

STAFF REPORT: 7-24-2019 MEETING
APPLICATION NUMBER: 19-6354
ADDRESS: 3000 SEMINOLE
HISTORIC DISTRICT: INDIAN VILLAGE
APPLICANT: CAL GARFIELD
DATE OF STAFF VISIT: 5-28-2019

PREPARED BY: J. ROSS

PROPOSAL

Erected ca. 1923, the resource located at 3000 Seminole is a 2 ½-story, single-family dwelling that is located within the Indian Village Historic District. Exterior walls are primarily clad with red brick. Wood siding appears at the rear elevation. Windows are 6/6, double-hung units and decorative shutters at the front elevation.



3000 Seminole. Front elevation (top photo) and rear elevation (bottom photo)

With the current application, the property owner is seeking the Commission's approval of the following

work items:

Rear/East Elevation

- Remove existing window well,
- Erect a new “breakfast nook” addition at the rear elevation. The footprint will measure 9’-6” x 12’-2”. The addition will feature double-hung wood windows, wood trim Painted yellowish white), and a salvaged brick kneewall. The roof will be topped with aluminum railing and will function as a deck/second- story porch.
- At the location of the new second-story porch, remove the existing window (salvage window), expand opening and install a set of French doors (material no specified)

Side/North Elevation

- At first story, remove one existing window, lengthen opening to 44”, and install salvaged window and stone sill to match remaining windows/openings

Sitework (Landscape and Hardscape)

- At rear yard, install new broken stone paver walk and new concrete walkway (sample not provided)
- At rear garage, install new concrete pad at man door
- At new rear addition, install new planter bed with boxwoods

STAFF OBSERVATIONS

It is staff’s opinion that the proposed new addition is compatible with the massing, size, scale, and architectural features of the historic home. Furthermore, the use of wood siding marks the wing as new/differentiates it from the original fabric.

APPLICABLE ELEMENTS OF DESIGN

1) Height. Virtually all of the houses in the district have two (2) full stories plus attic or finished third floor within the roof; these are generally called "two-and-a-half@ story houses. Additions to existing buildings shall be related to the existing structure; new buildings shall meet the following standards:

(i) The eight (8) adjoining houses on the same face, excluding any houses built since 1930, churches, schools and commercial structures, shall be used to determine an average height. If eight (8) houses are not available on the same block face, then one or more houses as close as possible to being directly across the street from the proposed structure may be used. On Jefferson Avenue, the five (5) existing houses shall be used. The height of the two (2) adjoining houses shall be added into the total twice, with a divisor of ten (10) (seven (7) on Jefferson Avenue) used to determine the average. Any new building must have a height of the main roof of at least eighty (80) per cent of the resulting average; in no case shall a new building be taller than the tallest roof height included in the computation. In determining the height of existing structures and proposed structures, the highest point of the main roof shall be used, even where towers, cupolas, or other minor elements may be higher.

(ii) The level of the eaves of a proposed new structure having as much or more significance for compatibility as the room height, an average eave or cornice height shall be determined by the

same process as that described above. The proposed new structure shall have a height at the eaves, or cornice, of not less than ninety (90) per cent of the average determined from existing structures, and in no case shall the eaves or cornice of the proposed structure be lower than the lowest eave or cornice height used in the computation, nor higher than the highest.

(2) Proportion of buildings' front facades. Proportion varies in the district, depending on age, style, and location in a specific subdivision. Height being established by the standards above, proportion will be established by permitting no proposed building or addition to create a front facade wider or narrower than those existing on the same block.

(3) Proportion of openings within the facade. Window openings are virtually always taller than wide; several windows are sometimes grouped into a combination wider than tall. Window openings are always subdivided, the most common window type being guillotine sash, whose area are generally further subdivided by muntins. Facades have approximately fifteen (15) per cent to thirty-five (35) per cent of their area glazed: Sunporches with a very high proportion of glass subdivided by mullions and muntins are common.

(4) Rhythm of solids to voids in front facades. In buildings derived from classical precedents, voids are usually arranged in a symmetrical and evenly-spaced manner within the facade. In examples of other styles, especially those of neo-Tudor and Victorian substyles, voids are arranged with more freedom, but usually in a balanced composition.

(5) Rhythm of spacing of buildings on streets. The spacing of the buildings is generally determined by the setback from the side lot lines; these tend to be consistent, even though lot width may vary. Because of the existence of several subdivisions and their related subdivision and deed restrictions, the placement of buildings on lots varies from area to area in the district. In the case of very wide properties, two (2) 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.

(6) Rhythm of entrance and/or porch projections. In those examples of classical inspiration, entrances and porches, if any, tend to be centered on the front facade. Other examples display more freedom with entrance and porch placement, with some having the main entrance at the side. Porches, often permanently enclosed sun porches, are often placed at the side of the building.

(7) Relationship of materials. The majority of the buildings are faced with brick, while many are partially or totally stucco. There are some stone buildings; clapboard is rare, and almost never the sole material. Wood shingle is occasionally used as a wall covering, usually at the second floor level, and never as the sole material. Roofing includes slate, tile, and wooden and asphalt shingles. Stone trim is common. Wood is almost universally used for window frames and other functional trim, and is used in many examples for all trim. Because of the existence of several

subdivisions and their related deed restrictions, the exterior textures and materials may vary from block to block in the district.

(8) Relationship of textures. The most common relationship of textures in the district is that of the low-relief pattern of mortar joints in brick contrasted to the smooth surface of wood or stone trim. The use of stucco or concrete, with or without half-timbering, as a contrast to brick surfaces is not unusual. Tile, slate, or wood shingle roofs have particular textural values where they exist. Asphalt shingles, generally, have little textural interest, even in those types which purport to imitate some other variety.

(9) Relationship of colors. Natural brick colors (red, yellow, brown, buff) predominate in wall surfaces. Natural stone colors also exist. Where stucco or concrete exists, it is usually left in its natural state, or painted in a shade of cream. Roofs are in natural colors (tile and slate colors, wood colors) and asphalt shingles are predominantly within this same dark color range. Paint colors often relate to style. The classically inspired buildings, particularly neo-Georgian, generally have woodwork painted white, cream or in the range of those colors, including "putty." Doors and shutters are frequently dark green or black. Colors known to have been in use on buildings of this type in the eighteenth or early nineteenth centuries on similar buildings may be considered for suitability. Buildings of Medieval inspiration (notably neo-Tudor) generally have painted woodwork and window frames of dark brown or cream color. Half-timbering is almost always stained dark brown. Queen Anne or late Victorian examples may have several paint colors on a single facade. These tend to be dark in tone and frequently of the "earth tone" family. The original colors of any house, as determined by professional analysis, are always acceptable for that house, and may provide suggestions for similar houses.

(10) Relationship of architectural details. These generally relate to style. Neo-Georgian buildings display classic details, mostly in wood, and sometime in stone. Areas commonly, but not always, treated are porches, shutters, window frames, cornices, and dormer windows. Details on Mediterranean style or vernacular buildings are often done in stone, brick, tile, and sometimes in stucco. They include arched windows, door openings, and porches. Buildings of medieval inspiration tend to have details in the form of carved wood or carved stone ornament on window frames, door frames, and eaves. Queen Anne or late Victorian style buildings tend to have details in wood, stone, or molded brick commonly embellishing cornices, window frames and door frames. In general, the various styles are rich in architectural details.

(11) Relationship of roof shapes. Roofs with triangular gables and hip roofs predominate. A few examples of the gambrel-type roof exist. Complex arrangements of the gabled and/or hip types, with subsidiary roofs, are not unusual. Dormers are common. Flat roofs exist primarily on porches and sunrooms, and other minor elements; large hip roofs sometimes have relatively small flat sections in the center.

(12) Walls of continuity. The major wall of continuity is created by the buildings, with their uniform setbacks within the blocks. New buildings should contribute to this wall of continuity. Where gaslights are sufficiently numerous, and where trees in rows have survived in sufficient numbers, minor walls of continuity are created. Fences across side lots contribute to the major wall of continuity where placed at the front yard setback line.

(13) Relationship of significant landscape features and surface treatment. The typical treatment of individual properties is a flat front lawn area in grass turf, often subdivided by a walk leading to the front entrance, and sometimes with a walk at the side leading to the rear. Materials for such walks are concrete, brick, or stone, or combinations of those materials. Some front yards have rectangular raised earthwork terraces upon which the house stands. These unpaved terraces have sloping embankments or brick and/or stone retaining walls at the change of grade. Foundation plantings, often of a deciduous character, characteristic of the period 1895-1930, are present virtually without exception. Hedges between properties, and ornamental front yard fences or hedges are not uncommon. The American elm is virtually extinct in the district, though once the dominant tree. Replacement trees should be characteristic of the area and period, though only a disease-resistant American elm would be a practical choice. Plantings of new trees should be directed toward the restoration of the former straight-line rows of large trees on the front yards and "tree lawns." Straight side driveways leading from the street to rear garages exist, but alley-facing garages are common, particularly in the southern portion of the district. Where alley-facing garages are common, the lack of driveways lends a unity to the succession of front lawns. Driveway materials include concrete, brick and gravel. 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. The street right-of-way of eighty (80) feet combined with a pavement width of between twenty-four (24) and twenty-nine (29) feet creates wide "tree lawns" or berm areas, which adds to the generous ambience of the urban landscape of the district. Street pavements are now asphalt; cut stone curbs still exist in portions of the district. Alleys are frequently paved with brick, particularly where alley facing garages are common. Fencing ranges widely in type; fencing in public view was generally designed to compliment the style, design material, and date of the residence.

