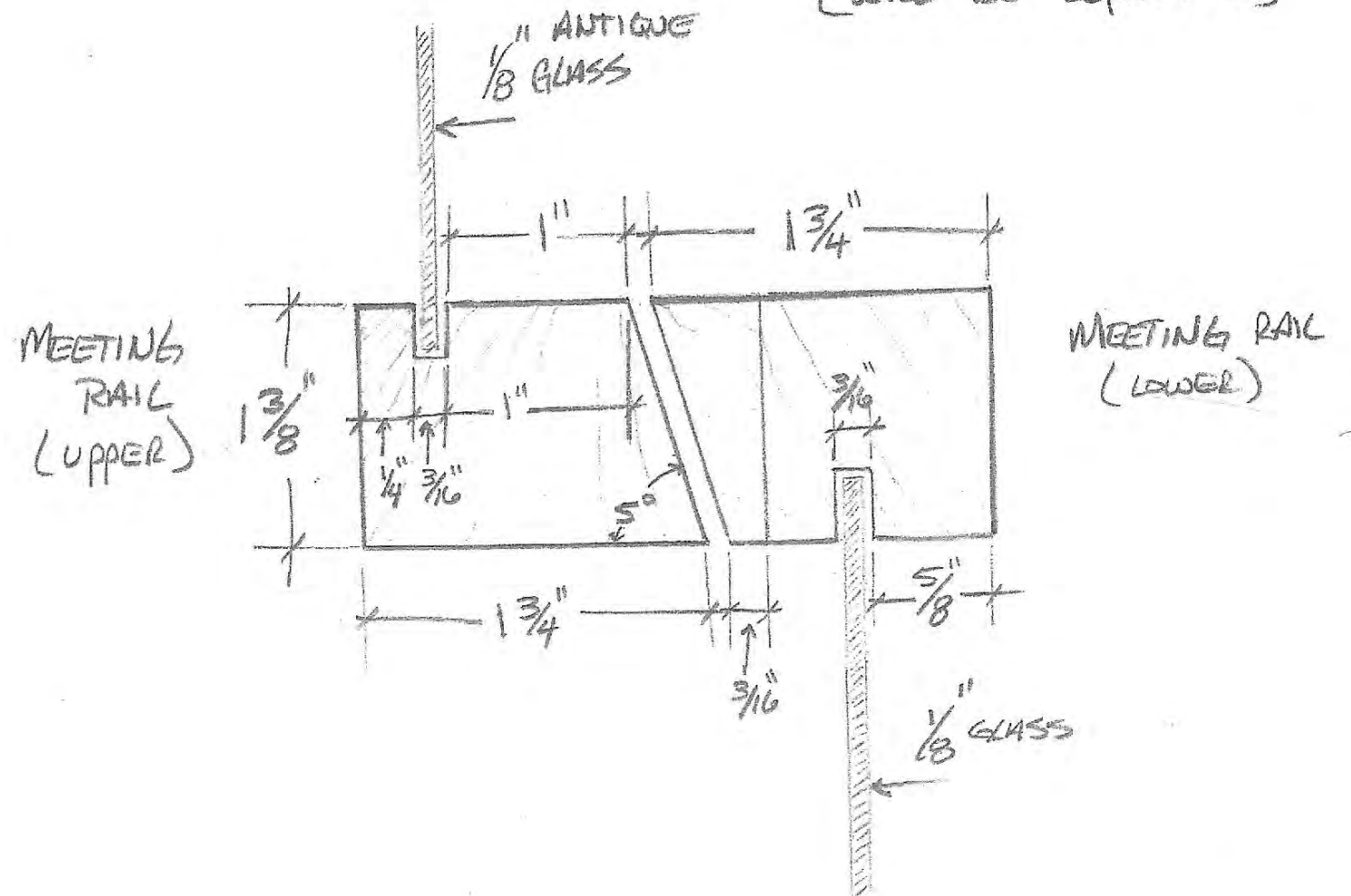
Artisan Renovations LLC • 5923 Lake George Rd. Dryden, MI 48428 • 248.794.5095

tc.artisanrenovations@gmail.com



Artisan Renovations LLC
Historic • Restoration • Solutions
www.artisan-renovationsllc.com

EXISTING MEETING RAIL
(WILL BE REPLICATED)



