

1052 Seminole
Detroit, MI 48214
Indian Village



Front(west) of 1052 Seminole

1052 Seminole St.
Detroit, Michigan 48214
Indian Village
January 4, 2022

Current Condition & Project Description

1052 Seminole was in structural disrepair when we purchased the property in 2019. We have had to add many structural steel I beams and lvl headers throughout the house along with extensive jacking. The worst area sagged 4" over 8'. In this particular area we added a temporary steal i beam because the second story was sagging 2" because the dark brown wooden columns are rotted and floating off of their crumbling brick supports. The dark brown tarp covers the rear facade, as required by our insurance company, where we did not replace the existing door and window after demolition because we wish to add the addition versus rebuilding the historic door and replacing the old window with a historically appropriate window. It is currently boarded up, waiting approval for the addition. We will take the brick down from the former exterior walls that will become interior and clean them. We will reuse the brick on the facade of the addition. The windows and doors will come from the architecture line from Pella window, matching the previous 40+ windows installed in 2020. The addition will be used for a mud room and a family room.



Rear(east) and Side(north) of 1052 Seminole

- Dig and pour foundation and tie into existing foundation
- Rough frame structure
- Brick facade, install limestone cap
- Roof building
- Build porches and railings
- Rough electrical and heating and cooling
- Get rough inspections
- Instal windows and doors
- Instal hardwood flooring
- Instal drywall
- Instal cabinetry
- Finish interior connections between new and existing structure
- Stain and Paint Interior Finishes
- Finish electrical and heating and cooling
- Get final inspections
- Close out permits



Interior view of Pella Window, Architecture Series
Wood windows w/aluminum clad exterior.



Exterior view of Pella Window, Architecture Series
Wood windows w/aluminum clad exterior.
Color matching existing, approved windows