(14) Relationship of open space to structures. Open space in the district occurs in the form of vacant land, a city park, school yards for the Waldorf and Nichols Schools, and side lots. 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.

(15) Scale of facades and facade elements. There is a variety in scale from block to block and style to style; most houses have a large and substantial appearance. The size and complexity of facade elements and details either accentuate or subdue the scale of the facades. Facade elements have been determined by what is appropriate for the style. Large wings at the front are atypical, while small wings at the side, usually in the form of sunrooms and sunporches, are common. Window sash are usually subdivided by muntins, which affects the apparent scale of the windows within the facades.

(16) Directional expression of front elevations. In general, the expression of direction is neutral.

(17) Rhythm of building setbacks. Because of the existence of various subdivisions and their related subdivision and deed restrictions, setbacks vary from area to area within the district, though they are consistent within each block or area. The varying designs of the houses,

occasionally with slight setbacks in the facades, cause the houses to relate to the front setback line in different ways; this creates a slight variation in the setback line. Nevertheless, within each block or area a wall of continuity is created.

(18) Relationship of lot coverage. Lot coverage ranges from fifty (50) per cent to twelve (12) per cent or less in the case of homes with large yards. Most homes are in the twenty (20) per cent to thirty (30) per cent range of lot coverage.

(19) Degree of complexity within the facade. The degree of complexity has been determined by what is typical and appropriate for a given style. The classically inspired buildings usually have simple, rectangular facades with varying amounts of ornamentation. Other styles, such as "Queen Anne" and those of Medieval inspiration, frequently have facades complicated by gables, bays, slight setbacks, porches, and occasionally, turrets.

(20) Orientation, vistas, overviews. While most of the buildings are oriented toward the street, it is not unusual for an entrance to face the side, especially in the case of a landscaped side lot or corner house.

The street facade in these cases is well coordinated with the rest of the street facades. Garages are frequently oriented either toward an alley or a side street; almost all garages are detached and at the rear of the lot. In those few cases where pre-1930 houses have attached garages, they are at the rear and are entered from the side or rear. The doors of such attached garages are generally not visible from the street.

(21) Symmetric or asymmetric appearance. Neo-Georgian and other classically inspired buildings are generally symmetrical. Other styles, including the neo-Tudor, are generally asymmetrical, but balanced compositions.

(22) General environmental character. The Indian Village District, with its long, straight streets, its hierarchy of walls of continuity (lamps, trees, buildings) and its large, dignified homes, has an urban, substantial, low density residential character.

RECOMMENDATION

It is staff's opinion that the proposed new addition is compatible with the massing, size, scale, and architectural features of the historic home. The use of wood siding marks the wing as new/differentiates the addition from the original fabric. Additionally, the lengthening of the side elevation window, the addition of a set of French doors at the second story, and the proposed sitework will not result in the removal of historic materials or alteration of features and spaces that characterize a property. Staff therefore recommends that the Commission issue a Certificate of Appropriateness (COA) for the proposed project because it meets the Secretary of the Interior's Standards for Rehabilitation, Standard number 2). The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and space that characterize a property shall be avoided and 9). *New additions, exterior alterations or related new construction will not destroy historic materials, features and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment*

BUILDING PERMIT APPLICATION

CITY OF DETROIT

BUILDINGS, SAFETY ENGINEERING & ENVIRONMENTAL DEPARTMENT

2 WOODWARD AVENUE, ROOM 409, DETROIT, MICHIGAN 48226

Expedited Plan Review Request (subject to additional fees)

Date: _____

Property Information

Address: _____ 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 Temporary Use

Change of 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)

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 feet

Construction involves changes to the floor plan? (e.g. interior demolition or constructing new walls) Yes No

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

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: _____ **DEPT:** _____ **DATE:** _____

PERMIT #

BUILDING PERMIT APPLICATION

Identification (All Fields Required)

Property Owner / Homeowner

Property Owner/Homeowner is **Permit Applicant**

Name: _____ Company Name: _____
Address: _____ City: _____ State: _____ Zip: _____
Phone: _____ Mobile: _____
Driver's License#: _____ Email: _____

Contractor

Contractor is **Permit Applicant**

Representative Name: _____ Company Name: _____
Address: _____ City: _____ State: _____ Zip: _____
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: _____ State Registration#: _____ Expiration Date: _____
Address: _____ City: _____ State: _____ Zip: _____
Phone: _____ Mobile: _____ 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: _____ Signature: _____ Date: _____
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 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