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

Artisan Renovations LLC • 5923 Lake George Rd. Dryden, MI 48428 • 248.794.5095

tc.artisanrenovations@gmail.com

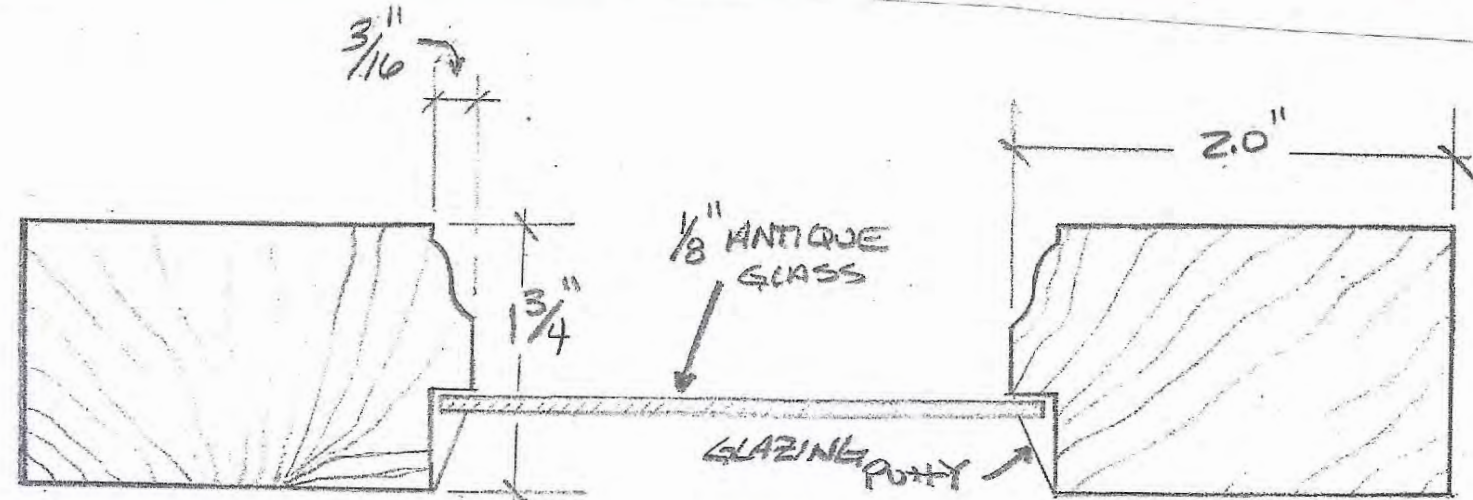
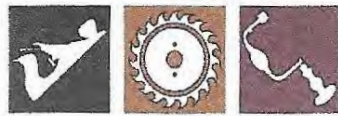
PROPOSED WORK