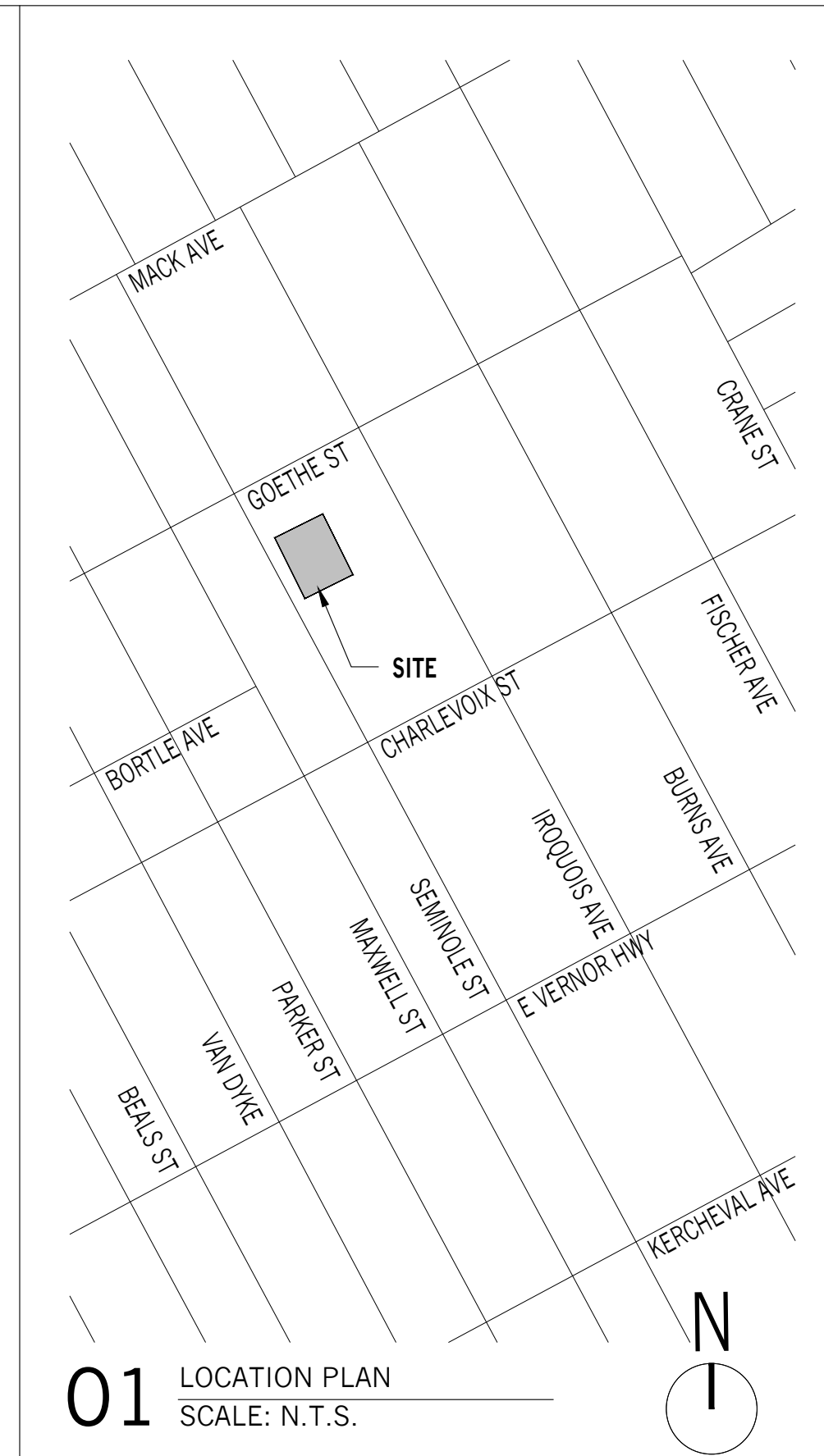
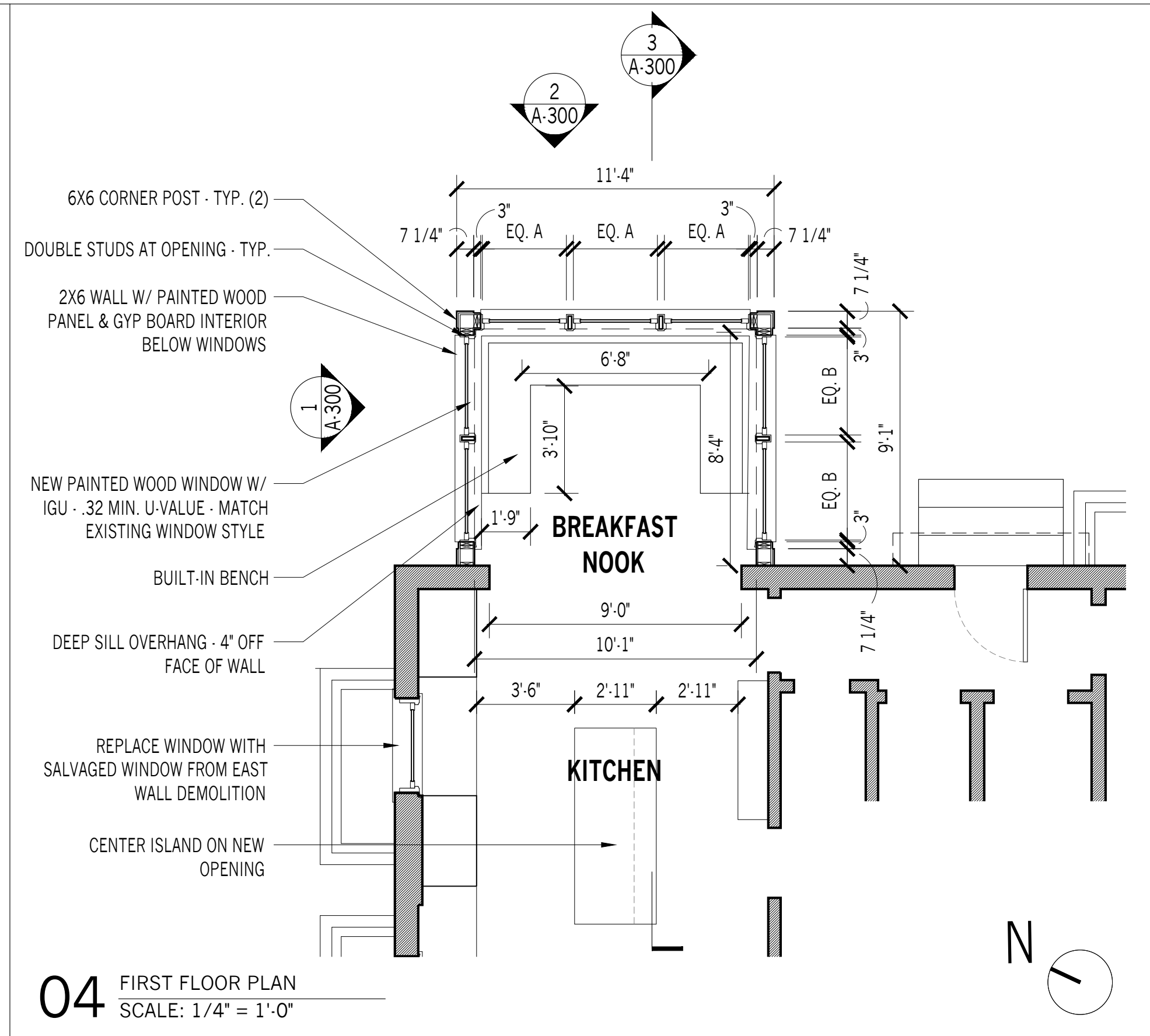
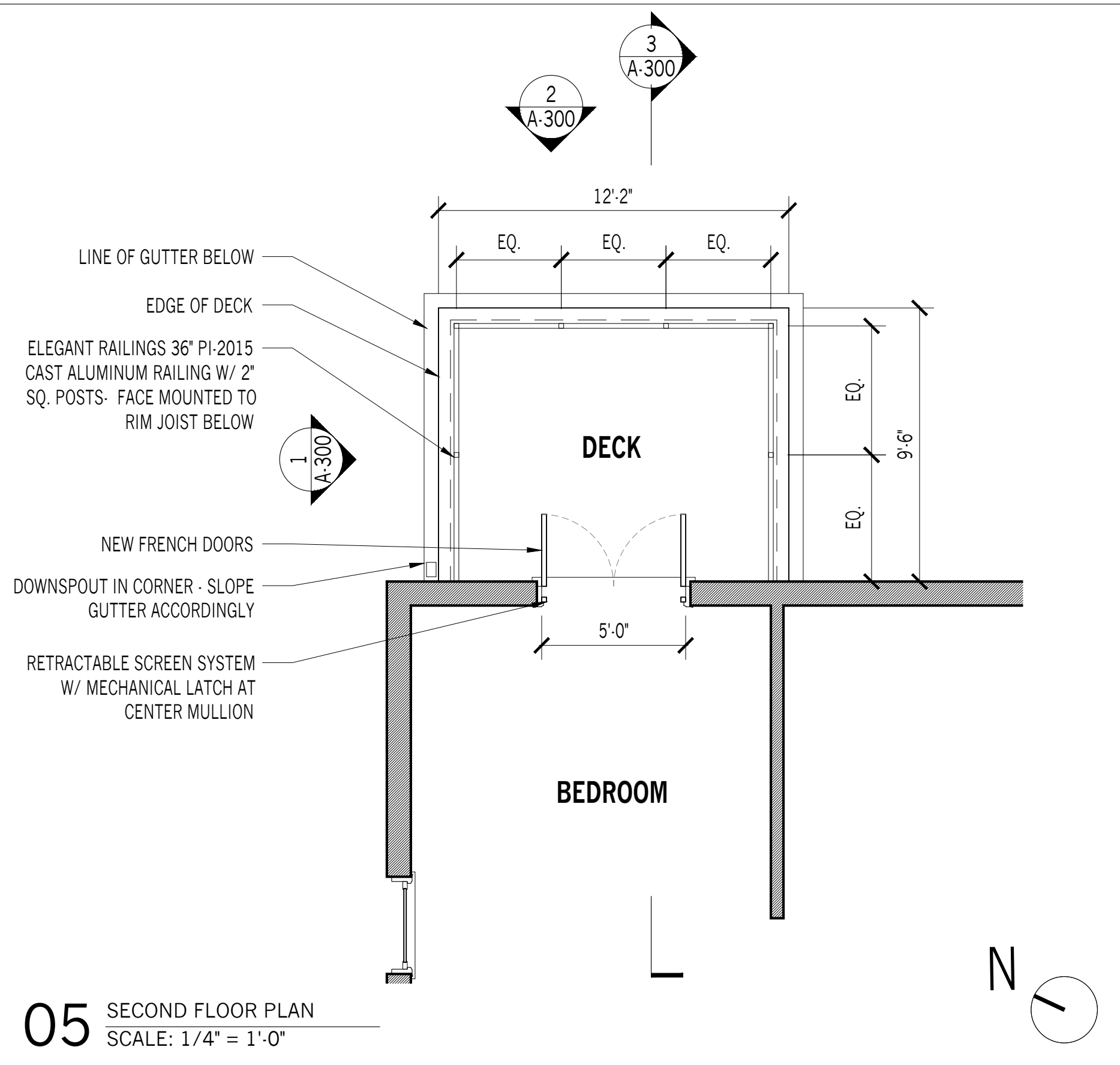
Print Name: _____ Signature: _____ Date: _____
Permit Applicant

Driver's License#: _____ Expiration: _____

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. Violators of Section 23a are subject to civil fines.



PROJECT INFORMATION

OWNER: WILLIAM SNEED & ERICA MACKINNON

ADDRESS: 3000 SEMINOLE STREET, DETROIT, MI 48214

PARCEL ID NUMBER: 17007622

REGULATING BODY: CITY OF DETROIT

CODE: 2015 MICHIGAN RESIDENTIAL CODE

ZONING: R1 - LOW DENSITY RESIDENTIAL

USE: SINGLE-FAMILY RESIDENTIAL

HISTORIC DISTRICT: INDIAN VILLAGE

SUBDIVISION: ASSESSORS PLAT OF PT OF PCS 27

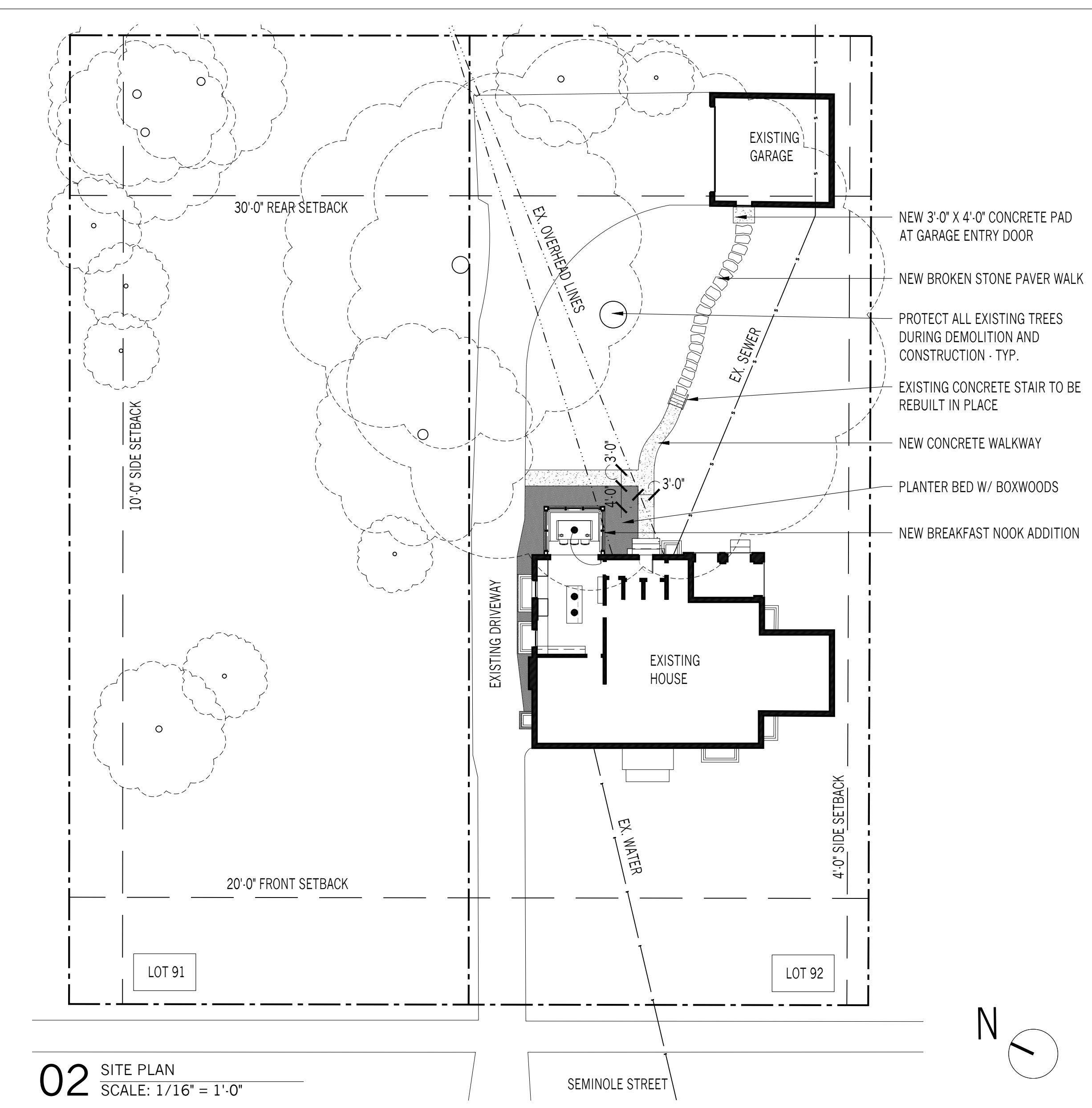
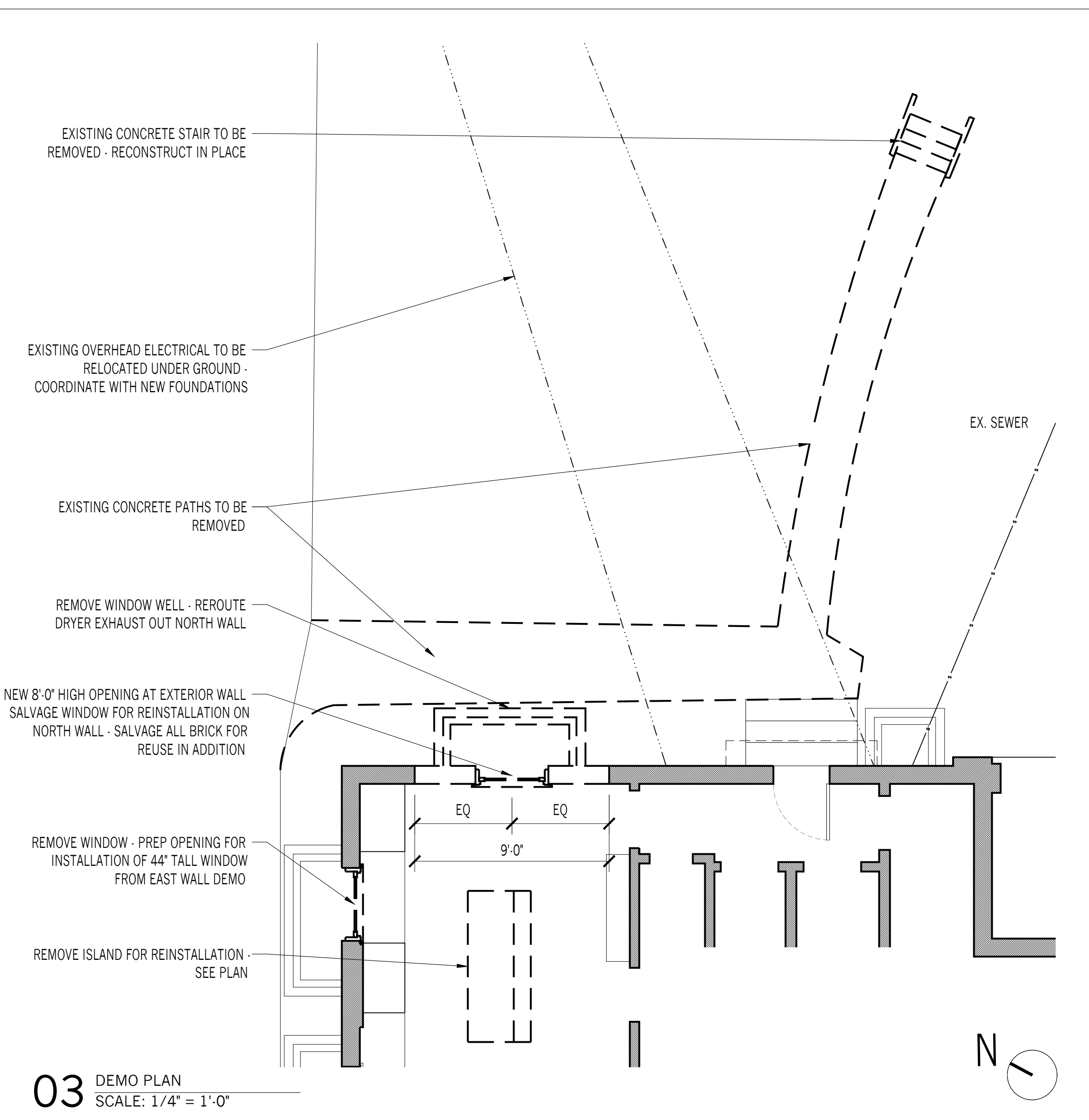
LOT:
MIN. LOT SIZE: 5,000 SF
MIN. LOT WIDTH: 50'-0"

PRIMARY STRUCTURE REGULATIONS
MAX. BUILDING HEIGHT: 35'
MAX. LOT COVERAGE: 35%

FRONT YARD SETBACK: 20'
BACK YARD SETBACK: 30'
SIDE YARD SETBACK: 4' MINIMUM / 14' COMBINED

EXISTING
LOT SIZE: 17,990 SF
LOT WIDTH: 150'-0"
LOT DEPTH: 181'-7"
EX. FOOTPRINT: 2,168 SF
LOT COVERAGE: 7.9 SF / %

PROPOSED
USE: SINGLE FAMILY RESIDENTIAL
TOTAL HOUSE AREA: 2,268 SF
LOT COVERAGE: 8.3 SF / %



- GENERAL NOTES**
- THIS APPLICATION IS BEING FILED FOR AN ADDITION TO AN EXISTING HOUSE
 - ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE REQUIREMENTS OF THE 2015 MICHIGAN RESIDENTIAL CODE AND ALL OTHER APPLICABLE LAWS, INCLUDING FIRE DEPARTMENT REGULATIONS, UTILITY COMPANY REQUIREMENTS, AND BEST TRADE PRACTICES.
 - BEFORE COMMENCING WORK, THE CONTRACTOR SHALL FILE ALL REQUIRED CERTIFICATES OF INSURANCE WITH THE BUILDING DEPARTMENT, OBTAIN ALL REQUIRED PERMITS, AND PAY ALL FEES REQUIRED BY GOVERNING AGENCIES.
 - ALL EXISTING WALLS, GLAZING, AND OTHER WORK TO REMAIN SHALL BE FULLY PROTECTED FROM DAMAGE. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR DAMAGE AND SHALL MAKE REQUIRED REPAIRS WITHOUT ADDITIONAL COST TO THE OWNER.
 - CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS SHOWN ON PLANS AT THE JOB SITE BEFORE COMMENCING ANY WORK, AND SHALL REPORT ANY DISCREPANCIES BETWEEN DRAWINGS AND FIELD CONDITIONS TO THE DESIGNER.
 - THE CONTRACTOR SHALL LAY OUT HIS OWN WORK, AND SHALL PROVIDE ALL DIMENSIONS REQUIRED FOR OTHER TRADES (MECHANICAL, ELECTRICAL, PLUMBING, ETC).
 - CONTRACTOR IS NOT TO SCALE DRAWINGS OR DETAILS, ONLY WRITTEN DIMENSIONS SHALL BE USED. WHERE REQUIRED DIMENSIONS ARE MISSING, NOTIFY DESIGNER FOR CLARIFICATION.
 - ALL DIMENSIONS ARE TAKEN TO FINISHED FACE OR SURFACES, UNLESS OTHERWISE NOTED.