New Door to Backyard

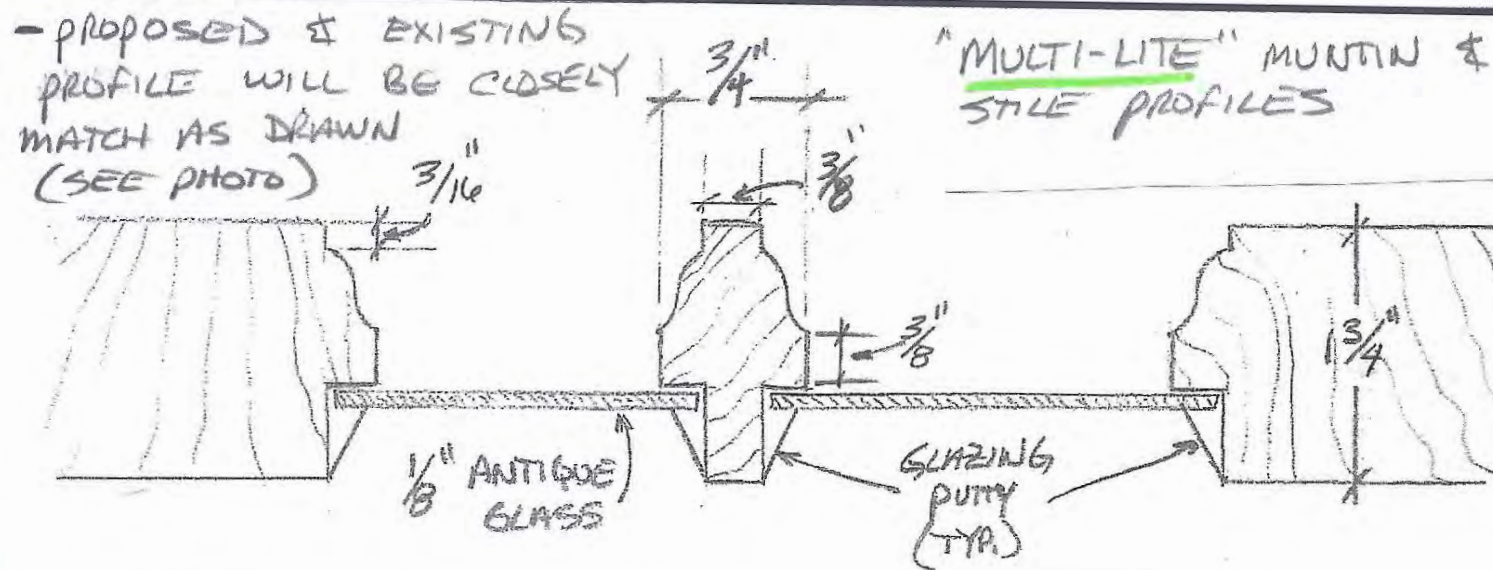
Artisan Renovations LLC

Historic • Restoration • Solutions

www.artisan-renovationsllc.com



- 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

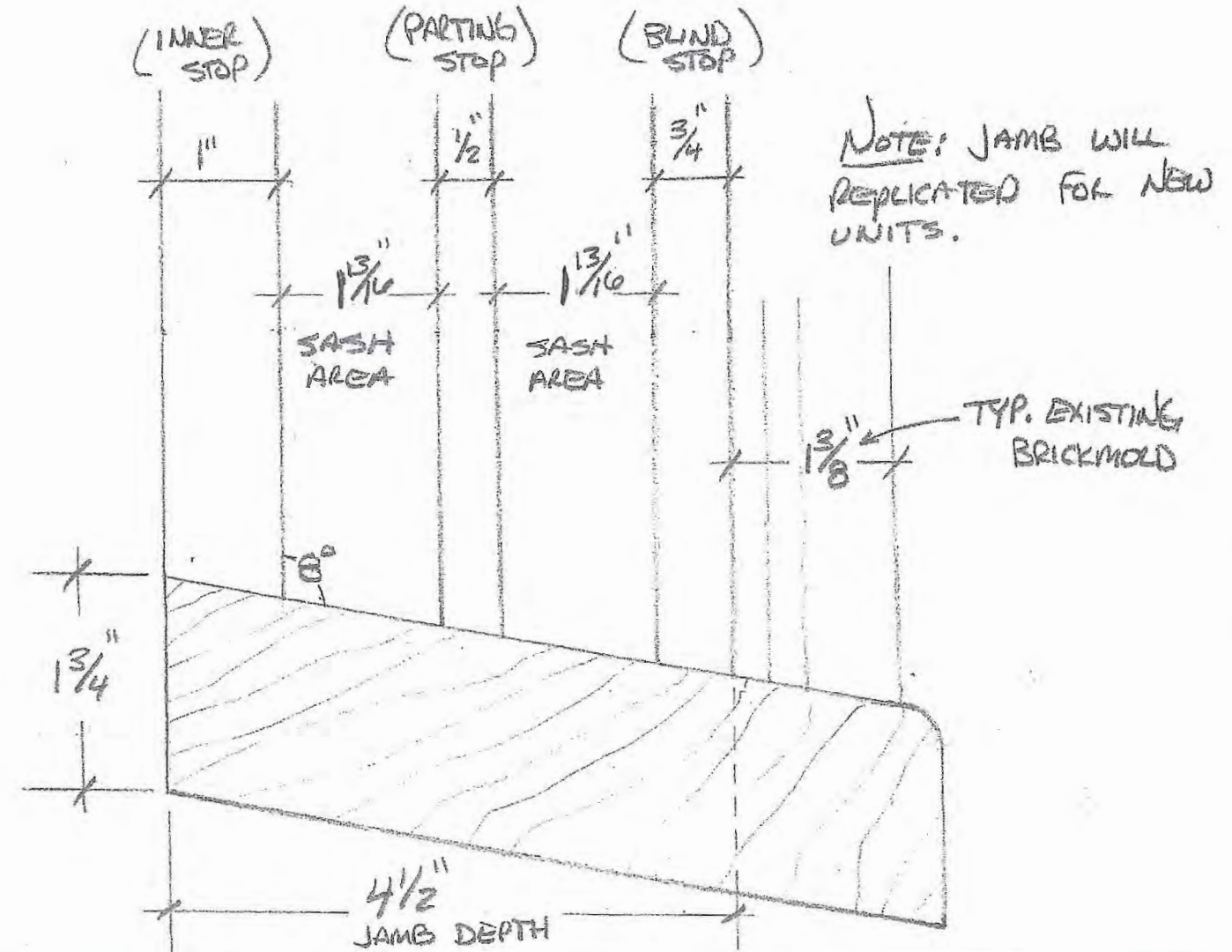


Artisan Renovations LLC

Historic • Restoration • Solutions

www.artisan-renovationsllc.com

EXISTING SILL & JAMB



NOTE: JAMB WILL BE REPLICATED FOR NEW UNITS.