END. STUDIO

END STUDIO, LLC
1533 Merrick Street
Detroit, MI 48208
908.419.8398

THESE DRAWINGS ARE INSTRUMENTS OF SERVICE AND AS SUCH MAY NOT BE USED FOR OTHER PROJECTS, FOR ADDITIONS TO THIS PROJECT OR COMPLETION OF THIS PROJECT BY OTHERS.

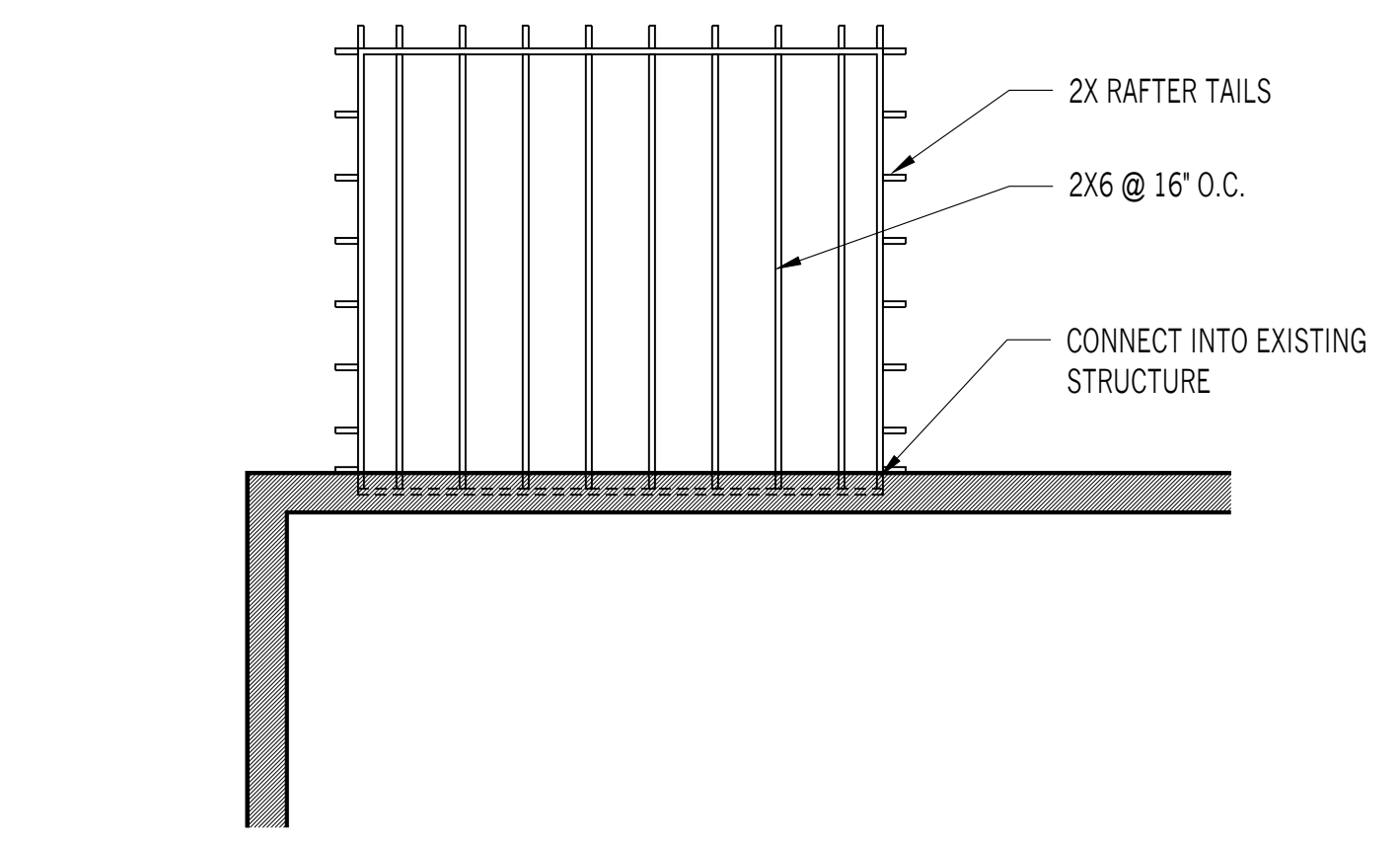
BREAKFAST NOOK ADDITION
3000 Seminoles Street
Detroit, MI 48214

NO.	ISSUE/REV.	DATE
...	PERMIT SET	06/07/19

PLANS & GENERAL NOTES

A-100

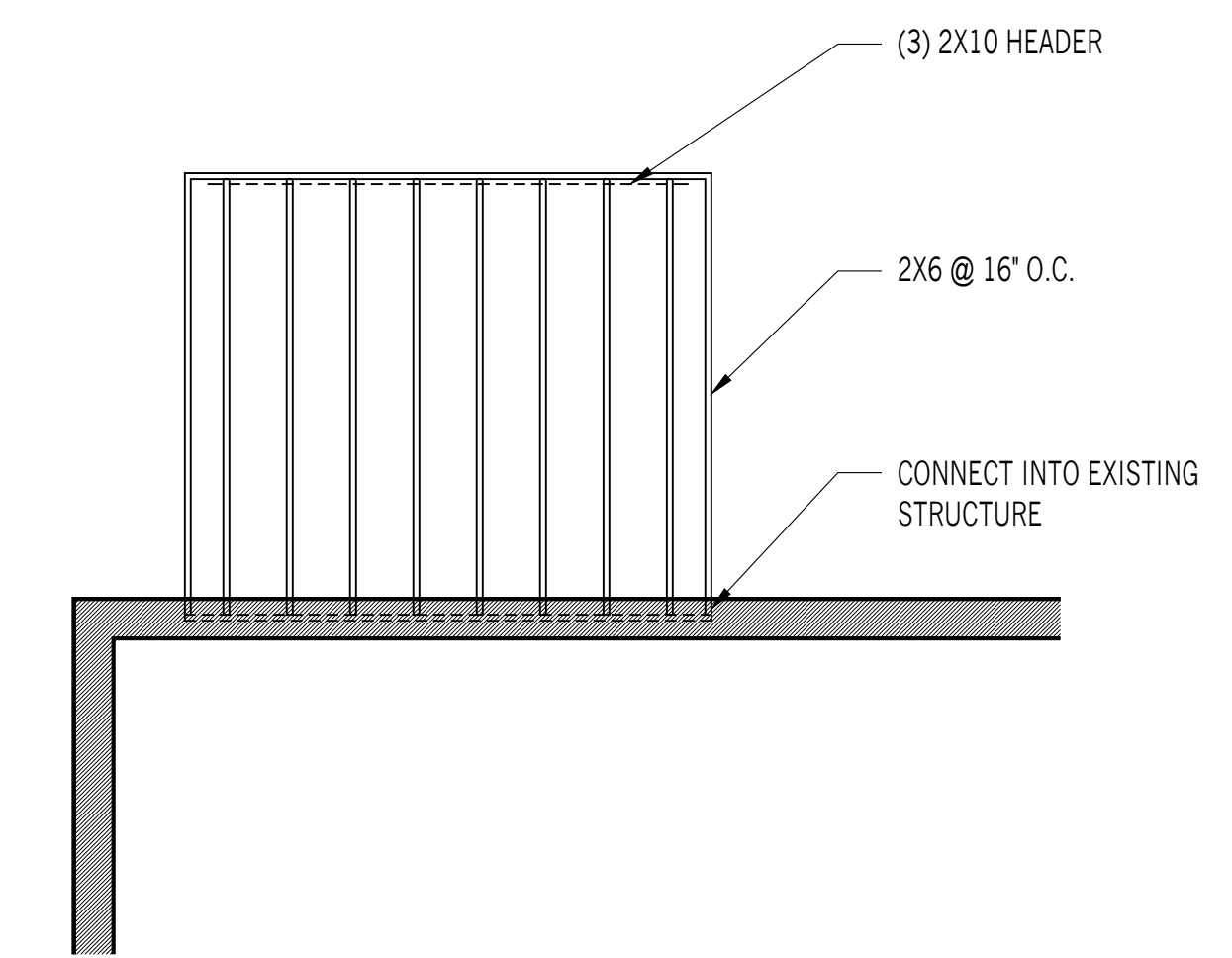
NO.	ISSUE/REV.	DATE
...	PERMIT SET	06/07/19



03 SECOND FLOOR FRAMING PLAN
SCALE: 1/4" = 1'-0"

ALL FRAMING LUMBER
SPRUCE-PINE-FIR GRADE
#2 OR BETTER U.O.N.

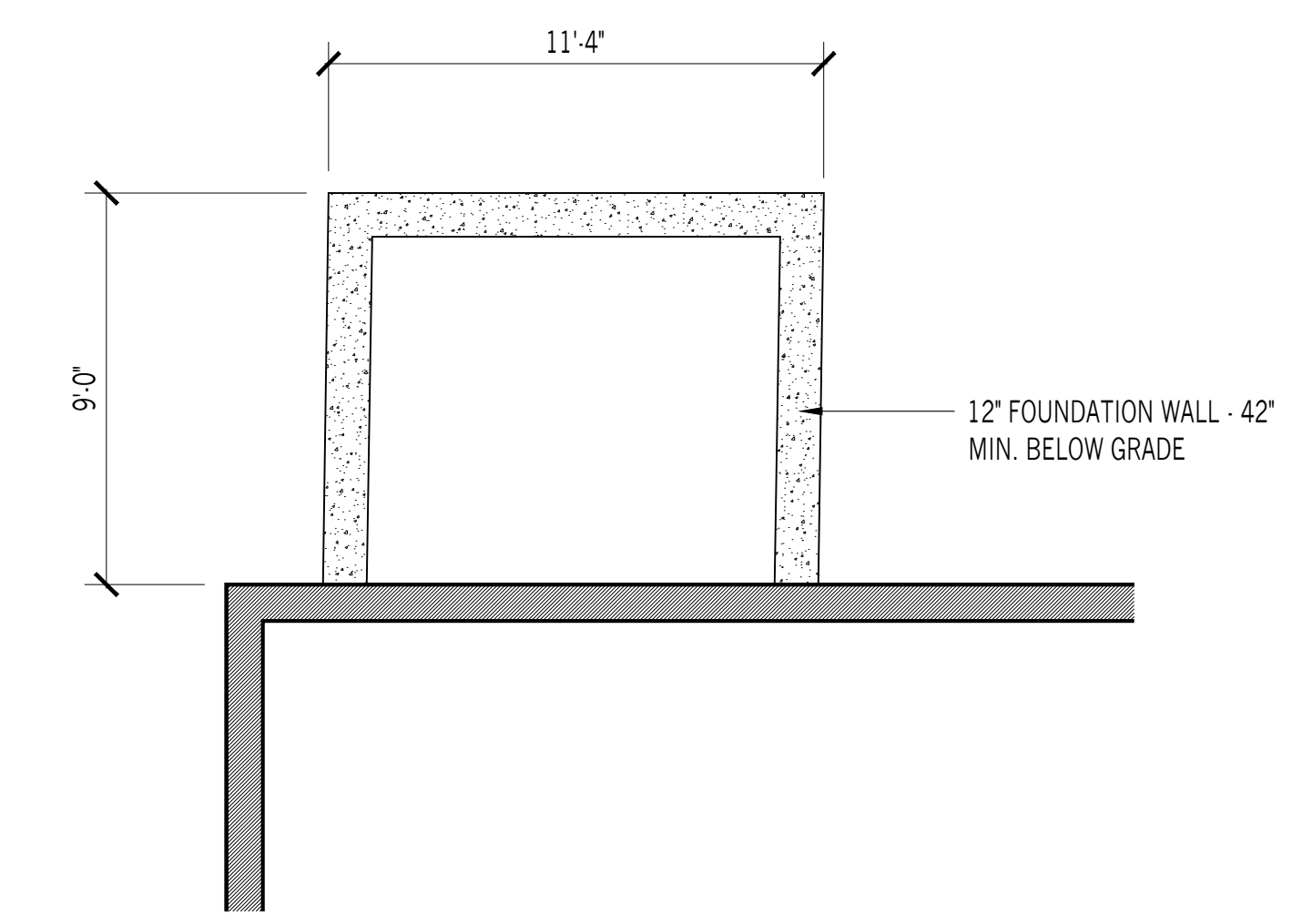
RESIDENTIAL DECK
DEAD LOAD = 20 PSF
SNOW LOAD = 20 PSF
LIVE LOAD = 40 PSF



02 FIRST FLOOR FRAMING PLAN
SCALE: 1/4" = 1'-0"

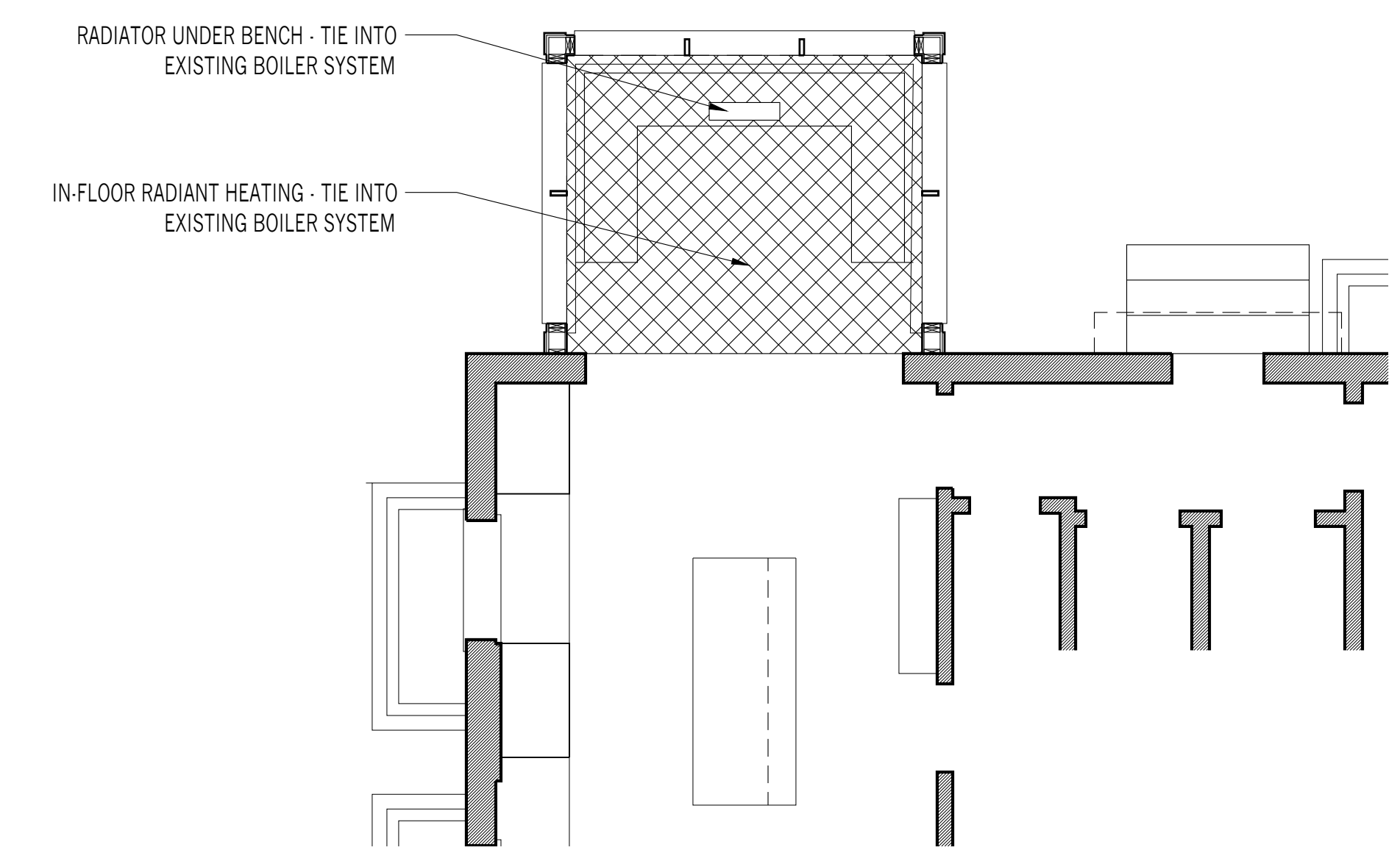
ALL FRAMING LUMBER
SPRUCE-PINE-FIR GRADE
#2 OR BETTER U.O.N.