TYP. EXISTING BRICKMOLD

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

Artisan Renovations LLC • 5923 Lake George Rd. Dryden, MI 48428 • 248.794.5095

tc.artisanrenovations@gmail.com

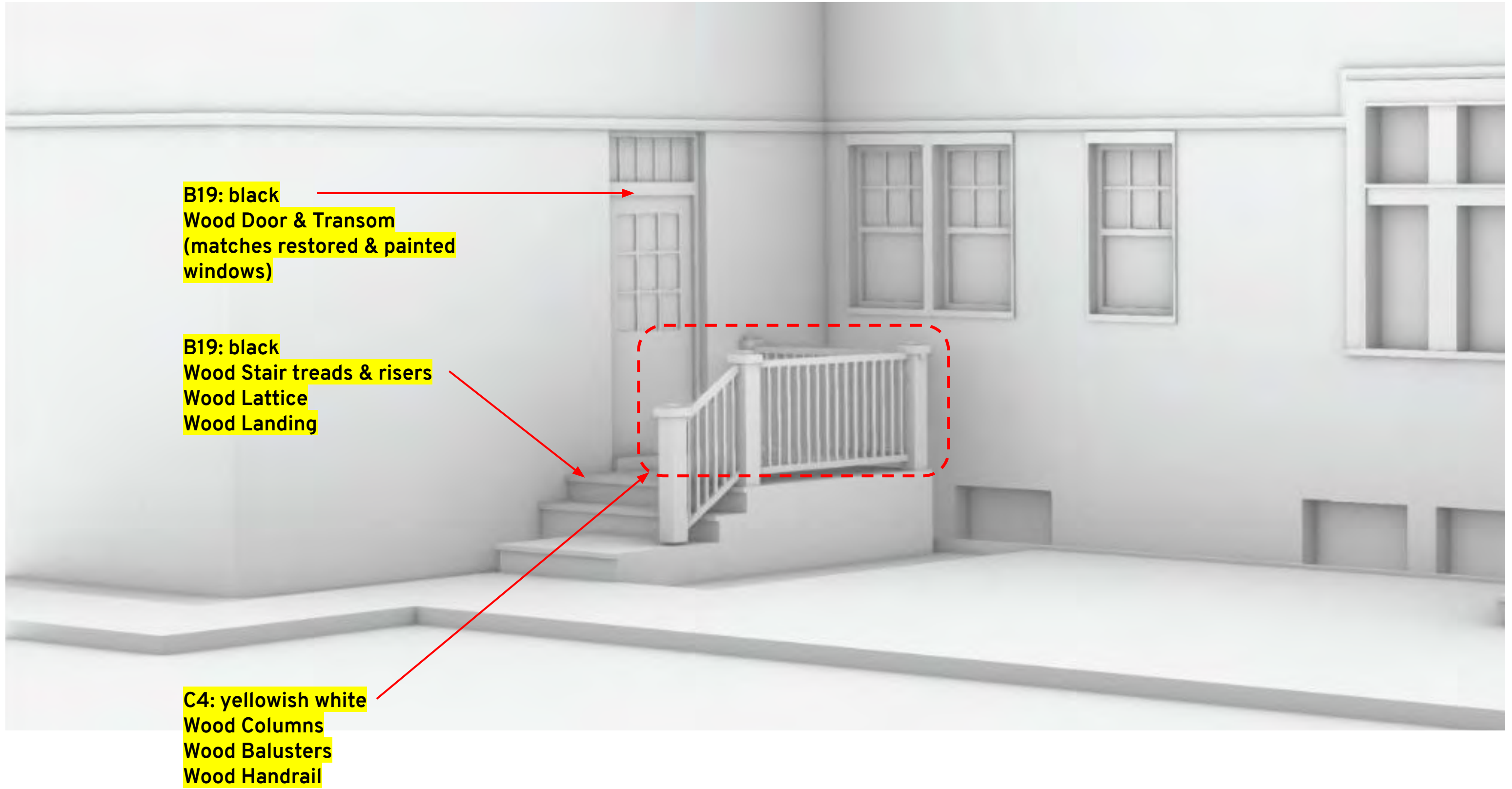
Project 1091 SEMINOLE Date 16 Nov. 2020 Signature [Signature]

Artisan Renovations LLC • 5923 Lake George Rd. Dryden, MI 48428 • 248.794.5095

tc.artisanrenovations@gmail.com

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