RESIDENTIAL LIVING SPACE
DEAD LOAD = 20 PSF
LIVE LOAD = 40 PSF

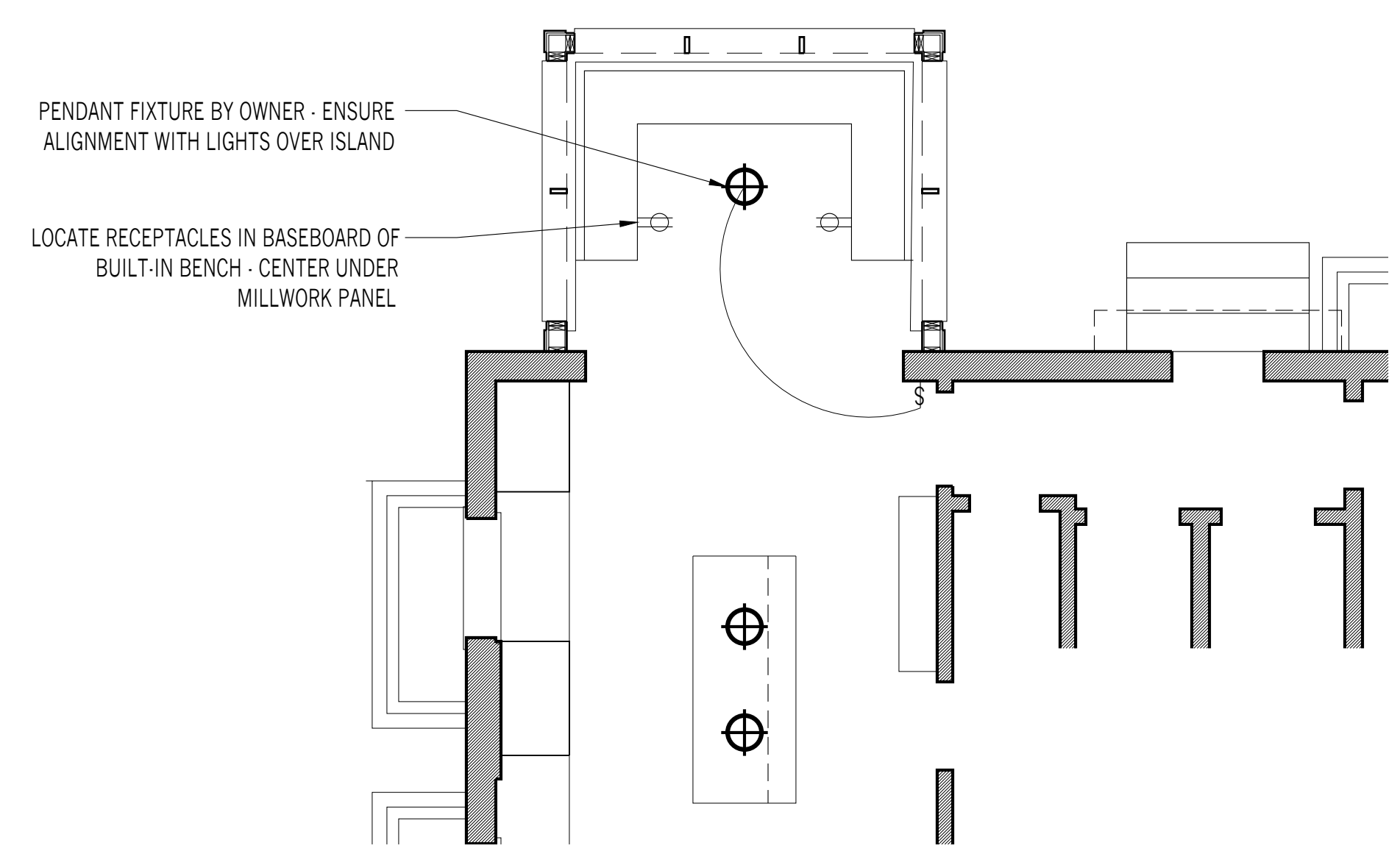


01 FOUNDATION PLAN
SCALE: 1/4" = 1'-0"

ALLOWABLE SOIL
BEARING PRESSURE:
1,500 PSF



05 FIRST FLOOR MECHANICAL PLAN
SCALE: 1/4" = 1'-0"



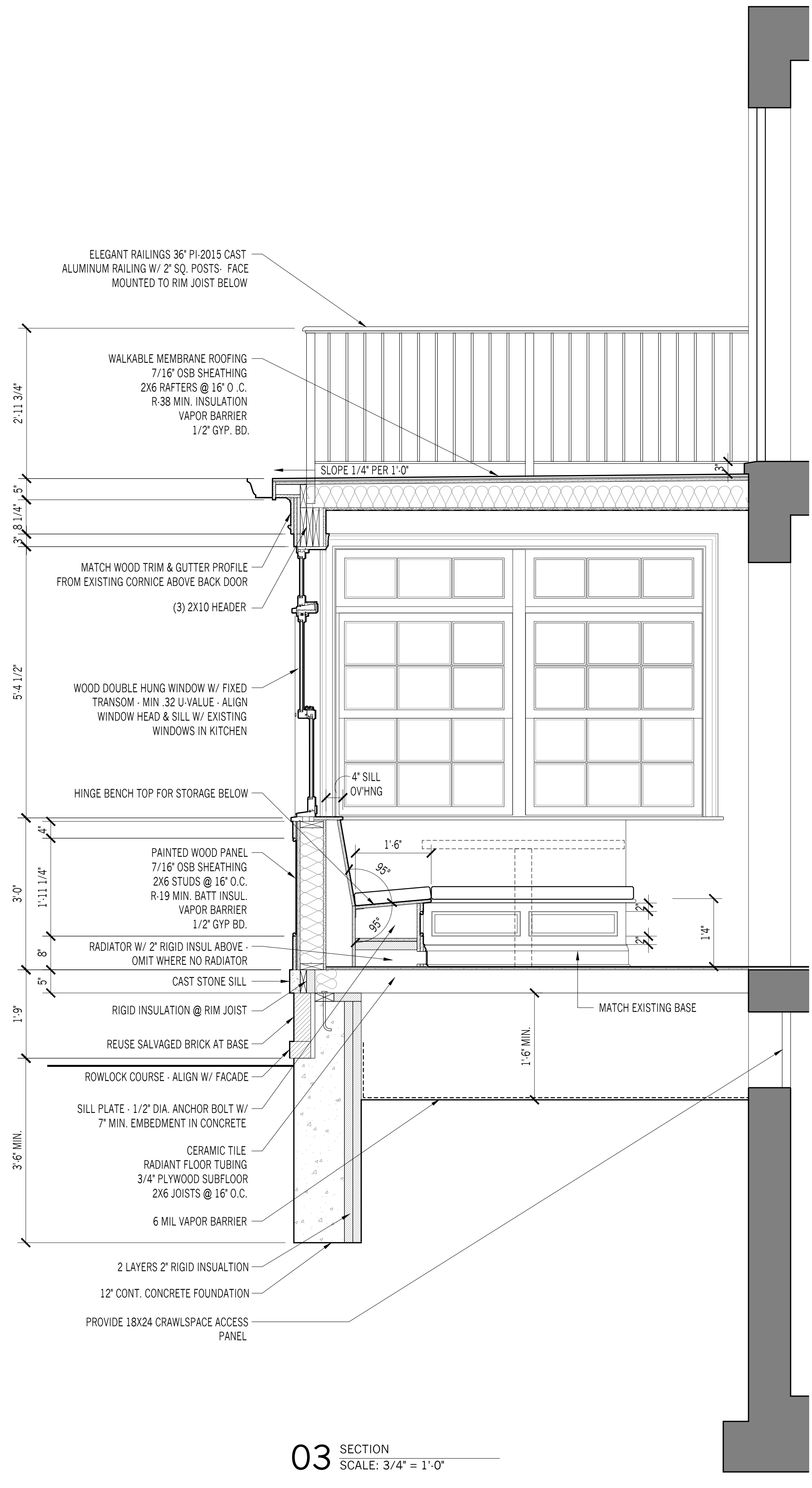
04 FIRST FLOOR POWER & LIGHTING PLAN
SCALE: 1/4" = 1'-0"

BREAKFAST NOOK ADDITION
3000 Semple Street
Detroit, MI 48214

NO.	ISSUE/REV.	DATE
...	PERMIT SET	06/07/19

**ELEVATIONS &
SECTION**

A-300





**END.
STUDIO**

END STUDIO, LLC

1533 Merrick Street
Detroit, MI 48208
908.419.8398

**SEMINOLE
BREAKFAST NOOK**

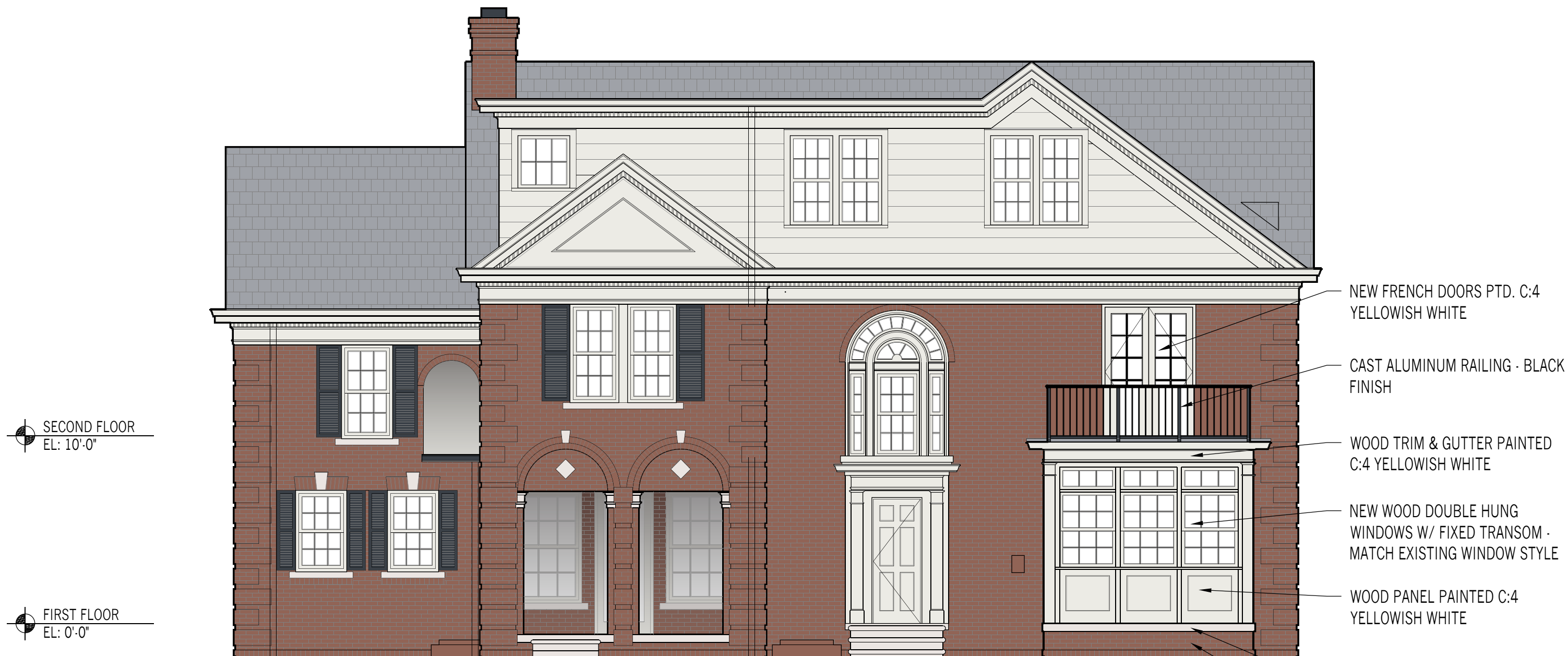
3000 Seminole Street
Detroit, MI 48214

JUNE 7, 2019

3/16" = 1'-0"

EAST ELEVATION

EXISTING



SECOND FLOOR
EL: 10'-0"

FIRST FLOOR
EL: 0'-0"

GRADE
EL: -1'-9" +/-

NEW FRENCH DOORS PTD. C:4
YELLOWISH WHITE

CAST ALUMINUM RAILING - BLACK
FINISH

WOOD TRIM & GUTTER PAINTED
C:4 YELLOWISH WHITE

NEW WOOD DOUBLE HUNG
WINDOWS W/ FIXED TRANSOM -
MATCH EXISTING WINDOW STYLE

WOOD PANEL PAINTED C:4
YELLOWISH WHITE

CAST STONE SILL

REUSE SALVAGED BRICKS
FROM DEMOLITION AT BASE

**END.
STUDIO**

END STUDIO, LLC
1533 Merrick Street
Detroit, MI 48208
908.419.8398

**SEMINOLE
BREAKFAST NOOK**

3000 Seminole Street
Detroit, MI 48214

JUNE 7, 2019

3/16" = 1'-0"

EAST ELEVATION

PROPOSED



**END.
STUDIO**

END STUDIO, LLC

1533 Merrick Street
Detroit, MI 48208
908.419.8398

**SEMINOLE
BREAKFAST NOOK**

3000 Seminole Street
Detroit, MI 48214

JUNE 7, 2019

3/16" = 1'-0"

NORTH ELEVATION

EXISTING



CAST ALUMINUM RAILING - BLACK FINISH

WOOD TRIM & GUTTER PAINTED C:4 YELLOWISH WHITE

NEW WOOD DOUBLE HUNG WINDOWS W/ FIXED TRANSOM - MATCH EXISTING WINDOW STYLE

WOOD PANEL PAINTED C:4 YELLOWISH WHITE

CAST STONE SILL

REUSE SALVAGED BRICKS FROM DEMOLITION AT BASE

SECOND FLOOR EL: 10'-0"

FIRST FLOOR EL: 0'-0"

GRADE EL: -1'-9" +/-

END. STUDIO END STUDIO, LLC 1533 Merrick Street Detroit, MI 48208 908.419.8398	SEMINOLE BREAKFAST NOOK	3000 Seminole Street Detroit, MI 48214	JUNE 7, 2019	EAST ELEVATION
			3/16" = 1'-0"	PROPOSED



**END.
STUDIO**

END STUDIO, LLC

1533 Merrick Street
Detroit, MI 48208
908.419.8398

**SEMINOLE
BREAKFAST NOOK**

3000 Seminole Street
Detroit, MI 48214

JULY 18, 2019

3/16" = 1'-0"

BACKYARD WITH PROPOSED PATH

EXISTING PHOTOGRAPHS



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**SEMINOLE
BREAKFAST NOOK**

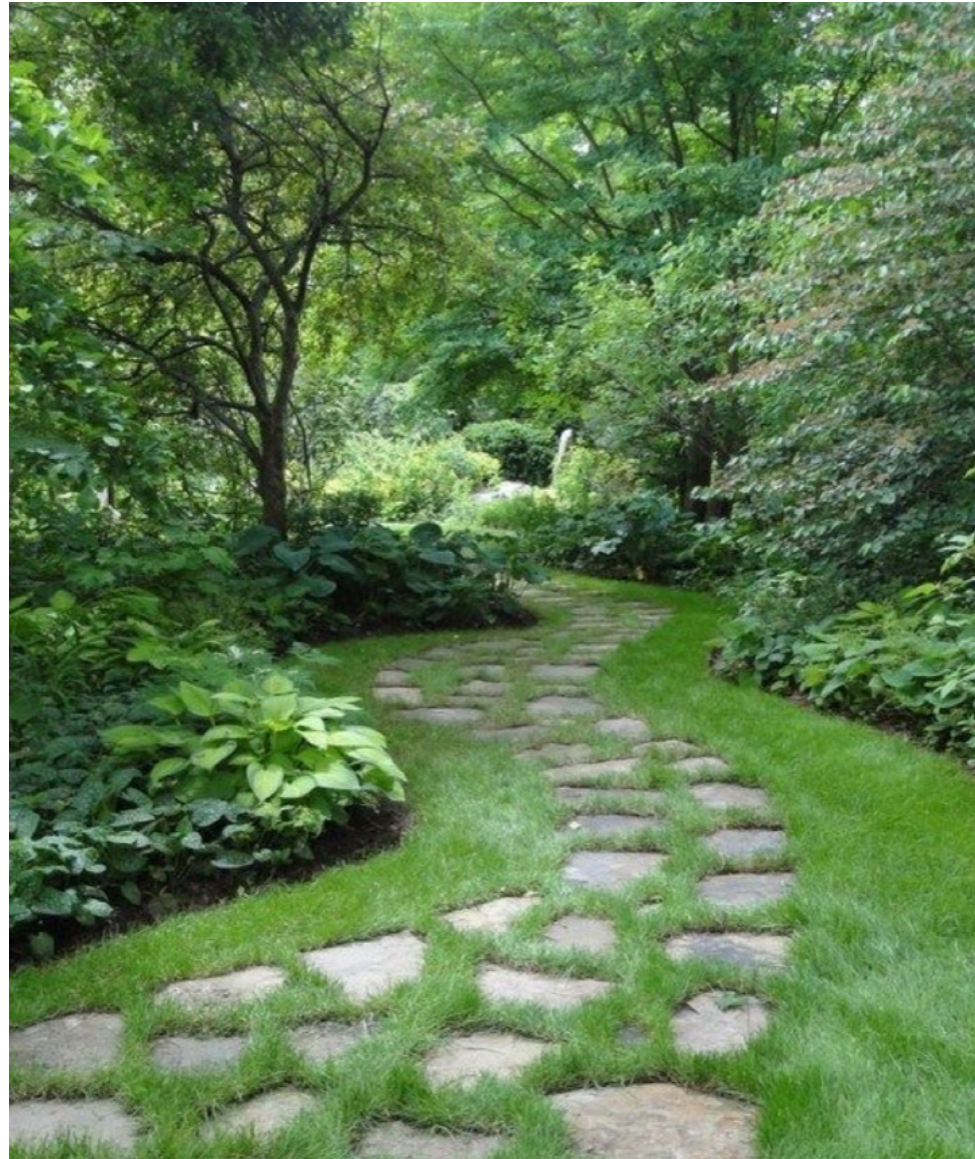
3000 Seminole Street
Detroit, MI 48214

JULY 18, 2019

3/16" = 1'-0"

EXISTING PATH NEAR EAST FACADE

EXISTING PHOTOGRAPHS



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JULY 18, 2019

3/16" = 1'-0"

FLAGSTONE PATH SAMPLE IMAGES

EXISTING PHOTOGRAPHS



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**SEMINOLE
BREAKFAST NOOK**

3000 Seminole Street
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JUNE 7, 2019

3/16" = 1'-0"

EAST (BACK) FACADE

EXISTING PHOTOGRAPHS



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3/16" = 1'-0"

EAST (BACK) FACADE DETAILS

EXISTING PHOTOGRAPHS



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JUNE 7, 2019

3/16" = 1'-0"

NORTHWEST CORNER

EXISTING PHOTOGRAPHS



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3/16" = 1'-0"

NORTH (SIDE) FACADE DETAIL

EXISTING PHOTOGRAPHS



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JUNE 7, 2019

3/16" = 1'-0"

WEST (FRONT) FACADE

EXISTING PHOTOGRAPHS